

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

February 8, 2018

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of December invoices
- B. Approval of January 11, 2018 minutes
- C. Approval of February agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

NONE

III. NEW BUSINESS

- A. FSP-2018-01 Jones Property - Final Subdivision Plat to divide one tract into six tracts, creating one 10-acre tract, one 11.80-acre tract, one 10.04-acre tract, one 10.61-acre tract and two 5-acre tracts, located on Anderson Road.
- B. PDP-2018-02 and PDP-2018-03 The Villages of Falls Creek - Preliminary Subdivision Plat and Preliminary Development Plan to reconfigure single-family lots into six duplex lots and two six-plex apartment buildings, located on Woods Point Circle southeast of Champion Way and Cincinnati Road.
- C. PDP-2018-04 Miami Valley Barns (The Shed Place) - Preliminary Development Plan for a portable building display area, located on the northeast side of Lexington Road, west side of Lisle Road.
- D. PSP-2018-05 Betty Griffith Yancey Trust Property - Preliminary Subdivision Plat for 465 single-family lots, located on the east side of Cincinnati Road, north of Champion Way.
- E. ZMA-2018-06 Mallard Point Tract #4 - Rezoning request from B-1 (Neighborhood Commercial) to A-1 (Agricultural) for 81.39 acres, to allow for rural residential use, located on the west side of Cincinnati road, west of I-75.
- F. PDP-2017-05 Bluegrass RV - Final Development Plan for a 19,587 sq. ft. Recreational Vehicle sales and maintenance building on 20.13 acres, located on the north side of Paris Road, east of I-75.

IV. OTHER BUSINESS

- A. Approval of FY 16-17 Audit
- B. Review of FY 17-18 Draft Budget
- C. Personnel

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
January 11, 2018**

The regular meeting was held in the Scott County Courthouse on January 11, 2018. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Regina Mizell, Steve Smith, Mark Sulski, Byron Moran, Johnny Cannon and Frank Wiseman, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins.

Motion by Moran, second by Mizell, to approve the December invoices. Motion carried.

Motion by Mizell, second by Wiseman, to approve the December 14, 2017 minutes. Motion carried.

Motion by Smith, second by Caldwell, to approve the January agenda with the exclusion of PSP-2017-55 from the agenda. Motion carried.

Consent Agenda

A representative of the Rains Property application (FSP-2017-50) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Wiseman, second by Caldwell, to approve the Final Subdivision Plat subject to the seven (7) conditions of approval. Motion carried.

A representative of the Southland Christian Church application (PDP-2017-56) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Sulski, second by Smith, to approve the Preliminary Development Plan subject to the seven (7) conditions of approval and one (1) variance. Motion carried.

All those intending to speak before the Commission were sworn in by Mr. Perkins.

PSP-2017-51 Mallard Point Tract #4 and Unit 1, Block A – Preliminary Subdivision Plat to subdivide an 81.397-acre tract into four new tracts of 20.057, 10.355, 38.017, and 12.968 acres, located on US 25 N, just north of Mallard Point Drive.

Mr. Summers reviewed the staff report and stated the current zoning for the property is R-1A and B-1. The property had been rezoned in the 1980's. The previous approvals for this development were conditioned on no development taking place closer to US 25 than the 900-foot contour line and prohibited the removal of trees from this area.

Brent Combs, Thoroughbred Engineering, stated a quote from a previous Mallard Point plat. He stated that he interpreted it as describing R-1A lots with access from internal streets with a buffer between the lots and US 25. He stated that for this application they are treating it as A-1 zoning with the access being from US 25.

Mr. Combs stated they would like to put a note on the plat that if the buyer wants to subdivide the lot it would need Planning Commission approval.

Rita Jones, realtor for the applicant, stated that the property is being marketed as four lots each with one home site. She stated that the applicant would prefer 200-foot setback because of the reduced utility costs to the buyer and the better building sites in that area.

Ms. Jones stated that the applicant did not realize that a house could not be built in B-1 zoning area. Chairman Jones asked Charlie Perkins to clarify the B-1 zoning regarding a residence. Mr. Perkins stated the ordinance does not allow a residence in that district.

Harold Sims, representing applicant, stated that the applicant would be willing to rezone if Planning Commission supports a rezoning.

Bruce Kuhnz, Mallard Point Homeowner's Association, stated that the Mallard Point Homeowner's Association are supportive of the proposed four lots, the R-1A zoning and the tree preservation area.

Commissioner Smith stated that if the B-1 zoning is going to be rezoned to A-1, that the whole property should be rezoned to A-1.

Commissioner Sulski stated that the 315 feet setback leaves little area in Tract 4B suitable for building.

Commissioner Sulski asked can the Planning Commission approve the Preliminary Subdivision Plat before the B-1 zoning is rezoned.

Mr. Kuhnz stated that the Mallard Point Homeowner's Association prefers the R-1A zoning over A-1.

Commissioner Sulski asked if the Planning Commission ever initiated a zone change before an applicant. Mr. Perkins stated it had been done before.

Mr. Kuhnz stated that if the lots could be sold with a restriction of only one home per lot the Homeowner's Association would approve, but if not, they would prefer the A-1 zoning.

The Planning Commission asked if the applicant would be willing to file for a zone change as a condition of approval. Ms. Jones stated she would if the setback could be lowered to 225-feet from US 25.

Motion by Sulski, second by Mizell, to approve the Preliminary Subdivision Plat (PSP-2017-51), subject to the seven (7) conditions of approval plus condition eight (8) that the owner will apply for a zone change from R-1A and B-1 to A-1 and that condition one (1) the setback be reduced to 225 feet plus removing the notes from page 2 of the staff report. Motion carried.

PDP-2017-52 Lifestyle Communities, Mills Apartments, Amended – Amended Preliminary Development Plan to add 32 parking spaces at the park area of the Mills Apartments on Magnolia Drive.

Mr. Kane reviewed the staff report, stating that the park is located on a previously identified sinkhole area.

A second entrance from Old Oxford Road was constructed as an emergency access only with bollards placed across entrance. The road improvement requirements that is the applicant's responsibility must be constructed if the City opens the second entrance.

Fred Eastridge, representing the applicant, stated the fire department requested that the lanes be kept open so the applicant is adding more parking spaces.

Jay Griffin, Old Oxford Road resident, stated that he had concerns with the development. He had complaints regarding trash, mosquitoes, and weeds. Planning Commission advised Mr. Griffin to talk to Code Enforcement regarding the issues.

Motion by Moran, second by Cannon, to approve the Preliminary Development Plan (PDP-2017-52) subject to six (6) conditions of approval. Motion carried.

PDP-2017-53 Top Gun Auto Sales – Preliminary Development Plan for a 2,786-sq. ft. office and 24,393 sq. ft. parking area for a car dealership, located on the south side of Paris Pike, east of Arby's.

Mr. Summers reviewed the staff report and the property consists of a 0.96-acre tract zoned B-2. Most of the site is located below the 100-year Floodplain. If a sidewalk is constructed it would be in the right-of-way of Paris Pike.

Some of the existing trees would count as part of the landscape ordinance.

Jamie Tackett, applicant, asked for clarification regarding landscaping in front of building. He stated he does not want any landscaping blocking the view of the cars for sale.

Baron Gibson, architect for applicant, stated presently there is not a sidewalk on Paris Road.

He stated he feels the existing trees meet the canopy requirement.

Kenneth Tracy, neighboring business owner, stated he would like the elevation numbers for the site. Ben Krebs stated that they are proposing to build at grade level. The Planning Commission stated that the elevation would be on the final development plan. Mr. Tracy stated he would like to see the elevation numbers before it is built. He was advised he could review the final development plan after it is turned in.

Motion by Sulski, second by Cannon, to approve the Preliminary Development Plan (PDP-2017-53), subject to the seven (7) conditions of approval and three (3) waivers of sidewalk requirement, new tree planting, and new shrubs. Motion carried.

ZMA-2017-54 Wyndamere Apartments, Phase 3 – Rezoning request from B-2 (Highway Commercial) to R-3 (Residential) for 6.039 acres, to allow for multi-family apartments, located on the south side of Paris Pike, east of I-75.

Chairman Jones opened the public hearing.

Mr. Summers stated the name of the application has been changed to The Crossings at Wyndamere.

He stated there are three accesses via Paris Pike, Wyndamere Path and Caroline Path to the development.

He stated the applicant has requested three variances.

Mr. Summers stated the previous phases were approved with a conditional use permit for a residential use in B-2 zoning district, but the applicant has been advised to rezone to a residential district because residential is not listed as a conditional use in the B-2 district.

He stated this application complies with the Comprehensive Plan. This application shows the area to be located within a Neighborhood Center, which allows for high density residential in conjunction with accessible commercial areas.

Nick Pregliasco, representing the applicant, stated this is the third phase of Wyndamere Apartments but will be a separate apartment community. The front lots will remain zoned commercial.

He stated the requested variance for the reduction of the rear and side yard setbacks for the internal apartment buildings will be comparable to the buildings in Phase 1 and Phase 2 of the development.

He stated a previous traffic study was completed. A right turn lane into the development exists to help with traffic flow.

He stated the variance for required parking is consistent with parking from the previous phases.

Brad Boaz, representing the applicant, stated lot 1 and lot 3 exceeds the parking requirements. He stated the requested variances are to help applicant proceed with planning the development of the Project Site.

Angela Schall, represents the management of the current Wyndamere Apartments, stated she does not agree with more apartments being built adjacent to the current apartments. She also does not agree with the use of the Wyndamere name for the development.

She stated there are problems currently with traffic. She questioned the access to Caroline Path.

Mr. Pregliasco stated there is a gate between this phase and the previous two phases that allows public access. This development would add an additional exit.

Ms. Schall questioned the need for more apartments in the community.

Commissioner Wiseman stated he has reservations about allowing more urban residential development in Scott County. He stated it is their responsibility to control to an extent.

Chairman Jones closed the public hearing.

Motion by Sulski, second by Mizell, to approve the rezoning request (ZMA-2017-54) on the basis it is consistent with the Comprehensive Plan, and subject to the three (3) variances and two (2) conditions of approval. By roll call vote, motion carried 6-2, with Wiseman and Smith dissenting.

The meeting was then adjourned.

Respectfully,

Attest:

Rob Jones, Chair

Charlie Perkins, Secretary

JONES PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
February 8, 2018

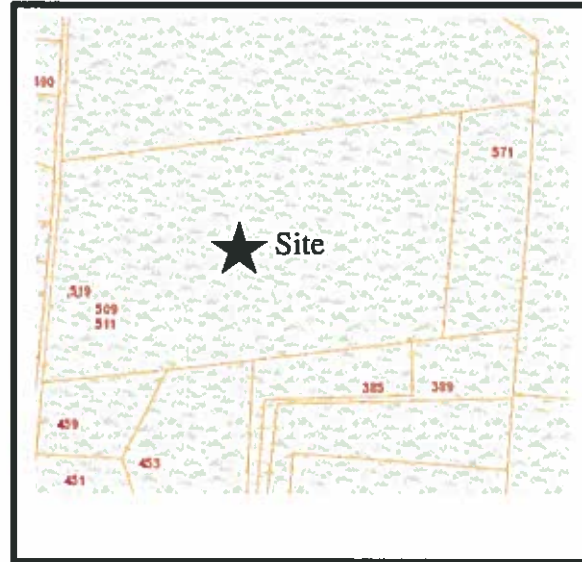
FILE NUMBER: FSP-2018-01

PROPOSAL: Final Subdivision Plat to divide one tract into six tracts, creating one 10.00-acre tract, 10.04-acre tract, 5.07-acre tract, 5.01-acre tract, 11.80-acre tract, and one 10.61-acre tract.

LOCATION: Anderson Road

APPLICANT: Rita Jones

SURVEYOR: Joel Day



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	Tract 1 (new): 10.00 acres Tract 2 (remainder): 10.04 acres Tract 3 (new): 5.07 acres Tract 4 (new): 5.01 acres Tract 5 (new): 11.80 acres Tract 6 (new): 10.61 acres
Proposed Use	Agricultural/Residential
Access	Anderson Road
Variance Requested	None

BACKGROUND:

The subject property contains 52.53 acres, and is located at 519 Anderson Road. The subject property and land surrounding is zoned A-1, Agricultural. The proposed subdivision will create a new 10.00-acre tract, 10.04-acre tract, 5.07-acre tract, 5.01-acre tract, 11.80-acre tract, and a 10.61-acre tract with proposed accesses from Anderson Road.

This application is considered a major subdivision and is required to be reviewed by the Planning Commission because the property was previously subdivided after 1999. That plat required all further subdivisions to be approved by the full Planning Commission.

Plat Review:

The proposed subdivision meets all planning requirements at this time. All tracts show the required 50-foot setbacks on all property lines and have at least 250 feet of width at the building line. The Health Department will need to conduct a site evaluation for the newly configured tracts to certify that an on-site septic system is feasible, but have not indicated any anticipated problems.

There are currently three existing driveways that allow access to Tracts 1, 2 and the Ward Property to the east of the Subject Property. One shared entrance has been proposed off Anderson Road to access Tracts 3 and 4. Tracts 5 and 6 will be accessed from the existing access that serves the Ward Property. Only three users have been assigned to this access, which complies with the *Subdivision Regulations*.

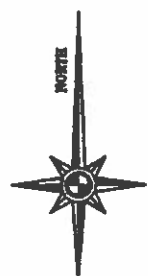
A drainage easement needs to be shown on Tracts 1, 2, and 5 to allow for drainage from the pond on Tract 2.

RECOMMENDATION:

Approve the Final Subdivision Plat to create one 10.00-acre tract, 10.04-acre tract, 5.07-acre tract, 5.01-acre tract, 11.80-acre tract, and one 10.61-acre tract with the following conditions of approval:

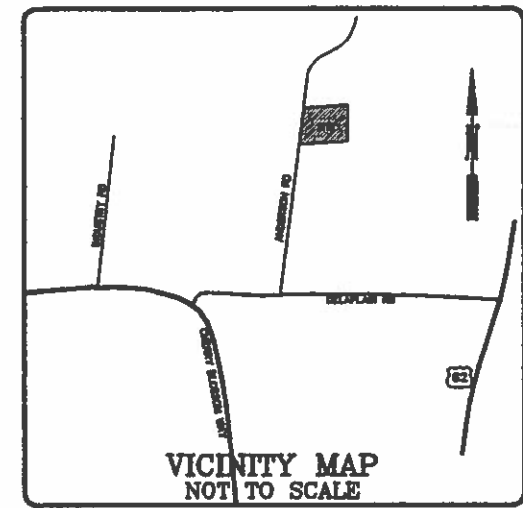
Conditions of Approval:

1. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Zoning Ordinance*.
3. All applicable requirements of the *Subdivision & Development Regulations*.
4. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved subdivision plat.
5. This preliminary subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.
6. Prior to (as part of) the Final Subdivision Plat approval, the drainage easement on Tracts 1, 2, and 5 shall be shown.
7. Prior to (as part of) the Final Subdivision Plat approval, the Anderson cross road section shall be shown.

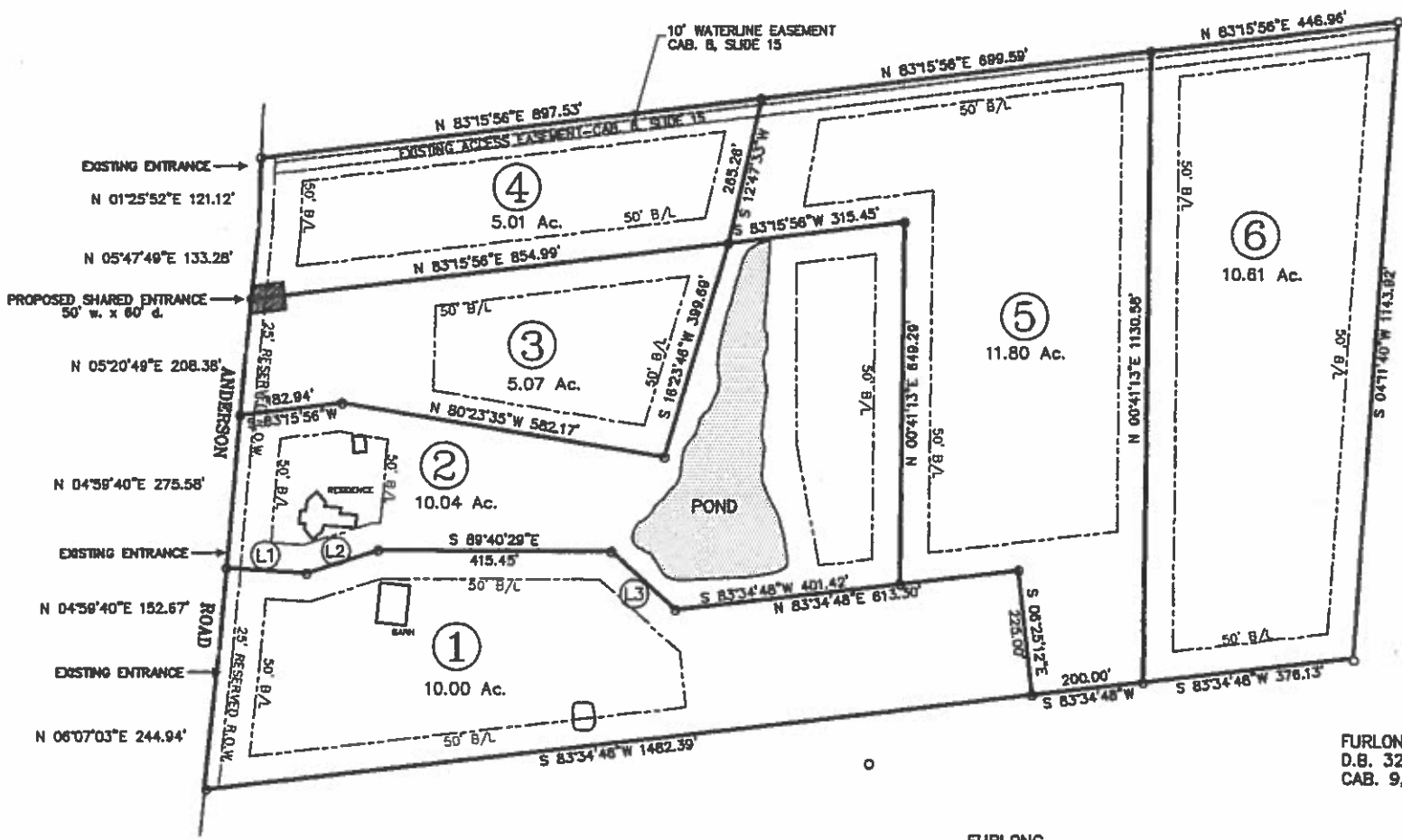


THE EXISTING 20' ACCESS EASEMENT AND 10' WATERLINE EASEMENT SHALL BE FOR THE USE AND BENEFIT OF TRACT 5, TRACT 6, AND ADJOINING WARD PROPERTY TO THE EAST. MAINTENANCE SHALL BE SHARED EQUALLY.
CURRENT LOCAL REGULATIONS RESTRICT THE USE OF ONE ACCESS TO NO MORE THAN THREE TRACTS UNLESS UPGRADED TO COUNTY ROAD STANDARDS.
TRACT 4 & TRACT 3 SHALL ONLY USE THE SHARED ACCESS ON THEIR COMMON BOUNDARY, AND SHALL SHARE EQUALLY IN CONSTRUCTION AND MAINTENANCE.

- LEGEND**
- 1/2" x 18" STEEL REBAR W/10 CAP MARKED "MERIDIAN/2536" SET
 - ▣ IRON BAR FOUND-AS NOTED
 - ⊙ SURVEYOR'S MAG-NAIL-SET
 - ⊙ SURVEYOR'S MAG-NAIL-FOUND
 - ⚡ UTILITY POLE
 - ⊕ FIRE HYDRANT



TINGLE
D.B. 258, Pg. 552



WARD
D.B. 318, Pg. 769
CAB. 8, SL 15

FURLONG
D.B. 328, Pg. 390
CAB. 9, SL 113

FURLONG
D.B. 345, Pg. 581
CAB. 9, SL 113

SEWELL
D.B. 294, Pg. 635
CAB. 5, SL 1928

EVICH
D.B. 355, Pg. 746
CAB. 5, SL 2009

COURSE	BEARING	DISTANCE
L1	S 86°08'25"E	142.78'
L2	N 72°05'25"E	133.89'
L3	S 47°33'03"E	154.20'

THE PURPOSE OF THIS PLAT IS TO DEPICT THE SUBDIVISION OF THE PARENT TRACT.

FURTHER SUBDIVISION OF THIS PROPERTY WILL REQUIRE REVIEW AND APPROVAL BY THE GEORGETOWN-SCOTT COUNTY JOINT PLANNING COMMISSION.

NEW ENTRANCES OFF COUNTY MAINTAINED ROADS MUST MEET LOCAL SEPARATION AND SET-BACK REQUIREMENTS.

CURRENT ZONING OF THE SUBJECT PROPERTY IS AGRICULTURAL (A-1).

NO PREVIOUSLY ESTABLISHED UTILITY EASEMENTS OR DRAINAGE EASEMENTS ARE ELIMINATED OR OTHERWISE ALTERED BY THIS DIVISION.

NO TEMPORARY OR PERMANENT STRUCTURES ARE TO BE CONSTRUCTED IN NOR ENCRoACH UPON ANY DRAINAGE EASEMENT.

UNLESS OTHERWISE DETERMINED BY CONDITIONS OF DEED OR CONTRACT/AGREEMENT SUPERSEDING THIS PLAT, THE PRIVATE ROAD/JOINT ENTRANCE/SHARED ACCESS SHOWN SHALL BE JOINTLY MAINTAINED BY THE OWNERS OF EACH TRACT SERVED BY SAME TO THE EXTENT OF THAT OWNER'S USE.

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION OF MY OWN FREE WILL AND CONSENT, ESTABLISH BUILDING SETBACK LINES, AND DESIGNATE ANY PUBLIC OR PRIVATE RIGHTS-OF-WAY AND/OR EASEMENTS INDICATED IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION REGULATIONS.

PRELIMINARY-NOT FOR RECORDING OR USE IN TRANSFER

OWNER _____ DATE _____
I CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM(S) INSTALLED OR PROPOSED FOR INSTALLATION ON THE PROPERTY SHOWN HEREON MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND IS HEREBY APPROVED.

PRELIMINARY-NOT FOR RECORDING OR USE IN TRANSFER

HEALTH DEPARTMENT REPRESENTATIVE _____ DATE _____

UTILITY CERTIFICATION

I HEREBY CERTIFY THAT THE UTILITY EASEMENTS DEPICTED HEREON ARE ADEQUATE TO PROVIDE SERVICE. OWNERS AND PROSPECTIVE OWNERS SHOULD NOTE THAT CUSTOMARY CHARGES APPLY, AND, THAT ADDITIONAL EASEMENTS AND/OR CONCESSIONS MAY BE NECESSARY IN ORDER TO SUPPLY SERVICE.

FOR: L.G.E./K.U. _____ DATE _____

FOR: AT&T _____ DATE _____

FOR: KY-AMERICAN WATER Co. _____ DATE _____

I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY: THIS PLAT DEPICTS AN _____ CLASS SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:_____, AND AN ANGULAR ERROR OF 00-____-____. BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS _____ DATE OF FIELD SURVEY WAS _____ 2003.

PRELIMINARY-NOT FOR RECORDING OR USE IN TRANSFER

PLANNING COMMISSION REPRESENTATIVE _____ DATE _____
By: JOEL BAY, P.L.S. No. 2536 _____ DATE _____

MERIDIAN ASSOCIATES, LLC
SURVEYORS
120 EAST MAIN STREET, GEORGETOWN, KY 40324
(502) 863-6070
jdaypls@bellsouth.net

JANUARY 16, 2018

PRELIMINARY/FINAL SUBDIVISION PLAT
RITA JONES PROPERTY
RITA JONES - D.B. 140, Pg. 32
519 ANDERSON ROAD, GEORGETOWN, SCOTT COUNTY, KENTUCKY

**VILLAGES OF FALLS CREEK
PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
February 8, 2018**

FILE NUMBER: PDP-2018-02 &
PSP-2018-03

PROPOSAL: Preliminary Development Plan to convert four (4) single-family lots into two (2) six-plex townhomes

Preliminary Subdivision Plat to Amend eight (8) single-family lots into five (5) duplex lots and one (1) remaining single-family lot.



LOCATION: Falls Creek (100, 102, 104 & 106 Woods Point Circle) & (160, 162, 164, 166, 168, 170, 172, & 174 Village Park Drive)

APPLICANT: Oxford Place, LLC

ENGINEER: Allen Patrick Darnell, PE
Darnell Engineering, Inc.

STATISTICS:

Zone	R-1C (PUD)
Surrounding Zones	R-1C (PUD) & B-4
Acreage	PDP-2018-02: 0.9 acres; PSP-2018-03: 1.029 acres
Dwelling Units Existing	12 single family lots
Dwelling Units Proposed	23 Dwelling Units (12 townhome units, 1 single family lot, & 10 duplex units)
Dwelling units per acre	11.92 units/acre (PDP-2018-03: 13.33 units/acre; PSP-2018-02: 10.69 units/acre)
Water/sewer available	Yes/Yes
Access	Access Alley (in rear)
Variances	1. Reduce the side-yard setback from 25' to 7.5' for PDP-2018-02

BACKGROUND:

The application before the Planning Commission is a Preliminary Development Plan to convert four (4) single-family residential lots into two (2) six-plexes. The single-family lots were platted in January 2007 (Cabinet 9, Slide 220).

The Applicant is also seeking to convert eight (8) single-family residential lots into five (5) duplex lots and one (1) remaining single-family lot. The single-family lots in this area were platted in January 2007 (Cabinet 9, Slide 222).

The Falls Creek Development was approved as a mixed-use, Traditional Neighborhood Development in 2004 as part of Drake Property rezoning (ZMA-2004-23). In 2004, the Drake Property was rezoned from A-1 to B-4 and R-1C PUD with a maximum 338 dwelling units approved based on the R-1C density of 4.4 units per net acre.

The original Concept Plan anticipated a mixture of housing types and sizes with unifying architectural controls that would be established in the Homeowner Association documents. The original concept plan proposed 150 single-family homes on a range of lot sizes from 5,000 square feet and larger; 25 townhouse units, and 163 apartment units. The townhouses were proposed south of the B-4 commercial area.

In September 2005, the original Master Plan was amended to increase the proportion of the development that would-be townhouses. An area of the development south of the current subject property was revised to allow for 46 townhomes where previously 19 single-family lots were shown on the Concept Plan. The revision of the plan did not increase the original density approved; however, it reconfigured the location and type of units (single-family to multi-family).

In January 2006, a Preliminary Development Plan (PDP-2005-73) was approved for 43 townhomes in this area, known as Falls Creek Phase 2 Townhomes. These townhouses were never constructed and in June 2008, an Amended Preliminary Development Plan (PDP-2008-26) was approved for an Assisted Living Facility with seventy (70) dwelling units in the same location. This project was also later amended to ten apartment buildings with a total of eighty (80) dwelling units (PDP-2015-08). Construction has begun on one of the apartment buildings.

In 2011, the Applicant was approved to convert thirteen (13) single-family lots into twenty-six (26) multi-family units (PDP-2011-17). These units are anticipated to be completed in the near future.

Table 1 (next page) shows the current status of currently approved single-family and multi-family development in Falls Creek (Not including applications to be heard in February 2018). All of the dwelling units counted in this table have been platted, constructed, or have preliminary approval from the Planning Commission.

Approved Total Dwelling Units	338
Platted Lots	
Phase 1, Unit 1	14
Phase 1, Unit 2	8
Phase 1, Unit 3	21
Phase 1, Unit 4	22
Phase 1, Unit 5	29
Preliminary and Final Development Plan Approval	
Mixed Use Center	83
Heritage Apartments	80
Phase 2	50
Total Approved Units	307
Total Remaining Units	31

Table 1

	Preliminary	Platted/FDP	Remaining
Single-Family Lots	107	57	50
Phase 1, Unit 1	14	14	0
Phase 1, Unit 2	4	4	0
Phase 1, Unit 3	21	21	0
Phase 1, Unit 4	15	15	0
Phase 1, Unit 5	3	3	0
Phase 2	50	0	50
Townhouses / Duplexes	48	26	22
Phase 1, Unit 5	26	26	0
Phase 1, Unit 2	12	0	12
Phase 1, Unit 4	10	0	10
Apartments	160	40	123
Mixed Use Center	3	0	3
Traditions	80	32	48
Heritage	80	8	72
Total	318	123	195

Table 2

Table 2 (above) shows the state of development in Falls Creek with the proposed changes from these two applications. All of the Phase 1 single-family lots have been platted, and 28 of the 94 currently platted lots have home built on them. Phase 2 has preliminary approval from the Planning Commission, but zero (0) lots have been platted in this phase. All of the currently approved duplexes and townhomes are either under construction or have Final Development Plan Approval. Of the 163 apartment/high-density dwelling units that have received Planning Commission approval, only forty (40) have received

Final Development Plan approval, and only thirty-two (32) of these have been constructed. Approval of these applications would leave a total of twenty (20) dwelling units available for the remaining 16 acres (roughly) of Falls Creek that currently has no preliminary approvals.

KEY ISSUES/COMMENTS:

Common Scheme of Development:

City of Georgetown Ordinance 2015-014 requires the Applicant to receive approval from the Planning Commission when amending the Common Scheme of Development in existing developments or subdivisions. This ordinance requires the Applicant to:

1. Show that market conditions have changed substantially, necessitating a change in the Common Scheme of Development for the existing development or subdivision;
2. Submit a sworn statement that the Applicant has notified in writing every owner of every lot within the existing development or subdivision.

There are other provisions related to Homeowner's Associations that the Applicant will also need to comply with. Staff has received a signed affidavit that the Applicant has complied with the notification requirement of the ordinance. The Applicant intends to make a presentation to the Planning Commission regarding the market conditions.

Staff does not currently support the change in the Common Scheme of Development for this area. First, these lots have been platted, and some have been sold and built upon, as single-family lots. There are individuals who purchased lots in Phase 1, Units 2 & 4, and built homes with the understanding that they were purchasing lots in a single-family area of a mixed-use development.

Second, as mentioned in the background material, there are more than 120 multi-family dwelling units that have Planning Commission approval, but have not been built. If there is a demand for more multi-family units, it would make sense for these areas with preliminary approval to be pursued first.

Third, if the Applicant wishes to make a change to the development to allow for townhouse or duplex development, it would have less impact on those who live in the development to instead amend a portion of the development that has not had final plats recorded for single-family lots. These areas include Villages of Falls Creek Phase 2, The Heritage Apartments, and Phase 2 of the Traditions apartments. These areas currently only have preliminary approval, and an amendment to their plan would have less impact on homeowners.

Layout:

The current application is to request to amend the original Master Plan to allow for townhome and duplex development where previously single-family homes were planned. This application, if approved, will require the Applicant to consolidate the four (4) approved single-family lots platted as part of Phase 1, Unit 2. It will also require a Final Plat rearranging the layout of eight (8) single-family lots that were platted as part of Phase 1, Unit 4.

The permitted density in the R-1C District is 4.4 dwelling units per net acre. The Applicant was limited to this overall density as part of the original zoning approval. This density was averaged over the

residential portion of the site, and some limited commercial areas that were initially proposed to have vertical mixed-use. Falls Creek as a whole is approved for 338 dwelling units.

The setbacks are proposed to remain the same for the townhome development as what was approved for the single-family lots. 20-foot setbacks from Meadow Lane, 15-foot setbacks from Woods Point Circle, 15-foot setbacks from the access alley, and 7.5-foot setback from the single-family development to the south. If the Planning Commission approves this application, the side-yard setback will require a variance. The Schedule of Dimension Area Regulations requires a 25 feet setback for all multi-family structures such as townhomes and apartments. The Applicant is showing a side-yard setback of 7.5 feet, but at least 10 feet will be needed to include an appropriate landscaping buffer.

The setbacks for the duplexes are proposed to remain the same as the currently platted lots. No variances are required for the setbacks for the proposed duplexes.

The location of this application may be alarming to homeowners with single-family residences on adjoining or nearby lots. The Project Site is located in an area that has been platted as single-family residential for more than 11 years. There are multi-family sites in Falls Creek that already have preliminary approval from the Planning Commission (Traditions Phase II & Heritage Apartments) but have not been constructed.

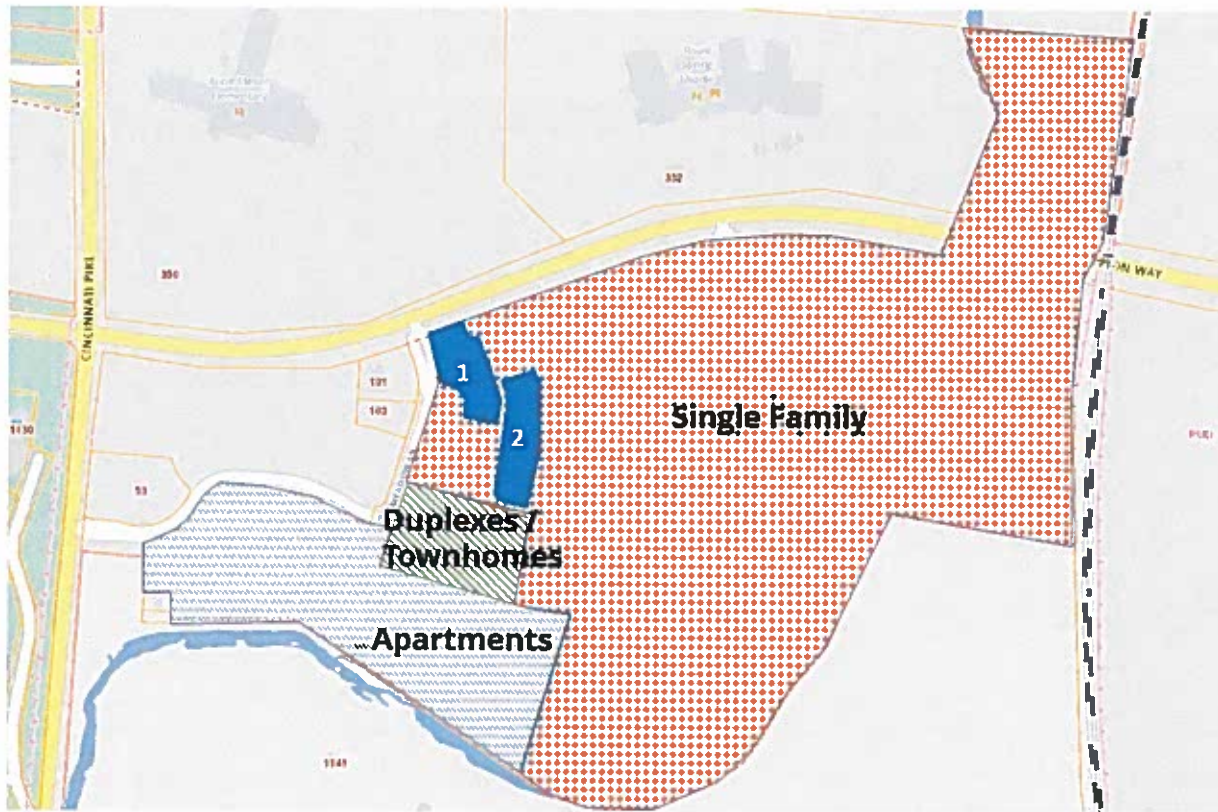


Figure 1

Figure 1 (above) shows the current residential density of Falls Creek. The highest density is located in the southwestern portion of the Project Site. There is a transition area of duplexes and townhomes

between the apartments and the areas that have been platted for single family residential. The blue area labeled as '1', is the location of the proposed townhomes. The blue area labeled as '2' is the location of the proposed duplexes. A better location for additional townhomes would be to the north and east of the apartments, where they could act as a buffer between the high and low density residential areas.

Access/Traffic:

Vehicular access to the Project Sites will be from a rear access alley. The access alley has a right-of-way width of 20 feet, but the paved surface is 14 feet wide. The access alley was designed and constructed with the intention of serve roughly 25 single-family residences. As a private access alley, this alley was not constructed with inspections from the Planning Commission. This alley currently provides access for 19 single family homes and 5 duplexes (10 duplex dwelling units). Single-family housing generates 9.57 trip ends per dwelling unit on an average weekday. Townhomes generate 5.86 trip ends per dwelling unit on an average weekday.¹

Table 3 (below) compares the trip ends anticipated to be generated by this area as currently platted vs. the proposed townhome/duplex development. This application would add almost 21% more weekday traffic over the current platted single-family lots. All of this traffic would use the 14 feet wide access alley.

Time Frame	Current	As Proposed
Weekday	114.8	138.5
AM Peak Hour	9.2	12.7
PM Peak Hour	12.2	12.5

Table 3

Parking for the townhome development is proposed through parking areas and garages accessed by the access alley. The Development Plan is showing an appropriate amount of parking, but staff has some concerns about how the parking areas will be constructed. There are several easements along the rear of these lots, and the plan calls for much of this area to be paved, which may limit access to these easements. Several of the parking lot peninsulas are also proposed to extend into the right-of-way of the access alley.

The duplexes are proposed to be served by surface parking only (no garages). These parking areas will substantially increase the paved area over platted utility easements. The preliminary plat does show an appropriate amount of parking for the proposed duplex units.

Pedestrian traffic will be handled by sidewalks along the streets in Falls Creek. There is an existing sidewalk along the proposed townhouse development, but it was constructed outside the right-of-way. This sidewalk will either need to be moved to be inside the right-of-way or a plat will need to be

¹ ITE Trip Generation, 7th Edition.

recorded creating an access easement for the sidewalk. Sidewalks serving the duplexes will need to be built as the units are built.

Landscaping:

Development Plan:

The plan shows an appropriate amount of interior VUA landscaping to meet the requirements. Section 6.13 of the *Landscaping and Land Use Buffers Ordinance* requires a landscaping buffer 5 feet wide to screen the vehicular use area from the adjoining property to the south. This buffer area can be met by the shown interior landscaped area, but the Final Development Plan will need to show the required hedge, fence, wall or earth mound.

Section 6.12 of the *Landscaping and Land Use Buffers Ordinance* requires a 10-foot landscaping buffer between all multi-family zones and single-family zones. This buffer should be populated by 1 tree per 40 feet plus a continuous 6-foot tall planting, hedge, fence, wall or earth mound. This buffer area is typically required between different zoning districts, but should be applied if the Planning Commission approves this development plan, because the Applicant is proposing a substantial increase in the density in such close proximity to existing single-family residential.

The plan shows sufficient existing trees and proposed trees to meet the canopy requirements for a residential development.

The plan will include street trees, which have been planted throughout the Falls Creek area.

Subdivision Plat:

The subdivision plat also shows an appropriate number of trees to meet the canopy requirements. Subdivision plats of this type, and duplexes do not require any additional landscaping. Street trees will need to be planted as part of the development of the duplex lots.

PROCEDURE:

The Planning Commission will take three votes for the associated applications:

1. The Planning Commission will need to vote on whether or not to allow an amendment to the Common Scheme of Development.
2. The Planning Commission will need to vote on whether or not to approve PDP-2018-02.
3. The Planning Commission will need to vote on whether or not to approve PSP-2018-03.

FINDINGS:

1. There are multi-family areas of Falls Creek that already have preliminary approval from the Planning Commission, which would be more suitable to this type of development than previously platted single-family residential areas.
2. The Applicant will need to comply with City of Georgetown Ordinance 2015-014 for the change in the Common Scheme of Development for Falls Creek. The Applicant has met the notification requirement, and is intending to show that market conditions have changed at the Planning Commission meeting.

3. It may not be possible to justify changing the Common Scheme of Development for these platted lots when there are other areas in the development where adjoining lots have not been sold for single-family homes.
4. The 14-foot access alley was not approved or designed for the traffic volume associated with converting more and more of this part of Falls Creek to multi-family residential development.

RECOMMENDATION:

Staff recommends **Denial** of the Preliminary Development Plan and Preliminary Subdivision Plat for Falls Creek. Should the Planning Commission approve the applications, subject to:

Variance:

1. Reduce the side yard setback for the townhomes from 25 feet to 10 feet.

Conditions

1. The Applicant will need a recorded minor plat consolidating the single-family lots from the townhome area prior to Final Development Plan approval.
2. The sidewalk along the front of the townhome development shall either be reconstructed in the right-of-way or an access easement shall be placed around it to allow for public usage.
3. A 10-foot wide landscaping buffer shall be installed between the townhome units and the adjoining single-family residences to the south.
4. Landscaping along Champion Way shall be installed as part of the Final Development Plan for the townhome development.
5. The parking area peninsulas for the townhome development shall not extend into the right-of-way for the access alley.
6. The Applicant will need to provide a stormwater management summary to evaluate and account for increase in impervious area.
7. All previous applicable conditions from the zone change for Falls Creek (ZMA-2004-23).
8. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan/Final Subdivision Plat.
9. All development must meet the requirements of the Georgetown Stormwater Manual.
10. Prior to any construction or grading, the applicant shall meet with the Planning Commission Engineer and the Development Inspector to review construction policies and establish inspection schedules.
11. Any revisions or amendments to the approved Preliminary Plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
12. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
13. Prior to (as part of) the Final Plat approval, the applicant shall provide the Planning Commission staff (GIS Division) with a digital copy of the approved Plat.
14. A specie-specific landscape plan shall be provided along with the Final Development Plan.
15. These preliminary approvals are valid for two years, subject to the requirements of Articles 306 and 406 of the *Subdivision and Development Regulations*.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	35.91'	32.90'	N 32°40'55" W
C2	68.50'	28.39'	28.19'	S 04°48'18" E
C3	1025.00'	57.07'	57.06'	S 11°34'29" W

UTILITY LEGEND:

- Water Meter
- Water Valve
- ⊕ Gas Valve
- ⊕ Gas Meter
- ⊕ Gas Line Marker
- ⊕ Gas Line Test Station
- Power Pole
- △ Anchor
- ✕ Sign
- Mailbox
- Manhole
- ⊕ Fire Hydrant
- ⊕ Right of Way Marker
- Light Pole
- ⊕ Electric Box
- Fence Post
- Cleanout
- Proposed Stamp
- ⊕ Existing Tree

SITE STATISTICS:

TOTAL ACREAGE: 1.029 Acres
 ZONING: R-1C PUD
 Front Setback = 15'
 Rear Setback = 15'
 Side Setback = 7.5'
 PROPOSED BUILDING AREA: 19,680 sf
 Proposed Duplex Buildings = 5
 Proposed Dwelling Units = 10
 Bedrooms per Unit = 2-3 Bedrooms
 Required Parking Spaces = 25
 Achieved Parking Spaces = 25
TREE CANOPY REQUIREMENTS
 Preserved Tree Canopy = 0%
 Required Tree Canopy = 20% (8,965 sf)
 Required Medium Trees = 25
 Required Street Trees = 7

OWNER & APPLICANT:

Oxford Place, LLC
 KJoey Smith
 1134 East Main Street
 Georgetown, KY 40324

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

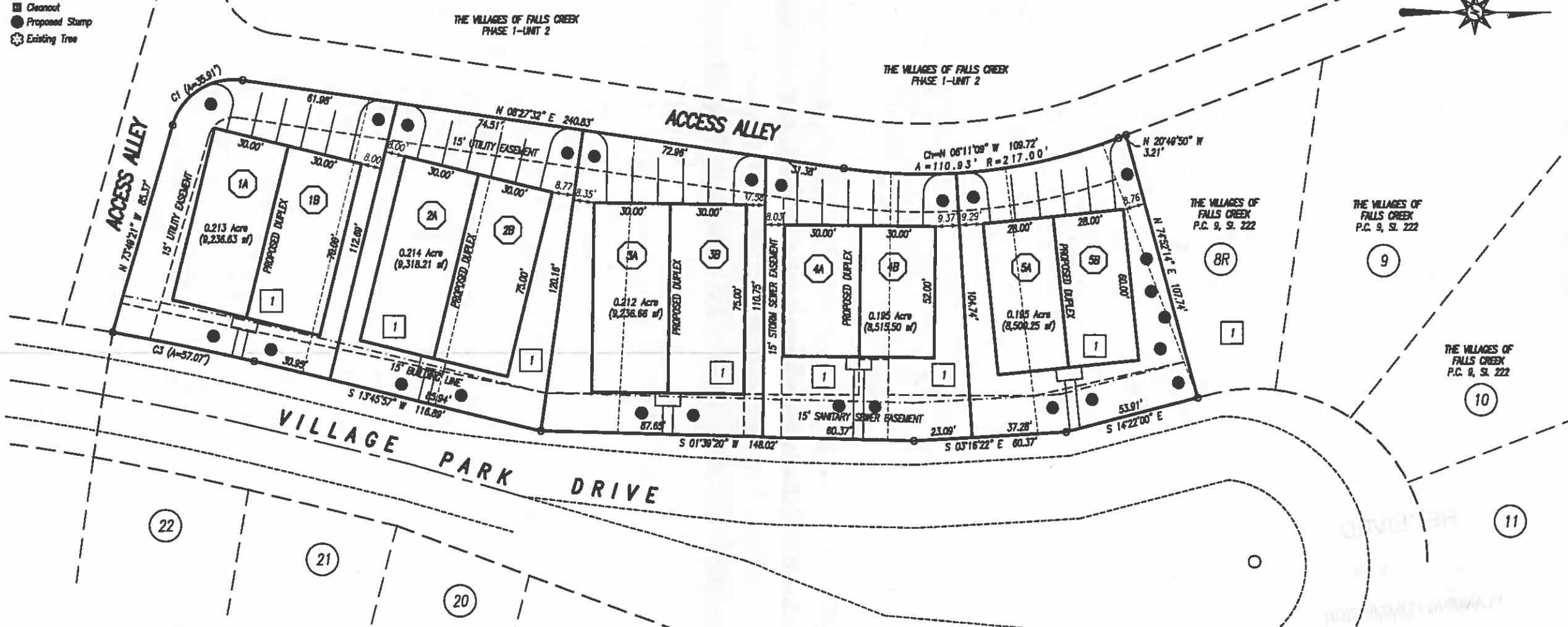
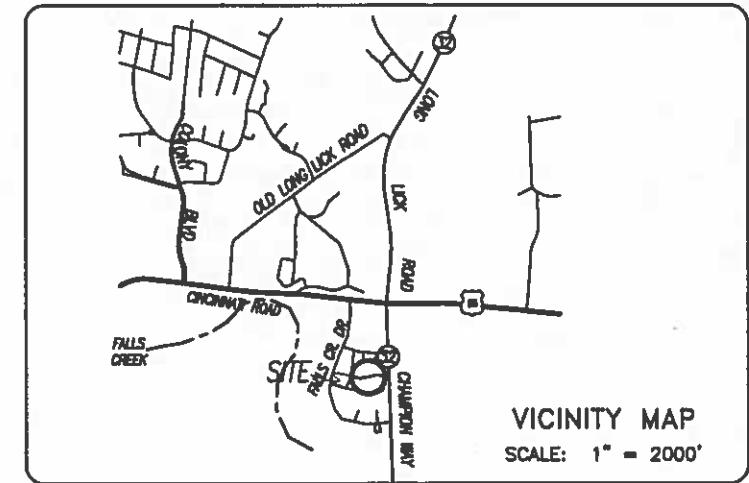
I hereby certify that the development plan shown hereon has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for construction and obtaining building permits.

____ Date _____ Chairman, Georgetown-Scott County Planning Commission

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan/plan of the development with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as shown, in accordance with the Georgetown-Scott County Subdivision and Development Regulations, unless otherwise noted.

____ Date _____ Owner or Owners

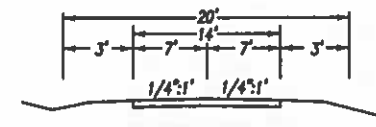


WATER QUALITY STATISTICS:

TOTAL ACREAGE: 1.029 Acres
 BUILDING COVERAGE: 0.452 Acre
 PARKING COVERAGE: 0.138 Acre
 WATER QUALITY VOLUME: $WQV = 1/12(P)(0.05 + 0.009 \cdot \text{in})^4$
 $WQV = 1/12(1 \text{ in})(0.05 + 0.009 \cdot 57.1) \cdot 1.029 = 2,108 \text{ C.F.}$

NOTES:

- Property shown hereon is a portion of that tract or parcel of land described in Deed Book 267, Page 375 and the same as Lot 1 through Lot 8 shown on Plot Cabinet 9, Side 222.
- Property shown hereon is subject to those restrictions and easements shown on Plot Cabinet 9, Side 222.
- Property shown hereon is subject to any and all easements or right-of-way of record and in assistance of the data of the field survey shown hereon.
- Property shown hereon is subject to the restrictions set forth by the Georgetown-Scott County Planning Commission for its respective zoning classification.



TYPICAL SECTION ACCESS STREET
 NOTE: No Parking Permitted Along Access Street
 [] DENOTES NUMBER OF REQUIRED STREET TREE

PRELIMINARY DEVELOPMENT PLAN
THE VILLAGES OF FALLS CREEK
 PHASE 1 - UNIT 4
 VILLAGE PARK DRIVE; GEORGETOWN (Scott County)

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 30'	DATE 12/28/17	FILE NO. 17-3787	FLUORINE VILLAGEDP2	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957
FIELD BOOK -NA-	JOB FILE SMITHOP	DRAWN BY APD	CHECKED BY APD	THIS PLAN OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KRS 18.150	

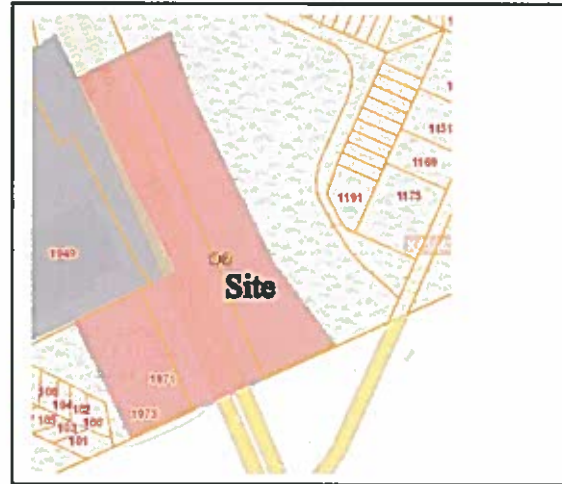
PLOTTED: 01/23/18 @ 5:00 BY APD

MIAMI VALLEY BARNS

Staff Report to the Georgetown-Scott County Planning Commission

February 8, 2018

FILE NUMBER: PDP-2018-04
PROPOSAL: Preliminary Development Plan for a portable building display area
LOCATION: Northeast side of Lexington Road, west side of Lisle Road
APPLICANT: Miami Valley Barns, LLC
ENGINEER: Allen Patrick Darnell



STATISTICS:

Zone	B-2, Highway Commercial
Surrounding Zones	A-1, I-1
Proposed Use	Portable building display area
Site Acreage	0.994 acres
Building Area	384 Square Feet
Max. Building coverage	50%
Building Coverage	0.9%
Parking Required	2 spaces (1 space per 150 SF)
Parking Provided	4 spaces
New Street Required	No
Access	Lexington Road
Variances/Waivers	Variance to reduce the minimum canopy requirements (Min Required: 10,392 SF, Proposed: 4,000 SF). Variance to allow for the use of gravel in the storage areas.

BACKGROUND:

The subject property is a 102.7-acre parcel that is zoned B-2 (Highway Commercial) and A-1 (Agricultural). The project site is a 0.994-acre portion of the subject property that is being leased by the Applicant. The project site is zoned B-2 Highway Commercial and is located on the Northeast side of Lexington Road and on the west side of Lisle Road.

Preliminary Development Plan Review:

Setbacks and Building Standards:

The B-2 district requires 0 foot setbacks for the front, rear, and side-yard.

The proposed building location for the Project Site meets the setback requirements. The footprint of the proposed structure will cover 384 square feet, or 0.9% of the lot area, which is under the 50% maximum building ground coverage allowed.

Vehicular Access & Pedestrian Circulation:

Driveways & Access: There is an existing access from Lexington Road. No new entrances have been proposed or are required.

Parking Spaces: The proposed number of parking spaces meets the minimum Parking requirements.

Gravel Area: The Applicant has proposed to store the portable buildings outdoors on a gravel area. Outdoor Storage and Processing in a B-2 zone requires a Conditional Use Permit. The Applicant will go before the Board of Adjustment on February 1st to seek approval to display and store the portable buildings outdoors. Any use of gravel requires Planning Commission approval.

Land Use Buffers and Landscaping: The Applicant will need to provide a species-specific landscaping plan as part of the Final Development Plan, should the preliminary plan be approved by the Planning Commission.

Property Perimeter Requirements; Section 6.12:

- A minimum 15-foot buffer is required adjacent to all common boundaries of an agricultural zone
- 1 tree/40-feet of linear boundary, or fraction thereof, from Group A, or 1) one evergreen tree/15-feet of linear boundary, or fraction thereof, or 2) one tree/20-feet of linear boundary, or fraction thereof, that is a combination of 50% deciduous trees from Group A and 50% small flowering trees or evergreen trees, or 3) one small flowering tree/15-feet of linear boundary, or fraction thereof, plus a continuous 6-foot high planting, hedge, fence, wall or earth mound.

Note 8 of Section 6.12 states: "Screening may be waived with written concurrence of the adjoining property owner". Staff has received written concurrence from the adjoining property owner to waive the screening requirements. Therefore, no screening will be required at this time.

Section 6.2215: Minimum Canopy Requirements

For the 0.994-acre site, a total canopy coverage of 10,392 square feet is required (0% preserved canopy, 24% new canopy). The Applicant has proposed 4,000-square feet (9.2% coverage) of new canopy. The Applicant does not meet this requirement with the current proposal, and has asked for a variance to reduce the canopy coverage requirement from 10,392-square feet to 4,000-square feet. Staff is in support of the variance request due to the temporary nature of the business and the fact that the Applicant is not required to plant trees for screening or for interior landscaping.

The Applicant will be required to show a specie-specific final landscape plan at the time of Final Development Plan.

Stormwater: A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer meeting all requirements of the Georgetown Stormwater Manual prior to approval of the Final Development Plan.

Lighting: A photometric plan will need to be submitted and reviewed as part of the Final Development Plan review. Staff recommends that all exterior lighting should be designed to minimize off-site impacts.

Signs: All signs will need to comply with the Zoning Ordinance.

RECOMMENDATION:

Staff recommends approval of the Preliminary Development Plan for for a portable building display area and 384 SF office, with the following variances and conditions of approval:

Variance

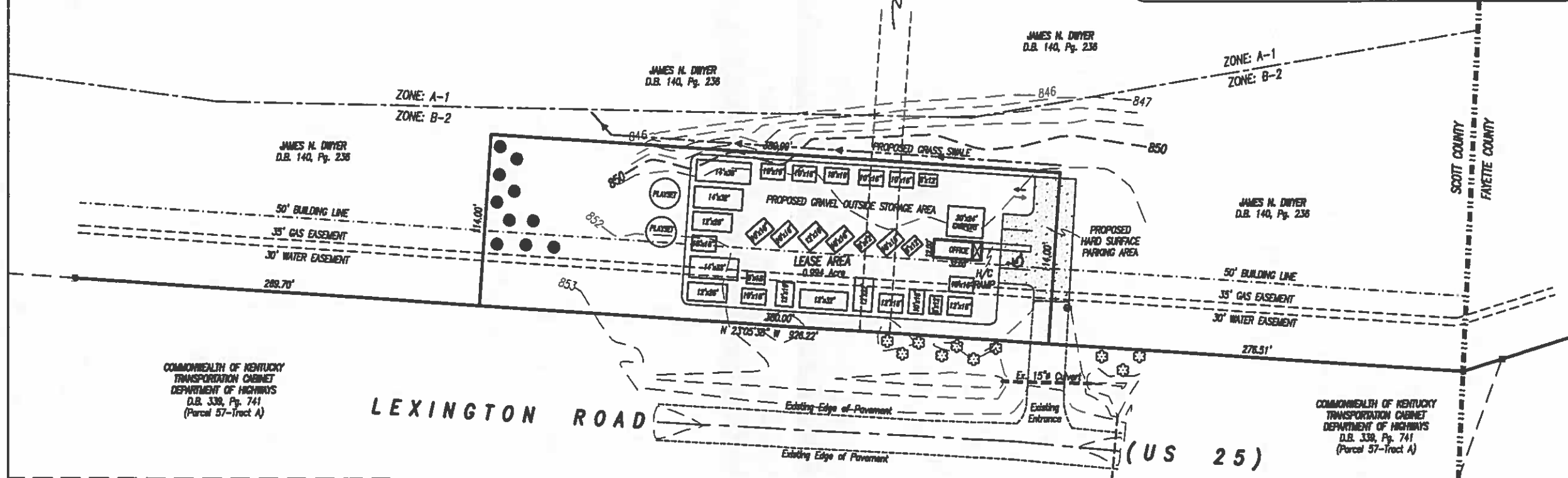
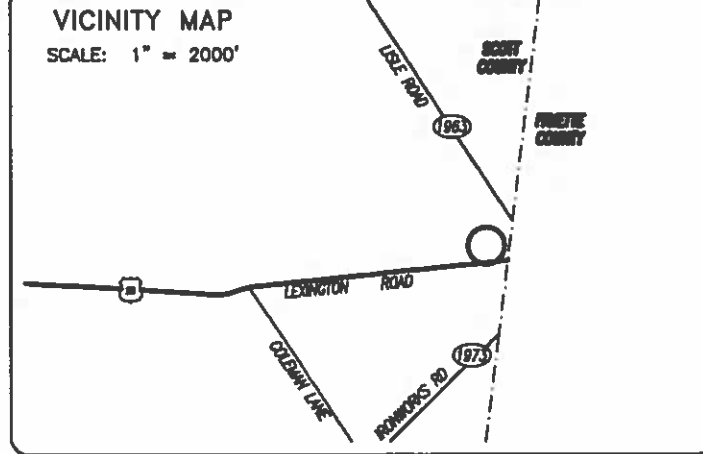
1. Variance to reduce the minimum canopy requirements (Min Required: 10,392 SF, Proposed: 4,000 SF)
2. Variance to allow for the use of gravel in the storage areas.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. A final specie-specific landscape plan shall be provided along with the Final Development Plan.
6. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the Subdivision and Development Regulations.

UTILITY LEGEND:

- Water Meter
- Water Valve
- Gas Valve
- Gas Meter
- Gas Line Marker
- Gas Line Test Station
- Power Pole
- △ Anchor
- × Sign
- Mailbox
- Manhole
- ▽ Fire Hydrant
- Right of Way Marker
- Light Pole
- ⊕ Electric Box
- Fence Post
- Cleanout
- Proposed Tree
- ⊙ Existing Tree



CERTIFICATION OF PRELIMINARY PLAN APPROVAL

I hereby certify that the development plan shown hereon has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for construction and obtaining building permits.

Date Chairman, Georgetown-Scott County Planning Commission

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan/plan of the development with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as shown, in accordance with the Georgetown-Scott County Subdivision and Development Regulations, unless otherwise noted.

Date Owner or Owners

SOURCES OF TITLE :

Being that property deeded James N. Dwyer by Charles J. Dwyer & Kurn San Dwyer by deed dated June 30, 1978 and recorded in Deed Book 140, Page 238.

NOTES :

1. Property shown hereon is a portion of that tract or parcel of land described in Deed Book 140, Page 238.
2. Property shown hereon is subject to a gas line easement in favor of Columbia Gas of Kentucky, Inc. as recorded in Deed Book 331, Page 22.
3. Property shown hereon is subject to a water line easement in favor of Kentucky American Water Company as recorded in Deed Book 205, Page 70 and Deed Book 331, Page 300.
4. Property shown hereon is subject to a telephone easement in favor of Bell South Telecommunications, LLC as recorded in Deed Book 384, Page 584.
5. Property shown hereon is subject to a pole line agreement in favor of Kentucky Utilities as recorded in Deed Book 85, Page 104.
6. Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey shown hereon.
7. Property shown hereon is subject to the restrictions set forth by the Georgetown-Scott County Planning Commission for its respective zoning classification.
8. Size, location, and quantity of portable buildings are subject to change based on current inventory.
9. Adjoining property owner (lessee), James N. Dwyer, has waived the screening requirements around the subject lease area shown hereon.

SITE STATISTICS:

TOTAL ACREAGE: 102.7± Acres
LEASE AREA: 0.994 Acres
ZONING: B-2; A-1; & Preserved Area
PARKING: Proposed: 4 spaces
PROPOSED GRVEL AREA: 21,518 sf
PROPOSED HARD SURFACE: 3,130 sf
PROPOSED OFFICE BUILDING: 384 sf
PERMANENT BUILDING COVERAGE: 0.9 x
TREE CANOPY REQUIREMENTS:
Existing Trees Removed: 0
Required Canopy: 10,382 sf (24X)
-28 Medium Trees (400sf Each)
Proposed Canopy: 4,000 sf (8.2X)
-10 Medium Trees (400sf Each)

OWNER:
James N. Dwyer
Candace Dwyer
#3027 Houston Antioch Road
Lexington, KY 40518

APPLICANT:
Miami Valley Farms, LLC (DBA The Shed Place)
2825a Yoder
#11731 U.S. Hwy. 62 East
Cynthiana, KY 41031



PLOTTED: 01/23/18 @ 5:00 BY APD

PRELIMINARY DEVELOPMENT PLAN

JAMES N. DWYER

#1796 LEXINGTON ROAD (US 25)

	SCALE 1" = 50'	DATE 12/07/17	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957
	FILE NO. 17-3788	FILENAME DWYERDP	
	FIELD BOOK 151-78	JOB FILE DWYER	
	DRAWN BY APD	CHECKED BY APD	

THIS PLAN OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18.010.

**BETTY YANCEY GRIFFITH TRUST PROPERTY
PRELIMINARY SUBDIVISION PLAT
Staff Report to the Georgetown-Scott County Planning Commission
February 8, 2018**

FILE NUMBER: PSP-2018-05

PROPOSAL: Preliminary Subdivision Plat for 465 new single family residential lots, on 122.2 acres zoned R-1C (PUD) and C-1 (Conservation)

LOCATION: Cincinnati Road (U.S.25 N)

APPLICANT: HSC Ventures, LLC
Contact: George Kawaja

ENGINEER: Brent Combs,
Thoroughbred Engineering



STATISTICS:

Zone	R-1C PUD (Low Density Residential PUD)
Surrounding Zones	R-1C (Low Density Residential), and A-1 (Agricultural)
Acreage	122.2 Gross, 103.48 Net
Density	4.49 Units/net acre
Proposed Use	465 new single family residential lots
Typical Lot Size	55' x 110' (6,050 SF)
Minimum Lot Size	4,905 SF
Minimum Lot Width	45 Feet
Typical Lot Width	50-60 Feet
Water/sewer available	Yes/Yes
Length of New Road Access	16,000 Linear Feet
	1) Cincinnati Road Entrance #1
	2) Cincinnati Road Entrance #2
	2) Local Road 3 (future connection)
	3) Local Road 4 (future connection)
	4) Local Road 5 (future connection)
PUD Variances	Front setback reduction from 30' to 20' Minimum lot size reduction

BACKGROUND:

The subject property is located on the east side of Cincinnati Road approximately 1/4 mile north of Champion Way. It is located north of Royal Springs and Anne Mason Schools and east of Stonehedge subdivision. The property to be subdivided is the Yancey Griffith Trust property, previously approved and rezoned to R-1C PUD and C-1 Conservation for a residential subdivision (ZMA-2017-36).

The applicants submitted a Concept Plan that showed single-family lots on the east half of the property as part of the zone change application. The west half of the property was intended for multi-family development, so did not have a lot layout for single-family lots. The rezoning request for R-2 PUD for the west portion of the property was amended and the entire developable portion of the property was zoned R-1C PUD. As a result there was no Concept Plan approval for the western portion of the property. The approved Concept Plan did show the proposed entrance locations and proposed landscape buffer areas and known Karst features.

The proposed Preliminary Subdivision Plat should follow the known features of the Concept Plan. Other than that, it will be reviewed as a typical R-1C PUD submittal.

The subject property received zoning approval as a Planned Unit Development (aka Planned Development Project). A planned development project (PUD) may be allowed in those zoning districts where it is designated as a permitted use under the zoning district regulations. Planned development projects are listed as a permitted use in the R-1C District. A planned-development project may depart from the literal conformance with the individual lot dimension and area regulations. A planned development project is subject to the following regulations in Section 2.32 of the Zoning Ordinance.

- A. **Procedure:** The project shall follow normal procedures as set forth in the *Subdivision and Development Regulations*.
- B. **Uses and densities:** *The uses of premises and development densities shall conform with the permitted uses and densities of the zoning district in which it is located.* If a planned-development project is proposed which included uses or densities that are not permitted in any zoning district, the project may be permitted after approval by the Planning Commission.
- C. **Standards:** In any planned-development project, although it is permissible to depart from the literal conformance with the individual lot dimension and area regulations, there shall be no diminution of total equivalent lot area, parking area and loading and unloading area requirement that would be necessary for the equivalent amount of individual lot development with one exemption; the Planning Commission may allow reductions in these requirements if the developer can satisfactorily prove that large scale development may permit such reductions without destroying the intent of these regulations.
- D. **Special Conditions:** *The Planning Commission shall attach reasonable special conditions to insure that there shall be no departure from the intent of this Zoning Ordinance.* The planned-development project shall conform with all such conditions. Because a planned-development project is

inherently more complex than individual lot development and because each such project must be tailored to the topography and neighboring uses, the standards for such projects shall be flexible. The Planning Commission shall attach special conditions based on all of the following standards in addition to imposing the standards for total area, parking area, and loading and unloading area defined in paragraph C above. **The Planning Commission may also attach any other reasonable special conditions.**

Land Uses:

The applicant is proposing single-family detached residential development only. This is a permitted use in the R-1C District.

Setbacks & Dimensions:

The R-1C zone district is a single-family low-density district with the following dimension and area restrictions.

R-1C Standards:

Minimum lot area: 7500 square feet
Max. density: 4.4 units per net acre
Max. Bldg. Coverage: 40% of lot
Min. Lot width: 70 feet
Front Setback: 30 feet
Side Setback: 10 feet
Rear Setback: 25 feet

The standard R-1C zone district setbacks are 30-foot front, 25-foot rear, 10-foot side. However, as part of the PUD zoning, the applicant is proposing a reduction in typical setbacks to 20-foot front (22-foot garage), 25-foot rear, and 7.5-foot side. The rear setback is typical. The side setback, though reduced is typical for city subdivisions. *The front setback is not desirable when considered with the number and concentration of narrow and shallow lots that are proposed.*

The applicant proposed at the time of zoning, a subdivision with a mixture of lot sizes and housing types. The Concept Plan submitted was only for the east side of the property. The concept plan showed 240 single-family lots with the following breakdown of lot widths:

65 lots with lot widths 70' or wider (27.1%)
45 lots with lot widths 60' or wider (18.8%)
87 lots with lot widths 55' or wider (36.3%)
41 lots with lot widths 50' or wider (17.1%)
2 open space lots. (>1%)

The submitted Preliminary Subdivision Plat proposes 465 single-family lots on the property with the following breakdown of lot widths:

105 lots with lot widths of 70' or wider (22.6%)
35 lots with lot widths of 60' or wider (7.5%)
69 lots with lot widths of 55' or wider (14.8%)
255 lots with lot widths of 50' or wider (54.8%)
3 lots with lot widths of 45' or wider (>1%)

The number of 50' lots is drastically increased on the Preliminary Subdivision Plat from the Concept Plan. The majority of lots, nearly 70% are in the 50'-55' lot width range. In addition, the majority of lots are insufficiently deep to have usable back yard area. Especially along the perimeter of the site where there is a required 15' landscape buffer. The majority of lots are 110' deep. This may be sufficient to provide area for the principal structure, but leave little area for future expansion or attached decks or covered patios.

The lots sizes proposed on the concept plan varied, with the smallest lot 5,007 square feet and the largest lot 20,255 square feet. The average lot size was 7,070 square feet. The Planning Commission staff and board were concerned about the density of lots and added as a condition of approval of the zone change that the applicant maintain an average lot size of 7500 square feet.

The proposed Preliminary Subdivision Plat statistics claim a minimum lot size of 5,235 square feet and an average lot size of 7500 square feet. However, after reviewing the submitted plan it appears there are numerous lots smaller than 5000 square feet.

The average lot size was calculated by the applicant using the area in the required landscape buffer area along U.S. 25 and the HOA lots to generate the average lot size. There is also an area of R-1C zoning on the east side of Dry Run Creek which is inaccessible due to the existing flood plain and creek. This area was also shown as open space on the Concept Plan. It is staffs opinion that the HOA lots, Landscape buffer areas and planned open space areas were not intended to be used to calculate the average lot size in the development.

The lots should be increased in size and the number reduced in order to comply with the zoning condition that the average lot size shall be 7500 square feet in area.

Access & Circulation:

The proposed subdivision has two entrances on to Cincinnati Road (U.S. 25) at the locations proposed on the Concept Plan. The entrance locations and design improvements to the state road will require approval of the Kentucky Transportation Cabinet. The proposed design includes a boulevard entrance at the northern most entrance aligning with the southern Stonehedge subdivision entrance. There is proposed a left and right turn lane out of the subdivision at both entrances and turn lanes into the subdivision from each direction proposed on U.S.25.

The road layout proposed in the subdivision is similar to what was proposed on the Concept Plan. There are two main collector roads serving the subdivision and they are intersected approximately every 250' by cross streets. There are three stub connections to the farm to the north. No connections are shown to the school property to the south. The collector streets are designed with traffic calming bulb-out

features at the cross-street intersections. In between the short blocks the plan shows on street parallel parking on the collector streets. The on-street parking on these main feeder streets is not supported by staff. It is recommended that the applicant reduce the number of narrow lots and provide more off-street parking on the lots and eliminate the need for on-street parking on the main collector streets.

It is recommended that the applicant show at least two 20' wide pedestrian easements to the school property. One pedestrian easement to each school would be ideal. Even if these pedestrian connections are not constructed or desired by the school board today, they will likely be desired once the subdivision is built out. A minimum of two locations for future pedestrian connection should be reserved and shown on the final plat.

The proposed Preliminary Subdivision Plat shows nine lots with double frontage near the entrance on the main collector street and a local internal street. It is recommended that a landscape buffer area be provided along the back of these lots and landscaping be provided to create screened and uniformaly landscaped entrance roads. These lots should be limited to local access only and ideally these lots should be at least 140' deep to provide some additional building separation from the main access roads.

The proposed plan shows a driveway access across Dry Run Creek to two large lots in the area zoned R-1C PUD on the east side of the Dry Run Creek floodplain. This area was shown as open space on the zone change concept plan. A driveway across the floodplain and development of these lots in this way is not supported by staff and does not conform to the approved concept plan.

Landscape, Canopy Standards, & Open Space:

The project is subject to the land use and land buffers ordinance canopy requirement of between 10-15% for single-family areas. There is also a 15' landscape buffer required around the perimeter of the site. Protection of existing trees within the buffer can satisfy the landscape requirement. In those areas with no existing trees, plantings are required meeting the landscape ordinance standards.

A 150' landscape buffer was required along U.S. 25 as a condition of zoning approval, to screen the subdivision from U.S. 25. Since the majority of the existing treeline along U.S. 25 will be removed, the landscaping and buffer proposed should provide a substantial year-round screen. A buffer drawing is shown, but no details have been provided on the number, type and spacing of plantings other than the note that "landscape material in perimeter buffer areas shall meet the landscape ordinance requirements." The U.S. 25 screening was an additional special requirement tied to the PUD zoning. The applicant needs to provide more information on the plantings to be provided in this location.

The applicant has proposed to protect the treeline on the boundary of the school property and one treeline that crosses the center of the property north to south along the back of lots 201-223 and lots 228-250. Based on prior experience with tree protection areas in other subdivisions, it is recommended that these lots be deeper to allow for preservation of this treeline. It is recommended that these lots be a minimum of 140' deep. No other significant tree stands in the lot areas are proposed to be saved. The applicant will be required to protect the trees in the Conservation (C-1) zoned areas and in the riparian areas along existing streams.

There are major mature treelines throughout this property around previous farm fields. It is recommended that the lots be reconfigured to protect these treelines where practical. Besides the treeline previously mentioned there is a major treeline on lots 361-375 that could be protected if the lots were shifted to align the rear of these lots with the treeline.

The existing treeline along Cincinnati Road (U.S.25) is within the state right-of-way and most of these trees will likely be removed to construct the road improvements required along U.S. 25 at the entrances.

The required landscape buffer along the boundary with the farm to the north, which is the Urban Service Boundary, should be planted at the time of construction and platting of those lots. It is recommended that those lots be deep enough to accommodate the landscape buffer and still provide usable backyard for homes constructed on those lots.

It is recommended that tree protection areas be identified on construction plans on the rear of lots 228-250 and along the perimeter of the property and elsewhere on the site where practical. Existing tree lines and significant tree stands in the open space areas shall be protected during development. The required tree canopy coverage shall be met through preserving existing trees or new plantings.

The open space proposed on site includes the floodplain areas and also included the area east of the floodplain of Dry Run Creek. This area to the east of Dry Run Creek is now shown as two large lots accessed by a private driveway. It is staff's recommendation that this area remain open space as previously proposed.

No walking path or improvements are proposed in the open space areas. It is recommended that the walking trail be provided in the current plan as well in order to justify the trade off in lot size, width and arrangement allowed with PUD zoning.

Lot Configuration:

The applicant is proposing a significant increase in the percentage of small lots 55' and narrower in this subdivision. The lot width and depth and sizes are small when compared to other R-1C PUD subdivisions. The reduction of the front setback to 20' has not been particularly successful when allowed in the past. Potential on-street parking issues would be inevitable in this subdivision due to the lack of front yard area for parking. In addition, it is not ideal to require builders to pave the entire front yard to meet off street parking requirements.

The Preliminary Plat as submitted has significant errors in the individual lot statistics including the labelling of lot width and areas and incorrect lot size calculations. There are numerous lots 45' wide or configured as to be unbuildable without individual variances, or with incorrect or missing lot statistics, including lots, 32,50,57,127, 152,197,218,295,298,323,324,334,335,412,418,419,435,436,445,447,450,451.

Karst Areas:

Numerous small depressions were identified while walking the site, mainly along the natural drain on the west side of the farm that drains areas of the Stonehedge subdivision and crosses a significant number of the proposed 50' wide lots on the front of the development. It is staff's recommendation that

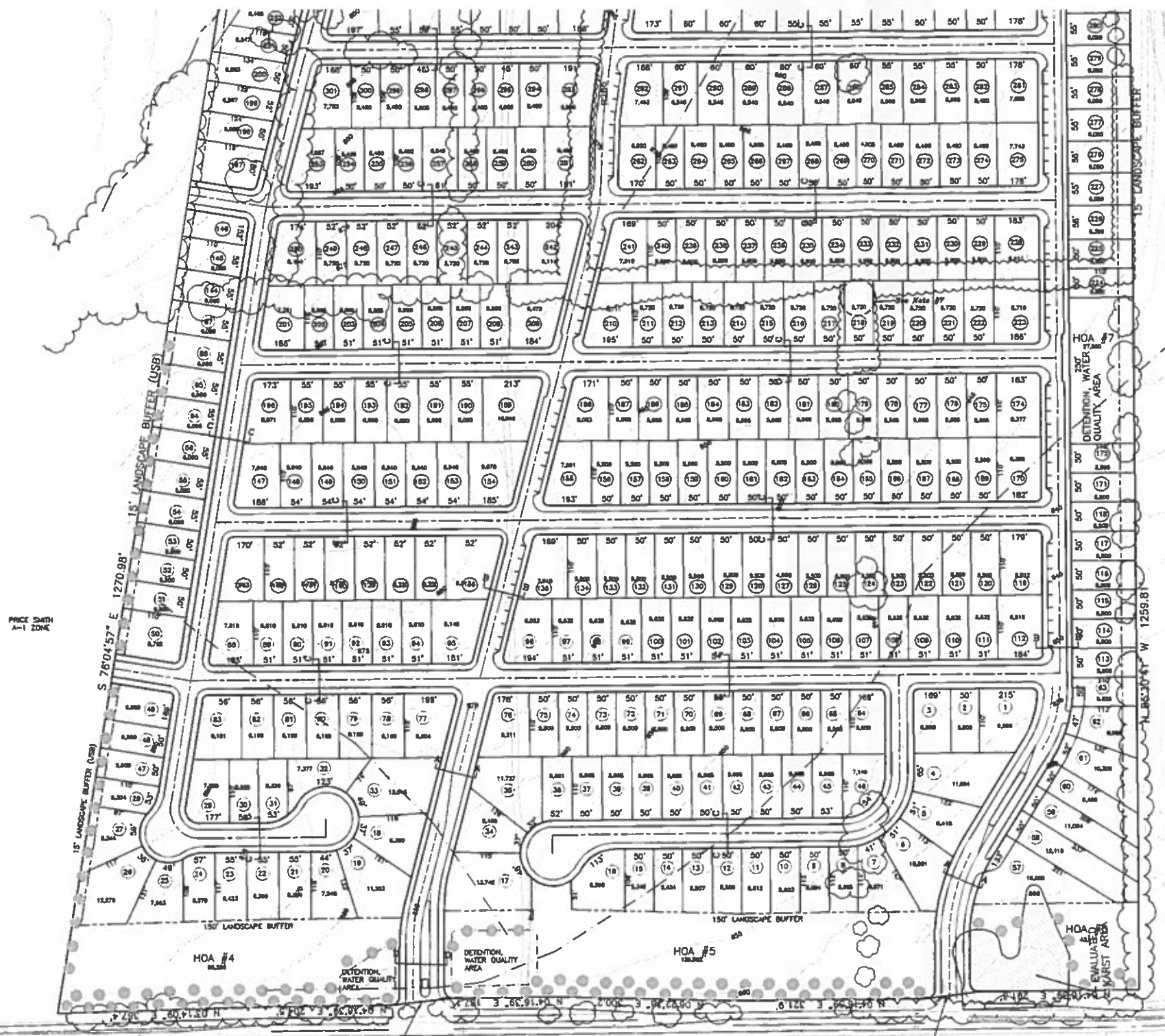
this natural drainage area be better protected as it has historically flooded. Known karst features or potential karst features should be identified on the Preliminary Subdivision Plat.

Conclusions:

Based on the above review, the Preliminary Subdivision Plat is incomplete and lacking key information and does not comply with conditions of zoning approval. In particular, individual lots statistics are wrong or missing, the average lot size is below an average of 7500 square feet in area, the lot widths and depths and sizes and front setbacks requested are inadequate, the proposed landscaping in the 150' landscape buffer is incomplete, karst features are not adequately identified or protected, open space areas vary from the zoning concept plan approval, additional tree protection measures or areas should be shown, and the street section showing parallel parking along the main collector roads should be amended.

RECOMMENDATION:

Based on the findings above that the application does not comply with the requirements of the *Zoning Ordinance, Subdivision Regulations* and Conditions of Zoning Approval, **Staff recommends postponement** of the Preliminary Subdivision Plat to create 465 single-family residential lots, in order for the applicant to address the issues raised in this staff report in a comprehensive manner.

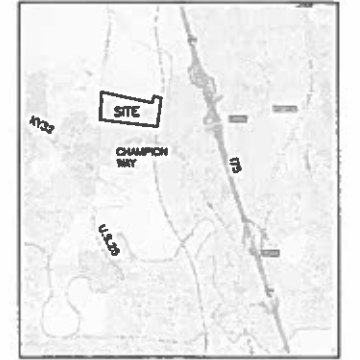


STATISTICS

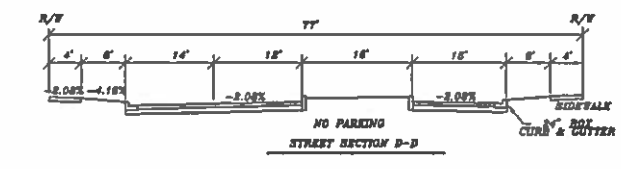
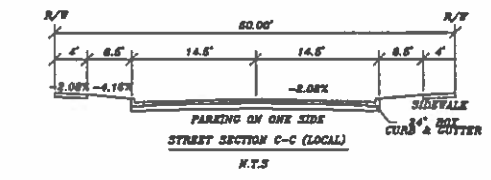
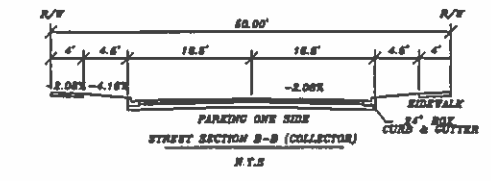
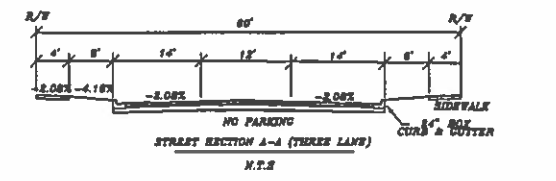
TOTAL AREA = 122.2 ACRES
 LOTS PROPOSED = 483
 GROSS DENSITY = 3.91
 AREA IN KARST = 0.482 ACRES
 AREA IN U.S.25 R/W = 23.141 ACRES
 AREA IN U.S.25 R/W = 0.471 ACRES
 NET DENSITY = 4.74
 AREA IN FLOODPLAIN = 17.81 ACRES
 AREA IN LOTS = 80,250 ACRES
 SMALLEST LOT = 0,230 SQ.FT.
 LARGEST LOT = 50,054 SQ.FT.
 AVERAGE LOT = 7000 SQ.FT.

SETBACK DIMENSIONS: (PLD)
 R-1C
 FRONT = 30' 20' (22' FOR GARAGE)
 SIDE = 10' 7.5'
 REAR = 25' 25'
 LOT SIZE = 7500 7500

PARKING:
 BOX LOTS @ 4 EACH = 1488
 20X LOTS @ 3 EACH = 279
 DEDICATED ON STREET = 26
 1523



VICINITY MAP



- NOTES:**
1. THE PERIMETER BOUNDARY IS TAKEN FROM THE DEED OF RECORD (D.B.88, PG.109).
 2. LANDSCAPE MATERIAL IN PERIMETER BUFFER AREAS SHALL MEET THE LANDSCAPE ORDINANCE REQUIREMENTS.
 3. A KYC ENTRANCE PERMIT IS REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 4. THIS DEVELOPMENT SHALL MEET THE RECOMMENDATIONS OF THE ADOPTED DRY RUN WATERSHED LAND USE BMP PLAN.
 5. THIS DEVELOPMENT SHALL MEET THE CURRENT STORM WATER MANUAL REQUIREMENTS.
 6. THE UPSTREAM WATERSHED SHALL BE APPROPRIATELY MODELLED, SO THAT RUNOFF IS ROUTED THROUGH THE PROJECT WITH NO NEGATIVE IMPACTS.
 7. AREAS LABELED AS "ANOMALY TO BE INVESTIGATED" SHALL BE AVOIDED OR STUDIED AND MITIGATED.

CERTIFICATION OF OWNERSHIP

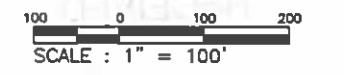
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADAPT THIS PLAN OF THE DEVELOPMENT WITH OUR OWN FREE CONSENT.

(OWNER'S SIGNATURE)
 OWNER: BETTY YANCEY GRIFFITH TRUST

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THIS PLANNING COMMISSION.

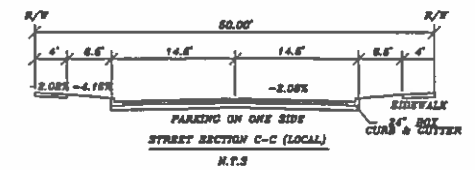
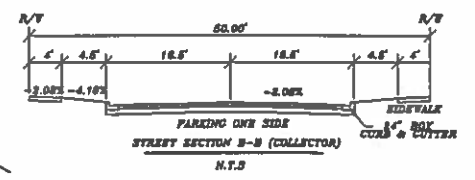
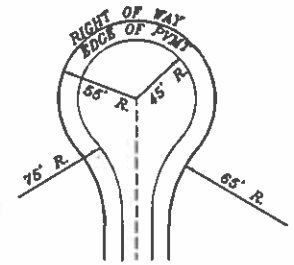
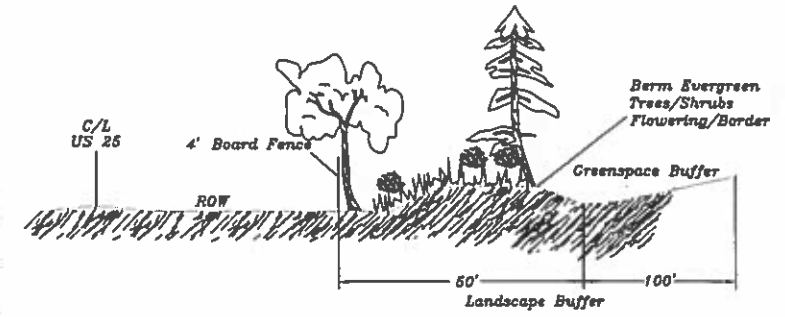
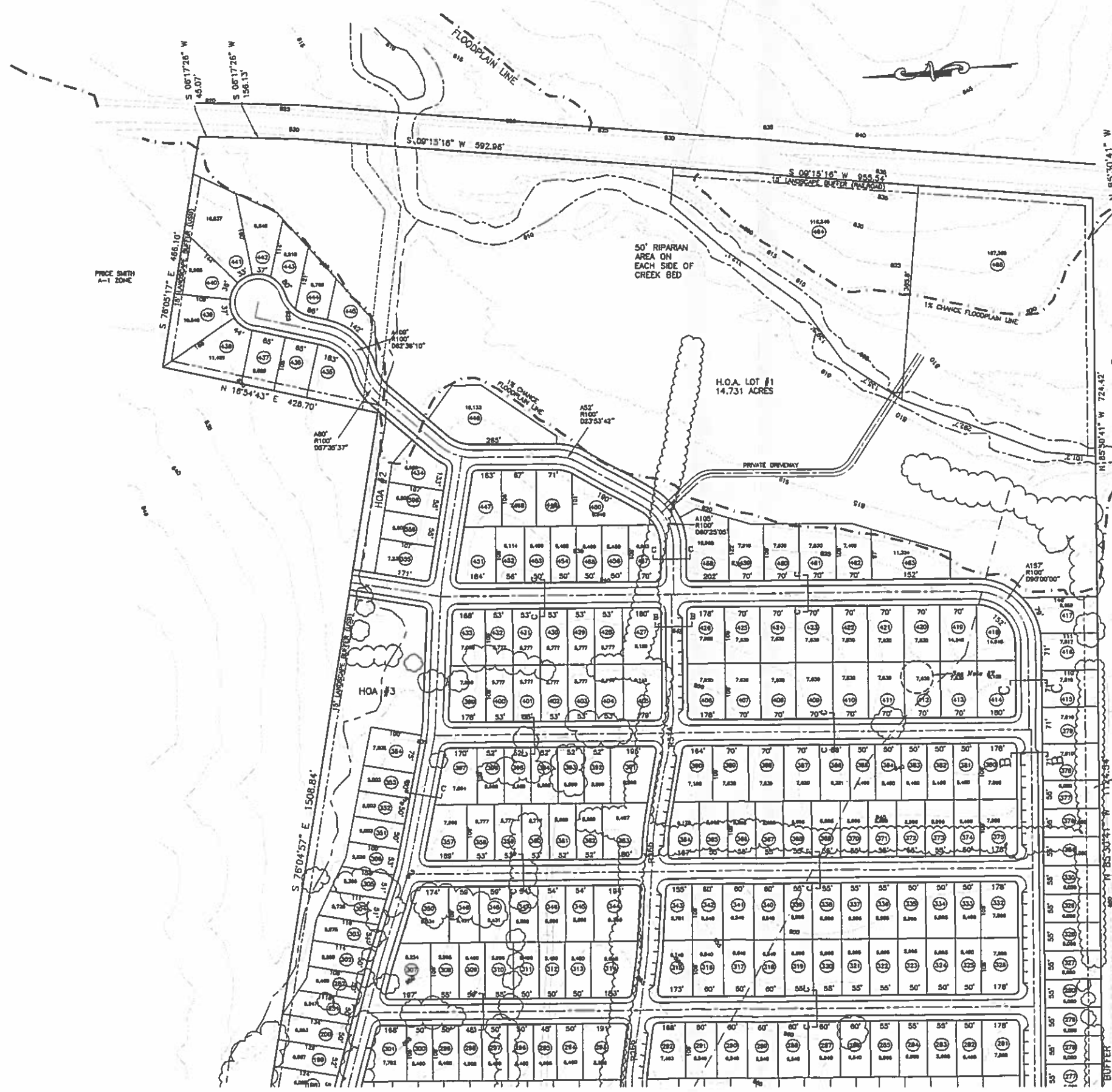
(CHAIRMAN, SCOTT JOINT PLANNING COMMISSION)



PRELIMINARY SUBDIVISION PLAT
BETTY YANCEY GRIFFITH TRUST PROPERTY
 CINCINNATI PIKE GEORGETOWN, KENTUCKY

SCALE: 1" = 100'	DATE: 12-29-17
REVISED:	DRAWN BY: A.B.C.
CAD FILE: the_park-preliminary sub plat 11-1-17.dwg	

THOROUGHbred ENGINEERING
 110 E. MAIN ST., SUITE 206 GEORGETOWN, KY. 40324 (502) 863-1756
 CIVIL DESIGN - GEOTECHNICAL ENGINEERING - IBC SPECIAL INSPECTIONS - MATERIAL TESTING - LAND SURVEYING - GEOTECHNICAL DRILLING



- NOTES:**
1. THE PERIMETER BOUNDARY IS TAKEN FROM THE DEED OF RECORD (D.B. 883, PG. 109).
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 7. AREAS LABELED AS "ANOMALY TO BE INVESTIGATED" SHALL BE APPLIED OR STUDIED AND MITIGATED.

STATISTICS

TOTAL AREA	122.3 ACRES
LOTS PROPOSED	483
GROSS DENSITY	3.8
AREA IN MARKET	0.422 ACRES
AREA IN STREET R/W	23.141 ACRES
AREA IN U.S. 25 R/W	0.471 ACRES
NET DENSITY	4.74
AREA IN FLOODPLAIN	17.81 ACRES
AREA IN LOTS	80,250 ACRES
SMALLEST LOT	5,230 SQ.FT.
LARGEST LOT	48,084 SQ.FT.
AVERAGE LOT	7,500 SQ.FT.

SETBACK DIMENSIONS: (PLD)

FRONT	30'	20' (22' FOR GARAGE)
SIZE	10'	7.5'
REAR	25'	25'
LOT SIZE	7500	7500

PARKING:

BOX LOTS @ 4 EACH	1488
2X2 LOTS @ 3 EACH	279
DEDICATED ON STREET	88
	1855

CERTIFICATION OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF THE DEVELOPMENT WITH OUR OWN FREE CONSENT.

20

(OWNER'S SIGNATURE)

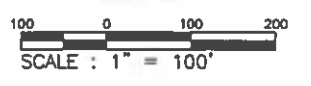
BETTY YANCEY GRIFFITH TRUST
APPLICANT
HSC VENTURES LLC
153 PATCHEN DRIVE
LEXINGTON, KY 40517

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION.

20

(CHAIRMAN, SCOTT JOINT PLANNING COMMISSION)



PRELIMINARY SUBDIVISION PLAT
BETTY YANCEY GRIFFITH TRUST PROPERTY
CINCINNATI PIKE GEORGETOWN, KENTUCKY

2

SCALE: 1"=100'
DATE: 12-29-17
REVISED: DRAWN BY:
A.B.C.
CAD FILE: the_park-preliminary sub plat 11-17.dwg



110 E. MAIN ST. SUITE 206 GEORGETOWN, KY. 40324 (502) 863-1756
CIVIL DESIGN - GEOTECHNICAL ENGINEERING - IBC SPECIAL INSPECTIONS - MATERIAL TESTING - LAND SURVEYING - GEOTECHNICAL DRILLING

MALLARD POINT TRACT #4
Staff Report to the Georgetown-Scott County Planning Commission
February 8, 2018

FILE NUMBER: ZMA-2018-06

PROPOSAL: Zone change request for 81.397 acres from R-1A and B-1 to A-1.



LOCATION: West of US 25, North of Mallard Point Drive

APPLICANT: Marion Cox

CONTACT: Harold Sims

STATISTICS:

Existing Zone	B-1 (Neighborhood Commercial) & R-1A (Single Family Residential)
Proposed Zone	A-1 (Agricultural)
Surrounding Zones	B-1 (Neighborhood Commercial), R-1A (Single Family Residential), & A-1 (Agricultural)
New street required	No
Access	US 25 & Woodduck Lane
Variance Requested	None

BACKGROUND:

The subject property is an 81.397-acre tract located north of Mallard Point Drive and west of US 25. This property was rezoned to B-1 and R-1A in the late 1980's as part of Mallard Point. The Applicant is seeking to rezone the subject property to A-1 (Agricultural) in conjunction with a previously approved Preliminary Subdivision Plat.

LEGAL CONSIDERATIONS:

Any zone change request is required to meet the following standards from *Kentucky Revised Statutes*, Chapter 100:

Section 100.213 Findings necessary for proposed map amendment – Reconsideration.

1. *Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that*

one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:

- a. That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;
- b. That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

Part 1: The Comprehensive Plan provides guidance for consideration of zone change requests. The Future Land Use Map in the Comprehensive Plan designates this area as agricultural. It is also consistent with the Community Form chapter in the Comprehensive Plan for properties outside of the Urban Service Boundaries to not have urban scale residential or commercial development. This rezoning would establish a maximum density for this property of one (1) dwelling unit per five (5) acres.

Therefore, Part 1 does apply, so we need not consider subsections (a) or (b).

CONCEPT PLAN REVIEW:

Access:

There are no issues surrounding access to the Project Site. All the proposed means of entrance discussed at the January 2018 Planning Commission meeting will be suitable for the proposed agricultural property.

Setbacks:

The January 2018 meeting had a significant amount of discussion surrounding how far from US 25 development could or should occur. Should the rezoning be approved by Scott County Fiscal Court, the Project Site would no longer be bound by the conditions placed upon Mallard Point at the time the property was rezoned. Development on the Project Site would no longer be restricted by the 900-foot contour.

The A-1 zoning district requires a 50-foot setback for the side and rear yard setbacks for this property, and a 100-foot setback from US 25. The Applicant's Concept Plan shows the 100-foot setback being increased to 225 feet.

Given the presence of the stream along US 25 and the proposed increased setback shown on the Concept Plan, staff recommends establishing a 225-foot setback from US 25 as part of the rezoning for this property.

RECOMMENDATION:

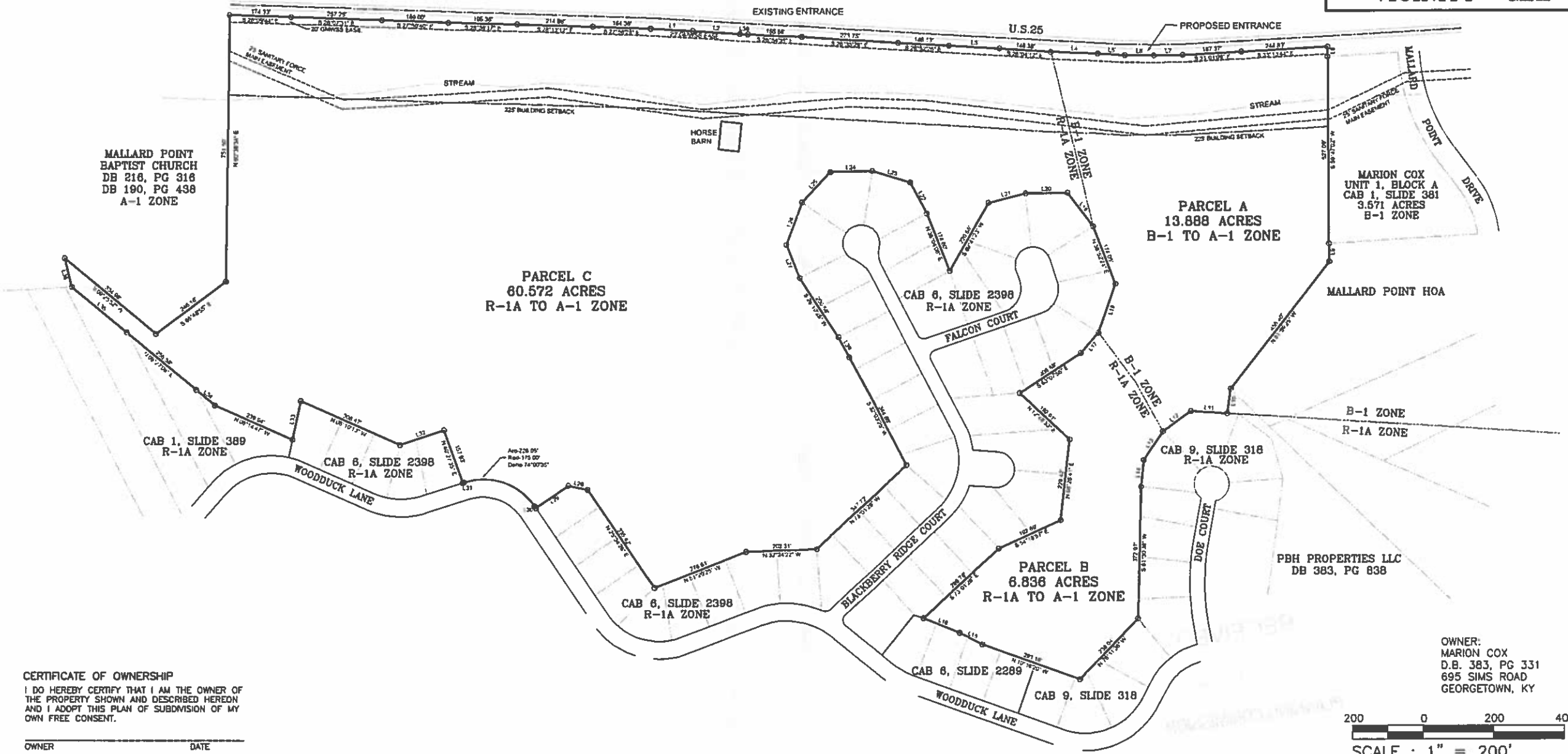
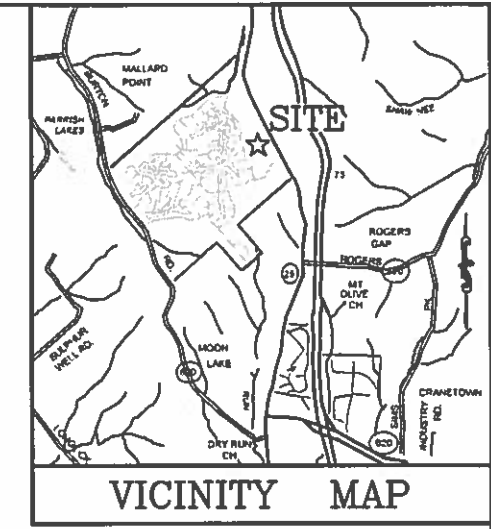
Based on the findings above, and that the requested zone change does satisfy the requirements of KRS 100.213, staff recommends **approval** of the zone change request conditions.

Conditions:

1. The setback line from US 25 will be established at 225 feet as shown on the Concept Plan.
2. All applicable requirements of the *Zoning Ordinance and Subdivision and Development Regulations*.

LINE	BEARING	DISTANCE
L1	S 26° 52' 39" E	117.22
L2	S 26° 40' 11" E	134.21
L3	S 26° 35' 44" E	142.15
L4	S 27° 46' 15" E	133.68
L5	S 26° 45' 53" E	76.63
L6	S 29° 29' 27" E	83.09
L7	S 30° 30' 08" E	81.67
L8	S 59° 46' 39" W	27.75
L9	S 58° 46' 43" W	50.44
L10	S 68° 40' 28" W	70.31
L11	N 26° 31' 44" W	103.22
L12	N 65° 49' 43" W	97.41
L13	N 85° 59' 11" W	97.56
L14	S 65° 28' 42" W	75.52
L15	N 02° 38' 16" W	71.62
L16	N 07° 59' 54" W	110.01
L17	S 78° 26' 05" E	76.36
L18	N 79° 08' 24" E	146.13

LINE	BEARING	DISTANCE
L19	N 22° 24' 48" E	118.81
L20	N 30° 38' 07" W	118.93
L21	N 44° 10' 19" W	108.78
L22	N 51° 58' 53" E	99.19
L23	N 13° 31' 07" W	114.22
L24	N 31° 28' 28" W	116.52
L25	N 78° 07' 03" W	118.36
L26	S 60° 53' 58" W	126.20
L27	S 37° 28' 48" W	101.42
L28	N 17° 48' 04" W	56.09
L29	N 64° 28' 34" W	112.17
L30	N 25° 34' 28" E	7.02
L31	N 46° 22' 31" W	4.01
L32	N 46° 28' 29" W	131.57
L33	S 72° 14' 55" W	111.30
L34	N 09° 27' 06" E	68.55
L35	N 09° 27' 06" E	201.42
L36	N 45° 58' 26" E	63.32
L37	S 22° 47' 28" W	99.76
L38	S 78° 34' 35" E	22.59
L39	S 32° 07' 32" W	64.61
L40	S 74° 55' 29" E	98.07



CERTIFICATE OF OWNERSHIP
 I DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND I ADOPT THIS PLAN OF SUBDIVISION OF MY OWN FREE CONSENT.

OWNER _____ DATE _____

OWNER:
 MARION COX
 D.B. 383, PG 331
 695 SIMS ROAD
 GEORGETOWN, KY

SCALE: 1" = 200'

ZONE MAP AMENDMENT
MALLARD POINT, TRACT #4
 3394 CINCINNATI PIKE AND WOODDUCK LANE SCOTT COUNTY, KENTUCKY

SCALE: 1" = 200'
 DATE: 1-12-18
 REVISED: DRAWN BY: ABC
 CAD NAME: JOB NUMBER
 zone_map.dwg

THOROUGHBRED ENGINEERING
 110 E. MAIN ST. SUITE 206 GEORGETOWN, KY 40324 (502) 863-1756
 CIVIL DESIGN - GEOTECHNICAL ENGINEERING - IBC SPECIAL INSPECTIONS
 MATERIAL TESTING - LAND SURVEYING - GEOTECHNICAL DRILLING

BLUEGRASS RV
Staff Report to the Georgetown-Scott County Planning Commission
February 8, 2018

FILE NUMBER: FDP-2017-05

PROPOSAL: Final Development Plan for a 19,587 SF recreational vehicle sales and maintenance building

LOCATION: 3034 Paris Pike: North of Paris Pike and East of Connector Road

APPLICANT: 3034 Paris Pike, LLC

Consultant: Chris Mischel, Palmer Engineering



STATISTICS:

Zone	B-2 Highway Commercial
Surrounding Zones	B-2 Highway Commercial, B-4 Community Commercial, R-2 Medium Density Residential, & A-1 Agricultural
Acreage	20.13 acres
Water/Sewer Availability	Yes/Yes
Access	Connector Road & Paris Pike
Parking Required	23 Spaces
Parking Provided	78 spaces (4 handicap accessible)

BACKGROUND:

This project received preliminary approval from the Planning Commission in March 2017 with four (4) variances related to the landscaping. The Applicant was approved for a 43,678-square foot building for recreational vehicle (RV) sales and maintenance. The Applicant intends to phase the construction of the building. At this time, the Applicant is prepared to construct 19,587-square feet of building.

Site Layout:

There are two entrances to the Project Site, one from Connector Road and one from Paris Pike. These both provide access to the customer and employee parking lot. The proposed building will sit to the north of the parking lot. On the eastern side, there is a proposed paved drive, extending to the north, providing access to a paved RV storage area. This storage area will be fenced and will also contain the dumpster.

Parking and Circulation:

Access to the Project Site is shown from both Paris Pike and Connector Road. KYTC permits have been acquired for these entrances. The Applicant has included sidewalks along Paris Pike and Connector Road in accordance with the conditions of approval from the Preliminary Development Plan.

The Final Development Plan requires 23 total parking spaces to accommodate employees and customers. The Applicant is proposing 78 spaces with 4 of those being handicap accessible. These 78 parking spaces will be sufficient to handle the parking needs of future phases of development.

The fenced in area in the rear of the property is the only area approved for RV storage and sales display. Per the Preliminary Development Plan conditions, storage of RVs for sale will not be permitted on other parts of the Project Site.

Land Use Buffers and Landscaping:

The Final Development Plan complies with all the landscaping requirements of the *Landscape and Land Use Buffers Ordinance*.

RECOMMENDATION:

Staff recommends **Approval** of the Final Development Plan.

If the Commission grants approval of the application, staff recommends the following variances and conditions be attached:

Conditions of Approval:

1. The Final Development Plan is still subject to all conditions of approval from the Preliminary Development Plan (PDP-2017-05).
2. All applicable requirements of the *Subdivision & Development Regulations*.
3. All applicable requirements of the *Zoning Ordinance*.
4. All signage shall comply with the Sign Ordinance, and any non-conforming signage shall be removed.
5. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
6. Future development of the remainder of the Project Site shall bring the total canopy coverage of the Project Site up to 20%.
7. Outdoor storage of any items other than Recreational Vehicles shall require a conditional use permit.
8. Recreational vehicles shall not be stored, except in areas designated for such on the Development Plan.



VIGNETTE MAP
 NOT TO SCALE

ID	BEARING	DISTANCE
B1	N 14° 52' 54" W	103.77'
B2	S 75° 21' 44" W	184.54'
B3	N 18° 20' 22" W	20.17'
B4	N 12° 52' 22" W	150.00'
B5	N 89° 01' 11" E	150.00'
B6	N 52° 18' 22" W	68.51'
B7	N 35° 05' 22" W	10.00'

SITE PLAN KEY

KEY DESCRIPTION

(A) EXISTING ASPHALT	C/C1.1
(B) CONCRETE SIDEWALK	M/C1.1
(C) ASPHALT EDGE KEY	F/C1.1
(D) HEAVY DUTY ASPHALT	C/C1.0
(E) REGULAR DUTY ASPHALT	A/C1.0
(F) HEAVY DUTY CONCRETE	B/C1.0
(G) WHEEL STOP	B/C1.1
(H) HANDICAP ACCESSIBLE PARKING SIGN (3)	C/C1.1
(I) HANDICAP ACCESSIBLE SYMBOL DETAIL	D/C1.1
(J) VAN ACCESSIBLE HANDICAP PARKING SIGN	C/C1.1
(K) ADA DETECTABLE WARNING	C/C1.1
(L) HANDICAP RAMP WITH 6" CURB TAPER (6' LONG, MAX SLOPE 1:2.1)	E/C1.1
(M) 4" WIDE SOLID WHITE PAINT STRIPE (TYPICAL PARKING SPACES AND AT ENTRANCES)	A/C1.1
(N) 4" WIDE SOLID BLUE 45 DEGREE 'J' @ 90° PAINT STRIPES	E/C1.1
(O) 24" CURB AND CUTTER	E/C1.1
(P) 8' HIGH CHAINLINK FENCE	J/C1.1
(Q) DOUBLE 15' MANUAL SWING GATE (30' TOTAL WIDTH)	M/C1.2
(R) CHAMFER SCREEN LAYOUT, BOLLARD, & ENCLOSURE	L1, L2 & L3/C1.2
(S) CONCRETE/ASPHALT JOINT DETAIL	I/C1.1
(T) BOLLARD	L2/C1.2
(U) 6" TALL WOOD PLANK FENCE - 770' ALONG EAST BOUNDARY LINE DOWING NORTH ADJACENT TO R-2 ZONING	M/C1.2
(V) STAIRCASE (SEE ARCHITECTURAL PLANS)	M/C1.2
(W) RAMP GUARDRAIL WITH HANDRAIL	M/C1.2
(X) 4" WIDE SOLID YELLOW PAINT STRIPE	N/C1.2
(Y) STOP SIGN	N/C1.2
(Z) NO LEFT TURN SIGN (MUTCD SIGN R3-2)	P/C1.2
(AA) 2' THERMOPLASTIC STOP BAR	O/C1.2
(AB) RIGHT TURN ARROW	O/C1.2
(AC) THROUGH/LEFT ARROW	O/C1.2
(AD) NOT USED	O/C1.2
(AE) 2' WHITE THERMOPLASTIC STRIPE 45 DEGREE 10' @ @ O/C1.2	O/C1.2

LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING EASEMENT
- - - - - PROPERTY SETBACK
- - - - - EXISTING FENCE
- NUMBER OF PROPOSED PARKING SPACES
- PROPOSED WHEEL STOP
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED REGULAR DUTY ASPHALT
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED 1.5" ASPHALT OVERLAY
- LP ○ PROPOSED LIGHT POLES (COORDINATE WITH ELECTRICAL PLANS)

SIGNALIZED INTERSECTION
 876.26
 IPC

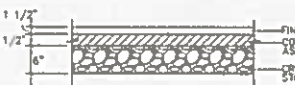
COMMONWEALTH OF KENTUCKY
 DB 279, PG 333

SITE NOTES:

1. ALL CONSTRUCTION MUST CONFORM TO GEORGETOWN, SCOTT COUNTY, KY AND STATE OF KENTUCKY STANDARDS.
2. ALL DIMENSIONS, UNLESS NOTED OTHERWISE ARE TO THE FACE OF THE CURB OR FACE OF BUILDING. ALL RADII ARE FOUR (4) FEET, UNLESS OTHERWISE DIMENSIONED ON THIS SHEET.
3. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO AUTHORIZATION BY CITY OF GEORGETOWN, SCOTT COUNTY, KY. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE KOPDES PERMIT IF REQUIRED.
4. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT DOCUMENTS.
5. ALL SURVEY INFORMATION IS RELATIVE TO KENTUCKY STATE PLANE GRID, SINGLE ZONE, NAD 83.
6. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
7. ALL SIDEWALKS ADJACENT TO THE HANDICAP PARKING SPACES TO THE NEAREST DOOR SHALL BE IN COMPLIANCE WITH ADA REGULATIONS. NO SIDEWALKS SHALL BE OVER SIX (6) FEET OR HAVE MORE THAN A 2% CROSS SLOPE.
8. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

SITE DATA

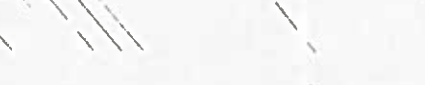
ZONING:		B-2	LANDSCAPE REQUIREMENTS:	
ADDRESS:			VEHICLE USAGE AREA (VUA):	44,754 SF
TOTAL - PARCEL 1	20.13		MIN. INTERIOR LANDSCAPING (10R VUA):	4,475 SF
PROPOSED USE:			PROVIDED INTERIOR LANDSCAPING:	5,030 SF
RV DEALERSHIP				
SETBACKS:			PARKING REQUIREMENTS:	
FRONT	50 FT		SALES AREA:	23
SIDE	0 FT		(1 space per 600 SF)	
REAR	0 FT		STANDARD REQUIRED:	22
			HANDICAPPED REQUIRED:	1
BUILDING AREA:			TOTAL PARKING PROVIDED:	78
BUILDING	13,250 SF		STANDARD PROVIDED:	74
MAX. BUILDING GROUND COVERAGE:	40 %		HANDICAPPED PROVIDED:	4
ACTUAL BUILDING GROUND COVERAGE:	2 %			
MAX. BUILDING HEIGHT:	75'-0"			
ACTUAL BUILDING HEIGHT:	34'-6"			



REGULAR DUTY ASPHALT PAVING



HEAVY DUTY CONCRETE PAVING



HEAVY DUTY ASPHALT PAVING

*REFER TO GEOTECHNICAL REPORT BY CONSULTING SERVICES, INC. (DATED FEBRUARY 18, 2017) FOR ADDITIONAL INFORMATION

MIN. 6" COMPACTED SUBGRADE

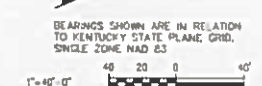
*REFER TO GEOTECHNICAL REPORT BY CONSULTING SERVICES, INC. (DATED FEBRUARY 18, 2017) FOR ADDITIONAL INFORMATION

MIN. 6" COMPACTED SUBGRADE

NOTE: CHAMFER CORNER OF CONC SLAB AS SHOWN ON SITE PLAN

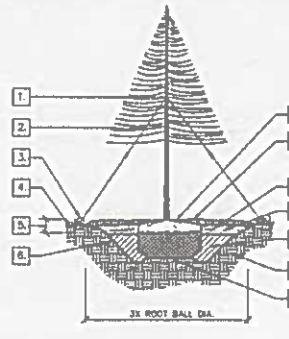
MIN. 6" COMPACTED SUBGRADE

OWNER/DEVELOPER:
 3034 PARIS PIKE, LLC
 2200 NICHOLASVILLE RD, SUITE 250
 LEXINGTON, KY 40503



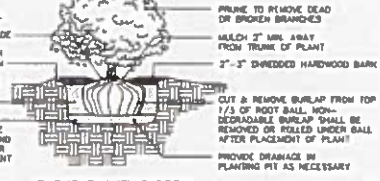
NOTES:

- 1. COMMERCIAL GRADE POLYPROPYLENE TREE STRAP (MO WIRE) PERMITTED.
2. DOUBLE STRAND 12GA. WIRE W/ TURNBUCKLE FINISHED GRADE.
3. AUGER TYPE ANCHOR, 24" MIN.
4. FINISHED GRADE.
5. ONE THIRD DEPTH OF ROOTBALL.
6. TAPER SIDE OF TREE PIT.
7. SET TOP OF TREE BALL 2" HIGHER THAN FINISHED GRADE.
8. 2" SHROUDED HARDWOOD DARK BARK.
9. REMOVE BURLAP FROM TOP ONE THIRD OF ROOT BALL.
10. SOIL MIX - 4 PARTS TOPSOIL TO 1 PART ORGANIC MATTER (SEE SPECIFICATIONS).
11. BACKFILL W. EX. TOPSOIL (NO STONES 5" DIA).
12. EXISTING SUB-GRADE.
13. 2" RAISED SUB-GRADE PLATFORM.
14. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
15. PRUNE ONLY AS DIRECTED BY OWNER.

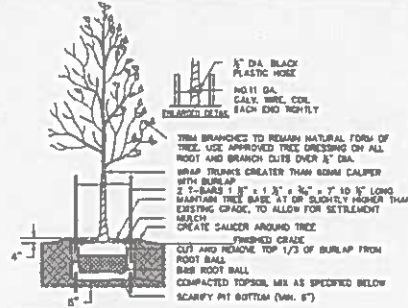


EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL

- DEFINITIONS:
1. TOPSOIL, MAX. SEE SPEC.
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE.
3. WATER THOROUGHLY AFTER INSTALLATION.
4. REMOVE TREE PINES AND STAKES TWO YEARS AFTER INSTALLATION.
5. PROVIDE DRAINAGE FOR PLANTING PIT IN SUSCEPTIBLE SOIL.
6. ALL TREES MUST BE STAKED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER GRAFTING.

PLANT LIST:

Table with 6 columns: SYMBOL, QUANTITY, SCIENTIFIC NAME, COMMON NAME, SIZE REQUIREMENTS (AT PLANTING), and REMARKS / INSTRUCTIONS. Lists plants like Autumn Gold, Sugar Maple, Tulip Poplar, etc.

*LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROPOSED PLANT QUANTITIES.

TURF ESTABLISHMENT:

- 1. THE LANDSCAPE CONTRACTOR SHALL PLACE A 4" COMPACTED LAYER OF TOPSOIL OVER ALL AREAS TO BE ESTABLISHED IN TURF.
2. THE LANDSCAPE CONTRACTOR SHALL REMOVE STONES BIGGER THAN 1 1/2" IN ANY DIMENSION AND STICKS, ROOTS, RUBBER AND OTHER EXTRANEOUS MATERIAL.
3. THE LANDSCAPE CONTRACTOR SHALL SEED ALL NEW LAWN AREAS AS SPECIFIED.
4. THE LANDSCAPE CONTRACTOR SHALL USE SEED, FERTILIZER, AND MULCHING MACHINERY IN WATER.
5. THE LANDSCAPE CONTRACTOR SHALL APPLY SLURRY UNIFORMLY TO ALL AREAS TO BE SEED. RATE OF APPLICATION AS REQUIRED TO OBTAIN SPECIFIED SEED SOWING RATE.
6. SEE EROSION CONTROL DETAIL SHEET FOR SEED MIX DESIGN.
7. THE LANDSCAPE CONTRACTOR SHALL WATER SEED WITH THE SPRAY IMMEDIATELY AFTER PLANTING. DURING FIRST HEAL WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL DEPTH OF 4" DEEPS.
8. THE LANDSCAPE CONTRACTOR SHALL COORDINATE EXTENSIVE SOIL SAMPLES, WEED CONTROL, BERM, EROSION CONTROL, MULCH, INSTALLATION, SEE EROSION CONTROL PLAN FOR ADDITIONAL SPECIFICATION.

DETENTION AREA PLANTINGS:

SHALL BE ORN. PLANTS (TRIAL PARTS) BEE BALI (MORHADA PISTILLOSA), GREAT BLUE LOBELIA (LOBELIA SYPHIGICA), BROWN-EYED SUSAN (RUEDESDIA FLOIDA), JEE PINE NEED (LUPATIUM PURPUREUM).

INTERIOR LANDSCAPE REQUIREMENTS:

- Vehicle Usage Area for Display and Service of RV's: 153,540 SF
Vehicle Usage Area for Public Parking: 41,080 SF
Interior Landscaping for Public Parking (100 VMA): 4,108 SF
Actual Interior Landscaping: 4,172 SF
Required Number of Interior Trees: 18 Trees
Actual Number of Interior Trees: 18 Trees

PROPERTY PERMITTER LANDSCAPE REQUIREMENT:

- Min. Req. Number of Perimeter VMA Trees: 30 Trees
Actual Number of Perimeter Trees: 30 Trees
(*A variance has been granted to reduce 15' landscape buffer adjacent to R-2 property from 15' to 8' due to property boundary location to existing road to remain. The proposed tree line is also requested to be staked due to an existing tree line and underbrush located along road boundary line of property. A 4' high screen fence is proposed west of existing paved road.)
(*A variance has been granted to relocate perimeter VMA trees to detention basin and stream beds due to an existing tree line and underbrush located along the west side of property. A continuous row of shrubs is also not required due to the proposed 3 foot drainage in height from the adjoining property to the VMA.)

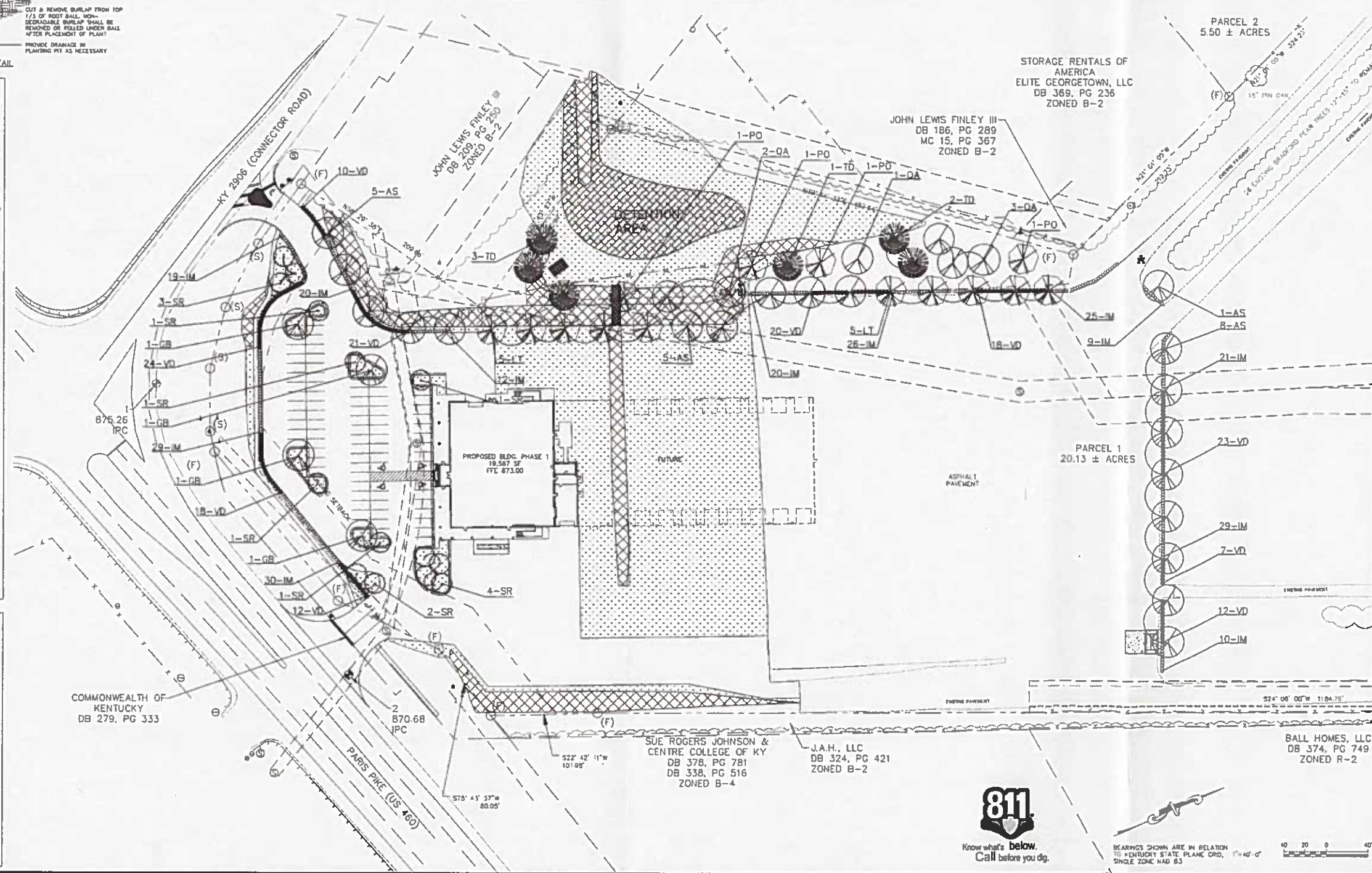
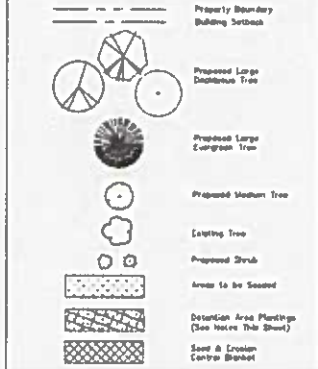
PROPERTY PERMITTER LANDSCAPE REQUIREMENT AT BOX:

- Min. Req. Number of Perimeter VMA Trees: 13 Trees
Actual Number of Perimeter Trees: 13 Trees
(*A variance has been granted to relocate perimeter VMA trees from best parking lot to the existing detention pond. A variance is requested due to location of existing overhead electric on US 460 side adjacent to parking lot and underground flow pipe located adjacent to parking lot on Connector Road side of parking lot.)

TREE CANOPY REQUIREMENTS:

- Existing Tree Canopy Coverage to be Preserved: 2,532 (48,099 SF)
Minimum Required Tree Canopy Coverage (22% of Property Area 2013 Acres): 201,678 SF
Tree Canopy Proposed (10.3% of Property Area 2013 Acres): 90,439 SF
(*A variance has been granted to reduce the total tree canopy coverage area from 22% to 10.3% due to a substantial amount of disturbed area being utilized for future EV storage area. To preserve trees in this area would be premeditated due to the site and maneuverability needed for moving RV's in this area. Requiring greater than 10.3% tree canopy from future development of the northern part of the property.)
Large Trees to Provide Canopy (750 SF / Large Tree = 33,250 SF): 49
Medium Trees to Provide Canopy (400 SF / Medium Tree = 5,600 SF): 14

LEGEND:



LANDSCAPE NOTES:

- 1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK.
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL OF ALL DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
3. ALL PLANTS SHALL BE HEALTHY, WHOLESOME MATERIALS FREE FROM DISEASE AND PESTS AND THAT COMPLY WITH THE LATEST EDITION OF THE PUBLICATION AND TWO AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE THE WORK. ANY DIFFERENCE IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER FOR CLARIFICATION.
5. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE BY THE OWNER. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEED PERIOD AS THE GROWING SEASON PERMITS. THE OWNER MAY INSPECT THE PLANTS AT THE END OF THE GUARANTEED PERIOD. PLANTS THAT ARE DEAD OR NOT IN SATISFACTORY GROWTH SHALL BE REMOVED AND REPLACED DURING THE NEXT NORMAL PLANTING SEASON AT NO ADDITIONAL COST TO THE OWNER.
6. ALL PLANTS SHALL BE BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST. ALL TREES SHALL BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED. ALL TREES MUST BE CUTTED OR STAKED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL OF ALL BRUSH, CORDS AND ROPE FROM THE GRUBS OF ALL SHADE AND ORNAMENTAL TREES IMMEDIATELY AFTER PLANTING. IDENTIFICATION TAGS AND BRUSHES SHALL BE REMOVED FROM ALL PLANT MATERIAL AT THE TIME OF PLANTING. TREE BASKETS SHALL BE CUT FROM THE TOP 1/3 OF THE ROOT BALL PRIOR TO PLANTING.
8. ALL PLANTS AND INSTALLATION ARE SUBJECT TO THE APPROVAL OF THE OWNER.
9. CONTRACTOR MUST CONTACT ARCHITECT/OWNER PRIOR TO LANDSCAPE INSTALLATION FOR APPROVAL OF PLANT LOCATIONS.
10. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE MADE WITHOUT PRIOR WRITTEN PERMISSION OF THE OWNER.
11. THE CONTRACTOR SHALL PREPARE A CULTIVATED BED AROUND EACH GROUP OF SHRUBS AND/OR GROUND COVER BEGINS. THE SAME SHALL BE AS SHOWN ON THE PLAN. THE EXISTING BED SHALL BE MAINTAINED. A CRISP WELL DEFINED EDGE SHALL BE DEVELOPED BETWEEN ANY SHRUB AND/OR GROUND COVER BED AND THE ADJACENT LAWN AREA.
12. UNLESS OTHERWISE INDICATED, 2"-2" NATURAL DYE-FREE SHROUDED BARK MULCH SHALL BE USED IN ALL SHRUB AND/OR GROUND COVER BEDS AND AROUND ALL TREES PLANTED WITHIN OR BEYOND THE CONTOUR OF THE PLANTING BALL THE TOP OF ALL AREAS OF SHROUDED BARK MULCH SHALL BE AT GRADE OF ADJACENT CURB, WALK, OR EDGE OF PAVEMENT.
13. CONTRACTOR SHALL PROVIDE MULCH SAMPLES FOR OWNER APPROVAL PRIOR TO CONSTRUCTION.
14. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS, PROPOSED CONTROL, BLANKET OR DESIGNATED FOR MULCHING (INCLUDING ROPE-WEED) SHALL BE SEEDING UNLESS OTHERWISE NOTED AS SEED. DISTURBED AREAS INCLUDE LIMITS OF GRADE, STAGING AND UTILITY WORK.
15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING RED LINE, WELL ESTABLISHED. NO MIGRATION WILL BE PROMOTED BY OWNER.

STORAGE RENTALS OF AMERICA ELITE GEORGETOWN, LLC DB 369, PG 236 ZONED B-2

JOHN LEWIS FINLEY III DB 186, PG 289 MC 15, PG 367 ZONED B-2

PARCEL 1 20.13 ± ACRES

PARCEL 2 5.50 ± ACRES

BALL HOMES, LLC DB 374, PG 749 ZONED R-2

SUE ROGERS JOHNSON & CENTRE COLLEGE OF KY DB 378, PG 781 DB 338, PG 516 ZONED B-4

J.A.H., LLC DB 324, PG 421 ZONED B-2



BEARINGS SHOWN ARE IN RELATION TO KENTUCKY STATE PLANE GRID, 1"=40'-0" SINGLE ZONE NAD 83

Palmer logo and site information including address 'BLUEGRASS RV GEORGETOWN, KENTUCKY', project name 'LANDSCAPE PLAN', and drawing ID '11358 L-1.0'.

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction		Number of Projects: 17	
	2014-22	Amerson Apartments North	DEV-R
	2017-20	Amerson Commercial Grading and Site Work	DEV-C
	2015-40	Canewood Unit 2 Townhouses (Lots 47-77)	DEV-R
	2014-21	Central Church of God-Coleman Lane	DEV-C
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2016-38	Cyron Holdings	IND
	2016-30	Fur Sher - C-Logic Commercial (5460 Leestown)	DEV-C
	2011-29	Heritage Apartments	DEV-R
	2015-23	Hill-N-Dale apartments	DEV-R
	2017-34	Hilpp's Georgetown	DEV-C
	2017-08	Home 2 Suites by Hilton	DEV-C
	2017-06	Landmark Shoppes (105-107 Marketplace)	DEV-C
	2016-01	Scariot	DEV-C
	2016-33	TMMK Paint Reborn - Site work/Foundation	DEV-C
	2015-25	TMMK Traylor Yard CDD-Grading Only	DEV-C
	2003-82	White Oak Condominiums Ph 2 (Remainder)	DEV-R
	2016-09	Whitehouse Electric	DEV-C
Final Inspection		Number of Projects: 4	
	2016-52	Bluegrass Baptist Church	DEV-C
	2017-32	Leggett & Platt, Parking Expansion - 135 Carley Dr	DEV-C
	2014-10	Lemons Mill Gas Station	DEV-C
	2016-39	Vuteq expansion 2016	IND

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	6
	2002-52	Deer Run - Phase 3
	2003-68	Paynes Crossing Phase-4
	2004-51	Pleasant Valley Phase 4
	2008-47	Pleasant Valley Section 2, Phase 3 (Urban Groupe)
	2015-29	Sutton Place, Phase 3
Final Inspection	2017-08	Thoroughbred Acres Unit 7D, Section 1
	Number of Projects:	2
Dedication/Final Work	2016-47	Canewood Unit 1-C Sect 4
	2006-86	December Estates Cluster Subdivision
Dedication/Final Work	Number of Projects:	16
	2005-61	Brook Lane Estates
	2004-38	Cherry Blossom Subdivision Phase 7
	2005-47	Cherry Blossom Subdivision Phase 8
	2007-55	Enclave (Meldean) Subdivision Unit 1
	2007-55	Enclave (Meldean) Subdivision Unit 2
	2007-55	Enclave (Meldean) Subdivision Unit 3
	2006-28	McClelland Springs Subdivision Phase 2A
	2017-08	Rocky Creek Phase 5, Section 1 (Falmouth Dr)
	2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4
	2017-08	Rocky Creek Unit 1A/Unit 1E (Johnstone Bulb)
	2013-30	Rocky Creek-Meadows-Sec 1A-1, 1A-2, 1B
	2003-71	Stonecrest Subdivision Units 1A, 1C, 1D, 1E
	2009-20	Sutton Place Phase 2
	2006-23	Thoroughbred Acres Unit 13A,13B,13C
	2006-06	Ward Hall Property - Phase 1B & 1C (Remainder)
2006-06	Ward Hall Property - Unit 1	
Approved/Bonded	Number of Projects:	27
	2003-35	Buffalo Springs Phase 1
	2010-17	Cherry Blossom Townhomes-Phase 4
	2003-86	Colony Unit 10
	2005-34	East Main Estates Units 1 & 2
	2005-26	Edgewood Subdivision - Phase 1
	2004-49	Falls Creek Phase 1 - Unit 1
	2004-49	Falls Creek Phase 1- Units 2, 3, 4, & 5
	2004-02	Leesburg Landing
	2005-36	Paynes Landing Unit - 10
	2005-36	Paynes Landing Unit - 12A

Status	Application number	Project Name
	2005-36	Paynes Landing Unit 5 & Unit 11 (Canewood Reserve)
	2005-36	Paynes Landing Unit 6 (Canewood Reserve)
	2005-36	Paynes Landing Units 7, 8, 9 & 14
	2015-05	Pemberley Cove
	2008-47	Pleasant Valley Section 2, Ph2, Unit 2
	2005-04	Pleasant Valley Section 2, Phase 1
	2005-04	Pleasant Valley Section 2, Phase 2 - Unit 1
	2004-51	Pleasant Valley Subdivision Units 1-A & 1-B
	2004-51	Pleasant Valley, Unit 4A
	2006-63	Rocky Creek Section 3A
	2006-63	Rocky Creek Section 3B, Phase 1
	2006-63	Rocky Creek Section 3B, Phase 2
	2015-29	Sutton Place, Phase 3, Section 1
	2004-26	Village at Lanes Run - Phase 1-Sect.-1
	2010-22	Village at Lanes Run- Phase 2, Section 1
	2011-30	Village at Lanes Run- Phase 2, Section 2
	2016-13	Winding Oaks Cluster

List of all Active Projects/status

Application	Project Name	Type	Status
2014-22	Amerson Apartments North	DEV-R	Under Construction
2017-20	Amerson Commercial Grading and Site W	DEV-C	Under Construction
2016-52	Bluegrass Baptist Church	DEV-C	Final Inspection
2017-05	Bluegrass RV	DEV-C	Under Review
2005-61	Brook Lane Estates	RES	Dedication/Final Work
2003-35	Buffalo Springs Phase 1	RES	Approved/Bonded
2016-47	Canewood Unit 1-C Sect 4	RES	Final Inspection
2015-40	Canewood Unit 2 Townhouses (Lots 47-7	DEV-R	Under Construction
2017-13	Canewood Unit 6, Lot 1 Townhomes	DEV-R	Under Review
2014-21	Central Church of God-Coleman Lane	DEV-C	Under Construction
2004-38	Cherry Blossom Subdivision Phase 7	RES	Dedication/Final Work
2005-47	Cherry Blossom Subdivision Phase 8	RES	Dedication/Final Work
2015-22	Cherry Blossom Townhomes Phase 5 (Had	DEV-R	Under Construction
2010-17	Cherry Blossom Townhomes-Phase 4	RES	Approved/Bonded
2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R	Approved/Bonded
2003-86	Colony Unit 10	RES	Approved/Bonded
2016-38	Cyron Holdings	IND	Under Construction
2006-86	December Estates Cluster Subdivision	RES	Final Inspection
2002-52	Deer Run - Phase 3	RES	Under Construction
2005-34	East Main Estates Units 1 & 2	RES	Approved/Bonded
2005-26	Edgewood Subdivision - Phase 1	RES	Approved/Bonded
2007-55	Enclave (Meldean) Subdivision Unit 1	RES	Dedication/Final Work
2007-55	Enclave (Meldean) Subdivision Unit 2	RES	Dedication/Final Work
2007-55	Enclave (Meldean) Subdivision Unit 3	RES	Dedication/Final Work
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2004-49	Falls Creek Phase 1 - Unit 1	RES	Approved/Bonded

Application	Project Name	Type	Status
2004-49	Falls Creek Phase 1- Units 2, 3, 4, & 5	RES	Approved/Bonded
2011-17	Falls Creek Townhomes, Lot 6-15B	DEV-C	Under Review
2016-30	Fur Sher - C-Logic Commercial (5460 Lee	DEV-C	Under Construction
2002-50	Golf Townhomes of Cherry Blossom Ph-5	DEV-R	Approved/Bonded
2011-29	Heritage Apartments	DEV-R	Under Construction
2015-23	Hill-N-Dale apartments	DEV-R	Under Construction
2017-34	Hilpp's Georgetown	DEV-C	Under Construction
2016-49	Hiserbob - 411 Triport Road	IND	No Activity
2017-08	Home 2 Suites by Hilton	DEV-C	Under Construction
2003-54	Lake Forest Unit 2	RES	Warranty Period
2007-05	Lake Forest Unit 3B	RES	Warranty Period
2017-06	Landmark Shoppes (105-107 Marketplace	DEV-C	Under Construction
2004-02	Leesburg Landing	RES	Approved/Bonded
2017-32	Leggett & Platt, Parking Expansion - 135	DEV-C	Final Inspection
2014-10	Lemons Mill Gas Station	DEV-C	Final Inspection
2006-28	McClelland Springs Subdivision Phase 2A	RES	Dedication/Final Work
2006-30	McClelland View Subdivision	RES	Warranty Period
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	Under Review
2016-03	MVH Industrial Piping	IND	No Activity
2003-68	Paynes Crossing - Unit 2 - Section 2&3, U	RES	Warranty Period
2003-68	Paynes Crossing Phase-4	RES	Under Construction
2005-36	Paynes Landing Unit - 10	RES	Approved/Bonded
2005-36	Paynes Landing Unit - 12A	RES	Approved/Bonded
2005-36	Paynes Landing Unit 5 & Unit 11 (Canew	RES	Approved/Bonded
2005-36	Paynes Landing Unit 6 (Canewood Reserv	RES	Approved/Bonded
2005-36	Paynes Landing Units 7, 8, 9 & 14	RES	Approved/Bonded
2015-05	Pemberley Cove	RES	Approved/Bonded

Application	Project Name	Type	Status
2004-51	Pleasant Valley Phase 4	RES	Under Construction
2008-47	Pleasant Valley Section 2, Ph2, Unit 2	RES	Approved/Bonded
2005-04	Pleasant Valley Section 2, Phase 1	RES	Approved/Bonded
2005-04	Pleasant Valley Section 2, Phase 2 - Unit 1	RES	Approved/Bonded
2008-47	Pleasant Valley Section 2, Phase 3 (Urban	RES	Under Construction
2004-51	Pleasant Valley Subdivision Units 1-A &	RES	Approved/Bonded
2004-51	Pleasant Valley, Unit 3-A Section 1 & Uni	RES	Warranty Period
2004-51	Pleasant Valley, Unit 3A, Sec2 - Ball Hom	RES	Warranty Period
2004-51	Pleasant Valley, Unit 4A	RES	Approved/Bonded
2016-51	Price Farm - Phase 1 (Ball Homes)	RES	Under Review
2017-08	Rocky Creek Phase 5, Section 1 (Falmout	RES	Dedication/Final Work
2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A	RES	Dedication/Final Work
2005-02	Rocky Creek Reserve (Remaining Section	RES	No Activity
2006-63	Rocky Creek Section 3A	RES	Approved/Bonded
2006-63	Rocky Creek Section 3B, Phase 1	RES	Approved/Bonded
2006-63	Rocky Creek Section 3B, Phase 2	RES	Approved/Bonded
2017-08	Rocky Creek Unit 1A/Unit 1E (Johnstone	RES	Dedication/Final Work
2013-30	Rocky Creek-Meadows-Sec 1A-1, 1A-2, 1	RES	Dedication/Final Work
2013-30	Rocky Creek-Meadows-Sec 1C	RES	Under Review
2016-01	Scariot	DEV-C	Under Construction
2003-71	Stonecrest Subdivision Units 1A, 1C, 1D,	RES	Dedication/Final Work
Minor DP	Stonewall First Church of God - Grading	DEV-C	No Activity
2009-20	Sutton Place Phase 2	RES	Dedication/Final Work
2015-29	Sutton Place, Phase 3	RES	Under Construction
2015-29	Sutton Place, Phase 3, Section 1	RES	Approved/Bonded
2005-22	Thoroughbred Acres Unit 11(Commercial	DEV-C	Approved/Bonded
2006-23	Thoroughbred Acres Unit 13A,13B,13C	RES	Dedication/Final Work
2004-46	Thoroughbred Acres Unit 2A & 2B	RES	Warranty Period

Application	Project Name	Type	Status
2017-08	Thoroughbred Acres Unit 7D, Section 1	RES	Under Construction
2016-33	TMMK Paint Reborn - Site work/Foundati	DEV-C	Under Construction
2015-25	TMMK Trailor Yard CDD-Grading Only	DEV-C	Under Construction
2004-26	Village at Lanes Run - Phase 1-Sect.-1	RES	Approved/Bonded
2010-22	Village at Lanes Run- Phase 2, Section 1	RES	Approved/Bonded
2011-30	Village at Lanes Run- Phase 2, Section 2	RES	Approved/Bonded
2016-39	Vuteq expansion 2016	IND	Final Inspection
2006-06	Ward Hall Property - Phase 1B & 1C (Re	RES	Dedication/Final Work
2006-06	Ward Hall Property - Unit 1	RES	Dedication/Final Work
2003-82	White Oak Condominiums Ph 2 (Remaind	DEV-R	Under Construction
2003-82	White Oak Condominiums Phase 2	DEV-R	Approved/Bonded
2016-09	Whitehouse Electric	DEV-C	Under Construction
2016-13	Winding Oaks Cluster	RES	Approved/Bonded
2006-57	Woodland Estates Cluster Subdivision	RES	Warranty Period
Total Number of Active Projects:		96	