



Oldham County Planning and Development Services
Application for Development Plan

Oldham County
MAY 20 26
Planning & Development

Date: _____ Docket No: PC-26-007 For Staff Use Only: Staff: JH Fee: \$3924.14

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.)

CK#4162

Name of Applicant(s): Prime Property Development Co., LLC

Project Address: S. Highway 393, LaGrange, KY

Project Name: Buckner Crossings

City: LaGrange Is the project within the incorporated city limits? No.

Total Site Acreage: .51 Subdivision Name: N/A

Current Land Use: vacant land Proposed Land Use: commercial retail

Parcel ID: 39-00-00-1 Current Zoning: PUD

Are there any past or present related Planning and Zoning cases on this property? If yes, please list the cases: APPROVED PUD REZONING DOCKET NUMBER: PZ-06-004

Signatures: (The undersigned agrees that the filing of this application constitutes an agreement by the owner(s) and other parties having an interest in the subject property. Their heirs, successors, and assigns, that, if the development plan requested by this application is enacted by the Planning Commission, building permits for improvement of the subject property shall be issued only in conformance with the zoning ordinance and binding and that such binding elements shall be strictly complied with and may be enforced in the same manner as the zoning district regulations.)

Owner(s): Name: Greater Buckner Investment Co., LLC Address: 2103 Watterson Trail, Louisville, KY 40299 Signature: [Signature]

Applicant(s): (if other than owner) Name: Prime Property Development Co., LLC Address: 10707 Hobbs Station Road, Louisville, KY 40223 Signature: Justin Phelps

Contact: (if other than owner) Name: Jon Baker, Esq. Address: 400 West Market Street, Suite 2000, Louisville, KY 40202 Signature: [Signature]

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Additional Requests:

A. Are there any variances required? No

If yes, complete a Variance application and 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, complete a Waiver application and attach a list including each waiver and from which section of the Zoning Ordinance or 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. Is the Development Plan part of an application for a Major Subdivision? Not yet

If yes, a separate Major Subdivision Preliminary Plan Application is required.

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Submittal Checklist:

- _____ 1. Complete Oldham County Planning and Zoning Application for a Development Plan.
(Owner's signature is required.)
- _____ 2. Required Development Plan Fee of \$500.00, plus \$0.02/sq. ft. of building floor area.
- _____ 3. Notice fees equal to \$5.00 per adjoining property owner.
- _____ 4. Mailing Labels for all adjoining property owners, including name and address of all 1st tier adjoining parcels. 1st tier adjoining parcels include all those that border the property, including those across streets and streams. (*See note below for PVA directions)
- _____ 5. Property information for the project location as listed by the Property Valuation Administration (PVA). (*See note below for PVA directions)
- _____ 6. A copy of the current recorded deed along with any applicable easement deeds or maintenance agreements. Include any surveys of the property, if available.
- _____ 7. Twenty tri-folded copies of a Preliminary Development Plan (Maximum size of 30" x 42") including the required components listed in the attached Preliminary Development Plan Checklist and Division 390-020 (Site Plan Specific Information Required) of the Oldham County Zoning Ordinance.
- _____ 8. One reduced copy of the plan to an 8 1/2" x 11" size.
- _____ 10. A written justification statement describing conformance with the Oldham County Comprehensive Plan.
- _____ 11. Required explanation and justification for all requested variances and waivers. (See page 2).
- _____ 12. Review comments from the appropriate agencies. (See the attached list for agency contact information)
- _____ 13. Traffic Impact Analysis (for developments generating an ADT exceeding 1000 vehicles).
- _____ 14. If applicable, a general statement describing the nature of the environmentally sensitive areas, and the manner in which any such area is to be handled during development of the property, as well as any special design measures taken by the developer to attempt to minimize the development's impact on the environmentally sensitive areas.
- _____ 15. Wastewater Treatment Facility Capacity Form. (for developments served by sanitary sewers)

*** Accessing PVA information: Property information may be accessed on the internet at <https://qpublic.net/ky/oldham/>. In order to search for a property, users must select "Search Tax Roll" from the left column. Once located, users may print the information using the print command on their internet browser. For adjoining property owners or further assistance contact PVA at 110 W. Jefferson Street in LaGrange or at (502)222-9320.*

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Development Plan Checklist (also see Division 390-020 of the Oldham County Zoning Ordinance):

Title Block

- _____ Name and Address of Person or firm who prepared the plat
- _____ Name and Address of Property Owner
- _____ Date of Preparation (Dates of All Revisions)
- _____ Graphic and written scales

Vicinity Map

- _____ North Arrow
- _____ Sketch Map (showing the relative location of the proposed subdivision to surrounding streets unless the location is clearly shown on the plat itself)

Streets

- _____ Location, names and dimensions (ROW) of abutting streets or private roads
- _____ Name (if any), pavement width and ROW width of proposed and existing streets, driveways and parking areas.

Parcels

- _____ Boundary lines for all parcels
- _____ Bearings and dimensions for all boundary lines
- _____ Proposed building lines showing the distance setback from the street ROW
- _____ Lines showing the intersection of adjoining parcels to the site

Utilities

- _____ Location and size of water mains, sanitary sewers, gas lines, fire hydrants, electric and telephone poles or underground wires.
- _____ Location and purpose of easements

Natural Features

- _____ Areas of substantial existing trees including a general description of their type and size
- _____ Lakes, ponds, marshes, wetlands, soil types (for sites served by septic systems)
- _____ Areas of steep slope (over 30%)
- _____ Other natural features which might affect the design of the subdivision.
- _____ 5 ft. contour lines (Development in the CO-1 district require 2 ft. contour lines)

Buildings

- _____ Notation of existing manmade features such as houses, barns, outbuildings, fence rows, driveways, cemeteries and other manmade features.
- _____ Notation indicating which features remain and which features are to be removed
- _____ Location, height, floor area and arrangement of proposed buildings.

Drainage

- _____ Location of proposed drainage facilities, including watercourses and existing drainage facilities
- _____ Notation regarding the location and elevation of the 100 year floodplain
- _____ location of any proposed storm water detention basin and/or stream relocation
- _____ Notation of storm water flow

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Adjacent Property

- _____ Location and ownership of all adjoining property
- _____ Sanitary sewers, street grades and other facilities
- _____ Provisions for screening, buffering and landscaping

Site Statistics

- _____ Total Acreage in subdivision
- _____ Acreage in street ROW
- _____ Number of Single-Family Lots
- _____ Existing zoning (total area)
- _____ Proposed zoning (total area)
- _____ Amount of open space
- _____ Lot coverage
- _____ Number of parking spaces required and provided

Legend

- _____ Graphical and written explanation of all symbols and labels

Variances and Waivers

- _____ Proposed waivers from the subdivision regs (individually listed and noted)
- _____ Proposed variances from the zoning regs (individually listed and noted)

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