

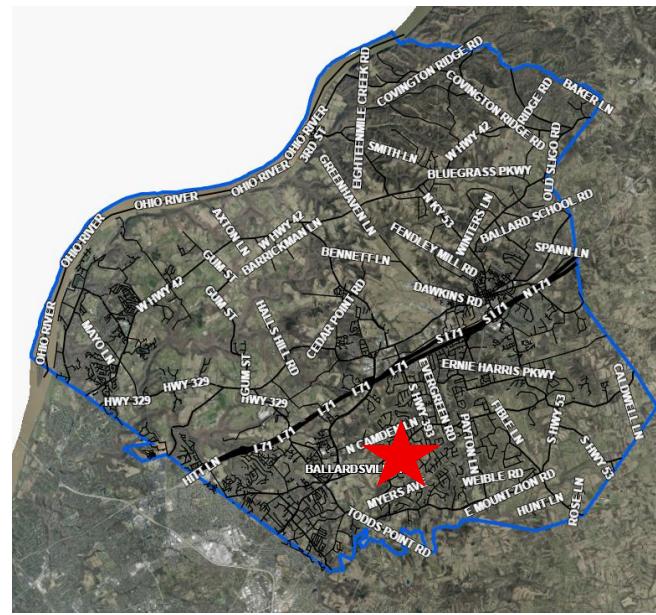


OLDHAM COUNTY PLANNING COMMISSION

January 27, 2026

Summary of Application:

Docket:	PZ-26-002
Request:	Preliminary Subdivision Plan
Applicant:	Oldham Farms Development, LLC
Location:	2800 S. Camden Lane, Crestwood
Existing Land Use:	Agricultural
Existing Zoning:	AG-1, CO-1, R-1
Proposed Number of Lots:	67 lots
Total Site Size:	131.2 acres
Tax Parcel:	42-00-00-3



Surrounding Zoning:

North – Land Use: Residential Zoning: AG-1 & CO-1

East – Land Use: Residential Zoning: R-1

South – Land Use: Residential Zoning: CO-1 & AG-1

West – Land Use: Agricultural & Residential Zoning: CO-1 & AG-1

Planning Commission Action:

DOCKET PZ-26-002 – An application has been filed by Oldham Farms Development, LLC for a Preliminary Subdivision Plan with sixty-seven (67) lots on property located at 2800 S. Camden Lane, Crestwood. The property is 131.2 acres and zoned R-1, Residential District, AG-1, Agricultural District, and CO-1, Conservation District.

Case History:

Pre-Application Meeting: 09/03/2025

Neighborhood Meeting: 09/16/2025

Technical Review Committee Meeting: 10/15/2025

Agenda Posted to Website: 12/30/2025

Adjoining Property Owner Notices Mailed: 01/07/2026

Adjoining Property Owner Notice Mailed: 01/07/2026
Public Notice Appeared in Oldham Era: 01/15/2026

Site History:

On February 26, 2008, the Oldham County Planning Commission approved the Camden Ridge Preliminary Subdivision Plan. The plan was approved on a vote of 7 to 3 to 1.

On the same day, the Planning Commission approved variances to road frontage and lot width for lots 3, 8, 9, 12, 54, and 55. The plan was approved on a vote of 6 to 5.

According to Oldham County Subdivision Regulations, Section 3.2, Preliminary Plat approvals shall be valid for two years. When requested, one-year extensions of approval may be granted by the Commission. Since the approval was more than 2 years ago, the applicant is required to go through the process to seek a new approval.

Conformance with Comprehensive Plan:

The Oldham County Future Land Use Map (2025) predicts that the use of this tract will be Single Family Residential.

Conformance with Zoning Ordinance:

The proposed plan appears to be in conformance with all zoning and subdivision regulations.

Conformance with the Oldham County Flood Damage Prevention Ordinance:

A portion of the site is located within Zone A of the 100-year Flood Plain per FEMA Map 21185 C 0210 D dated March 23, 2021.

Agency Comments:

See attached TRC notes.

Notes:

1. The applicant is proposing a preliminary subdivision plan comprised of 67 lots on approximately 131.2 acres.
2. The applicant is not asking for waivers or variances.
3. The property is zoned AG-1, Agricultural District, CO-1, Conservation District, and R-1, Residential District.
4. The lots will be single family residential and will range in size from 1 acre to 4.4 acres.
5. The access to the subdivision will be via South Camden Lane, Willow Bend Drive, and Lincoln Trail. During construction, the construction traffic shall only access the property through South Camden Lane. Developers will coordinate with the Oldham County Engineering Department for installation of barriers at the stub roads.
6. The connectivity between subdivisions is supported by Comprehensive Plan Land Use Objective 2-2. Additionally, the Oldham County Subdivision Regulation Section 5.2, Part B: Street System Layout, item 2, states that the layout of a local street system should not create excessive travel lengths and should provide connections to adjacent properties unless topographic constraints prohibit the connections. The proposed plan conforms with both the guide of the Comprehensive Plan LU-2-2 and the language of the Subdivision Regulation Section 5.2, B.1.
7. The Oldham County Board of Education determined that the maximum number of lots per year is 35.
8. A traffic assessment was completed by the applicant and included in your packet.
9. The applicant has agreed to commit to the County \$211,000 to widen South Camden Lane between Outer Circle Drive and Monfort Lane. If the county does not widen the roadway within the developer's timeline, the developer will make improvements themselves and will receive the \$211,000 funds back.

Preliminary Subdivision Plan

Motion to **approve** the preliminary subdivision plan because:

- a. It complies with objectives _____ of the comprehensive plan, the zoning ordinance and the subdivision regulations.
- b. _____ (any additional reasons).

The approval is contingent upon the strict adherence to the binding elements/conditions of approval listed above.

** The Planning Commission may amend, delete or add additional binding elements at the public hearing.*

Motion to **deny** the preliminary subdivision plan because:

- a. It does not plan comply with objectives _____ of the comprehensive plan because _____.
- b. The plan does not comply with the Subdivision Regulations because _____; (such as too many unreasonable or unnecessary waivers are being requested).
- c. _____ (any additional reasons).

Proposed Binding Elements:

1. The approval applies only to the plan presented at the January 27, 2026 Oldham County Planning Commission public hearings.
2. There shall be no subdivision of any lot into a greater number of lots without review by the Oldham County Planning Commission.
3. The preliminary plan must comply with all established federal, state, and county ordinances and requirements at the time of construction plan approval.
4. The applicant will commit to funding the costs for the county to widen South Camden Lane between Outer Circle Drive and Monfort Lane and shall provide a letter of credit to Oldham County Fiscal Court for \$211,000 towards those road improvements. The letter of credit is due prior to any construction plan approvals for Camden Ridge Subdivision. If the county road project cannot be initiated to meet the developer's schedule, the developer will construct the South Camden Lane road improvements per the construction plans prepared by Land Design & Development and the letter of credit shall be returned to the developer. The developer at his expense shall be responsible for utility relocation, as needed, to widen S. Camden Lane roadway per the construction plans for S. Camden Lane prepared by Land Design & Development.

The Planning Commission may amend, delete or add additional binding elements at the public hearing.

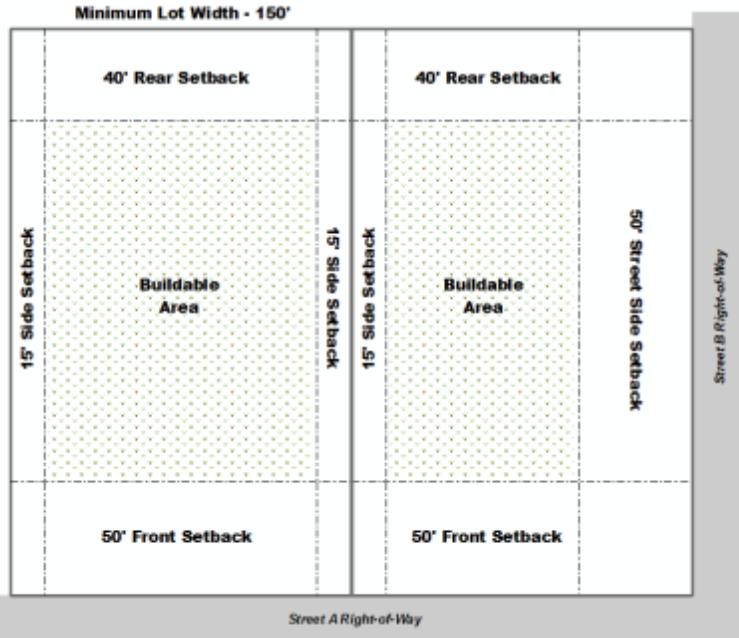
DIVISION 020 AG-1 AGRICULTURAL/RESIDENTIAL DISTRICT

Sec. 020-010 AG-1 Agricultural/Residential District: Intent

The AG-1 Agricultural/Residential District is intended to: (1) support and encourage agriculture for the purpose of recognizing the cultural heritage of the community and the agricultural contribution to the economic base; and (2) minimize urban-type development in rural areas until urban-type services and utilities can be efficiently provided.

Sec. 020-020 AG-1 Agricultural/Residential District: Development Regulations

<u>Minimum Lot Area:</u>	<u>Minimum Front Yard Setback:</u>
43,560 square feet	50 feet
<u>Minimum Road Frontage:</u>	<u>Minimum Side Yard Setback:</u>
150 feet for lots under 2.5 acres	15 feet
300 feet for lots 2.5 acres or more	<u>Minimum Street Side Yard Setback:</u>
	50 feet; or
	75 feet when adjacent to an arterial roadway
<u>Minimum Lot Width:</u>	<u>Minimum Rear Yard Setback:</u>
150 feet for lots under 2.5 acres	40 feet
300 feet for lots 2.5 acres or more	<u>Maximum Lot Coverage for Structures:</u>
<u>Minimum Lot Depth:</u>	20 percent of the lot area
200 feet	
<u>Maximum Structure Height:</u>	
35 feet (agriculture structures are exempt)	



DIVISION 030 CO-1 CONSERVATION/RESIDENTIAL DISTRICT

Sec. 030-010 CO-1 Conservation/Residential District: Intent

The Conservation/Residential District is intended to promote and protect significant natural features, wooded areas, water courses, existing and potential lake sites, other recreational and conservation resources, wildlife habitat, present and future water supplies, and to minimize erosion of soil and the siltation and pollution of streams and lakes.

Sec. 030-020 CO-1 Agricultural/Residential District: Development Regulations

Minimum Lot Area:

43,560 square feet

Minimum Road Frontage:

150 feet for lots under 2.5 acres

300 feet for lots 2.5 acres or more

Minimum Lot Width:

150 feet for lots under 2.5 acres

300 feet for lots 2.5 acres or more

Minimum Lot Depth:

200 feet

Maximum Structure Height:

35 feet (agriculture structures are exempt)

Minimum Front Yard Setback:

50 feet; or

75 feet when adjacent to an arterial roadway

Minimum Side Yard Setback:

15 feet

Minimum Street Side Yard Setback:

50 feet; or

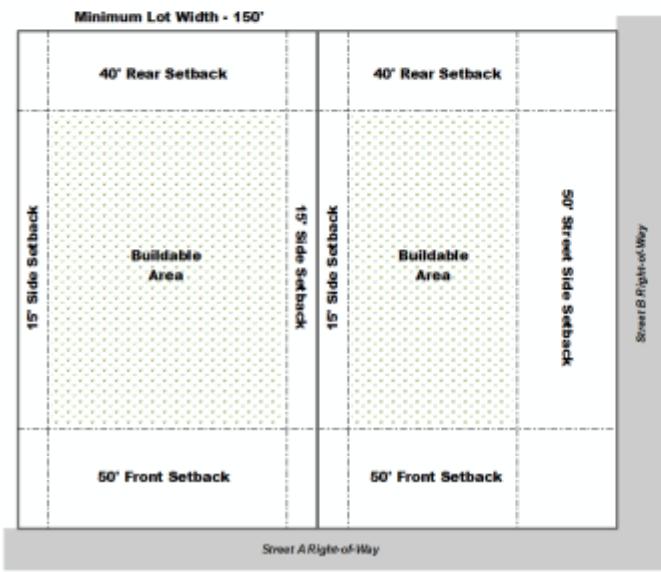
75 feet when adjacent to an arterial roadway

Minimum Rear Yard Setback:

40 feet

Maximum Lot Coverage for Structures:

20 percent of the lot area



Additional Standards that may Apply:

Accessory Dwelling Units.....Sec 250-040

Accessory Uses & Struc.....Sec 250-030

Agritourism Buildings.....Sec 260-035

Barrel Warehouses.....Sec 250-320

Brew pubs.....Sec 250-310

Distillery & Brewery.....Sec 250-300

Height.....Sec 330-010

Home Occupation.....Sec 260-230

Fences & Walls.....Sec 250-090

Capacity of Infrastructure...Division 270

Highway 53 Overlay Dist.Division 245

Historic Preservation.....Division 240

Landscaping.....Division 300

Lighting.....Division 310

Parking.....Division 280

Signs.....Division 290

DIVISION 050 R-1 RESIDENTIAL DISTRICT

Sec. 050-010 R-1 Residential District: Intent

The purpose of the R-1 Residential District is to allow, preserve and protect the character of low density, detached single-family areas and neighborhoods at densities ranging from one (1) dwelling unit per acre up to 2.17 dwelling units per acre.

Sec. 050-020 R-1 Residential District: Development Regulations

Minimum Lot Area:

- 20,000 square feet with sanitary sewers
- 43,560 square feet without sanitary sewers
- 43,560 square feet within the city of Pewee Valley

Minimum Lot Width:

- 100 feet; or
- 150 feet for lots without sanitary sewers

Maximum Density/Intensity:

- 2.17 dwelling units per acre
- 0.25 Floor Area Ratio

Maximum Structure Height:

- 35 feet (agriculture structures are exempt)

Minimum Front Yard Setback:

- 35 feet

Minimum Side Yard Setback:

- 15 feet

- 30 feet total for both sides

Minimum Street Side Yard Setback:

- 35 feet

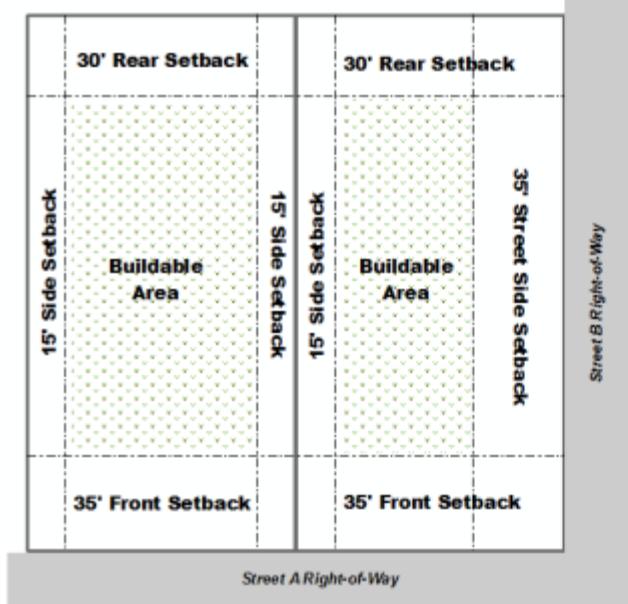
Minimum Rear Yard Setback:

- 30 feet

Maximum Lot Coverage for Structures:

- 30 percent of the lot area

Minimum Lot Width - 100'



Additional Standards that may Apply:

- Accessory Dwelling Units.....Sec 250-040
- Accessory Uses & Struc.....Sec 250-030
- Agritourism Buildings.....Sec 260-035
- Barrel Warehouses.....Sec 250-320
- Brew pubs.....Sec 250-310
- Distillery & Brewery.....Sec 250-300
- Height.....Sec 330-010
- Home Occupation.....Sec 260-230
- Fences & Walls.....Sec 250-090
- Capacity of Infrastructure...Division 270
- Highway 53 Overlay Dist.Division 245
- Historic Preservation.....Division 240
- Landscaping.....Division 300
- Lighting.....Division 310
- Parking.....Division 280
- Signs.....Division 290

SECTION 3.2 POTENTIAL ACTION

The Commission, Commission staff, or any other entity properly and lawfully charged with the review and taking action on a proposed division may take one or more of the following actions as long as such action is not inherently in conflict with the law or other expressed provisions of this regulation. The standard for all action to be taken shall be in compliance with these regulations, the zoning regulations, and those incorporated herein by reference.

Approval - The Commission or other entity authorized to take action may approve the plat at any of the steps in which they are involved. This approval may include the granting of variances and waivers. Preliminary Plat approvals shall be valid for two (2) years during which time the developer shall proceed with the requirements necessary to receive approval of Construction Plans. When requested, one (1) year extensions of approval may be granted by the Commission. In granting extensions the Commission shall have the right to require amendments to the approved preliminary plat when it finds that applicable ordinances and regulations, land use plans, local land uses, or development conditions have changed since the approval.

Approved Final Plats shall be recorded within one (1) year. Recorded plats are valid until superseded or revoked.

SECTION 5.2 SUBDIVISION DESIGN PRINCIPLES

The subdivision of land for residential uses shall adhere to the following design principles:

- A. Compliance with Other Regulations - In designing a subdivision the developer shall comply with the principles and requirements of the Subdivision Regulations, the Zoning Ordinance, and any other applicable studies or regulations in effect at the time of application. When considering an application for the subdivision of land, the Commission shall be guided by the standards contained within the Subdivision Regulations, the Zoning Ordinance, and any other applicable studies or regulations.
- B. Street System Layout - The following guidelines shall be considered when laying out proposed street systems:
 - 1. Street system design should encourage the efficient flow of traffic on local residential streets.
 - 2. The layout of a local street system should not create excessive travel lengths and should provide connections to adjacent properties unless topographic constraints prohibit the connections.
 - 3. Local street systems should be logical, understandable, and easy to navigate.
 - 4. Local circulation systems and land development patterns should not detract from the efficiency of adjacent major streets.
 - 5. Residential streets shall clearly communicate their local function and place in the street hierarchy.
 - 6. Streets should be designed to accommodate local emergency services and truck deliveries.
 - 7. The residential street should enhance the community's visual image.