

**Technical Review Committee Meeting  
Wednesday, March 18, 2015  
Public Meeting at 1:00 p.m.**

**PRESENT:** Amy Alvey - Oldham County Planning and Development Services  
Brooke Radcliffe - Oldham County Planning and Development Services  
Matt Tolar - Oldham County Planning and Development Services  
Beth Stuber - Oldham County Engineer  
Ed Basquill – Oldham County Sewer District  
Jeff Webb, Board of Education – Director of Transportation  
Keith Smith-LaGrange Fire & Rescue Department  
Chief Greg Smith, Oldham County Police Department  
Diane Zimmerman – Oldham County Traffic Consultant  
C.W. Seymour, Kentucky Transportation Cabinet, District 5  
Kenny Carrico, Kentucky Transportation Cabinet, District 5

**APPLICANT NAME AND ADDRESS OF PROPOSAL**

Kroger – KY 393: Commerce Parkway and Highway 393, LaGrange  
Site Plan Review  
Engineer – Heritage Engineering LLC/Scott Hannah

**Scott Hannah, Heritage Engineering LLC., was present to speak in behalf of the Kroger Company:**

- Introduced Stuart Frankenthal who is the applicant and land owner.
- Proposal is for a Kroger Marketplace Store, which would be approximately 123,000 square feet.
- Will also have an attached retail shop component of 3500 square feet and two out lots which will be retained by Mr. Frankenthal and developed at a later date.
- There will be a fueling station near Highway 393 which will have 8 pumps (16 vehicles) and room to expand to 10 pumps (20 vehicles).
- Site has several green components such as bio-swales and landscape areas in the parking lot. Will also have a detention basin on site.
- There are 507 parking spaces being proposed.
- Plans currently show right-in/right-out from KY393. Currently working with KYTC because of a restricted right-of-way and is currently going through the required 10-step process to acquire the access point.

**Agency Comments:**

**Amy Alvey – Oldham County Planning and Development Services addressed the following:**

- Consult with Matt Tolar about the address for this location.
- Identify the adjoining property owner for the corner tract at KY 393 and Commerce Parkway that abuts the proposed site as well as the property to the west along KY 393. Please include name of owner(s), address, parcel number, zoning and use.
- Label the contours (assuming they are 2-foot).
- Include building information for fueling station (square footage and exterior dimensions, measured from outside wall).
- Show all utility lines in an easement.
- Notation of gas lines are on the drawing but are not listed in the legend.
- Property lines along the two proposed outlots should be shown as the graphic in the legend for property lines.
- Staff recommends apply for Program for Signs at the same time you apply for the Planning Commission to outline all signage (monument, pole signs and wall signs) for the site for review and approval.
- If a landscape waiver is required please be sure to include an application and justification statement for that as well.
- Include the following note on the plan, “Outlots 1 and 2 to be developed at a future date. A revised plan for each lot must come before the Planning Commission for approval.”
- The Planning Commission will want to see building renderings.
- In the Site Data Table, include the Lot Width, Floor Area Ratio (FAR) for all uses and percentage of lot covered by impervious surface.
- Include building height and setbacks of all buildings, structures and parking areas (front yard, side yard and rear yard).
- The filing deadline for the April Planning Commission meeting is Wednesday, March 25<sup>th</sup>.

**Ed Basquill – Oldham County Sewer District: No Comments**

**Chief Greg Smith – Oldham County Police Department – No Comments**

**Keith Smith – LaGrange Fire & Rescue Department:**

- Would like to see proposed hydrant locations and fire department connection on the plan.
- Require a “knox” box on the structure and on future buildings on the out lots.

**Mr. Hannah responded to Keith Smith:**

- They will make plans to meet Major Smith as to the preferable fire hydrant locations.

**Matt Tolar – Oldham County Planning and Development Services**

- Would like to see the survey calls for the outlots in order to keep them separate from the Kroger property and would like those submitted in digital format.

**Beth Stuber - Oldham County Engineer:**

- If access off Hwy 393 is granted by the State, the parking spaces to the north of the entrance need to be protected so vehicles don't back into traffic.
- The State has an issue with potential drainage at a Hwy 393 entrance draining into their road right-of-way.
- For the two out lots, an immediate right turn will most likely not be approved due to safety concerns of vehicles being rear ended. The situation will be reviewed as development plans are submitted.
- The Fuel Inland must have some type of treatment for stormwater runoff such as an oil/water separator before it can be discharged in to the detention basin.
- The detention basin should treat the "first flush" as outlined in out post-construction ordinance.
- Please define the "green area" shown in the detention basin.
- The detention basin must be in drainage easement that grants the County ingress to the basin.
- A long term maintenance plan for the detention basin should be submitted with the construction plans.
- Details of the bio-swales will require approval with construction plans.

**Russ Rose, Oldham County Water District:** Community Planner Brook Radcliffe read Mr. Rose's email dated March 17, 2014 as follows:

- Oldham County Water District can provide domestic water to Kroger and the two out lots based on the flow rates.
- OCWD will need a 30 foot water easement on both the west and north property lines of this development adjacent to the right-of-way.
- KYTC will be installing the water main on the west property line with the Highway relocation project.
- Kroger will be required to install an 18 inch water main on the north property line consistent with the OCWD long range plan.
- Attached is a letter from Engineer GRW for a general model for the fire flow in this area.
- Please note this was completed in January 2014.
- If Kroger is requesting water service prior to the Highway relocation being completed then additional infrastructure would need to be constructed by Kroger.
- Note the plans show water lines inside the property; these would be owned and maintained by Kroger.
- OCWD meters will be placed adjacent to OCWD water mains next to the right-of-way.
- All water main extensions must be approved by the Kentucky Division of Water (DOW) and these notes are subject to Approval by DOW.

- After installation of the lines to the District's specifications and all required easements are recorded in the name of Oldham County Water District we will own, operate and maintain the said lines and provide water service to the project.

**Diane Zimmerman – Oldham County Traffic Consultant with Jacobs Engineering Group:**

- Prepared a traffic impact study and at this point still negotiating with the State whether the right-in/right-out remains which will have a significant impact on the traffic impact study.

**C.W. Seymour – Kentucky Transportation Cabinet, District 5:**

- Had retired in 2008 from the Transportation Cabinet and returned in January of 2015 and deferred his comments to Kenny Carrico.

**Kenny Carrico – Kentucky Transportation Cabinet, District 5, Permit Engineer:**

- As to the right-in/right-out, that is still pending the completion of the 10-step process and will determine traffic.
- Any plans or drawings presented regarding Kentucky Highway 393 are subject to change.

**Jeff Webb – Oldham County Board of Education – Transportation Department:  
No Comments**

**PUBLIC COMMENT**

**Tyler Allen, 1278 Basset Avenue, Louisville, was present and stated the following:**

Is very much in support of this project. Represents the owner of property located at the corner of Highway 393 and Commerce Parkway. Presented a letter stating his concerns regarding cross-access easements.

**End of Public Meeting**

**Meeting adjourned at 1:19 p.m.**