



Major Preliminary Subdivision Application

Louisville Metro Planning & Design Services

Case No.: 15SUBDIV1003 Intake Staff: KIMC

Date: 4/6/15 Fee: 825

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:	<u>Conservation Subdivision</u>	RECEIVED APR 06 2015 PLANNING & DESIGN SERVICES
Primary Project Address:	<u>13605 Factory Lane</u>	
Additional Address(es):	<u>13615 Factory Lane</u>	
Primary Parcel ID:	<u>Block 15, Lot 8</u>	
Additional Parcel ID(s):	<u>Block 15, Lot 25</u>	

Total number of lots created: 406 The subject property contains 122 acres.

Existing Zoning District: R4 Existing Form District: Neighborhood

Deed Book(s) / Page Numbers²: Deed Book 8683, Page 46

Number of Adjoining Property Owners (APOs): _____

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 Information:

Entity or Individual Name: St. Joseph Catholic Orphan Society
By: Grace C. Akers
Address 2823 Frankfort Avenue
City Louisville State KY Zip Code 40206
Phone: 502 893 0241
E-mail: grace.a@sjkids.org
Signature 
Name & Title

Applicant Information:

Entity or Individual Name: Ball Homes, LLC
By: Rocco Pigneri, Louisville Operations Manager
Address 2527 Nelson Miller Parkway
City Louisville State KY Zip Code 40223
Phone: _____
E-mail: rpigneri@BallHomes.com

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Plan Prepared by: Primary Contact _____

Print Name Kelli Jones
Company Name: Sabak Wilson & Lingo, Inc.
Address 608 S. Third Street
City Louisville State KY Zip Code 40202
Phone: 584-6271
E-mail: kelli.jones@swlinc.com

Attorney: Primary Contact X

Print Name William B. Bardenwerper
Company Name: Bardenwerper Talbott & Roberts, PLLC
Address 1000 N. Hurstbourne Parkway 2nd floor
City Louisville State KY Zip Code 40223
Phone: 502-426-6688
E-mail: wbb@bardlaw.net

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, Grace C. Akers in my capacity as Executive Director
Representative/authorized agent/other

hereby certify that St. Joseph Catholic Orphan Society is/are the owner(s) of the property which is the
name of LLC / corporation / partnership / association / etc.

subject of this application, and that I am authorized to sign this application on behalf of the owner.

Signature:  Date: 3/31/2015

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 duty is punishable as a Class B misdemeanor.

15SUBD11003

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
(502) 426-6688 • WWW.BARDLAW.NET

William B. Bardenwerper
Direct dial: 426-0388, ext. 135
Email: WBB@BARDLAW.NET

May 18, 2015

Brian Davis, Planning & Design Supervisor, Case Manager
Louisville Metro Planning & Design Services
444 S. Fifth Street
Louisville, Kentucky 40202

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Re: Docket No. 15SUBDIV1003; Conservation Subdivision – St. Joseph Orphanage site

Dear Brian:

This letter is submitted along with the neighborhood PowerPoint presentation (which contains, among other things, the environmental resources maps and versions of the preliminary colored-up subdivision plan) and the now final official submitted Conservation Subdivision Plan. Probably by time of the Planning Commission hearing in this case, a draft Declaration of Covenants and Restrictions (“CCRs”) with highlighted provisions relating to open spaces and protection of certain environmental features will also be available for submittal and review. This and the following are submitted in order to demonstrate compliance with LDC Section 7.11.4.B.9.

- a. Describe how the existing natural features of the site are being preserved and incorporated into the layout.

The existing natural features on the site are being preserved and incorporated into the subdivision layout. There is a 200 ft stream buffer area between the townhomes and the single family lots. The exiting tree mass on the west side of the property is being preserved along with preservation along the property perimeter on the north and east sides, which is approximately 35 acres of open space. The open space to the rear of the property also abuts a wooded portion of the adjoining single family neighbor adding to the aesthetics of the area protecting the neighbors who live on larger lots from the adjoining subdivision.

This application for a conservation subdivision is located on 122 acres off Factory Lane between La Grange Road and Old Henry Road, nestled between the Forest Springs and Woodmont Subdivisions. Townhomes have been clustered towards the front of the development along Factory Lane where over 2.5 acres separate the development from Factory Lane. These will allow for a mix of residential home types in the area which already includes apartments, patio homes and single family homes in the area.

- b. Explain how clustering of dwelling units will:

15SUBDIV1003

- i. Minimize disturbance of woodlands, wetlands, grasslands, mature trees and steep slopes

This is demonstrated on the accompanying “Existing Resources & Site Analysis Plan” and as described above.

- ii. Prevent downstream impacts due to runoff through storm water techniques including minimizing impermeable areas, using bio swales, rain gardens, permeable pavements, small-scale, infiltration and green roofs.

Evidence of compliance with MSD storm water management requirements is shown on the submitted Conservation Subdivision Plan. Evidence of MSD water quality regulatory compliance will be determined and submitted for approval at time of construction plans.

- iii. Protect views of open land from existing adjacent roadways through practices such as orienting structures to align with topographic character of land, tucking structures behind tree lines or knolls, using vegetation as a backdrop to reduce prominence of the structures, varying setbacks, setting aside required conservation land as a visual amenity into and within the development site, or any combination of these practices.

This is demonstrated on the accompanying “Existing Resources & Site Analysis Plan” in combination with the submitted Conservation Subdivision Plan and as described above.

- iv. Protect archaeological site and existing historic buildings or incorporate them through adaptive reuse.

No known archaeological features or historic structures exist on this site.

- v. Avoid encroaching on sensitive areas such as rare plant communities, high quality habitats, or endangered species habitats identified by the Kentucky Department for Natural Resources.

This is demonstrated on the accompanying “Existing Resources & Site Analysis Plan” in combination with the submitted Conservation Subdivision Plan and as described above.

- c. Explain how the design and location of buildable lots will ensure compatibility with existing adjacent development.

This is demonstrated in the PowerPoint presentation presented at the required neighborhood meeting which accompanies this application.

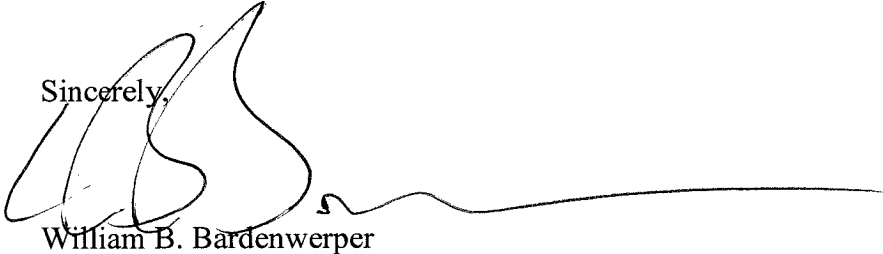
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- d. Justification must be provided for any cases where proposed open space areas within the development will not abut existing open space areas on adjoining parcels.

To the extent that open space exists on adjoining properties, open spaces shown on the submitted Conservation Subdivision Plan will connect.

Please let us know if you need anything other than this letter and the attachments hereto.

Sincerely,

A handwritten signature in black ink, appearing to read 'William B. Bardenwerper', with a long horizontal flourish extending to the right.

William B. Bardenwerper

Cc: Rena Wiseman & Rocco Pigneri, Ball Homes
Kathy Linares, Mindel Scott & Associates

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Land Development Report

March 31, 2015 1:16 PM

[About](#) [LDC](#)

Location

Parcel ID: 001500800000
Parcel LRSN: 8300107
Address: 13605 FACTORY 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: 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: 21111C0021E

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

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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: 17
Fire Protection District: MIDDLETOWN
Urban Service District: NO

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Land Development Report

March 31, 2015 1:16 PM

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