

**Technical Review Committee Meeting**  
**Wednesday, March 16, 2016**  
**Public Meeting at 1:00 p.m.**

**PRESENT:**

Amy Alvey - Oldham County Planning and Development Services  
Beth Stuber- Oldham County Engineer  
Ed Basquill – Oldham County Environmental Authority  
Paula Wahl – Oldham County Traffic Consultant  
Keith Smith- LaGrange Fire Protection District  
Ted Chisholm- LaGrange Utilities

**APPLICANT NAME AND ADDRESS OF PROPOSAL**

Pollard Builders, LLC- 1000, 1001, 1010 Oldham Oaks Road, LaGrange  
Zoning Map Amendment & Development Plan  
Applicant – Pollard Builders, LLC  
Engineer – Advanced Engineering & Surveying, LLC

**Morris Talbott, Advanced Engineering & Surveying, 319 Tucker Station Road, Louisville, was present to speak on behalf of Pollard Builders, LLC:**

- Gave a brief overview of the project which includes rezoning of 10.988 acres from R-4 Residential to C-2 Commercial.
- Currently there are 2 tracts of land and proposing to divide the tract on the west side of Oldham Oaks Road Land to create a tract for a proposed child care center. The other 2 tracts do not have proposed use at this time.
- All utilities such as water, sewer, gas, electric are in place.
- Plan does not require any waivers or variances.

**Agency Comments:**

**Amy Alvey – Oldham County Planning & Development Services**

- Read comments for Planning and Development: see attachment.
  - Morris Talbott responded: requested changes have been made and any subsequent requests made today will be made to the plan as well.
- Read Matt Tolar's, Oldham County GIS comment:
  - Address for child care center property will be 1010 Oldham Oaks Road.

**Beth Stuber– Oldham County Engineer:**

- Questioned if Oldham Oaks Road a city street?
  - Morris Talbott responded: Oldham Oaks Road will be maintained by the City. Was constructed to county road standards and are in the process of conveying it to the City of LaGrange.

- Questioned how and where storm water detention will be maintained.
  - Morris Talbott responded: Oldham Oaks Apartments has their own onsite detention and is located uphill of this property and would not be able to utilize that location.
  - Have not done a hydrologic analysis at this time but will show the detention plan on the construction plans.
- Questioned if the stream located on the plan is a blue-line stream
  - Morris Talbott responded: The stream is identified as a blue-line stream but doesn't fall under the jurisdiction because it is less than one square mile of the contributing area.

**Paula Wahl – Oldham County Traffic Consultant:**

- Conducted and reviewed the plan as submitted and found that a traffic impact study is required. See attachment.
- The applicant contracted Neel-Schaffer to perform the study and will have a completed report at the Planning Commission hearing on March 22, 2016.

**Keith Smith – LaGrange Fire Protection District**

- LFRD can provide adequate fire protection to the property and have no issues with the proposed plan.

**Ted Chisholm – LaGrange Utilities**

- Currently have water and sewer capacity for the project and have no issues.

**PUBLIC COMMENT**

None.

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**APPLICANT NAME AND ADDRESS OF PROPOSAL**

FJAW, LLC- 1720 Commerce Parkway, LaGrange  
 Zoning Map Amendment & Development Plan  
 Applicant – FJAW, LLC  
 Engineer – Garber-Chilton Engineers & Land Surveyors, Inc.

**Dave Garber, Garber-Chilton Engineers & Land Surveyors, Inc., 2249 Commerce Parkway, LaGrange, was present to speak on behalf of FJAW, LLC:**

- Gave a brief overview of the project which includes rezoning of 9.0 acres from R-2 Residential to C-3 Commercial.
- The proposed use is for an automobile dealership which will have a 44,000 square foot sales and service building and a 14,850 square foot collision center.
- Property is located between Commerce Parkway and Interstate 71.
- Have a preliminary drainage plan to detain on site and then the outfall will be under the interstate via an existing culvert.

- Plan does not require any waivers or variances.

### **Agency Comments:**

#### **Amy Alvey – Oldham County Planning & Development Services**

- Read comments for Planning and Development: see attachment.
  - Dave Garber stated they are uncertain at this time of the signage requirement by General Motors and will go back before the Planning Commission at a later date for a Program for Signs.
- Read Comment from Russ Rose, Oldham County Water District
  - This area is not served by Oldham County Water District, but OCWD does have a 24 inch transmission main along the West and South sides. We ask that every effort be made to avoid this area during construction, and that the grade not be adversely changed over the main.

#### **Ed Basquill– Oldham County Environmental Authority:**

- Detention basin calculations have not be finalized but request that they meet all the regulations and protect the sensitive environmental areas nearby.

#### **Beth Stuber– Oldham County Engineer:**

- Questioned if the KYTC had been contacted about accepting the water flow through their existing piping.
  - Dave Garber responded: Will send a copy of the plan to KYTC once final calculations have been done and ask for approval. Water runoff will be detained onsite before entering the pipe and should not be more than what flows through it today.
- Portion of Commerce Parkway is within the city limits of LaGrange and in their jurisdiction but the distance between entrances is adequate and request no signage to be placed in the road right-of-way.

#### **Paula Wahl – Oldham County Traffic Consultant:**

- Conducted and reviewed the plan as submitted and found that a traffic impact study is required. See attachment.

#### **Keith Smith – LaGrange Fire Protection District**

- Provide location of the hydrants on the plan.
  - Dave Garber responded: Will include hydrant locations on the revised plan and the buildings will be sprinkled.

#### **Ted Chisholm – LaGrange Utilities**

- The water line that currently runs along Commerce Parkway is 12” and not 8” as shown on the plan.
- The OCWD water main is 24” and not 18” as shown on the plan.

- LUC has a 12" sewer force main that runs along the rear of property in the same easement for the OCWD 24" water main. Sewer force main is located on the I-71 side of the water main.
- Also ask that the grade not be affected in the area of the water and sewer lines/easements during construction.
  - Dave Garber asked for a copy of the sewer plans to ensure the area is marked as "Do not disturb".

**PUBLIC COMMENT**

None.

**End of Public Meeting**

**Meeting adjourned at 1:27 p.m.**

**DAVID VOEGELE**  
JUDGE-EXECUTIVE  
[DVOEGELE@OLDHAMCOUNTYKY.GOV](mailto:DVOEGELE@OLDHAMCOUNTYKY.GOV)



**JIM P. URBAN**  
DIRECTOR  
[JURBAN@OLDHAMCOUNTYKY.GOV](mailto:JURBAN@OLDHAMCOUNTYKY.GOV)

**JOHN BLACK**  
DEPUTY JUDGE-EXECUTIVE  
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**AMY ALVEY**  
SENIOR PLANNER  
[AALVEY@OLDHAMCOUNTYKY.GOV](mailto:AALVEY@OLDHAMCOUNTYKY.GOV)

**OLDHAM COUNTY**  
**PLANNING & DEVELOPMENT SERVICES**  
100 WEST JEFFERSON STREET, SUITE 3, LAGRANGE, KENTUCKY 40031  
OFFICE 502-222-1476 • FAX 502-222-3213  
[WWW.OLDHAMCOUNTYKY.GOV](http://WWW.OLDHAMCOUNTYKY.GOV)

March 8, 2016

Pollard Builders  
PO Box 92  
LaGrange, Kentucky 40031

Re: Proposed Zoning Map Amendment for 1000, 1001, and 1010 Oldham Oaks Road, LaGrange  
& Site Plan for Kidshaven by Sandy

Mr. Pollard:

I have reviewed the plan you submitted dated February 23, 2016 and have the following comments:

1. Include exterior dimensions, measured from outside wall to outside wall, of both building canopies as shown on the plan. (Section 390-020, Item 18).
2. Landscape buffer along the west property line abutting R-2 zoning should be 20 feet. Plan shows 15 feet.
3. A separate detailed landscape plan will be required at the time of construction plan review and approval.
4. In the site data table include the following statistic information (Section 390-020, Item 25):
  - a. Clarification of Maximum Lot Coverage: Have listed 23,455 sq. ft. What is included in that calculation?
  - b. Total lot area covered by structures (square footage)
  - c. Percentage of lot covered by structures
  - d. Percentage of lot covered by impervious surface
5. South side yard setback listed at 7.50' but when C-2 abuts non-residential property the setback is 0'.
6. East front yard setback listed as 25' but when C-2 abuts non-residential property the setback is 0'. Suggest adding table to plan outlining required setbacks; front 0', rear 25' right side yard 15' and left side yard 0'.

Sincerely,

Amy Alvey  
Senior Planner  
[aalvey@oldhamcountyky.gov](mailto:aalvey@oldhamcountyky.gov)

cc: Morris Talbott, AES  
Josh Clubb

## Technical Memorandum

To: Technical Review Committee  
Oldham County Planning and Development Services

From: Paula Wahl, PE  
Senior Transportation Engineer

Subject: Traffic Review: Rezoning - 1720 Commerce Parkway

Date: March 16, 2016

Per Oldham County Subdivision Regulations Section 7.2C, Neel-Schaffer conducted a review of the rezoning plan for this project prepared by Garber-Chilton Engineers & Land Surveyors, Inc. and submits the following findings and comments:

1. Per the Institute of Transportation Engineers Trip Generation Manual, this proposed development land use generates more than 100 peak hour trips both in AM and PM peak hours. Commerce Parkway currently has an estimated ADT greater than 2,000. Therefore, a traffic impact study is required to be conducted as defined in the Oldham County Subdivision Regulations.
2. In order to complete a full review and assessment of the traffic impact study, further data and analysis is needed in accordance with regulations. Minimum requirements include but are not limited to existing traffic data collection, trip distribution, future traffic projections and traffic volume turning movement diagrams of the development and roadway system. Auxiliary lane analysis should be provided to determine if left-turn and right-turn lanes are required at the development intersections.
3. The applicant can either request the commission's traffic engineer to prepare a traffic impact study, or the applicant may choose its own traffic engineer to prepare the traffic impact study to be reviewed by commission's traffic engineer. Fees for those options can be provided at applicants request.

**DAVID VOEGELE**  
JUDGE-EXECUTIVE  
[DVOEGELE@OLDHAMCOUNTYKY.GOV](mailto:DVOEGELE@OLDHAMCOUNTYKY.GOV)



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[WWW.OLDHAMCOUNTYKY.GOV](http://WWW.OLDHAMCOUNTYKY.GOV)

March 8, 2016

FJAW, LLC  
7605 Park Place Circle  
Crestwood, Kentucky 40014

Re: Proposed Zoning Map Amendment for 1720 Commerce Parkway

Mr. Tolsdorf:

I have reviewed the plan you submitted dated February 19, 2016 and have the following comments:

1. The address that has been assigned to this proposed parcel is 1720 Commerce Parkway. Please include in title block on revised plan.
2. Include property owner name, address and telephone number. Current owner listed should be titled applicant and also include telephone number for applicant (Section 390-020, Item 4).
3. Include address, parcel number and use of adjoining properties (Section 390-020, Item 11).
4. Clarify location of fire hydrants on plan (Section 390-020, Item 21b).
5. A separate detailed landscape plan will be required at the time of construction plan review and approval.
6. In the site data table include the following statistic information (Section 390-020, Item 25):
  - a. Lot width
  - b. Height of structures in stories and feet
  - c. Setbacks of all buildings (front yard, side yard and rear yard)
7. Plan submitted for Planning Commission review should include proposed sign locations, lighting plan and building renderings/elevations.
8. Submit a separate boundary survey with Planning Commission application.
9. Filing deadline for the April 26, 2016 Planning Commission meeting is Wednesday, March 30<sup>th</sup>.

Sincerely,

Amy Alvey  
Senior Planner  
[aalvey@oldhamcountyky.gov](mailto:aalvey@oldhamcountyky.gov)

cc: Dave Garber, Garber-Chilton  
Beach Craigmyle

## Amy Alvey

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**From:** Russ Rose <rrose@oldhamcountywater.com>  
**Sent:** Wednesday, March 16, 2016 11:48 AM  
**To:** Amy Alvey  
**Cc:** William Baker  
**Subject:** RE: Emailing: FJAW, LLC TRC Plan 02 24 2016  
**Attachments:** FJAW, LLC TRC Plan 02 24 2016.pdf

Amy,

This area is not served by Oldham County Water, but OCWD does have a 24 inch transmission main along the West and South sides. We ask that every effort be made to avoid this area during construction, and that the grade not be adversely changed over the main.

Thanks

Russell D. Rose  
Superintendent  
Oldham County Water District  
PO BOX 51  
Buckner, Kentucky 40010  
Office 502-222-1690  
Mobile 502-727-4350  
mailto:rrose@oldhamcountywater.com  
www.oldhamcountywater.com

"The single biggest problem in communication is the illusion that it has taken place."  
George Bernard Shaw

This message is a confidential and privileged communication. If you believe that it has been sent to you in error, do not read it.

Please reply to the sender that you received the message in error, then delete it. Thank you.

-----Original Message-----

**From:** Amy Alvey [mailto:aalvey@oldhamcountky.gov]  
**Sent:** Monday, March 07, 2016 4:17 PM  
**To:** Russ Rose  
**Subject:** Emailing: FJAW, LLC TRC Plan 02 24 2016

See attached TRC plan for Champion.

Amy Alvey  
Senior Planner  
Oldham County Planning & Development Services  
100 West Jefferson Street, Suite 3

## Technical Memorandum

To: Technical Review Committee  
Oldham County Planning and Development Services

From: Paula Wahl, PE  
Senior Transportation Engineer

Subject: Traffic Review: Rezoning - 1720 Commerce Parkway

Date: March 16, 2016

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