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Brentwood plan drops to 345 homes

Clore Lane traffic an issue

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For a fourth time, a developer will return to the Oldham County Planning Commission for approval of a proposed subdivision in Crestwood to be called Brentwood.



The plan has been revised and this time calls for 345 homes.

The news has stirred old debates among neighbors, who worry about the density of the development and the impact on traffic on nearby Clore Lane.

"Clore Lane is not built to handle that amount of traffic," said Jennifer Milton-Houlton, an area resident. Its intersection with Ky. 22 is "a mess right now."

The planning commission will consider the preliminary plan during its meeting Tuesday. The subdivision would be built on 248 acres south of Interstate 71 close to such subdivisions as Spring Hill, Briar Hill Estates and Briar Hill Farms.

The developer, Oldham Farms Development LLC, hasn't returned to the commission since April 2005, when it proposed 446 homes on the property.

The commission rejected that plan, citing concerns with increased traffic on nearby roads including Clore Lane and Ky. 22. Oldham Farms then appealed the decision in Oldham Circuit Court, and the Kentucky Court of Appeals supported the commission's decision.

The current plan calls for 345, but there would be 23 fewer homes if the Oldham County school board accepts the developer's donation of a 12-acre lot that could be used for an elementary school.

The homes would be built over about nine years and would cost \$450,000 and up. There would be a neighborhood park and a clubhouse with a pool and tennis court.

Oldham Farms has promised to widen Clore Lane from Cantrell Drive to the entrance of the subdivision. Also, it will donate \$345,000 to Oldham County to construct left-turn lanes on Clore Lane and Ky. 22 and install traffic signals at two intersections -- Ky. 329 and the Ky. 329 bypass, and Clore Lane and Ky. 22.

A traffic study by BTM Engineering Inc. concluded traffic would flow better at both intersections with a signal.

But a roundabout at Clore Lane and Ky. 22 is another possibility, said planning and zoning director Louise Allen. She said a 2006 study showed that a roundabout would improve traffic flow there, and the county has applied for a federal grant to build one. She said they don't know if they'll receive the money, and several other steps would still be necessary, including state approval.

Deborah Bilitski, attorney for the developer, said it's Oldham Farms' policy not to comment on pending cases.

More than 45 residents attended a March community meeting about the development, and they posed a battery of questions.

One resident, Frank Hainer, said he'd like to see another road connection on the west side, or some way to reduce the traffic on already-loaded roads. He said he'd prefer half the number of homes.

"God never intended that they have that many houses in that landlocked spot."

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