

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
AGENDA**

**December 8, 2016
6:00 p.m.**

I. COMMISSION BUSINESS

- A. Approval of November invoices
- B. Approval of November 10, 2016 minutes
- C. Approval of December agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. ZMA-2016-48 Bevins Rural Residential Subdivision Plat – Preliminary review of the Final Subdivision Plat to create 7 tracts from the parent tract, located on the northeast corner of the intersection of New Coleman Lane and Ironworks Road.
- B. PSP-2016-51 Abbey at Old Oxford (Price Farm) – Preliminary Subdivision Plat for 129 townhomes and 373 single-family lots on 125.69 acres, located on the northwest side of Old Oxford Road.

III. NEW BUSINESS

- A. FSP-2016-60 Crosswinds Center Subdivision – Final Subdivision Plat to create a 0.30-acre tract and a 1.35-acre tract from a parent tract of 1.65 acres, located on the southwest corner of Cherry Blossom Way and Morgan Mill Drive.
- B. PDP-2016-61 Crosswinds Center Development Plan – Preliminary Development Plan for a 960 sq. ft. grocery and a 10,758 s. ft. commercial building, located on the southwest corner of Cherry Blossom Way and Morgan Mill Drive.
- C. ZMA-2016-62 Sagester Zone Change – Rezoning request from R-1B to B-3 for .361 acres, located at 350 Pike Street in Sadieville. PUBLIC HEARING
- D. PDP-2016-63 Clarks Pump 'n Shop Store – Preliminary Development Plan for a new gas station/convenience store with drive-thru, located on the southwest corner of Paris Pike and McClelland Circle.

IV. OTHER BUSINESS

- A. 2017 Filing and Application Deadline schedule
- B. Update of previously approved projects and agenda items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
November 10, 2016**

The regular meeting was held in the Scott County Courthouse on November 10, 2016. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Johnny Cannon, Regina Mizell, Byron Moran, John Shirley, Steve Smith, and Mark Sulski, Director Joe Kane, Planner Matt Summers, Engineer Brent Combs, and Attorney Charlie Perkins. Absent was Commissioner Wiseman.

Chairman Jones asked for a round of applause for all Veterans in attendance.

Motion by Mizell, second by Smith, to approve the October invoices. Motion carried.

Motion by Caldwell, second by Smith to approve the September 29, 2016 minutes. Motion carried.

Motion by Mizell, second by Caldwell to approve the October 13, 2016 minutes. Motion carried.

Motion by Sulski, second by Moran, to approve the November agenda. Motion carried.

Postponements/Withdrawals

Chairman Jones stated that the Bevins Rural Residential Subdivision Plat application (ZMA-2016-48) is postponed to the December meeting.

Consent Agenda

A representative of the Rains Property application (FSP-2016-55) agreed with their conditions of approval and there were no comments from the public or Commission. Motion by Mizell, second by Cannon, to approve the Final Subdivision Plat for the Rains Property application. Motion carried.

PSP-2016-51 Abbey at Old Oxford (Price Farm) – Amended Preliminary Subdivision Plat for 129 townhomes and 373 single-family lots on 125.69 acres, located on the northwest side of Old Oxford Road.

Chairman Jones recused himself from discussion and voting.

Mr. Kane reviewed the staff report, including the history of the development of the property. This application is completion of Phase 1 by a new developer, who may purchase the remainder of the farm and is seeking to amend the original plan.

He reviewed the original plan, and pointed out the main changes in the amendment, which are to remove the multi-family area in the center of the site and add attached townhomes at the front of the site along Old Oxford (to the east and north of the drainage area). That will buffer the townhomes from the rest of the development in the rear and adjacent to the existing Phase 1. Other changes include removal of the zoning condition that prohibits lot frontage on Herndon Boulevard, the main entrance boulevard that will eventually connect to Pleasant Valley subdivision. They are asking that five lots have frontage on Herndon, for which Mr. Kane is recommending denial due to safety concerns.

He stated that the clubhouse is being removed. The trail system that allowed access to the open space was removed also; however, the applicant has agreed to retain the trail system.

Another condition is that first connection to Pleasant Valley be made prior to the 151st lot being platted. Mr. Kane stated that he added as a condition that that includes townhome units as well as single-family homes.

He briefly reviewed the wetland issue, connectivity to other areas, and improvements to Old Oxford Road. He stated that the amended plan reduces the number of lots approved from 553 units (including 249 multi-family) to 477 units (including 129 multi-family). This reduces overall density from 4.4 units per acre to 3.85 units per acre.

He addressed the landscape buffer, stating that if the location of multi-family units is approved, that the landscape buffer be provided in the new location.

The City ordinance regarding consistent design within developments was addressed. Mr. Kane stated that the townhome component is not an increase in the density or a change in the overall scheme of the development that was anticipated in the original plan. He added that Phase 1 and the remainder of the property need to be part of a uniform HOA document that is in place for the entire development. The townhome area can have its own set of covenants as long as they meet the minimum standards of Phase 1.

He then reviewed the conditions of approval, and the requested variances, of which he recommended denial.

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

Nick Nicholson, representing the applicant, agreed with the conditions of approval, and stated that they agree to withdraw the variance requests. He addressed condition #1 regarding the 55-foot minimum lot width. Because of the circumference of the cul-de-sacs, they prefer to have an average lot width of 55 feet, or a minimum width of 50 feet and a lot cap of 477 lots.

He then briefly reviewed the amended development plan.

Commissioner Shirley asked Mr. Nicholson if he would agree to a specific number of lots that would be allowed to have a width of less than 55 feet. It was agreed that the cap on the total number of units would suffice.

Larry Roach, Rhodes Lane resident, stated that he purchased his property with the understanding that the multi-family units would be in the rear of the development. He asked if the units will be rented. He expressed concern about crime, the lack of street lights, sanitary sewer in conjunction with the wetlands, the poor condition and width of Old Oxford Road, and property values.

Daniel Wells, Old Oxford Road resident, opposed the application stating that it is a massive overkill of rural land. He felt that 55-foot wide lots are too narrow and that Old Oxford Road is in extremely poor condition and cannot handle additional traffic.

Melissa Kramer, Rhodes Lane resident, stated that after hearing the townhomes will be rental property, she opposes the application and feels misled. She also expressed concern about the condition of Old Oxford Road.

Kristine Murphy, Stephen Drive resident, felt that the streets in Pleasant Valley are not wide enough to accommodate additional traffic coming through the subdivision.

Chris Mosley, Molly Way resident, wished that larger lots would be required. He asked what criteria the applicant used to feel that the amended plan is better for the new and existing neighborhoods.

Mr. Roach felt that widening the road has no bearing on the problems that the neighbors are concerned about. He stated that the widening of the frontage in front of the existing homes has had no effect, and neither will widening the section in front of the multi-family area.

Joanie Mollette, Molly Way resident, expressed concern about whether the Georgetown school system can support this many more units. Vice Chair Sulski stated that that is a question that would be addressed by the School Board.

Deearnest Thomas, Rhodes Lane resident, asked if neighborhood representatives could work with staff or the applicant to try to make the development more agreeable with the neighbors.

Greg McMakin, Rhodes Lane resident, expressed concern about the decrease in property values if rental property is across the street, the condition of Old Oxford Road, the dead trees along the road that are a hazard, and school over-crowding.

Mechelle Howard, Molly Way resident, opposed the application because of the poor condition of Old Oxford Road and the additional traffic that will be generated by this development.

One of the neighbors asked why the parks and clubhouse are being removed from the amended plan.

Jennifer Neal, Molly Way resident, opposed the application because of the condition of Old Oxford Road and the relocation/addition of the rental units.

Amy Wright, Rhodes Lane resident, opposed the rental (townhome) units and complained about the dumping of construction debris behind her home.

John Joiner, Rhodes Lane resident, expressed concern about the townhomes being rental units, the HOA issue, and the condition of Old Oxford Road.

Mr. Nicholson stated that an affiliate of Ball Homes, applicant, will own and manage the townhomes. He stated that the clubhouse that was shown on the original plan was for the townhome occupants, not for the entire neighborhood. He stated that the same amount of open space is shown on the amended plan, and they agree to include the multi-use trail that was on the original plan. The only difference in amenities on the plans is the removal of the clubhouse. Regarding improvements to Old Oxford Road, they will be upgrading the road along their frontage. Regarding street lights, they have submitting bonding for the lights, but it is the responsibility of the City to install them.

Mr. Nicholson stated that the former layout of the townhomes was outdated, and that this plan is an improvement in that it removes over 100 multi-family units and decreases overall density. He stated that the construction debris will be removed when construction is complete.

Vice Chair Sulski asked staff when street lights will be installed. Mr. Combs stated that the City ordinance states that 80% of the lots need to be built upon before they will install the lights. It was unsure whether it was 80% buildout of each street or each phase. Vice Chair Sulski also asked about the timeframe for widening Old Oxford Road beyond the frontage of this development. Mr. Kane replied that it will take the concerted effort of everyone and location of a funding source to continue the widening. Old Oxford is

identified in the Northeast Georgetown Traffic Study as needing upgrading, with a cost estimate of \$5 million.

Mr. Roach disagreed with Mr. Nicholson that the applicant can move forward with the construction process based on the prior approval. Mr. Perkins explained to Mr. Roach that the applicant could in fact do that.

Commissioner Smith expressed concern about the 55' lot widths. Mr. Nicholson stated that since the cap on the maximum number of lots is lower than what the density allows, he felt that the 55' lot width should be approved.

Vice Chair Sulski asked Mr. Nicholson if the townhomes can be moved back to where the apartments were located on the previous plan. Mr. Nicholson stated that that would cause issues with the wetlands and that the apartment configuration was outdated and causes issues within the complex.

Jessica Brown, Molly Way resident, asked if the townhomes can be removed altogether, making it a single-family only development.

Rory Kahly, EA Partners and representing the applicant, defended residents of townhomes against some of the accusations made of them by the residents.

Joel Phlum, Molly Way resident, also asked that the townhomes be moved back to the rear of the development because of the expectations these homeowners had when they purchased their homes.

Greg Ferguson, Rhodes Lane resident, cited apartments that were built 20 years ago and were nice at that time, but have since become run down.

Ms. Phlum also asked if the multi-family units can be moved, and asked the applicant when they decided to change the plan and if the plan can expire. Mr. Kane stated that in 2008 when the preliminary plan was approved, there was no sunset clause, so the preliminary development plan has no expiration date. There has since been a sunset clause adopted, so when the construction plans are submitted, they will be subject to that clause and the applicant will need to start the project within two years (or apply for an extension).

Mr. Nicholson stated that the applicant began reconfiguring the previous plan last June. The applicant does not currently own the property; the sale is contingent on this approval.

Ms. Wright asked why construction debris can be dumped on property they do not own. Mr. Nicholson replied that he was not aware of the problem and he will discuss it with the applicant.

It was asked if all parties can work together to solve the Oxford Road problem before the bulk of the development is continued. The neighbor also asked if the applicant has done a study on the decrease in property values if the rental units are constructed where proposed. Mr. Nicholson stated that all of their developments have rental units and the properties maintain their value.

It was asked if there is a comparable community in another city where similar townhome projects have been built. Mr. Nicholson named a project in Lexington.

It was asked why the clubhouse was removed from the plan.

It was asked if the rental units can eventually be sold as individual units. A neighbor also expressed concern about the section of road that has not been upgraded by the Cherry Blossom development.

Mr. Nicholson stated that the townhome units would need to be constructed differently, with a firewall separation, in order to be sold individually. He stated that they never include clubhouses in townhome developments of this size, that they are for apartment complexes with several hundred units which can support such a facility.

Mr. Roach felt that there is enough doubt cast to warrant a delay in approving this application. He asked that all parties come together to work toward a compromise.

John Schell, Molly Way resident, agreed with all the comments from the neighbors.

It was asked that if the application is not approved, does the sale of the property to Ball Homes fail to go through. Mr. Perkins stated that that is a matter of a private contract. Mr. Nicholson stated that they would still be interested in purchasing the property because there is an approved plan.

Commissioner Smith stated that the two issues are the condition of Old Oxford Road and the relocation of the townhomes. Commissioner Shirley agreed, stating that relocating the townhomes is a major change, and the condition of Old Oxford Road has been an issue for many years. He hoped that a compromise could be found between the parties, but also stated that if the plan complies with the ordinances, the Commission is obligated to approve it. He suggested forming a committee to look at the infrastructure and encourage the State and others to expedite the upgrade of Old Oxford Road.

Discussion continued about possibly reconfiguring the plan.

Motion by Smith, second by Moran, to deny the Amended Preliminary Subdivision Plat. By roll call vote, motion denied 4-3, with Shirley, Cannon, Caldwell, and Mizell dissenting.

Motion by Shirley, second by Cannon, to postpone the application (PSP-2016-51) to the December meeting, so that he (Commissioner Shirley) can speak with local officials about the upgrade of Old Oxford Road, and to give the applicant time to reconsider moving the townhomes to a different location. Motion carried unanimously.

ZMA-2016-56 Randy Wilson Zone Change - Rezoning request from R-1B to B-2 to maintain existing commercial use of .361 acres located at 801 Pike Street in Sadieville.
PUBLIC HEARING

Chairman Jones opened the public hearing.

Mr. Kane reviewed the staff report, explaining that the property was used commercially in the past, but that use was discontinued and the property lost its non-conforming status. The applicant purchased the property assuming it was still zoned for commercial use. Mr. Kane stated that B-3 (Downtown Commercial) would be a more appropriate zone, but used car lots are not allowed in a B-3 zone.

He reviewed the KRS requirements for a zone change and concluded that the request is appropriate for the site. He suggested four conditions of approval regarding landscaping, signage, and the vehicle entrance, and then suggested adding a fifth condition that they fence the rear of the property with the same type of fence because it drops off dangerously down to the creek.

Mike Mizell, adjacent property owner, expressed his support for the application, feeling that it would be a benefit to the community.

Chairman Jones closed the public hearing.

Motion by Sulski, second by Moran, to approve the rezoning request (ZMA-2016-56) on the basis that it is consistent with the Comprehensive Plan, and subject to the five (5) conditions of approval. By roll call vote, motion carried 8-0.

PDP-2016-57 Online Transport - Preliminary Development Plan for trucking facility located on 10.1-acre tract located at 656 Delaplain Road (west of Sims Road).

Mr. Summers reviewed the staff report. He noted that the building will be used for light vehicle maintenance. Intensive repairs will be done off site. He addressed the gravel issue, stating that the use of gravel is appropriate in this case.

Regarding landscaping, he stated that there are existing tree lines on three sides of the site that the applicant plans to retain and which will count toward the canopy requirement. The applicant is requesting a waiver to allow the excess tree canopy to

meet the requirement for a tree to be placed in the landscaped island. Because overhead utility lines above the island make it not feasible for a tree, he recommended approval of the waiver.

Billy Cunningham, applicant, stated that they have operated adjacent to this site since 1988. He stated that the trailer will not be on site during the week, but parked across the back on weekends. They have purchased the property instead of renting it. He stated that they will pave or concrete more areas as needed. He agreed with the conditions of approval.

Inez Williams, Sims Pike resident, stated that some of the trees in the tree line were cut off and used as fence posts and the area is grown up in shrubs. She also expressed concern about her property value declining and the increase in truck traffic. She asked that a landscape buffer be installed.

Mr. Summers responded that a landscaping plan must be submitted indicating where the trees will be preserved. If there are gaps in the landscaping, the applicant can be required to fill them in with new plantings. It was agreed that that requirement would be added to the condition.

Vice Chair Sulski asked the applicant if he would install a buffer along Sims Pike. Mr. Cunningham stated that they wish to keep the site natural, but will mow and clean up the site.

Steve Watson, resident on the corner of Delaplain Road and Sims Pike, stated that the buffer along Sims Pike is non-existent. It is an old fence row that contains no trees or plantings that would screen the site. He also expressed concern over the gravel area. He stated that the applicant must keep their current gravel drive watered regularly to keep the dust down.

Commissioner Smith expressed concern about the lack of landscaping along Sims Pike. Ms. Williams stated that she preferred to see evergreens instead of wild overgrowth. Vice Chair Sulski wished to have a tenth (10) condition added requiring evergreen trees to be added. Mr. Cunningham stated that a certain portion of the frontage is 6'-8' higher than the road, which serves as a screen.

It was agreed that an evergreen buffer area should be planted from the western property line to the driveway.

Chairman Jones stated for the record that he is not in favor of allowing the gravel area. Commissioner Smith felt that dust is the main problem with gravel, and the drive areas being paved limits that problem. Commissioner Shirley added that the gravel areas allow stormwater to be absorbed into the ground.

Motion by Shirley, second by Sulski, to approve the Preliminary Development Plan (PDP-2016-57) subject to the ten (10) conditions of approval, and including the two requested variances regarding gravel and the excess tree canopy. Motion carried.

ZMA-2016-58 Mary Breeden Estate – Rezoning request from A-1 to R-2 and C-1 for 30.2 acres and Conceptual Development Plan for 252 multi-family units located at 1100 East Main Extended (north side of East Main Extended, east of McClelland Circle). PUBLIC HEARING

Chairman Jones opened the public hearing.

Mr. Summers reviewed the staff report. He stated that the application is in conformance with the Comprehensive Plan and recommended approval of the rezoning. He reviewed issues of the concept plan regarding density, access, connectivity, traffic, and landscaping. He noted that the applicant will return to the Commission for Preliminary Development Plan review.

Evan McDaniel, Element Design and representing the applicant, briefly reviewed the plan.

It was noted that the notification requirement was met.

Chairman Jones expressed concern about the increased traffic on Main Street Extended.

Mr. Combs stated that an on-going discussion should occur about traffic studies looking at single piece of property and showing the road can handle the increase. When the last piece of property on the road develops, a traffic study may show that the road finally needs improved. He feels traffic studies should consider full development of all properties, and if improvements are required, pro-rate how much the first and subsequent developments should contribute for future improvements. Mr. Perkins explained how difficult that procedure (impact fees) is to implement.

Chairman Jones closed the public hearing.

Motion by Moran, second by Smith, to approve the requested zone change (ZMA-2016-58) on the grounds that it is consistent with the Comprehensive Plan, and subject to the six (6) conditions of approval. By roll call vote, motion carried 7-1 with Jones dissenting.

ZMA-2016-59 Whitaker Business Park – Rezoning request from A-1 to B-5 (125.91 acres), R-2 to B-5 (50.31 acres) and R-2 to P-1 (10.52 acres), and Conceptual Development Plan for entire 186.74 acres, located on the northwest corner of Champion Way and the new interchange connector road. PUBLIC HEARING

Chairman Jones opened the public hearing.

Mr. Kane reviewed the staff report, stating that the current residential zoning was part of the Thoroughbred Acres development that was rezoned the 90's. When the Comprehensive Plan was done in 2006, there was no anticipation of the new interchange. The new interchange is a significant change in the area that justifies a rezoning, and the request does comply with the proposed 2016 Comprehensive Plan.

He stated that the only question is the scale of the project. The Comprehensive Plan encourages a balanced growth pattern so that commercial areas are located throughout the city so they are easily accessible and provide opportunity to existing neighborhoods. Is this project too much commercial area in Georgetown, in addition to all the existing available commercial land?

Mr. Kane stated that the second issue is the floodplain on the property, which he recommended be zoned C-1 Conservation. He noted that the C-1 district should follow the updated FEMA floodplain boundaries.

He stated that the traffic study found that there should be some major reconstruction of the new connector road to accommodate this development at buildout. The two intersections will need rebuilt and signalized, and a double turn lane added to Champion Way and other turn lane improvements.

He recommended approval of the request for the shopping center/retail area as shown on the concept plan from A-1 and R-2 to B-5 and for the area south of KY 3552 as shown on the concept plan from R-2 to P-1. He recommended the area designated commercial/business park be removed from the application at this time because of floodplain and traffic concerns.

He noted condition of approval #7 that street trees shall be provided on Preliminary Plats and Plans as proposed on the Concept plan, and #8 requiring the multi-use trails be a minimum width of 8'.

Al Gross, EA Partners and representing the applicant, agreed with the conditions of approval. He also agreed with reducing the proposal until they see how effectively the new infrastructure handles the traffic. They are debating with FEMA the extent of the floodplain area.

He stated that the 8-acre pond will be a stormwater detention feature, but will have 8-acres of surface water and be an attractive amenity.

Chairman Jones closed the public hearing.

Motion by Sulski, second by Shirley, to recommend approval of the rezoning request for the proposed P-1 and B-5 areas, with the removal of the limited light industrial/professional office/commercial business area (lots 1-27) for further review, and subject to the findings and conditions of approval, on the basis that it is consistent with the Comprehensive Plan. By roll call vote, motion carried 8-0.

Landscape Ordinance discussion

Mr. Kane stated that the A-5 zoning district requires a landscape buffer between A-5 and any A-1 properties, but there is no provision in the landscape ordinance for that transition area. The buffer requirements in the cluster ordinance call for a 50' landscape buffer and double row of trees 40' on center between cluster lots and A-1 property. He felt that using that requirement for A-5 properties is too much. He cited a recent example where applying the cluster requirements to A-5 property caused a huge expense that was not necessary. He recommended requiring a fence, but not the trees.

He also stated that there is a question about the definition of major and minor. They have applied these buffer requirements to major subdivisions that must be rezoned, which is four lots and above. In the example he cited above, two lots were previously subdivided and were not subject to the buffer requirement. The applicant then divided five lots, which were subject to the buffer requirement.

After discussion, he recommended that the requirement be a single row of native trees, 40' on center, or eliminate the landscaping completely, retaining the fencing requirement.

Commissioner Smith felt that a tree should be required every 80'-100'. Commissioner Shirley suggested every 60'.

It was agreed that fencing should be required for major and minor subdivisions.

Mr. Kane stated that he will work on a draft of the text amendment and bring it back for a public hearing

Surplus property

Mr. Kane stated that the office's oldest vehicle is a 2002 Ford Explorer and he asked for authorization to surplus it and purchase a newer SUV.

Motion by Cannon, second by Mizell, to authorize Mr. Kane to surplus the 2002 Ford Explorer and purchase a newer SUV. Motion carried.

Mr. Kane then reported that this is Brent Combs's last month with the Planning Commission. He is returning to work in the private sector prior to retirement. Mr. Kane stated that he appreciates everything Mr. Combs has done for the Commission, and has valued his service and knowledge of the development of Scott County over the past 30 years. The Commissioners expressed their sorrow and commended Mr. Combs for his service.

Mr. Kane then introduced Andrew Tackett, the new administrative assistant in the Planning office. He stated that his experience will be valuable to the office, and the Commissioners welcomed him.

The meeting was then adjourned.

Attest:

Respectfully,

Charlie Perkins, Secretary

Rob Jones, Chair

ABBAY AT OLD OXFORD
AMENDED PRELIMINARY SUBDIVISION PLAT
Staff Report to the Georgetown-Scott County Planning Commission
November 10, 2016 ppd.
December 8, 2016

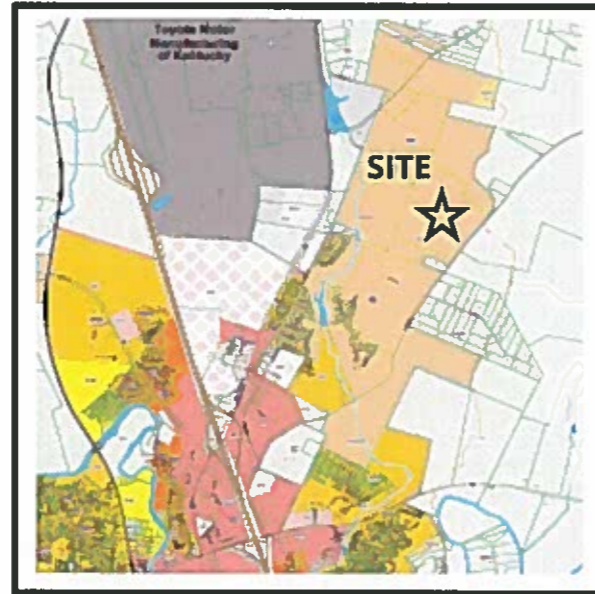
FILE NUMBER: PSP-2015-51

PROPOSAL: Amended Preliminary Subdivision Plat for 285 new single family residential lots, and ~~429~~ **116** townhome units on 126.79 acres zoned R-1C (PUD)

LOCATION: Old Oxford Drive and Herndon Boulevard

APPLICANT: Ball Homes

ENGINEER: Rory Kahly, EA Partners



STATISTICS:

Zone	R-1C PUD (Low Density Residential PUD)
Surrounding Zones	R-1C (Low Density Residential), and A-1 (Agricultural)
Acreage	126.79 Gross, 123.84 Net
Density	3.85 3.7 Units/net acre
Proposed Use	285 new single family residential lots and 429 116 townhome units, 477 units total for entire subdivision including existing phase one
Typical Lot Size	55' x 125' (6875 SF)
Minimum Lot Size	6,000 SF
Minimum Lot Width	45 Feet
Typical Lot Width	55-60 Feet
Water/sewer available	Yes/Yes
Length of New Road Access	16,000 Linear Feet 1) Herndon Boulevard 2) Pleasant Valley Drive (future connection) 3) Local Road 4 (future connection) 4) Local Road 5 (future connection)
Variances	Length of cul-de-sac exceeding 600'

BACKGROUND:

The subject property is located on the west side of Old Oxford Road approximately two miles north of Connector Road. It is located north of Cherry Blossom Golf Course and east of Pleasant Valley

subdivision. The property to be subdivided is the remainder of the Price Farm, previously approved and rezoned to R-1C PUD for a residential subdivision (ZMA-2001-04, PSP-2006-92, PSP-2008-50).

The most current approved Preliminary Subdivision Plat for the site from 2008 (PSP-2008-50) was for 553 total dwelling units. This included 304 single-family units and 249 multi-family units. The subdivision was originally intended to be developed in phases. Old Oxford, LLC began developing phase one, with single-family lots along Old Oxford Road in 2009. The economic recession shut down the project and the land that included phase one was eventually purchased by Ball Homes. Ball Homes is completing home construction in phase one now. Ball Homes is the applicant in the current request to amend the remainder of the Price Farm to reflect their new development scheme.

In 2015, the City of Georgetown passed an Ordinance that required new and existing ongoing residential projects to follow a common scheme of development from start to finish. The Ordinance stipulated that the common scheme be set out at the start for new subdivisions in the form of a declaration of covenants and restrictions. For existing subdivisions that are yet to be completed, they were to be completed consistent with original intent or they needed to go through a process, including a hearing before the Planning Commission to alter the original scheme of development.

Part of the Planning Commission's role in approving an amendment to an approved Preliminary Subdivision Plat has been expanded by this Ordinance in the City of Georgetown to include the requirement that a development now declare or state their intended "scheme of development" up front, and follow that through to the end of the project or get any future changes approved by the Planning Commission following the process laid out by the Ordinance.

The existing zoning on the property is R-1C (PUD). The existing approved Preliminary Subdivision Plat included both single-family and multi-family units and areas. The 2008 Preliminary Subdivision Plat for this subdivision did not clearly state how the multi-family areas would be developed and if they would be subject to different HOA covenants, restrictions and obligations. Therefore, it is the applicant's burden to lay out the new common scheme of development now. The new proposal shall indicate the proposed project phases or sections that will be developed following different covenants and restrictions. Then they should provide those covenants and restrictions for each differing section or phase.

The Ordinance states, "If a Common Scheme of Development contains different or non-uniform covenants, conditions, easements, servitudes, or deed restrictions or different homeowners associations intended for different sections, units or phases of the Development or Subdivision, then the Preliminary Development Plan, Final Development Plan or Master Subdivision Plan shall (i) identify each section, unit or phase, and (ii) set forth the applicable Common Scheme of Development applicable to each section, unit or phase."

It is clear that the proposal is to develop at least two distinct areas, a townhome area and a single-family area. The covenants and restrictions must be provided for review for these areas. If the development is to be phased or broken up further, with other areas subject to differing covenants and restrictions, that needs to be explained as well. In addition, the plan for the future ownership and maintenance of the HOA areas needs to be provided for the Planning Commissions review.

Land Uses:

The previous plan approved showed a variety of multi-family buildings in the middle of the site, generally buffered from the single-family areas by the large pond and wetland areas and the overhead electric easement.

The applicant is asking for approval of an amended plan that would remove much of the multi-family component and replace it with fewer attached townhomes nearer to the main entrance from Old Oxford Road. While this would result in fewer units overall, they would now be placed in an area that was previously planned for single-family homes. This area is adjacent to phase one of the Abbey at Old Oxford.

The townhome area has a much higher density than was previously proposed. The previous plan proposed 56 single-family units in this area of approximately 13 acres (4.3 units/acre). The current plan proposed 129 townhomes in the same area (9.9 units/acre). This is balanced elsewhere on the site and the overall density is actually reduced from 4.36 units/acre to 3.76 units/acre. The townhomes proposed on the current plan would fit into the existing subdivision better if they were designed facing public streets in a manner that they could be oriented around a shared network of streets and public spaces. As currently designed, they are an island unto themselves, cut off from the remainder of the development, whose maintenance control and upkeep will be the responsibility of one owner. How this will impact the remainder of the development, including future maintenance of infrastructure and open space is unclear.

If the townhome area is approved in this new location, it is recommended that a landscape buffer be installed along Herndon to buffer the pod of townhome development from the single-family area.

Setbacks & Dimensions:

The standard R-1C zone district setbacks are 30-foot front, 25-foot rear, 7.5-foot side. However, as part of the PUD zoning, the approved Preliminary Subdivision Plat (PSP-2008-50) shows typical setbacks of 25-foot front, 20-foot rear, and 7.5-foot side. The new proposed plan (PSP-2016-51) calls for 25-foot front, 25-foot rear, and 7.5-foot side. These setbacks are still less stringent than the standard R-1C setbacks but are consistent with the size of lots already developed within Phase 1 of Abbey at Old Oxford.

The applicant is proposing to amend PSP-2008-50 to reduce the number and type of multi-family units approved. Currently there are 553 total dwelling units approved, with 304 single-family units and 249 multi-family units. The proposed Amended Preliminary Subdivision Plat proposes 298 new single-family units, for a total of 348 including those platted in Phase 1 and 129 Townhome units for a total of 477 dwelling units overall, a reduction of 120 multi-family units and an increase of 44 single-family for a net decrease of 76 units.

The minimum lot width shown for the single-family section is 55 feet at the building line. Typical lot frontages are 55-60 feet. These are narrow lots, but are consistent with the development of Phase 1 and

previous approvals. The applicant has requested approval of lots with a minimum width of 45'. This may be appropriate for cul-de-sac lots, but it is recommended that a minimum width of 55' be maintained at the building line for all single-family lots. The currently proposed single-family lots average 55 x 125 or 6850 square feet. Standard R-1C zoning requires a minimum 70' wide lot, 7500 square feet in size with 30' front setbacks. So the lot dimensions are significantly reduced in the planned unit development (PUD). These all were approved previously at the time of the zone change approval.

Access & Circulation:

This existing entrance boulevard has two 19' lanes with a 20' grass median. This boulevard was not intended to be directly accessed by driveways. It is proposed to neck down at the end of phase one entering this new area to a 41-foot collector road. The new plan shows five lots directly accessing the main boulevard. It is recommended that these lots be relocated. This area could be utilized as open space for the subdivision. In any case, no lots should directly access the main entrance boulevard. No traffic calming features are proposed in the design. Traffic calming is required on blocks longer than 1000 feet, but no blocks are longer than 1000 feet in this current plan.

The main collector road is proposed to eventually connect to Wellesley Avenue in Pleasant Valley subdivision. A condition of zoning approval is that no more than 150 lots may be platted prior to the connection to Pleasant Valley being made. I would interpret this as 150 lots or 150 dwelling units in the case of multiple townhomes proposed on one lot.

The main entrance boulevard branches off another collector road that runs along the southern perimeter of the site. This road will eventually connect to Pleasant Valley subdivision as well. There are two stub roads proposed off this southern collector road that could provide future connection to Cherry Blossom or a new arterial road that has the potential to be built in a corridor of open land between Old Oxford and Oxford Roads south of the Price Farm.

The previous developers as part of phase one construction have made their required improvements to Old Oxford Road along the property frontage. The remainder of Old Oxford Road from the project site to Connector Road is narrow and winding and needs to be improved by adding standard travel lanes, turn lanes and curbs or shoulders. This is the responsibility of developers who are developing the land along its frontage and the City of Georgetown. The Planning Commission needs to coordinate with the City of Georgetown and developers along this road to plan and construct these improvements.

It is difficult to justify completely halting this development that has been approved and since 2006. However, it is necessary to put in motion the process to get this road improved.

Landscape, Canopy Standards, & Open Space:

There are no street trees proposed. The project is subject to the land use and land buffers ordinance canopy requirement of between 10-15% for single-family areas and 15-20% for multi-family areas. They have stated that no significant areas of tree clusters are remaining on site. There are, however, existing tree stands within the open space area and along the northern and western property boundaries. It is recommended that tree protection areas be identified on construction plans on the rear of lots backing to Pleasant Valley and the farm to the east. 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 a large pond, wetland areas, a stream corridor, a wide overhead electric easement and two small pocket parks. The open space proposed is 24.98 acres, including 2.98 acres of wetland. The previous plan proposed slightly less 24.62 acres of open space. The previous plan proposed a supplemental system of a paved multi-use trail (2280 linear feet) that would allow access and use of 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.

Updated Plan

The applicants have submitted an updated plan that addresses one of the concerns and staff recommendation for the townhome area. The number of townhomes was reduced from 129 to 116 to allow for a landscaped berm to be installed along Old Oxford Road and Herndon Blvd. to screen the townhome development from the road and the adjoining single-family homes. The proposed berm is 7' high and 50' wide with a 3:1 slope and a mix of evergreens and deciduous trees planted along the top of the berm. No specific tree height, caliper or spacing was indicated on the plan, but the scaled drawing shows the trees at about 12'-14' feet in height.

RECOMMENDATION:

Based on the finding that the application complies with the requirements of the *Zoning Ordinance and Subdivision & Development Regulations*, **Staff recommends denial of the variance and approval** of the Preliminary Subdivision Plat to create 285 single-family residential lots and ~~129~~ **116** townhomes, with the following conditions of approval.

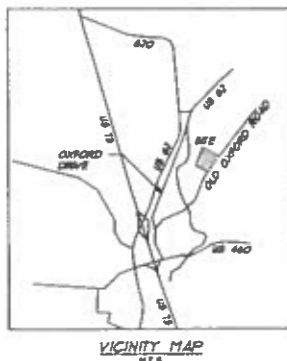
Variance:

Reduce the length of cul-de-sac exceeding 600 feet.

Conditions of Approval:

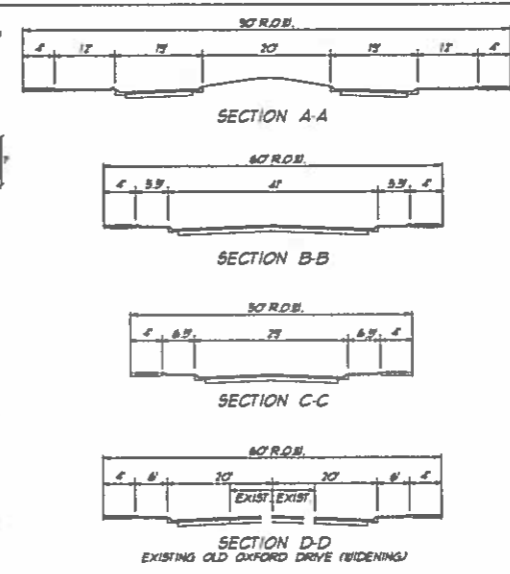
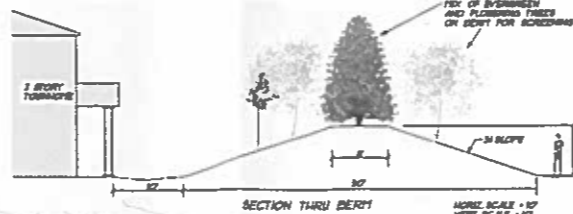
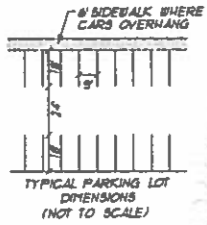
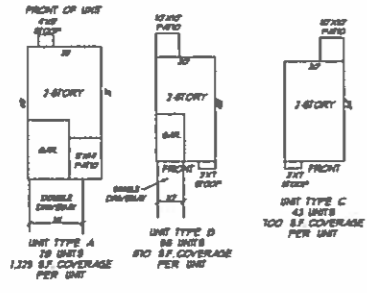
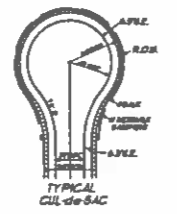
1. All lots shall have a minimum lot width of 55 feet at the building line.
2. Applicant shall demonstrate they comply with City of Georgetown Ordinance 15-014 regarding documentation of an HOA covenants and restrictions, open space maintenance, and Common Scheme of Development.
3. Townhome area shall require a Preliminary Development Plan approval prior to development.
4. Per City Ordinance 15-009, canopy standards are required. Construction Plans and Final Subdivision Plat and Development Plan shall demonstrate that all requirements of the Landscape and Land Use Buffer Ordinance is met. All trees shall be in place or bonded prior to Final Plat approval.
5. Per City Ordinance 15-001, an approved stormwater management plan and responsible entity shall be established for maintenance of stormwater infrastructure prior to Final Plat approval.
6. Any wetland impacts be avoided or be permitted through the Kentucky Division of Water and Army Corp of Engineers prior to construction plan approval.
7. No lots shall directly access Herndon Blvd.

8. No more than 150 lots or units may be platted prior to the road connection to Pleasant Valley subdivision.
9. 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).
10. Applicant shall construct the multi-use trail to provide usable open space areas.
11. All applicable requirements of the *Zoning Ordinance*.
12. All applicable requirements of the *Subdivision & Development Regulations*.
13. 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.



PREVIOUSLY GRANTED:
ALLOW MULTIFAMILY IN R-4C (PUD) ZONE FOR THIS DEVELOPMENT.

PURPOSE OF AMENDMENT:
TO REVISE SUBDIVISION LAYOUT AS SHOWN
REQUEST A WAIVER FROM 60 FT TO 150 FT FOR THE MAXIMUM LENGTH OF A CUL-DE-SAC.



Certification of ownership and dedication
I (we) hereby certify that I (we) and the owner(s) of the property shown and described herein and that I (we) hereby adopt this plan of the development with our true consent, establish the streets, 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.

OWNER _____ DATE _____

Certification of preliminary plan approval
I hereby certify that the preliminary development plan shown herein has been found to comply with the subdivision and development regulations for Georgetown and Scott County, Kentucky, with the exception of such variations, if any, as are noted in the minutes of the planning commission. This approval does not constitute approval to begin construction or obtain a building permit.

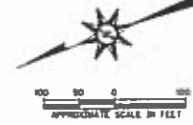
CHAIRMAN GEORGETOWN-SCOTT PLANNING COMMISSION DATE _____

DEVELOPMENT NOTES:

- All applicable requirements of the subdivision regulations shall be met.
- All requirements of Georgetown Municipal Water and Sewer shall be met for service.
- Landscaping shall conform to the Georgetown-Scott County Zoning Ordinance pertaining to the requirements for R-4C(PUD) Zoning.
- Construction documents must be approved prior to any construction.
- Utility locations shown are subject to further review by utility companies and shall be revised as their direction on final subdivision plat.
- Prior to final subdivision plat approval, easements shall be submitted in accordance with article 11 of the subdivision regulations.
- The homeowners association has been established for the ownership and maintenance of all open areas and common features. This includes the recorded Phase 1.
- A temporary turnaround shall be constructed at the end of a road between adjacent construction phases. The turnaround shall be 24' (length) x 12' (width) and shall be made of No. 2 stone.
- Fire hydrant locations to be approved by the Georgetown Fire Department prior to approval of Final Subdivision Plat.
- Recorded lots 1 through 11 shall have no direct access to Old Oxford Road.
- No lots shall have access to Boulevard RD A-A.
- Corner lots shall access secondary roads where practical.
- Lots backing up to a destination area shall have a minimum finished floor elevation 2' higher than flood stage. This will be denoted on final subdivision plat.
- Street light layout and bond is required with city engineer prior to final subdivision plat approval. Trenching and conduit will be provided by the developer for installation of streetlights.
- Road improvements to old Oxford drive shall be constructed per subdivision regulations and shall be constructed with first phase to access it. This has been completed.
- KITC encroachment permit, if needed, must be received prior to final plan approval.
- Access shall be limited as indicated on this plan.
- Storm sewers and storm sewer retention basins shall meet the specifications and approval of the planning commission engineer.
- All areas that have been disturbed by grading shall have temporary vegetative cover provided. Such cover will consist of annual grasses or small grains. Slopes exceeding 4:1 shall have additional protection of adequate mulching or sod in order to prevent erosion.
- There are no significant areas of tree clusters remaining on this property. All efforts shall be made to preserve existing trees.
- This preliminary development plan shall not be used for as a basis for sale of the property.
- There shall be no obstructions or structures permitted in the stormwater management area including fences.
- Subsurface investigation of this site shall be performed by a qualified geotechnical engineer as required by the Georgetown-Scott county planning commission.
- Maintenance of the 'green space' areas is the responsibility of the home owners association.
- KDOT permitting, if needed, must be received prior to final plan approval.
- No more than 150 lots may be placed prior to the roadway connection of Oxford Road to Pleasant Valley Subdivision.

SITE STATISTICS:
INCLUDES THE CORNER AT OLD OXFORD
ZONE: R-4C (PUD)
GROSS AREA: 126.79 ACRES
NET AREA: 125.89 ACRES
ROW AREA: 21.9 ACRES
OPEN AREA: 113 ACRES
DETENTION AREA: 2.78 ACRES (PERMANENT POOL)
SINGLE FAMILY AREA: 6171 ACRES
TOWNHOME AREA: 110 ACRES
LENGTH OF STREETS: 18,000 LF
ALLOWABLE UNITS: 533 (BASED ON NET AREA)
PROPOSED UNITS: 463 (348 SINGLE FAMILY / 115 TOWNHOME)
ALLOWABLE DENSITY: 4.4 LOTS/ACRE
PROPOSED DENSITY: 3.7 LOTS/ACRE
TOWNHOME PARKING REQUIRED: 250 SPACES (13 SPACES/UNIT)
TOWNHOME PARKING PROVIDED: 310 SPACES
CANOPY REQUIREMENTS: 18.9 ACRES (18%)

SINGLE FAMILY LOTS:
MINIMUM LOT WIDTH: 45 FT BL
MAXIMUM LOT WIDTH: 140 FT LT
TYPICAL LOT: 55 X 125
FRONT YARD SETBACK: 25
REAR YARD SETBACK: 25
SIDEYARD SETBACK: 5
MINIMUM LOT SIZE: 6,000 SF.



APPLICANT:
E.A. PARTON, PLLC
1000 UNIVERSITY BLVD
LEITCHFIELD, KY 40341

AMENDED PRELIMINARY SUBDIVISION PLAN
& PRELIMINARY DEVELOPMENT PLAN
PRICE FARM
OLD OXFORD ROAD
GEORGETOWN, SCOTT COUNTY, KENTUCKY

DRAWN: WG
DATE: 10/03/11
CHECKED:
REVISED: 10/25/11

SHEET
1

CROSSWINDS CENTER SUBDIVISION
Staff Report to the Georgetown-Scott County Planning Commission
December 8, 2016

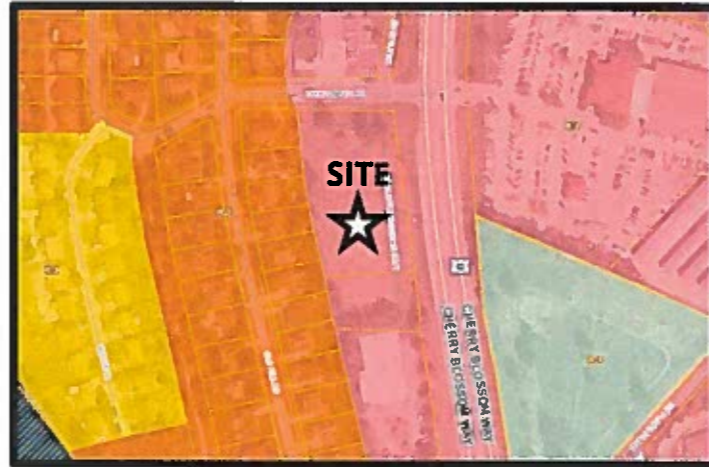
FILE NUMBER: FSP-2016-60

PROPOSAL: Final Subdivision Plat to create a 0.30-acre tract and a 1.35-acre tract from a parent tract of 1.65 acres.

LOCATION: Southwest corner of Cherry Blossom Way and Morgan Mill Drive

APPLICANT: Doug Smith

CONTACT: Joel Day



STATISTICS:

Zone	B-2 Highway Commercial
Surrounding Zones	B-2 Highway Commercial & R-3 High Density Residential
Acreage	1.65 acres
Water/Sewer Availability	Yes/Yes
Access	Morgan Mill Drive
Variances/Waivers	None

BACKGROUND:

The Project Site is roughly 1.35 acres in size and zoned B-2. The adjoining properties to the north, east, and south are zoned B-2, Highway Commercial, and the property to the west is zoned R-3, High Density Residential. The project site is bounded by Cherry Blossom Way to the east, and Morgan Mill Drive to the north. The Applicant proposes subdividing the property into two tracts. Tract 2 is proposed to be 0.30 acres and Tract 3 is proposed to be 1.35 acres. This subdivision plat is being submitted concurrently with a development plan for the two lots (PDP-2016-61).

Site Layout:

The proposed Tract 2 will be located just north of the existing Advanced Eyecare clinic. Tract 3 will be located to the north of Tract two, and be bounded on the north by Morgan Mill Drive. The Applicant is showing all appropriate setbacks for the front and rear yards. There are no side yard setbacks to be applied to this site since the only side yards on the proposed subdivision are adjoining other B-2 zoned properties. The plat shows an appropriate 5-foot landscaping buffer along the rear property line.

Before recording, a note should be included on the plat that the landscaping buffer should be increased to 15 feet if a privacy fence is not used in conjunction with trees to meet the landscaping requirements.

The Applicant is showing all the necessary signature blocks for the utility companies including: telephone, electric, gas, and water/sewer.

RECOMMENDATION:

Staff recommends approval of the Final Subdivision Plat to subdivide the 1.65-acre parent tract into two tracts of 0.30 acres and 1.35 acres. If the Commission grants approval of the application, staff recommends the following conditions be attached:

Conditions of Approval:

1. All applicable requirements of the *Subdivision & Development Regulations*.
2. All applicable requirements of the *Zoning Ordinance*.
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. Any revisions or amendments to the approved Final Subdivision Plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
5. The Applicant should include a note stating that the landscaping buffer along the western property line shall be increased to 15 feet if a 6-foot privacy fence is not used in conjunction with trees to meet the landscaping requirements of the *Landscape and Land Use Buffers Ordinance*.

LEGEND

- 1/2" x 18" STEEL REBAR W/ID CAP MARKED "MERIDIAN/2536"-SET
- ⊙ 1/2" IRON BAR W/NO ID CAP-FOUND

OWNER CONTACT INFORMATION

DOUG SMITH
DORIS J. SMITH
134 EAST MAIN STREET
GEORGETOWN, KY 40324
(502) 863-1733

* 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 ON A PERCENTAGE BASIS; THAT IS, THE SQUARE FOOTAGE OF EACH LOT EXPRESSED AS A PERCENTAGE OF THE TOTAL DEVELOPMENT. (SEE PLAT @ CAB. 10, SLIDE 312)

I HEREBY CERTIFY THAT AT&T SHALL SUPPLY THE SMITH PROPERTY SHOWN HEREON WITH TELECOMMUNICATIONS SERVICES AND THAT THE PROPOSED UTILITY EASMENTS MEET THE REQUIREMENTS OF THIS AGENCY.

AUTHORIZED REPRESENTATIVE _____ DATE _____

I HEREBY CERTIFY THAT KU/LGE SHALL SUPPLY THE SMITH PROPERTY SHOWN HEREON WITH ELECTRIC SERVICE AND THAT THE PROPOSED UTILITY EASMENTS MEET THE REQUIREMENTS OF THIS AGENCY.

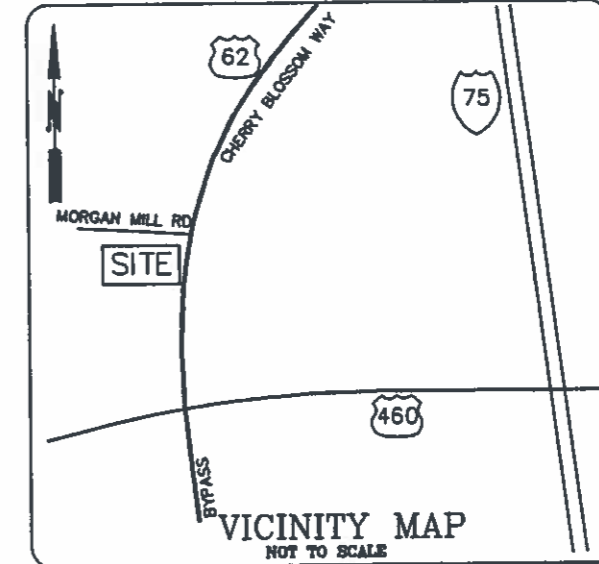
AUTHORIZED REPRESENTATIVE _____ DATE _____

I HEREBY CERTIFY THAT COLUMBIA GAS OF KENTUCKY SHALL SUPPLY THE SMITH PROPERTY SHOWN HEREON WITH GAS SERVICE AND THAT THE PROPOSED UTILITY EASMENTS MEET THE REQUIREMENTS OF THIS AGENCY.

AUTHORIZED REPRESENTATIVE _____ DATE _____

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION & 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 AND THAT IT HAS BEEN APPROVED FOR RECORDING WITH THE COUNTY CLERK.

PLANNING COMMISSION SECRETARY _____ DATE _____



THE PURPOSE OF THIS PLAT IS TO DEPICT THE SUBDIVISION OF THE SUBJECT PROPERTY INTO TWO TRACTS.

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

ANY NEW ENTRANCE WILL FROM HIGHWAY 62 WILL REQUIRE A KYDOT ENTRANCE PERMIT.

NO NEW ENTRANCES ARE CURRENTLY PROPOSED.

CURRENT ZONING OF THE SUBJECT PROPERTY IS HIGHWAY COMMERCIAL (B-2).

NO PREVIOUSLY ESTABLISHED UTILITY EASEMENTS ARE ELIMINATED OR OTHERWISE ALTERED BY THIS DIVISION. NO TEMPORARY OR PERMANENT STRUCTURES ARE TO BE CONSTRUCTED IN NOR ENCRDACH UPON ANY DRAINAGE EASEMENT.

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.

DOUG SMITH _____ DATE 11-22-16
DORIS J. SMITH _____ DATE 11-22-16

I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS) HAS THE CAPACITY WITHIN THE WATER DISTRIBUTION SYSTEM/SEWER COLLECTION SYSTEM TO SUPPLY THE PROPERTY SHOWN HEREON WITH WATER SERVICES/SEWAGE DISPOSAL SERVICES. PROVISION OF SERVICE WILL BE CONTINGENT UPON THE REVIEW AND APPROVAL OF ALL ON-SITE AND OFF-SITE PLANS AND SPECIFICATIONS FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE WATER DISTRIBUTION /SEWER COLLECTION SYSTEM TO BE BY/AT THE COST OF THE DEVELOPER, WITHOUT REIMBURSEMENT, BUILT TO GMWSS APPROVED SPECIFICATIONS AND WITH APPROVAL BY GMWSS OF THE AS-BUILT IMPROVEMENTS AND/OR THE BONDING AMOUNT; AND, DEDICATED TO GMWSS.

PRELIMINARY ONLY-NOT FOR RECORDING OR TRANSFER

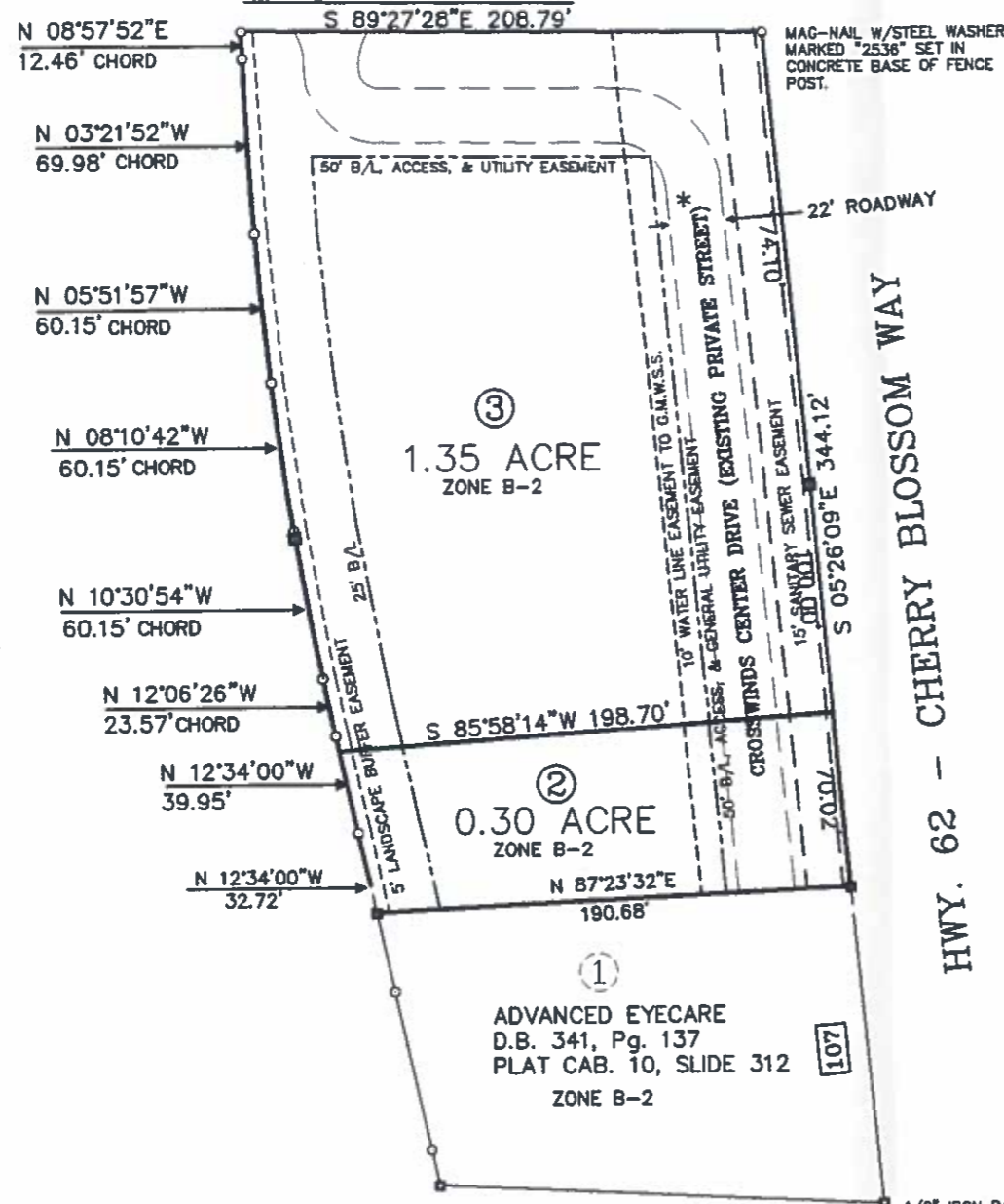
GMWSS AUTHORIZED REPRESENTATIVE _____ DATE _____

I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABLITY: THIS PLAT DEPICTS A CLASS "A" (URBAN) SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:17,622 AND AN ANGULAR ERROR OF 00-00'-09". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS RECORD BEARING. DATE OF FIELD SURVEY WAS MAY 28, 2005.

PRELIMINARY ONLY-NOT FOR RECORDING OR TRANSFER

Wm. JOEL DAY, P.L.S. No. 2536 _____ DATE _____

GEORGETOWN LANDING SUBDIVISION-PHASE II
PLAT SLIDE No. 373
ZONE R-3



COMMONWEALTH OF KENTUCKY
D.B. 169, Pg. 502

1/2" IRON BAR W/ID CAP MARKED "TEI/2536"-FOUND

GEORGETOWN NEWSPAPERS
D.B. 203, Pg. 232
ZONE B-2



1 INCH = 50 FEET



MERIDIAN ASSOCIATES, LLC
SURVEYORS
120 EAST MAIN STREET, GEORGETOWN, KY 40324
TELEPHONE (502) 863-6070 - FACSIMILE (502) 863-0019

NOVEMBER 22, 2016



SUBDIVISION PLAT OF
SMITH PROPERTY
DOUG C. SMITH & DORIS J. SMITH-D.B. 253, Pg. 170
CROSSWINDS CENTER DRIVE GEORGETOWN, SCOTT COUNTY, KY

CROSSWINDS CENTER DEVELOPMENT PLAN
Staff Report to the Georgetown-Scott County Planning Commission
December 8, 2016

FILE NUMBER: PDP-2016-61

PROPOSAL: Preliminary Development Plan for a 960 SF grocery (Tract 2) and a 10,758 SF commercial building (Tract 3).



LOCATION: Southwest corner of Cherry Blossom Way and Morgan Mill Drive

APPLICANT: Doug Smith

CONTACT: Josh Banks

STATISTICS:

Zone	B-2 Highway Commercial
Surrounding Zones	B-2 Highway Commercial & R-3 High Density Residential
Acreage	1.65 acres
Water/Sewer Availability	Yes/Yes
Access	Crosswinds Center Path via Morgan Mill Drive
Parking Required	Tract 2: 7 spaces; Tract 3: 72 spaces
Parking Provided	Tract 2: 5 spaces (0 handicap accessible); Tract 3: 76 spaces (4 handicap accessible)
Variances/Waivers	Tract 2 will require a variance to the number of parking spaces provided and handicap accessible parking.

BACKGROUND:

The Project Site is roughly 1.65 acres in size and zoned B-2. The adjoining properties to the north, east, and south are zoned B-2, and the property to the west is zoned R-3. The project site is bounded by Cherry Blossom Way to the east, and Morgan Mill Drive to the north. On a separate application the Applicant is proposing to subdivide the project site of 1.65 acres into two tracts. For consistency, staff will review this application by referring to the tracts as they are labeled on the proposed subdivision plat. Tract 2 refers to the smaller southern lot of 0.30 acres. Tract 3 refers to the larger northern tract of 1.35 acres. The Applicant proposes a 960 square foot drive thru grocery and vehicular use area on Tract 2. The Applicant is proposing a 10,758 square foot commercial building on Tract 3.

Site Layout:

The proposed development meets the B-2 district's requirements for setbacks. The proposed development is allowed to have up to 50% building coverage on each lot. The Applicant is only proposing roughly 7.3% and 18.3% coverage on Tracts 2 & 3 respectively.

Parking and Circulation:

Access to the Project Site is from Morgan Mill Drive. The Applicant is also proposing a new right-in-right-out entrance from Cherry Blossom Way. Internally, the properties in Crosswinds Center have access via Crosswinds Center Path, which is designated on previously recorded plats as an access easement with a private maintenance agreement.

Tract 2 requires 7 parking spaces for a 960 square foot building. The Applicant is proposing only 5 spaces. The Applicant intends the building to be drive thru only without any customers entering the building. This may be a sufficient justification for a reduction in the parking for this tract. Staff does have some concerns about whether this site layout will suffice for any future owners of the project site. The Applicant is also not showing any handicap accessible spaces on the project site. The Applicant will need to provide at least one handicap accessible parking space, and that space will need to be van-accessible.

Tract 3 requires 72 parking spaces for a 10,758 square foot commercial building. The Applicant is proposing 76 total parking spaces for this site, with 4 of those being handicap accessible. The Applicant adjusted the width of some of the parking spaces along the east side of the site to meet the suggestion of the Planning Commission engineer. Since TRC, the engineer identified several spaces along the northern side of the building that should also be widened to 9.5 feet. These are indicated in Figure 1. This meets the requirements of the *Subdivision and Development Regulations*.



Figure 1

The parking issues for Tract 2 might be solved through a shared parking agreement between the two tracts, but the Applicant indicated at TRC that this is not something the Applicants wish to do. Another solution might be to increase the size of Tract 2 to allow for additional spaces on the project site.

The Applicant is showing a 4-foot sidewalk along both Cherry Blossom Way and Morgan Mill Drive. The *Subdivision and Development Regulations* require 6-foot sidewalks for commercial developments. It may be acceptable to size the sidewalk along Morgan Mill Drive to match the existing sidewalk along this street. The existing sidewalk along Morgan Mill Drive will need to be reconstructed where it is in disrepair, and handicap accessible crossings will need to be included both at the existing entrance to Morgan Mill Drive, and at the crossing of the proposed entrance to Cherry Blossom Way.

Tract 3 is showing appropriate sidewalk connections connecting the parking lot to the building access points. Tract 2 is not showing a similar level of pedestrian access. This is due to the proposed use of the building proposed for Tract 2, but this may not work for any future users of the building.

Land Use Buffers and Landscaping:

Property Perimeter Landscaping: The Applicant is showing all required landscaping buffers to meet the perimeter landscaping requirements. Between the B-2 and R-3 properties, the Applicant is proposing a 6-foot privacy fence in conjunction with Group A trees spaced every 40 feet.

VUA Perimeter Landscaping: The Applicant is showing landscaping around the VUA perimeter with Group A trees spaced 40 feet apart and a continuous hedge screening the VUA from Morgan Mill Drive and Cherry Blossom Way. However, there are a few gaps in the required landscaping along both the eastern side of Tract 2, and along the northwestern portion of Tract 3.

There is also a requirement for a VUA perimeter landscaping buffer between Tracts 2 and 3. This requires a 3-foot tall continuous hedge and a tree every 40 feet. Staff forgot to ask the Applicant to include this in the corrections.

Interior VUA Landscaping: Tract 2 requires 3 trees to meet the interior VUA landscaping requirements, and the Applicant is showing 3 trees in the plan. Tract 3 requires 11 trees, and the Applicant is showing 14 trees in the plan. Some of these trees are proposed for placement in different utility easements. Staff recommends the Applicant work with the utility companies to perhaps find a species of smaller tree the utilities might accept rather than the large trees proposed on the plan. If an agreement with the utility companies cannot be reached, staff recommends moving those trees proposed for interior landscaping elsewhere on the site.

Canopy: Tract 2 will require a total canopy coverage of 3,136 square feet (24% since there is no canopy being preserved on the site). The Applicant is proposing a total of 7 large trees to be planted on the site, which will provide roughly 5,250 square feet of canopy coverage. Tract 3 will require a total canopy coverage of 14,113 square feet (24% since there is no canopy being preserved on the site). The Applicant is proposing a total of 31 large trees to be planted on the site which will provide roughly 23,250 square feet of canopy coverage. In terms of the size of trees selected by the Applicant, there is

some room in the canopy requirements to choose smaller trees if it will work better with the existing utility easements.

RECOMMENDATION:

Staff recommends continuing the Preliminary Development Plan as currently drawn. The lack of handicap accessible parking on Tract 2 would make this site in violation of the *Subdivision and Development Regulations* and the Americans with Disabilities Act. Additionally, the lack of parking and pedestrian access to the building renders the layout unusable for potential future property owners.

The site would be better served with an agreement for shared parking between the two lots, and some handicap accessible parking serving Tract 2. Another option might be to increase the size of the smaller tract to accommodate the handicap accessible parking.

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

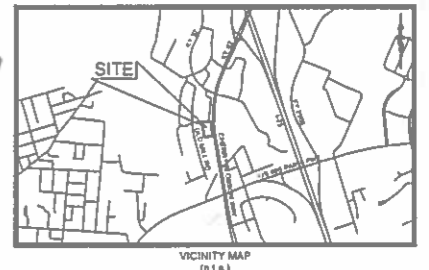
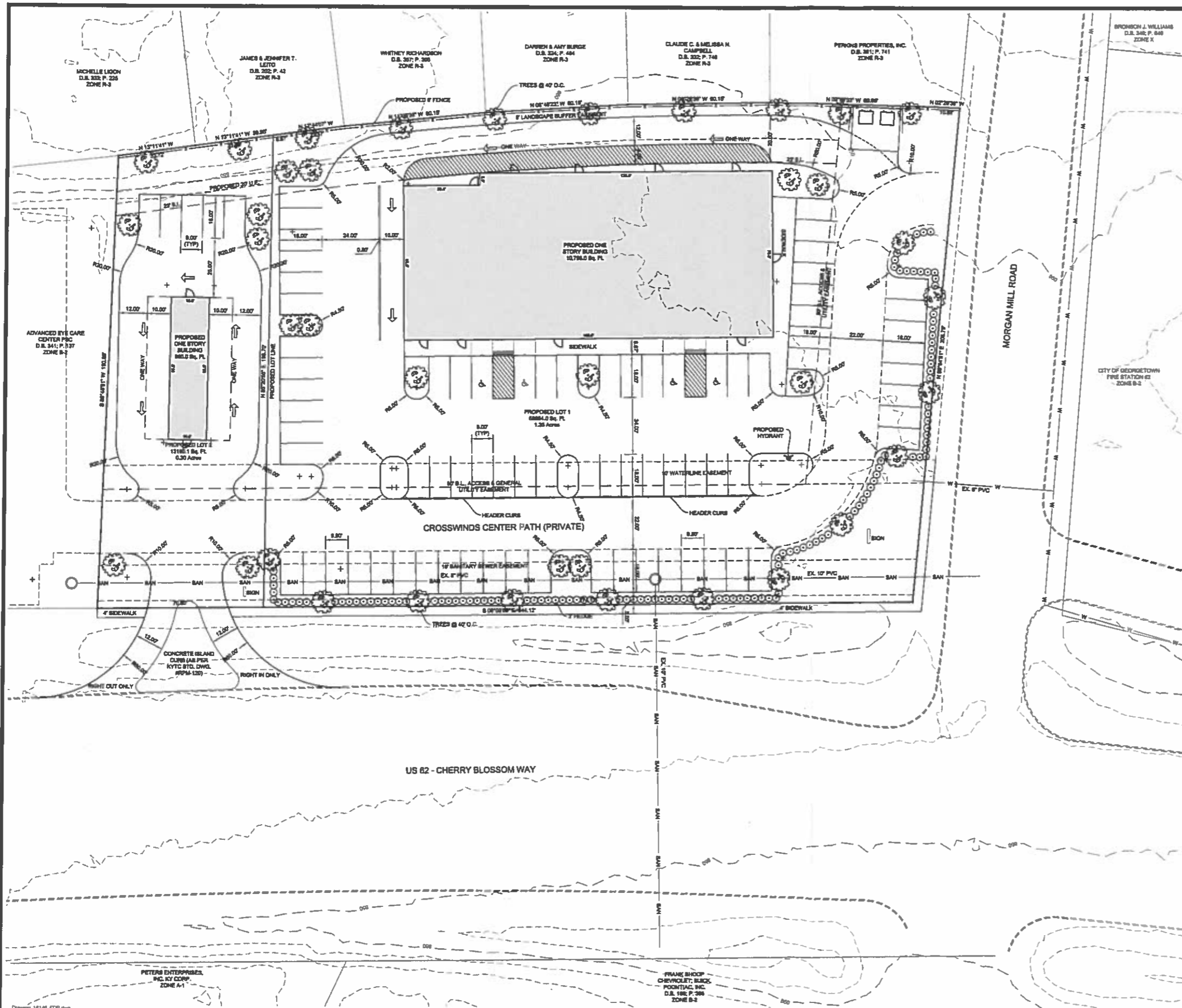
Variance:

1. Reduce the required parking on the southern lot from 7 spaces to 5 spaces.

Conditions of Approval:

1. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or the by the Planning Commission (major).
2. A species specific landscape plan shall be included with the Final Development Plan indicating all trees to be preserved during construction.
3. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
4. All applicable requirements of the *Subdivision & Development Regulations*.
5. All applicable requirements of the *Zoning Ordinance*.
6. 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.
7. 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.
8. Tract 2 shall have at least one handicap accessible parking space with safe access to the building.
9. The parking spaces indicated in Figure 1 shall be increased to 9.5 feet wide.
10. The sidewalk along Cherry Blossom Way and Morgan Mill Drive shall be 6 feet wide and provide ADA compliant crossings of any existing or proposed site entrances.
11. The gaps in the VUA perimeter landscaping on both tracts should be filled with hedges and trees as described by the *Landscape and Land Use Buffers Ordinance*.

12. VUA perimeter landscaping needs to be included between the two lots shown on the development plan.
13. The Applicant shall work with the utility companies to either find appropriate tree species for placement in the utility easements or petition the Planning Commission to allow these trees to be placed elsewhere on site.
14. The Final Development Plan will need to address how trash will be handled on the smaller tract.



OWNER
DOUG C. & DORIS SMITH
134 E. MAIN STREET
GEORGETOWN, KY 40324
502-863-1733

DEVELOPERS
PROPOSED LOT 1
DOUG C. & DORIS SMITH
134 E. MAIN STREET
GEORGETOWN, KY 40324
502-863-1733

PROPOSED LOT 2
HAYDEN COMPANY
208 S. MAIN STREET
MCKEANVILLE, KY 40358

CERTIFICATE 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. THIS APPROVAL DOES NOT CONSTITUTE APPROVAL TO BEGIN CONSTRUCTION OR OBTAIN A BUILDING PERMIT.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I (AM, ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS 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.

- GENERAL NOTES**
- THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT.
 - THIS PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION.
 - ACCESS SHALL BE LIMITED TO THE POINTS INDICATED ON THIS PLAN.
 - ENTRANCE DETAILS ARE SUBJECT TO THE APPROVAL OF THE KENTUCKY TRANSPORTATION CABINET.
 - ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER SHALL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 WILL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOILING IN ORDER TO PREVENT EROSION.
 - NO GRADING, STRIPPING, EXCAVATION, FILLING, OR OTHER DISTURBANCES OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO THE APPROVAL OF AN EROSION CONTROL PLAN.
 - NO BUILDING PERMITS SHALL BE ISSUED UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
 - CONTOUR INTERVAL: 2 FOOT CONTOURS GENERATED FROM DIGITAL ELEVATION MODEL (DEM) DOWNLOADED FROM COMMONWEALTH OFFICE OF TECHNOLOGY.
 - FOR SOURCE OF TITLE, REFER TO DEED BOOK 253, PAGE 170.
 - A KENTUCKY TRANSPORTATION CABINET PERMIT IS REQUIRED FOR THIS DEVELOPMENT.
 - A GREASE TRAP SHALL BE REQUIRED FOR LOT 1. NO GREASE TRAP IS REQUIRED FOR LOT 2.
 - A BACK-FLOW PREVENTER SHALL BE REQUIRED FOR LOT 1.
 - WATER METERS SERVING LOT 1 SHALL BE GROUPED TOGETHER. CASHI SLEEVES FOR SERVICE LINES SHALL BE REQUIRED AND SHALL MEET THE REQUIREMENTS OF THE WATER SUPPLIER.
 - SITES WILL MEET THE STORM WATER ORDINANCE REQUIREMENTS.
 - ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE GEORGETOWN SIGN ORDINANCE.
 - DOOR LOCATIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LOCATIONS TO BE DETERMINED WHEN BUILDING PLANS ARE PREPARED.

PARKING STATISTICS

LOT 1 REQUIRED PARKING	72 SPACES
(10,785/150=71.77)	
PROVIDED PARKING	78 SPACES
LOT 2 REQUIRED PARKING	7 SPACES
(10,161/147=69.12)	
PROVIDED PARKING	5 SPACES

INTERIOR LANDSCAPE AREA STATISTICS

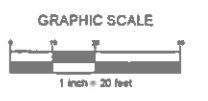
LOT 1	VEHICULAR USE AREA (VUA): 2682.2 SQ. FT.
	AREA REQUIRED: 10% x 2682.2 = 268.22 SQ. FT.
	AREA PROVIDED: 2914.5 SQ. FT.
	REQUIRED INTERIOR TREES: 14 TREES
	(1 TREE PER 210 SQ. FT. - 2682.2/194=13.82)
	INTERIOR TREES PROVIDED: 11 TREES
LOT 2	VEHICULAR USE AREA (VUA): 8123.8 SQ. FT.
	AREA REQUIRED: 10% x 8123.8 = 812.38 SQ. FT.
	AREA PROVIDED: 427.9 SQ. FT.
	REQUIRED INTERIOR TREES: 14 TREES
	(1 TREE PER 210 SQ. FT. - 812.38/58.02=14.00)
	INTERIOR TREES PROVIDED: 3 TREES

PERIMETER LANDSCAPE AREA STATISTICS

LOT 1	REQUIRED PERIMETER LANDSCAPE TREES: 8
	(1 TREE @ 40' O.C. = 260' L.P. @ 7.3)
	PERIMETER TREES PROVIDED: 8
LOT 2	REQUIRED PERIMETER LANDSCAPE TREES: 12
	(1 TREE @ 40' O.C. = 448' L.P. @ 11.2)
LOT 3	REQUIRED PERIMETER LANDSCAPE TREES: 2
	(1 TREE @ 40' O.C. = 88' L.P. @ 1.1)
	PERIMETER TREES PROVIDED: 2
	REQUIRED PERIMETER V.U.A. LANDSCAPE TREES: NA

TREE CANOPY CALCULATIONS

LOT 1	EXISTING CANOPY: 0.0 SQ. FT.
	REQUIRED CANOPY: 1122.8 SQ. FT.
	PROPOSED CANOPY: 1500.0 SQ. FT.
	(20 GROUP A TREES @ 750 SQ. FT. EACH)
LOT 2	EXISTING CANOPY: 0.0 SQ. FT.
	REQUIRED CANOPY: 2630.0 SQ. FT.
	PROPOSED CANOPY: 3000.0 SQ. FT.
	(4 GROUP A TREES @ 750 SQ. FT. EACH)



DATE	REVISION

Drawn By: CMB
Checked By: JWB
Date: Nov. 2018
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BANKS ENGINEERING, INC.
1211 JESSAMINE STATION
MCKEANVILLE, KY 40358
Phone: (502) 881-0200
1211 Jessamine Station, Nicholasville, Kentucky 40308

SMITH PROPERTY
105 CROSSWINDS CENTER PATH
GEORGETOWN, SCOTT COUNTY, KY
DOUG & DORIS SMITH
134 E. MAIN STREET, GEORGETOWN, KY 40324

PRELIMINARY DEVELOPMENT PLAN

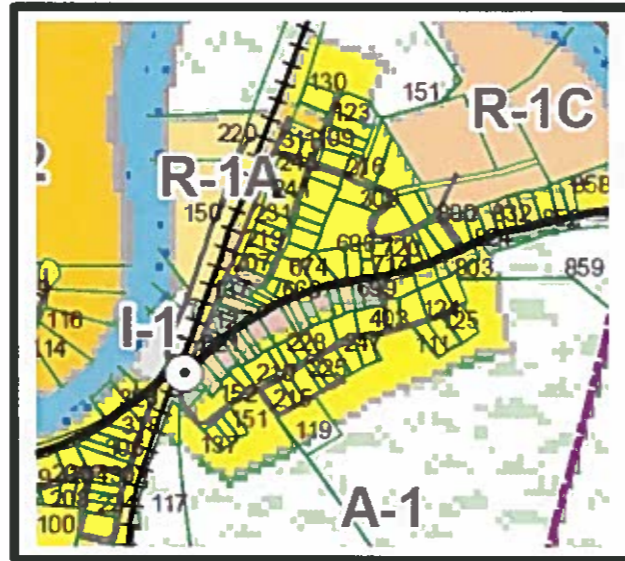
SAGESTER ZONE CHANGE
Staff Report to the Georgetown-Scott County Planning Commission
December 8, 2016

FILE NUMBER: ZMA-2016-62

PROPOSAL: Zone change request for approximately .361 acres from R-1B to B-2

LOCATION: 350 Pike Street, Sadieville

APPLICANT: Barbara Sagester



STATISTICS:

Existing Zone	I-1 (Light Industrial)
Proposed Zone	B-3 (Downtown Commercial)
Surrounding Zones	R-1A, R-1B and R-2 (Low and Medium Density Residential),
Acreage	1.54 acres
Proposed Use:	Commercial/Mixed-Use
New street required	No
Water/sewer available	Yes/Yes
Access	Pike Street
Variance Requested	None

BACKGROUND:
The subject property is a 1.54-acre tract located on the west side of Pike Street in Sadieville. The subject property had a business operating on it previously in an existing brick two-story historic building. The proposed use is to utilize this lot for local businesses similar to what was here previously. The current zoning of I-1 is inappropriate for this type of mixed use/commercial business.

The Applicant is seeking to rezone the property from I-1 to B-3 (Downtown Commercial).

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 requested B-3 zoning district complies with the Sadieville Comprehensive Plan's Future Land Use Map (FLU Map). The FLU Map shows the subject property to be designated as Downtown. The downtown future land use designation is meant to apply to residential, commercial and mixed uses that fit into the historic scale and pattern of the existing historic downtown area. The zone districts that would be most appropriate for the downtown area would be urban residential (R-2 or R-3) and B-3 Central Business District. B-2 is typically not encouraged downtown since it allows uses that require large area of surface parking. It is located on the edge of the Sadieville downtown area and the proposal is to utilize the existing site and not tear down or pave large surface areas. Therefore the B-3 District would be appropriate for this location.

Therefore, Part 1 does fully apply. Part a and b need not be considered.

CONCEPTUAL PLAN REVIEW:

Site Layout:

The applicant proposes to use the existing buildings on site. This includes an historic brick two story building on Pike Street and a 45' x 60' metal building on the lot. There is a gravel parking area adjacent to the main building. The lot drops off severely to Eagle Creek in the rear.

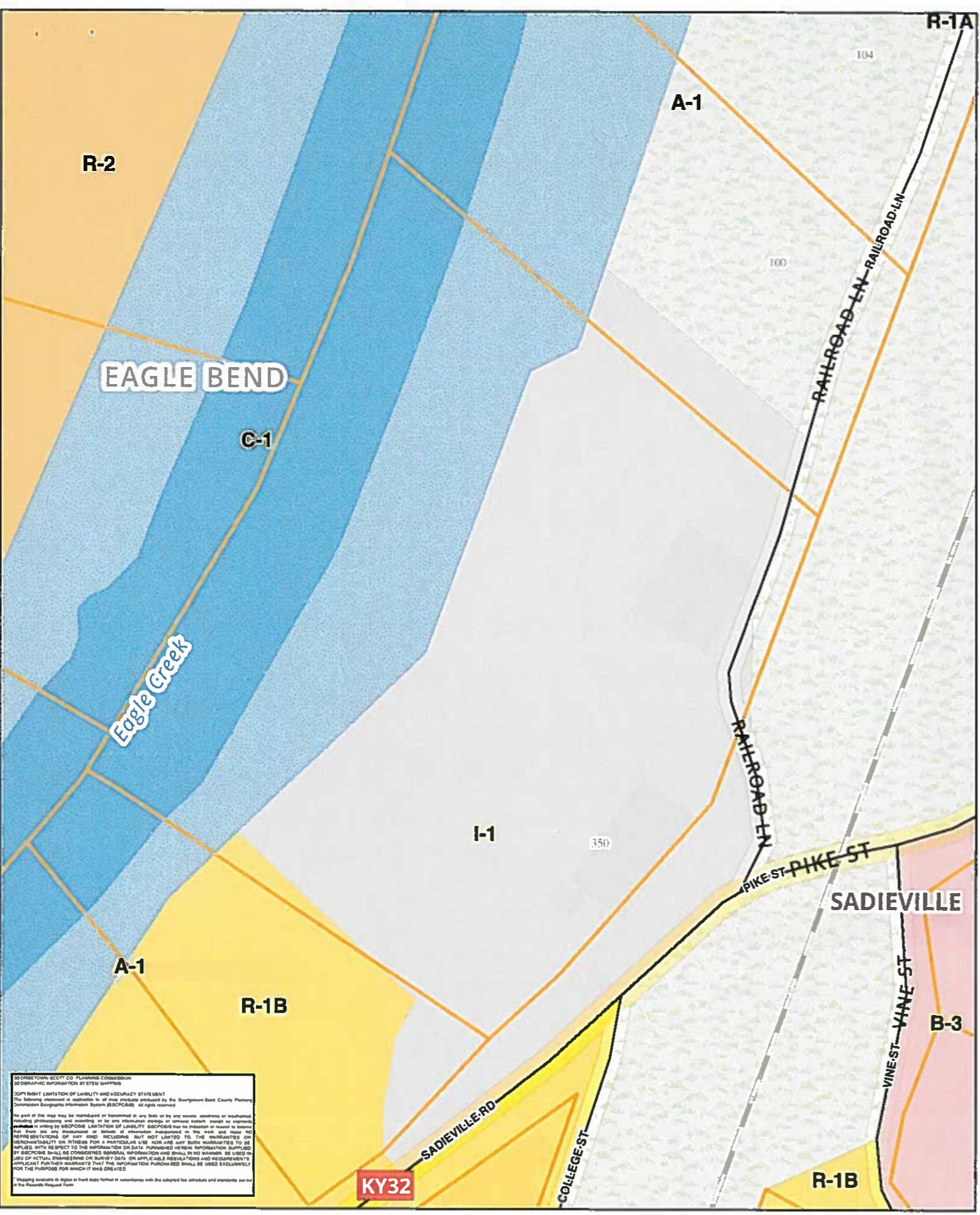
Access:

The proposed lot has vehicular access from Pike Street (KY 32). The driveway and parking area is gravel. There is no clear Vehicular Use Area (VUA) on the project site to indicate parking, ingress/egress, or loading/unloading areas. There are no sidewalks along Pike Street in front of this site.

No changes are proposed to the site. If further structures or changes are proposed at a later date a development plan may be required, depending on the scope of the work. It is recommended that sidewalks be installed along the frontage when sidewalks are extended to this area of Sadieville.

RECOMMENDATION:

Based on the findings that the requested zone change does satisfy the requirements of KRS 100.213, staff recommends **approval** of the zone change request from I-1 to B-3 for 1.54 acres located on Pike Street in Sadieville



GEORGETOWN SCOTT CO PLANNING COMMISSION
 GEORGETOWN, KY
 SCOTT COUNTY PLANNING COMMISSION
 230 E. MAIN ST., GEORGETOWN, KY 40324
 502-867-3701 www.gscplanning.com
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KY32

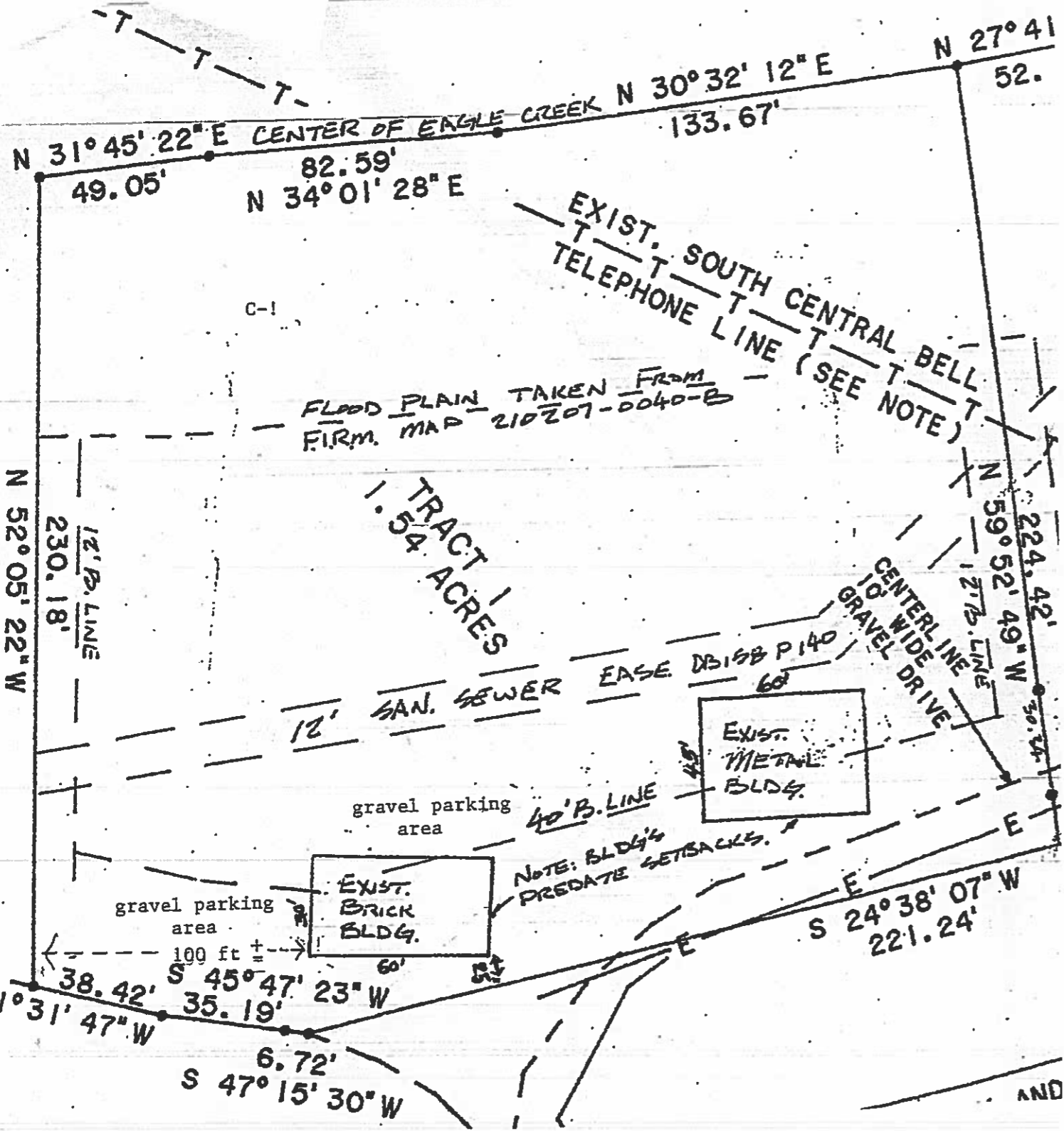
350 Pike St
 Sadieville, KY



Map created by the Georgetown-Scott County Planning Commission GIS
 230 E Main St, Georgetown, KY 40324
 502-867-3701 www.gscplanning.com
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Map created by the Georgetown-Scott County Planning Commission GIS
 230 E Main St, Georgetown, KY 40324
 502-867-3701 www.gscplanning.com
 EditMap_Ryan_3.mxd
 Printed 10/13/2016 RMC

PLAT CABINET 6
SLIDE #2467





Az Address Numbers

0 73 146 219 292 ft

Scott County Property Valuation Administrators

Parcel: 177-00-057.000 Acres: 1

Name	SAGESTER LOGAN & BARBARA	Land FCV	20000
Site	350 PIKE ST	Imp FCV	120830
Sale	\$0 on 1982-05-01 Reason= Qual=N	Ag Imp FCV	
Mail	P O BOX 29 SADIEVILLE, KY 40370	Total FCV	140830



Scott County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the working tax roll. All data is subject to change before the next certified tax roll. Map to be used for identification purposes only, NOT for conveyance.
Date printed: 10/12/16 : 10:55:07

CLARKS PUMP 'N SHOP STORE
Staff Report to the Georgetown-Scott County Planning Commission
December 8, 2016

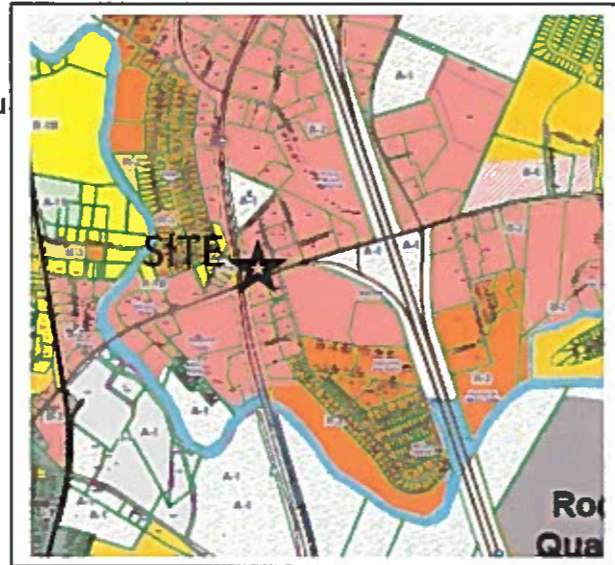
FILE NUMBER: PDP-2016-63

PROPOSAL: Preliminary Development Plan for new gas station/ convenience store with drive-thru

LOCATION: 2001 Paris Pike

APPLICANTS: Clark Central, LLC.
101 Wheatley Road
Ashland, KY 40004

ENGINEER: Jason Harrod
BCD, Inc.
1962 Filiatreau Lane
Bardstown, KY 40004



STATISTICS:

Zone	B-2
Surrounding Zones	B-2
Acreage	0.9 acres
Water/sewer available	Yes/Yes
Access	Access via Paris Pike
Waivers Requested	None

BACKGROUND:

The subject property is .90-acre on the southwest corner of Paris Pike and McClelland Circle. It is located on a corner lot that previously contained a Swifty gas station/convenience store with pumps and a canopy. The Swifty building and canopy was torn down in November. The adjacent surrounding properties are all zoned B-2 Highway Commercial, and are all developed. The Applicant is proposing to rebuild a larger convenience store building, setback a little deeper on the lot with the addition of a drive thru window and lane on the west side. The canopy is proposed to be enlarged and the number of pumps expanded. The proposed development will be a net increase in the amount of paved area on site. The current access will remain to serve the new business.

Proposed Layout:

The Preliminary Development Plan proposes a larger canopy and pump area and an expansion of the parking and paved area. The following comments relate to issues of importance in regards to the site plan design.

Parking and Circulation:

The proposed Development Plan meets the minimum parking requirements. One space per 150 square feet of area is required. The proposed building is 4736 square feet. $4736/150 = 32$ required

spaces. Thirty-three (33) spaces are proposed, which include sixteen (16) spaces at the fuel pumps under canopy.

The proposal shows new sidewalks at the side of the building in front of the proposed parking area, with a cross walk in the drive thru lane and a 5' sidewalk in front of the building. The proposed sidewalks will need to be widened to 6' along the front of the building and elsewhere if vehicle overhang is proposed.

The applicant will need an encroachment permit from KYTC for any work at the entrance in KYTC right-of-way. The applicant has stated their intent to use the entrance at its current location and width.

Utilities:

All utilities are in place, as the site is being redeveloped. It's possible some water meters and laterals may need to be relocated. The Georgetown Fire Department has indicated a new hydrant will be required at the entrance. The Final Development Plan will require approval from the Georgetown Fire Department and GMWSS. The Wedco Health Department requires a grease trap if food preparation is proposed. All requirements of the Wedco Health Department shall be met.

Landscaping:

The site will be required to meet requirements of the Landscape and Land Buffers Ordinance. The current plan appears to show that all requirements could be met. Part of the perimeter buffer area is in KYTC right-of-way. A letter from KYTC District 7 will be required prior to Final Development Plan approval stating that the plantings and landscape buffer area will be allowed on the KYTC right-of-way.

Much of the canopy requirement is met in the perimeter trees. The applicant has shown some trees off-site. If off-site trees are needed to qualify to meet the canopy requirements, a statement shall be provided on the Final Development Plan that if any of the off-site trees die or are removed, new plantings shall be required on the project site to meet the canopy requirement.

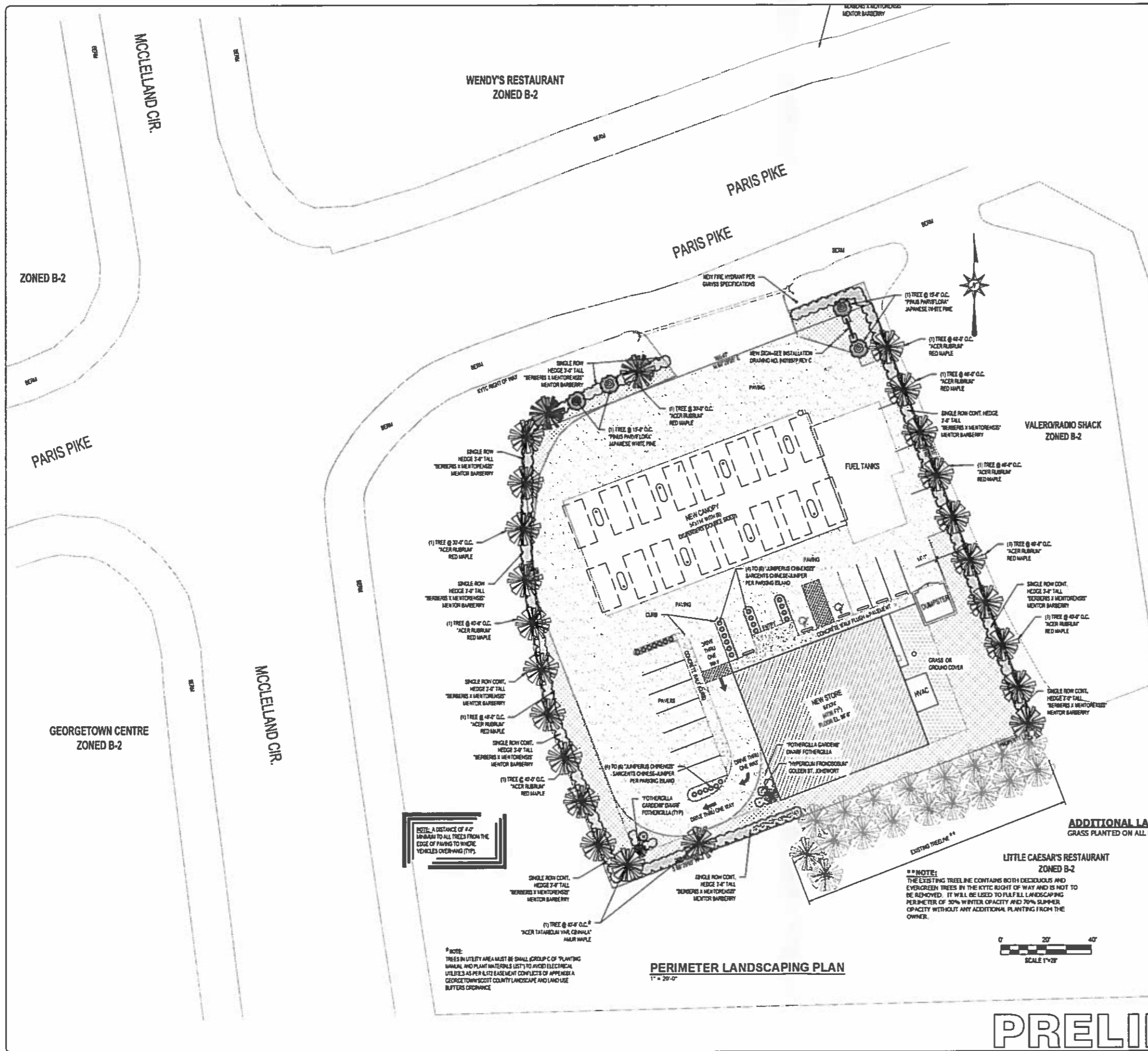
RECOMMENDATION:

Staff recommends **Approval** of the Amended Preliminary Development Plan for a gas station/convenience store with drive-thru, with the following conditions:

Conditions of Approval:

1. Any revisions or amendments to the approved development must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Subdivision & Development Regulations and Zoning Regulations*.
3. All applicable requirements of the Georgetown Fire Department.
4. All applicable requirements of Georgetown Municipal Water and Sewer Service and the Wedco Environmental Health Department.
5. Letter of Approval for placement of the landscape buffer and plantings on State right-of-way from KYTC prior to Final Development Plan approval.
6. Approval of KYTC for any work in the State right-of-way.

7. Approval of the Final Landscape Plan which shall include specie-specific plantings.
8. 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.
9. The Final Stormwater Management Plan and calculations shall be reviewed and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
10. 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.



VEHICULAR USEA AREA PERIMETER REQUIREMENTS

ANY VEHICULAR USEA AREA (ANY OPEN OR ENCLOSED AREA CONTAINING MORE THAN 1,800 FT² OF AREA AND/OR USED BY FIVE OR MORE AF ANY TYPE VEHICLE) A MINIMUM BUFFER AREA 5'-0" ADJACENT TO ALL COMMON BOUNDARIES EXCEPT STREET FRONTAGE WHICH WILL CONTAIN (1) TREE PER 40'-0" OF LINEAR BOUNDARY, OR FRACTION THEREOF, A SINGLE ROW OF 3'-0" HIGH HEDGE, GRASS OR GROUND COVER PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA NO OCCUPIED BY OTHER LANDSCAPE.

LANDSCAPING AS FOLLOWS WILL BE INSTALLED:

GRASS OR GROUND COVER PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.

(1) "ACER RUBRUM" RED MAPLE TREES @ 40'-0" OF LINEAR BOUNDARY OR FRACTION THEREOF

A SINGLE ROW CONTINUOUS OF 3'-0" HIGH "BERBERIS X MENTORENSIS" MENTOR BARBERRY HEDGE, OR A 3'-0" TALL WALL.

IN SITUATIONS WHERE A SLOPE OCCURS ALONG A BOUNDARY, THE REQUIRED LANDSCAPING SHALL BE PLACED IN RELATION TO THE SLOPE WHERE IT WILL MOST EFFECTIVELY SCREEN THE MORE INTENSIVE USE FROM THE ADJOINING PROPERTY. THE MAXIMUM ALLOWED SLOPE IN A BUFFER AREA SHALL BE 3 TO 1.

A 3'-0" HIGH FENCE OR WALL MAY BE USED TO BUFFER ANY ZONE OR VEHICULAR USE AREA. IT WILL BE CONSTRUCTED OF PRECAST CONCRETE OR CONSTRUCTED OF FACED WITH NATURAL STONE OR BRICK.

TREES IN UTILITY AREAS MUST BE SMALL SO (1) "ACER TATARICUM VAR. GINNALIA" AMUR MAPLE @ 40'-0" O.C. OR FRACTION THEREOF WILL BE USED.

5'-0" TO EDGE OF PAVING WHERE VEHICLES OVERHANG, 4'-0" MINIMUM FROM EDGE OF PAVING AND 3'-0" (THAT PROHIBITS ANY BEHICULAR OVERHANG) FOR OTHER AREAS, ON BOUNDARY OF PORTION OF BEHICULAR USE AREA THAT FACES ADJACENT PROPERTY.

LANDSCAPE MATERIALS @ DOUBLE FRONTAGE

LANDSCAPING REQUIREMENTS FOR ANY DOUBLE FRONTAGE LOT WILL CONTAIN 10'-0" ADJACENT TO FREEWAY OR ARTERIAL WILL CONTAIN (1) TREE PER 40'-0" OF LINEAR BOUNDARY, OR FRACTION THEREOF, A CONTINUOUS PLANTING OF EVERGREEN TREES 15'-0" O.C., A DOUBLE ROW OF 6'-0" HIGH HEDGE, GRASS OR GROUND COVER PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA NO OCCUPIED BY OTHER LANDSCAPE.

LANDSCAPING AS FOLLOWS WILL BE INSTALLED:

LANDSCAPE BUFFER AREA NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.

(1) "ACER RUBRUM" RED MAPLE TREES @ 30'-0" O.C. OR FRACTION THEREOF

(1) TREE "PINUS PARVIFLORA" JAPANESE WHITE PINE @ 15'-0" OF LINEAR BOUNDARY OR FRACTION THEREOF

A SINGLE ROW OF CONTINUOUS 3'-0" HIGH "BERBERIS X MENTORENSIS" MENTOR BARBERRY HEDGE.

TREE CANOPY	
NET LOT AREA x MINIMUM CANOPY COVERAGE	24517 FT ² x 24% = 5884.08 FT ²
EXISTING CANOPY TO BE PROTECTED	0 FT ²
CANOPY DEFICIT	24% = 5884.08 FT ²
MINIMUM EXISTING CANOPY PROTECTED	0 FT ²
CANOPY DEFICIT	24% = 5884.08 FT ²
REPLACEMENT TREES	(1) TREE PER 250 FT ² X CANOPY DEFICIT = REPLACEMENT TREES
	5884.08 FT ² x 250 = 24 REPLACEMENT TREES

ADDITIONAL LANDSCAPING MATERIAL NOT OUTLINED IN APPENDIX A
GRASS PLANTED ON ALL PORTIONS OF THE ADDITIONAL LANDSCAPE BUFFER

ENGINEERING ASSOCIATES, PSC
3142 Winchester Avenue
Ashland, KY 41101
Phone (606) 334-6844
Fax (606) 334-2562

CLARKS PUMP-A-SHOP #83
2001 PARIS PIKE
GEORGETOWN, KY

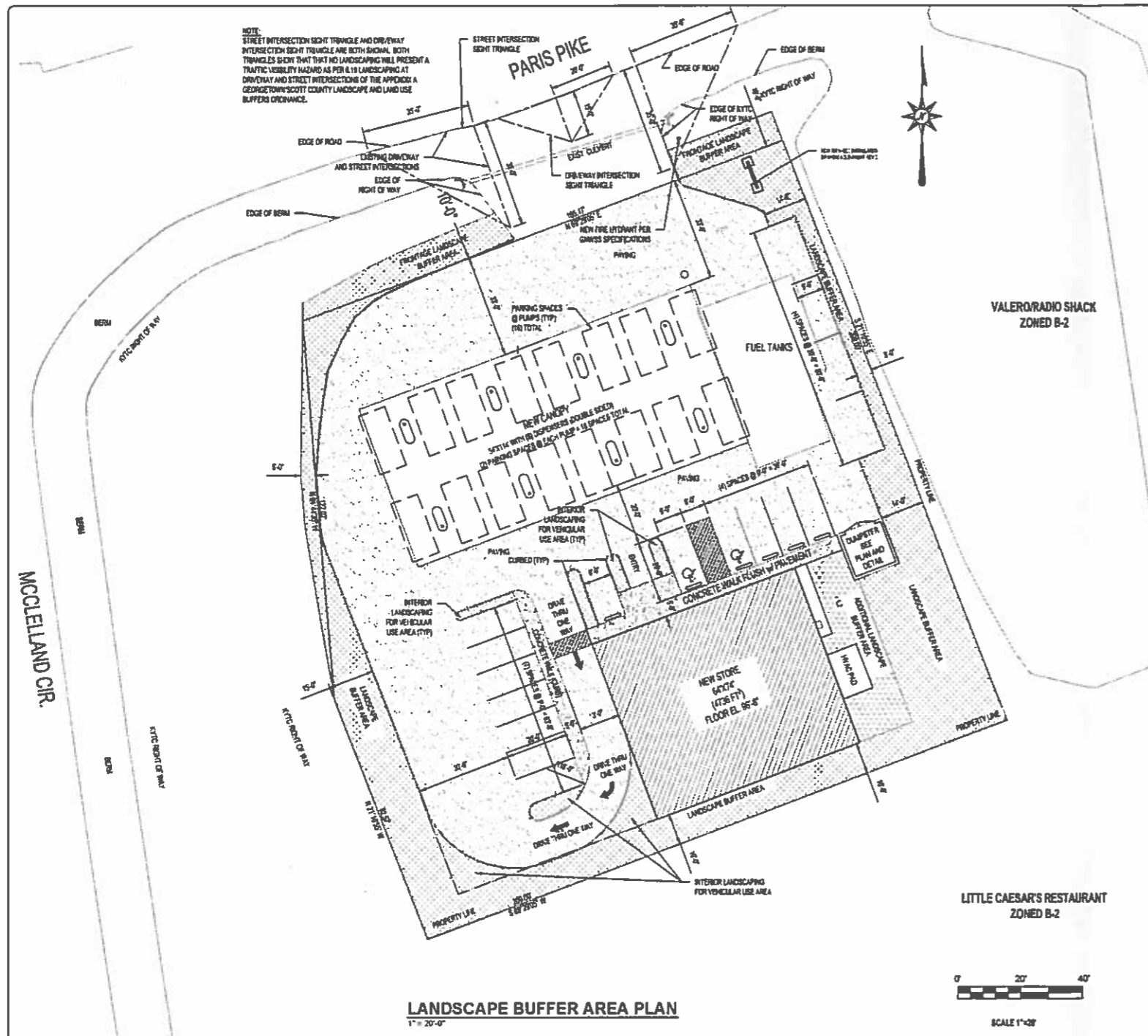
CLARKS PUMP-A-SHOP
CLARK-CENTRAL
101 WHEATLEY RD. (P.O. BOX 2009)
ASHLAND, KY 41105
606-928-9530

REV.	DATE	DESCRIPTION
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1	11/22/2016	REVISED

JOB
DATE: 1-29-2016
DRAWN BY: MLC

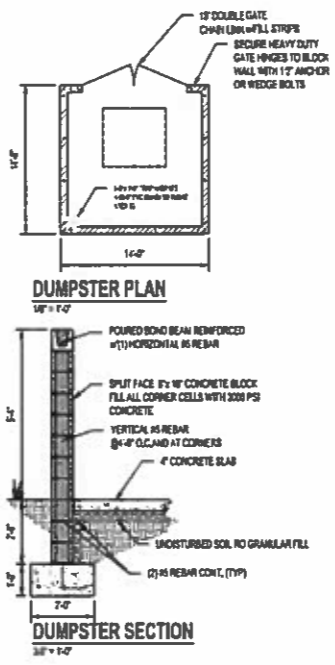
420-30-A005

PRELIMINARY PLAN



LEGEND

- LANDSCAPE AREA BUFFER
- ADDITION LANDSCAPE BUFFER AREA
- INTERIOR LANDSCAPING FOR VEHICULAR USE AREAS
- ASPHALT LOT
- CONCRETE WALK
- NEW BUILDING
- PAVERS



LANDSCAPE BUFFER DESIGN CRITERIA

TO DETERMINE REQUIRED AREA THE COMMON BOUNDARY MULTIPLIED BY MINIMUM BUFFER AREA EQUALS THE LANDSCAPE BUFFER AREA. IF SOME SECTIONS OF THE LANDSCAPE BUFFER AREA ARE ONLY 5'-0" IN WIDTH, OTHER SECTIONS WILL HAVE TO BE GREATER THAN 10'-0" IN ORDER TO ATTAIN THE REQUIRED SQUARE FOOTAGE OF LANDSCAPE AREA.

MINIMUM BUFFER AREA 15' ADJACENT TO ALL COMMON BARRIER

COMMON BOUNDARY MIN. BUFFER AREA PERIMETER AREA	MIN. BUFFER AREA	PERIMETER	AREA
200 x	5	1000 FT ²	
200 x	5	1000 FT ²	
83 x	5	413 FT ²	
122 x	5	610 FT ²	

MINIMUM BUFFER AREA 10' FOR DOUBLE FRONTAGE

100 x	10	1000 FT ²
=		4113 FT ² TOTAL LANDSCAPE BUFFER AREA
		7995 FT ² TOTAL LANDSCAPE BUFFER AREA SHOWN ON PLAN

MINIMUM PARKING REQUIREMENTS

1 SPACE PER 200 FT² OF BUILDING SQUARE FOOTAGE w/ HANDICAPP ACCESSIBLE SPACE PER THE HANDICAPP PARKING REGULATIONS

PARKING SPACES REQUIRED = 1736 FT² / 150

32 REQUIRED PARKING SPACES

PARKING SPACES PROVIDED
 16 SPACES @ THE PUMPS
 6 SPACES @ STORE FRONT (2 HANDICAPP ACCESSIBLE INCLUDED)
 7 SPACES @ DRIVE THRU
 4 SPACES @ FUEL TANK
 33 TOTAL

ENGINEERING ASSOCIATES, PSC
 3142 Winchester Avenue
 Ashland, KY 41101
 Phone: (606) 324-4644
 Fax: (606) 324-2543

CLARKS PUMP-N-SHOP #83
 2001 PARIS PIKE
 GEORGETOWN, KY
 LANDSCAPE BUFFER AREA

CLARKS PUMP-N-SHOP
 CLARK-CENTRAL
 101 WHEATLEY RD., (P.O. BOX 2009)
 ASHLAND, KY 41105
 606-928-9530

DATE	DESCRIPTION
11/25/2011	RELEASED FOR APPROVAL
11/22/2011	REVISION

DATE: 10/25/2011
 DRAWN BY: MLC
 420-30-A004

PRELIMINARY PLAN



ENGINEERING ASSOCIATES, PSC 3142 Macelland Avenue Ashland, KY 41101 Phone (606) 324-6644 Fax (606) 324-2642 <small>The Drawing is the property of Engineering Associates, PSC, and it is to be returned to the firm if not used for the purpose for which it was prepared.</small>	
TITLE CLARK'S PUMP-N-SHOP 2001 PARIS PIKE GEORGETOWN, KY SITE PHOTO	CUSTOMER CLARK'S PUMP-N-SHOP CLARK-CENTRAL P.O. BOX 2009 ASHLAND, KY 41105-2009
REV. A DATE DRAWN BY	DATE 3-1-2016 BY SCOTT
RELEASED FOR APPROVAL REVIEWED	DATE 3-1-2016 REVIEWED BY
420-30-A006	

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
APPLICATION DEADLINES
2017**

FILING DEADLINE	TECHNICAL REVIEW MEETING	CORRECTIONS DEADLINE*	PLANNING COMMISSIONER WORKSHOP**	PLANNING COMMISSION MEETING
December 1, 2016	December 13, 2016	December 28, 2016	January 9, 2017	January 12, 2017
<i>January 3, 2017</i>	January 10, 2017	January 25, 2017	February 6, 2017	February 9, 2017
February 1, 2017	February 7, 2017	February 22, 2017	March 6, 2017	March 9, 2017
March 1, 2017	March 14, 2017	March 29, 2017	April 10, 2017	April 13, 2017
April 3, 2017	April 11, 2017	April 26, 2017	May 8, 2017	May 11, 2017
May 1, 2017	May 9, 2017	May 24, 2017	June 5, 2017	June 8, 2017
June 1, 2017	June 13, 2017	June 28, 2017	July 10, 2017	July 13, 2017
July 3, 2017	July 11, 2017	July 26, 2017	August 7, 2017	August 10, 2017
August 1, 2017	August 15, 2017	August 30, 2017	September 11, 2017	September 14, 2017
September 1, 2017	September 12, 2017	September 27, 2017	October 9, 2017	October 12, 2017
October 2, 2017	October 10, 2017	October 25, 2017	November 6, 2017	November 9, 2017
November 1, 2017	November 14, 2017	November 29, 2017	December 11, 2017	December 14, 2017
December 1, 2017	December 12, 2017	December 27, 2017	January 8, 2018	January 11, 2018

* Deadline to file revised plans and information for Planning Commission Meeting.

** Developer must attend this meeting to discuss appeal of staff recommendation(s).

Dates in italics have been moved from their regular scheduled dates due to observed holidays.

Meeting Times: Planning Commission Meeting 6:00 p.m.; Commissioner's Workshop 4:30 p.m.; TRC- Varies
(All times are tentative and subject to change; please contact the Commission office for further information.)