



Revised Major Preliminary Subdivision Application

Louisville Metro Planning & Design Services

Case No.: 15SUBDIV1019 Intake Staff: JD

Date: 11/16/15 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: Locust Creek Section 11

Primary Project Address: Long Grove Way

Additional Address(es): _____

Primary Parcel ID: 362400070000

Additional Parcel ID(s): _____

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Total number of lots created: 18 The subject property contains 14.48 acres.

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

Deed Book(s) / Page Numbers²: No Deed Listed

Number of Adjoining Property Owners (APOs): 10

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 #: 09-075-98 Docket/Case #: _____

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

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Contact Information:

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Owner: Check if primary contact

Applicant: Check if primary contact

Name: _____

Name: Bob Marrett

Company: Creek Capital, Inc.

Company: Creek Partners, LLC

Address: 1510 PNC Plaza, 500 W. Jefferson St.

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City: Louisville State: KY Zip: 40202

City: Louisville State: KY Zip: 40202

Primary Phone: _____

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: _____

Owner Signature (required):

Thomas A. Buetow

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: 584-6271

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: Kelli.jones@swlinc.com

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, Thomas Buetow, in my capacity as Member Secretary, hereby
Buetow *representative/authorized agent/other*

certify that Creek Capital, Inc. 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: *Thomas A. Buetow* Date: 11.4.15

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.



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

November 16, 2015

Ms. Emily Liu
Louisville Metro Planning and Design Services
444 S. 5th Street
Louisville, KY 40202

**RE: Revised Major Preliminary Subdivision Plan
Locust Creek Section 11**

Ms. Liu:

Enclosed please find a Revised Major Preliminary Subdivision Plan and associated application for the above mentioned project. The applicant proposes revisions to Locust Creek Section 11 in order to limit impacts to an existing stream on site. This section originally had 17 buildable lots and one open space lot, but did not take into account the existing stream. The proposed revisions include changes to the road alignment, 18 buildable lots, and a larger open space lot that incorporates detention and tree preservation while preserving a majority of the existing stream corridor.

The entire Locust Creek Subdivision was approved for 470 buildable R-4 lots. With the extension of Brattle Court for 5 more lots and the completion of these 18 lots in section 11, this portion of the development will be complete and the final R-4 lot count will be 400 lots.

Since we are still under the originally approved lot count, I hope that this revision can be approved by staff. Please call me with any questions. I can be reached at 502-584-6271 or via e-mail at kelli.jones@swlinc.com.

Sincerely,

Kelli Jones, RLA/ASLA

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Land Development Report

November 3, 2015 1:27 PM

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Location

Parcel ID: 362400070000
Parcel LRSN: 1034432
Address: NONE

Zoning

Zoning: R4
Form District: NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: BRIDGEMORE ESTATES SECTION 1 PAGE 2 OF 2, SWEENEY FAMILY FARM
Plat Book - Page: 41-053, 49-085
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: B
Historic Site: NO

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: 21111C0052E
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: NO
Drainage Credit Program: MS4 (outside of incentive area)

Services

Municipality: LOUISVILLE
Council District: 19
Fire Protection District: EASTWOOD
Urban Service District: NO

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