

**Technical Review Committee Meeting
Wednesday, April 15, 2026
Meeting at 1:00 p.m.**

PRESENT:

TRC Committee Members:
Anna Barge – Oldham County Planning & Development
Jim Silliman – Oldham County Engineer
Matt Tolar - Oldham County GIS
Brian Claybern – LaGrange Fire & Rescue Department
Michael Williams – Oldham County Board of Education

APPLICANT NAME AND ADDRESS OF PROPOSAL

TRC-26-003 Old Sligo Farm Estates, 5401 Old Sligo Rd.

Preliminary Subdivision Plan- 27 lots
Zoning – AG-1 & CO-1
Applicant – Sunanza, INC.
Engineer – Pade-Dawson Engineers

Cliff Ashburner, Dinsmore & Shohl, 101 S. 5th Street, Louisville

- The property is zoned AG-1 and CO-1.
- Introducing Phil Gambrell with Pape-Dawson Engineers.

Phil Gambrell, Pape-Dawson Engineers

- The proposed development will have 27 lots with a 5-acre minimum lot size.
- The septic has been approved.

AGENCY COMMENTS:

Anna Barge, Assistant Director, Oldham County Planning and Development Services

1. Please provide names for the streets before Record Plat.
2. Verify that fire hydrants or other fire structures are noted on the plan.
3. Add the overhead utility and water line symbols to the legend.
4. If there are any easements on the property, please note them.
5. Note the specific locations of areas of steep slope (over 30%). Some firms show this by highlighting the areas of steep slope.
6. Add the notation of stormwater flow to the plan and the legend.
7. Add the number of single family lots to the site data.
8. If there are no plans to change the zoning, please remove the term, “proposed” from the plan when referencing zoning.
9. Please correct the following errors on the adjoining property owners:
 - a. Switch the locations of Barrickman and Willard Properties. The Willard Property is on the western side.
 - b. Update the owner name to “Chase Nichols” on the lot located at 3418 W. Hwy 42.
 - c. Add “Barrett Shirell” to the owners at 5801 Old Sligo Rd.
 - d. Adjust the owner name to “Crystal and Daniel Jett” at 5701 Rd.
 - e. Adjust the owner spelling from “Berry” to “Barry” at 5560 Sligo Rd.

- f. Adjust the owner spelling to “Samuel and Kristena Robinson” at 5494 Old Sligo Rd. Also fix the typo on the word “Old” for this property.
- g. Correct the owner spelling to “Jeffrey” at 5350 Old Sligo Rd.
- h. Adjust the owner spelling to “Malinda” at 5300 Old Sligo Rd.

Anna Barge read KYTC, Jason Richardson’s comments.

1. Additional right of way may be required across the frontage of this tract to meet the current Local Land Development Code. The requirements are determined by local Planning and Public Works departments.
2. Calculations will be required for any runoff deemed necessary to be taken to the state right of way. Proposals to alter or significantly increase a drainage area or runoff factors or to change in any way the performance of an existing drainage structure shall be accompanied by a complete drainage survey and hydrologic analysis (upstream and downstream) based on 25-year and 100-year storms. This analysis shall include a comparison of existing and proposed conditions. Requests to alter drainage on a right of way shall result in conditions that are equal to or better than the existing facilities.
3. There shall be no commercial or other signage on the right of way.
4. There shall be no landscaping in the right of way without an encroachment permit. Tree species planted in the right of way shall conform with District 5 list of approved trees.
5. Site lighting shall not shine in the eyes of drivers. If it does, it shall be re-aimed, shielded or turned off.
6. All drainage structures within state right of way shall be state design.
7. There shall be no parking nor any portion of any parking lot on state right of way.
8. All new and existing sidewalks shall be either brought up to or built to ADA current standards.
9. Design of access to state highways shall comply with KYTC standard and/or typical drawing. Entrance throat width shall be limited to 24ft minimum and 36ft maximum, with 35ft minimum corner radii. Lots 1, 2, 15, and 16 shall be accessed from within the development. Lots 3-6 may be granted individual access to KY 3223 (Old Sligo Rd) via private entrance permits on condition that the proposed entrances meet sight distance requirements and are spaced a minimum of 300ft apart. If there are sight distance issues or the minimum spacing cannot be achieved, then any or all of lots 3-6 shall then be accessed from within the development as well.
10. KYTC is okay with the concept on the Landscaping plan with the exception of the comments in this review. This is just a preliminary okay. KYTC will review again if or when construction plans are submitted, and reserve the right to change or qualify the approval when construction plans are submitted for review.

Matt Tolar, Oldham County GIS

- I will need a proposed list of street names.

Jim Silliman, Oldham County Engineer

1. Permit Requirements.
 - a. US ACE and KY DOW. It appears the project will involve land-disturbing activities within and/or along jurisdictional waters/wetlands. As a result, the applicant may be required to obtain permits from both the US Army Corps of Engineers (USACE) and Kentucky Division of Water (KY DOW). The applicant should apply for and acquire the necessary 404 and 401 permits. Note, detention basins that are constructed ‘in-line’ with jurisdictional waters may require individual permitting. The applicant should provide these permits, or a

statement from each agency saying they are not required, with their initial Oldham County Stormwater Quality Management and Erosion Control (SWQMEC) permit application.

- b. KY DOW and County. Since the land-disturbance area for this project will be greater than one (1) acre, the applicant will be required to obtain a KYR 10 Permit from KY DOW. The applicant should provide this permit with their construction plan submittal to my office. The above referenced SWQMEC Permit from my office will also be required. As part of this permit application, the applicant is required to submit construction plans, an Erosion Prevention and Sediment Control Plan (in accordance with Oldham County Ordinance 05-830-326), and post-construction runoff control plans and calculations (in accordance with Oldham County Ordinance 16-830-348).
 - c. KYTC. Roads A and B encroach onto state highways. As such, the applicant shall coordinate with the Kentucky Transportation Cabinet (KYTC), District 5, to obtain the necessary road encroachment permit. The applicant shall provide this permit when they submit their SWQMEC Permit application to our office.
2. General Comments.
 - a. The agency list on the cover sheet should be updated. Applicable Henry County agencies should be included.
 - b. FEMA floodplain map information should be updated.
 3. Stormwater Comments.
 - a. Detention basins appear to be located in open space and are provided with access. Thank you for addressing this from our first TRC meeting.
 - b. The detention basin and all stormwater facilities carrying public water (including jurisdictional streams) shall be placed in an associated stormwater easement. The applicant shall attempt to keep all obstructions (i.e., landscaping, sidewalks, etc.) outside of the stormwater easements.
 - c. We observed the 100' perennial stream easement/buffer and 50' intermittent stream easement/buffer. The applicant will be required to record these easement prior to release of Erosion Control Surety. The applicant shall also indicate if the easement/buffer is provided to encompass the existing pond not used as detention. Linework on the drawing indicates it is however it is not labelled as a variable width easement/buffer.
 - d. Landscaping (or tree canopy) is not permitted within the detention basin areas, unless otherwise approved by the US ACE and KY DOW.
 - e. The basin discharge shall be provided with appropriate channel protection and the basin outlet pipe and emergency spillway shall not be placed closer than 15' from an adjacent property line.
 4. Roadway Comments.
 - a. During review of the 2022 plan it was understood that Henry County road design standards are more lenient than Oldham County. As such, it was agreed that design would be in accordance with Oldham County Standards.
 - b. A typical cross section was not provided on the plan for the median entrance section. The section shall be provided to show that added lane and median width is added to the 60' typical right-of-way.
 - c. To prevent excessive encroachments onto the state highway, lots 1, 2, and 16 shall be required to ingress/egress from the subdivision roads "A" and "B," respectively. Lots 3 through 6 shall be required to obtain road encroachment permits through KYTC and may require at least two shared access points.
 - d. Horizontal alignment curve data should be for the centerline alignment, not left and right right-of-way and intersection radii.
 - e. Horizontal curves C17 through C27 could not be observed on the plan, as we assume they are in the Henry County portion of the subdivision. Three of the curves do not appear to

satisfy an accepted standard for road designed for a 25mph vehicular speed. Horizontal curves shall be designed to meet the standards provided within the AASHTO Policy on Geometric Design of Highways and Streets (a.k.a. Green Book) or the requirements of the AASHTO Guidelines Design of Low Volume Roads are being applied. If the latter, it should be noted on the plans.

- f. By examining the previously submitted road profiles as part of the 2022 TRC meeting, several vertical curves may not satisfy an accepted standard for roads designed for a 25mph vehicular speed. Vertical curves shall be designed to meet the standards provided within the AASHTO Policy on Geometric Design of Highways and Streets (a.k.a. Green Book) or the requirements of the AASHTO Guidelines Design of Low Volume Roads are being applied. If the latter, it should be noted on plans that include the vertical alignment geometry.
 - g. By examining the previously submitted plans as part of the 2022 TRC meeting, phasing for this project may result in stub streets. In accordance with Section 5.3.C.4 of the Oldham County Subdivision Regulations, a temporary turnaround will be required if a stub street provides access to more than four (4) lots.
5. Since the total number of lots included in the subdivision was not provided, we could not make an accurate assessment regarding the number of PM peak hour trips. However, in 2022, you provided a Traffic Assessment (TA) in accordance with the Oldham County Subdivision Regulations that showed minimal impact to the existing highway network and recommended no mitigation. If total number of proposed lots is not greater than that indicated in the previous TA, unless KYTC requires a new assessment, Oldham County Engineering will accept the TA we have on file.

Michael Williams, Oldham County Board of Education

- The schools attending is Buckner Elementary, Oldham County Middle School and Oldham County High School.
- We can grant you 28 units per year.

Brian Claybern, LaGrange Fire and Rescue Department

- We ask that the cisterns are in place before any building on the property.
- Make sure that the sprinkler systems are in place once the lot is handed over to the builder.
 - Mr. Gambrell stated, that is in the contract.

Public Comments:

Walt Scaff, 5490 Old Sligo Road, LaGrange

- Concerned about the fire suppression and who will be providing the water?
 - Mr. Gambrell replied, there will be 20,000 gallon cisterns at each entrance and all the homes built in the Oldham County portion will be required to be sprinkled.

PRESENT:

TRC Committee Members:

Anna Barge – Oldham County Planning & Development

Sandie Rugroden – Oldham County Planning & Development

Jim Silliman – Oldham County Engineer

Matt Tolar - Oldham County GIS

Brian Claybern – LaGrange Fire & Rescue Department

APPLICANT NAME AND ADDRESS OF PROPOSAL

TRC-26-004 The Radcliffe Inn, 311 W Jefferson St.

Zoning Map Amendment with Waiver and Variance
Current Zoning – R-4, Residential District
Proposed Zoning – C-2, Community Business District
Applicant – The Radcliffe Inn
Engineer – Meridian Survey and Design Services

Nathan Merrell, 4705 Sadlers Mill Road, LaGrange

- Proposing to renovate the funeral home into a 12-room boutique hotel along with adding an event space that will have a compacity of 160.

AGENCY COMMENTS:

Sandie Rugroden, Planner, Oldham County Planning and Development Services

1. Note the location of fire hydrants.
2. If applicable, note areas of substantial trees and a general description of their time and size. Add the symbol to the legend.
3. Clarify the total acreage in the project versus the total parcel acreage.
4. Review the landscaping requirements for parking lot design and project entry standards including the interior landscape area requirements and update as needed.
5. Update the legend to include all symbols in addition to items requested to be added in this letter.
6. Add 5-foot contour lines.
7. Add location and ownership of all adjoining property.
8. A Landscaping and Lighting Plan will be required. Please verify that you will meet all requirements for abutting residential properties.
9. On LaGrange, add a space between La and Grange.
10. Correct the spelling of La Grange under Property Statistics for 311 West Jefferson Street.
11. Correct the spelling for “professional” under Property Statistics for 311 Main Street.
12. The proposed Event Center will require a Landscape Buffer Waiver.
13. Label the building on Tract 2 as Office Space and provide parking calculations.
14. Under the project information, there is a statement saying that there are no waivers or variances required, please update.

Sandie Rugroden read LaGrange Public Works, Corey Rusnak’s comments.

1. Rezoning for this parcel will come before LaGrange City Council for approval.
2. The utility encroachment to Fourth Ave will require a permit from our office. An application for an encroachment permit can be obtained in person at LaGrange City Hall or online at www.lagrangeky.gov
3. The invert elevation on the proposed catch basin shall be such that the grate frame will sit directly on the basin.
4. The proposed pipe connection to the basin located in the R/W on North Fourth Ave shall be inspected by The City of LaGrange before backfilling. An inspection can be scheduled by calling the Public Works office at (502) 222-8954, 24-hour notice required.

Matt Tolar, Oldham County GIS

- No comment.

Jim Silliman, Oldham County Engineer

1. Since the land-disturbance area is less-than one (1) acre for this project, the applicant will be required to obtain neither a KYR10 Permit from the Kentucky Division of Water (KYDOW) nor an Oldham County Stormwater Quality Management and Erosion Control (SWQMEC) Permit from the Oldham County Engineering Department in accordance with Oldham County construction site runoff and post-construction runoff ordinances. However, construction plan review and approval are still required. To initiate this process, the applicant shall submit an Oldham County SWQMEC Permit Application, as we use this form for processing and tracking purposes.
2. It is unclear if this project will encroach onto KY Hwy 146 (West Jefferson Street). If the scope of work will encroach into the state-maintained highway, an encroachment permit from Kentucky Transportation Cabinet (KYTC) shall be obtained.
3. If the parking area at 312 West Main Street (parcel 46-L.4-04-7) will be reconstructed,
 - a. the applicant shall include a proposed pavement section detail on the plan for future review submittals.
 - b. it will be required to comply with the Oldham County Subdivision Regulations Article VI, Section 6.3.C., which mandates curbs for paved traffic areas.
 - c. the applicant shall ensure the internal pavement geometry can accommodate potential vehicles using the pavement (e.g., emergency vehicles, garbage trucks, delivery trucks, etc.).
4. The Institute of Transportation Engineers (ITE) web based trip generation tool does not include data for event facilities nor does it contain data for a hotel with as few rooms are being proposed with this application. However, it is reasonable to assume that the proposed site(s) will generate greater than 20 peak hour trips. Review of the KYTC interactive traffic map online indicates an ADT of 8,925 in 2023 (Station A15) on KY Hwy 22 (West Jefferson Street) near the project location. As such, a Traffic Assessment (TA) is required in accordance with the Oldham County Subdivision Regulations. This traffic assessment shall include the applicant's engineer's proposed trip generation for these atypical uses. It is unlikely that the project will generate the 100 trips that would result in KYTC and Oldham County requiring a Traffic Impact Study (TIS).

Brian Claybern, LaGrange Fire and Rescue Department

- We need to see the plan for the retrofitting of the occupancy change, the automatic sprinkler system and the fire alarm system interconnected.
- We need to watch the egress pass.
- Are there exits from the second floor?
 - Mr. Merrell replied, we are not intending to put a exit from the second floor, there are two stairwells.

Scot Treece, LaGrange Utilities Commission

- There is already water and sewer service at the existing structure but it will need to be upgraded.
- We will need a set of plans for the new structure for the bathrooms.

Public Comments: None

PRESENT:

- TRC Committee Members:
- Anna Barge – Oldham County Planning & Development
- John Hine – Oldham County Planning & Development
- Jim Silliman – Oldham County Engineer
- Matt Tolar - Oldham County GIS
- William Blakely – South Oldham Fire Department
- Michael Williams – Oldham County Board of Education

APPLICANT NAME AND ADDRESS OF PROPOSAL

TRC-26-005 Cedar Point Subdivision, 3104 & 3112 Cedar Point Rd.

Preliminary Subdivision Plan- 123 lots
 Current Zoning – R-2
 Applicant – Greenberg Enterprises, LLC
 Engineer – Land Design & Development

Cliff Ashburner, Dinsmore & Shohl, 101 S. 5th Street, Louisville

- The property is a mix of R-2 and CO-1.
- Cedar Point Road will be the only way to access the property.
- We will have a traffic study.

Eric Senn, Land Design and Development, 503 Washburn Ave, Louisville

- This is a standard subdivision with 123 homes.
- The subdivision will be on MSD Sewer System and an MSD pump station will be required.
- There will be pedestrian access to the YMCA through an open space.

AGENCY COMMENTS:

John Hine, Planner, Oldham County Planning and Development Services

1. Show any additional access points designated for use by construction vehicles if applicable.
2. Include a general description of the types and sizes of existing areas of substantial trees to be cleared.
3. Provide arc measurements around front building setback line to confirm minimum lot width for the following lots: 29, 30, 42, 43, 44, 45, 46, 62, 66, 67, 68, 71, 72, 73, 75, 76, 77, 78, 88, 89, 90, 91, 92, 102, 103, 104, 105, 112, 113, 114, 115, 121, 122.
4. Once lot width questions are addressed, if no variance or waiver requests are required, your next step is to submit the Preliminary Subdivision Plan application for consideration by the Oldham County Planning Commission.

John Hine read Oldham County Police, Chief Greg Smith’s comments.

- My primary concerns are the traffic on Cedar Point Road, and only one entrance. I would recommend a traffic study and maybe a second entrance.
- I am also concerned about increased emergency services.

John Hine read MSD, Kim Loechle comments.

- Applicants needs to submit a DFC (Downstream Facility Capacity) request to confirm sanitary sewer capacity.

John Hine read Oldham County Water, Russ Rose's comments.

- The subject property lies within the service area of Oldham County Water District.
- No construction plans have been reviewed at this time. A review by OCWD staff and or our engineer is required prior to the approval of construction plans by OCWD.
- Facilities installed will not become the property of OCWD until after all the necessary private easements are recorded in the name of the Oldham County Water District and the developer has installed the facilities to both Division of Water and OCWD requirements/specifications.

Matt Tolar, Oldham County GIS

- Submit the road names so I can check them and I will need to know the open lots because they will get an address too.

Jim Silliman, Oldham County Engineer

1. Permitting:

- a. The land-disturbing area will be greater than one (1) acre for this project. As such, the applicant shall obtain a KYR10 Permit from the Kentucky Division of Water (KDOW) and an Oldham County Stormwater Quality Management and Erosion Control (SWQMEC) Permit from the Oldham County Engineering Department in accordance with Oldham County construction site runoff and post-construction runoff ordinances.
- b. Based on a review of USGS's The National Map, it appears jurisdictional (blueline) streams and wetlands are located within the project limits. If a jurisdictional stream or wetland is going to be impacted, permitting from the U.S. Army Corps of Engineers (USACE) and KDOW may be required. Specifically, a 404 permit, 401 Water Quality Certification, and Stream Construction Permit may be required.
- c. This development will encroach onto the portion of Cedar Point Road that is maintained by the state. As such, the applicant shall ensure they obtain the necessary Road Encroachment Permit from District 5 of the Kentucky Transportation Cabinet (KYTC).

2. Stormwater:

- d. We observed detention basins within the project limits. During the construction plan review process, supporting calculations shall be provided that the basins can control the post-development flows associated with the 2, 10, and 100-yr design storms. Additionally, water quality treatment is required pursuant to Sections 5.3 and 6.0 of Oldham County Ordinance No. 16-830-348. The applicant will be required to provide detention and water quality treatment calculations as part of the construction plan review process.
- e. Detention basin(s) shall have the following attributes:
 - i. No trees will be permitted within the 100-year WSE of the basin.
 - ii. The outlet headwall of the detention basin should be set-back 15-ft from the property line.
 - iii. The emergency spillway shall not be earthen. It shall incorporate an appropriate channel lining.
- f. Detention basin(s) shall be encompassed by a drainage easement, which shall be recorded with the Oldham County clerk with an associated Long-Term Stormwater Maintenance Agreement. Please note, the release of erosion control surety may be delayed until this easement has been recorded with the county clerk.
- g. Erosion Control Note #2 states "Silt checks to be placed in all roadside ditches at 300-ft intervals." Rock bag ditch checks and rock ditch checks shall be placed at the intervals in accordance with current standard and as approved during construction plan review.
- h. Erosion Control Note #6 indicates that silt fence will be placed at the low side of all land disturbance. In addition to these locations, silt fence shall also be considered in locations

outlined in section 4.5.1 of the KY BMPs for Controlling Erosion, Sediment and Pollutant Runoff from Construction Sites.

- i. A Drainage Easement shall be added along all jurisdictional streams. The width of the easement shall be large enough to encompass the stream breadth, bank-to-bank. All stormwater piping, facilities, and conveyances outside the county right-of-way shall be placed in an associated stormwater easement. Please attempt to keep all obstructions (i.e., landscaping, sidewalks, etc.) outside of the stormwater easements.
 - j. The storm sewer that originates in between lots 32 and 33 does not appear to have an outfall. Please address.
 - k. Cross-development drainage has the potential to exist across the rear of lots 26-29 and 114-123. The applicant shall consider the addition of a swale across the rear of these properties to ensure stormwater runoff does not cross over from the upstream commercial development.
 - l. Cross-lot drainage has the potential to exist. The applicant shall ensure a detail is provided in the construction plan set that requires lot-builders to install sideyard swales to intercept, and convey stormwater runoff to an appropriate outfall at the front or rear of the lot.
3. Road Design:
- m. Horizontal and Vertical Curves were not assessed as part of this review. That is not uncommon for this stage of development. However, several horizontal curves appeared to have relatively small radii given the required 25-mph design speed. The Applicant shall ensure the roads are designed to satisfy an accepted design standards (i.e. AASHTO "Green Book" and Guidelines for Geometric Design of Low Volume Roads).
 - n. The applicant shall ensure the minimum radius for cul-de-sacs with a length of 1,000-ft or less is 39-ft.
 - o. The applicant shall ensure the maximum slope for cul-de-sac bulbs is 4%.
 - p. A connection to the YMCA property that allows access for emergency vehicles only (e.g. multi-use paved trail with access gate) was discussed with the applicant. That is currently shown as a 30' wide "proposed pedestrian connection". The applicant should consider modifying this to include the emergency access concept. The dedicated width could be increased to 40' wide (minimum access easement width in accordance with Oldham County Subdivision Regulation) or remain at 30' and classified as an alley.
4. USPS Mail Delivery: The applicant shall be prepared to incorporate cluster mailboxes into the subdivision design if required by USPS. Several open space areas should be considered to satisfy this requirement. The applicant shall consider using a pull-off area to prevent the public right-of-way and/or travel lanes from being blocked.
5. Traffic Impact:
- a. Based on the number of lots in this development, 123, preliminary calculation indicates that the site will generate between 114 and 123 PM peak hour trips using the Institute of Transportation Engineers (ITE) web-based trip generation tool for single-family detached housing. Review of the Kentucky Transportation Cabinet (KYTC) interactive traffic map online indicates Station 300 indicates an ADT of 2,083 vpd in 2019. Based on these values, a Traffic Impact Study (TIS) is required in accordance with Oldham County Subdivision Regulations. Since this development encroaches onto Cedar point Rd (KY 1817), scoping of the TIS shall be coordinated with both Oldham County and KYTC.
 - b. KYTC has recently awarded the project to realign KY 393 and Allen Lane. These will impact traffic in the area during construction and after completion. Review of impact shall be included in the TIS.
 - c. KYTC has also recently initiated a corridor traffic study of KY 146 from KY 329B to KY 393. The applicant shall include appropriate coordinate with KYTC regarding this as part of the TIS.
6. Floodplain: The current KY Water Hazard Portal mapping online indicates that the study area for the 1% annual chance flood area terminates downstream of the proposed project area. The

applicant shall verify with KDOW that further study of the stream within the proposed project area is not required.

Michael Williams, Oldham County Board of Education

- The attending schools will be Buckner Elementary, Oldham County Middle School and Oldham County High School.
- We will grant 28 units per year.

William Blakely, South Oldham Fire Department

- We would like to see a second access to the subdivision.

Public Comments: None

PRESENT:

TRC Committee Members:
 Anna Barge – Oldham County Planning & Development
 Jim Silliman – Oldham County Engineer
 Matt Tolar - Oldham County GIS
 Gary Muller – Anchorage Middletown Fire and EMS
 Michael Williams – Oldham County Board of Education

APPLICANT NAME AND ADDRESS OF PROPOSAL

TRC-26-006 Del Webb Oldham County, 6101 Haunz Ln.

Zoning Map Amendment
 Current Zoning – I-2, Industrial District, CO-1, Conservation District, R-2 Residential District
 Proposed Zoning – PRD, Planned Residential Development District
 Applicant – Intrepid Real Estate
 Engineer – Sabak, Wilson, and Lingo, INC.

Cliff Ashburner, Dinsmore & Shohl, 101 S. 5th Street, Louisville

- We are proposing a change in zoning.
- There will be two phases to this development.
- One phase will be multi-family that includes town homes and apartments, and phase two will be single family homes.
- Phase two will be a Del Webb community which means it is age restricted and deed restricted; no one under the age of 55 can live on the property and no one under the age of 18 can spend more than 30 days in a calendar year on the property.
- Phase one will not be aged restricted.
- The community will have clubhouse, walking trails, resort style pool, bocce courts and pickleball courts.
- There will be a traffic impact study done.

AGENCY COMMENTS:

Anna Barge, Assistant Director, Oldham County Planning and Development Services

1. Please provide names for the streets before Record Plat or Construction Plan Approval.
2. Update the label for area of substantial existing trees and give a general description of their type and size. The label currently is the same label as the existing sanitary sewer.

3. Please update contours to 5ft lines.
4. Please provide overall site statistics, including total acreage, density (dwelling units/acre), acreage in ROW, existing zoning total area, and proposed zoning total area. Add the total amount of open space, lot coverage, and minimum lot size.
5. Update the plan to be clearer about Tracts 1 and 2 locations. The setbacks stated in the site statistics are not the same setbacks shown on pages 2 and 3 of the plan.
6. Regarding utilities, please update and/or verify the following:
 - a. The existing guy pole symbol is not on the plan.
 - b. Update the sanitary sewer directional flow arrows and storm sewer directional flow arrows to be clearer on pages 2 and 3 of plan.
 - c. Verify that the existing light pole(s), fences, and bollards are on the plan.
7. Regarding parking, please update and/or verify the following:
 - a. Add a note designating which Clubhouse is for which part of the development (apartments vs. single family).
 - b. Please designate where the guest parking would be located.
 - c. The clubhouse parking in Tract 1 is less than the minimum required. I believe 23 is a typo and should say 93, in the parking provided section.
8. Please correct the following errors on the adjoining property owners:
 - a. Label 284 should be: Crystal & Audrey Reyna, DB: 1296, PG: 267
 - b. Label 313 should be: Floyd & Betty McCarty Living Trust, DB: 1435, PG: 033

Matt Tolar, Oldham County GIS

- Each unit will have its own address.

Jim Silliman, Oldham County Engineer

1. Permits: The following permits may apply when planned development proceeds into construction design may include the following:
 - a. Because land-disturbing area will be greater than one (1) acre, the applicant shall obtain a KYR10 Permit from the Kentucky Division of Water (KY DOW) and a Stormwater Quality Management and Erosion Control (SWQMEC) Permit from Oldham County.
 - b. At this time, the project does not appear to impact jurisdictional (blue-line) streams, as indicated on the USGS The National Map online viewer or include construction within the mapped 1% annual chance flood area (aka 100-year regulated flood hazard area). If this changes, permitting from the U.S. Army Corps of Engineers (US ACE) and KY Division of Water (KY DOW) may be required. Specifically, a 404 permit, 401 Water Quality Certification, and Stream Construction Permit may be required. The applicant shall provide our office with these permits as part of the construction plan approval process.
2. Road Design:
 - a. Since this project is a Planned Residential Development (PRD), public and private roadways and related facilities shall be provided in accordance with Article VII of the Subdivision Regulations. Of specific concern is the "Frontage Street," which includes a 40-ft R/W. Please note, per Section 7.1.A, local access streets are required to have a right-of-way of 50-ft for roads planned with curb and gutter.
 - b. It was unclear if roads satisfy Section 5.3.C.5.a, which states "Intersections shall be constructed at a 90-degree angle for a distance of 50-ft from the intersecting centerlines."
 - c. Road "A" does not appear to satisfy Section 5.3.C.4.e., which states "A temporary turn-around shall be required if the stub street provides access to more than four (4) lots."

- d. Horizontal and Vertical Curves were not assessed as part of this review. That is not uncommon for this stage of development. However, several horizontal curves appeared to have relatively small radii given the required 25-mph design speed. The Applicant shall ensure the roads are designed to satisfy an accepted design standards (i.e. AASHTO “Green Book” and Guidelines for Geometric Design of Low Volume Roads).

3. Stormwater Runoff and Water Quality:

- a. Since the land disturbance is greater than one (1) acre, stormwater detention and water quality treatment requirements will apply in accordance with Oldham County Post-Construction Stormwater Ordinance.
- b. We observed several detention/retention basins were planned as part of this project. However, we did not observe any estimated volume requirements for the basins on the provided development plan. Estimates should be provided.
- c. New detention/retention basins shall have the following attributes:
 - i. No trees will be permitted within the 100-year WSE of the basin.
 - ii. The outlet headwall of the detention basin should be set-back 15-ft from the property line.
 - iii. The emergency spillway shall not be earthen. It shall incorporate an appropriate channel lining.
- d. The detention/retention basins shall be encompassed by a drainage easement, which shall be recorded with the Oldham County clerk with an associated Long-Term Stormwater Maintenance Agreement. Please note, the release of erosion control surety may be delayed until this easement has been recorded with the county clerk.
- e. While we found it difficult to assess given the lack of arrows depicting surface drainage and limited contour elevations, the following lots may be subjected to cross-lot drainage: Lots 151-170, 171-183, 201-205, 207-214, 215-223, 232-256, 257-264, 269-338, and 339-361. To prevent this, swales shall be considered within open space areas.
- f. To ensure individual lots are not subject to lot-to-lot cross drainage, the applicant shall consider providing lots with sideyard swales to be annotated within the construction plan set.
- g. We observed long segments of road with no corresponding storm sewer or inlets. Given the lack of drainage arrows and limited contour elevations, we found it difficult to assess if additional conveyances were needed. As such, we recommend you assess the following road segments: Street A (600ft segment), Street B (700ft segment), Street G (600ft segment), Street J (two 800ft segments), Street I (1000ft segment), and Street L (600ft segment).
- h. We recommend placing storm sewer inlets close to intersections to intercept stormwater flow before it crosses pedestrian walkways.

4. Centralized Mailbox Units: The applicant shall ensure centralized mailbox units meet the requirements of the United States Postal Service (USPS).

5. Traffic Impact:

- a. Based on the number of apartments (216), townhomes (88), and single family detached homes (361), preliminary calculation indicates that the site will generate between 466 and 530 PM peak hour trips using the Institute of Transportation Engineers (ITE) web-based trip generation tool. Review of the KYTC interactive traffic map online indicates an ADT of 1,335 in 2023 (Station 540) on Haunz Ln near the project location, 11,247 vpd in 2023 (Station 500) on KY 22 east of Haunz Ln, and 13,672 vpd in 2024 (Station

008) west of KY 22. Based on the aforementioned values, a Traffic Impact Study (TIS) is required in accordance with the Oldham County Subdivision Regulations.

- b. The applicant shall continue to coordinate with Oldham County to determine their proportional share of improvements required to the road system including but not limited to Haunz Lane and the intersection of Haunz Lane with KY 22.

- 6. Karst Geology: Review of the Kentucky Geologic Service online mapping indicates the proposed site is located within areas designated as karst prone and karst intense. Additionally, 3 mapped sinkholes appear to be located on the site. It is difficult to determine their location on the site based on the limited contour information provided however these shall be addressed for later submittals.

Michael Williams, Oldham County Board of Education

- The schools attending is Crestwood Elementary, South Oldham Middle School and South Oldham High School.
- I have asked Del Webb to send me a letter stating what the deed restrictions say, so I can give them to the board so they will know we will not get any students out of the single-family houses in this community.

Gary Muller, Anchorage Middletown Fire and EMS

- We do not allow private hydrants except for the three-story apartment complexes that have a sprinkler system.
- In the single-family lots, hydrants cannot be more than 800 feet apart, not more than 500 feet everywhere else, and not more than 400 feet from the exterior structure of any lot.
- Due to the width of the street, no on-street parking will be allowed.
- No landscaping can be within 4 feet of any hydrant or FDC.
- All gates must be siren activated and on a Knox box.

Russ Rose, Oldham County Water District

- This development is in our service area.
- We will need to get together to discuss how you plan to serve each lot.

Public Comments:

Joe Spanx, 7003 Apple Orchard Lane

- If they are going to continue the Apple Orchard Lane will they continue the sidewalks on both sides of the road?
 - County Engineer Silliman replied, yes, the plans show sidewalks on both sides.
- Will they be running gas lines to the new development and if so will they be running the line down Apple Orchard Lane and hooking into the existing line.
 - Matt Wolf, Sabak, Wilson & Lingo, Inc, replied, not sure, we will work with the utilities on that.

Mark Adams, Orchard Grass Hills City Engineer

- Concerned with the traffic and the narrow roads.
- Can the roads be improved before all the trips are added.

PRESENT:

TRC Committee Members:
Anna Barge – Oldham County Planning & Development
Jim Silliman – Oldham County Engineer
Matt Tolar - Oldham County GIS
William Blakely – South Oldham Fire Department

APPLICANT NAME AND ADDRESS OF PROPOSAL

TRC-26-007 Clore Station – Section 2 & 3, 6530 Dovefield Dr.

Development Plan – Planned Neighborhood Development District (PND) - 581 dwelling units
Current Zoning – PND
Applicant – Gant Jones
Engineer – Sabak, Wilson, and Lingo, INC.

Matt Wolf, Sabak, Wilson & Lingo, Inc

- Phase one is currently under construction.
- I want to start construction for phase two and three.
- Phase two is 34 acres with 326 dwelling units and 3.82 acres of open space.
- Phase two will have a community building.
- Phase two will all be on sewers.
- Phase three is 37 acres with 255 units and 2.01 acres of open space.
- Both phase two and three will have multiple detention basins.
- A new traffic impact study will be done.

AGENCY COMMENTS:

Anna Barge, Assistant Director, Oldham County Planning and Development Services

Both Sections:

1. Due to the written scale not provided on either plan, staff were unable to verify the lot widths met the Master Plan and TND standards.
2. The required civic spaces seem to be missing from both sections.
3. Please show setbacks on the plans.
4. Please note bicycle parking.
5. Before site plan approval, all parking including on-street will be required to be labeled on the plan in the specific locations that the parking will be located.
6. Parking calculations should be rounded down when fractional, per the Master Plan and TND standards.
7. At Planning Commission, representation for Clore Station stated that a Traffic Study would be completed for each phase. What is the status of this?
8. According to the PND zoning ordinance, the Developpr shall submit an updated phasing plan on or before July 1st of each year following the approval of the PND to planning staff. The phasing provided in your TRC application does not match the phasing we have on record. Please send staff an updated phasing plan and map.
9. The proposed changes appear to be Major Amendments defined in the Planned Neighborhood District, Section 236-070 as “reduction in lot sizes, increase in density or intensity, street modifications that would affect adjacent properties, change in points of street access onto existing streets, changes in the supplemental conditions of approval or other changes deemed major by the Administrator”. We can schedule a meeting to go over the changes that have been proposed for Sections 2 and 3.

For Section 2:

1. Please provide names for the streets at Site Plan submittal.
2. Add the written scales next to the graphic scales.
3. Add a north arrow.
4. Add parcel/block areas.
5. Some of the lots are missing the proposed layout showing the location and distance for lot lines. Please update to add.
6. Verify that all existing utilities and easements are on the plan.
7. Provide a general description of the trees including their type and size.
8. Add 5 ft. contour lines to the plan.
9. Note whether there are areas of steep slope (over 30%).
10. Add a notation regarding the location and elevation of the 100-year floodplain.
11. Update the storm water flow area to be a different color than the sanitary directional flow arrows.
12. Add the location and ownership of all adjoining properties, even if owned by the same entity/person as the phase.
13. Add lot coverage to site statistics.
14. The pool complex is new and not part of the Master Plan. The site was supposed to be single family housing. Please communicate regarding this change.
15. Throughout the plan, the housing uses have changed from single family to other uses, including higher density housing.

For Section 3:

1. Under site statistics, add the word "space" next to "open".
2. Under the automobile parking calculations, Block 3, Residential (1-2 du), update the ratio to be 1.5/du and the required count to be 9.
3. Please provide names for the streets at Site Plan submittal.
4. Add the written scales next to the graphic scales.
5. Add parcel/block areas.
6. Some of the lots are missing the proposed layout showing the location and distance for lot lines. Please update to add.
7. Verify that all existing utilities and easements are on the plan.
8. Provide a general description of the trees including their type and size.
9. Add 5 ft contours to the plan.
10. Note whether there are areas of steep slope (over 30%).
11. Add a notation regarding the location and elevation of the 100-year floodplain.
12. Update the storm water flow area to be a different color than the sanitary directional flow arrows.
13. Add lot coverage to site statistics.

Matt Tolar, Oldham County GIS

- We will need to set down and discuss where the buildings will be located, and what number and that includes the alleys and side streets.

Jim Silliman, Oldham County Engineer

1. Phasing: The preliminary plan appears significantly different than the Phasing Plan approved at Planning Commission. That is, instead of developing phases 1b, 1c, and 2 within the approved plan, you desire to initiate design and construction on phases 3a, 4b, and 5b. Binding element 1 from that Planning Commission hearing and approval states "...there shall

be no major amendments to the requested Zoning Map Amendment, Master Plan, & Master Plan Code submitted & presented at the November 23, 2023, Oldham County Planning Commission public hearing without review and approval of the commission.” The changes noted appear significant enough to require approval by the Planning Commission.

2. **Master Plan:** The preliminary plan appears significantly different from the Master Plan approved at Planning Commission. Specifically, road alignment, land usage, stormwater detention, and possible other facets from the Master Plan have been modified. As noted above, the changes noted appear significant enough to require approval by the Planning Commission.

3. **General:**
 - a. When submitting future plans for TRC review, please include all items indicated in pages 6-7 of the TRC Application (i.e., typical cross sections, easements, 100-year floodplain information, drainage arrows, etc.). In addition, certain elements were difficult to read, such as the contours and contour elevations. We understand this Traditional Neighborhood Development (TND) is a unique development with standards and plans having been reviewed and approved by the Planning Commission and City Council. However, to best facilitate review, please include the aforementioned detail for future TRC reviews.
 - b. Provide information that verifies the Platting Standards of section 2.5 of the TND Standards.
 - c. Given the construction plan review issues discussed with respect to Section 1, please indicate where the bicycle facilities and rack placement areas are being planned.
 - d. The Civic Use building (#13) identified in the Master Plan does not appear to be included within this proposed Section 3.
 - e. Per Section 2.6.5 of the TND Standards, one playground must be provided for every 40 acres of developed land within the community unit. Section 2 is 34.8ac and Section 3 is 37.2ac. Based on the requirement, at least one playground should be provided. We recommend you consider one playground for each section. It was unclear if any of the open space indicated in this section is planned for a community park.
 - f. In Section 3, it does not appear blocks 4, 7, and 8 provide sufficient detail for review. Specifically, no lot lines, building lines, parking areas, alleyways, etc. have been provided for our review. I understand we plan to meet with the applicant to review the potential need to submit these plans for Planning Commission review. At that time, we should also discuss the potential to resubmit to TRC to include the details not provided for blocks 4, 7, and 8.
 - g. Thank you for providing a table that shows the land use. However, to better understand how you are adjusting the area and density units, please provide columns that provide the master plan values for comparison like the following table (to include all Sections):

	Master Plan Section 1	Const Plan Section 1	Master Plan Section 2	TRC Section 2	Master Plan Total	Remaining
Commercial		40,000sqft		54,000sqft	750,770sqft	596,770sqft
Hospital Commercial		0 sqft		0 sqft	886,500sqft	886,500sqft
Residential						
Mixed-Use		93 du		152 du	891 du	553 du
Multi-Family		77 du		63 du	870 du	602 du
Single-Family		46 du		40 du	605 du	485 du

Attached						
Single-Family Detached		57 du		71 du	604 du	476 du
Total		273 du		326 du	2,970 du	2,116 du

The following comments will apply to our review of Construction plans. This is not an all inclusive list as construction plans will be reviewed for compliance with the TND and other applicable standards.

4. Permits:

- a. Because land-disturbing area will be greater than one (1) acre, the applicant shall obtain a KYR10 Permit from the Kentucky Division of Water (KY DOW) and a Stormwater Quality Management and Erosion Control (SWQMEC) Permit from Oldham County.
- b. It appears this project might impact one or more jurisdictional (blue-line) streams, as indicated on the USGS The National Map online viewer. If this is correct, permitting from the U.S. Army Corps of Engineers (US ACE) and KY Division of Water (KY DOW) may be required. Specifically, a 404 permit, 401 Water Quality Certification, and Stream Construction Permit may be required. It also appears in-line detention may be planned. As such, Individual 404 and 401 Water Quality Certification may be required. Provide our office with these permits as part of the construction plan review process.
- c. Since the project will encroach onto state highways, the applicant shall obtain an Encroachment Permit(s) from the Kentucky Transportation Cabinet (KYTC). This permit shall address all work being completed within the state right-of-way.

5. Road Design and Traffic Impact:

- a. Provide a typical pavement section for all public roads and alleyways. None was provided.
- b. Some of the typical road and right-of-way cross sections specified within the preliminary plan could not be located within the TND Standards. Specifically, sections NS-62-36 and NS-62-34. While we understand you provided an applicable 'base section' in which they are associated, given the design iterations experienced during construction plan review, we would like to review these typical sections as part of the TRC process.
- c. Similarly, three of the typical sections specified for use were either implemented within Section 1 or found within the TND Standards. They are AV-92-44, NS-72-44, and NS-52-28. However, given the design iterations experienced during construction plan review, we would like to review the typical sections as part of the TRC process. That is, providing these specific sections on the plans will assist in review.
- d. Alleyways associated with Block 7 in Section 2 should be identified using AL-24-12 or AL-24-20, as they are in Transect 4 to remain consistent with approved TND Standards.
- e. The northern alleyway in Block 10 in Section 2 should be identified using AL-24-12 or AL-24-20, as they are in Transect 4. Transect 5 should not extend only to encompass the alleyway.
- f. Once Street F in Section 3 transitions to Transect 4, the assembly type shall be classified as NS-62-34 to remain consistent with approved TND Standards.
- g. We could not confirm if several intersections satisfy Oldham County Subdivision Regulations requirement that they be constructed at a 90-degree angle for a distance of 50-feet from the intersecting centerlines.
- h. The proposed connection to KY Hwy 329B northwest of Dovefield Drive will require approval from KYTC, understanding KY Hwy 329B is a state route and a limited access right-of-way corridor. We are under the impression this entrance is still being reviewed

by KYTC. If KYTC review results in the elimination of this connection, it would represent a significant change and may also require review and approval from Planning Commission.

- i. The traffic impact study provided for the master plan noted that the intersection of KY Hwy 329B and Dovefield would warrant a traffic signal in the future and further stated that “all intersections will need further refinement as the development plans for each section are prepared for construction.” To determine when the traffic signal is warranted, data specific to this intersection including but not limited to trip generation shall be provided and utilized in coordination with the Transportation Cabinet (since KY Hwy 329B is a state route) including peak hour trip generation for the uses in Section 1.
- j. Within Section 3, two of six internal roads that could have been used to improve traffic flow have been eliminated within the submitted preliminary plan. This has the potential to shift an increased amount of traffic on the four remaining roads. In order to assess the possible implications of the removal of these roads on traffic congestion, Oldham County Engineering is requesting the planned ADT for each road to ensure they are consistent with road classifications within the Oldham County Subdivision Regulations and TND Standards.
- k. No Assembly Type has been specified between Section 2 and Sections 6a, 6b, 7a, and 7b. Given the density within 6a through 7b, the applicant shall specify the assembly type and provide the planned ADT that is intended to use it to ensure consistent flow for all uses (e.g. vehicle, mass-transit, bicycle, parking).
- l. Depending on the design speed selected, horizontal and vertical curvature shall be provided based on an accepted design standard. The setting of design speeds shall conform to the determinations made within the Section 1 construction plan review process.

6. Stormwater Runoff and Water Quality:

- a. FEMA Panel should be referenced
- b. Since the land disturbance is greater than one (1) acre, stormwater detention and water quality treatment requirements will apply in accordance with Oldham County Post-Construction Stormwater Ordinance. Post-construction runoff control plans and calculations will be required as part of this development during the construction plan review process. Since the detention basin discharges to the KYTC right-of-way, the detention calculations shall assess the 25-yr storm in addition to the standard 2-yr, 10-yr and 100-yr design storms.
- c. It appears the stormwater basin shown in the master plan has been removed from Section 2. The applicant shall show how they are providing post-construction stormwater management for Section 2.
- d. Based on the detention basin outline provided in Section 3, it is unclear if these basins will be above ground or below ground detention. Please specify.
- e. No estimates regarding detention basin capacity was provided for either Section 2 or Section 3. Only an acreage for “public realm, stormwater” was provided for Section 3. Providing an estimated basin capacity is common for this step of the development process.
- f. No new trees will be permitted within 100-yr water surface elevation of the detention basins.
- g. The basin discharge shall be provided with appropriate channel protection and the basin outlet pipe and emergency spillway shall not be placed closer than 15’ from an adjacent property line (i.e., state ROW).

- h. All stormwater structures carrying public water and not in the right-of-way are required to be placed in an associated stormwater easement.
- i. Within the plan set and on the record plat, a note or a detail shall be included stating that individual lots shall be graded such that stormwater runoff drains to the property lines or to an acceptable outfall. This will ensure cross-lot drainage does not occur.

Michael Williams, Oldham County Board of Education

- This has already been approved, and you get 125 units a year.

William Blakely, South Oldham Fire Department

- We have already discussed the width of the streets.
- We want to see the plans for the placement of fire hydrants.

Public Comments: None

Public Meeting Adjourned at 2:50 pm.