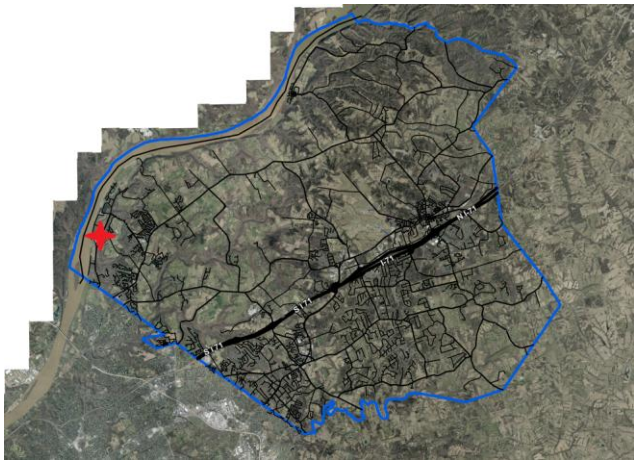




OLDHAM COUNTY PLANNING COMMISSION

August 25, 2026

Summary of Application:

Docket:	PZ-26-022	
Request:	Preliminary Subdivision Plan	
Applicant:	Rose Island Glen II, LLC	
Location:	1700 Block Rose Island Rd.	
Existing Land Use:	Undeveloped	
Existing Zoning:	R-2, CO-1	
Proposed Number of Lots:	64 lots	
Total Site Size:	102 acres	
Tax Parcel:	01-00-00-4A, 4F, ETC / 01-01A,4G&1A-00-72ETC	

Surrounding Zoning:

North – Land Use: Residential
Zoning: R-2, CO-1

East – Land Use: Residential
Zoning: R-2, R-1

South – Land Use: Residential
Zoning: R-2, R-1

West – Land Use: Residential
Zoning: CO-1

Planning Commission Action:

DOCKET PZ-26-022 – An application has been filed by Rose Island Glen II, LLC for a Preliminary Subdivision Plan with sixty four (64) lots on property located at Rose Island Glen Rd and Harmony Village Rd., Prospect. The property is 102-acres and zoned R-2, Residential District, and CO-1, Conservation District.

Case History:

Pre-Application Meeting: 3/31/2026

Neighborhood Meeting: 5/19/2026

Technical Review Committee Meeting: 6/17/2026

Agenda Posted to Website: 7/30/2026

Adjoining Property Owner Notices Mailed: 8/5/2026

Public Notice Appeared in Oldham Era: 8/6/2026

Site History:

In May 2021, Planning Commission approved a previous version of this plan with 94 lots in a vote of 8-4 (PZ-21-010).

Following that approval, the decision was appealed in Oldham County Circuit Court where Judge Crosby affirmed all the decisions made by the Planning Commission except for the decision not to require sanitary sewer connection. Judge Crosby sent the sewer matter back to Planning Commission for consideration of a waiver of the Subdivision Regulations.

In February 2023, the applicant returned to the Planning Commission asking for a Waiver of Oldham County Subdivision Regulations 7.4 (C) No. 2, Sewage Disposal Standards in accordance with the Circuit Court decision. The waiver of the sewer regulations was denied with a vote of 7-3 and subsequently the preliminary subdivision plan was denied with a vote of 9-1 (PZ-23-004).

In April 2026, two minor plats were approved (MP-26-016, MP-26-017) that created 2 new tracts and dedicated additional right of way on the northern tract of land (01-01A-4G&1A-00-72ETC), as well as dedicating additional right of way on the southern tract (01-00-00-04A& 4F, ETC).

Conformance with Comprehensive Plan:

The Oldham County Future Land Use Map (2025) predicts that the use of this tract will be Agricultural / Rural.

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:

The site is located within zone AE & X of the 100-year flood plain per FEMA map 21185 C 0090 D dated March 23rd, 2021.

Agency Comments:

See attached TRC notes.

Notes:

1. The applicant is proposing a preliminary subdivision plan comprised of 64 lots on approximately 102 acres.
2. The property is zoned R-2, Residential District, and CO-1, Conservation District.
3. The lots will be single family residential and will range in size from 1-acre to 2.4-acres.
4. The access to the subdivision will be via Harmony Village Rd.
5. No properties on the plan propose access through Rose Island Rd.
6. According to Oldham County Subdivision Regulations, Section 5.3 C: Classification part 3 (c), a second entrance/exit to a higher order street is required whenever a development generates an ADT greater than 2,000 vehicles. If the entire development generates a total ADT greater than 4,000, a third entrance/exit to a higher order street is required.
7. The plan appears to comply with all zoning ordinances and subdivision regulations.

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 August 25, 2026 Oldham County Planning Commission public hearing.
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.

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

DIVISION 060 R-2 RESIDENTIAL DISTRICT

Sec. 060-010 R-2 Residential District: Intent

The purpose of the R-2 Residential District is to allow, preserve and protect the character of low density, detached single-family areas and neighborhoods at densities up to 3.63 dwelling units per acre.

Sec. 060-020 R-2 Residential District: Development Regulations

Minimum Lot Area:

- 12,000 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:

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

Maximum Density/Intensity:

- 3.63 dwelling units per acre
- 0.35 Floor Area Ratio

Maximum Structure Height:

- 35 feet (agriculture structures are exempt)

Minimum Front Yard Setback:

- 35 feet

Minimum Side Yard Setback:

- 7 feet
- 25 feet total for both sides

Minimum Street Side Yard Setback:

- 35 feet

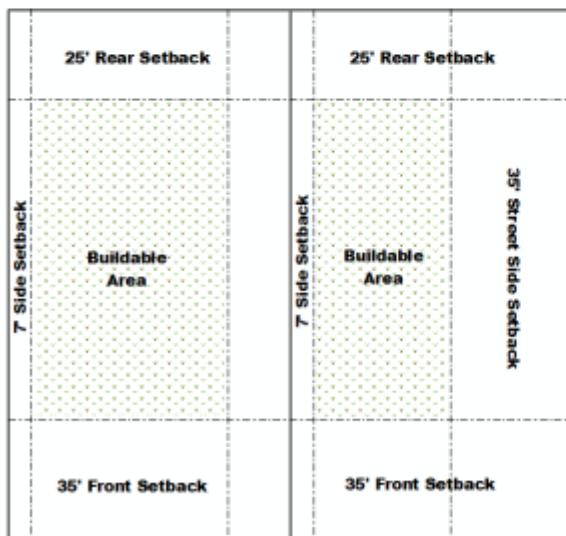
Minimum Rear Yard Setback:

- 25 feet

Maximum Lot Coverage for Structures:

- 30 percent of the lot area

Minimum Lot Width - 80'



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.Division245
- Historic Preservation.....Division 240
- Landscaping.....Division 300
- Lighting.....Division 310
- Parking.....Division 280
- Signs.....Division 290

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

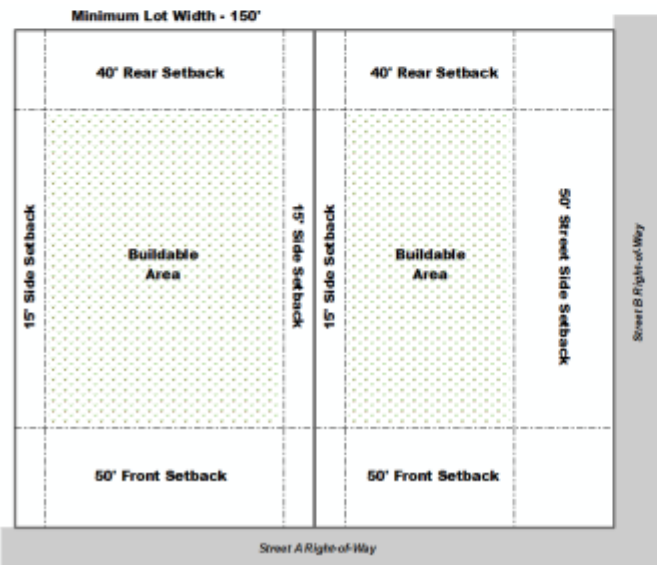
75 feet when adjacent to an arterial roadway

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

C. Classification - The following residential street classifications shall be utilized in the residential street hierarchy and shall be applied by staff as part of its review at the pre-preliminary and preliminary plat steps in the subdivision approval process.

1. Local Access Street - The lowest order of residential streets. Provides access to abutting lots and conveys vehicular traffic to higher order streets. Designed to conduct the least amount of vehicular traffic at the lowest speed. The maximum number of lots should front on local access streets.

Local access streets shall be designed so that no section conveys an ADT greater than 500 vehicles.

2. Subcollector Street - The middle order of residential streets. Provides access to abutting lots and conveys vehicular traffic from intersecting local access streets. Designed to convey higher volumes of vehicular traffic with motorists having origins or destinations within the immediate neighborhood.

Subcollector streets shall be designed so that no section conveys an ADT greater than 1,500 vehicles.

3. Collector Street - The highest order of residential streets. Provides limited access to abutting lots and conveys traffic from intersecting local access and subcollector streets to higher order highways. Designed to convey the highest volume of vehicular traffic. Due to a collector street's function as a through street, the following service restrictions shall apply:

- (a) The minimum spacing of access points shall be 200 feet.

- (b) All frontage lots shall provide space for vehicular turnarounds.

- (c) A second entrance/exit to a higher order street is required whenever a development generates an ADT greater than 2,000 vehicles. If the entire development generates a total ADT greater than 4,000, a third entrance/exit to a higher order street is required.