

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
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William B. Bardenwerper
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March 14, 2016

Brian Davis, Case Manager
Louisville Metro Planning & Design Services
444 S. 5th Street, 3rd Floor
Louisville, KY 40202

Re: Proposed Subdivision (formerly a Conservation Subdivision) known as "Sutherland" on property located at 15905 Aiken Road, Docket No. 15SUBDIV1015

Dear Brian:


This application was originally filed as a Conservation Subdivision on November 30, 2015. After several reviews through the DPDS case management process and careful consideration, the applicant as decided not to pursue the Conservation Subdivision.

We are herewith filing revised plans for a subdivision under LDC Section 4.7.7. The regulations under this section of the LDC I'm told work for us and better reflect the subdivision our client intends to develop.

We are in the process of scheduling another neighborhood meeting to discuss these proposed changes with the neighbors. Meanwhile, we understand from David Mindel that you will schedule this for the April 21st Public Hearing.

Many thanks.

Sincerely,



William B. Bardenwerper

Cc: Jim Frey, Redwood
David Mindel, Mindel Scott & Associates

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15 SUBDIV 1015



Major Preliminary Subdivision Application

Louisville Metro Planning & Design Services

Case No.: 15SUBDIV1015 Intake Staff: B

Date: 3-21-16 Fee: ~~1000000~~

PAID

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:

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Project Name: "Sutherland Pointe" Subdivision

Primary Project Address: 15905 Aiken Road

Additional Address(es): Aiken Road

Primary Parcel ID: Block 16, Lot 100

Additional Parcel ID(s): Block 16, Lot 101

Total number of lots created: 252 The subject property contains 103.6 acres.

Existing Zoning District: R4 Existing Form District: Neighborhood

Deed Book(s) / Page Numbers²: Deed Book 5602, Page 566; Deed Book 10338, Page 104

Number of Adjoining Property Owners (APOs): 91

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 #: 15SUBDIV1015 Docket/Case #: _____

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

Docket/Case #: _____

Docket/Case #: _____

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: William L Rogers, Sr.

Name: James Frey

Company: Indianfields Farm, Inc.

Company: Redwood Acquisitions, LLC

Address: 1133 Ellison Avenue

Address: 23775 Commerce Park, Suite 7

City: Louisville State: KY Zip: 40204

City: Beachwood State: OH Zip: 44122

Primary Phone: 502 802-7046

Primary Phone: (216) 360-9473

Alternate Phone: _____

Alternate Phone: _____

Email: bill@parrotcleaners.com

Email: JFrey@byredwood.com

Owner Signature (required): William L Rogers, Sr - Sec.

Owner: Check if primary contact

Name: William L Rogers, Sr.

Company: Sonyajean, Inc.

Address: 1133 Ellison Avenue

City: Louisville State: KY Zip: 40204

Primary Phone: _____

Alternate Phone: _____

Email: _____

Owner Signature (required): William L Rogers, Sr - Pres

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Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: William Bardenwerper

Name: Kathy M. Linares

Company: Bardenwerper, Talbott & Roberts

Company: Mindel, Scott & Associates, Inc.

Address: 1000 N. Hurstbourne Parkway

Address: 5151 Jefferson Boulevard

City: Louisville State: KY Zip: 40223

City: Louisville State: KY Zip: 40219

Primary Phone: 502-426-6688

Primary Phone: 502-485-1508

Alternate Phone: 502-425-0561

Alternate Phone: N/A

Email: wbb@bardlaw.net

Email: klinares@mindelscott.com

58UBD/10/15



Floyds Fork Review Overlay (FFRO) Application

Louisville Metro Planning & Design Services

Case No.: 10DR2URPANI060 Intake Staff: A

Date: 3-21-10 Fee: \$200.00

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:

Regulated Activities (check all that apply):

- Clearing of forested area greater than 5,000 square feet for development purposes.
- Grading, excavation, construction of retaining walls, or alteration of the ground surface other than that attendant to agricultural uses.
- Alteration of a protected body of water including channeling, diverting, dredging or removal of stream materials.
- Bridging or damming of a protected body of water.
- Modification of a wetland, including filling, excavation, clearing of trees, paving, construction or diversion of the water supply.
- Construction of any structure other than those exempted in Paragraph B.1.
- Utility construction including water, sewer or waste disposal, natural gas and electric.
- Construction of roadways or parking lots serving more than a single dwelling unit.
- Subdivision of land.
- Expansion of an existing residential structure by more than 50% or of a non-residential structure by more than 10% beyond the extent of the structure's square footage as existed on the effective date of this regulation.
- Installation of a freestanding sign exceeding 30 square feet in area.

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Project Name: Sutherland Point

Primary Project Address: 15905 Aiken Road

Additional Address(es): _____

Primary Parcel ID: Block 16, Lot 100

Additional Parcel ID(s): Block 16, 101

Proposed Use: subdivision Existing Use: vacant

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

Deed Book(s) / Page Numbers²: Deed Book 5602, Page 566; Deed Book 10338, Page 104

The subject property contains 103.6 acres. Number of Adjoining Property Owners: 91

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 #: 15SUBDIV1015 Docket/Case #: _____

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