

AUG 19 26

Planning &
Development

Oldham County Planning and Development Services Application for Technical Review Committee

Date: _____ Docket No: TH-16-010 Staff: JH Fee: \$495

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

CK# 8222

General Information: (A separate application must be submitted for each individual request.)

Name of Applicant(s): CRESTWOOD VENTURES LLC

Project Address: 7505 KAVANAUGH RD ~~CRESTWOOD VENTURES LLC~~

Project Name: THE RETREAT AT KAVANAUGH

Pre-Application Conference Date: 7-27-26

Requesting Approval of: ☐ Rezoning ☒ Preliminary Subdivision Plan ☐ Revised Plan ☐ Other

City: CRESTWOOD Is the project within the incorporated city limits? YES

Total Site Acreage: 9.375 Parcel ID 24-24.10-00-64A

Current Land Use: VACANT Proposed Land Use: SFR

Current Zoning: R2 Proposed Zoning: R2

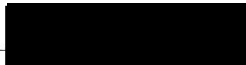
Current Subdivision Name: N/A Proposed Subdivision Name: THE RETREAT AT KAVANAUGH

Signatures:

Owner(s): CRESTWOOD VENTURES, LLC

Name: CONTACT: CORY ADKINSON Signature: 

Address: PO BOX 684 PEWEE VALLEY, KY 40056

Phone:  Email Address: 

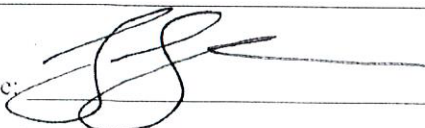
Applicant(s): (if other than owner)

Name: _____ Signature: _____

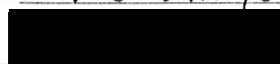
Address: _____

Phone: _____ Email Address: _____

Contact: (if other than owner)

Name: TIM THOMAS, PE Signature: 

Address: 1428 LAFAYETTE AVE COLUMBUS, IN 47201

Phone:  Email Address: 

Technical Review Committee

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Submittal Checklist:

- _____ 1. Complete Oldham County Planning and Zoning Technical Review Committee Application.
- _____ 2. Required TRC Fee of \$300, and Notice fees equal to \$5.00 per adjoining property owner.
- _____ 3. Mailing Labels for all adjoining property owners, including name and address of all 1st tier adjoining parcels (2nd tier if plan includes a Zoning Map Amendment request.). 1st tier adjoining parcels include all those that border the property, including those across streets and streams. 2nd tier parcels include properties adjoining first tier, and those within 500 feet of the property which is proposed to be changed. (*See note below for PVA directions)
- _____ 4. Property information for the project location as listed by the Property Valuation Administration (PVA). (*See note below for PVA directions)
- _____ 5. A copy of the current recorded deed along with any applicable easement deeds or maintenance agreements. Include any surveys of the property, if available.
- _____ 6. Twenty copies of a Development Plan (Rezoning) or Preliminary Plan (Major Subdivision) including the required components listed in the attached plan checklist. (Maximum size of 30" x 42")
- _____ 7. Please provide reduced copies of the plan to an 8 1/2" x 11" size, one for each adjoining property owner.
- _____ 8. Photos and other supporting documents. (10 copies)
- _____ 9. Review comments from the appropriate agencies. (See the attached list for agency contact information) *Note: Only the Conservation District letter is required at time of application.*
- _____ 10. Must include information from neighborhood meeting with TRC application.

** Accessing PVA information: Property information may be accessed on the internet at www.oldhampva.com. In order to search for a property, users must select "Tax Payer Info" from the left column then select "Property Search". Once located, users may print the information using the print command on their internet browser. For adjoining property owners or further assistance contact PVA at: 110 W. Jefferson Street in LaGrange or at (502)222-9320.*

Technical Review Committee
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Review Agency Contact Information:

Appropriate Highway Department

Kentucky Transportation Cabinet
ATTN: Jonathan Micka
8310 Westport Road
Louisville KY 40242
(502) 210-5400 Fax: (502) 210-5494
jonathan.micka@ky.gov

Oldham County Engineer
ATTN: Jim Silliman
100 West Jefferson St.
LaGrange KY 40031
(502) 222-1476
jsilliman@oldhamcountyky.gov

LaGrange Public Works
ATTN: Cory Rusnack
1115 Home Way
LaGrange KY 40031
(502) 222-8954
crusnack@lagrangeky.net

Health Department

Oldham County Health Department
ATTN: Charlie Ward
1786 Commerce Pkwy.
LaGrange KY 40031
(502) 222-3516
CharlieW.Ward@ky.gov

AT&T

AT&T
ATTN: Clark Sanders (LaGrange)/ Robert Basham (Crestwood Area)
3719 Bardstown Road-2nd Floor
Louisville, Kentucky 40218
(502) 451-85074
Clark Sanders:js0962@att.com /Robert Basham:rb4442@att.com

Appropriate Electric Company

Kentucky Utilities Company
ATTN: Tim Probus
1100 Main Street
Shelbyville KY 40065
(502) 333-6611
tim.probus@lge-ku.com

Louisville Gas & Electric Co.
ATTN: Delana Gideons
10300 Ballardsville Road
Louisville KY 40241
(502) 333-1808 Fax: (502) 217-2739
Delana.gideons@lge-ku.com

Shelby Energy Cooperative
ATTN: Nick Morris
PO Box 309
Shelbyville KY 40065
(502) 633-4420
nick@shelbyenergy.com

Subdivision and Street Names

Oldham County GIS (Addressing)
ATTN: Matt Tolar
100 W. Jefferson
LaGrange KY 40031
(502) 222-1476 Fax: (502) 222-3213
mtolar@oldhamcountyky.gov

Oldham County Police Department
ATTN: Chief Greg Smith
1855 N. Hwy. 393
LaGrange, KY 40031
(502) 222-1300 Fax: (502) 222-5490
gsmith@oldhamcountyky.gov

Storm Water

Oldham County Engineer
ATTN: Jim Silliman
100 West Jefferson Street, Suite3
LaGrange, Kentucky 40031
(502) 222-1476
jsilliman@oldhamcountyky.gov

LaGrange Public Works
ATTN: Corey Rusnak
1115 Home Way
LaGrange, Kentucky 40031
(502) 222-8954
crusnak@lagrangeky.net

City of Pewee Valley
ATTN: City Clerk
P.O. Box 769
Pewee Valley, Kentucky 40056
(502) 241-8343
clerk@peweevalleyky.org

Appropriate Water District

Oldham County Water District
ATTN: Russ Rose
PO Box 51
Buckner KY 40010
(502) 222-1690
rrose@oldhamcountywater.com

LaGrange Utilities Commission
ATTN: Ted Chisholm
412 E. Jefferson Street
LaGrange KY 40031
(502) 222-9325
tedchis@gmail.com

Louisville Water Company
ATTN: Eric Pruitt
550 South Third Street
Louisville KY 40202
(502) 569-3600
ep Pruitt@lwcky.com

Appropriate Sanitation District

LaGrange Utilities Commission
ATTN: Ted Chisholm
412 E. Jefferson Street
LaGrange KY 40031
(502) 222-9325
tedchis@gmail.com

Oldham County Environmental Authority
ATTN: Kevin Gibson
700 West Jefferson Street
LaGrange KY 40031
(502) 225-9477 Fax: 225-9468
kevin.gibson@veoliawaterna.com

Metropolitan Sewer District
ATTN: Brad Selch
700 West Liberty Street
Louisville, KY 40203
(502) 540-6000
brad.selch@msdlouky.org

Appropriate Fire District

Ballardsville Fire Department
ATTN: Stephen Fante
4604 South Hwy. 53
Crestwood KY 40014
Cell (502) 643-6910/269-0226
chief@ballardsvillefire.com

Harrods Creek Fire Department
ATTN: Kevin Tyler
8905 Hwy 42
Prospect KY 40059
(502) 228-1351
ktyler@hcfld.org

LaGrange Fire Department
ATTN: Keith Smith
309 N. First Avenue
LaGrange, KY 40031
(502) 222-1143
ksmith@lfrd.org

South Oldham Fire Department
ATTN: Eddie Turner
PO Box 245 (6310 Old LaGrange Rd.)
Crestwood, KY 40014
(502) 241-8992
eturner@southoldhamfire.com

Pewee Valley Fire Department
ATTN: Bob Hamilton
8607 Foley Avenue
Pewee Valley KY 40056
(502) 241-0025
bob.hamilton@peweevalleyfire.org

Worthington Fire Department
ATTN: Kevin Groody
9514 Featherbell Boulevard
Prospect, KY 40059
(502) 241-9366
kgroody@worthingtonfire.com

Westport Fire Department
ATTN: Jeff Pence
PO Box 77 (6407 Fourth Street)
Westport KY 40077
(502) 222-7078
Westport1901@gmail.com

North Oldham Fire Department
ATTN: Hewett Brown
PO Box 3 (8615 West Hwy. 42)
Goshen KY 40026
(502) 228-1447
chief@nofd.org

Oldham County Board of Education

ATTN: Tim Pfaff
1800 Button Lane
LaGrange, KY 40031
(502) 222-9337 (502) 241-3500
Tim.pfaff@oldham.kyschools.us

ATTN: Michael Williams
6165 West Highway 146
Crestwood, Kentucky 40014
(502) 241-3500
michael.williams@oldham.kyschools.us

Traffic Consultant

Neel-Schaffer, Inc
ATTN: Karen Mohammadi
200 Whittington Parkway
Louisville, Kentucky 40222
(502) 429-9902 (502) 749-3434
karen.mohammadi@neel-schaffer.com

Postmaster

U.S. Postal Service
ATTN: Jamella Sullivan, AMS Manager
PO Box 31321
Louisville, Kentucky 40231
(502) 454-1855
jamella.m.sullivan@usps.gov

Technical Review Committee

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Development Plan Checklist for rezoning applications not involving a Major Subdivision:

Title Block

- _____ Name and Address of Person or firm who prepared the plat
- _____ Name and Address of Property Owner
- _____ Date of Preparation (Dates of All Revisions)
- _____ Graphic and written scales

Vicinity Map

- _____ North Arrow
- _____ Sketch Map (showing the relative location of the proposed subdivision to surrounding streets unless the location is clearly shown on the plat itself)

Streets

- _____ Location, names and dimensions (ROW) of abutting streets or private roads
- _____ Name (if any), pavement width and ROW width of proposed and existing streets, driveways and parking areas.

Parcels

- _____ Boundary lines for all parcels
- _____ Bearings and dimensions for all boundary lines
- _____ Proposed building lines showing the distance setback from the street ROW
- _____ Lines showing the intersection of adjoining parcels to the site

Utilities

- _____ Location and size of water mains, sanitary sewers, gas lines, fire hydrants, electric and telephone poles or underground wires.
- _____ Location and purpose of easements

Natural Features

- _____ Areas of substantial existing trees including a general description of their type and size
- _____ Lakes, ponds, marshes, wetlands, soil types (for sites served by septic systems)
- _____ Areas of steep slope (over 30%)
- _____ Other natural features which might affect the design of the subdivision.
- _____ 5 ft. contour lines (Development in the CO-1 district require 2 ft. contour lines)

Buildings

- _____ Notation of existing manmade features such as houses, barns, outbuildings, fence rows, driveways, cemeteries and other manmade features.
- _____ Notation indicating which features remain and which features are to be removed
- _____ Location, height, floor area and arrangement of proposed buildings.

Drainage

- _____ Location of proposed drainage facilities, including watercourses and existing drainage facilities
- _____ Notation regarding the location and elevation of the 100 year floodplain
- _____ location of any proposed storm water detention basin and/or stream relocation
- _____ Notation of storm water flow

N/A

N/A

Adjacent Property

- _____ Location and ownership of all adjoining property
- _____ Sanitary sewers, street grades and other facilities
- _____ Provisions for screening, buffering and landscaping

Site Statistics

- _____ Total Acreage in subdivision
- _____ Acreage in street ROW
- _____ Number of Single-Family Lots
- _____ Existing zoning (total area)
- _____ Proposed zoning (total area)
- _____ Amount of open space
- _____ Lot coverage
- _____ Number of parking spaces required and provided

Legend

- _____ Graphical and written explanation of all symbols and labels

Variances and Waivers

- _____ Proposed waivers from the subdivision regs (individually listed and noted)
- _____ Proposed variances from the zoning regs (individually listed and noted)

Technical Review Committee
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Preliminary Plan Checklist for applications involving a Major Subdivision:

Title Block

- _____ Name and Address of Person or firm who prepared the plat
- _____ Name and Address of Property Owner
- _____ Date of Preparation (Dates of All Revisions)
- _____ Graphic and written scales

Vicinity Map

- _____ North Arrow
- _____ Sketch Map (showing the relative location of the proposed subdivision to surrounding streets unless the location is clearly shown on the plat itself)

Streets

- _____ Location, names and dimensions (ROW) of abutting streets or private roads
- _____ Name and ROW width of proposed streets and existing adjacent streets
- _____ Street grades and elevations at street intersections
- _____ Typical cross section of proposed streets
- _____ Any access points designated for use by construction vehicles

Lots

- _____ The proposed lot layout showing the location and distances for lot lines
- _____ Parcel areas
- _____ Lot numbers
- _____ Boundary lines for all parcels
- _____ Bearings and dimensions for all boundary lines
- _____ Proposed building lines showing the distance setback from the street ROW
- _____ Lines showing the intersection of adjoining parcels to the site

Existing Utilities

- _____ Location and size of water mains, sanitary sewers, gas lines, fire hydrants, electric and telephone poles or underground wires.
- _____ Location and purpose of easements

Public and Non-Public Sites

- _____ Name, acreage and proposed use of any parcels to be conveyed or held for public use, for joint use of property owners, or for non-public uses (such as multi-family dwellings, shopping centers or churches, but not including single family dwellings)

Natural Features

- _____ Areas of substantial existing trees including a general description of their type and size
- _____ Lakes, ponds, marshes, wetlands, soil types (for sites served by septic systems)
- _____ Areas of steep slope (over 30%)
- _____ Other natural features which might affect the design of the subdivision.
- _____ 5 ft. contour lines (Development in the CO-1 district require 2 ft. contour lines)

Manmade Features

- _____ Existing manmade features such as houses, barns, outbuildings, fence rows, driveways, cemeteries and other manmade features which might affect the design of the subdivision
- _____ Notation indicating which features remain and which features are to be removed

Drainage

- _____ Location of proposed drainage facilities, including watercourses and existing drainage facilities
- _____ Notation regarding the location and elevation of the 100 year floodplain
- _____ location of any proposed storm water detention basin and/or stream relocation
- _____ location of nearest off-site drainage facility, including culvert size and/or natural body of water
- _____ Notation of storm water flow

Adjacent Property

- _____ Location and ownership of all adjoining property
- _____ Sanitary sewers, street grades and other facilities
- _____ Potential street layout for adjacent properties owned by the developer

Site Statistics

- _____ Total Acreage in subdivision
- _____ Acreage in street ROW
- _____ Number of Single-Family Lots
- _____ Amount of other land uses (number of apartment units, patio homes, etc.)
- _____ Minimum lot size
- _____ Existing zoning (total area)
- _____ Proposed zoning (total area)
- _____ Amount of open space
- _____ Lot coverage
- _____ Number of parking spaces required and provided

Legend

- _____ Graphical and written explanation of all symbols and labels

Variances and Waivers

- _____ Proposed waivers from the subdivision regs (individually listed and noted)
- _____ Proposed variances from the zoning regs (individually listed and noted)