

**Technical Review Committee Meeting
Wednesday, July 19, 2023
Meeting at 1:00 p.m.**

PRESENT:

TRC Committee Members:
Jim Urban – Oldham County Planning and Development Services
Brian Fogle – Oldham County Planning and Development Services
Ryan Fischer - Oldham County Planning and Development Services
Jim Silliman - Oldham County Engineer
Matt Tolar - Oldham County GIS
Charlie Ward – Oldham County Health Department

APPLICANT NAME AND ADDRESS OF PROPOSAL

23-008 The Kavanaugh – 7505 Kavanaugh Road, Crestwood

Zoning Map Amendment & associated Development Plan and Conditional Use
Current Zoning – CO-1 Conservation/Residential & R-2 Residential
Proposed Zoning – C-2 Community Business District
Applicant – Crestwood Ventures LLC
Engineer – Milestone Design Group

Cliff Ashburner, Dinsmore & Shohl, LLC, 101 South First Street, Suite 2500

- Convert the retreat center into an event center.

AGENCY COMMENTS:

Brian Fogle, Assistant Director, Oldham County Planning & Development Services

- Please provide the name & right of way dimension for the abutting street, Kavanaugh Lane, on the existing eastern property line boundary.
- Please indicate the bearings & distances for the proposed southern property line boundary.
- Please indicate areas of substantial existing trees including a general description of their type & size.
- Please eliminate the front yard setback line along Kavanaugh Road and correct the rear yard setbacks where the proposed C-2 Community Business zoning district will adjoin the adjacent residentially zoned properties. The C-2 zoning district does not have any minimum setback requirements except when it abuts a residential district in which case it adopts the setback requirements of the abutting district.

Greater detail will be required for the site’s parking, landscaping, and lighting as part of the Planning Commission’s Site Plan review & approval process. If you have the parking, landscaping, & lighting details determined at the time of making a Site Plan Review application with the Planning Commission the option exists to request Waivers for the parking, landscaping, & lighting standards you are having difficulty satisfying.

Jim Silliman, Oldham County Engineer

- During the pre-application meeting with the applicant and their engineer on April 21, 2023, we were unsure if the total area of land disturbance was greater than one acre. Based on a review of the current plan, it appears the area of land disturbance for this project will be greater than

one acre and as such, the applicant shall obtain a KYR10 Permit from the Kentucky Division of Water (KYDOW) and an Oldham County Stormwater Quality Management and Erosion Control (SWQMEC) Permit from my office. Additionally, the construction plan shall be in accordance with Oldham County construction site runoff and post-construction stormwater ordinances including but not limited to the inclusion of stormwater detention or retention.

- Based on review the USGS The National Map online viewer, the existing pond on the north side of the parcel is at the head of a jurisdictional (blue-line) stream. If proposed detention or stormwater conveyances will impact the pond or associated stream, permitting from the US Army Corps of Engineers and KY Division of Water may be required.
- It is unclear how many parking spaces are required for the wedding/event venue as the plan states the min/max as TBD. The applicant shall provide the required number of spaces to ensure adequate on-site parking is being provided.
- Off-street parking is prohibited in all required setbacks in accordance with division 280-120 of the zoning ordinance. The applicant shall adjust the plan to remove the planned parking from the 50-foot front yard setback.
- It is unclear if the applicant is attempting to consider "shared parking" between the wedding/event venue and short-term rental. The applicant shall specify if it is his intent to use the "shared parking" allowance in Division 280-140 of the zoning ordinance.
- The applicant should indicate if the existing gravel area in the vicinity of the proposed concrete sidewalk is to be removed and replaced with grassy surface. This could affect the impervious surface and preliminary drainage calculations.
- In accordance with Division 280-150 of the Zoning Ordinance, parking areas for nonresidential uses that are located between a public street and the principal building on the parcel shall be paved. At the pre-application meeting we discussed potential alternatives include but not limited to typical asphalt-over-aggregate pavement section, chip & seal, and asphalt millings. We can further discuss the most appropriate and acceptable alternative in accordance with the zoning ordinance however, please note that gravel, as noted on the plans, is not acceptable.
- Based on the determination of the pavement treatment noted above, the applicant shall include a proposed pavement section detail on the plan for future review submittals.
- The applicant may consider using the KYTC standard commercial entrance detail when designing the entrance.
- The proposed plan provides preliminary drainage calculations but does not indicate where stormwater detention is being provided or how the water quality treatment requirement is being addressed. These items will need to be addressed.
- The proposed detention basin shall be encompassed by an easement to be recorded with Oldham County. This easement shall be recorded with the County Clerk prior to the release of the erosion control surety.
- No trees will be permitted within the 100-year WSE of the detention basin.
- The applicant shall ensure the detention basin outlet pipe is located a minimum of 15-feet from the adjacent parcel's property line. Additionally, the applicant shall ensure the detention basin outlet pipe discharges in the direction of flow of the receiving stream (i.e., the jurisdictional stream).
- Perimeter Landscaping Buffer Areas (PLBAs) were not observed on the plan. The applicant shall ensure PLBAs are provided in accordance with Division 300 of the Zoning Ordinance.
- Considering the width of the existing Kavanaugh Road pavement (approximately 15-16 feet) and trips generated by the proposed use of the site, at the pre-application meeting the applicant agrees to provide trip generation data for our review and concurrence. This information would be further utilized with regard to potential improvements to Kavanaugh Road to better support increased traffic.

- The intersection sight distance for passenger cars (280-feet for a 25mph) does not appear to be provided at the planned entrance as a result of a vertical curve. Stopping sight distance (155-feet for a 25mph) may be able to be provided if trees and bushes are removed from the front of the property. Alternatively, the location of the entrance may be adjusted, as discussed in the pre-application meeting, to provide acceptable sight distance.

Matt Tolar, Oldham County GIS

- The additional buildings on the property will need sub-addresses for emergency situations.

Charlie Ward, Oldham County Health Department

- This property has already been approved for a food permit in 1995 as it was a camp, it would be simple to transfer the food permit over to this venue. Just need to get with me to fill out the paperwork.

PUBLIC COMMENT: No comments.

END OF PUBLIC HEARING.

Meeting adjourned at 1:30 p.m.