

**Technical Review Committee Meeting**  
**Wednesday, January 15, 2014**  
**Public Meeting at 1:00 p.m.**

**PRESENT:** Jim Urban - Oldham County Planning and Development Services  
Brian Davis - Oldham County Planning and Development Services  
Amy Alvey - Oldham County Planning and Development Services  
Beth Stuber - Oldham County Engineer  
Diane Zimmerman – Oldham County Traffic Consultant  
Kevin Gibson - Oldham County Sewer District  
Kenny Carrico – Kentucky Transportation Cabinet  
Matt Tolar – Oldham County GIS  
Tim Pfaff – Board of Education – Director of Transportation  
Edward Turner – South Oldham Fire Department  
Chief Greg Smith – Oldham County Police Department

**Wal-Mart Development Plan,**  
**6701 Veterans Memorial Parkway and Madison Park Place**  
**Crestwood**

Debra Balinski of Wyatt, Tarrant and Combs was present to speak in behalf of the Wal-Mart proposal.

- The property is currently zoned C-2 and C-3
- Showed the location that will be rezoned of the proposed development to the south.
- In 1989 property was rezoned along with Madison Park Condominiums, Arbor Ridge Subdivision and property across the street.
- Under C-2 and C-3 requirements, there are no square footage limitations on a building footprint.
- It was not until 2007 that square footage requirements were amended; 50,000 square feet for C-2 and 100,000 square feet for C-3.
- Wal-Mart is proposing a super center, 158,503 square feet being the reason for requesting the property to be rezoned.
- Presented a color rendering site plan, aerial, photos of proposed building and will also submit a sign package.

Rich Philips whose firm was retained by Carlson Consulting Engineers, 7068 Ledgestone Commons, Bartlett, Tennessee, was present to speak in behalf of this application.

- Study has been submitted to Diane Zimmerman
- Met with KYTC regarding the intersections on Veterans Memorial and studied the access to Kenwood Station Elementary, Highway 146 and the Highway 329 Bypass.

- Gave results for location of a traffic signal especially at intersection of Madison Park Place.
- Recommend installation of traffic signal at that intersection which will include cross walks and pedestrian facilities.
- Intersection with traffic signal will operate at a level service B (usually level services of A-F) with the build-out of Wal-Mart and the out parcels to operate at a level server B for both a.m. and p.m. peak periods.

Justin Parrish with Carlson Consulting, 7068 Ledgestone Commons, Bartlett, Tennessee was present in behalf of Wal-Mart.

- Addressed the storm water issues on the site.
- Original plan was submitted for this TRC meeting and was brought to their attention that they should use bio-swales and green infrastructure.
- This is a revised rating plan and have incorporated larger islands at the north and south end of the parking lot; will have bio swales for drainage which will filtrate through soil, enter into a pipe and then into the storm drainage system on the site.
- The ponding water will filtrate through the soil before going into the storm system.
- Showed where there will be larger islands that will incorporate into the center of the bio swales of the parking area.
- Have approved plans for drainage that tells them what regional facilities are required.
- Presented the color rendering but does not show the bio swales.
- As to landscaping showed where there are a number of lines (sanitary sewer, storm, water, electrical, etc) located in the area where they wish to plant trees.
- Will be a green infrastructure in the parking area and will be plans for drainage.
- There are no out parcels planned for this development in this area and can abandon the gas easement and put some landscaping in that area.

### **Agency Comments:**

**Brian Davis**, Oldham County Planning and Development Services addressed the following:

1. Need to include the address and parcel number of the tract on the plan.
2. Need to consult with Matt Tolar about the address.
3. List the existing zoning as "C-2 and C-3."
4. Include the zoning information for the adjoining properties.
5. If a landscape waiver is required please be sure to include an application and justification statement for that as well.
6. Include the following note on the plan, "Lots 2 and 3 to be developed at a future date. A revised plan for each lot must come before the Planning Commission for approval."
7. The Planning Commission will want to see building renderings.

8. Identify Kenwood Crossing Road on the plan.
9. In the Site Analysis Table, include the calculated Minimum and Maximum number of spaces required, not just the ratios.
10. Include a separate sheet showing the proposed drainage of the site (there are enough lines on this plan).
11. The filing deadline for the February Planning Commission meeting is Wednesday, January 29.

**Chief Greg Smith**, Oldham County Police Department was present and stated he had no comments regarding this development.

**Tim Pfaff**, Board of Education – Director of Transportation, was present and stated he had no comments regarding this development.

**Edward Turner**, South Oldham Fire Department was present and stated he had no comments regarding this development.

**Matt Tolar**, Oldham County GIS, was present and stated he had no comments.

**Beth Stuber** - Oldham County Engineer addressed the following issues:

- Reviewed the plan submitted on November 20, 2013. Find that it generally conforms to the requirements for preliminary plans. However, have several comments.
  1. Before this site goes to the Planning Commission, it must be shown that the off-site detention basin is sufficient as it was for the prior development plan. If not, on-site detention should be shown.
  2. Low impact developed is strongly encouraged. An example would be filters under the catch basins.
  3. Would like to see a long term maintenance agreement for that facility.
  4. Requests construction plans on 24" by 36" paper.

**Diane Zimmerman** – Oldham County Traffic Consultant was present and stated the following:

- As author of the Sidewalk Ordinance, would like to see a sidewalk from the south side down to Kenwood Crossing Drive, similar to what is planned to the North to Madison Park Place.
- As a parent, she can see many students from Oldham County South walking to Wal-Mart and would like a safe crossing provided for the students.

**Kevin Gibson**, Oldham County Sewer District was present and stated the following:

- They have no comments as this is served by MSD. They will support the efforts of the County Engineer and Planning Director regarding storm water concerns.

**Kenny Carrico**, Kentucky Transportation Cabinet was present and stated he had no comments regarding this development:

**Jim Urban**, Oldham County Planning Administrator was present and stated the following:

- Regarding sidewalks, requests that the Transportation Cabinet provide cross walks at the intersection if it is going to be signalized.
- This will insure a safe crossing area at the 329 Bypass and also internal cross walks at Madison Park Place.
- Would like to see a safe route to the development for anyone that lives at Arbor Ridge or Madison Park Place and for the students.
- A landscape plan will be required for this project.

### **PUBLIC COMMENT**

Wood McGraw, 6600 Southwind Court, Crestwood was present to discuss issues of the Arbor Ridge Home Owners Subdivision.

- A 2006 study was presented to Chief Smith regarding increase in crime around the Wal-Mart Stores and is a valid concern that crime could spill over to Arbor Ridge.
- The development of Veterans Parkway has been excellent as far as architecture and requests that the Wal-Mart representatives take this into consideration along with elevations.
- Would like a facade other than the typical box building.
- Concerns regarding storm water and run-off
- The 2008 Storm Water Program speaks of pollution into the streams as there will be more surface pollution from oil and gasoline from cars.
- Requests that no more water exit the site than what is there now.
- As to the traffic study, it is basic common sense to consider, a traffic light at Kenwood Crossing Road and take consideration where parents are dropping off and picking up students.
- Take into consideration a site planning facility for Arbor Ridge residents that like to walk, jog and ride their bikes.
- There are many young children in the school and parents are concerned of the sale of firearms.
- Request that Wal-Mart take that into consideration as in other parts of the County where there are no sales of firearms.

Administer Urban responded to Mr. McGraw that there are no tax incentives for retail and do not offer as a County or City of Crestwood property tax rebates. Does not think they have applied for work force training or credits through the State.

Terry Weathers, 6615 Eastwind Way, Crestwood, was present and stated the following:

- Has concerns about the proposed 42 foot light posts and increase the quantity to 20 to 25 feet tall so as not to spill over into the neighborhood.
- Asks for a ground mounted sign 4-5 feet off the ground with masonry that would be aesthetically pleasing rather than the 20-30 foot sign they are proposing.

Amanda Dreckman, 3020 Pioneer Place, Crestwood was present and stated the following:

- Concerned that Wal-Mart will be close to so many schools. Asks that special consideration be taken regarding safety, the school buses, and children that will be driving to school.

Dianne Zimmerman responded that for the purpose of traffic analysis, all those things are taken into consideration and is considered normal traffic for the purpose of analysis.

Rebecca Northup, 9200 Shelbyville Road, Shelbyville, was present to speak in behalf of the Madison Park Home Owners Association.

- Concerned regarding crime and whether added police patrols and added security will be placed on the property.
- Asks whether a traffic light will be placed in front of Madison Park and possibly Kenwood Crossing.
- Will there be sidewalks and cross walks for pedestrians.
- There is a small creek behind the proposed development and concerned that there will be run-off from across the street which will impact the development.

Mark Ochsner, 6705 Westwind Way, Crestwood, was present and stated the following:

- Concerned that the subdivision will be used as a cut-through from Old Highway 329 to the bypass as it is already being used to get to the schools.
- Is there anything that can be done to stop the cut-through the subdivision.
- Feel there will be more traffic and asks how they can slow down and perhaps put in speed bumps.

Dianne Zimmerman responded that because those are public streets and there are already stop signs in the neighborhood, that there is probably not more they can do.

Debra Bolinsky addressed comments and stated that they will work with issues from the neighborhood association.

Confirmed the following to Administrator Urban:

- There is a “no truck idling” policy for truckers on Wal-Mart property.
- There are no definite plans at this time regarding the sale of firearms (handguns) at this store; however, they may sell rifles.

- Feel that the impact of the 42 inch light is the same if not better than having the lower light standard due to the number of lights as do not wish to litter the parking lot with lighting.

Administrator Urban addressed the following:

- Cross walks and sidewalk plans are to be provided as part of the review,
- There are no regulations regarding green infrastructure, however, are putting a bio-swale which will treat the water before it leaves the site; that will help with the quality in the creek behind Madison Place.
- Spoke with the Transportation Cabinet about a traffic light at the road that leads to Kenwood Elementary; there are many vehicles and would be good to have two traffic lights at that 329 Bypass.
- They will have the best plan for personnel, equipment and construction traffic.

Justin Parrish responded to Administrator Urban as follows:

- Addressed the storm water plans off the proposed development.
- Have done studies for drainage plans when Kroger's was planned in 2008.
- The run-off for this site will enter into storm drainage systems that are currently underground; should not have any negative impact to the development.
- The quantity of storm water into the creek will not be any more than when this was an undeveloped piece of property.
- As to blasting, Wal-Mart is very proactive concerning the blasting issue.
- There may be some trench blasting (which was previously done on this site) to get small utilities in.
- Wal-Mart has very stringent requirements about a pre-blast survey; they will notify anyone within a 500 foot radius as to when the blasting will occur and the frequency of the blasting.
- There are no plans for mass blasting where elevations will be changed, but just enough to get the utilities in the trenches.
- Sidewalks are proposed but not sure where they will be placed.
- The 42 foot poles are provided with LED fixtures in a shoebox fixture; the spill-over unto adjoining property is not of a concern.
- LED fixtures have directional bulbs and will provide safety for the pedestrians and the spillover is zero for residential areas.

Beth Stuber stated at this time, that Blasting Regulations are at the State Level. She has a contact information if there are any issues.

### **APPLICANT REBUTTAL**

NONE

Brian Davis stated in closing that the filing deadline for the February 25<sup>th</sup> Planning Commission meeting is January 29<sup>th</sup>, 2014. If one did not receive notice regarding this meeting, there is a sign-in sheet provided in the foyer so that one may be added to the notification list. One may call the Planning Office on the 30<sup>th</sup> as to whether Wal-Mart did apply; a final copy of the traffic study should be submitted at that time should anyone be interested.

**End of Public Meeting**