



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

Date: 01/17/2024 For Staff Use Only: Docket No: P2-24-009 Staff: LS 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): DHJ Properties, LLC

Project Address: 3200 Massie School Road, La Grange, Kentucky, 40031

Project Name: Dogwood Estates Subdivision

City: La Grange Is the project within the incorporated city limits? Yes

Current Land Use: Agriculture Parcel ID: 55-00-00-2A&2B

Current Zoning: R-2 (primary) & CO-1 (partly) Proposed Zoning: Same

Total Acreage: 60.9 Proposed Number of Lots/Units: 134 Proposed Minimum Lot Size: 6,600 sq.ft.

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: DHJ Properties, LLC Signature: [Signature]

Address: c/o Billy Doelker, 4751 Fox Run Road, Buckner, Kentucky, 40010

Phone: (502) 225-9434 Email Address: Billy@KeyHomesLLC.com

Applicant(s): (if other than owner)

Name: _____ Signature: _____

Address: _____

Phone: _____ Email Address: _____

Contact: (if other than owner)

Name: Michael G. Swansburg, Jr., Esq. Signature: [Signature]

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

Phone: (502) 805-5960 Email Address: mgs@swansburgandsmith.com

100 West Jefferson Street ~ LaGrange, Kentucky

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

www.oldhamcountky.gov

Last Updated 11/7/2019

Major Subdivision Preliminary Plan
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Additional Requests:

A. Are there any variances required? Yes

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? Yes

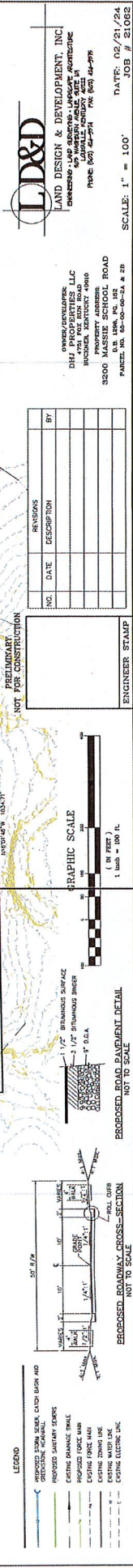
If yes, attach a list including each waiver and from which section of the Subdivision Regulations the waiver is requested. The Commission may reduce or otherwise grant waivers from the requirements of the Oldham County Subdivision regulations whenever it encounters the situations described below.

- 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.





Oldham County Planning and Development Services
Application for Waiver of Regulations

Date: 4/17/24 Plat No: P2-24-009 For Staff Use Only: Staff: BF Fee: _____

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

General Information:

Name of Applicant(s): DHJ Properties, LLC

Project Address: 3200 Massie School Road, La Grange, Kentucky, 40031

Subdivision Name: Dogwood Estates Subdivision

Current Land Use: Agriculture Parcel ID: 55-00-00-2A&2B

Current Zoning: R-2 (primary) & CO-1 (partly) Total Acreage: 60.9

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

N/A

Signatures:

Owner(s):

Name: DHJ Properties, LLC Signature: _____

Address: c/o Billy Doelker, 4751 Fox Run Road, Buckner, Kentucky, 40010

Phone: (502) 225-9434 Email Address: Billy@KeyHomesLLC.com

Applicant(s): (if other than owner)

Name: _____ Signature: _____

Address: _____

Phone: _____ Email Address: _____

Contact:

Name: Michael G. Swansburg, Jr. Esq. Signature: [Signature]

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

Phone: (502) 805-5960 Email Address: mgs@swansburgandsmith.com

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Last Updated 9/7/2015

Application for Waiver
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Explanation:

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.

Please explain how this request relates to one or both of the above situations.

The Applicant is proposing an open-space subdivision plan, the purpose of which is to incorporate clustered residential lots dotted along designated streets between and amongst both undisturbed vegetation and maintained greenspace within a relatively narrow strip of undeveloped land. As part of that subdivision plan, the Applicant is proposing the main artery of the subdivision, presently designated as "Street A," to commence at a proposed intersection with Zhale Smith Road and proceed southeast through the length of the proposed subdivision. That proposal also contemplated the placement of more than seventy-five (75) clustered residential lots on that artery.

The Applicant is proposing a waiver of Oldham Co. Subdivision Regulation Sec. 5.12(C), which limits "frontage on and vehicular access from local access streets or private roads only and not subcollector, collector, or higher order streets."

Although the Oldham Co. Subdivision Regulations expressly limit which roads may have frontage and vehicular access, the proposed waiver does not undermine or circumvent the intended objective of an open-space subdivision; namely, the creation of clustered, developed lots combined with non-developed space. The proposed subdivision incorporates those elements into its overall design. Moreover, the proposed waiver comports with the overall objective for subdivisions as articulated in Sec. 5.1 of the Oldham Co. Subdivision Regulations; to wit, it ensures the orderly subdivision of land for residential uses and it promotes the county's rural character through clustered residential lots.



Board of Adjustments and Appeals
Oldham County Planning and Development Services
Application for Variance

Date: 04/17/2024 Docket No: For Staff Use Only: 72-24-009 Staff: LS Fee: _____

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

General Information: *(A separate application must be submitted for each Board of Adjustments request.)*

Name of Applicant(s): DHJ Properties, LLC

Project Name: Dogwood Estates Subdivision

Project Address: 3200 Massie School Road, La Grange, Kentucky, 40031

City: La Grange Is the project within the incorporated city limits? Yes

Subdivision Name: Dogwood Estates Current Land Use: Agriculture

Parcel ID: 55-00-00-2A&2B Current Zoning: R-2 & CO-1 Lot Size: 60.9 acres

Please explain/describe the requested Variance:

Reducing R-2 zone minimum front-yard setbacks to 30'; reducing R-2 zone minimum side-yard setbacks to 5'; and reducing R-2 zone minimum side-yard setbacks on both sides to 10'

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: DHJ Properties, LLC Signature: _____

Address: c/o Billy Doelker, 4751 Fox Run Road, Buckner, Kentucky, 40010

Phone: (502) 225-9434 Email Address: Billy@KeyHomesLLC.com

Applicant(s): (if other than owner)

Name: _____ Signature: _____

Address: _____

Phone: _____ Email Address: _____

Contact:

Name: Michael G. Swansburg, Jr., Esq. Signature: MGS

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

Phone: (502) 805-5960 Email Address: mgs@swansburgandsmith.com

100 West Jefferson Street ~ LaGrange, Kentucky

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Last Updated 8/30/2015

Board of Adjustments and Appeals
Application for Variance
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Justification:

The Board of Adjustments and Appeals requires that each applicant respond to the following four questions (Please refer to the attached checklist for further explanation):

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?

The Applicant is proposing an open-space subdivision, which does not exist presently within the same vicinity. Moreover, the proposal incorporates clustered residential lots with undisturbed vegetation and maintained greenspace within a relatively narrow strip of undeveloped land.

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?

Should it not receive this variance, the Applicant would be deprived of the full use of the undeveloped parcel by forcing it to reduce significantly the number of proposed residential lots and reconfiguring the proposed subdivision plan given the layout of the undeveloped parcel.

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?

No. The Applicant has taken no actions other than to prepare an open-space subdivision plan.

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?

The variance will not harm the public safety in any way. Rather, it will affirm and support the essential character of the proposed open-space neighborhood by combining clustered residential lots with undeveloped greenspace. This will aid in adhering to the more rural character of the area.