



Oldham County Planning and Development Services
Application for Development Plan

For Staff Use Only:

Date: 4/17/2024 Docket No: PZ-24-008 Staff: BF Fee: 756.00

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): Mason Construction & Development, LLC

Project Address: 6450 Claymont Crossing

Project Name: Claymont Office Building

City: Crestwood Is the project within the incorporated city limits? Yes

Total Site Acreage: 1.10+- ac Subdivision Name: Claymont Springs

Current Land Use: Vacant Proposed Land Use: Office

Parcel ID: 23-35-01-C.2 Current Zoning: C-3

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

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: Mason Construction & Development, LLC Signature: 

Address: 6244 Old LaGrange Rd, Suite 15, Crestwood, KY 40014

Name: _____ Signature: _____

Address: _____

Name: _____ Signature: _____

Address: _____

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

Name: Same as Owner Signature: _____

Address: _____

Phone: _____ Email Address: masoncon@masonconstructionky.com

Contact: *(if other than owner)*

Name: Mike Hill Signature: _____

Address: 503 Washburn Ave, Louisville, KY 40222

Phone: 502-426-9374 Email Address: hill@ldd-inc.com

Development Plan
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Additional Requests:

A. Are there any variances required? Yes

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.

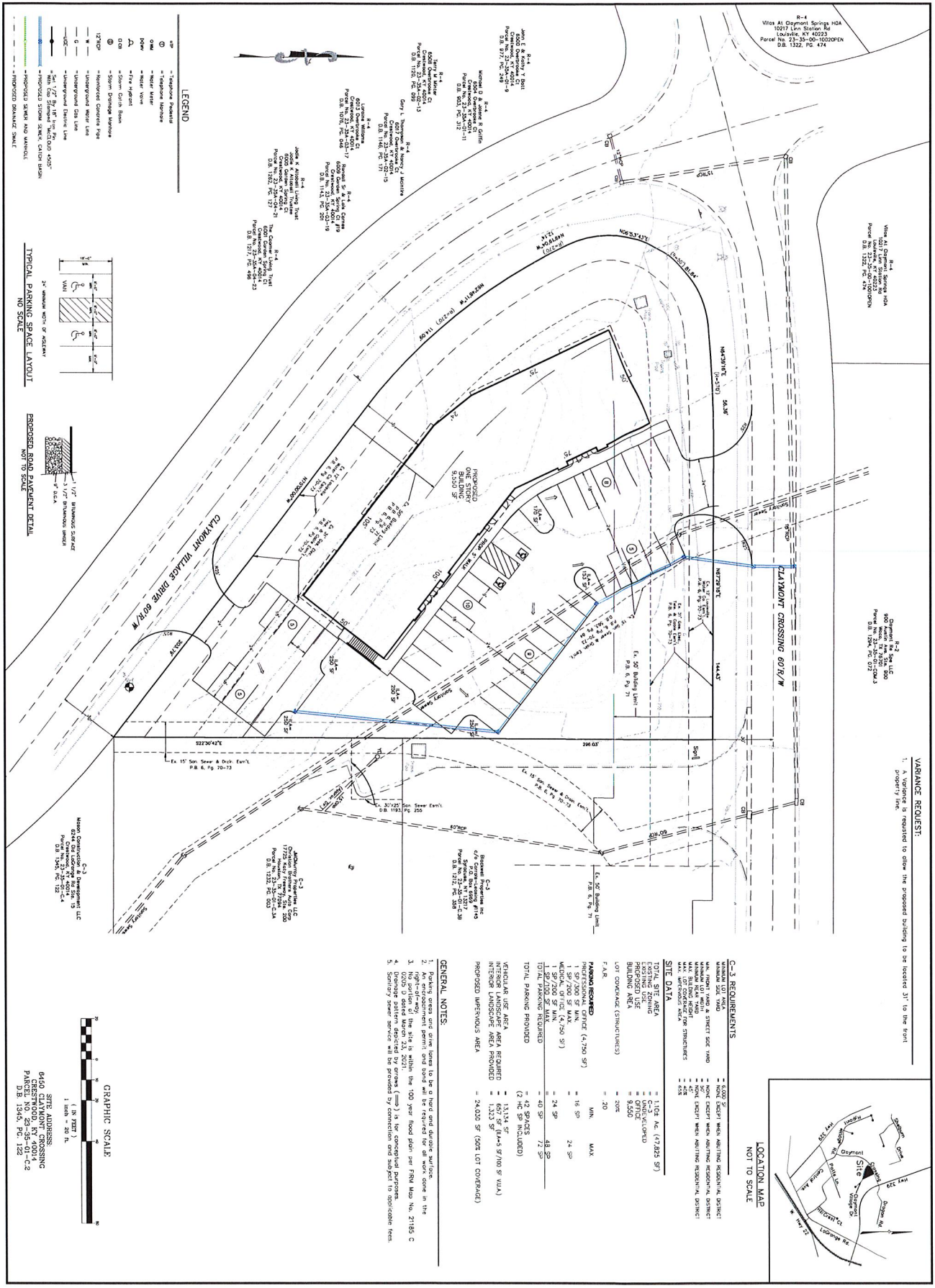
- A. Exceptional Hardship – Where the Commission finds that strict compliance with these regulations would create an undue hardship because of exceptional unique topographic or other natural or man-made physical conditions encountered on the particular land, the Commission may modify these regulations 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.

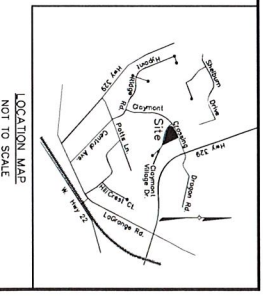
C. Is the Development Plan part of an application for a Major Subdivision? No

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

100 West Jefferson Street ~ LaGrange, Kentucky
Ph: 502-222-1476 Fax: 502-222-3213
www.oldhamcountky.gov



VARIANCE REQUEST:
 1. A Variance is requested to allow the proposed building to be located 31' to the front property line.



C-3 REQUIREMENTS

- MIN. FRONT YARD SETBACK (FMS)
- MIN. SIDE YARD SETBACK (MSYS)
- MIN. REAR YARD SETBACK (MRS)
- MIN. LOT COVERAGE PER STRUCTURES
- MIN. LOT AREA
- MIN. LOT WIDTH
- MIN. LOT DEPTH
- MIN. LOT FRONTAGE
- MIN. LOT AREA PER STRUCTURE
- MIN. LOT AREA PER OFFICE
- MIN. LOT AREA PER GARAGE
- MIN. LOT AREA PER DRIVEWAY
- MIN. LOT AREA PER UTILITY
- MIN. LOT AREA PER FENCE
- MIN. LOT AREA PER SIGN
- MIN. LOT AREA PER LIGHTING
- MIN. LOT AREA PER LANDSCAPE
- MIN. LOT AREA PER OTHER

SITE DATA

TOTAL SITE AREA	11.02 AC (47,825 SF)
EXISTING ZONING	C-3 (COMMERCIAL)
PROPOSED ZONING	OFFICE
BUILDING AREA	9,550
LOT COVERAGE (STRUCTURES)	20
F.A.R.	20
PROPOSED OFFICE (4,750 SF)	MIN. MAX.
PROPOSED GARAGE (1,500 SF)	16 SP 24 SP
PROPOSED DRIVEWAY (1,500 SF)	24 SP
PROPOSED UTILITY (1,500 SF)	24 SP
PROPOSED FENCE (1,500 SF)	24 SP
PROPOSED SIGN (1,500 SF)	24 SP
PROPOSED LIGHTING (1,500 SF)	24 SP
PROPOSED LANDSCAPE (1,500 SF)	24 SP
PROPOSED OTHER (1,500 SF)	24 SP
TOTAL PARKING REQUIRED	40 SP
TOTAL PARKING PROVIDED	40 SP (24 SP ALLOTTED)
VEHICULAR USE AREA	11,114 SF
INTERIOR LANDSCAPE AREA REQUIRED	6,573 SF (R=4.5 F/100 SF ALA)
INTERIOR LANDSCAPE AREA PROVIDED	1,133 SF
PROPOSED WAPREVIOUS AREA	24,000 SF (CONV LOT COVERAGE)

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - Imperviousness (perm) and land use to be as shown on the plan.
 - No portion of the site within the 100 year flood plain per FEMA Map No. 2185 C shall be used for any other purpose.
 - Drainage pattern depicted by green (can) is for conceptual purposes.
 - Survey's sewer service will be provided by connection and subject to coordination fees.

JOB NO. 22206	DEVELOPMENT PLAN	LAND DESIGN & DEVELOPMENT, INC. 500 MARKET STREET, SUITE 200 CRESTWOOD, KY 40014 TEL: 502-261-8222 FAX: 502-261-8222 WEB SITE: WWW.LD-D.COM	PROJECT DATA	ENGINEER'S SEAL	SURVEYOR'S SEAL
			FILE NAME: 22206-DEV-PLAN		
SHEET 1 OF 1	PERKINS CLAYMONT OFFICE BLDG - LOT 2 OWNER/DEVELOPER MASON CONSTRUCTION AND DEVELOPMENT, LLC 6244 OLD LAGRANGE RD, STE. 15 CRESTWOOD, KY 40014	6244 CLAYMONT CROSSING PARCEL NO. 23-25-01-C-2 DB. 1345, PG. 122	REVISIONS		
			NO. DATE DESCRIPTION BY		



