



Oldham County Planning and Development Services
Application for Zoning Map Amendment
Development Plan

Date: _____	Docket No: _____	<i>For Staff Use Only:</i>	Staff: _____ Fee: <u>\$4,800</u>
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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.)

+530 APO
\$5,330

Name of Applicant(s): Intrepid Real Estate

Project Address: 6101 Haunz Lane

Project Name: Del Webb Oldham County

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

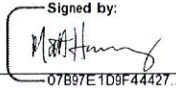
Total Site Acreage: 188.89 Subdivision Name: N/A

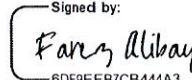
Current Land Use: Ag. Proposed Land Use: Residential

Parcel ID: 16-0000-27E Current Zoning: I-2, CO-1, R-2 Proposed Zoning: PRD

Are there any past or present related Planning and Zoning cases on this property? If yes, please list the cases:
TRC-26-006

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 zoning map amendment(s) requested by this application is (are) enacted by the appropriate legislative body, 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: Rock Spring Farm III, Inc. Signature: 
 Address: 6101 Haunz Lane, Crestwood, KY 40014
 Name: _____ Signature: _____
 Address: _____
 Name: _____ Signature: _____
 Address: _____

Applicant(s): (if other than owner)
 Name: Intrepid Real Estate Signature: 
 Address: 3200 Cherry Creek South Drive, Suite 630, Denver, CO 80209
 Phone: [REDACTED] Email Address: _____

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]



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Name: Rock Spring Farm III, Inc. Signature: [Signature]

Address: 6101 Haunz Lane, Crestwood, KY 40014

Name: _____ Signature: _____

Address: _____

Name: _____ Signature: _____

Address: _____

Applicant(s): *(if other than owner)*

Name: Intrepid Real Estate Signature: _____

Address: 3200 Cherry Creek South Drive, Suite 630, Denver, CO 80209

Phone: [Redacted] Email Address: _____

Contact: *(if other than owner)*

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

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

Last Updated 4/7/2026

www.oldhamcountky.gov

Zoning Map Amendment Development Plan
(Page 2)

Additional Requests:

A. Are there any variances required? _____

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? _____

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 Commissions 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 Zoning Map Amendment part of an application for a Major Subdivision? yes

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

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Zoning Map Amendment Development Plan

(Page 3)

Submittal Checklist:

_____ 1. Complete Oldham County Planning and Zoning Application for a Zoning Map Amendment.
(Owner's signature is required.)

_____ 2. Required Zoning Map Amendment Fee:

Zoning Amendment Request (acres)	<2	2-5	5-10	10-20	20-50	50+
AG-1, CO-1, R-1, R-1A, R-2, R-2A, R-3.....	\$450.00	\$575.00	\$700.00	\$1200.00	\$1800.00	\$2400.00
R-4A, R-4, C-N, O-1, O-2, C-1, C-2, C-3, C-4, I-1, I-2, T.....	\$700.00	\$950.00	\$1200.00	\$1800.00	\$2400.00	\$3600.00
PUD.....	N/A	N/A	N/A	\$2400.00	\$3600.00	<u>\$4800.00</u>

Note: Acreage shall be calculated based on the area of the requested zoning only

_____ 3. Notice fees equal to \$5.00 per adjoining property owner. **(Please note: If approved at Planning Commission, an Application for Legislative Body Review is required. The additional fees for this application are \$300, Notice fees equal to \$5.00 per adjoining property owner and a recording fee of \$50.00.)**

☒ 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 Plan including the required components listed in the attached Preliminary Plan Checklist (Maximum size of 30" x 42")

_____ 8. One reduced copy of the plan to an 8 1/2" x 11" size.

_____ 9. A legal (metes and bounds) written description of the area proposed for rezoning.

_____ 10. A written justification statement, according to KRS 100.213 and Section 1401 of the Oldham County Zoning Ordinance under the Demonstration of Appropriateness.

_____ 11. Required explanation and justification for all requested variances and waivers. (See page 2)

_____ 12. Traffic Impact Analysis (for developments generating an ADT exceeding 1000 vehicles) and 20 copies of the summary section.

_____ 13. 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 www.oldhampva.com. In order to search for a property, users must select "Tax Payer Info" from the left column then select "Property Search". 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.

Last Updated 4/7/2026

Zoning Map Amendment Development Plan
(Page 4)

Development Plan Checklist:

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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Zoning Map Amendment Development Plan
(Page 5)

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)

ZONING APPLICATION

Justification Statement

6101 Haunz Lane

The subject property is currently zoned I-2, CO-1, and R-2. The I-2 district allows for industrial uses not allowed in any other district. The CO-1 district is intended to protect environmentally sensitive areas, including natural features, wooded areas, waterways, and wildlife habitat, while minimizing erosion and water pollution. The R-2 district supports detached single-family development at low densities and preserves neighborhood character at densities up to 3.63 dwelling units per acre.

The proposed rezoning to PRD (Planned Residential District) would allow a well-designed mix of townhomes, apartments, and age-restricted single-family homes within a master planned development. The Planned Residential District provides flexibility in layout, housing types, and open space design that cannot be achieved under conventional zoning districts. The proposed density of 361 single family and 304 multifamily units equates to a gross density of 3.52 dwelling units per acre, which is below the maximum density permitted in the R-2 district.

The proposed development is consistent with the goals of the Oldham County Comprehensive Plan by supporting diverse housing options for a range of ages and incomes, encouraging efficient and cohesive development patterns, and incorporating amenities and infrastructure improvements while respecting environmental features and scenic resources.

The Del Webb Community is a highly amenitized, age-restricted neighborhood designed to provide a range of housing options within a cohesive plan. The project includes single-family homes, age-restricted single-family homes and amenities. The age-restricted nature of the Del Webb section of the development limits occupancy to those 55 and older and prohibits those 18 and under from spending more than 30 days per year in the property. These restrictions are part of the proposed Declaration of Restrictions for the property and will be enforceable by the to-be-established homeowners association. The amenities in the Del Webb section of the proposed development include a large clubhouse, pool area, pickleball courts and other amenities. The single-family portion of the development has been located along the north side of Orchard Grass Hills, placing single-family homes adjacent to the single-family homes located to the south of the subject property. The apartments and townhomes are strategically located closest to the highway to provide an appropriate transition in intensity. The apartment buildings will offer one, two, and three bedroom units and are not age-restricted.

The subject property is currently agricultural in nature, but is bordered by existing single-family residential developments to the south and by commercial and industrial uses to the south and west, making it appropriate for a thoughtfully planned mixed residential community.

The proposed use meets several goals and objectives of the Comprehensive Plan, including:

Goal LU-1: Provide for planned and orderly growth to protect land from premature or unsuitable development. Objective LU-1-1: New development should be compatible with surrounding land uses, community, and local infrastructure.

The proposed development will meet applicable level-of-service and capacity standards to ensure that public services, infrastructure, and agencies are not strained beyond their capacity. The plan provides an appropriate transition in land use, intensity, and scale, with buffers separating industrial and commercial uses from adjacent single-family residential areas. Overall, the proposed use is compatible with surrounding land uses.

Objective LU-1-4: Encourage development in areas with existing capacity, infrastructure, and services before moving into less developed areas of the county.

The proposed development promotes the efficient use of resources and underutilized land. It is consistent with the Comprehensive Plan and represents a less intensive use than the industrial development contemplated by the Future Land Use Map. The development is compatible with surrounding housing types and density and will introduce a diverse mix of housing options, including age-restricted single-family homes, townhomes, and apartments. Haunz Lane is on the western edge of Oldham County, near many commercial properties offering goods and services to the west in Jefferson County. The proposed development, though large, is an “infill” type development, as it is surrounded by residential and industrial properties on three sides.

Goal LU-2: Promote a diverse range of housing opportunities. Objective LU-2-1: Encourage a balanced mix of housing types, including single-family, multi-family, and mixed-use options to expand affordability and lifestyle choices.

The Comprehensive Plan emphasizes that housing supply and accessibility should support a diverse mix of housing types to meet the needs of a broad population. It further encourages mixed-use and mixed-housing developments in appropriate locations. Although the Future Land Use Map designates this site for industrial use, the proposed development represents a less intensive alternative and provides a balanced mix of housing types and opportunities that more effectively address current community needs. In addition, the proposed development will be the first Del Webb community in Kentucky and will serve those who desire to live in Oldham County but to do so in a highly-amenitized active senior community.

Objective LU-2-2: Promote connectivity between neighborhoods and encourage the integration of community and civic facilities in neighborhood design.

The Comprehensive Plan emphasizes that neighborhood connectivity enhances quality of life by improving walkability and pedestrian access, creating pathways that link residential areas, and promoting greater mobility and social interaction. Connectivity also supports emergency response by providing multiple points of ingress and egress.

The proposed connection to Apple Orchard Lane will enhance integration with adjacent single-family neighborhoods, improving overall accessibility, circulation, and connectivity within the area.

Objective LU-2-3: Address affordable housing within all areas of Oldham County.

The proposed development creates opportunities for a diverse range of housing options while strengthening and revitalizing existing communities and neighborhoods. It also expands access to attainable housing throughout Oldham County through the inclusion of townhomes and apartments.

Goal T-1: Facilitate a safe, efficient, and connected transportation network that supports growth, mobility, and economic development. Objective T-1-1: Encourage improvements to existing transportation corridors to enhance safety, reduce congestion, and accommodate planned development.

The Comprehensive Plan encourages limiting residential access on arterial roadways to enhance safety. While the proposed development will access Haunz Lane, the applicant has committed to participate in a comprehensive improvement plan for Haunz Lane and the intersection of Haunz Lane and Ky 22. While the precise extent of the applicant's participation has not yet been decided, the applicant intends to participate to an extent reasonably related to the potential impact of the proposed development.

Objective T-1-2: Develop and maintain a major thoroughfare plan that depicts existing and proposed thoroughfares and provides minimum right-of-way and typical cross-section standards. Utilize standards to determine right-of-way dedication requirements for all development proposals.

The Comprehensive Plan supports phasing development when roadway improvements are needed to accommodate project impacts. The proposed development will be constructed in phases, with full buildout anticipated by 2033.

Objective T-1-3: Establish minimum right-of-way, design, and construction standards for collectors and local roads to accommodate safe emergency vehicle access, respond to environmental constraints and ensure compatibility with the character of proposed development.

The Comprehensive Plan encourages internal connections and alternative access between adjacent land uses, including residential subdivisions and commercial developments, to improve circulation, accessibility, and overall connectivity. The proposed development fulfills this objective through its primary access to Haunz Lane and the planned connection to Apple Orchard Lane, enhancing integration with the surrounding roadway network and adjacent neighborhoods.

Objective T-1-5: Utilize traffic impact analyses to project, describe and suggest ways of off-setting the effects of development when appropriate.

A Traffic Impact Study has been prepared for the proposed development to evaluate projected impacts and identify necessary improvements. Based on the study's findings, the applicant will implement roadway improvements along Haunz Lane, including construction of a northbound turn lane at the development entrance.

The study ensures that identified impacts are addressed through appropriate, proportional measures, and the applicant has committed to these improvements in accordance with the Comprehensive Plan.

Based on the foregoing, the proposed rezoning to PRD is appropriate and justified. The proposed development represents a less intensive and more compatible use than the industrial designation contemplated in the Future Land Use Map, while providing a thoughtfully planned, cohesive community with diverse housing options. The proposal is consistent with the goals and objectives of the Oldham County Comprehensive Plan, including promoting compatible land use transitions, expanding housing opportunities, enhancing connectivity, and ensuring adequate infrastructure and transportation improvements. With incorporated buffering, phased development, and committed roadway enhancements, the project will integrate seamlessly with surrounding uses, protect environmental features, and contribute positively to the County's growth and housing needs.



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

\$500 \$500
3600 \$3,600
3040
+ 300 1500
\$3,450 \$9,969.04

Date: _____ For Staff Use Only: Docket No: P2-26-019 Staff: JH Fee: ~~13,450~~

\$8,579.04

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.)

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Project Address: 6101 Haunz Lane

Project Name: Del Webb Oldham County

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

Current Land Use: AG Parcel ID: 16-0000-27E

Current Zoning: I-2, CO-1, R-2 Proposed Zoning: PRD

Total Acreage: 188.89 Proposed Number of Lots/Units: _____ Proposed Minimum Lot Size: _____

Are there any past or present related Planning and Zoning cases on this property? If yes, please list the cases:
TRC-26-006

Signatures:

Owner(s):

Name: Rock Spring Farm III, Inc. Signature: Matthew

Address: 6101 Haunz Lane, Crestwood, KY 40014

Phone: [REDACTED] Email Address: [REDACTED]

Applicant(s): (if other than owner)

Name: Intrepid Real Estate Signature: _____

Address: 3200 Cherry Creek South Drive, Suite 630, Denver, CO 80209

Phone: [REDACTED] Email Address: _____

Contact: (if other than owner)

Name: Clifford Ashburner, Dinsmore & Shohl Signature: Clifford

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
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Signatures:

Owner(s):

Name: Rock Spring Farm III, Inc. Signature: _____

Signed by:

 07B97E1D9F44427...

Address: 6101 Haunz Lane, Crestwood, KY 40014

Phone: _____ Email Address: _____

Applicant(s): (if other than owner)

Name: Intrepid Real Estate Signature: Pamela Alibay

Address: 3200 Cherry Creek South Drive, Suite 630, Denver, CO 80209

Phone: [REDACTED] Email Address: _____

Contact: (if other than owner)

Name: Clifford Ashburner, Dinsmore & Shohl Signature: _____

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

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Last Updated 11/7/2019

Major Subdivision Preliminary Plan
(Page 2)

Additional Requests:

A. Are there any variances required? _____

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? _____

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)? yes

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

Major Subdivision Preliminary Plan
(Page 3)

Submittal Checklist:

- ☒ 1. Complete Oldham County Planning and Zoning Major Subdivision Application. (Owner's signature is required.)
- ☐ 2. Required Major Subdivision Fee of \$500 plus \$10 per housing unit; \$0.02 per square foot of bldg. floor area for non-residential.
- ☐ 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, and 2nd tier parcels within five hundred feet of subject site. (*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 Plan including the required components listed in the attached Preliminary Plan Checklist (Maximum size of 30" x 42")
- ☐ 8. One reduced copy of the plan to an 8 1/2" x 11" size.
- ☐ 9. A copy of the proposed deed of restrictions for the subdivision.
- ☐ 10. Required explanation and justification for all requested variances and waivers. (See page 2)
- ☐ 11. Written explanation of the provision of reservations and arrangement for maintenance of common areas and open spaces.
- ☐ 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) and 20 copies of the summary section.
- ☐ 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. Photos and other supporting documents. (20 copies)
- ☐ 16. Wastewater Treatment Facility Capacity Form. (for developments served by sanitary sewers)

* Accessing PVA information: Property information may be accessed on the internet at www.oldhampva.com. In order to search for a property, users must select "Tax Payer Info" from the left column then select "Property Search". 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.

Last Updated 11/7/2019

Major Subdivision Preliminary Plan
(Page 4)

Review Agency Contact Information:

All applications for a zoning change request and preliminary subdivision plat approvals must be accompanied by review letters from the agencies listed below. These agencies should be furnished with a copy of the proposed development plan and subdivision plat for review and approval. Several agencies require a separate plan review application and associated fee. Applications will **not** be accepted by the Planning & Zoning Commission until all review letters have been received.

Appropriate Highway Department

Kentucky Transportation Cabinet
ATTN: Jonathan Micka
8310 Westport Road
Louisville KY 40242
(502) 210-5400 Fax: (502) 210-5494
jonathan.Micka@ky.gov

Oldham County Engineer
ATTN: Jim Silliman
100 West Jefferson St.
LaGrange KY 40031
(502) 222-1476
jsilliman@oldhamcountky.gov

LaGrange Public Works
ATTN: Cory Rusnack
1115 Home Way
LaGrange KY 40031
(502) 222-8954
crusnack@lagrangeky.net

Health Department

Oldham County Health Department
ATTN: Charlie Ward
1786 Commerce Pkwy.
LaGrange KY 40031
(502) 222-3516
CharlieW.Ward@ky.gov

AT&T

AT&T
ATTN: Clark Sanders (LaGrange)/ Robert Basham (Crestwood Area)
3719 Bardstown Road-2nd Floor
Louisville, Kentucky 40218
(502) 451-85074
Clark Sanders:js0962@att.com /Robert Basham:rb4442@att.com

Appropriate Electric Company

Kentucky Utilities Company
ATTN: Tim Probus
1100 Main Street
Shelbyville KY 40065
(502) 333-6611
tim.probus@lge-ku.com

Louisville Gas & Electric Co.
ATTN: Delana Gideons
10300 Ballardsville Road
Louisville KY 40241
(502) 333-1808 Fax: (502) 217-2739
Delana.gideons@lge-ku.com

Shelby Energy Cooperative
ATTN: Nick Morris
PO Box 309
Shelbyville KY 40065
(502) 633-4420
nick@shelbyenergy.com

Subdivision and Street Names

Oldham County GIS (Addressing)
ATTN: Matt Tolar
100 W. Jefferson
LaGrange KY 40031
(502) 222-1476 Fax: (502) 222-3213
mtolar@oldhamcountky.gov

Oldham County Police Department
ATTN: Chief Greg Smith
1855 N. Hwy. 393
LaGrange, KY 40031
(502) 222-1300 Fax: (502) 222-5490
gsmith@oldhamcountky.gov

Storm Water

Oldham County Engineer
ATTN: Jim Silliman
100 West Jefferson Street, Suite3
LaGrange, Kentucky 40031
(502) 222-1476
jsilliman@oldhamcountky.gov

LaGrange Public Works
ATTN: Corey Rusnak
1115 Home Way
LaGrange, Kentucky 40031
(502) 222-8954
crusnak@lagrangeky.net

City of Pewee Valley
ATTN: City Clerk
P.O. Box 769
Pewee Valley, Kentucky 40056
(502) 241-8343
clerk@peweevalleyky.org

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Appropriate Water District

Oldham County Water District
ATTN: Russ Rose
PO Box 51
Buckner KY 40010
(502) 222-1690
rrose@oldhamcountywater.com

LaGrange Utilities Commission
ATTN: Ted Chisholm
412 E. Jefferson Street
LaGrange KY 40031
(502) 222-9325
tedchis@gmail.com

Louisville Water Company
ATTN: Eric Pruitt
550 South Third Street
Louisville KY 40202
(502) 569-3600
epruitt@lwcky.com

Appropriate Sanitation District

LaGrange Utilities Commission
ATTN: Ted Chisholm
412 E. Jefferson Street
LaGrange KY 40031
(502) 222-9325
tedchis@gmail.com

Oldham County Environmental Authority
ATTN: Kevin Gibson
700 West Jefferson Street
LaGrange KY 40031
(502) 225-9477 Fax: 225-9468
kevin.gibson@veoliawaterna.com

Metropolitan Sewer District
ATTN: Brad Selch
700 West Liberty Street
Louisville, KY 40203
(502) 540-6000
brad.selch@msdlouky.org

Appropriate Fire District

Ballardsville Fire Department
ATTN: Stephen Fante
4604 South Hwy. 53
Crestwood KY 40014
Cell (502) 643-6910/269-0226
chief@ballardsvillefire.com

Harrods Creek Fire Department
ATTN: Kevin Tyler
8905 Hwy 42
Prospect KY 40059
(502) 228-1351
ktyler@hcfcd.org

LaGrange Fire Department
ATTN: Keith Smith
309 N. First Avenue
LaGrange, KY 40031
(502) 222-1143
ksmith@lfrd.org

South Oldham Fire Department
ATTN: Eddie Turner
PO Box 245 (6310 Old LaGrange Rd.)
Crestwood, KY 40014
(502) 241-8992
eturner@southoldhamfire.com

Pewee Valley Fire Department
ATTN: Bob Hamilton
8607 Foley Avenue
Pewee Valley KY 40056
(502) 241-0025
bob.hamilton@peweevalleyfire.org

Worthington Fire Department
ATTN: Kevin Groody
9514 Featherbell Boulevard
Prospect, KY 40059
(502) 241-9366
kgroody@worthingtonfire.com

Westport Fire Department
ATTN: Jeff Pence
PO Box 77 (6407 Fourth Street)
Westport KY 40077
(502) 222-7078
Westport1901@gmail.com

North Oldham Fire Department
ATTN: Hewett Brown
PO Box 3 (8615 West Hwy. 42)
Goshen KY 40026
(502) 228-1447
chief@nofd.org

Oldham County Board of Education

ATTN: Tim Pfaff
1800 Button Lane
LaGrange, KY 40031
(502) 222-9337 (502) 241-3500
Tim.pfaff@oldham.kyschools.us

ATTN: Michael Williams
6165 West Highway 146
Crestwood, Kentucky 40014
(502) 241-3500
michael.williams@oldham.kyschools.us

Traffic Consultant

Neel-Schaffer, Inc.
ATTN: Karen Mohammadi
200 Whittington Parkway
Louisville, Kentucky 40222
(502) 429-9902 (502) 749-3434
karen.mohammadi@neel-schaffer.com

Postmaster

U.S. Postal Service
ATTN: Jamella Sullivan, AMS Manager
PO Box 31321
Louisville, Kentucky 40231
(502)454-1855
jamella.m.sullivan@usps.gov

Major Subdivision Preliminary Plan
(Page 6)

Preliminary Plan Checklist::

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 and ROW width of proposed streets and existing adjacent streets
- _____ Street grades and elevations at street intersections
- _____ Typical cross section of proposed streets
- _____ Any access points designated for use by construction vehicles

Lots

- _____ The proposed lot layout showing the location and distances for lot lines
- _____ Parcel areas
- _____ Lot numbers
- _____ 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

Existing 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

Public and Non-Public Sites

- _____ Name, acreage and proposed use of any parcels to be conveyed or held for public use, for joint use of property owners, or for non-public uses (such as multi-family dwellings, shopping centers or churches, but not including single family dwellings)

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)

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Manmade Features

_____ Existing manmade features such as houses, barns, outbuildings, fence rows, driveways, cemeteries and other manmade features which might affect the design of the subdivision

_____ Notation indicating which features remain and which features are to be removed

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

_____ location of nearest off-site drainage facility, including culvert size and/or natural body of water

_____ Notation of storm water flow

Adjacent Property

_____ Location and ownership of all adjoining property

_____ Sanitary sewers, street grades and other facilities

_____ Potential street layout for adjacent properties owned by the developer

Site Statistics

_____ Total Acreage in subdivision

_____ Acreage in street ROW

_____ Number of Single-Family Lots

_____ Amount of other land uses (number of apartment units, patio homes, etc.)

_____ Minimum lot size

_____ 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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Oldham County Planning and Development Services
Application for Waiver of Regulations

<i>For Staff Use Only:</i>			
Date: _____	Plat No: _____	Staff: _____	Fee: _____

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

General Information:

Name of Applicant(s): Intrepid Real Estate

Project Address: 6101 Haunz Lane

Subdivision Name: Del Webb Oldham County

Current Land Use: Ag. Parcel ID: 16-0000-27E

Current Zoning: I-2, CO-1, R-2 Total Acreage: 188.89

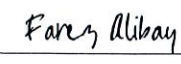
Are there any past or present related Planning and Zoning cases, including minor plats, on this property? If yes, please list the cases:

Signatures:

Owner(s):
 Name: Rock Spring Farm III, Inc. Signature: 
Signed by: 07B97E1D9F4427...

Address: 6101 Haunz Lane, Crestwood, KY 40014

Phone: _____ Email Address: _____

Applicant(s): (if other than owner)
 Name: Intrepid Real Estate Signature: 

Address: 3200 Cherry Creek South Drive, Suite 630, Denver, CO 80209

Phone: [REDACTED] Email Address: _____

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

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

Phone: [REDACTED] Email Address: [REDACTED]

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Application for Waiver
(Page 3)

Submittal Checklist:

- _____ 1. Complete Oldham County Planning and Zoning Waiver Application. (Owner's signature is required.)
- _____ 2. Required \$250.00 application fee.
- _____ 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. (*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 existing surveys of the property, if available.
- _____ 7. One copy of an original survey. All surveys must be created by a licensed surveyor and must meet the minimum criteria listed within the Oldham County Subdivision Regulations under Section 3.5, page 8. (The Subdivision Regulations are accessible via the internet at www.oldhamcounty.net/property under the public documents section of the webpage.)
- _____ 8. Twenty additional copies of the survey. (These copies may be photocopies of the original survey)
- _____ 9. Any proposed access easement agreements.
- _____ 10. Any other supporting documents and/or photographs

** Accessing PVA information: Property information may be accessed on the internet at www.oldhampva.com. In order to search for a property, users must select "Tax Payer Info" from the left column then select "Property Search". 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.*

Waiver Justification

Intrepid Real Estate

6101 Haunz Lane

The applicant is requesting a waiver from the requirement to provide 50 parking spaces at the apartment clubhouse. The proposed development includes 23 spaces, which adequately serves the anticipated demand for this amenity.

Strict compliance with the parking requirement would create an undue hardship due to the design and layout of the proposed PRD (Planned Residential District), which prioritizes preservation of open space, environmental features, and overall site efficiency. The clubhouse is an amenity for residents and will not have constant or heavy use, so parking demand will be limited. Requiring the full 50 spaces would result in unnecessary impervious surface, potential impacts to environmentally sensitive areas, and inefficient land use inconsistent with the overall development plan.

The proposal remains consistent with the intent of the Oldham County Zoning Ordinance, allows for reasonable use of the property, and will not adversely affect the character of the surrounding area. Approval of the waiver will allow the site to function safely and efficiently while meeting anticipated demand, avoiding overbuilding, and supporting efficient land use, environmental preservation, and cohesive site design.