



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

Date: 7/22/2026 Docket No: P2-26-022 Staff: JH Fee: \$1600

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

CHK 5236

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

Name of Applicant(s): Rose Island Glen II, LLC

Project Address: Rose Island Road (*see note below)

Project Name: Rose Island Road Subdivision

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

Current Land Use: Undeveloped Parcel ID: 01-00-00-4A, 4F, ETC

Current Zoning: R-2, CO-1 Proposed Zoning: same/no change

Total Acreage: 102 Proposed Number of Lots/Units: 64 Proposed Minimum Lot Size: 43,560 w/o sewer

Are there any past or present related Planning and Zoning cases on this property? If yes, please list the cases:
PZ-23-004; TRC-26-012 [*Note: Residual Tracts 1, 2, 3, 4, as shown at TRC, are not proposed as a part of this subdivision application. Refer to Preliminary Subdivision Plan for specifics on property.]

Signatures:

Owner(s):

Name: Rose Island Glen II, LLC Signature: [Signature] **SIGN HERE**

Address: 2801 Mayo Lane, Prospect, KY 40059

Phone: _____ Email Address: _____

Applicant(s): (if other than owner)

Name: Rose Island Glen II, LLC c/o Steve Canfield Signature: [Signature] **SIGN HERE**

Address: 2801 Mayo Lane, Prospect, KY 40059

Phone: [Redacted] Email Address: _____

Contact: (if other than owner)

Name: John C. Talbott Signature: _____

Bardenwerper Talbott & Roberts, PLLC
Address: 1000 N. Hurstbourne Parkway, Second Floor, Louisville, KY 40223

Phone: [Redacted] Email Address: _____

*100 West Jefferson Street ~ LaGrange, Kentucky
Ph: 502-222-1476 Fax: 502-222-3213*

Last Updated 8/30/2015

[*Note: Residual Tracts 1, 2, 3, 4, as shown at TRC, are not proposed as a part of this subdivision application. Refer to Preliminary Subdivision Plan for specifics on property.]

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

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

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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.
- NA 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)
- NA 13. Traffic Impact Analysis (for developments generating an ADT exceeding 1000 vehicles) and 20 copies of the summary section.
- NA 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.
- NA 15. Photos and other supporting documents. (20 copies)
- NA 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 ~~Dr. Arthi Hendrick~~ 8/30/2015

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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 Hwy. Department

Kentucky Transportation Cabinet
ATTN: Steve Tucker
8310 Westport Road
Louisville KY 40242
(502) 210-5400 Fax: (502) 210-5494
stevieD.Tucker@ky.gov

Oldham County Engineer
ATTN: Beth Stuber
100 West Jefferson St.
LaGrange KY 40031
(502) 222-1476
bstuber@oldhamcountky.gov

LaGrange Public Works
ATTN: Keith Crowder
307 West Jefferson Street
LaGrange KY 40031
(502) 222-8954
kcrowder@lagrangeky.net

Health Department

Oldham County Health Department
ATTN: Todd LaFollette
1786 Commerce Pkwy.
LaGrange KY 40031
(502) 222-3516
todd.lafollette@ky.gov

Natural Resources Conservation District

Natural Resources Conservation Services
ATTN: Kurt Mason
4233 Bardstown Road, Suite 100A
Louisville KY 40218
(502) 222-5123 (LaGrange)
(502) 499-1900 (Louisville)
kurt.mason@ky.usda.gov

AT&T

AT&T
ATTN: Clark Sanders
3719 Bardstown Road – 2nd floor
Louisville KY 40218
(502) 227-0827
js0962@att.com

Appropriate Electric Company

Kentucky Utilities Company
ATTN: Paula Clifford/Patrice Niles
1100 Main Street
Shelbyville KY 40065
(502) 633-9459 Fax: (502) 633-4875
paula.clifford@lge-ku.com

Louisville Gas & Electric Co.
ATTN: Bert Craig
820 W. Broadway
Louisville KY 40202
(502) 627-2571 Fax: 364-8377
roberta.craig@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

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: Chris Keil
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: Ed Basquill
700 West Jefferson Street
LaGrange KY 40031
(502) 225-9477 Fax: 225-9468
ed.basquill@veoliawaterna.com

Metropolitan Sewer District
ATTN: Jim Bobbitt
700 West Liberty Street
Louisville, KY 40203
(502) 540-6000
Bobbitt@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: David Pendleton
PO Box 77 (6407 Fourth Street)
Westport KY 40077
(502) 222-7078
Westport1901@gmail.com

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

Oldham County Board of Education

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

Traffic Consultant

Diane Zimmerman
11940 US 42, Suite 1
Goshen, KY 40026
(502) 228-0393 Fax: (502) 228-0393
Diane.zimmerman@jacobs.com

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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)

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)