



Major Preliminary Subdivision Application

Louisville Metro Planning & Design Services

Case No.: 15SUBDIV1014

Intake Staff: RM

Date: 10/12/15

Fee: \$1,025.50

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: Meadow Creek - Conservation Subdivision

Primary Project Address: 6204 Mt. Washington Road.

Additional Address(es): 6210 & 6304 Mt. Washington Rd.

Primary Parcel ID: 009100320000

Additional Parcel ID(s): 009100080000 & 009100070000

RECEIVED
 OCT 12 2015
 PLANNING &
 DESIGN SERVICES

Total number of lots created: 163 The subject property contains 59.85+/- acres.

Existing Zoning District: R4 Existing Form District: NFD

Deed Book(s) / Page Numbers²: DB: 6828 PG: 738, DB: 1603 PG: 342 and DB:4344 PG: 97

Number of Adjoining Property Owners (APOs): 51

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 #: _____ Docket/Case #: _____

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

Contact Information:

Owner: Check if primary contact

Owner: Check if primary contact

Name: William Quick Sr. & Helen Quick

Name: Frank Quick Jr.

Company: _____

Company: _____

Address: 6204 Mt. Washington Rd.

Address: P.O. Box 1840

City: Louisville State: KY Zip: 40229

City: Mars Hill State: NC Zip: 28754

Primary Phone: _____

Primary Phone: 502-807-0800

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: _____

Owner Signature (required): Frank Quick Jr.

[Signature]

10/9/15

Owner Signature (required): William Quick Sr.

[Signature]

Helen Quick

[Signature]

Applicant: Check if primary contact

Plan prepared by: Check if primary contact

Name: Bill Fischer

Name: Kathy Linares

Company: Premier Land Development, LLC.

Company: Mindel, Scott & Associates

Address: 2709 Blackstone Mill Rd.

Address: 5151 Jefferson Boulevard

City: Clarksville State: IN. Zip: 47129

City: Louisville State: KY Zip: 40219

Primary Phone: _____

Primary Phone: 502-485-1508

Alternate Phone: _____

Alternate Phone: _____

Email: bill502re@gmail.com

Email: klinares@mindelscott.com

RECEIVED

OCT 12 2015

PLANNING & DESIGN SERVICES

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.

15SUBDIV1014



General Waiver Application

Louisville Metro Planning & Design Services

Case No.: 15SUBDIV1014 Intake Staff: RM

Date: 11/16/15 Fee: 215-

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:

Application is hereby made for one or more of the following waivers of the Land Development Code:

- Landscape Waiver of Chapter 10, Part 2
- Other: Waiver of Section 7.11.9.C.2

A General Waiver Application is not required for Sidewalk or Tree Canopy Waivers. If applicable, please submit a "Sidewalk Waiver Application" or "Tree Canopy Waiver Application" instead.

Explanation of Waiver: To allow the rear of the building on Lot 1 to be oriented toward the existing right of way of Mt. Washington Road.

Primary Project Address: 6204, 6210 & 6304 Mt. Washington Rd.

Additional Address(es): _____

Primary Parcel ID: 009100320000, 009100080000 & 009100070000

Additional Parcel ID(s): _____

RECEIVED
NOV 18 2015
PLANNING &
DESIGN SERVICES

Proposed Use: Residential subdivision Existing Use: Single family residential

Existing Zoning District: R4 Existing Form District: _____

Deed Book(s) / Page Numbers²: DB: 6828 PG: 738, DB: 1603 PG: 342 and DB:4344 PG: 97

The subject property contains 59.9+/- acres. Number of Adjoining Property Owners: 51

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 #: 15subdiv1014 Docket/Case #: _____

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

General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer **all** of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

1. Will the waiver adversely affect adjacent property owners?

It will not adversely affect the adjacent property owners because there are other lots on Mt Washington Road that back up to the road and unlike those, the resulting impact in this case is reduced by the fact that the lot does not directly abut the right of way, but is buffered by the open space, scenic corridor plantings and proposed evergreen buffer. The closest point of the rear property line of this lot will be 30' from the existing right of way.

2. Will the waiver violate the Comprehensive Plan?

The waiver does not violate the Comprehensive Plan. In fact we believe the subdivision complies with all Goals and Objectives of the Comprehensive Plan. The use of lot 1 is for a single family residence and is consistent in size, setbacks and character of the other lots in the proposed subdivision, as well as, complies with other requirements of the Conservation Subdivision regulations as defined in the LDC.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

Since other subdivisions along Mt Washington Road (both Washington Green and Cooper Farms subdivision, for example) have several lots which directly back up to this right of way and these are not buffered by open space, the extent of this waiver for 1 lot with an added open space lot in between it and the right of way is necessary and appropriate to afford relief to the applicant.

RECEIVED
NOV 16 2015
PLANNING &
DESIGN SERVICES

4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

The applicant agrees to provide additional design measures that exceed the minimum of the Scenic Corridor buffer, with an evergreen screen to buffer the rear of the home from Mt Washington Road. The added evergreen trees along with the additional open space area and plantings required for the Scenic Corridor buffer between this lot and the right of way will compensate for non-compliance.

155 SUBD/11/10/14

Contact Information:

Owner: Check if primary contact

Owner: Check if primary contact

Name: William Quick Sr. & Helen Quick

Name: Frank Quick Jr.

Company:

Company:

Address: 6204 Mt. Washington Rd.

Address: P.O. Box 1840

City: Louisville State: KY Zip: 40229

City: Mars Hill State: NC Zip: 28754

Primary Phone:

Primary Phone: 502-807-0800

Alternate Phone:

Alternate Phone:

Email:

Email:

Owner Signature (required): Frank Quick Jr.

Frank Quick Jr.

10/9/15

Owner Signature (required): William Quick Sr.

William Quick Sr.

Helen Quick

Helen Quick

Applicant: Check if primary contact

Plan prepared by: Check if primary contact

Name: Bill Fischer

Name: Kathy Linares

Company: Premier Land Development, LLC.

Company: Mindel, Scott & Associates

Address: 2709 Blackstone Mill Rd.

Address: 5151 Jefferson Boulevard

City: Clarksville State: IN Zip: 47129

City: Louisville State: KY Zip: 40219

Primary Phone:

Primary Phone: 502-485-1508

Alternate Phone:

Alternate Phone:

Email: bill502re@gmail.com

Email: klinares@mindelscott.com

RECEIVED
NOV 18 2015
PLANNING &
DESIGN SERVICES

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.

1550B DIV 1014



Mindel, Scott & Associates, Inc.

Planning • Engineering • Surveying • Landscape Architecture
Utility Consulting • Property Management

November 16, 2015

Brian Davis
Planning and Design Services
444 S. 5th Street, Suite 200
Louisville, KY 40202

RECEIVED
NOV 16 2015
PLANNING &
DESIGN SERVICES

Meadow Creek Conservation Subdivision
#15SUBDIV1014

Dear Case Manager,

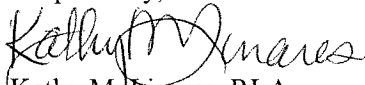
With the submittal of these plans, we are formally filing this proposed Conservation Subdivision. Three parcels of land make up this site, a total of approximately 59.85 acres. Currently, the land is being used for small sustenance farming by one of the existing tenants. Historically, it was farmland utilized by the Quick family. Remnants of the lands past activities are present on the site, visible in existing structures and fence rows.

Sitting roughly in the middle of the overall, proposed development is the original Quick Family home. Unfortunately, this home, along with the spring house, has lain abandoned for decades and is not feasible to restore. The Developer will work with the Historic Preservation staff as requested to provide the proper documentation and approval prior to any site disturbance.

Although the original home cannot be preserved, the character of the land will remain through the preservation of much of the existing tree canopy and the rolling topography in the layout of the roads and lots which provides a smooth transition from developed land to conservation space. The proposed design respects the sites existing steep slopes and karst topography, preserving these features and the trees located in these areas. A minimum 100' streamside buffer is provided along Pennsylvania Run Creek allowing preservation of its riparian buffer. The existing detention area will be expanded to serve the development.

Please contact me if you have any questions or concerns regarding this proposal. As always we appreciate your assistance in processing this case.

Respectfully,


Kathy M. Linares, RLA

15 SUBDIV1014