



# District Development Plan Application

Louisville Metro Planning & Design Services

Case No.: 15DEVPLAN1082 Intake Staff: KMC

Date: 6/1/15 Fee: 315.50

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 5<sup>th</sup> Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

## Project Information:

Application Type:       Detailed District Development Plan       Revised District Development Plan       General District Development Plan

Project Description (e.g., retail center and office development, etc.):      Revision to Orell Station Subdivision Phase II Development Plan

Project Name:      Orell Station, Phase II

Primary Project Address:      7400 W. Orell Road

Additional Address(es):      \_\_\_\_\_

Primary Parcel ID:      105208610000

Additional Parcel ID(s):      \_\_\_\_\_

# of Residential Units:      160      Commercial Square Footage:      \_\_\_\_\_

Proposed Use:      Multi-Family/Residential      Existing Use:      Vacant

Existing Zoning District:      R-5A      Existing Form District:      Neighborhood

Deed Book(s) / Page Numbers<sup>2</sup>:      Deed Book 8797, Page 069

The subject property contains 29.29 acres.      Number of Adjoining Property Owners:      20

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)*<sup>1</sup>       Yes       No

If yes, please list the docket/case numbers:

Docket/Case #:      9-10-07      Docket/Case #:      10682

Docket/Case #:      10-06-07      Docket/Case #:      13DEVPLAN1031

**District Development Plan Justification:**

In order to justify approval of any district development plan, the Planning Commission considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. **Are there any natural resources on the property, including trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites? And are these natural resources being preserved?**

Yes, existing drainage courses will be preserved through the proposed subdivision. The site is partially treed and mostly open, however, some portion of tree buffers will remain in place.

2. **Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?**

Yes. The vehicular and pedestrians access was previously approved on the prior overall development plan but has been slightly modified.

3. **Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?**

Yes. Based on this zoning, landscape buffer and open space are being provided.

4. **Are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community?**

Yes. Storm drainage will be provided on the proposed site and will tie into existing storm drainage already constructed.

RECEIVED

JUN 01 2016

PLANNING &

DESIGN SERVICES

5. **Is the overall site design (location of buildings, parking lots, screening, landscaping, and land use or uses compatible with the existing and projected future development of the area?**

Yes. This project falls within the R-5A zoning and neighborhood form district and is surrounded by similar uses.

6. **Is the proposal in conformance with the Comprehensive Plan and Land Development Code?**

Yes. The proposed site is in conformance with the Comprehensive Plan and the Land Development Code and was previously approved with the overall development plan.

SPARHAMOBA

**Contact Information:**

**Owner:**  Check if primary contact

**Applicant:**  Check if primary contact

Name: Ken Thieneman

Name: Same as Owner

Company: TSB Development, Inc.

Company: \_\_\_\_\_

Address: 833 Valley College Drive

Address: \_\_\_\_\_

City: Louisville State: KY Zip: 40212

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Primary Phone: (502) 935-4655

Primary Phone: \_\_\_\_\_

Alternate Phone: (502) 419-4057

Alternate Phone: \_\_\_\_\_

Email: ken@kenthienemanbuilder.com

Email: \_\_\_\_\_

**Owner Signature (required):** *MM*

**Attorney:**  Check if primary contact

**Plan prepared by:**  Check if primary contact

Name: \_\_\_\_\_

Name: Christopher T. Crumpton, PE

Company: \_\_\_\_\_

Company: BlueStone Engineers, PLLC

Address: \_\_\_\_\_

Address: 3703 Taylorsville Road #205

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

City: Louisville State: KY Zip: 40220

Primary Phone: \_\_\_\_\_

Primary Phone: (502) 292-9288

Alternate Phone: \_\_\_\_\_

Alternate Phone: (502) 298-2272

Email: \_\_\_\_\_

Email: chris@bluestoneengineers.com

RECEIVED

JUN 01 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, Ken Thieneman, in my capacity as Owner, hereby representative/authorized agent/other

certify that TSB Development, 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: *MM* Date: 6-1-15

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.

*IS DEURANICA*



**Contact Information:**

Owner:  Check if primary contact

Applicant:  Check if primary contact

Name: Ken Thieneman

Name: Same as Owner

Company: TSB Development, Inc.

Company: \_\_\_\_\_

Address: 833 Valley College Drive

Address: \_\_\_\_\_

City: Louisville State: KY Zip: 40272

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Primary Phone: (502) 935-4655

Primary Phone: \_\_\_\_\_

Alternate Phone: (502) 419-4057

Alternate Phone: \_\_\_\_\_

Email: ken@kenthienemanbuilder.com

Email: \_\_\_\_\_

Owner Signature (required): 

RECEIVED  
JUN 01 2015  
PLANNING &  
DESIGN SERVICES

Attorney:  Check if primary contact

Plan prepared by:  Check if primary contact

Name: \_\_\_\_\_

Name: Christopher T. Crumpton, PE

Company: \_\_\_\_\_

Company: BlueStone Engineers, PLLC

Address: \_\_\_\_\_

Address: 3703 Taylorsville Road, Suite 205

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

City: Louisville State: KY Zip: 40220

Primary Phone: \_\_\_\_\_

Primary Phone: (502) 292-9288

Alternate Phone: \_\_\_\_\_

Alternate Phone: (502) 298-2272

Email: \_\_\_\_\_

Email: chris@bluestoneengineers.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, Ken Thieneman, in my capacity as owner, hereby  
*representative/authorized agent/other*

certify that TSB Development, 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:  Date: 6-1-15

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.





Civil Engineering  
Land Planning  
Construction Inspection

3703 Taylorsville Road, Suite 205  
Louisville, Kentucky 40220  
502.298.2272  
www.bluestoneengineers.com

June 1, 2015

RECEIVED

JUN 01 2015

PLANNING &  
DESIGN SERVICES

Louisville Metro  
Planning & Design Services  
444 S. Fifth Street  
Louisville, KY 40202

**SUBJECT: Orell Station Development  
7400 W. Orell Road  
Justification Statement/Request**

Dear Sir/Madam:

A Revised Detailed District Development and Subdivision Plan is being submitted to provide for 160 lots along W. Orell Road. The plan meets the current Louisville Metro Development Code requirements.

A waiver is additionally being requested to allow access to tract 8 and tract 2.

Please review this submittal and let us have your comments. As always, thank you for your assistance. Please do not hesitate to give me a call at 292-9288 should you have questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Crumpton'.

Christopher T. Crumpton, P. E.  
Engineering Director/Principal

CTC/mlr

Enclosures

15 DEVIATION



# General Waiver Application

Louisville Metro Planning & Design Services

Case No.: 13DEVPLAN1082 Intake Staff: LM

Date: 9/3/15 Fee: 235

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 5<sup>th</sup> 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 \_\_\_\_\_

*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: Requirement for shared access on major roadway.

RECEIVED

Primary Project Address: 7400 W. Orell Road

Additional Address(es): n/a

Primary Parcel ID: 10520861000

Additional Parcel ID(s): n/a

SEP 03 2015  
PLANNING & DESIGN SERVICES

Proposed Use: Multi-Family/Residential Existing Use: Vacant

Existing Zoning District: R-5A Existing Form District: Neighborhood

Deed Book(s) / Page Numbers<sup>2</sup>: Deed Book 8797, Page 069

The subject property contains 29.29 acres. Number of Adjoining Property Owners: 20

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)*<sup>1</sup>  Yes  No

If yes, please list the docket/case numbers:

Docket/Case #: 9-10-07 Docket/Case #: 10682

Docket/Case #: 10-06-07 Docket/Case #: 13DEVPLAN1031

**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?**

This waiver will not adversely affect property owners

**2. Will the waiver violate the Comprehensive Plan?**

This waiver will not violate the Comprehensive Plan

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

The extent of this waiver of the regulation is the minimum necessary to afford relief to the applicant.

**RECEIVED**  
SEP 03 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 strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land and would create an unnecessary hardship on the applicant.

150 E VPIA N 1082



**Contact Information:**

**Owner:**  Check if primary contact

**Applicant:**  Check if primary contact

Name: Ken Thieneman

Name: Same as Owner

Company: TSB Development, Inc.

Company: \_\_\_\_\_

Address: 833 Valley College Drive

Address: \_\_\_\_\_

City: Louisville State: KY Zip: 40272

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Primary Phone: (502) 935-4655

Primary Phone: \_\_\_\_\_


Alternate Phone: (502) 419-4057

Alternate Phone: \_\_\_\_\_

Email: ken@kenthieneman

Email: \_\_\_\_\_

*X*

**Owner Signature (required):** 

**Attorney:**  Check if primary contact

**Plan prepared by:**  Check if primary contact

Name: \_\_\_\_\_

Name: Chris Crumpton, PE

Company: \_\_\_\_\_

Company: BlueStone Engineers, PLLC

Address: \_\_\_\_\_

Address: 3703 Taylorsville Road, Suite 205

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

City: Louisville State: KY Zip: 40220

Primary Phone: \_\_\_\_\_

Primary Phone: (502) 292-9288

Alternate Phone: \_\_\_\_\_

Alternate Phone: (502) 298-2272

Email: \_\_\_\_\_

Email: chris@bluestoneengineers.com

RECEIVED

SEP 03 2015

**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.


DESIGN SERVICES

*X*

I, KEN THIENEMAN, in my capacity as OWNER, hereby representative/authorized agent/other

certify that TSB DEVELOPMENT, 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:  Date: 9-2-15

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.

15DENUNIA10PZ