Oldham County
OCT 21 26
Planning & Development

Oldham County Planning and Development Services

Application for Major Subdivision
Preliminary Plan

For Staff Use Only:
Date: _____ Docket No: ~~SD~~ P2-26-031 Staff: JH Fee: $70 CK# 204

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): **Dads Real Estate, LLC**

Project Address: **W. U.S. Highway 42, Goshen, Kentucky, 40026**

Project Name: **Goshen Meadows Subdivision**

City: **Goshen** Is the project within the incorporated city limits? **No**

Current Land Use: **Agriculture** Parcel ID: **20-00-00-2&4**

Current Zoning: **AG-1** Proposed Zoning: **AG-1**

Total Acreage: **59.78** Proposed Number of Lots/Units: **17** Proposed Minimum Lot Size: **2.17 acres**

Are there any past or present related Planning and Zoning cases on this property? If yes, please list the cases:
N/A

Signatures:

Owner(s):
Name: **Dads Real Estate, LLC** Signature: _____

Address: **4011 Woodstone Way, Louisville, Kentucky, 40241**

Phone: _____ Email Address: _____

Applicant(s): *(if other than owner)*
Name: _____ Signature: _____

Address: _____

Phone: _____ Email Address: _____

Contact: *(if other than owner)*
Name: **Michael G. Swansburg, Jr., Esq.** Signature: _____

Address: **c/o Swansburg & Smith, PLLC, 117 W. Main Street, La Grange, Kentucky, 40031**

Phone: [redacted] Email Address: [redacted]

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.

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.*