



Oldham County Planning and Development Services
Application for Major Subdivision
Preliminary Plan

For Staff Use Only:
Date: _____ Docket No: _____ Staff: _____ Fee: _____

This application must be submitted in person at the Planning and Zoning Office.

General Information: *(A separate application must be submitted for each individual request.)*

Name of Applicant(s): Oldham Farms Development LLC

Project Address: 2800 S Camden Lane

Project Name: Camden Ridge

City: Crestwood Is the project within the incorporated city limits? No

Current Land Use: Vacant Parcel ID: 42-00-00-3

Current Zoning: AG-1, CO-1, and R-1 Proposed Zoning: AG-1, CO-1, and R-1

Total Acreage: 131.2 Proposed Number of Lots/Units: 67 Proposed Minimum Lot Size: 1 acre (up to 5 acres)

Are there any past or present related Planning and Zoning cases on this property? If yes, please list the cases:
PZ-08-003

Signatures:

Owner(s):

Name: Clare Camden LLC Signature: Rain Clare Hancock

Address: 6711 Hwy 329, Crestwood, Kentucky 40014

Phone: [REDACTED]

Applicant(s): (if other than owner)

Name: Oldham Farms Development LLC Signature: Clare Wessel

Address: 10200 Forest Green Blvd, Suite 503 Louisville, KY 40223

Phone: [REDACTED] Email Address: [REDACTED]

Contact: (if other than owner)

Name: Clifford Ashburner, Dinsmore & Shohl Signature: Clifford Ashburner

Address: 101 S. Fifth Street #2500 Louisville, KY 40202

Phone: [REDACTED] Email Address: [REDACTED]

100 West Jefferson Street ~ LaGrange, Kentucky

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www.oldhamcountky.gov

Last Updated 11/7/2019

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Additional Requests:

A. Are there any variances required? No

If yes, attach a list including each variance and from which section of the Zoning Ordinance the variance is requested. Each request for a variance must also include a justification statement in response to the following questions:

1. What are the specific conditions related to this request that are unique only to the applicant's land and do not exist on other land in the same general vicinity, or in the same zoning district?
2. If this variance were not granted, how would this deprive the applicant of reasonable use of the land in a manner equivalent to uses permitted to other landowners in the same zoning district?
3. Are the unique conditions and circumstances a result of actions of the applicant taken after the adoption of the zoning regulations from which relief is sought?
4. How will the variance preserve, and not harm, the public safety and welfare of the public and maintain the essential character of the neighborhood?

Variances are needed when a major subdivision conflicts with specific dimensional requirements of the Oldham County Zoning Ordinance.

B. Are there any waivers required? No

If yes, attach a list including each waiver and from which section of the Subdivision Regulations the waiver is requested. The Commission may reduce or otherwise grant waivers from the requirements of the Oldham County Subdivision regulations whenever it encounters the situations described below.

- A. Exceptional Hardship – Where the Commission finds that strict compliance with these regulations would create an undue hardship because of exceptional unique topographic or other natural or man-made physical conditions encountered on the particular land, the Commission may modify these regulations to the extent necessary to relieve the undue hardship.
- B. Design Innovation and Large Scale Development – These regulations may be modified by the Commission in the case of plans for complete neighborhoods or other design innovations which, in the Commission's opinion, still achieve the basic objectives of these regulations.

Requests for waivers must be justified based on one or both of the above situations.

C. Does the major subdivision require a zoning map amendment (zoning district change)? No

If yes, a separate Zoning Map Amendment application is required.

Camden Ridge

2800 S. Camden Lane

Proposed Major Preliminary Subdivision

Clöre Camden, LLC (the “Owner”) and Oldham Farms Development, LLC (the “Applicant”) propose to divide the property located at 2800 S. Camden Lane into 67 home lots and approximately 10 acres of open space. The subject property is zoned AG-1 and CO-1, where the required lot size is 1 acre. Lots within Camden Ridge range from 1 acre to more than 4 acres.

At the time of the neighborhood meeting and TRC review, the proposed plan included 63 lots and required variances for lot frontage on several lots on the north side of the subject property. Since the TRC review was completed, the Applicant has revised the plan to eliminate the need for those variances by realigning roads within the proposed subdivision and placing the portion of the subject property adjacent to Ashers Run into a single open space lot of approximately 10 acres. The Applicant has designed all aspects of Camden Ridge without the need for variances or waivers in accordance with the Oldham County Comprehensive Zoning Ordinance and Subdivision Regulations.

Lots in Camden Ridge will be subject to a Declaration of Restrictions limiting use of the subject property to residential, governing architecture, and providing for the creation of a homeowners association to facilitate the enforcement of the Declaration of Restrictions and the maintenance of the open space. The homeowners association may also supplement road maintenance and security measures normally provided by Oldham County agencies.

The subject property contains some sloped areas as well as frontage along Ashers Run, a stream that separates the subject property from adjacent residential lots to the north. The Applicant proposes to leave Ashers Run in an open space lot of approximately 10 acres and will, through the Declaration of Restriction, provide for maintenance of the open space area, largely by keeping that portion of the subject property in a natural state.

The subject property is located along S. Camden Lane and several roads stub into it, including Willow Bend Drive, Lincoln Trail, and Montfort Lane. The subject property is providing connections to all of the roads that stub into it, which is specifically encouraged/required by Section 5.2.B.2 of the Subdivision Regulations.

The Applicant has provided a Traffic Assessment produced by Diane Zimmerman, P.E. (the “TA”). The TA indicates that traffic from the proposed subdivision will largely exit to the north, using S. Camden Lane and Montfort Drive. The TA does not recommend any improvements to area roads based on their capacity but does recognize the existing condition of S. Camden Lane between the subject property and KY 22. The Applicant is proposing to partner

with Oldham County to provide funding and/or improve the most critical section of S. Camden Lane through the use of a condition of approval/binding element:

The applicant will commit to funding the costs for the county to widen S. Camden Lane between Outer Circle Drive and Monfort Lane and shall provide a letter of credit to Oldham County Fiscal Court for \$211,000 towards those road improvements. The letter of credit is due prior to any construction plan approvals for Camden Ridge Subdivision. If the county road project cannot be initiated to meet the developer's schedule, the developer will construct the S. Camden Lane road improvements per the construction plans prepared by Land Design & Development and the letter of credit shall be returned to the developer. The developer at his expense shall be responsible for utility relocation, as needed, to widen S. Camden Lane roadway per the construction plans for S. Camden Lane prepared by Land Design & Development.

A portion of the subject property drains to Ashers Run and a portion drains to the lake within the Lake Point neighborhood. The Applicant proposes to include on-site detention to meet the water quality and quantity requirements of Oldham County.

Camden Ridge has been designed to meet or exceed all the requirements of the Oldham County Comprehensive Zoning Ordinance and Subdivision Regulations and should be approved.