



Revised Major Preliminary Subdivision Application

Louisville Metro Planning & Design Services

Case No.: 16SUBDIV1006 Intake Staff: \$

Date: 4/25/16 Fee: \$240.50

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

Project Name: Dove Point Estates (FKA Michaels Crossing)

Primary Project Address: 3900 Sweeney Lane

Additional Address(es): 3920, 3950 & 4000 Sweeney Lane

Primary Parcel ID: 004603960000

Additional Parcel ID(s): 004604140000, 004604130000, 004604120000

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Total number of lots created: ~~144 + 6 OS~~ 73 The subject property contains ~~54.87~~ ^{50.91} acres.

Existing Zoning District: R-4 Existing Form District: Neighborhood

Deed Book(s) / Page Numbers²: 5655-310, 9270-980, 7370-825, 9270-980

Number of Adjoining Property Owners (APOs): 27

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: 15SUBDIV1006 Docket/Case #: _____

Docket/Case #: _____ Docket/Case #: _____

Contact Information 1:

16 SUBDIV 1006

Owner: Check if primary contact

Applicant: Check if primary contact

Name: See Attached Signature Page

Name: Dan Smith

Company: _____

Company: Dove Point Estates, LLC

Address: _____

Address: 10122 Taylorsville Road

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40299

Primary Phone: _____

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: _____

Owner Signature (required): _____

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Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: Kelli Jones

Company: _____

Company: Sabak, Wilson & Lingo, Inc

Address: _____

Address: 608 S Third Street

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40202

Primary Phone: _____

Primary Phone: 502-584-6271

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: _____

Certification Statement: A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, _____, in my capacity as _____, hereby
representative/authorized agent/other

certify that _____ is (are) the owner(s) of the property which
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: _____ Date: _____

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

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SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY • 608 S. THIRD STREET
LOUISVILLE, KY 40202
PHONE : (502) 584-6271 • FAX : (502) 584-6292

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April 25, 2016

Ms. Emily Liu, Director
Louisville Metro Planning & Design Services
444 S. 5th Street, 3rd Floor
Louisville, KY 40202

**RE: Revised Preliminary Subdivision Plan
Dove Point Estates**

Dear Ms. Liu,

Enclosed please find an application for a Revised Major Preliminary Subdivision Plan for the properties located at 3900, 3920, 3950 & 4000 Sweeney Lane. A conservation subdivision plan was approved on this property in August of 2015 under case number 15SUBDIV1006.

The developer for the previous project is no longer involved with the property and a new developer is working in partnership with the property owners to develop the property in a slightly different manner. The road layout on this plan is substantially the same as was previously approved, but the applicant intends to develop a majority of the site as a standard R-4 subdivision with custom homes on 72 - 9,000+ SF lots.

You will notice a piece of property in the southeast corner of the plan noted as "future development". The applicant intends to build 6,000+ SF lots in this area either by following the Conservation Subdivision regulations or by re-zoning to R-5. Due to the current hold on submitting Conservation Subdivision plans, the applicant has chosen to hold off on making a decision on direction until the Conservation Subdivision regulations have been revised. In either case, the applicant intends to build approximately 28 houses in the future development area. This results in a total lot count of 100 lots, which is a decrease of 44 lots from the previously approved plan.

Although this is a revised plan, due to the change in lot count and type of plan that is being proposed, we elected to hold a neighborhood meeting to inform the community about the new plans for the property. All of the typical neighborhood meeting information is included in this packet for your records.

Please schedule this case for the next available LD&T hearing. I can be reached at 584-6271, ext. 237 or kelli.jones@swlinc.com.

Sincerely,

Kelli Jones, RLA/ASLA



Land Development Report

January 21, 2016 9:05 AM

About LDC

Location

Parcel ID: 004603960000
Parcel LRSN: 176558
 Address: 3900 SWEENEY LN

Zoning

Zoning: R4
Form District: NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
 Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
 Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
 National Register District: NONE
Urban Renewal: NO
Enterprise Zone: NO
 System Development District: C
 Historic Site: NO

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Environmental Constraints

Flood Prone Area
FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Floodplain Ordinance Review Zone: NO
Conveyance Zone Review Zone: NO
FEMA FIRM Panel: 21111C0082E

Protected Waterways

Potential Wetland (Hydric Soil): NO
 Streams (Approximate): NO
 Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: YES
 Unstable Soil: NO

Geology

Karst Terrain: YES

Sewer & Drainage

MSD Property Service Connection: NO
 Sewer Recapture Fee Area: YES
 Drainage Credit Program: MS4 (outside of incentive area)

Services

Municipality: LOUISVILLE
 Council District: 20
 Fire Protection District: JEFFERSONTOWN
 Urban Service District: NO

16 SUBDIV 1006



Land Development Report

January 21, 2016 9:06 AM

About LDC

Location

Parcel ID: 004604140000
Parcel LRSN: 176932
 Address: 3920 SWEENEY LN

Zoning

Zoning: R4
Form District: NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
 Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
 Plat Book - Page: NONE
Related Cases: NONE

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 Drainage Credit Program: MS4 (outside of incentive area)

Services

Municipality: LOUISVILLE
 Council District: 20
 Fire Protection District: JEFFERSONTOWN
 Urban Service District: NO

16 SUBDIV 1006



Land Development Report

January 21, 2016 9:06 AM

About LDC

Location

Parcel ID: 004604130000
Parcel LRSN: 177944
 Address: 3950 SWEENEY LN

Zoning

Zoning: R4
Form District: NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
 Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
 Plat Book - Page: NONE
Related Cases: NONE

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Municipality: LOUISVILLE
 Council District: 20
 Fire Protection District: JEFFERSONTOWN
 Urban Service District: NO

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Land Development Report

January 21, 2016 9:06 AM

About LDC

Location

Parcel ID: 004604120000
Parcel LRSN: 177352
Address: 4000 SWEENEY LN

Zoning

Zoning: R4
Form District: NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
 Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
 Plat Book - Page: NONE
Related Cases: NONE

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 Fire Protection District: JEFFERSONTOWN
 Urban Service District: NO

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