



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

Oldham County
APR 22 2016
Planning & Development

For Staff Use Only:
Date: 4/29/2016 Docket No: P2-26-007 Staff: AB JH Fee: \$1945

This application must be submitted in person at the Planning and Zoning Office. Check #266800

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

Name of Applicant(s): Greenberg Enterprises, LLC

Project Address: 3104, 3112 Cedar Point Road

Project Name: Cedar Point Subdivision

City: Buckner Is the project within the incorporated city limits?

Current Land Use: Agricultural Parcel ID: 31-00-00-31, 31-00-00-5B, 31-00-00-3A

Current Zoning: R-2 Proposed Zoning: R-2

Total Acreage: 82.92 Proposed Number of Lots/Units: 123 Proposed Minimum Lot Size: 80' x 150' / 95' x 135'

Are there any past or present related Planning and Zoning cases on this property? If yes, please list the cases: TRC-26-005

Signatures:

Owner(s):

Name: ILL Investments, LLC

Signature: [Signature of Bill Howard] CEO

Address: PO Box 388, Buckner, KY 40010

Phone: [Redacted] Email Address: [Redacted]

Applicant(s): (if other than owner)

Name: Greenberg Enterprises, LLC

Signature: [Signature of David Greenberg] Managing Member

Address: 13827 O'Bannon Station Way, Louisville, KY 40223

Phone: [Redacted] Email Address: [Redacted]

Contact: (if other than owner)

Name: Clifford Ashburner, Dinsmore & Shohl Signature: [Signature of Clifford Ashburner]

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

Phone: [Redacted] Email Address: [Redacted]

100 West Jefferson Street ~ LaGrange, Kentucky

Ph: 502-222-1476 Fax: 502-222-3213

www.oldhamcountky.gov

Last Updated 11/7/2019



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): Greenberg Enterprises, LLC

Project Address: 3104, 3112 Cedar Point Road

Project Name: Cedar Point Subdivision

City: Buckner Is the project within the incorporated city limits? _____

Current Land Use: Agricultural Parcel ID: 31-00-00-31, 31-00-00-5B, 31-00-00-3A

Current Zoning: R-2 Proposed Zoning: R-2

Total Acreage: 82.92 Proposed Number of Lots/Units: 123 Proposed Minimum Lot Size: 80' x 150'
95' x 135'

Are there any past or present related Planning and Zoning cases on this property? If yes, please list the cases:
TRC-26-005

Signatures:

Owner(s):
Name: Michael Hedges Signature:  _____
48E6D078E27A456...

Address: 3112 Cedar Point Road, LaGrange, KY 40031

Phone: [REDACTED] Email Address: [REDACTED]

Applicant(s): (if other than owner)
Name: Greenberg Enterprises, LLC Signature:  _____
67EE788CF8F1482...

Address: 13827 O'Bannon Station Way, Louisville, KY 40223 Managing Member

Phone: [REDACTED] Email Address: [REDACTED]

Contact: (if other than owner)
Name: Clifford Ashburner, Dinsmore & Shohl Signature:  _____

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

Phone: [REDACTED] Email Address: [REDACTED]

Major Subdivision Preliminary Plan
(Page 2)

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.