

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION**

**AGENDA**

**October 12, 2017**

**6:00 p.m.**

**I. COMMISSION BUSINESS**

- A. Approval of September invoices
- B. Approval of September 14, 2017 minutes
- C. Approval of October agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

**II. OLD BUSINESS**

None

**III. NEW BUSINESS**

- A. PDP-2017-32 Leggett and Platt - Preliminary Development Plan for a 28,582 sq. ft., 70-space parking lot on the east side of Carley Drive in Georgetown Industrial Park.
- B. PDP-2017-33 Self Storage Development - Preliminary Development Plan for a 900 sq. ft. office and 87,350 sq. ft. self-storage facility, located on the southeast side of Paris Pike, adjacent to the Norfolk Southern Railroad.
- C. PDP-2017-34 Hillps Georgetown Warehouse - Preliminary Development Plan for a 100,000 sq. ft. industrial warehouse building, located at 840 Lemons Mill Road
- D. ZMA-2017-35 Ohnheiser Parking Expansion - Rezoning request for 5.001 acres from A-1 Agriculture to I-1 Light Industrial, located on the east side of Industry Road.
- E. ZMA-2017-36 Yancy Griffith Zone Change - Rezoning request for 122.2 acres from A-1 to R-2 PUD, R-1C PUD, B-1 (Neighborhood Commercial), and C-1 (Conservation), located on the east side of Cincinnati Road, north of Champion Way.
- F. ZMA-2017-37 Pleasant Valley Subdivision Zone Change - Rezoning request for approximately 10.26 acres from R-1C PUD to R-3 PUD, located at the end of Schneider Blvd. in the Pleasant Valley Subdivision.
- G. ZMA-2017-38 Peters Irrevocable Family Trust Zone Change - Rezoning request for 1.22 acres from A-1o to B-2 (Highway Commercial), located on the east side of Lexington Road, south of Mt. Vernon Drive.

**IV. OTHER BUSINESS**

- A. Andrew Hartley, City Attorney, discussion of code enforcement of zoning issues
- B. Update of previously approved projects and agenda items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
September 14, 2017**

The regular meeting was held in the Scott County Courthouse on September 14, 2017. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Regina Mizell, Frank Wiseman, Steve Smith, Mark Sulski, Byron Moran, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, and Attorney Charlie Perkins. Absent were Commissioners John Shirley and Johnny Cannon.

Motion by Jeff Caldwell, second by Regina Mizell, to approve the August invoices. Motion carried.

Motion by Mark Sulski, second by Byron Moran, to approve the August 10, 2017 minutes. Motion carried.

Motion by Regina Mizell, second by Frank Wiseman, to approve the September agenda. Motion carried.

Postponements/Withdrawals

Chairman Jones stated that the Betty Yancey Griffith Trust Property application (ZMA-2017-26) has been withdrawn.

Consent Agenda

A representative of the Johnson Controls (Adient, LLC) application agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Smith, second by Sulski, to approve the Final Subdivision Plat (FSP-2017-30) subject to five (5) conditions of approval. Motion carried.

A representative of the Medlock Property application agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Sulski, second by Wiseman, to approve the Final Subdivision Plat (FSP-2017-31) subject to six (6) conditions of approval. Motion carried.

Andrew Hartley, City Attorney, discussion of code enforcement of zoning issues

Director Joe Kane stated that Andrew Hartley asked to postpone the discussion until the October meeting.

The meeting was then adjourned.

Respectfully,

Attest:

\_\_\_\_\_  
Rob Jones, Chair

\_\_\_\_\_  
Charlie Perkins, Secretary

**LEGGETT AND PLATT**

**Staff Report to the Georgetown-Scott County Planning Commission  
October 12, 2017**

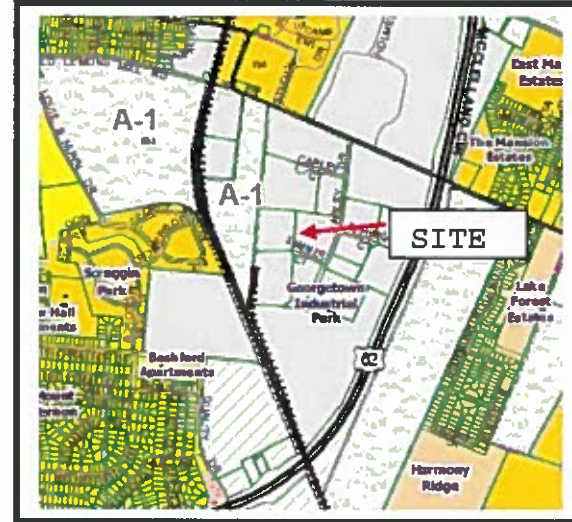
**FILE NUMBER:** PDP-2017-32

**PROPOSAL:** Preliminary Development Plan for a parking lot in Georgetown Industrial Park.

**LOCATION:** East side of Carley Drive

**APPLICANTS:** Leggett and Platt  
108 Summer Court  
Georgetown, KY 40324

**ENGINEER:** John W. Hunt, PE, PLS  
MLH Civil Engineers, PLLC  
P.O. Box 910379  
Lexington, KY 40591



**STATISTICS:**

Zone	I-1
Surrounding Zones	I-1
Acreage	2.72 acres
Water/sewer available	Yes/No
Access	Access via Carley Drive
Waivers Requested	none

**BACKGROUND:**

The subject property is a 2.72-acre lot on the east side of Carley Drive south of the Bolt Development, LLC, property in the Georgetown Industrial Park in the City of Georgetown. The Applicant is proposing to build a 28,582 square foot, 70 space parking lot on a vacant lot in the Industrial Park to serve as additional parking for an adjoining business. There are no buildings proposed on the subject lot.

The new employee parking lot is proposed to handle additional employees on the American International Warehouse property to the west. No new building construction is currently proposed on the adjoining property. The main access to the new parking lot is from Carley Drive. There is a secondary access proposed from the Warehouse property.

**Proposed Layout:**

The Preliminary Development Plan proposes a rectangular parking lot with a detention pond to the east along Carley Drive. Seventy (70) parking spaces are proposed, with no handicap accessible spaces.

Handicap spaces exist on the adjoining property this expanded parking lot will serve. There is a large vacant area on the south side of the lot that could accommodate a future building; however, there currently is not sewer service extended to the lot. Any future building, if proposed, would be required to go through the Planning Commission approval process prior to construction.

The use proposed is a permitted use in the I-1 (Light Industrial) zone district, subject to it meeting all the standards of the Zoning Ordinance and the site design standards of the Subdivision and Development Regulations. The parking lot can serve an adjoining property within 400 feet and comply with the Zoning Ordinance parking standards.

**Parking and Circulation:**

The proposed Development Plan is for additional parking for an industrial user whose current Vehicle Use Area is being used for semi-trailer parking and loading and unloading area. The proposed parking is above and beyond what is required for the use. A 4' wide concrete sidewalk is proposed across the lot and a striped path is proposed to the adjoining building to provide a safe pedestrian connection to the warehouse.

**Utilities:**

All utilities are in place in the Georgetown Industrial Park, although there is not currently sanitary sewer in place on the lot.

**Wellhead Protection:**

The requirements of the Wellhead Protection Committee will be incorporated and made part of the Planning Commission conditions of approval.

**Landscaping:**

The applicant is proposing interior and perimeter VUA landscaping and canopy. The required canopy coverage for the zone is 10%. The proposed landscaping complies with the requirements for the I-1 zone.

A final specie-specific landscape plan will be required meeting requirements of the Landscape and Land Use Buffers Ordinance at the time of Final Development Plan submittal.

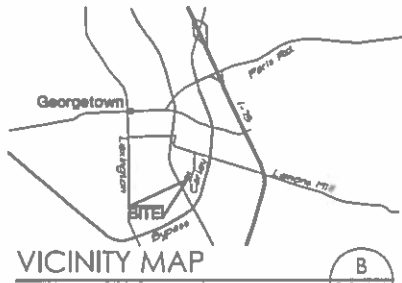
**RECOMMENDATION:**

Staff recommends **Approval** of the Preliminary Development Plan for a seventy (70) space parking lot. As part of that approval, staff suggests that the Planning Commission attach 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 Ordinance*.
3. The Applicant shall meet all the requirements of the Wellhead Protection Committee.
4. A Final specie-specific landscape plan shall be submitted along with the Final Development Plan.

5. 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.
6. 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.
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.



- LEGEND**
- Property Line - Subject parcel
  - Building Line - as noted
  - Existing contour - one foot interval
  - Existing contour - five foot interval
  - Existing power pole
  - Existing fire hydrant
  - Existing water valve lid
  - Existing water meter lid
  - Existing overhead electric line
  - Existing PP guy wire
  - Existing fence line
  - Proposed contour - one foot interval
  - Proposed contour - five foot interval
  - Proposed hedge planting
  - Proposed tree planting
  - Proposed storm sewer

**LEGEND** (C) DP-1.0

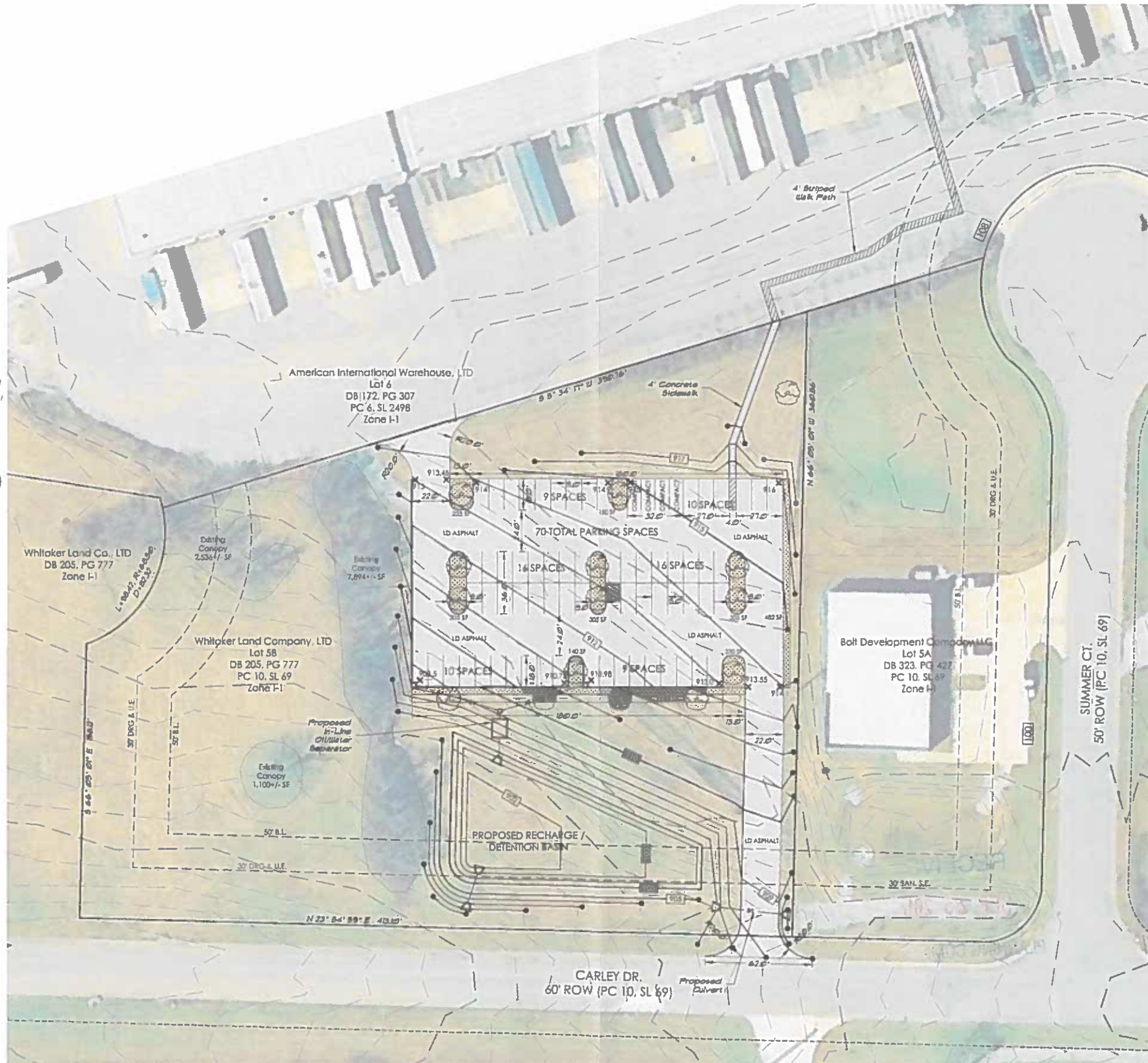
**REQUIRED NOTES:**

1. Non-Residential Uses:  
 1. Identified sinkhole area(s) were investigated in the vicinity of this investigation was performed by (geotechnical engineer) on (date) and is on file with the offices of the Planning Commission and City Engineer, where applicable. The report details the activities used to explore these areas and any recommendations regarding non-buildable areas (shown on the plat/plan) and treatment areas suitable for construction.  
 2. Structures located adjacent to the closed contour of a sinkhole or adjacent to an immediate sinkhole drainage area shall not be permitted to have a basement or first floor elevation lower than an elevation USGS Datum or other comparable source, to be determined on a case-by-case basis, said elevation being at least two (2) feet above the 100 year 24-hour storm event (season) assuming no outflow from the sinkhole. Minimum Floor Elevations for such lots are referenced and shown on the plat.

**GSCPC NOTES** (D) DP-1.0

- 1) No existing site surveying performed by MLH Civil, indicated property lines, contours, and existing improvements as taken from Plat of Record and online KY contour & aerial photography sources, not field verified by MLH Civil.
- 2) Elevations & north azimuth from KY Geoportal online source, KY North.
- 3) This is not a boundary survey and is not eligible for recording.
- 4) No grading, stripping, excavation, filling or other disturbance of the natural ground cover shall take place prior to approval of an erosion control plan, submittal of NOI, and submittal of contractor's BMP plan.
- 5) All areas disturbed by grading shall have temporary vegetative cover provided. (Such cover shall consist of annual grasses or small grains.) Slopes exceeding 4:1 shall have additional protection of mulching to prevent erosion.
- 6) Sinkhole covers shall not be covered by grading, sodding, or any other construction operation.
- 7) No dumpster/solid waste service on this parcel.

**GENERAL NOTES** (E) DP-1.0



**PRELIM. DEVELOPMENT PLAN** (A) DP-1.0



**NOTE:**  
 Contractor to complete and submit Notice of Intent (NOI) application to KPDES Branch, Division of Water and provide BMP plan prior to beginning site disturbance.

**GEORGETOWN STORMWATER MANUAL**  
 This project shall comply with the current Georgetown Stormwater Manual.

**OWNER:** Whitaker Land Company, LTD.  
 2837 Paris Pike, Lexington, KY - 859-254-6268

**DEVELOPER:** Leggett & Platt, 446 Delaplan Rd, Georgetown, KY - 562-867-8030

**PURPOSE OF DEVELOPMENT PLAN**  
 The purpose of this Preliminary Development Plan is to create a 28,582 SF, 70 space parking lot for the benefit of Lot 6. Lease agreement to be established between Leggett and Platt and Whitaker Land Company, LTD.

**TRC Review Comments:**

NO buildable area being approved with this PDP.

NO domestic water or sanitary sewer services needed for the development with this submittal.

<b>SITE AREA</b>	2.72 acres (Plat)
<b>Zoning</b>	I-1 Light Industrial
<b>Street Frontage</b>	413.1' (Plat)
<b>Est. Site Use</b>	Vacant
<b>Prop. Site Use</b>	Parking Lot
<b>Building Height</b>	No Building
<b>Building Floor Area</b>	No Building
<b>Parking Provided</b>	70 spaces
<b>Zone Perimeter Landscaping</b>	None Required
<b>Site Landscaping (10%)</b>	11,848 Sq. Ft. Required
<b>Exst. Canopy to Remain</b>	7,894+2,536+1,100 = 11,530
<b>Canopy Required</b>	11,848-11,530 = 318
<b>318/750</b>	1 Large Trees (750 SF)
<b>Interior Landscaping</b>	28,582 Sq. Ft.
<b>VUA</b>	2,858 Sq. Ft.
<b>Req. Interior LDSCP(10%)</b>	2,904 Sq. Ft.
<b>Req. Interior Trees</b>	12
<b>Prop. Interior Trees</b>	14
<b>Prop. Hedge</b>	193'+/- Lin. Ft.

**SITE STATISTICS** (F) DP-1.0

**GSCPC CERTIFICATION OF PRELIMINARY PLAN APPROVAL**

I hereby certify that the Preliminary Development Plan shown hereon has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission. This approval does not constitute approval to begin construction or obtain a building permit.

Chairman, Georgetown-Scott County Planning Comm. \_\_\_\_\_ Date

**OWNER CERTIFICATION OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat/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.

Owner \_\_\_\_\_ Date \_\_\_\_\_  
**CERTIFICATIONS** (G) DP-1.0

**MLH CIVIL ENGINEERS, PLLC**  
 john@mlhcivil.com  
 3320 GLAYS MILL #208  
 PO BOX 810379  
 LEXINGTON KY 40581  
 PH/FAX 859-278-1088  
 CELL 859-562-4103



**DRAFT**

**PRELIMINARY DEVELOPMENT PLAN**  
**WHITAKER LAND CO., LTD - CARLEY DR.**  
**LEGGETT AND PLATT**  
**108 SUMMER CT.**  
**GEORGETOWN, KY**

**DATE** 25 SEPT 17  
**FILE** WSC1612AB  
**DRAWN** JWH  
**REVISION**

**DRAWING** DP-1.0  
 1 OF 1

## SELF STORAGE DEVELOPMENT

### Staff Report to the Georgetown-Scott County Planning Commission

October 12, 2017

**FILE NUMBER:** PDP-2017-33

**PROPOSAL:** Preliminary Development Plan for a 900 square foot office and 87,350 square foot self storage facility.

**LOCATION:** 1047 & 1053 Paris Pike

**APPLICANT:** Jihad Hallany

**ENGINEER:** Jihad Hallany, PE  
Vision Engineering



### STATISTICS:

Zone	B-2 Highway Commercial
Surrounding Zones	B-2 Highway Commercial, I-2 Heavy Industrial
Proposed Use	Self Storage Facility
Site Acreage	3.71 acres
Building Area	85,250 Square Feet (Office: 900 SF, Self Storage: 84,350 SF)
Max. Building coverage	50%
Building Coverage	28.3%
Building Height	1-3.5 stories
Parking Required	1 space for every 10 storage units
Parking Provided	8 spaces; 7 standard spaces, 1 handicap space
New Street Required	No
Water/Sewer Availability	Yes/Yes
Access	Paris Pike & E. Main Street Extended
Variances/Waivers	Variance to reduce the required parking

### BACKGROUND:

The subject property consists of two lots, zoned B-2 Highway Commercial, on the south side of Paris Pike and west of the railroad. The parcel is adjacent to land zoned I-2 Heavy Industrial to the west, and bordered by land zoned B-2 Highway Commercial across Paris Pike. 1047 Paris Pike is 0.27 acres in size



and 1053 Paris Pike is 3.43 acres. For the purposes of this staff report, we will refer to these two sites combined as 'Project Site.' These two lots will later be consolidated as part of the development of the Project Site.

**Preliminary Development Plan Review:**

Setbacks and Building Standards:

The B-2 zone district requires the following standard setbacks:

Front: 50 feet

Side: 0 feet

Rear: 50 feet (lots have double frontage)

The proposed building locations for the Project Site meet the setback requirements. The Applicant is proposing 85,250 square feet of development. However, a large portion of this square footage will be in a 3.5-story building. The footprint of the proposed structures will cover 45,750 square feet, or 28.3% of the lot area, under the 50% maximum building ground coverage allowed.

Vehicular Access & Pedestrian Circulation:

*Driveways & Access:* Primary access to the Project Site is from Paris Pike. Secondary access is proposed from East Main Street Extended. The Applicant has indicated they will follow KYTC procedures if a new permit is required for the Paris Pike entrance.

*Parking Spaces:* The parking standard for self storage units in the *Subdivision & Development Regulations* is one (1) parking space for every ten (10) storage units. Currently, the Applicant has not provided a total number of units proposed, but the Applicant has requested a variance to allow a total of 8 parking spaces to serve the Project Site. The proposed parking should be sufficient to serve the needs of the facility's office. The Applicant has also pointed out the proposed buildings be served by 24-foot drive aisles, which should allow some short-term parking for those accessing storage units.

*Sidewalks:* Internally, the Applicant is proposing sidewalks to convey individuals from the parking spaces to the office. Along the Project Site's frontage on Paris Pike, the Applicant is not proposing a sidewalk. There are no sidewalks on either side of Paris Pike at this location. There are pedestrians who use this corridor and the adjoining road under the railroad bridge on a regular basis without the facilities for safe transportation.

Land Use Buffers and Landscaping: The *Landscape Ordinance* provides standards for Property Perimeter Buffers and Vehicle Use Area Landscaping.

*Property Perimeter Requirements; Section 6.12:*

- The Applicant is proposing a 15-foot landscaping buffer between the Project Site and the adjoining western property. This meets the requirements of the *Landscape and Land Use Buffers Ordinance*.

*Vehicle Use Area Perimeter Requirements; Section 6.13: Rows 1 and 2*

- Requires VUA perimeter screening for areas greater than 1,800 SF or used by 5 or more vehicles.
- Driveways are considered VUA areas.
- VUA perimeter screening is required when facing public and private streets.

- When VUA faces a public or private street right-of-way, access road, or service road, trees must be from Group A, B, or C plus a 3' average height continuous planting, hedge, fence, wall or earth mound or a 3' decrease in elevation from the adjoining property to the vehicular use area (Row 2).

The preliminary landscaping plan does not show the required trees in conjunction with the continuous hedge.

*Interior Landscaping for Vehicle Use Areas; Section 6.22:*

- Requires interior VUA landscaping for all lots greater than 6,000 SF or used by 20 or more vehicles. Loading areas and driveways are counted since this is not an industrial site.
- For each 100 sq. ft., or fraction thereof, of vehicular use area, ten (10) sq. ft. of landscaped area shall be provided.
- 1 tree/250 SF of interior VUA area is required.

The Applicant has satisfied the requirements from Section 6.22 (listed above). A total of 18 VUA interior trees are required and provided.

*Section 6.14: Minimum Canopy Requirements*

For the 3.71-acre site, a total canopy coverage of 38,738 square feet is required (24% new canopy). A total of 63 trees are being provided, which should be sufficient to meet the required canopy coverage as long as the species proposed on the final plan are similar to those shown on the preliminary landscape plan. The applicant will be required to show they meet the canopy coverage with a specie-specific final landscape plan at the time of Final Development Plan. No variances to the landscaping are being requested or granted.

Stormwater: There is a large detention basin proposed for the Project Site. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer meeting all requirements of the Georgetown Stormwater Manual prior to approval of the Final Development Plan.

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

Signs: A freestanding sign is proposed as part of the development, but the final location has yet to be determined. All signage will need to comply with the *Sign Ordinance*.

**RECOMMENDATION:**

Staff recommends approval the Preliminary Development Plan for a 94,350 SF self-storage facility with 900 SF office, with the following conditions of approval:

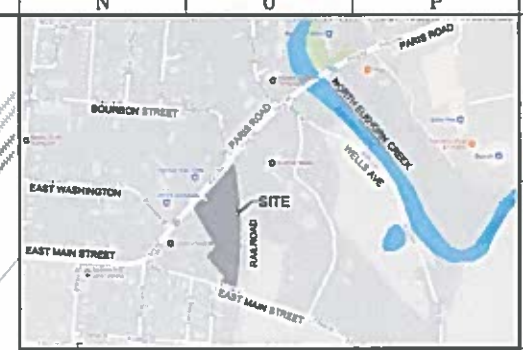
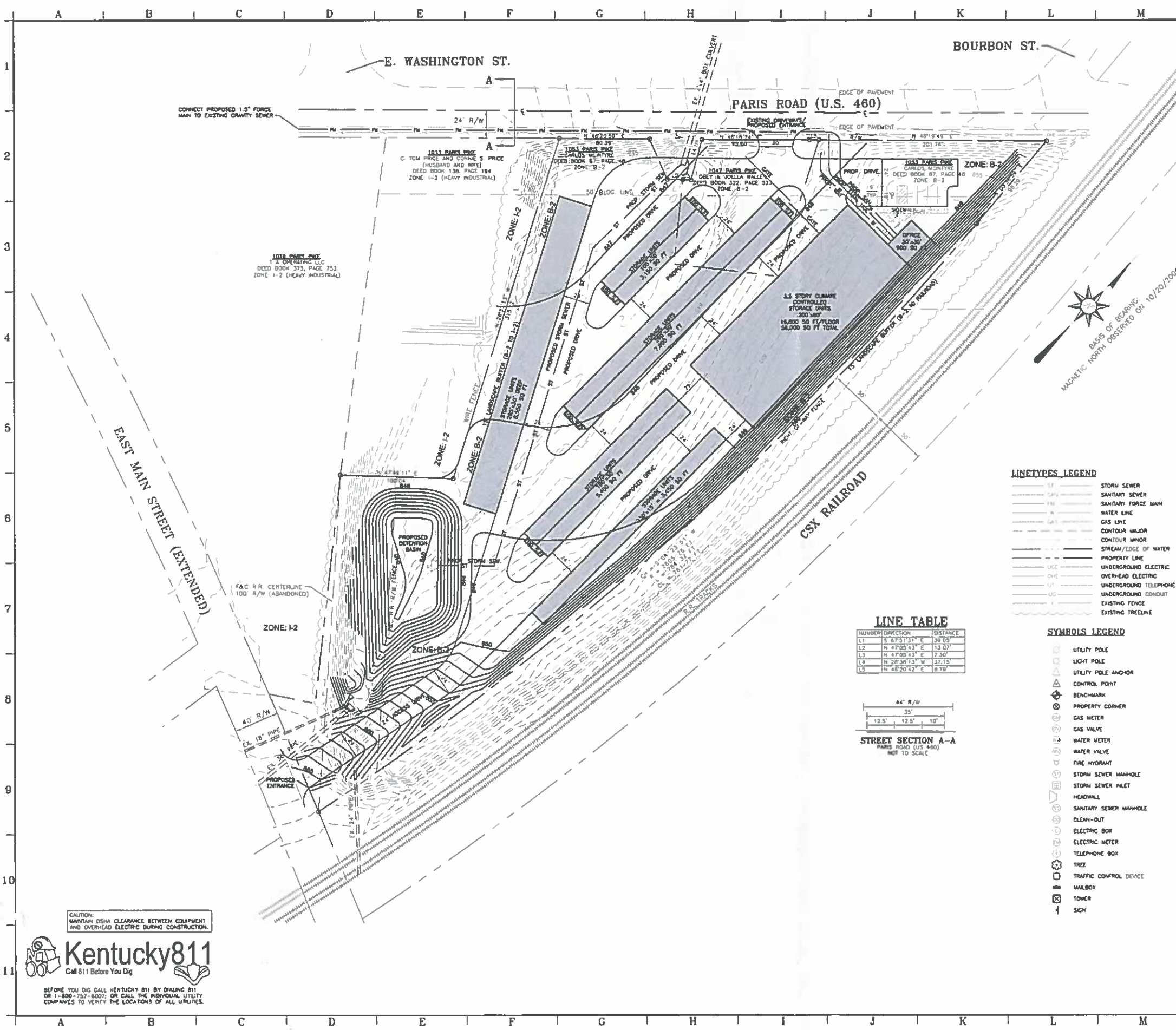
Variance:

1. Reduce the required number of parking spaces to eight (8) due to the availability of clients to use the 24-foot wide drive aisles for parking near the storage units.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.

2. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. A final specie-specific landscape plan shall be provided along with the Final Development Plan.
6. The landscape plan shall include the required trees to screen the vehicular use area from Paris Pike.
7. Prior to Final Development Plan approval, have a recorded consolidation plat to make one parcel from 1047 & 1053 Paris Pike.



VICINITY MAP  
SCALE: 1"=600'

**1047-1053 PARIS ROAD (US 460)**

SITE STATISTICS	
ADDRESS	1047-1053 PARIS ROAD (US 460)
SITE AREA (1047 PARIS RD)	0.2708 ACRES
SITE AREA (1053 PARIS RD)	3.4348 ACRES
PROPOSED BUILDING FLOOR AREA (OFFICE)	800 SF
PROPOSED BUILDING FLOOR AREA (STORAGE)	84,350 SF
PROPOSED BUILDING SITE COVERAGE	28 %
PROPOSED LAND USE	SELF-STORAGE
BUILDING HEIGHT	1-3.5 STORES
EXISTING ZONE (1047-1053 PARIS RD-NO CHANGE)	B-2 ZONE
PROPOSED PARKING SPACES	8 SPACES
PROPOSED ADA ACCESSIBLE PARKING SPACES	1 SPACES
TOTAL VEHICULAR USE AREA	49,160 SQ FT
OFFICE VEHICULAR USE AREA	50 SQ FT
STORAGE BUILDING VEHICULAR USE AREA	44,468 SQ FT

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS 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 APPROPRIATE BUILDING RESTRICTIONS, 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.

1) SITE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THIS PLAN. ANY DEVIATION FROM THE PLAN, INCLUDING LANDSCAPING, SHALL FIRST BE APPROVED BY THE PLANNING DIRECTOR AND THE COMMISSION ENGINEER. MAJOR MODIFICATIONS OF THE PLAN SHALL FIRST BE APPROVED BY THE PLANNING COMMISSION.

2) STORM DRAINAGE FACILITIES, INCLUDING RETENTION BASINS, SHALL BE MAINTAINED FOR PROPER FUNCTIONING FREE OF ANY DEBRIS, SILT, OR TRASH. A BOND OR IRREVOCABLE LETTER OF CREDIT IS SUBMITTED TO THE PLANNING DIRECTOR FOR 125% OF THE COST OF WORK REMAINING TO BE DONE, AS SUBSTANTIATED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR. LANDSCAPING MUST BE COMPLETED BY THE LANDSCAPE INSPECTOR ON BOND AS DESCRIBED ABOVE.

3) A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED AND THE BUILDINGS SHALL NOT BE OCCUPIED UNTIL ALL SITE IMPROVEMENTS SHOWN ON THE FINAL DEVELOPMENT PLAN AND LISTED IN THESE CONDITIONS ARE EITHER INSTALLED OR SUBSTANTIATED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR.

4) THERE SHALL BE NO GRADING OR CONSTRUCTION UNTIL THE FINAL DEVELOPMENT PLAN HAS BEEN APPROVED AND SIGNED BY THE PLANNING COMMISSION EXCEPT AS CONSTRUCTION DRAWINGS ARE APPROVED BY THE PLANNING DIRECTOR FOR SITE DEVELOPMENT. THE BUILDING PERMIT SHALL NOT BE ISSUED UNTIL THE FINAL DEVELOPMENT PLAN IS APPROVED AND SIGNED.

OWNER OR OWNERS \_\_\_\_\_ DATE \_\_\_\_\_

OWNER OR OWNERS \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF PRELIMINARY DEVELOPMENT 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 EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE APPROVAL TO BEGIN CONSTRUCTION OR OBTAINING A BUILDING PERMIT.

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

**NOTES**

- 1) THIS CONCEPT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION.
  - 2) A DIGITAL SUBMITTAL IS REQUIRED, AND WILL BE PROVIDED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
  - 3) 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 BUILDING OR SOIL IN ORDER TO PREVENT EROSION.
  - 4) THIS PRELIMINARY DEVELOPMENT PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED FINAL SUBDIVISION PLAT.
  - 5) THE PURPOSE OF THIS PLAN IS TO SHOW BUILDINGS, PARKING, AND ACCESS ON THIS PROPERTY.
  - 6) PROPOSED GRADING SHOWN ON THIS PLAN IS PRELIMINARY IN NATURE AND IS INTENDED TO DENOTE THE OVERALL GRADING SCHEME FOR THE PROPERTY. THE SPECIFIC ELEVATIONS ARE SUBJECT TO CHANGE AT THE MORE DETAILED CONSTRUCTION PLAN PHASE.
  - 7) ALL LIGHTING SHALL BE DIRECTED AWAY FROM RESIDENTIAL AREAS.
  - 8) KNOX BOX OR OTHER KEY ACCESS METHOD WILL BE PROVIDED PER FIRE DEPARTMENT SPECIFICATIONS AND REQUIREMENTS.
  - 9) CONSOLIDATION PLAT WILL NEED TO BE RECORDED CONSOLIDATING 1047 AND 1053 PARIS PKE.
- FLOOD INSURANCE NOTE:  
THIS PROPERTY IS NOT IN THE FEMA 100-YEAR FLOOD ZONE BOUNDARY PER FEMA FLOOD PANEL 2100870025E EFFECTIVE MARCH 3, 2014

**LINE TYPES LEGEND**

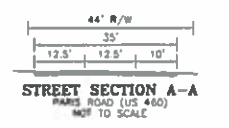
---	STORM SEWER
---	SANITARY SEWER
---	SANITARY FORCE MAIN
---	WATER LINE
---	GAS LINE
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	STREAM/EDGE OF WATER
---	PROPERTY LINE
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC
---	UNDERGROUND TELEPHONE
---	UNDERGROUND CONDUIT
---	EXISTING FENCE
---	EXISTING TREELINE

**SYMBOLS LEGEND**

⊙	UTILITY POLE
⊙	LIGHT POLE
⊙	UTILITY POLE ANCHOR
⊙	CONTROL POINT
⊙	BENCHMARK
⊙	PROPERTY CORNER
⊙	GAS METER
⊙	WATER METER
⊙	WATER VALVE
⊙	FIRE HYDRANT
⊙	STORM SEWER MANHOLE
⊙	STORM SEWER INLET
⊙	HEADWALL
⊙	SANITARY SEWER MANHOLE
⊙	CLEAN-OUT
⊙	ELECTRIC BOX
⊙	ELECTRIC METER
⊙	TELEPHONE BOX
⊙	TREE
⊙	TRAFFIC CONTROL DEVICE
⊙	WALBOX
⊙	TOWER
⊙	SIGN

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 87°31'37" E	39.05
L2	N 47°05'43" E	13.07
L3	N 47°05'43" W	7.30
L4	N 28°38'13" W	37.15
L5	N 48°20'42" E	19.79



**VISION ENGINEERING**  
177 E. Reynolds Road, Suite 100, Lexington, KY 40511  
Tel: 606-253-1100  
www.visioneng.com

DRYDEN, KENTUCKY  
1047-1053 PARIS ROAD  
GEORGETOWN, KY 40324

ENGINEER/APPLICANT:  
VISION ENGINEERING, C/O JEFFREY BALLANTYNE  
128 EAST RICHMOND ROAD, SUITE 100  
LEXINGTON, KY 40511

**PRELIMINARY DEVELOPMENT PLAN**  
1047 PARIS ROAD-WALLER PROPERTY (US HWY 460)  
GEORGETOWN, SCOTT COUNTY, KENTUCKY  
**PROPOSED SELF-STORAGE DEVELOPMENT**

DATE: SEPT. 27, 2017

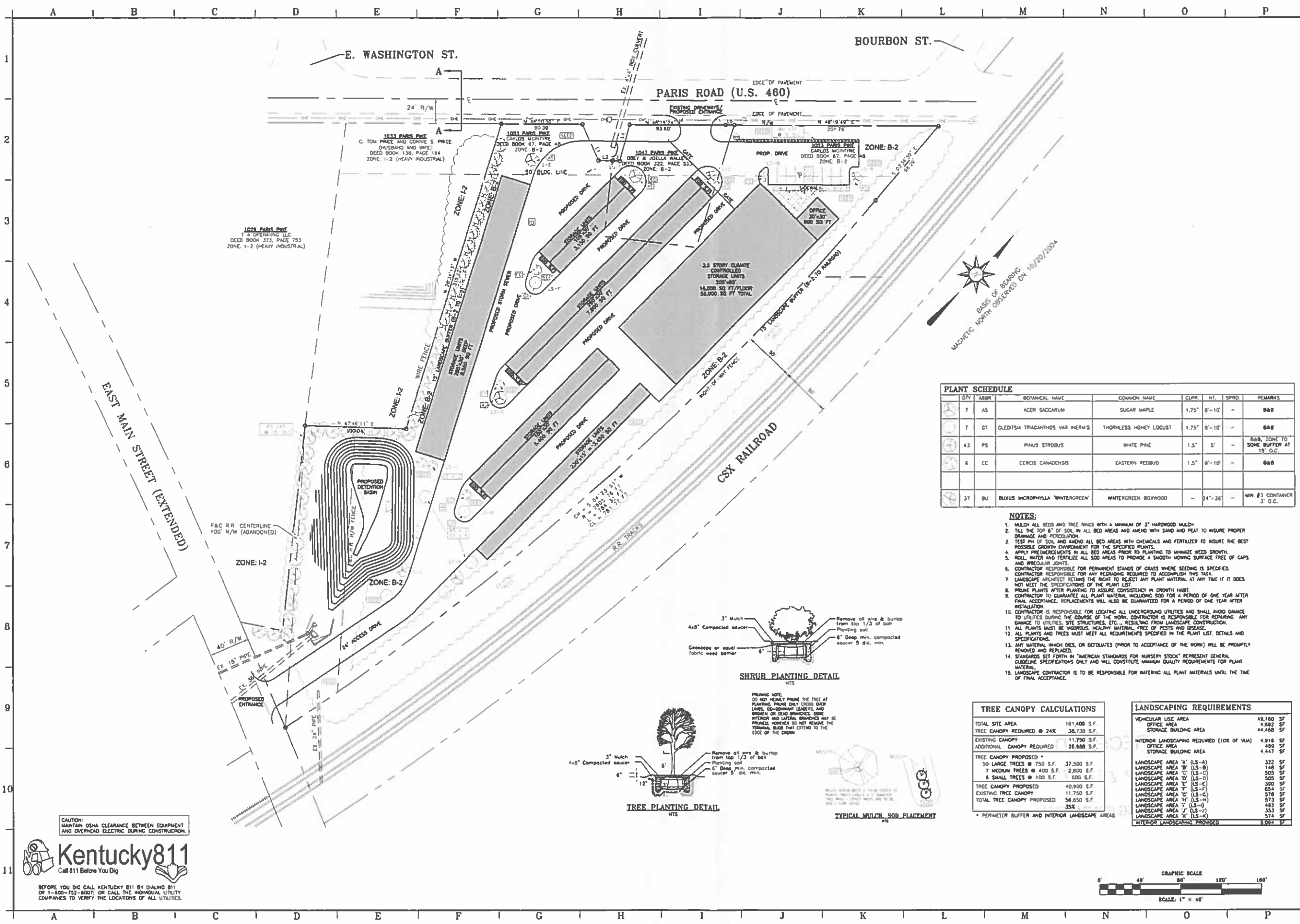
**PRELIMINARY DEVELOPMENT PLAN**  
**PDP 1.0**

CAUTION: MAINTAIN OSHA CLEARANCE BETWEEN EQUIPMENT AND OVERHEAD ELECTRIC DURING CONSTRUCTION.

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Call 811 Before You Dig

BEFORE YOU DIG CALL KENTUCKY 811 BY DIALING 811 OR 1-800-752-6007. OR CALL THE INDIVIDUAL UTILITY COMPANIES TO VERIFY THE LOCATIONS OF ALL UTILITIES.





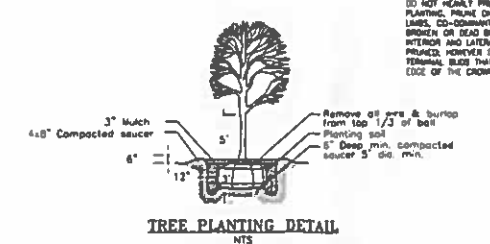
PLANT SCHEDULE							
QTY	ABBR	BOTANICAL NAME	COMMON NAME	CLPR.	HT.	SPRD	REMARKS
7	AS	ACER SACCARUM	SUGAR MAPLE	1.75"	8'-10'	-	B&B
7	GT	GLEDITSIA TRICANTHOS VAR. NERUMIS	THORNLESS HONEY LOCUST	1.75"	8'-10'	-	B&B
43	PS	PINUS STROBUS	WHITE PINE	1.5"	5'	-	B&B, 20% TO SOME BUFFER AT 15' O.C.
6	CC	CERCIS CANADENSIS	EASTERN REDBUD	1.5"	8'-10'	-	B&B
37	BU	BUXUS MICROPHYLLA 'WINTERGREEN'	WINTERGREEN BOXWOOD	-	24"-36"	-	MIN #3 CONTAINER 3" O.C.

- NOTES:**
- MULCH ALL BEDS AND TREE RINGS WITH A MINIMUM OF 3" HARDWOOD MULCH.
  - TILL THE TOP 6" OF SOIL IN ALL BED AREAS AND AMEND WITH SAND AND PEAT TO INSURE PROPER DRAINAGE AND PERCOLATION.
  - TEST PH OF SOIL AND AMEND ALL BED AREAS WITH CHEMICALS AND FERTILIZER TO INSURE THE BEST POSSIBLE GROWTH ENVIRONMENT FOR THE SPECIFIED PLANTS.
  - APPLY PREEMERGENTS IN ALL BED AREAS PRIOR TO PLANTING TO MANAGE WEED GROWTH.
  - ROLL, WATER AND FERTILIZE ALL SOA AREAS TO PROVIDE A SMOOTH MOWING SURFACE FREE OF CAPS AND IRREGULAR JOINTS.
  - CONTRACTOR RESPONSIBLE FOR PERMANENT STAKES OF GRASS WHERE SEEDING IS SPECIFIED. CONTRACTOR RESPONSIBLE FOR ANY REGRADING REQUIRED TO ACCOMPLISH THIS TASK.
  - LANDSCAPE ARCHITECT RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL AT ANY TIME IF IT DOES NOT MEET THE SPECIFICATIONS OF THE PLANT LIST.
  - PRUNE PLANTS AFTER PLANTING TO ASSURE CONSISTENCY IN GROWTH HABIT.
  - CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL INCLUDING SOO FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. REPLACEMENTS WILL ALSO BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSTALLATION.
  - CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE CONSTRUCTION.
  - ALL PLANTS MUST BE VIGOROUS, HEALTHY MATERIAL, FREE OF PESTS AND DISEASE.
  - ALL PLANTS AND TREES MUST MEET ALL REQUIREMENTS SPECIFIED IN THE PLANT LIST, DETAILS AND SPECIFICATIONS.
  - ANY MATERIAL WHICH DIES OR DETRIOLATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
  - STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
  - LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME OF FINAL ACCEPTANCE.

TREE CANOPY CALCULATIONS	
TOTAL SITE AREA	161,408 S.F.
TREE CANOPY REQUIRED @ 24%	38,738 S.F.
EXISTING CANOPY	11,750 S.F.
ADDITIONAL CANOPY REQUIRED	26,988 S.F.
TREE CANOPY PROPOSED *	
50 LARGE TREES @ 750 S.F.	37,500 S.F.
7 MEDIUM TREES @ 400 S.F.	2,800 S.F.
6 SMALL TREES @ 100 S.F.	600 S.F.
TREE CANOPY PROPOSED	40,900 S.F.
EXISTING TREE CANOPY	11,750 S.F.
TOTAL TREE CANOPY PROPOSED	52,650 S.F.
	35%

\* PERIMETER BUFFER AND INTERIOR LANDSCAPE AREAS

LANDSCAPING REQUIREMENTS	
VEHICULAR USE AREA	49,160 S.F.
OFFICE AREA	4,662 S.F.
STORAGE BUILDING AREA	44,448 S.F.
INTERIOR LANDSCAPING REQUIRED (10% OF VUA)	4,916 S.F.
OFFICE AREA	488 S.F.
STORAGE BUILDING AREA	4,427 S.F.
LANDSCAPE AREA 'A' (LS-A)	332 S.F.
LANDSCAPE AREA 'B' (LS-B)	148 S.F.
LANDSCAPE AREA 'C' (LS-C)	502 S.F.
LANDSCAPE AREA 'D' (LS-D)	502 S.F.
LANDSCAPE AREA 'E' (LS-E)	380 S.F.
LANDSCAPE AREA 'F' (LS-F)	654 S.F.
LANDSCAPE AREA 'G' (LS-G)	578 S.F.
LANDSCAPE AREA 'H' (LS-H)	573 S.F.
LANDSCAPE AREA 'I' (LS-I)	482 S.F.
LANDSCAPE AREA 'J' (LS-J)	153 S.F.
LANDSCAPE AREA 'K' (LS-K)	574 S.F.
INTERIOR LANDSCAPING PROVIDED	5,094 S.F.



CAUTION: MAINTAIN OSHA CLEARANCE BETWEEN EQUIPMENT AND OVERHEAD ELECTRIC DURING CONSTRUCTION.

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**VISION ENGINEERING**  
111 E. Reynolds Road, Suite 100, Lexington, KY 40517  
www.visioneng.com

ORTEL: ALLEN  
1018 WALKER WAY  
CINCINNATI, KY 45244

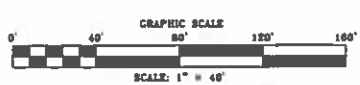
ENGINEER/APPLICANT:  
VISION ENGINEERING, 4/A ZILBO GALLANT  
128 EAST BROADWAY, SUITE 100  
LEXINGTON, KY 40517

**PRELIMINARY DEVELOPMENT PLAN**  
1047 PARIS ROAD-WALLER PROPERTY (US HWY 460)  
GEORGETOWN, SCOTT COUNTY, KENTUCKY  
**PROPOSED SELF-STORAGE DEVELOPMENT**

DATE: SEPT. 27, 2017

PRELIM. DEV. PLAN  
LANDSCAPING EXHIBIT

**PDP 2.0**



**HILPPS GEORGETOWN WAREHOUSE**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**October 12, 2017**

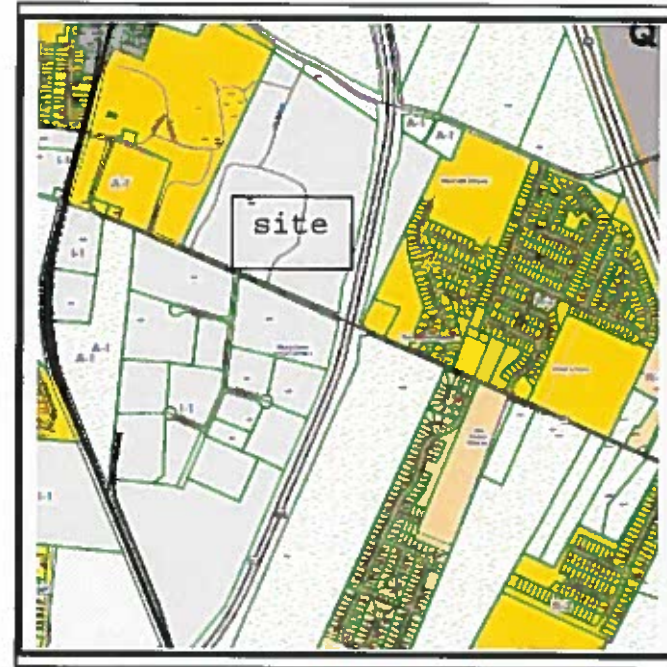
**FILE NUMBER:** PDP-2017-34

**PROPOSAL:** Preliminary Development Plan for a 100,000 SF industrial warehouse building

**LOCATION:** 840 Lemons Mill Road

**APPLICANT:** Adient US, LLC

**Consultant:** Nathan King, KWM Engineering



**STATISTICS:**

Zone	I-1 Light Industrial
Surrounding Zones	Light Industrial
Acreage	11.89 acres
Water/Sewer Availability	Yes/Yes
Access	Lemons Mill Road
Parking Required	4 spaces (2 space /3 employees)
Parking Provided	20 spaces
Variances/Waivers	None

**Background:**

The Preliminary Development Plan is for a new 50,000 square foot warehouse building with a 50,000 square foot expansion area on a newly created 11.89 acre parcel. The building will be used as a warehouse for Adient US, LLC, but is being constructed by Hilpps Construction and will be owned by Hilpps and leased back to Adient US, LLC in a long-term lease arrangement.

The new lot, building and parking lot will be accessed by a new driveway that connects to the existing Adient driveway from Lemons Mill Road. As part of the site development, an existing parking lot is being reconstructed for Adient and a parking lot is being constructed for the new warehouse employees. Access and utilities will be provided through the Adient property over access and utility easements.

**Parking and Circulation:**

Access to the Project Site is shown across a new 30' wide private driveway within an access easement that connects to the southern Adient driveway. No new entrance permits will be required prior to the approval of a Final Development Plan. There will be no new driveway connections to Lemons Mill Road. The driveway width and curve radius is designed to accommodate tractor trailer traffic which will largely travel in a counter clockwise manner, and after loading or unloading trucks will exit to the west through the Adient property.

The Project Site requires four (4) parking spaces to accommodate the anticipated warehouse employees. The Applicant is proposing twenty (20) spaces, with two of those being handicap accessible.

**Land Use Buffers and Landscaping:**

*Property Perimeter Landscaping:* The Project site adjoins industrial zoned property. The Landscape and Land Use Buffers Ordinance (Landscape Ordinance) requires that property in industrial zones maintain a 10' landscape buffer and screening adjoining any freeway or arterial road. The Applicant is proposing to utilize a combination of existing trees and new landscaping within a 10' landscape buffer to screen the building from the McClelland Circle bypass and Lemons Mill Road. The applicant is also proposing to maintain a 10' buffer with existing and new planting along the northern property boundary.

*VUA Perimeter Landscaping:* The Landscape Ordinance requires vehicular use areas (VUA) be screened from adjacent right-of-ways with 1 tree per 40 linear feet of boundary and a continuous hedge planting. This is shown on the plan around the new parking lots on the side facing Lemons Mill Road.

*Interior VUA Landscaping:* The proposed VUA area requires 10% of the VUA in interior landscaped islands, with one tree per 250' of area to be planted in the islands. The loading and unloading areas in industrial zones are exempt from this requirement.

*Canopy:* The Project Site requires a total canopy coverage of 10%. Between the new proposed trees and the preserved canopy, the site should have sufficient canopy coverage.

**Other Site Issues:**

The proposed buildings will be built on a newly created industrially zoned lot. The building meets the setbacks in the I-1 zone, which are 50' front, 25' rear and 12' side. The building height proposed is 26'4". The maximum height for the district is 75'.

There are no standard variances requested. However, the applicant would like to begin grading the site prior to Final Development Plan approval. This has been allowed in the past by the Planning Commission in some cases, primarily in industrial zones, subject to approval by the Planning Commission Engineer of the grading, stormwater and erosion control plans. The applicant is requesting pre-approval for an early grading permit and staff is not opposed.

**RECOMMENDATION:**

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

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

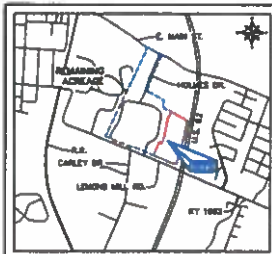
Waiver:

1. Granting of a grading permit to begin earthwork prior to Final Development Plan approval, subject to approval of the Planning Commission Engineer of Stormwater, Grading and Erosion Control Plans. 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.

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 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. All applicable requirements of the *Subdivision & Development Regulations*.
4. All applicable requirements of the *Zoning Ordinance*.
5. The Applicant shall direct lighting away from adjoining property and not have any off-site impact.
6. All signage shall comply with the Sign Ordinance, and any non-conforming signage shall be removed.
7. All requirements of the Georgetown Fire Department regarding fire hydrant locations and emergency vehicle accessibility.
8. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
9. 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.
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
11. The Final Subdivision Plat shall be submitted with a maintenance agreement for the access easement for the new parcel.

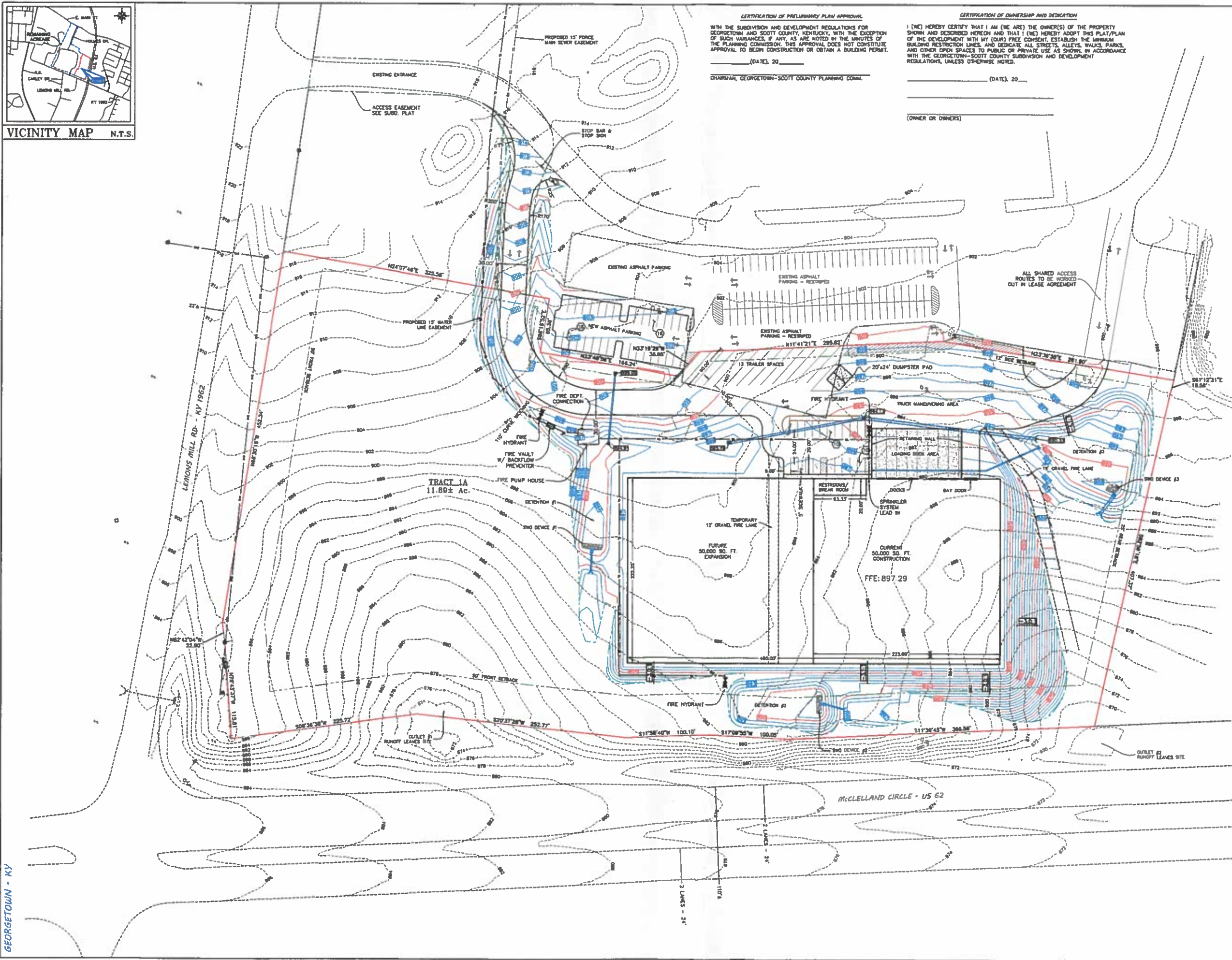




VICINITY MAP N.T.S.

**CERTIFICATION OF PRELIMINARY PLAN APPROVAL**  
 WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED BY THE MINUTES OF THE PLANNING COMMISSION, THIS APPROVAL DOES NOT CONSTITUTE APPROVAL TO BEGIN CONSTRUCTION OR OBTAIN A BUILDING PERMIT.  
 \_\_\_\_\_ (DATE), 20\_\_\_\_  
 CHARMAN, GEORGETOWN-SCOTT COUNTY PLANNING COM.

**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT/PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT. I ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.  
 \_\_\_\_\_ (DATE), 20\_\_\_\_  
 \_\_\_\_\_ (OWNER OR OWNERS)



Site Statistics		
Site Area	11.89	Acres
Zoning	I-1 (Light Industrial)	
Intended Use	Warehouse	
Building Coverage		
Maximum % allowed	50	%
Maximum Ac. allowed	5.95	Acres
Proposed %	19.3 **	%
Proposed Ac.	2.30 **	Acres
Building Height allowed	75	ft
Building Height	26'-4"	Peak
Building Height Elev.	725.53	ft.
Pavement Area on New Development		
Existing	11344	sq.ft.
Added	61600	sq.ft.
Total	72944	sq.ft.
Dock & Truck Maneuvering	25000	sq.ft.
Truck/Trailer Parking	8990	sq.ft.
Passenger Vehicle Parking	7760	sq.ft.
Driveways, etc	31194	sq.ft.
Parking on New Development		
Required	6	employees
(2 spaces/3 employees)	4	spaces
Proposed	20	spaces
Truck/Trailer Parking	13	spaces

\*\* INCLUDES FUTURE BUILDING CONSTRUCTION FOR A TOTAL BUILDING ENVELOPE OF 100,000 SQ. FT.

- NOTES**
- NO KYTC ENCROACHMENT PERMIT WILL BE REQUIRED FOR THIS PROJECT.
  - THE ADDRESS FOR THIS PROPERTY IS 840 LEMONS MILL RD., GEORGETOWN, KY 40324.

**SITE LEGEND**

- Proposed Grade Spot Shot
- Indicates Top of Curb/Sidewalk
- Existing Grade Spot Shot
- Proposed Storm Pipe
- Concrete Area
- Property Lines
- Existing Contours
- Proposed Contours
- Easement/Building Setback

Geodetic North as Determined by GPS Observations

**HILPP'S GEORGETOWN, LLC.**  
 313 KOEHLER DR.  
 LEBANON, KY 40033

**K&W ENGINEERING & SURVEYING**

LEBANON OFFICE: 500 MERCER AVE., LEBANON, KY 40033  
 NATHAN ALLAN BOND, P.E. (270) 882-6331  
 BUSINESS: (270) 882-0088  
 HOME: (270) 880-4863  
 WWW.K&WENGINEERING.COM

REVISIONS:	DATE:
TIC COMMENTS	09/28/2017

SCALE: 1" = 50' DATE: 05-12-2017  
**PRELIMINARY DEVELOPMENT PLAN AND PROPOSED GRADE & DRAIN**  
**D1.01**

GEORGETOWN - KY

GEORGETOWN - KY

LANDSCAPING STATISTICS			
	Required	Provided	(units)
<b>Interior Landscaping Area</b>			
Area	4794.4	5394	sq.ft.
Trees	20	25	ea.
<b>Perimeter Landscaping</b>			
Linear Feet	308		ft.
No. of Trees	8		ea.
No. of Shrubs	103		ea.
<b>Tree Canopy</b>			
Required		Provided	(units)
Lot Percentage	10%	15%	
Area	1.18	1.82	acres
	51357	79090	sq.ft.
<b>Trees to be planted</b>			
Group A		51	ea.
Group B		11	ea.
Group C		19	ea.

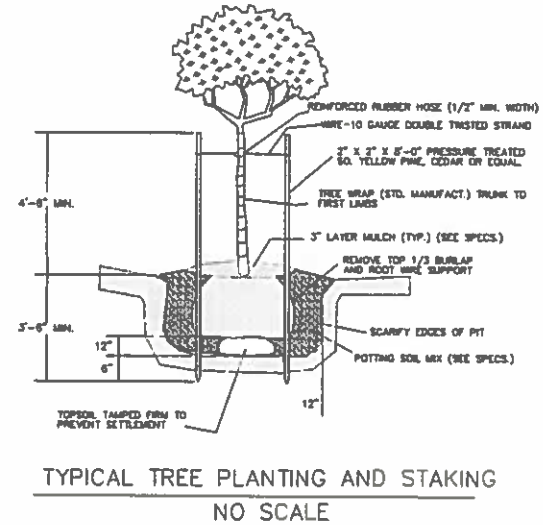
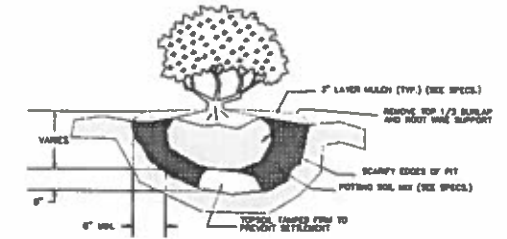
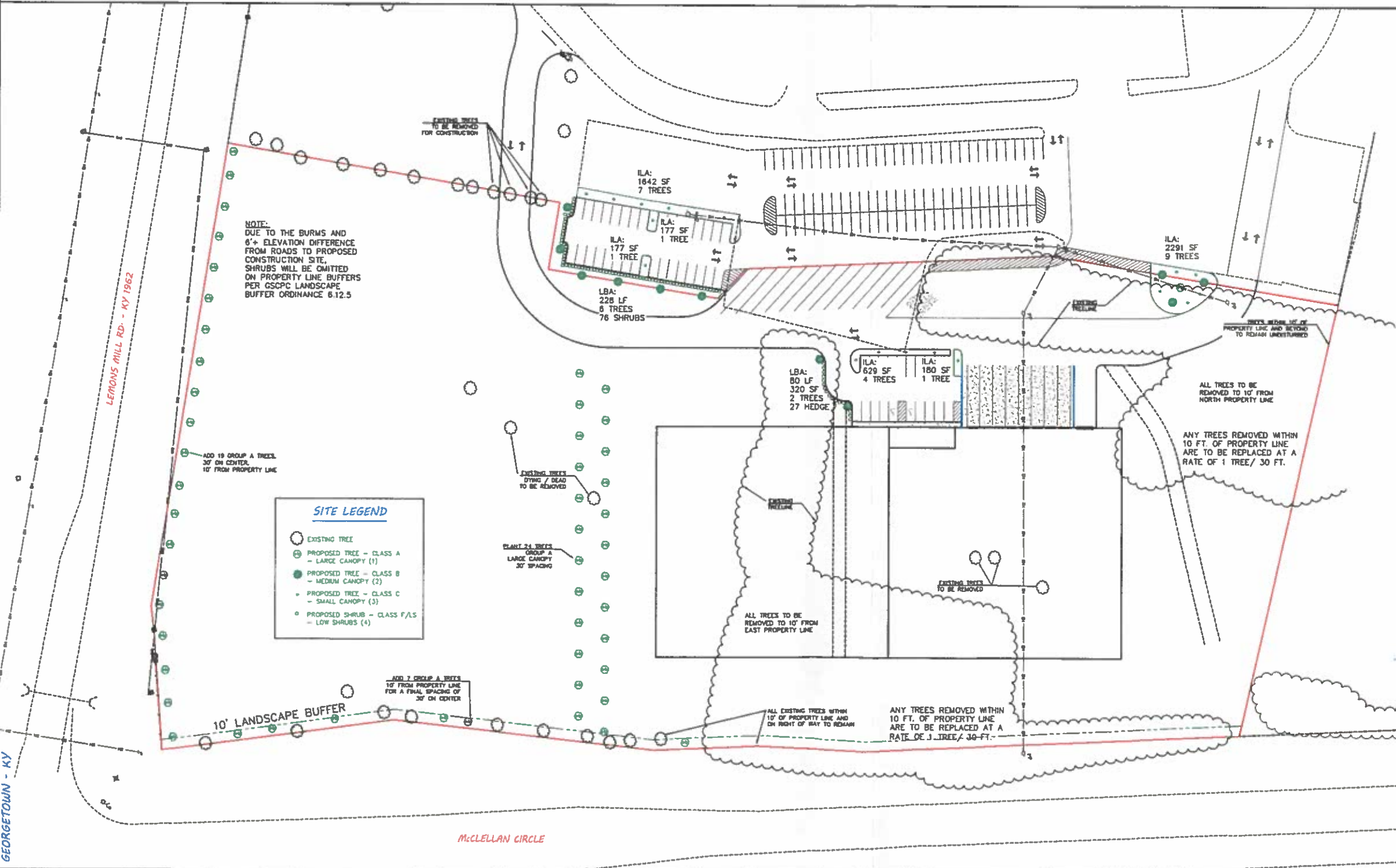
PLANTING SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
1	82	QUERCUS RUBRA	NORTHERN RED OAK	1 3/4" CAL.	B&B	45" O.C. UNSHEARED
2	11	ACER RUBRUM	RED MAPLE	1 3/4" CAL.	B&B	45" O.C. UNSHEARED
3	19	CERES CANDIDISS	EASTERN REDBUD	1 3/4" CAL.	B&B	25" O.C. UNSHEARED
4	27	HYDRONUM PROLIFICUM	SHRUBBY ST JOHN'S WORT	24"-48" H.T.	B&B	3' O.C.

NOTE: DEVELOPER MAY SUBSTITUTE TREE TYPES, WITH APPROVAL FROM THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION.

SEED DISTURBED AREAS					
SEED	FESTULA ARUNDINALEA	KENTUCKY 31 FESCUE	SEED TO GRASS 78/1,000 SF	85% SEED MIX. SEE SPECS.	
	AGROSTIS ALBA	RED TOP	SEED TO GRASS 78/1,000 SF	10% SEED MIX. SEE SPECS.	
	FESTULA RUBRA	CREEPING RED FESCUE	SEED TO GRASS 78/1,000 SF	20% SEED MIX. SEE SPECS.	
	TRIFOLIUM REPENS	WHITE CLOVER	SEED TO GRASS 78/1,000 SF	5% SEED MIX. SEE SPECS.	

- LANDSCAPE NOTES:
1. THIN BRANCHES AND FOLIAGE BY 1/3 RETAINING NORMAL PLANT SHAPE, BUT NEVER CUT THE LEADER. REMOVE ALL BROKEN DISEASED OR WEAK BRANCHES AND MAKE ALL CUTS FLUSH WITH AS LITTLE STUB AS POSSIBLE.
  2. PLANTS SHALL RETAIN SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.
  3. DO NOT BREAK ROOTBALLS AND DO NOT ALLOW AIR POCKETS TO FORM WHILE BACK-FILLING.
  4. TREES SHALL BE REMOVED AND REPLACED IF DEFOLIATION OR BROWNING OCCURS WITHIN 3 DAYS OF PLANTING
  5. MULCH ALL PLANTS AND PLANT BEDS AS PER DETAILS. SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING. EXTEND MULCH BEYOND SAUCER BERM AS SHOWN.
  6. ALL ROOTBALLS REMOVED FROM CANS SHALL BE SCARIFIED PRIOR TO BACKFILLING AND SCARIFY ALL EDGES AND WALLS OF PLANT PITS 4-INCHES DEEP.
  7. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL AS PER PLANS AND SCHEDULE IS FOR CONTRACTOR CONVENIENCE ONLY.
  8. PLANT MATERIAL LOCATIONS TO BE STAKED ON SITE. RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT BEFORE INSTALLATION.
  9. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED.

- LANDSCAPE NOTES (CONTINUED):
9. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED.
  10. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE DURING CONSTRUCTION.
  11. MAINTENANCE FOR PLANT MATERIAL SHALL INCLUDE WATERING, SPRAYING, MULCHING, MOWING OF LAWN, FERTILIZING, PRUNING, Etc., AND IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR UNTIL FINAL APPROVAL BY LANDSCAPE ARCHITECT AND OWNER.
  12. THE OWNER SHALL PROVIDE WATERING, AND THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE FIRST YEAR'S MAINTENANCE.
  13. ALL PLANT MATERIAL ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
  14. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE AND QUALITY AS SPECIFIED IN "AMERICAN STANDARDS FOR NURSERY STOCK" - CURRENT EDITION.
  15. ALL DISTURBED AREAS NOT TO BE PLANTED ARE TO BE SEEDED UNLESS OTHERWISE NOTED. SEE SEED MIXTURE ON PLANTING SCHEDULE.
  16. ENTIRE AREA OF ISLAND TO BE 3" MULCH BED OVER TOPSOIL. TOPSOIL EXTENDS FROM MULCH TO SUBGRADE.
  17. A 12" STRIP OF SOD SHALL BE PLACED ALONG BACK OF CURB IN ALL DISTURBED AREAS WITH THE EXCEPTION OF ISLANDS.



**SITE LEGEND**

- EXISTING TREE
- PROPOSED TREE - CLASS A - LARGE CANOPY (1)
- PROPOSED TREE - CLASS B - MEDIUM CANOPY (2)
- PROPOSED TREE - CLASS C - SMALL CANOPY (3)
- PROPOSED SHRUB - CLASS F/S - LOW SHRUBS (4)

GEORGETOWN - KY

GEODETIC NORTH AS DETERMINED BY GPS OBSERVATIONS

**Kentucky 811**

**HILPP'S GEORGETOWN, LLC.**  
313 KOEHLER DR.  
LEBANON, KY 40033

**KW ENGINEERING & LAND SURVEYING**

LEBANON OFFICE: MATTHIAS ALLAN KING  
P.O. BOX 5 P.L.S. #3831  
555 MERCER AVE. BUSINESS: (270) 662-0088  
LEBANON, KY 40033 MOBILE: (270) 990-6603  
www.kwlandsurveying.com

REVISIONS:	DATE:
PRELIMINARY LAYOUT	05-14-2017
TRC COMMENTS	05-26-2017

SCALE: 1" = 50' DATE: 05-12-2017

**C4.01**  
LANDSCAPE PLAN

**OHNHEISER PARKING EXPANSION ZONE CHANGE**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**October 12, 2017**

**FILE NUMBER:** ZMA-2017-35

**PROPOSAL:** Zone change request for 5.001 acres from A-1 to I-1.

**LOCATION:** 167 Industry Road

**APPLICANT:** Mary Ann Ohnheiser;  
Ohnheiser Co. LLC



**STATISTICS:**

Existing Zone	A-1 (Agricultural)
Proposed Zone	I-1 (Light Industrial)
Surrounding Zones	A-1 (Agricultural), I-1 (Industrial)
Acreage	5.001 acres
Proposed Use:	Extension of the parking area
New street required	No
Access	Industry Road
Variance Requested	None

**BACKGROUND:**

The subject property is an 8.93-acre tract located east of Industry Road. Roughly 3.93 acres of the Project Site is already zoned I-1 (Light Industrial). 5.001 acres of the Project Site are zoned A-1 (Agricultural). The Applicant is seeking to rezone the 5.001-acre portion of the lot from A-1 to I-1. Since this is an urban zoning district, the entire Project Site will need to be annexed into the City of Georgetown.

**LEGAL CONSIDERATIONS:**

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

***Section 100.213 Findings necessary for proposed map amendment – Reconsideration.***

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

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

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

**Part 1:** The Comprehensive Plan provides guidance for consideration of zone change requests. The Future Land Use Map for the currently adopted Comprehensive Plan shows the 5.001-acre portion of the property to be outside the urban service boundary, and as Agricultural.

Therefore, Part 1 does not apply, so we should consider subsection (a).

**Subsection a:** The current A-1 zoning of the northern portion of the Project Site is inappropriate for the nature of the area. The developed portion of the Project Site is zoned I-1, as are several of the neighboring properties.

The finalized Future Land Use Map for the update of the Comprehensive Plan shows this entire property within the urban service boundary, and for the most appropriate land use to be industrial.

The proposed I-1 zoning for the property is more appropriate given the industrial use of the Project Site and the uses and zoning of neighboring properties.

#### **CONCEPTUAL PLAN REVIEW:**

##### **Site Layout:**

The proposed development for the Project Site shows an expansion of the existing building, with paving over some of the existing graveled areas. The northern portion of the Project Site is proposed to be an expanded gravel parking area. Any use of gravel for a vehicular use area will require approval from the Planning Commission when a Preliminary Development Plan is filed. The expanded parking area is proposed to be accessed by a new entrance branching off from the existing entrance on Industry Road.

##### **Landscaping:**

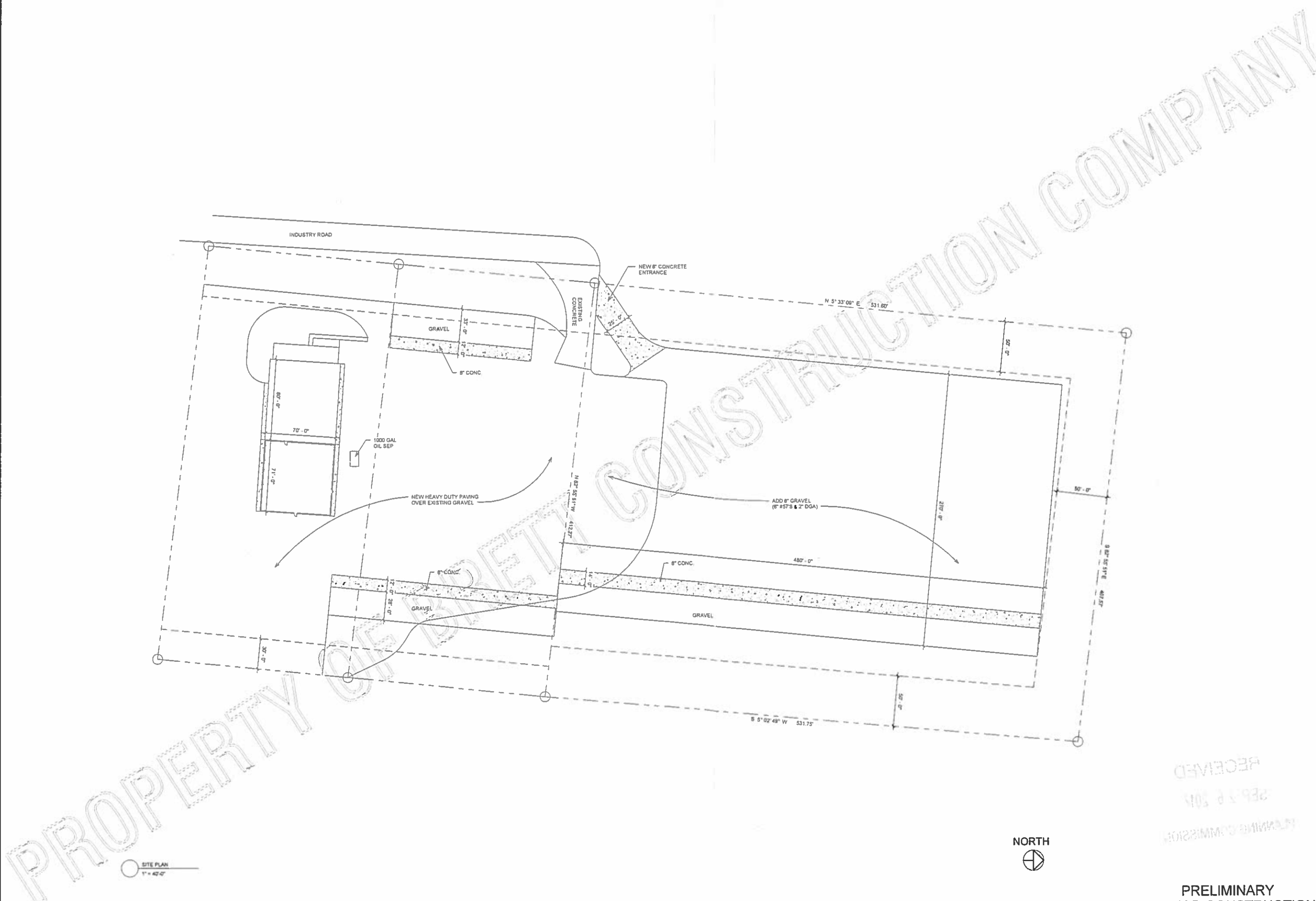
The *Landscape Ordinance* requires a landscaping buffer between industrially zoned property and agriculturally zoned property. This buffer is required to be 15 feet wide. The *Landscape and Land Use Buffers Ordinance* specifies how this buffer is to be populated to buffer the industrial use from the agricultural use. All landscaping will need to be installed prior to the approval of a Final Development Plan for the site.

Any future development will also need to consider the tree canopy requirements of the Landscape Ordinance.

**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 for 5.001 acres located at 167 Industry Road. If the Commission recommends approval of this application, staff recommends the following conditions be attached:

1. The Applicant shall request annexation into the City of Georgetown concurrently with the zone change.
2. The Applicant shall return to the Planning Commission for Preliminary Development Plan approval.
3. All applicable requirements of the *Zoning Ordinance and Subdivision and Development Regulations*.



REVISIONS	
NUMBER	DATE

These drawings and specifications, with the exception of those noted on the property of BRETT CONSTRUCTION CO. They are bound by the agreement made and on the borrower's expressed agreement that they will not be reproduced, copied, loaned, or used for any other purpose without the written consent of the lender to the borrower.

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DIMENSIONS TAKE PREFERENCE TO SCALE

**BCC**  
BRETT CONSTRUCTION CO.  
354 Wake Avenue Ste 200 Lexington, KY 40504  
Phone: 606-255-7901 Fax: 606-251-6325

DRAWN: MLM  
CHECKED:  
DATE: 03/18/16

SHEET TITLE: SITE PLAN  
PROJECT TITLE: GEORGETOWN, KY

JOB NO.	DWG NO.
16-	3400
SCALE	SHEET NO.
1" = 40'-0"	S-1

PRELIMINARY  
NOT FOR CONSTRUCTION



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**YANCEY GRIFFITH ZONE CHANGE**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**October 12, 2017**

**FILE NUMBER:** ZMA-2017-36

**PROPOSAL:** Zone change request for 122.2 acres from A-1 to R-2 (PUD), R-1C (PUD), B-1 (Neighborhood Commercial) and C-1 (Conservation)

**LOCATION:** East side of Cincinnati Road, north of Champion Way in Georgetown

**APPLICANT:** Urban Groupe

**ENGINEER/DESIGNER:** Thoroughbred Engineering



**STATISTICS:**

Existing Zones	122.2 acres zoned A-1 (Agricultural)
Proposed Zones	50.19 acres R-2 PUD (High Density Residential), 53.57 acres R-1C PUD, .70 acres B-1 (Neighborhood Commercial) and 17.81 acres to C-1 (Conservation)
Surrounding Zones	R-2 (Medium Density Residential), A-1 (Agricultural)
Acreage	122.2 acres
Proposed Use	single-family and multi-family residential and neighborhood commercial
Sq. Ft. of Buildings	236 single-family lots, 350 apartment units, 250 townhomes (836)
Parking	795 for apartments, townhomes utilize driveway and garage
New street required	Yes
Linear feet of new street	17,807 linear feet (3.37 miles)
Water/sewer available	Yes/Yes
Access	Via Cincinnati Road

## **BACKGROUND:**

The subject property is a large farm north of Anne Mason Elementary and Royal Spring Middle Schools on US 25 north (Cincinnati Road). The farm is within the Georgetown Urban Service Boundary and was annexed into the City of Georgetown in 2012. The farm is gently sloped with numerous open fields separated by mature tree lines and a large area of floodplain on the eastern side of the farm along Dry Run Creek. The Norfolk Southern Rail line forms the eastern boundary of the property and the school campuses abut the southern boundary of the farm. The farm is the northernmost parcel in the Georgetown Urban Service Boundary and adjoins active agricultural land to the north.

### **Proposed Zoning and Land Use:**

The applicant is seeking the zone change from the existing A-1 (Agricultural) zone to allow for the development of a community with a mixture of housing types. 53.57 acres of the total 122.2-acre site is proposed to be rezoned to R-1C (PUD) for a single-family detached residential subdivision with varied lot widths on a grid of streets. 50.19 acres is proposed to be rezoned to R-2 (PUD) for a 350-unit apartment complex with 160 one-bedroom and 190 two-bedroom units and 250 attached three-bedroom townhomes. .70 acres is proposed for B-1 (Neighborhood Commercial) to provide convenience commercial and/or daycare for the neighborhood. 17.81 acres of floodplain is to be zoned C-1 (Conservation).

### **Legal Considerations:**

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

#### ***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: This zone change proposal is in agreement with the adopted Comprehensive Plan in that the adopted Comprehensive Plan Future Land Use Map (last updated in 2006) designates the areas proposed for the zoning change as Urban Residential. Urban Residential is considered any zone that allows for more dense urban scale residential uses inside the urban service boundary. The commercial component is in agreement with the existing Future Land Use Map if the proposed zone provides commercial services primarily for neighborhood consumption.



Further, the Comprehensive Plan 2016 Goals and Objectives state that...

### **Community Form**

**CF 1.2** Plan for higher-intensity uses in areas with multiple transportation options.

### **Housing**

**HO 1.** Provide a full-spectrum of quality housing options for all residents.

**HO 1.1** Encourage the expansion of affordable and middle income housing opportunities, and distribute new units throughout the community.

**HO 1.4** Provide greater flexibility in land use regulations to adapt to shifting housing demands.

### **Environment**

**EN 5.** Support green spaces, parks and walkways

**EN 5.1** Encourage walkways, ribbon parks, and green spaces along creeks.

**EN 5.2** Require open space planning for large scale developments.

The 2016/17 Comprehensive Plan recommends higher density residential uses in areas with multiple transportation options. New higher density uses should directly access a major road and have good vehicle and pedestrian connectivity throughout the development and to adjoining property. The intent of this recommendation was also to encourage higher density in areas that are more walkable and bikeable and with safe and convenient non-motorized access to commercial areas, employment centers and other community activity centers.

This development is not well situated for direct access to community activity centers. While providing two entrances, those entrances are from a rural two-lane, albeit high-speed arterial road. The rear of the farm is blocked from adjoining lands by floodplain and a major rail line. The southern boundary abuts the rear of Anne Mason Elementary and Royal Springs Middle School campuses, which provides for good opportunities for bike and walking connections with the schools, but not good road connectivity to or beyond the school property. The northern boundary is the current urban service boundary and there are no plans for expansion of the USB in the near term.

Housing Goals and Objectives support a mix of housing types and price ranges and generally support a varied development of this type. The main staff concern would be the proposed large number of identical rental housing types, 250 townhomes and 350 apartments in one location at the urban edge.

Comprehensive Plan Goals on open space encourage open space protection along major streams. This development is in the Dry Run Watershed. The Dry Run Study completed in 2010 recommended stream banks be protected during and after development with permanent riparian buffers and that best management practices be used to ensure water quality protection as urbanization of the Dry Run Watershed occurs.

The gradual step-down of intensity and buffering between urban and rural zones is a practice that has been implemented in the past in Georgetown as land was rezoned from rural to urban zones. This practice was meant to limit conflicts between higher and lower intensity land uses. This step-down manner of development has been applied through other developments on the edge of the USB, including Sutton Place subdivision in southern Georgetown, and Villages of Lanes Run in eastern

Georgetown, where larger lots were planned along the edges of the USB. A gradual decrease between the urban and rural areas allows for a transition of intensity and use. With additional requirements to maintain existing tree lines, further separation and distinction is made between the urban and rural land.

This property is adjacent to the northern USB, so larger lots or less intensive urban uses would be appropriate along the northern boundary. However, long term land use planning for Georgetown has always indicated that future outward expansion of the city would be to the north inside the planned northern bypass and urban expansion would be restricted to the south, east and west. It would be therefore appropriate to forego the step-down approach, but instead increase the landscape buffer area along the USB boundary.

It is staff's finding that residential development is appropriate in this location, but that residential uses should be buffered from existing rural residential and agricultural areas and the USB Boundary. Densities should also be limited to the R-1C category, based on the farm location at the USB Boundary and marginal access and connectivity available at the site.

#### **Background Multi-Family Development:**

A large component of the proposed development will be multi-family rental housing. The following background information is being provided on the makeup of Georgetown's existing multi-family housing market.

According to the 2015 American Community Survey Census data, the City of Georgetown had 12,355 total housing units with a homeowner vacancy rate of 0.5% and a rental vacancy rate of 8.5%, indicating a tight supply of single-family homes and an excess supply of rental units. By comparison, US vacancy rates in 2015 were 1.9% for homeowned units and 7.0% for rental units.

In 2015, 8,538 or 69.1 % of housing units in the City of Georgetown were single-family detached, 1,332 units or 10.8% were attached townhome or duplex units and 2,265 or 18.3% were in 3 or more unit per building multi-family buildings. Compared to cities in the region, Georgetown's housing mix generally included a lower percentage of multi-family units.

Historically most of Georgetown's supply of multi-family rental units have been in smaller buildings, scaled to fit into existing neighborhood areas and built incrementally by local developers or investors. These are buildings termed today "missing-middle" housing. These multi-family buildings, that are scaled to the individual lot level, are not being widely built any more, instead we are seeing a trend toward larger self-contained multi-family projects. The oldest Class A Apartment complex in Georgetown dates to the late 1990's.

In 2015, Georgetown's rental vacancy rate was higher than most cities in the Bluegrass region, with the exception of Versailles. The percentage share of single-family detached residences was higher than average, but vacancies in single-family owned units were still very low. Georgetown is a dynamic market with a large percentage of homes in newer and growing subdivisions. Compared to similar communities without a large student population or a large population of temporary or short term residents, Georgetown's rental housing segment is about average in size. There are two large Class A Apartment

complexes about to enter the market fully in 2018, so the apartment market is in danger of being oversupplied at least in the short term.

**Ratio of Housing Types Bluegrass Cities**

City	No. of housing units	No. of single-family units	%	Attached TH or duplex units	%	No. of MF units (3-unit bldg. or above)	%	Homeowner vacancy rate	Rental vacancy rate
Georgetown	12355	8538	69.1	1332	10.8	2265	18.3	0.5	8.5
Versailles	4092	2631	64.3	298	7.3	1119	27.3	2.5	13.6
Frankfort	13844	7505	54.2	1563	11.3	4591	33.2	1.6	2.9
Nicholasville	11669	8177	70.1	2191	18.8	1166	10.0	2.7	3.5
Richmond	14539	5996	41.2	1772	12.2	6130	42.1	4.4	5.2
Winchester	8715	5121	58.8	1536	17.6	1832	20.9	3.8	7.3
Lexington	137885	82842	60.0	13123	9.5	40352	29.3	2.0	5.4

The proposed concept plan for the Yancey Griffith farm includes a 350-unit, Class A Apartment complex with three-story, 24-unit buildings and a clubhouse/pool recreation building. The proposal also includes 250 townhomes in six-unit buildings.

Georgetown only has a handful of large Class A Apartment complexes. The oldest are Georgetown Oaks, and Haverford in the Colony which were constructed in the 1990's. Wyndamere, phase 1 was constructed in the early 2000's with a second phase constructed in 2014. The Mill was constructed in 2012. For the most part they contain a mix of one, two and three bedroom units, with the two bedroom units predominating.

Occupancy rates are near or below the national average. Georgetown Oaks is the oldest and arguably the best sited among the four constructed. Georgetown Oaks has reported a softening of the market in the past year with the transitions occurring at Toyota. There are two large Class A Apartment complexes scheduled to open shortly. Amerson Farms has four buildings currently complete with the remainder to be phased in future years depending on market conditions. Hill n' Dale Apartments will be fully built in early 2018. The impact these projects have on the local market will not be felt until next year, but they will likely significantly impact their competitors.

**Class A Apartment Developments City of Georgetown**

Project Name	Total # of units	Bldg. size	# bedrooms			Current Vacancy Rate (Oct. 1, 2017)
			1BR	2BR	3BR	
Georgetown Oaks	216	24/units per bldg	48	144	24	84% occupied
Wyndamere	294	6/units per bldg.	0	294	0	92% occupied
The Mill	228	8-12 units per bldg.	78	132	18	92% occupied

Haverford	138	8-12 units per bldg..	32	88	40	91.25% occupied
Amerson Farms	336	24-36 units per bldg.	180	156	0	4 buildings 120 units built phase 1. (60 1BR, 60 2BR) Began leasing Aug. 2017
Hill-N-Dale	295	16-20 units per bldg..	139	118	38	Proposed completion Spring 2018

**Conceptual Plan Review:**

The conceptual plan and zone change request for the Yancey Griffith farm seeks approval for multiple zoning districts, in order to create a residential community with multiple housing types and options. The plan includes 236 single-family residential lots with proposed lot widths of 50', 60' and 70', a 350-unit apartment complex with 160 one-bedroom and 190 two-bedroom units, and a large area devoted to 250 three-bedroom townhomes.

The main concerns with the concept plan are the proposed densities in the multi-family area, which are not in character with previously approved residential development at the edges of the Georgetown Urban Service Boundary.

Previously approved urban residential developments in the immediate area include the Falls Creek Traditional Neighborhood Development (TND) community which was approved as an R-1C (PUD) at 4.4 units a net acre or 338 dwelling units on 77 net acres and T'Bred Acres along Champion Way to the east of the rail line and south of Champion Way, which is zoned R-2 PUD but was approved for single-family lots at an average density of under 3 units per net acre. Also, nearby is the Colony Subdivision, which was approved with R-3 (PUD) zoning and contains a variety of residential neighborhoods with varying densities, but with an overall density of 4.33 units an acre. The Colony has been built out with approximately 1050 housing units on 258 acres.

The proposed Yancey Griffith project is a similarly planned community with a mixture of housing types. The proposed development is setting aside approximately 22 acres in open space, 17.81 acres of which is floodplain. A similar density allowance would be appropriate to that found on surrounding urban scale residential developments. An overall maximum density of 4.4 units a net acre would be appropriate for the development or 456 dwelling units on 103.69 net acres.

**Access and Circulation:**

The subject property will be accessed from Cincinnati Road, a minor arterial two-lane roadway. Two entrances are required for multi-family developments more than 100 units and single-family greater than 200 lots. Two entrances are currently proposed. Encroachment permits will be required from the State Transportation Cabinet and entrance improvements will be the responsibility of the developer. Right-of-way should be reserved along US 25 sufficient to build any required turn lanes.

Stub street connections are shown on the concept plan, Three to the north and two to the south. A turn around or school drop off should be provided for the schools. Details can be worked out at time of Preliminary Development Plan or Subdivision Plat submittal. The residential areas will not be connected

through to adjoining areas but are landlocked by floodplain along Dry Run Creek and the Norfolk Southern Rail line to the east and Scott County school campuses to the south.

### **Traffic study**

A Traffic Study was completed by Thoroughbred Engineering. It concluded that the two entrances to Cincinnati Road be improved to provide a right and left turn lane into the development. In addition, signal timing adjustment will likely be needed at the intersection of Cincinnati Road US 25 and Champion Way KY 32. No further off-site improvements were recommended according to the traffic engineer's report. It is recommended that the traffic improvements be confirmed at the time of Preliminary Development Plan and Subdivision Plat submittal. Any required off-site improvements and right-of-way reservation shall be the responsibility of the applicant.

### **Landscaping & Greenbelt:**

This proposal is located along the northern Urban Service Boundary. The purpose of the Urban Service Boundary is to establish a clear boundary beyond which urban development will not be permitted. It is recommended that existing mature tree lines and fences be maintained or landscaping and fencing be established to create a clear and permanent boundary between urban areas and agricultural land.

A 5' landscape buffer area is shown along the edge of the northern urban service boundary. In addition, a 15' landscape buffer is shown along the rail line and south of the proposed B-1 zoned lot. A 10' landscape buffer is shown between the R-1C (PUD) and R-2 (PUD) areas and a 100' landscape buffer is shown along US 25.

It is recommended that the landscape buffer be increased to 150' along US 25 which should include a 4-board fence and a six-foot berm and year-round landscape screen similar to that proposed in the US 25 Frontage Landscape exhibit provided by the applicant. This would help protect existing karst areas identified on the plan as well. It is recommended remaining buffers, including the buffer along the USB boundary, be increased to 15' to provide room for plantings and protection of existing treelines where they exist.

At the Preliminary Development Plan stage, the Applicant would be required to show appropriate tree preservation to meet the requirements of the *Greenbelt Ordinance* and/or appropriate landscape buffers to satisfy the *Landscape and Land Use Buffer Ordinance* and any conditions of zoning approval.

### **Open Space:**

The applicant is proposing open space along US 25, along a tributary of Dry Run Creek through the single-family lot area and a large area of floodplain on the east side of the farm. It is recommended that walking trail connections being shown in the open space areas be a minimum of 8' in width. Hard surface rather than mulch is preferred.

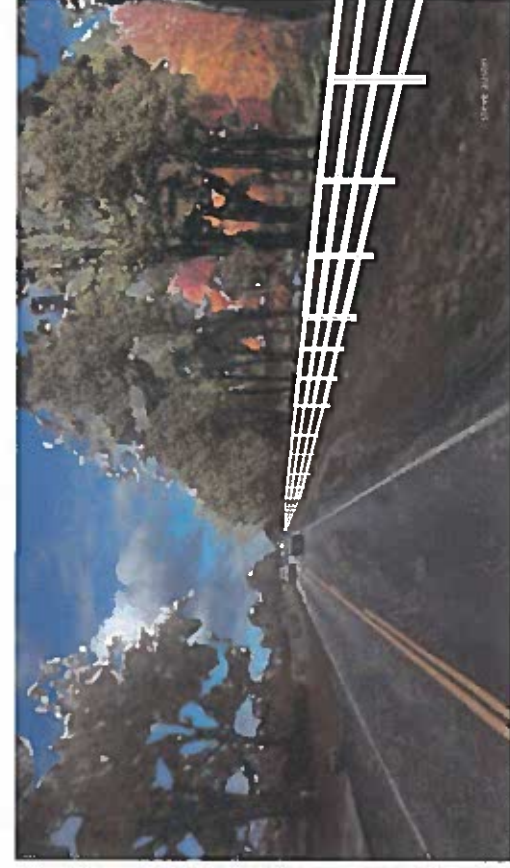
### **RECOMMENDATION:**

Based on the findings above, viewed in its entirety, the requested Zoning Map Amendments satisfy the requirements of KRS 100.213 for a residential rezoning. **Staff recommends approval of the zone**

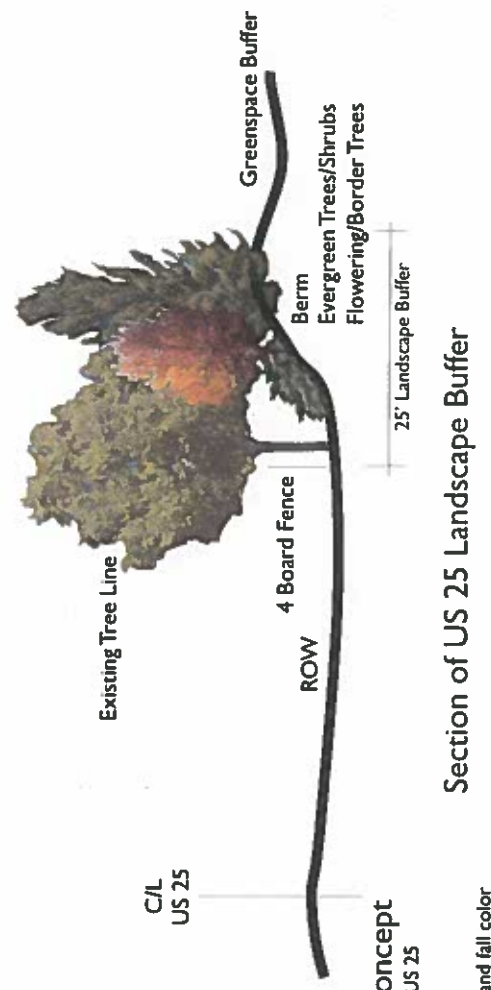
**change request to R-2 PUD and R-1C PUD, B-1 and C-1 for 122.2 acres at Yancey Farm, with the following conditions of approval.**

Conditions of Approval:

1. The maximum density shall be limited to 4.4 units per net acre or 456 lots on 103.69 acres.
2. No direct access onto Cincinnati from the subject property except at the intersection shown on the conceptual plan. All off-site improvements and right-of-way reservation required for improvements shall be the responsibility of the applicant. Applicant shall be responsible for all off-site roadway improvements identified by the submitted traffic study or subsequent traffic study(s) submitted at time of Preliminary Development Plan review.
3. Preservation of the existing tree line where practical. 15' landscape buffer and tree preservation areas shall be provided around perimeter of the site and between R-1C and R-2 areas. A 150' landscape buffer with landscape design and number and type of plantings to be determined at time of Preliminary Development Plan submittal shall be provided along US 25.
4. The Applicant shall provide an 8' wide multi-use trail connection for non-motorized traffic through open space areas.
5. As part of the PUD approval, allow flexibility in intensity of dwelling units on the site so that a higher density of dwelling units may be located near Cincinnati Road in the R-2 (PUD) area, and lower intensity of dwelling units be allowed in the R-1C (PUD) area along the C-1 Conservation in a step-down manner.
6. Land Use buffering, Property Perimeter buffering, Arterial Road buffering along the Cincinnati Road, and Vehicular Use Area landscaping shall be provided to meet the requirements of the *Landscape and Land Use Buffer Ordinance*, and *Subdivision & Development Regulations*.
7. All stormwater and runoff shall be managed so as not to create additional off-site impacts.
8. The applicant shall meet all requirements of the Environmentally Sensitive Lands Ordinance in regard to karst areas on site.
9. The applicant shall provide riparian buffers along existing creeks per the recommendations of the Dry Run Study.
10. The Applicant shall return to the Planning Commission for Preliminary Development Plan and Preliminary Subdivision Plat review.
11. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
12. All requirements of GMWSS regarding the provision of sanitary sewer.



View looking north of US 25 Landscape Buffer in Autumn



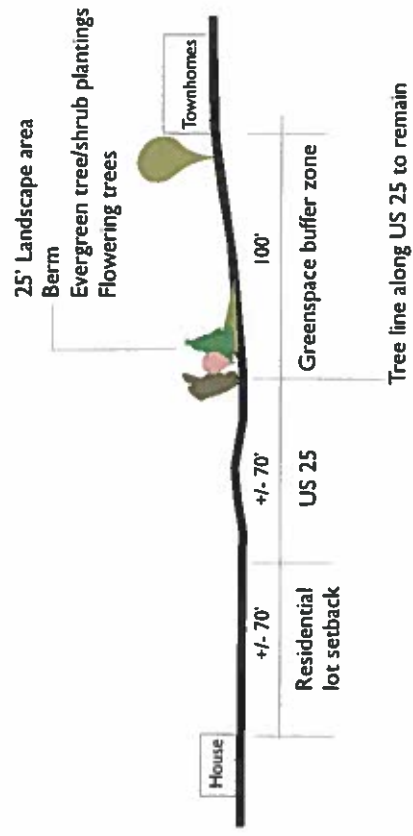
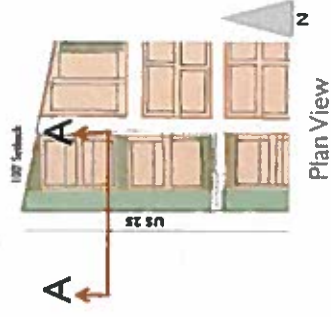
**Landscape Buffer Design Concept**

- Minimize visual impact of development from US 25
- Preserve existing tree line along US 25
- 4-board fence
- Berm with evergreen backdrop for spring and fall color

Section of US 25 Landscape Buffer

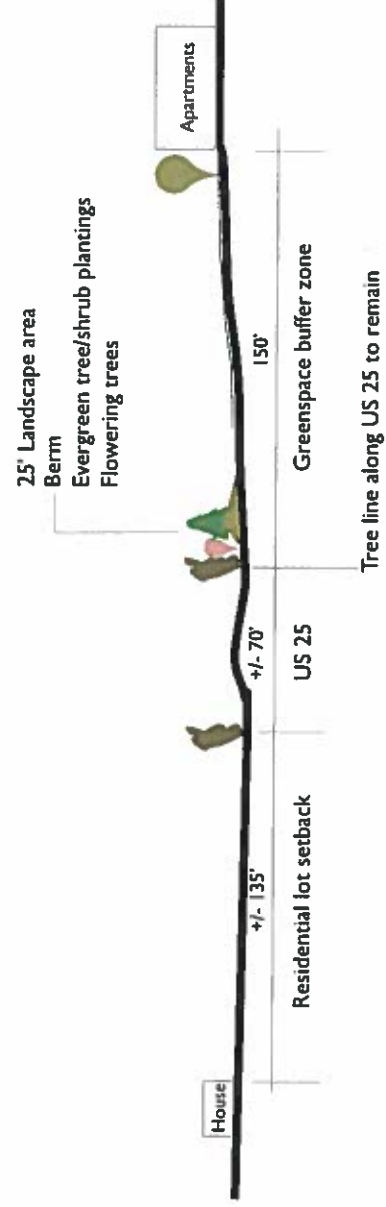
**US 25 Frontage Landscape - Urban Groupe - Griffith Trust Property - Georgetown, Kentucky**

Steve Austin, ASLA  
Land Planning  
859.473.3880



**A - A Schematic Section Townhouses - Looking North**

Proportional representation



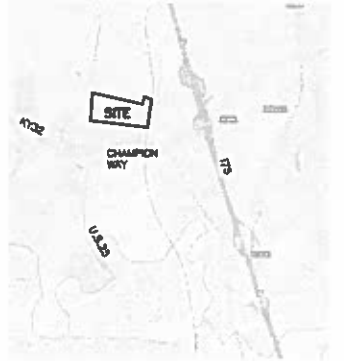
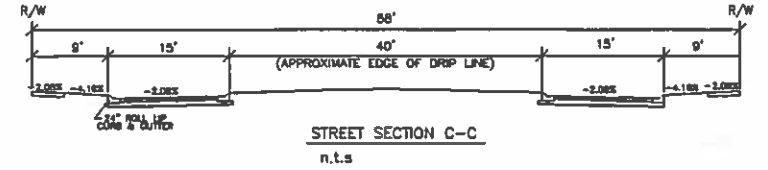
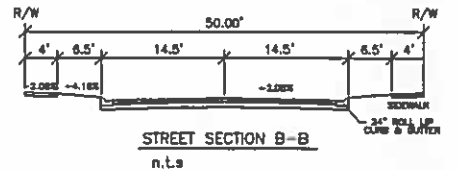
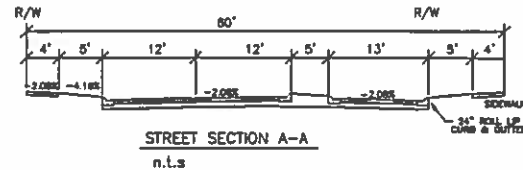
**B - B Schematic Section Apartments - Looking North**

Proportional representation

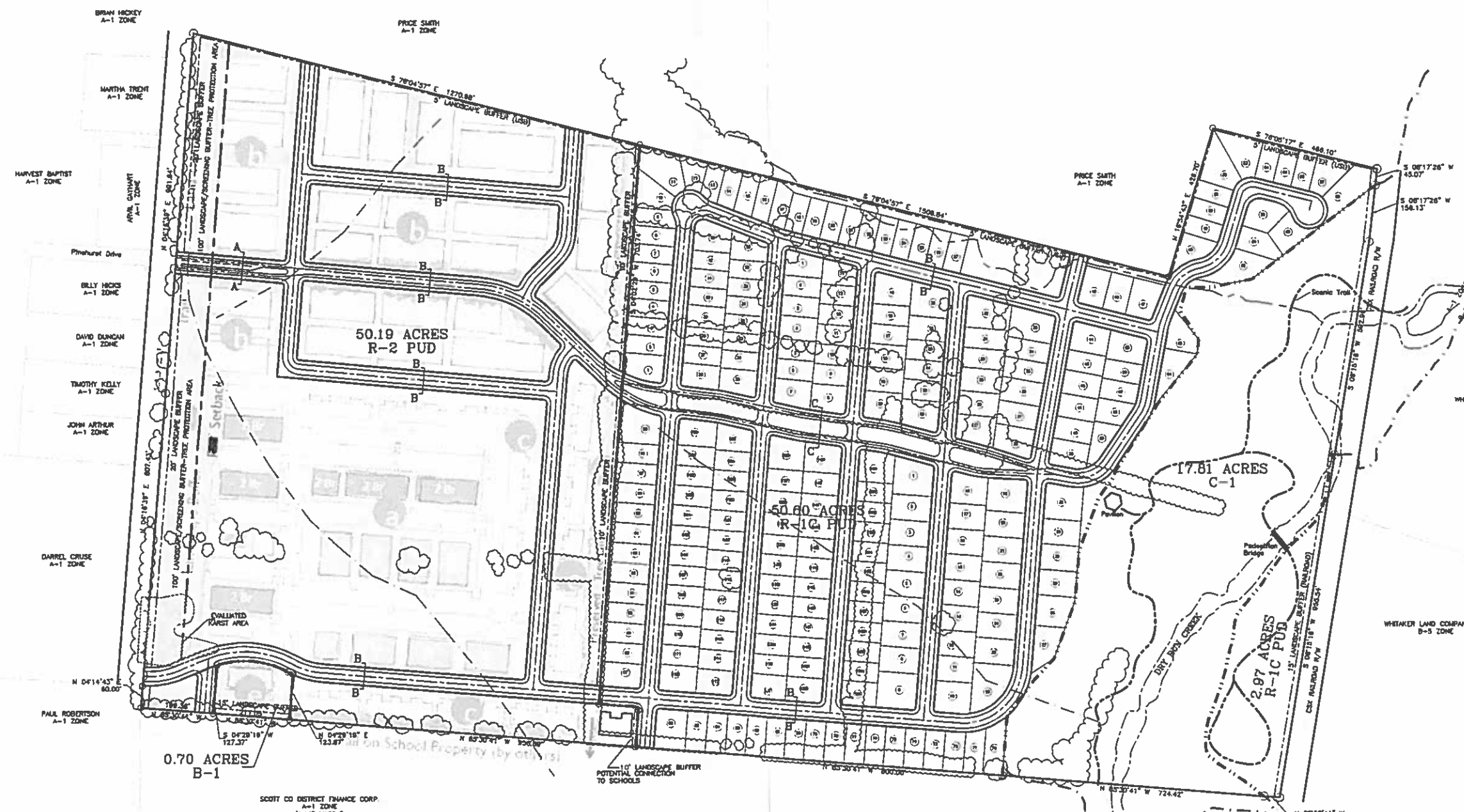
## Zone Change Concepts- Urban Groupe - Griffith Trust Property - Georgetown, Kentucky

Steve Austin, ASLA  
Land Planning  
859.473.3880





VICINITY MAP



**STATISTICS**

TOTAL AREA	122.2 ACRES
PROPOSED R-1C PUD AREA	TOTAL AREA = 33.57 ACRES
AREA IN LOTS	= 32.80 AC
AREA IN OPEN SPACE	= 2.87 AC
LOTS PROPOSED	= 238
DENSITY	= 4.8 PER AC
TYPICAL LOT SIZE	= 91'x105'
PROPOSED B-2 PUD AREA	TOTAL AREA = 50.19 ACRES
PROPOSED UNITS	=
150 2 BEDROOM	
180 1 BEDROOM	
250 TOWNHOMES	
DENSITY	= 12 UNITS/ACRE
PARKING	
2.5 PER 2 BR UNIT = 475	
2.0 PER 1 BR UNIT = 320	
TOWNHOMES ARE EITHER ALLEY GARAGE OR FRONT GARAGE	
PROPOSED C-1 AREA	= 17.81 AC
(FLOODPLAIN)	
PROPOSED B-1 AREA	
TOTAL AREA	= 0.70 ACRES

NOTES:

1. THE TRAFFIC STUDY INDICATES THAT TURN LANES ARE NOT REQUIRED ON U.S. 50. HOWEVER, IT IS ANTICIPATED THAT KYTC WILL REQUIRE THEM, AND THE APPLICANT WILL COMPLY WITH ANY KYTC REQUIREMENTS.
2. THE TRAILS SHOWN ARE PROPOSED TO BE 4' WIDE, WITH A SURFACE OF MULCH. IT WILL BE CONSTRUCTED WITH BOX FENCES FROM DEVELOPER AND SOIL FUNDS FROM THE HOA.

OWNER  
BETTY YANCEY GRIFFITH TRUST

APPLICANT  
URBAN GROUPE DEV I, LLC  
110 JOHN DAVIS DRIVE  
GEORGETOWN, KY

SCALE: 1" = 150'

NOTE:  
THE PERMETER BOUNDARY IS TAKEN FROM THE DEED OF RECORD (D.B. 323, PG. 108). A RETRACEMENT SURVEY WILL BE PERFORMED BEFORE RE-ZONING IS COMPLETED.

CONCEPT PLAN FOR ZONE CHANGE REQUEST  
**BETTY YANCEY GRIFFITH TRUST PROPERTY**  
 CINCINNATI PIKE GEORGETOWN, KENTUCKY

SCALE:	DATE:
1"=150'	5-29-17
REVISED:	DRAWN BY:
9-26-17	A.B.C.
CDT FILE:	the_park-with-contours-resubmit.dwg

**THOROUGHbred ENGINEERING**

110 E. MAIN ST. SUITE 206 GEORGETOWN, KY. 40324 (502) 863-1756

CIVIL DESIGN - GEOTECHNICAL ENGINEERING - IBC SPECIAL INSPECTIONS - MATERIAL TESTING - LAND SURVEYING - GEOTECHNICAL DRILLING

**PLEASANT VALLEY SUBDIVISION ZONE CHANGE**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**October 12, 2017**

**FILE NUMBER:** ZMA-2017-37

**PROPOSAL:** Zone change request for approximately 10.26 acres from R-1C PUD to R-3 PUD.

**LOCATION:** The end of Schneider Blvd.  
Parcel: 188-20-065.000

**APPLICANT:** PV Land, LLC



**STATISTICS:**

Existing Zone	R-1C PUD (Single Family Residential)
Proposed Zone	R-3 PUD (High Density Residential)
Surrounding Zones	R-1C (Single-Family Residential)
Acreage	11.24 acres (Proposed ROW: 1.46 Acres, Proposed Development: 9.78 acres)
Proposed Use:	Multi-Family Residential
New street required	No
Access	Schneider Boulevard & potential extension of Lexus Way
Variance Requested	None

**BACKGROUND:**

The subject property is an 11.24-acre tract located at the end of Schneider Boulevard. This property was rezoned to R-1C PUD with the rest of Pleasant Valley Section II. The Preliminary Subdivision Plat approved for this area is for 46 single family lots (PSP-2005-04).

The Applicant is willing to donate right-of-way for a possible extension of Lexus Way. The Applicant is seeking this rezoning to a higher residential density to offset the proposed 90 feet of right-of-way at the southernmost part of the Project Site.

**LEGAL CONSIDERATIONS:**

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

***Section 100.213 Findings necessary for proposed map amendment – Reconsideration.***

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

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

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

**Part 1:** The Comprehensive Plan provides guidance for consideration of zone change requests. The Future Land Use Map for the currently adopted Comprehensive Plan shows this parcel as urban residential. The text from KRS 100.213 requires, for Part 1, that the Commission must find the map amendment agrees with the Comprehensive Plan. There is no guidance available in the Comprehensive Plan regarding the appropriateness or inappropriateness of the requested zone change from one urban residential district to another.

Therefore, Part 1 does not apply, so we should consider subsection (a).

**Subsection a:** The current R-1C zoning of the Project Site is appropriate for the nature of the area. Therefore, Subsection (a) does not apply, so we should consider subsection (b).

**Subsection b:** There is the potential for an extension of Lexus Way from Cherry Blossom through to Old Oxford Road. This extension is in the very preliminary stages of being planned at this time. If this road is constructed, it may be appropriate to rezone the Project Site to allow for a higher density residential development along what would be a minor arterial or major collector road.

Staff has two main concerns with the current application. First is the requested density. The R-3 zoning district allows a maximum density of 16 dwelling units per acre. The currently approved density of the Project Site is roughly 4.09 dwelling units per acre. If we look at the transect of the City of Georgetown, it does not serve the public welfare to rezone the Project Site to the maximum possible density allowed by the *Zoning Ordinance*. The Project Site is at the periphery of the northeastern side of Georgetown. Ideally, high-density residential should be located in an area with multi-modal transportation, in close proximity to schools or libraries, within walking or biking distance to commercial or employment areas. Should the Commission feel as though a higher density is appropriate in this area, staff would recommend the R-2 zoning district rather than the R-3 district. The R-2 district would allow the Applicant to potentially recoup some of the lost profit on the donated right-of-way, while not being as potentially disruptive as the R-3 zoning district. Table 1 shows information on the currently approved plan for the Project Site, as well as the possible number of dwelling units that could be built with an R-1C, R-2, and R-3 zoning of the Project Site minus the proposed 90-foot right-of-way.

	Currently Approved	R-1C	R-2	R-3
Acres	11.24	9.78	9.78	9.78
Units / Acre	4.09	4.4	12	16
Number of Units	46	43	117	156

**Table 1**

Second is the timing of the proposed zoning. Subsection (b) states “that there have been major changes...” The past tense used throughout the entire subsection (b) seems to be aimed at preventing speculative rezoning based on changes that may impact the area where the rezoning is being requested. There may be a time, after a Lexus Way extension is built or is in a more advanced stage of design where a rezoning of the Project Site to a higher density is appropriate, but not at this time. At the very least, there should not be any construction of higher density residential until the Lexus Way extension is built.

**CONCEPTUAL PLAN REVIEW:**

**Site Layout:**

The concept plan shows an arrangement of the multi-family units around a central parking area with some greenspace centrally located. There are two entrances to the Project Site proposed on the concept plan; however, one of these entrances relies upon the extension of Lexus Way. Some of the proposed buildings on the concept plan will need to be adjusted to meet the setback requirements for the Project Site. The concept plan also shows a walking trail around the perimeter of the Project Site with some spurs extending into the central portion of the Project Site.

**Landscaping:**

The *Landscape Ordinance* requires a landscaping buffer to screen multi-family developments from all single family zoned property. In addition to these buffers, any future development plan will need to comply with all screening of vehicular use areas, and interior vehicular use area landscaping. Development plans will also need to comply with the canopy requirements for multi-family development.

**FINDINGS:**

1. The Applicant will need to comply with City of Georgetown Ordinance 2015-014 for the change in the common scheme of development for Section II of Pleasant Valley. The Applicant has met the notification requirement, and is intending to show that market conditions have changed at the Planning Commission meeting.
2. Without an extension to Lexus Way there is not sufficient infrastructure to support even 100 units of multi-family development. It would be premature to rezone this property to a multi-family zoning district without having the property acquired and the project funded for the Lexus Way extension.
3. The proposed R-3 zoning district has a maximum density that would be inappropriate, even if sufficient infrastructure was in place. The zoning, character, and scale of all the surrounding properties is single-family residential. There are no nearby commercial areas, employment centers, or community facilities residents would have access to. The Applicant should consider

either maximizing the current zoning districts 4.4 dwelling units per acre, or the R-2 districts 12 dwelling units per acre density.

**RECOMMENDATION:**

Based on the findings above, and that the requested zone change does not satisfy the requirements of KRS 100.213, staff recommends **denial** of the zone change request for the Project Site located at the end of Schneider Boulevard.

If the Commission recommends approval of this application, staff recommends an R-2 zoning rather than an R-3 zoning designation, and the following conditions be attached:

1. A Final Development Plan shall not be approved for multi-family development of the Project Site until Lexus Way has been extended to serve the proposed development.
2. The Applicant shall return to the Planning Commission for Preliminary Development Plan approval.
3. All applicable requirements of the *Zoning Ordinance* and *Subdivision and Development Regulations*.
4. Where possible, development should preserve existing tree lines.

# COMMON SCHEME OF DEVELOPMENT

## Ordinance Requirements for this application

City of Georgetown Ordinance 2015-014 states,

4. "An applicant may seek an amendment... to the Common Scheme of Development for the Existing Development or Subdivision only upon:
  - i. A showing that market conditions have changed substantially, necessitating a change in the Common Scheme of Development for the Existing Development or Subdivision;
  - ii. A sworn statement that the applicant has notified in writing every owner of every Lot within the existing Development or Subdivision... and any homeowners association... of the proposed amendment, modification or change, which notification shall include a written statement setting forth:
    1. The material changes proposed; and
    2. The date at which the Planning Commission will hear the application for the amendment, modification or change; and
    3. The right of the owners of the Lots and the homeowner's association to appear before the Planning Commission to support or oppose the proposed amendment, modification or change.
  - iii. An applicant shall submit and subject the additional, new, annexed or future sections, units or phases to the same homeowner's association created by the existing Common Scheme of Development...
5. An amendment to the Common Scheme of Development in an Existing Development or Subdivision shall require approval of the Planning Commission, which shall allow testimony of the owners of Lots..."

The Ordinance also requires the Planning Commission to deny any application for amendment that does not meet the requirements of section 4(i) and (ii) above.

## Staff Analysis

The Applicant has complied with the notification requirements of the Ordinance. The Applicant intends to make a presentation to the Planning Commission justifying the change in the Common Scheme of Development.

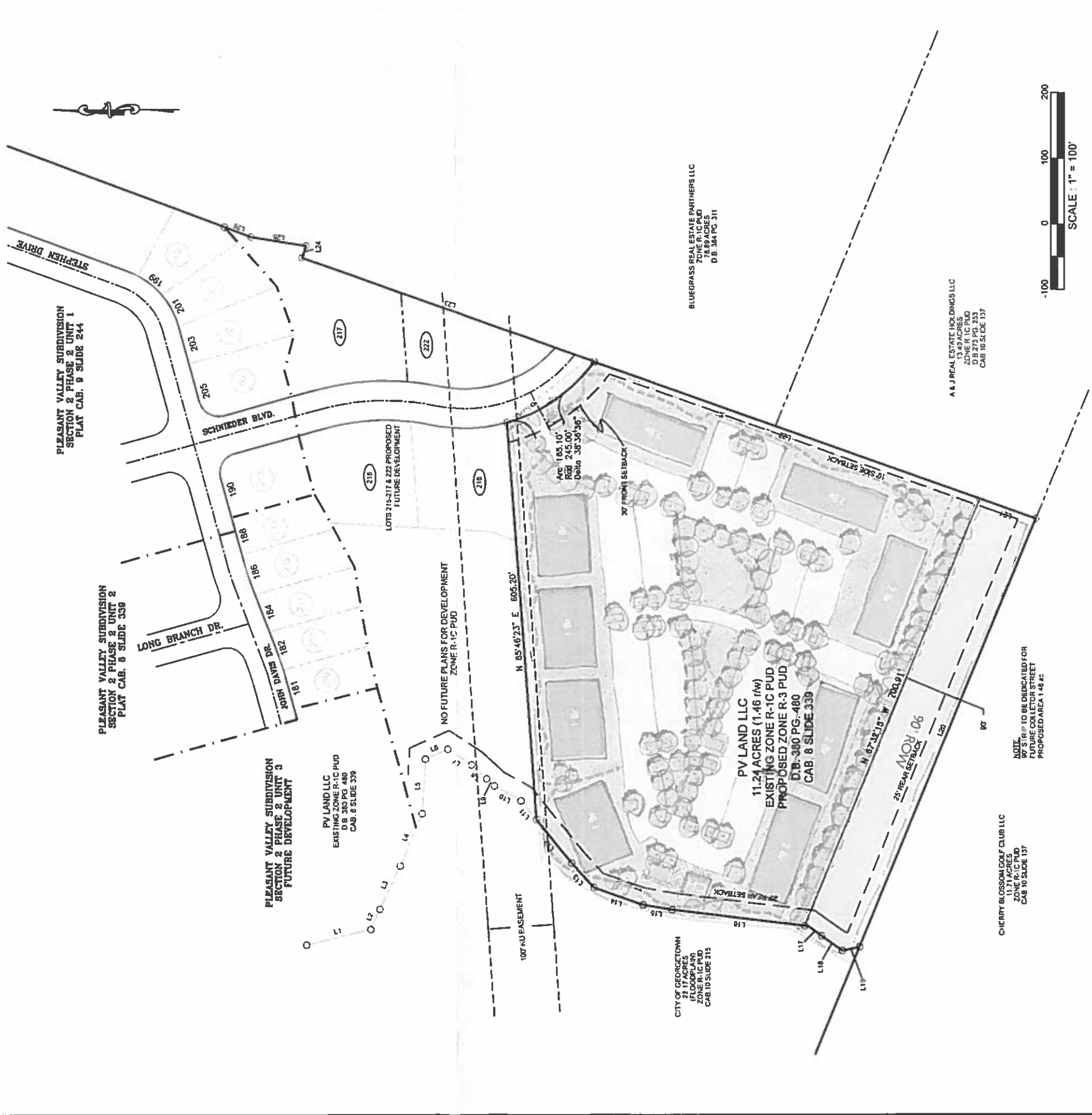
## Planning Commission Procedure

Approving a change in the Common Scheme of Development should be done through a separate vote from the Zone Change. The Planning Commission will need to hear testimony from owners of Lots in Pleasant Valley, if any are in attendance prior to any vote on the Common Scheme of Development.

ADDITIONAL ADJOINERS	
01	OWNER AND DEED SOURCE
200	PV LAND, LLC D.B. 300, PG. 480
210	PV LAND, LLC D.B. 300, PG. 480
211	PV LAND, LLC D.B. 300, PG. 480
212	PV LAND, LLC D.B. 300, PG. 480
213	PV LAND, LLC D.B. 300, PG. 480
214	MILER, JOSHUA C. & LAURENA D.B. 351, PG. 190
93	FRISTAS JAVES & ERICAV D.B. 352, PG. 355
92	MARKLEY TRAVIS & BETHANIE SKAGGS D.B. 318, PG. 451
91	GARRISON THOMAS WAYNE & TREMA JO D.B. 260, PG. 119
90	SIMPSON PATRICIA & BRETT D.B. 333, PG. 184

LINE	BEARING	DISTANCE
1	N 17°23'37" W	199.06
2	N 85°46'23" E	605.20
3	S 85°46'10" E	172.43
4	S 87°11'11" E	198.07
5	N 89°52'24" W	193.07
6	N 87°20'18" E	144.41
7	S 42°29'56" W	311.82
8	S 47°29'58" W	191.18
9	S 29°22'10" W	151.85
10	S 20°44'54" W	185.42
11	S 47°55'2" W	191.38
12	S 19°14'38" W	171.79
13	N 85°46'23" E	605.20
14	N 87°38'13" W	200.01
15	N 85°39'53" W	242.81
16	N 55°29'16" E	151.85
17	N 85°46'23" E	605.20
18	N 87°38'13" W	200.01
19	N 85°39'53" W	242.81
20	N 55°29'16" E	151.85
21	N 85°46'23" E	605.20
22	N 87°38'13" W	200.01
23	N 85°39'53" W	242.81
24	N 55°29'16" E	151.85
25	N 85°46'23" E	605.20
26	N 87°38'13" W	200.01
27	N 85°39'53" E	151.85
28	S 70°30'41" W	143.23

VICINITY MAP



**THOROUGHbred ENGINEERING**  
SURVEYORS • ENGINEERS • PLANNERS  
110 E. MAIN ST. SUITE 206 GEORGETOWN, KY. 40324 (502) 863-1756

**ZONE MAP AMENDMENT**  
**PLEASANT VALLEY SUBDIVISION**  
**SECTION 2, PHASE 2, UNIT 3**  
**SCHNEIDER BOULEVARD, GEORGETOWN, KY.**

SCALE: 1" = 100'  
REVISED: KWH  
CAD NAME: zone\_map-Ph3

DATE: 9-01-17  
DRAWN BY: ABC

**PETERS CARL B. IRREVOCABLE FAMILY GSTT TRUST ZONE CHANGE**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**October 12, 2017**

**FILE NUMBER:** ZMA-2017-38

**PROPOSAL:** Zone change request for 1.22 acres from A-1 to B-2 (Highway Commercial)

**LOCATION:** East side of Lexington Road, south of Mt. Vernon Drive in Georgetown

**APPLICANT:** Peters Carl B. Irrevocable Family GSTT Trust

**ENGINEER/DESIGNER:** Thoroughbred Engineering



**STATISTICS:**

Existing Zones	A-1 (Agricultural)
Proposed Zones	B-2 (Highway Commercial)
Surrounding Zones	B-2 (Highway Commercial)
Acreage	1.22 acres
Proposed Use	Highway Commercial
New street required	No
Access	Via Lexington Road

**BACKGROUND:**

The subject property is a residential property on Lexington Road. The property is within the Georgetown Urban Service Boundary and is in the process of getting annexed into the City of Georgetown. The property gradually slopes towards Lexington Road and has minimal tree coverage. All surrounding properties are zoned B-2 and the subject property is in one of the major commercial corridors in Georgetown.

**Proposed Zoning and Land Use:**

The applicant is seeking the zone change from the existing A-1 zone to allow for a commercial use. The site is proposed to be rezoned to B-2 (Highway Commercial) for a 2000-square foot restaurant and a 4500-square foot office building.

**Legal Considerations:**

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

***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: This zone change proposal is in agreement with the adopted Comprehensive Plan in that the adopted Comprehensive Plan Future Land Use Map designates the subject property as Commercial and within City Limits.

Opportunities for growth and infill development within the Urban Service Boundary are goals of the Comprehensive Plan. The proposed commercial development would provide economic opportunities along a major corridor within the Urban Service Boundary. For these reasons, the proposal is in compliance with the Comprehensive Plan, Future Land Use Map and Goals and Objectives for this location. Additionally, the proposed zone change is in compliance with the draft of the 2016 Comprehensive Plan and its proposed Future Land Use Map.

Therefore, Part 1 does apply. Parts A and B need not be considered.

**Conceptual Plan Review:**

The conceptual plan and zone change request seeks approval for the B-2 Highway Commercial zoning category in order to create a commercial development that would provide a 2000-square foot restaurant and a 4500-square foot office building.

**Access:**

The subject property will be accessed from Lexington Road pending approval from KYTC. A secondary access is good practice and was proposed on the Concept Plan via a possible Mt. Vernon connection. The secondary access could be determined with the preliminary development plan.

**Traffic study**

According to the ITE Trip Generation Manual the combined uses would generate under 100 trips during peak hours so no traffic study is required.

**Landscaping:**

At the Preliminary Development Plan stage, the Applicant would be required to show the interior landscaping for vehicular use areas to meet the requirements of the *Landscape and Land Use Buffer Ordinance*.

**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 A-1 to B-2 for 1.22 acres located at 1100 Lexington Road.

1. The Applicant shall request annexation into the City of Georgetown concurrently with the zone change.
2. The Applicant shall return to the Planning Commission for Preliminary Development Plan approval.
3. All applicable requirements of the *Zoning Ordinance* and *Subdivision and Development Regulations*.



VICINITY MAP  
(n.t.s.)

BOOM, INC  
0.90 ACRES  
D.B. 282, PG. 434  
ZONE B-2  
(SONIC)

COMMONWEALTH OF KENTUCKY  
0.11 ACRES  
D.B. 220, PG. 071

LEXINGTON ROAD

N 05°38'43" E 254.89'

4500 SQ FT  
OFFICE BUILDING

50' B.L.

PETERS CARL B IRREVOCABLE FAM GSIT  
1.22 ACRES  
D.B. 375, PG. 139  
EXISTING ZONE A-1  
PROPOSED ZONE B-2

2000 SQ FT  
RESTAURANT

N 85°37'41" W 257.84'

25' UTILITY EASEMENT

601 PERIMETER DRIVE LLC  
0.91 ACRES  
D.B. 370, PG. 827  
ZONE B-2  
(TACO BELL)

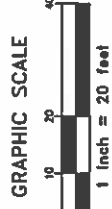
PREFCD NINETEEN LIMITED PARTNERSHIP  
7.39 ACRES  
D.B. 222, PG. 032

MT. VERNON  
DRIVE

POSSIBLE CONNECTION  
TO MT. VERNON DRIVE

SOUTH ELKHORN VILLAGE LLC  
1.44 ACRES  
D.B. 388, PG. 498  
ZONE B-2

S 03°34'16" W 165.30'



ZONING CHANGE CONCEPT PLAN  
**PETERS FAMILY TRUST PROPERTY**  
1100 LEXINGTON ROAD  
GEORGETOWN, KENTUCKY

SCALE:  
1" = 20'  
REVISED:

DATE: 08-23-17

DRAWN BY:

J.R.D.

JOB NUMBER

59

ACAD NAME  
ZONEPLAT



**THOROUGHbred  
ENGINEERING**

148 S. BROADWAY, GEORGETOWN, KY. 40324 SURVEYORS ENGINEERS PLANNERS (602) 865-1766  
CIVIL DESIGN - GEOTECHNICAL ENGINEERING - DEC SPECIAL INSPECTIONS - MATERIAL TESTING  
LAND SURVEYING - GEOTECHNICAL DRILLING

# GSCPC Active Development Projects

Status	Application number	Project Name	Type
<b>Under Construction</b>	<b>Number of Projects: 22</b>		
	2014-22	Amerson Apartments North	DEV-R
	2017-20	Amerson Commercial Grading and Site Work	DEV-C
	2016-52	Bluegrass Baptist Church	DEV-C
	2015-40	Canewood Unit 2 Townhouses (Lots 47-77)	DEV-R
	2014-21	Central Church of God-Coleman Lane	DEV-C
	2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R
	2016-63	Clarks Pump-n-shop - Paris Pike	DEV-C
	2016-38	Cyron Holdings	IND
	2016-30	Fur Sher - C-Logic Commercial (5460 Leestown)	DEV-C
	2015-23	Hill-N-Dale apartments	DEV-R
	2016-49	Hiserbob - 411 Triport Road	IND
	2017-08	Home 2 Suites by Hilton	DEV-C
	2014-10	Lemons Mill Gas Station	DEV-C
	2009-20	Morgan Property	DEV-C
	2016-03	MVH Industrial Piping	IND
	2016-01	Scariot	DEV-C
Minor DP		Stonewall First Church of God - Grading & Parking	DEV-C
	2016-33	TMMK Paint Reborn - Site work/Foundation	DEV-C
	2015-25	TMMK Traylor Yard CDD-Grading Only	DEV-C
	2016-39	Vuteq expansion 2016	IND
	2003-82	White Oak Condominiums Ph 2 (Remainder)	DEV-R
	2016-09	Whitehouse Electric	DEV-C
<b>Final Inspection</b>	<b>Number of Projects: 1</b>		
	2014-06	Fall Creek-BP	DEV-C

# GSCPC Active Subdivision Projects

Status	Application number	Project Name
<b>Under Construction</b>	Number of Projects:	7
	2016-47	Canewood Unit 1-C Sect 4
	2006-86	December Estates Cluster Subdivision
	2003-68	Paynes Crossing Phase-4
	2004-51	Pleasant Valley Phase 4
	2005-04	Pleasant Valley Section 2, Ph2 - (Urban Groupe-rem
	2008-47	Pleasant Valley Section 2, Phase 3 (Urban Groupe)
<b>Dedication/Final Work</b>	2015-29	Sutton Place, Phase 3
	Number of Projects:	8
	2009-20	Coal Ridge Farm Cluster #3 (Ridgeview Estates)
	2003-54	Lake Forest Unit 2
	2007-05	Lake Forest Unit 3B
	2016-46	Logan Property Cluster - Phase 1
	2006-28	McClelland Springs Subdivision Phase 2A
	2006-30	McClelland View Subdivision
<b>Approved/Bonded</b>	2004-16	Westwoods Phase 1, Units 1 & 2
	2004-16	Westwoods Phase 2
	Number of Projects:	51
	2005-61	Brook Lane Estates
	2003-35	Buffalo Springs Phase 1
	2004-38	Cherry Blossom Subdivision Phase 7
	2005-47	Cherry Blossom Subdivision Phase 8
	2010-17	Cherry Blossom Townhomes-Phase 4
	2003-86	Colony Unit 10
	2005-34	East Main Estates Units 1 & 2
	2005-26	Edgewood Subdivision - Phase 1
	2007-55	Enclave (Meldean) Subdivision Unit 1
	2007-55	Enclave (Meldean) Subdivision Unit 2
	2007-55	Enclave (Meldean) Subdivision Unit 3
	2004-49	Falls Creek Phase 1 - Unit 1
	2004-49	Falls Creek Phase 1- Units 2, 3, 4, & 5
	2005-63	Grable (Carrick Pike) Estates
	2004-02	Leesburg Landing
	2003-68	Paynes Crossing - Unit 2 - Section 2
	2003-68	Paynes Crossing - Unit 2 - Section 3
2003-68	Paynes Crossing - Unit 3 (Woodall)	
2005-36	Paynes Landing Section 2 - Phase 2	
2005-36	Paynes Landing Unit - 10	

Status	Application number	Project Name
	2005-36	Paynes Landing Unit - 12A
	2005-36	Paynes Landing Unit 5 & Unit 11 (Canewood Reserve)
	2005-36	Paynes Landing Unit 6 (Canewood Reserve)
	2005-36	Paynes Landing Units 7, 8, 9 & 14
	2015-05	Pemberley Cove
	2008-47	Pleasant Valley Section 2, Ph2, Unit 2
	2005-04	Pleasant Valley Section 2, Phase 1
	2005-04	Pleasant Valley Section 2, Phase 2 - Unit 1
	2004-51	Pleasant Valley Subdivision Units 1-A & 1-B
	2004-51	Pleasant Valley, Unit 3-A Section 1 & Unit 3-B
	2004-51	Pleasant Valley, Unit 3A, Sec2 - Ball Homes
	2004-51	Pleasant Valley, Unit 4A
	2017-08	Rocky Creek Phase 5, Section 1 (Falmouth Dr)
	2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4
	2006-63	Rocky Creek Section 3A
	2006-63	Rocky Creek Section 3B, Phase 1
	2006-63	Rocky Creek Section 3B, Phase 2
	2017-08	Rocky Creek Unit 1A/Unit 1E (Johnstone Bulb)
	2013-30	Rocky Creek-Meadows-Sect 1A-1, 1A-2, 1B
	2003-71	Stonecrest Subdivision Units 1A, 1C, 1D, 1E
	2009-20	Sutton Place Phase 2
	2015-29	Sutton Place, Phase 3, Section 1
	2006-23	Thoroughbred Acres Unit 13A,13B,13C
	2004-46	Thoroughbred Acres Unit 2A & 2B
	2004-26	Village at Lanes Run - Phase 1-Sect.-1
	2010-22	Village at Lanes Run- Phase 2, Section 1
	2011-30	Village at Lanes Run- Phase 2, Section 2
	2006-06	Ward Hall Property - Phase 1B & 1C (Remainder)
	2006-06	Ward Hall Property - Unit 1
	2016-13	Winding Oaks Cluster
	2006-57	Woodland Estates Cluster Subdivision