

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION**

**AGENDA  
May 9, 2019  
6:00 p.m.**

**I. COMMISSION BUSINESS**

- A. Approval of April invoices
- B. Approval of April 11, 2019 minutes
- C. Approval of May agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

**II. OLD BUSINESS**

- A. PDP-2019-07 Cherry Blossom Village Amended Master Plan - Preliminary Amended Master Plan for Cherry Blossom Village, on 372.79 acres zoned R-1C (PUD), R-2 (PUD) and C-1 (Conservation) located north of Connector Road between Oxford Road and Old Oxford Road.
- B. PSP-2019-01 Cherry Blossom Village Phase 9 - Preliminary Subdivision Plat to subdivide 18 lots located at Cherry Blossom Village.
- C. PDP-2018-56 ML Georgetown Paris LLC - Final Development Plan approval of a 7,000 square foot restaurant.

**III. NEW BUSINESS**

- A. FSP-2019-17 Jones Property - Final Subdivision Plat to divide one tract into four tracts, creating one 6.14-acre tract, one 5.88-acre tract, one 5.04-acre tract and a 5.16-acre remainder tract located on Willow Brook Lane.
- B. FSP-2019-18 Mar-Lan Farm #1 Property - Final Subdivision Plat to divide one tract into five tracts, creating one 9.279-acre tract, one 12.714-acre tract, one 7.705-acre tract, one 10.045-acre tract and a 10.628-acre remainder tract located at 3701 Paris Pike (US 460).
- C. PDP-2019-19 100 Ikebana Drive - Preliminary Development Plan for a 15,929 square foot retail building located at 100 Ikebana Drive.
- D. FSP-2019-20 Juett Property-Toyota Tsusho - Preliminary Subdivision Plat to subdivide the Juett property into three tracts, and to create parcels for the access and future right-of-way dedication located at 257 Rogers Gap Road.
- E. FSP-2019-21 Richard Hulette Property - Final Subdivision Plat to divide one tract into two tracts, creating one 5.40-acre tract and a 16.20-acre remainder tract.
- F. ZMA-2019-22 Ashton Grove Commercial - Zone change request for 2.35 acres from R-2 PUD to B-4 located south side of McClelland Circle and Bevins Lane. PUBLIC HEARING

**IV. OTHER BUSINESS**

- A. Change in Address Plat Correction Resolution
- B. Zoning Ordinance Amendment discussion on outdoor storage and display
- C. Resolution creating an official custodian of records for Open Records requests
- D. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
April 11, 2019**

The regular meeting was held in the Scott County Courthouse on April 11, 2019. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners Charlie Mifflin, Regina Mizell, Jeff Caldwell, Frank Wiseman, Byron Moran, Steve Smith, and David Vest, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was James Stone.

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

Motion by Mifflin, second by Caldwell, to approve the March 14, 2019 minutes. Motion carried.

Motion by Moran, second by Vest, to approve the April agenda with two additional other business items. Motion carried.

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

Postponements/Withdrawals

Chairman Sulski stated that the application for Cherry Blossom Village Amended Master Plan (PDP-2019-07) has been postponed to the regular May meeting.

Motion by Mizell, second by Caldwell to postpone Cherry Blossom Village Phase 9 (PSP-2019-01) to the regular May meeting.

Consent Agenda

A representative of the Titan Project application (PDP-2019-14) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Vest, second by Wiseman, to approve the Preliminary Development Plan. Motion carried.

A representative of the Crew Building Services application (PDP-2019-15) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Smith, second by Vest, to approve the Preliminary Development Plan. Motion carried.

FSP-2019-11 Sanderson Property - Final Subdivision Plat to divide one tract into two tracts, creating one 5.000-acre tract and a 6.823-acre remainder tract located on White Oak Road.

Ms. Gerry stated this property is zoned A-1.

She stated that staff does not feel the existing entrance for parcel 1 qualifies as an entrance. She stated the entrance does not meet site distance requirements. She stated that staff requests that on the final subdivision plat, that a new entrance is proposed and labeled.

Mr. Krebs stated that due to a liability issue of site distance requirements, he cannot recommend approval unless entrance is moved.

Tina Sanderson, applicant, stated she would move entrance if that would get plat approved.

After further discussion, **Motion by Mizell, second by Smith, to approve the Final Subdivision Plat (FSP-2019-11) subject to seven (7) conditions of approval. Motion carried.**

PDP-2019-12 Slainte Public House Renovation - Preliminary Development Plan to construct a 1,240 square foot covered pavilion located at 320 East Main Street.

Ms. Gerry stated the site is zoned B-3 and R-2. She stated the site is 0.33 acres.

She stated that the project has already been heard before the Board of Adjustment and granted a reduction in the side yard setback from 25 feet to 5 feet.

She stated the proposed pavilion would take away the existing parking for the applicant but that the B-3 zoning district does not specify parking requirements.

She stated that the landscaping buffer area can be reduced to 5-feet due to an existing 6-foot privacy fence.

Mr. Wiseman questioned why the plan is required to be heard before the Planning Commission instead of just obtaining Building Inspection approval. She stated because of the project being commercial development and that it is expanding beyond the 10% building area.

Matthew Nunn, applicant, stated the structure will be wooden with the sides enclosed and resemble structures you see at the park.

Griff Ray, 123 Water Marq Path, stated he previously lived in downtown Lexington in a similar area. He stated it is a community place that he has used for meetings and enjoys.

Audrey Carr, 356 East Main Street, stated she has concerns with traffic, parking, and noise after hours. She stated the increase of people at the business will only worsen the problem.

Glenn Burns, 601 East Main, stated he feels that the business promotes community.

Martha Smith, 355 East Main, questioned why the variance was allowed. She has concern with the noise and design of the structure.

Mr. Nunn, applicant, stated he does have to install a landscape barrier.

Noah Western, 517 East Main, stated he supports small business. He stated either the city continues to grow or not.

Homer White, 198 Hiawatha Trail, stated he supports the proposed structure from a customer's view. He stated there are parking options.

Candace Whitehouse, 121 Warrendale, stated she enjoys the atmosphere and sense of community that Slainte brings to Georgetown.

Whitley Hilterbrand, 471 Glass Pike, stated she supports Slainte due to the backing they give to the community.

Charlie Hoffman, 336 East Main Street, stated he could hear the music from Bourbon Street at his previous residence. He has concerns with the traffic and parking.

Chairman Sulski questioned if anyone had called the police when music went past the ordinance time limit.

Commissioner Smith questioned if the noise is constant every day. It was answered by the applicant who stated music is usually 3 days a week.

Heather Johnson, 529 East Main Street, stated she supports expansion of businesses downtown.

Bruce Lankford, 300 East Main, questioned when the variance was approved.

Ms. Smith stated that not all neighbors were aware of the application.

Jason Olbenmeyer, 428 Military Street, stated the problem started when Slainte's building was zoned for business. He stated he supports the business.

Mr. Hoffman stated approval would deteriorate the property values and business downtown.

James Dougood, 321 East Main Street, stated he has concern with parking and noise from the generator.

Kelly McEuen, 409 East Main Street, stated he only received one notice for the Board of Adjustment meeting. He stated he walks downtown frequently and does not hear noise from the business. He stated he supports the application.

Mr. Nunn stated he has checked with the apartments next door and was told there has not been any complaints.

He stated he has asked his employees and regular customers to not park across the street.

He stated he just learned about a generator box that can be placed over the generator to muffle noise. He stated he plans to purchase one to help with the generator noise.

He stated he followed the notification requirements.

He stated his fence is 6-foot because of the City Ordinance.

He stated historian Ann Bevins has written about the Slainte building in her book on the history of Georgetown. He stated the building has always been a community place.

Commissioner Wiseman questioned how many additional patrons would be expected. Mr. Nunn stated approximately 40.

Commissioner Wiseman questioned how many patrons Slainte presently has. Mr. Nunn stated they can accommodate approximately 120.

Commissioner Wiseman questioned if the music could be stopped at 9:00 pm.

Commissioner Smith questioned if the electric service could be upgraded for the food trucks to plug directly into Slainte for electric.

Commissioner Smith questioned if permit parking could be made available to residents.

Ms. Gerry clarified the landscaping requirement. It was stated the 6-foot fence along with a few additional trees would meet the requirement.

Commissioner Mifflin questioned if the outdoor seating requires fire marshal approval.

Ashley Nunn, 320 East Main, stated that they have plans to make a map for their patrons of Georgetown that shows available public parking.

Mr. Hoffman responded to a prior speaker and stated that he did hear the music at his previous Bourbon Street residence. He stated the Planning Commission staff has not helped the surrounding neighbors.

Mr. Kane stated that staff does not take sides on applications. He stated they present the facts about the applications.

Commissioner Smith stated he believes the neighbors have concerns about noise.

Mr. Kane explained the landscape ordinance.

Mr. Nunn explained that this application is a compromise.

Commissioner Mifflin stated that he feels there are still too many unanswered questions.

Mrs. Nunn stated that they are willing to sound proof the pavilion.

Commissioner Vest stated that is not the Planning Commission's responsibility to require sound proofing.

After further discussion, **Motion by Wiseman, second by Caldwell, to approve the Preliminary Development Plan (PDP-2019-12) subject to five (5) conditions of approval. Motion carried 7-1.**

PDP-2019-13 Golf Townhomes of Cherry Blossom Phase 6 - Preliminary Development Plan for Golf Townhomes of Cherry Blossom, for 32 single-family or attached townhomes units located east of Riviera Drive, west of Lanes Run Creek, northwest of Old Oxford Road.

Commissioner Moran recused himself.

Mr. Kane stated the property is zoned R-2(PUD). He stated this area was shown for informational purposes on the amended master plan that was postponed, but it is a separately zoned portion of Cherry Blossom with a master plan that was approved separately.

He stated that there are karst areas still need to be studied to the east of the subject property that affect the proposed road alignment of this phase.

He stated previously that the Planning Commission had required as a condition of approval, a connection to Old Oxford made with Phase 6. He stated that because of the construction of Ikebana Road they are still under the limit of 100 lots before another access connection must be built.

He stated that one of the added conditions of approval is for construction plans for the upgrade of Old Oxford Road.

Glenn Hoskins, applicant, stated that they agree with the conditions of approval.  
Bob Schindler, 230 Ikebana Drive, stated that he has concern with stormwater.

Mr. Krebs stated that the grading for the lots in the previous phase should have been directed towards the street.

Fred Eastridge, applicant's engineer, stated that they cannot undo previous grading but that the existing swale on the rear of the existing lots was added to help with the stormwater issues.

He stated that the grading for this phase will direct stormwater towards the street.

Paul Haddix, builder, stated that they try to adjust the grade as houses are built.

Commissioner Smith stated that Old Oxford upgrades need to be addressed. Mr. Hoskins stated that they delayed their other two applications that were scheduled to be heard because of the need to upgrade Old Oxford.

Jeffrey Much, 238 Ikebana Drive, questioned the location of the phases. Mr. Hoskins explained the locations of the phases.

Temple Juett, 1035 Old Oxford Road, questioned the location of phase 6 and the required landscape buffer between his home and the development. Mr. Kane stated that he would check the landscape requirement.

After further discussion, **Motion by Mifflin, second by Mizell, to approve the Preliminary Development Plan (PDP-2019-13) subject to eleven (11) conditions of approval and three (3) variances. Motion carried.**

Ms. Mizell left the meeting.

ZMA-2019-16 Drake Zone Change - Zone change request for approximately 20 acres from A-1 to B-5 & C-1 located at the northwest corner of the intersection of McClelland Circle and East Main Street Extended.

Chairman Sulski opened the public hearing.

Mr. Summers stated part of the property was rezoned to B-2 and annexed into the City in 2008.

He stated part of the property is in flood plain. He stated those areas, including areas previously zoned B-2, should be rezoned to C-1.

He stated this application complies with the Comprehensive Plan.

He stated a traffic study has been completed.

He stated Wells Avenue appears to be a private driveway.

He stated the site has two historical buildings that are planned to be relocated.

Commissioner Mifflin asked for explanation on annexing of property.

Bruce Lankford, representing applicant, stated applicant agrees with the proposed rezoning and that applicant will request annexation from the City.

Commissioner Smith questioned what will happen to the historical buildings.

Jonathan Hale, Thoroughbred Engineering, stated that the owner has the options of leaving the house at the present site, moving the house to a different location on the property, or selling to a buyer to relocate the house. He stated the springhouse most likely will stay where it is presently located.

Chairman Sulski closed the public hearing.

**Motion by Vest, second by Mifflin, to recommend approval of the rezoning request (ZMA-2019-16) on the basis that it complies with the Comprehensive Plan, and subject to four (4) conditions of approval. By roll call vote, motion carried 5-2.**

#### Lot Line Discussion

Mr. Kane stated that he has developed two options to present to the commissioner for discussion concerning zero lot lines.

He stated option 1 would be to require a 5-foot setback in all districts commercial except downtown. He stated if an applicant wanted a zero-lot line, they would have to apply for a variance with the Board of Adjustment.

He stated option 2 would be to add language in the commercial districts section of the zoning ordinance, that states when you have two different adjoining property owners, zero side and rear lot lines would be permitted if an agreement is in place for access, construction and maintenance otherwise a minimum 5' setback shall be maintained.

After further discussion, Option 2 was the preferred option, language will be developed by staff and presented at the next regular meeting.



Subdivision Plat Revocation

Chairman Sulski stated that at Monday's workshop on April 8, 2019, Bruce Lankford requested a revocation of Plat, Cabinet 7, Slide 238.

A motion was made by Smith, seconded by Wiseman and the Planning Commission unanimously approved in accordance with KRS 100.285 to revoke the Plat, Cabinet 7, Slide 238.

The meeting was then adjourned.

Attest:

\_\_\_\_\_  
Mark Sulski, Chairman

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

**CHERRY BLOSSOM VILLAGES  
AMENDED MASTER PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission  
May 9, 2019**

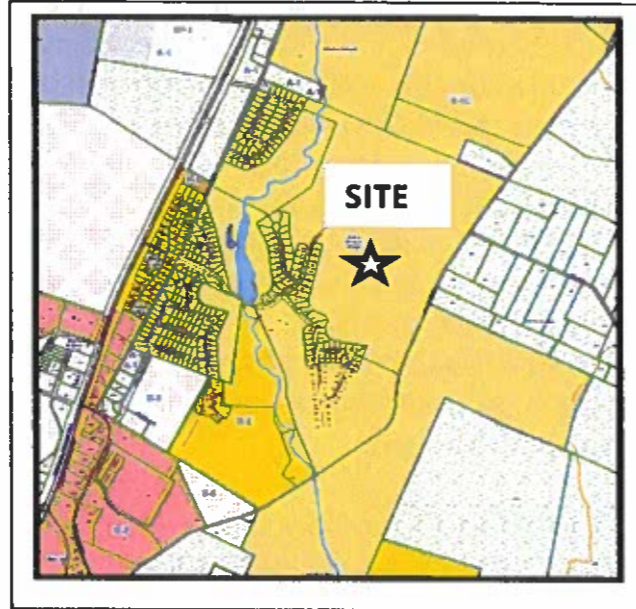
**FILE NUMBER:** PDP-2019-07

**PROPOSAL:** Preliminary Amended Master Plan for Cherry Blossom Village, on 372.79 acres zoned R-1C (PUD), R-2 (PUD) and C-1 (Conservation)

**LOCATION:** north of Connector Road  
Between Oxford Road and Old Oxford Road

**APPLICANT:** Cherry Blossom Development Co.  
Contact: Glenn Hoskins

**ENGINEER:** Brent Combs,  
Thoroughbred Engineering



**STATISTICS:**

Zone	R-1C PUD and R-2 PUD (Low and Medium Density Residential)
Surrounding Zones	R-1C (Low Density Residential), and A-1 (Agricultural)
Acreage	372.79 Gross,
Density	750 SF units approved; 427 projected R-1C (PUD) area
Proposed Use	427 single family residential lots
Typical Lot Width	50-60 Feet
Water/sewer available	Yes/Yes
Access	1) Oxford Drive Entrance #1 2) Lexus Way Extension currently Proposed future Entrance #2 2) Old Oxford Entrance# 3 (originally proposed future connection) 3) Old Oxford Entrance# 4 (originally proposed future connection)

**BACKGROUND:**

The subject property is located on the northeast side of the City of Georgetown, east of I-75 and east of Cherry Blossom Way. The subject property was approved as a mixed-use residential golf course community in the late 1990's. The single-family area was rezoned in 1999 by East Kentucky Paving (ZMA-1999-50). The multi-family area was already zoned R-2 (PUD) by Amick Homes at the time. The East Kentucky Paving zone change approval had a number of conditions. The most important binding conditions were that: a) Old Oxford be widened to the standards in the Comprehensive Plan; b) that a Master Plan be submitted prior to approval of any Preliminary Plats for the property and; c) that no more than 150 lots be platted before a second entrance was constructed.

The applicants submitted a Preliminary Master Development Plan in April of 2000 that showed a routing of the golf course and general layout of the residential areas. (PSP-2000-19) This master plan proposal was approved by the Planning Commission in April 2000, with conditions that again stated that Old U.S. 62 (Oxford Drive) and Old Oxford Road be improved by the developers. The conditions stipulated Old Oxford Road be improved to a minimum 20'-22' pavement width plus turn lanes, accel/decel lanes and shoulders, including required ditching. Oxford Road (Old U.S.62) was to be improved to a minimum 24' paved width standard.

The 2000 Master Plan showed the residential areas labelled as pod's (Pod "A", "B", etc.) and showed two collector roads diverging at the approximate clubhouse location and connecting to Old Oxford Road, but it did not show the local road routing within the residential pods or phases. It did also identify multiple potential entrances from Old Oxford Road, although only two connections to Old Oxford Road were clearly shown.

Since approval of the 2000 Master Development Plan, Cherry Blossom Village has been developed into a golf course community with eight phases of single-family lots and five phases of multi-family lots approved and platted to date. The initial two phases of single-family lots, access Oxford Drive (Old U.S. 62) or external roads. Phases 3-8 are accessed by one main boulevard that crosses Lanes Run Creek with a large culvert/bridge before diverging into multiple local streets. There are currently 182 approved lots in phases 3-8 with only this one means of access.

The applicant is requesting with this application to amend the Master Plan for Cherry Blossom Village to eliminate all road access to Old Oxford Road and also to remove the condition that they be required to widen Old Oxford Road to a minimum 20-22 paved width with ditches and shoulders. In lieu of the previously shown connections to Old Oxford Road, the applicants are proposing to make a connection to the north to the planned Lexus Way Extension collector roadway. This road, shown on their Master Plan is not yet designed or funded, but is being shown in concept only.

**Access & Circulation:**

Cherry Blossom Village has multiple residential neighborhood sections or phases. However, access to the main golf course, the clubhouse/proshop and surrounding single-family lots is via only one road, Clubhouse Drive, which crosses Lanes Run Creek before accessing the lots in phases 3-8. Approval of the last phase, phase 8, included the condition that no more lots be approved until a road connection to Old Oxford Road be made. A condition of approval at the zone change that was carried forward with

subsequent approvals was that no more than 150 lots be platted prior to a second entrance being provided. A second entrance was eventually provided to the multi-family area at Ikebana Drive, but the Cherry Blossom Village single-family lots beyond phase 2, still have only one entrance.

The *Subdivision and Development Regulations* also address access in that they say single-family developments of 200 or more units and multi-family developments of 100 or more units shall have at least two entrance intersection, where physically feasible.

The applicants are making the argument that the 200 dwelling-unit threshold is the standard that should be the trigger point for requiring a second entrance. It is Planning staffs position that the Zoning approval and subsequent Master Plan approval set the standard at 150 lots. In addition, the widening of Old Oxford Road was a condition of approval that has been delayed for 20 years and should be completed now. Old Oxford Road is a narrow, treelined roadway, with no shoulders and poor sight distance for much of the golf course frontage.

The length of frontage along the golf course is approximately 5,100 feet or one mile. The cost of widening the roadway, improving its drainage and safety in the form of improved shoulders and ditches would be fairly substantial, although no cost estimates are available at the time of this report writing.

**Lexus Way Extension:**

The Lexus Way Extension project is a proposed roadway project that would extend Lexus Way as a residential collector roadway running east west between Cherry Blossom Way and Old Oxford Road. There is an existing corridor of undeveloped and rural parcels, that is the only feasible route for a new roadway that could provide additional access to existing and planned neighborhoods in this part of the city.

**Traffic Study:**

The applicants have submitted a traffic analysis that shows traffic counts on Old Oxford with and without the connections being made from Cherry Blossom Village. Traffic volumes do not reduce the future levels of service significantly in either scenario. Old Oxford Road is substandard. Traffic congestion is a minor concern. The primary concern is the safety of the road due to its width and alignment and lack of standard shoulders and ditches. In particular, there is one hazardous sharp bend in the road and numerous trees close to the roadway surface. Prior policy has been to require developers to improve existing public roads along the frontage of property being developed. In this way, an equitable investment is made in the surrounding roadway network, by the developers that are generating the traffic using the roads.

**Applicants Proposed Justification:**

The applicants argue that they have provided previous land dedications that have been used to improve access to the main entrance of Cherry Blossom Village and for another potential future collector road south of the multi-family area of Cherry Blossom. They feel the connection to Old Oxford road is unnecessary and a connection to Lexus Way Extension will better serve City Goals and needs in the area.

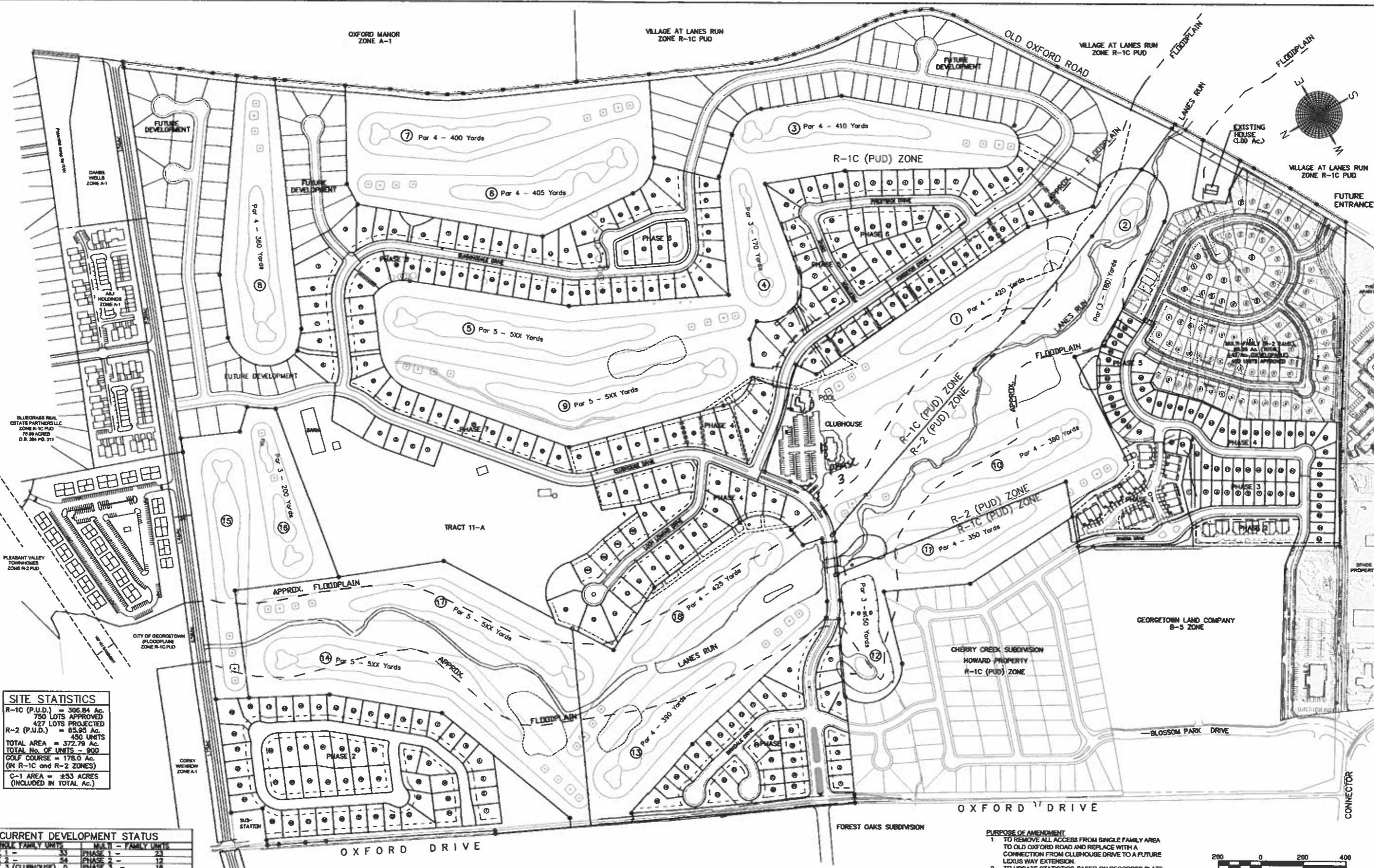
**Conclusions:**

Based on the review, staff recommends that the planned connections to Old Oxford Road are needed for purposes of safety and for purposes of access and convenience of residents in the area. A future connection to a potentially extended Lexus Way is strongly supported. However, this desired roadway is not likely to be built in the next 1-3 years. Even with this secondary connection, Old Oxford Road needs to be improved and it is staffs belief that at least one full connection and preferable two full connections from Cherry Blossom Village, as planned for nearly 20 years, would be the most desirable scenario.

The best location for a northern entrance is in the location of the proposed cul-de-sac for phase 9. Staff believes this connection should be made with phase 9. The planning staff would be in support of a temporary turnaround in phase 9 until an agreement on cost sharing with the city or some other agreement between the city and the developers on the timing of the roadway improvements to Old Oxford Road.

**RECOMMENDATION:**

Based on the findings above, **Staff recommends denial** of the Amended Master Plan to remove the road connections to Old Oxford Road and required improvements to Old Oxford Road and recommends, approval of the connection to future Lexus Way extension.



**SITE STATISTICS**

R-1C (P.U.D.) = 306.84 Ac.  
 750 LOTS APPROVED  
 427 LOTS PROJECTED  
 R-2 (P.U.D.) = 65.95 Ac.  
 450 UNITS

TOTAL AREA = 372.79 Ac.  
 TOTAL NO. OF UNITS = 800  
 GOLF COURSE = 178.0 Ac.  
 (BY R-1C and R-2 ZONES)

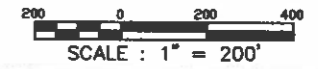
C-1 AREA = ±53 ACRES  
 (INCLUDED IN TOTAL AC.)

**CURRENT DEVELOPMENT STATUS**

SINGLE FAMILY UNITS		MULTI-FAMILY UNITS	
PHASE 1	33	PHASE 1	23
PHASE 2	34	PHASE 2	12
PHASE 3 (CLUBHOUSE)	0	PHASE 3	18
PHASE 4	32	PHASE 4	22
PHASE 4A	32	PHASE 4	22
PHASE 4X	4		
PHASE 5	27		
PHASE 6	34		
PHASE 7	26		
PHASE 8	25		
TOTAL	265	TOTAL	99

**AMENDED MASTER DEVELOPMENT PLAN**  
**CHERRY BLOSSOM DEVELOPMENT Co. L.L.C.**  
 OLD U.S. HWY. 62 and OLD OXFORD PIKE  
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

- PURPOSE OF AMENDMENT:**
- TO REMOVE ALL ACCESS FROM SINGLE FAMILY AREA TO OLD OXFORD ROAD AND REPLACE WITH A CONNECTION FROM CLUBHOUSE DRIVE TO A FUTURE LEXUS WAY EXTENSION.
  - TO UPDATE STATISTICS, BASED ON RECORDED PLATS.



SCALE: 1" = 200'  
 DATE: 01-02-19  
 REVISED:  
 DRAWN BY: ABC  
 CAD NAME: MASTER-2019.DWG

**THOROUGHBRID ENGINEERING**  
 P.O. BOX 413, LEICESTER, KY 40506  
 (502) 863-1796  
 CIVIL DESIGN, LAND SURVEYING,  
 GEOTECHNICAL ENGINEERING, DRILLING SERVICES,  
 REC. SPECIAL INSPECTIONS, MATERIAL TESTING,  
 CM-AT-CONSTRUCTION SERVICES

**CHERRY BLOSSOM, PHASE 9**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**May 9, 2019**

**FILE NUMBER:** PSP-2019-01

**PROPOSAL:** Preliminary Subdivision  
Plat to subdivide 18 lots

**LOCATION:** Cherry Blossom Village

**APPLICANT:** Cherry Blossom  
Development Company

**DESIGNER:** Brent Combs



**STATISTICS:**

Zone	R-1C PUD, Single Family Residential
Surrounding Zones	R-1C PUD, & A-1
Site Acreage	4.87 acres
New Street Required	Yes
Water/Sewer Availability	Yes/Yes
Access	Sunningdale Drive
Variances/Waivers	None

**BACKGROUND:**

The subject property is a 4.87-acre remnant of the Cherry Blossom property between holes 7 and 8 of the Cherry Blossom golf course, west of Old Oxford Road, with 328 feet of frontage on Old Oxford Road. The property is zoned R-1C PUD, Single Family Residential. Access is proposed from Sunningdale Drive, a local continuous street, 29' wide in a 60' right-of-way.

The Project Site was zoned 1999 as part of overall Cherry Blossom Village rezoning. The residential lots were approved as part of Preliminary Master Plan (PDP-2000-19). The Preliminary Master Plan shows a road connection to Old Oxford in this location. An "Amended" Master Plan dated from 2005 shows the connection to Old Oxford on the north side of hole #8. There is no record of this Amended Master Plan being approved by the Planning Commission Board, but it is in the file, so it is possible it received staff approval at the time. In any case a connection to Old Oxford was shown in this general area.

Any subdivision of this property must comply with the conditions of approval from the rezoning of this area and any subsequent Master Development Plan. A condition of approval of the Master Plan (PDP-2000-19) and the rezoning of the property, was that two road connections to Old Oxford Road be

installed and road improvements be made to Old Oxford Road, the length of the subdivision frontage, to bring the road up to current standards, with acceleration and deceleration lanes at the proposed entrances.

Vehicular Access & Pedestrian Circulation:

The Cherry Blossom Golf Course is routed around the Lane Run basin in this area. The subdivision was developed in phases, following the routing of the golf course, with the first two phases having access directly from Oxford Road. From phase 3 on lots were platted with only one point of access, beyond a bridge constructed over Lanes Run Creek. The subdivision lots beyond the bridge were intended to have eventual road connection to Old Oxford Road. These connections are important for emergency access, in event of flooding or problems with the bridge, and also to improve general connectivity in the area. The conditions of approval from the rezoning mention the requirement for two access points beyond the 150-lot threshold. The GSCPC Subdivision and Development Regulations require two points of access for single-family subdivisions with 200 or more lots. There are approximately 180 lots currently served by the access point that crosses the Lanes Run Creek bridge.

Old Oxford is an important major roadway in this area of town. Currently it has had only localized improvements in front of the Abbey at Old Oxford subdivision, north of this property, and its overall condition is that of a rural county roadway with substandard sight distance, geometry and width. The Cherry Blossom developers committed to making improvements to Old Oxford Road when they proposed and were approved for this development.

The best location of the proposed connection to Old Oxford Road is in the area of this phase of lots. A road connection in this location could align with the Abbey Road, a local subdivision street on the opposite side of Old Oxford Road.

Plat Review

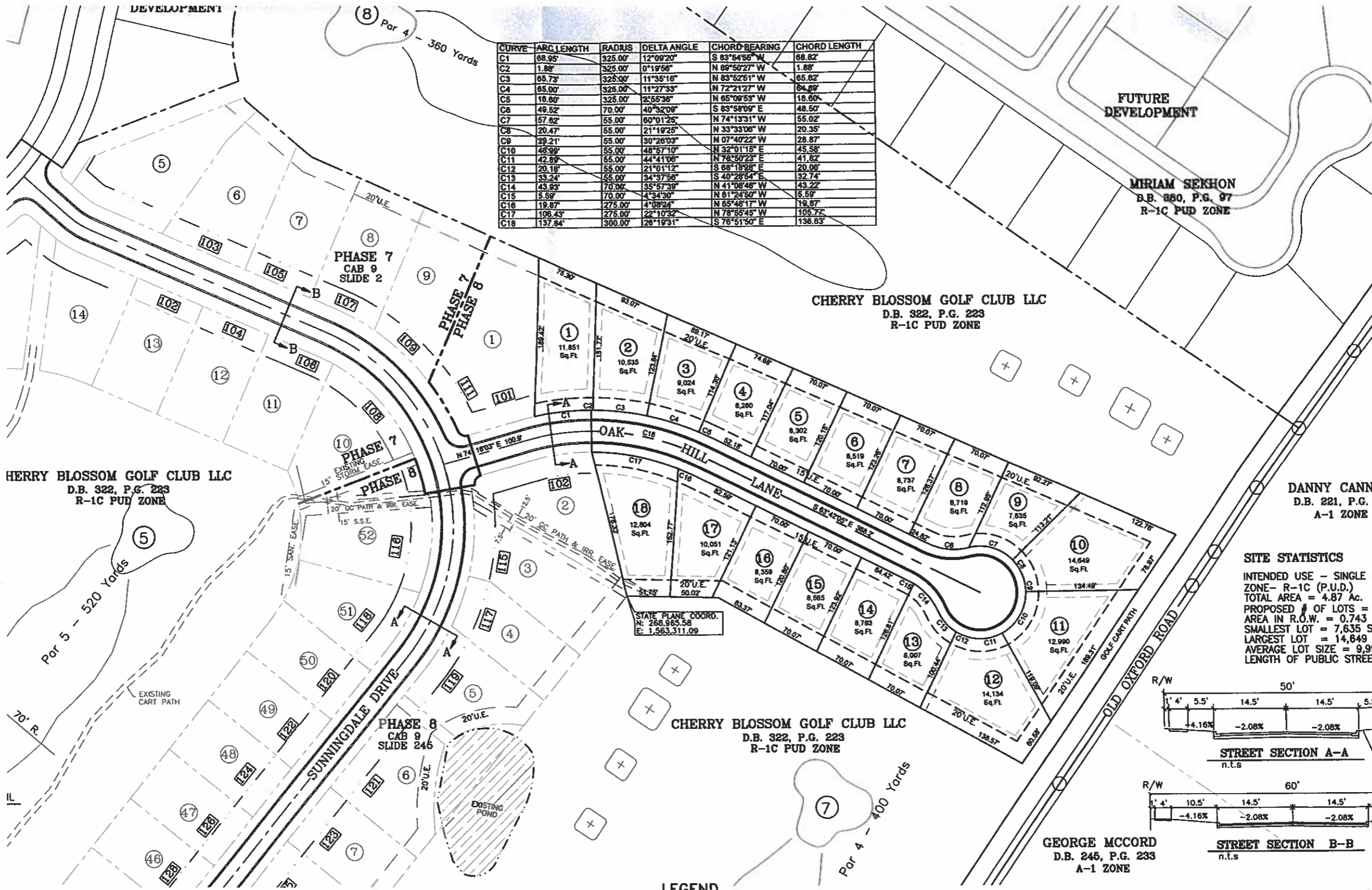
The layout, width, size of the proposed lots conforms with the underlying zoning and is consistent with previous approvals. However, the proposed cul-de-sac is not consistent with the zoning requirement and master plan approval that required a road connection in this location. A condition of approval of the previous phase (phase 8) also stated that "Any further approvals will require a connection to Old Oxford Road unless the applicant coordinates with the City and other property owners to provide these improvements collectively."

Staff has advised the applicant that they need approval of an Amended Master Plan removing the required connection to Old Oxford Road before this cul-de-sac layout of phase 9 can be supported.

**RECOMMENDATION:**

Staff recommends **denial** of the Preliminary Subdivision Plat unless the condition that a connection to Old Oxford Road in this area be removed by the Planning Commission and an Amended Master Plan be approved.





CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	68.95	325.00	12°09'20"	S 83°54'55" W	68.82
C2	1.88	325.00	0°19'56"	N 89°50'27" W	1.88
C3	65.73	325.00	11°35'18"	N 83°52'51" W	65.62
C4	65.00	325.00	11°27'33"	N 72°21'27" W	64.89
C5	18.60	325.00	2°55'36"	N 65°09'53" W	18.60
C6	49.52	70.00	40°32'09"	S 83°58'09" E	48.50
C7	57.62	55.00	60°01'25"	N 74°13'31" W	55.02
C8	20.47	55.00	21°19'25"	N 33°33'08" W	20.35
C9	29.21	55.00	30°26'03"	N 07°40'22" W	28.87
C10	46.99	55.00	48°57'10"	N 32°01'15" E	45.58
C11	42.89	55.00	44°41'06"	N 78°50'23" E	41.82
C12	20.18	55.00	21°01'12"	S 68°18'38" E	20.06
C13	33.24	55.00	34°37'56"	S 40°28'64" E	32.74
C14	43.83	70.00	35°57'39"	N 41°08'48" W	43.22
C15	5.59	70.00	4°34'30"	N 81°24'50" W	5.59
C16	19.87	275.00	4°08'24"	N 85°48'17" W	19.87
C17	106.43	275.00	22°10'32"	N 76°59'45" W	105.72
C18	137.84	300.00	26°19'31"	S 76°51'50" E	136.83

CHERRY BLOSSOM GOLF CLUB LLC  
D.B. 322, P.G. 223  
R-1C PUD ZONE

CHERRY BLOSSOM GOLF CLUB LLC  
D.B. 322, P.G. 223  
R-1C PUD ZONE

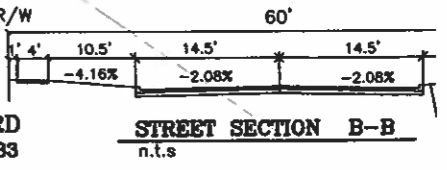
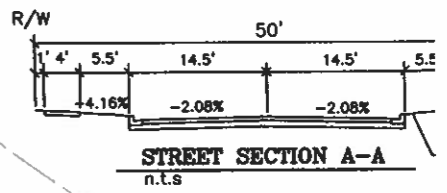
MIRIAM SEKHOH  
D.B. 880, P.G. 97  
R-1C PUD ZONE

DANNY CANN  
D.B. 221, P.G.  
A-1 ZONE

CHERRY BLOSSOM GOLF CLUB LLC  
D.B. 322, P.G. 223  
R-1C PUD ZONE

GEORGE MCCORD  
D.B. 245, P.G. 233  
A-1 ZONE

**SITE STATISTICS**  
 INTENDED USE - SINGLE 1  
 ZONE - R-1C (P.U.D.)  
 TOTAL AREA = 4.87 Ac.  
 PROPOSED # OF LOTS =  
 AREA IN R.O.W. = 0.743  
 SMALLEST LOT = 7,635 S.  
 LARGEST LOT = 14,649 S.  
 AVERAGE LOT SIZE = 9.95  
 LENGTH OF PUBLIC STREET



OWNER/DEVELOPER:  
SUNNINGDALE DEVELOPMENT CO. LLC  
P.O. BOX 55254  
LEXINGTON, KY 40555  
D.B. 349, PG. 603

- LEGEND**
- ⊙ HYDRANT
  - △ "NO PARKING" SIGN
  - ★ STREET LIGHT



THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES

SCALE: DATE:

**ML GEORGETOWN PARIS LLC**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**May 9, 2019**

**FILE NUMBER:** (FDP) PSP 2018-55

**PROPOSAL:** Final Development Plan for a 7,000 square foot retail building.

**LOCATION:** SW corner of Paris Pike and McClelland Circle

**APPLICANT:** Georgetown Centre Partners, LTD.

**CONSULTANT:** Brent Combs, PE  
Thoroughbred Engineering



<b>STATISTICS:</b>	
Zone	B-2 Highway Commercial
Surrounding Zones	Primarily B-2 Highway Commercial
Proposed Use	Restaurant
Site Acreage	1.54 acres
Buidling Area	7,000 Square Feet
Max. Building coverage	50%
Building Coverage	9.7%
Parking Required	47 spaces
Parking Provided	84 spaces; including cross access parking agreement covering remainder of retail center
New Street Required	No
Water/Sewer Availability	Yes/Yes
Access	existing entrances Paris Pike, McClelland Circle
Variances/Waivers	none

**KEY ISSUES/COMMENTS:**

The subject property is in a large retail center, known as Georgetown Centre, zoned B-2, Highway Commercial on the south side of Paris Pike and west of McClelland Circle. The larger commercial center is subdivided into three parcels, parcels A, B and C.

This application received preliminary approval to subdivide a new lot and amend a previously approved Development Plan for parcel A to add a 7,000 SF freestanding restaurant in the corner of the existing parking lot in November of 2018.

At the previous public hearing, (Nov. 2018) a representative of Big Lots spoke to the Commission and was concerned that the development meet all the requirements of the private access agreement and deed restriction requirements for the shopping center, since it was split up into multiple lots under separate ownership. The Planning Commission approved the Preliminary Plat and Development Plan with the condition that the Final Development Plan return to the Planning Commission Board for approval.

This was done so the multiple property owners in the commercial retail center would have an opportunity to review the plan and be allowed to have any of their concerns addressed before final approval.

**Final Development Plan Review:**

Setbacks and Building Standards:

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

Front: 50 feet

Side: 0 feet

Rear: 0 feet

The proposed building location meets the setback requirements. The 7,000 square foot structure is proposed to be built on its own lot 1.54 acres in size. The building area coverage will be well below the maximum 50% building ground coverage allowed.

Vehicular Access & Pedestrian Circulation:

*Driveways & Access:* Primary access to the site is from two existing driveways. One signalized intersection at McClelland Circle and one unsignalized intersection from Paris Pike. There is a secondary unsignalized intersection at the west end of the property from Paris Pike. Raised curb and gutter are shown around the exterior edges of the Vehicle Use Area. There are no sidewalks along the perimeter of the parking lot on the frontages of Paris Pike and McClelland Circle.

*Parking Spaces:* Based on the parking standard for commercial retail centers, a total of 47 spaces are required for the new building and use. The construction of the new building will involve tearing up a section of the existing parking lot that is currently underutilized. The drive aisles will be reconstructed around the building as well as the parking in front of the building. Ninety (90) parking spaces will be removed for construction of the new building. Eighty-four spaces will be added, for a net loss of six (6) spaces. The parking count on parcel A after completion of the new building will be 84 spaces or 1 space per 83 SF of gross building area.

*Sidewalks:* Sidewalks are being provided around the building. No sidewalk connections are proposed to the adjoining frontage since no sidewalks exist along adjoining roads.

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:*

- No property perimeter buffering is required for this application

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

The applicant has satisfied the requirements from Section 6.13 (listed above). The applicant will be required to replace any missing perimeter VUA trees and shrubs and add trees and landscaping to the proposed new island areas satisfying our requirements.

*Section 6.14: Minimum Canopy Requirements*

This is a redevelopment of an existing site. Therefore no new canopy requirements are imposed.

Stormwater: There is a stormwater plan for the existing site and the proposed building is going into an area that is already paved. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval by staff of the Final Development Plan.

Lighting and Signage: 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.

Signage: The layout of the building and that fact that it is a redevelopment of an existing commercial center means that sign variances will likely be required. Variances to the sign ordinances can only be granted through the Georgetown Board of Adjustment. That can occur anytime prior to the signs being erected and is not tied to Final Development Plan approval. All signage will require a sign permit from the Building Inspection department. It is recommended that no new freestanding signs be allowed, since there are shared entrance signs already erected.

**RECOMMENDATION:**

Staff recommends Planning Commission Board **Approval** of the Final Development Plan for a 7,000 SF retail building, with the following conditions of approval:

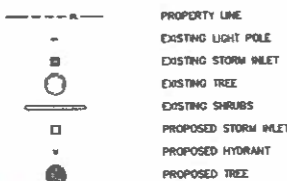
Conditions of Approval:

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 staff approval of the Final Development Plan.
3. All parking stalls shall have the required aisle width outside any restricted loading areas.
4. A shared access, parking and maintenance agreement shall be in place prior to or concurrent with platting of new lot.
5. All requirements of Georgetown Municipal Water and Sewer Service shall be met.
6. No freestanding advertising signs shall be permitted for this building.

7. 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.
8. 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.

Plot Date: 3/26/2019 12:04 PM  
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**LEGEND**



**OWNER**

NAME: ML GEORGETOWN PARIS LLC  
 ADDRESS: 2220 NICHOLASVILLE ROAD STE 250  
 LEXINGTON KY 40503

**SITE PLAN NOTES:**

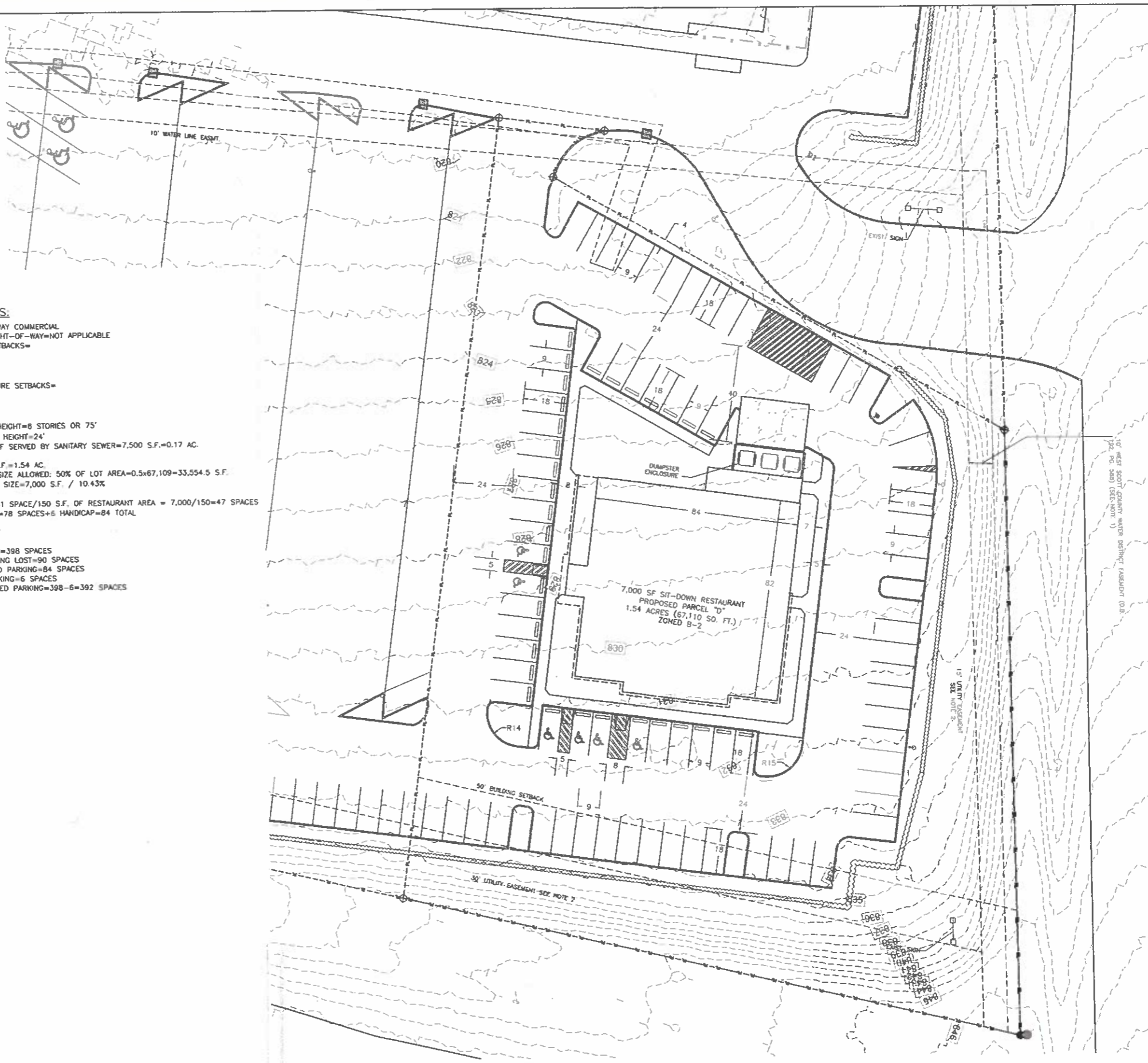
1. ALL CONSTRUCTION METHODS, MATERIALS AND WORK ACTIVITIES SHALL BE IN ACCORDANCE WITH THE KENTUCKY TRANSPORTATION CABINET (KYTC) DEPARTMENT OF HIGHWAYS SPECIFICATIONS AND SUPPLEMENT FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION, UNLESS OTHERWISE SPECIFIED, THE CURRENT KTC STANDARD DRAWINGS WILL ALSO APPLY UNLESS OTHERWISE NOTED ON THE PLANS.
2. CONTRACTOR TO FIELD VERIFY ALL LOCATIONS AND DEPTHS OF EXISTING STORM/SANITARY STRUCTURES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING VEGETATION, PAVEMENT, AND STRUCTURES NECESSARY TO DEVELOP THE SITE UNLESS OTHERWISE NOTED ON THESE PLANS. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
4. CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS AND SANITARY INFORMATION WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SANITARY SEWER SERVICE BY INSTALLED (PSC) PROPERTY SERVICE CONNECTIONS, SUBJECT TO FEES.
5. ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL PAVEMENT SHALL BE OUTLINED WITH CONCRETE CURBS UNLESS OTHERWISE NOTED. ALL CURBS TO BE CURB AND GUTTER UNLESS OTHERWISE NOTED.
7. ALL RADII ARE NOTED AT FACE OF CURB.
8. WHEN MATCHING EXISTING BITUMINOUS ASPHALT PAVEMENTS, A TWO (2) INCH DEPTH SAW CUT SHALL BE MADE A MINIMUM OF TWELVE (12) INCHES FROM THE EDGE OR TO SOUND MATERIAL AND THE ASPHALT MATERIALS SHALL BE PLACED TO FORM A WATERTIGHT JOINT.
9. CONCRETE PAVING NOTE:  
 A. SCORING PATTERN OF SIDEWALKS TO BE 5' O.C. EXPANSION JOINTS ARE TO BE 30' O.C.  
 B. SCORING PATTERN IS TO BE PERPENDICULAR/PARALLEL TO PROPOSED BUILDING.  
 C. EXPANSION JOINT MATERIAL (SELF LEVELING JOINT SEALANT) TO BE ADJACENT TO BUILDING AT ALL AREAS OF CONCRETE CONSTRUCTION, ALL COLD JOINTS, AND ALONG ALL CURBS.  
 D. CONCRETE WALKS AND PAVING ARE TO HAVE A MEDIUM BROOM FINISH.
10. ALL STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF GEORGETOWN STANDARD SPECIFICATIONS.
11. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR 4" WHITE PAINTED PARKING STRIPES, AND BLUE WHICH IS REQUIRED FOR HANDICAP PARKING.
13. ALL ARROWS, TRACKING AND STOP BARS SHALL BE PAINTED.
14. SIDEWALKS ARE TO BE 5.0' WIDE AND INSTALLED DIRECTLY BEHIND CURB (SEE DETAIL) UNLESS OTHERWISE NOTED.
15. ALL ACCESSIBLE ROUTES SHALL HAVE A 5.00% MAXIMUM LONGITUDINAL SLOPE WITH A 2.00% MAXIMUM CROSS SLOPE. ALL ACCESSIBLE PARKING STALLS SHALL BE CONSTRUCTED WITH A 2.00% CROSS SLOPE IN ALL DIRECTIONS. ALL ACCESSIBLE RAMPS SHALL HAVE A TACTILE WARNING SURFACE (ARMOR-TILE OR APPROVED EQUAL) PER "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
16. AREAS WITH PAVEMENT TO BE REMOVED AND NOT TO RECEIVE NEW PAVEMENT SHALL HAVE A 12" SCREENED BACKFILL MINIMUM.
17. CONTRACTOR TO COORDINATE FINAL DESIGN OF SIDEWALK STEPS, WALKWAYS, AND ACCESSIBLE RAMPS WITH ARCHITECT/OWNER.
18. PAVEMENT DESIGN SHALL BE CONDUCTED WITH RESULTS FROM CBR TEST

**UTILITY NOTES:**

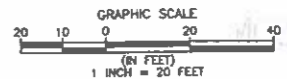
1. ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.
2. ALL UTILITIES SHOWN HEREON WERE DERIVED FROM UTILITY MAPPING AND FIELD OBSERVATIONS.

**SITE STATISTICS:**

ZONE: B-2 - HIGHWAY COMMERCIAL  
 AREA OF PUBLIC RIGHT-OF-WAY=NOT APPLICABLE  
 MAIN STRUCTURE SETBACKS=  
 FRONT: 50'  
 SIDE: 0'  
 REAR: 0'  
 ACCESSORY STRUCTURE SETBACKS=  
 FRONT: 50'  
 SIDE: 0'  
 REAR: 0'  
 MAXIMUM BUILDING HEIGHT=6 STORIES OR 75'  
 PROPOSED BUILDING HEIGHT=24'  
 MINIMUM LOT AREA IF SERVED BY SANITARY SEWER=7,500 S.F.=0.17 AC.  
 LOT AREA=67,109 S.F.=1.54 AC.  
 MAXIMUM BUILDING SIZE ALLOWED: 50% OF LOT AREA=0.5x67,109=33,554.5 S.F.  
 PROPOSED BUILDING SIZE=7,000 S.F. / 10.43%  
 REQUIRED PARKING=1 SPACE/150 S.F. OF RESTAURANT AREA = 7,000/150=47 SPACES  
 PROPOSED PARKING=78 SPACES+6 HANDICAP=84 TOTAL  
 TOTAL DEVELOPMENT  
 EXISTING:  
 TOTAL PARKING=398 SPACES  
 EXISTING PARKING LOST=90 SPACES  
 NEW PROPOSED PARKING=84 SPACES  
 NET LOST PARKING=6 SPACES  
 TOTAL PROPOSED PARKING=398-6=392 SPACES



**SITE PLAN**  
 SCALE: 1" = 20'



**THOROUGHENGINEERING**  
 P.O. BOX 481 LEXINGTON, KY 40588  
 (502) 863-1756  
 CIVIL DESIGN, LAND SURVEYING,  
 GEOTECHNICAL ENGINEERING, DRILLING SERVICES,  
 IBC SPECIAL INSPECTIONS, MATERIAL TESTING,  
 CM-CEI-CONSTRUCTION SERVICES



**SITE PLAN**  
**CIVIL CONSTRUCTION PLANS**  
**TEXAS ROADHOUSE - GEORGETOWN CENTRE**  
 1501 PARIS PIKE, GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO.	02/20/2019
DATE	02/20/2019
DESIGN BY	LLS
W/REVISED BY	ABC
ISSUED FOR REVIEW	
REVISION	DATE

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**LEGEND**

- PROPERTY LINE
- EXISTING LIGHT POLE
- EXISTING STORM INLET
- EXISTING TREE
- EXISTING SHRUBS
- PROPOSED STORM INLET
- PROPOSED HYDRANT
- PROPOSED TREE

**LANDSCAPE NOTES:**

1. ALL REQUIRED INTERIOR LANDSCAPE AREAS ARE TO BE EITHER GRASS OR GROUNDCOVER.
2. ITEMS ON PLANTING SCHEDULE IN ACCORDANCE WITH PLANTING MANUAL AND CAN BE SUBSTITUTED WITH ITEMS THAT ARE OF SAME CATEGORY PER MANUAL.

**PLANTING SCHEDULE**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS	CANOPY CREDIT
①	26	ACER PALMATUM	JAPANESE MAPLE	1-3/4" CAL	B&B	25' O.C.(typ) UNSHEARED	26 x 400 s.f. 10,400 S.F.
②	4	GLEDITSIA TRIACANTHOS	THORNLESS HONEY LOCUST	1-3/4" CAL	B&B	25' O.C. UNSHEARED	4 x 750 s.f. 3,000 S.F.
<b>TOTAL =</b>							<b>13,400 s.f.</b>

- EXISTING SHRUB
- ① TREE
- ② TREE

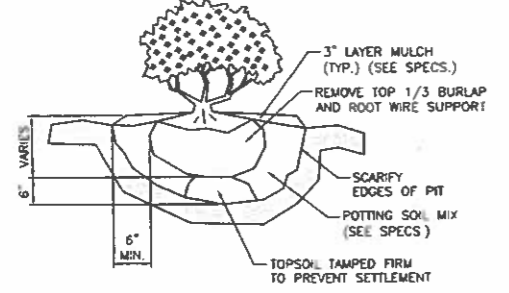
**INTERIOR LANDSCAPING FOR VUA**

VUA LANDSCAPE AREA REQUIRED (VUAx10%)	32,564 S.F.
LANDSCAPE AREA PROPOSED	4,953 S.F.
<b>INTERIOR TREES REQUIRED</b>	
(3,256 S.F. / 250 S.F. PER TREE)	13
INTERIOR TREES PRESERVED	0
INTERIOR TREES PROPOSED	13
INTERIOR TREES PROVIDED	13
<b>PERMETER TREES REQUIRED</b>	
59'5" / 40' SPACING/TREE	15
PERMETER TREES PRESERVED	11
PERMETER TREES PROPOSED	4
PERMETER TREES PROVIDED	15

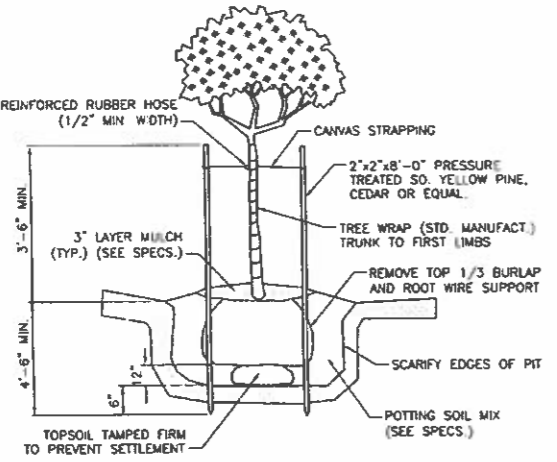
**TREE CANOPY REQUIREMENTS**

TREE CANOPY REQUIRED=LOT AREA (67,109 S.F. x 22%)	14,764 S.F.
TREE CANOPY PRESERVED (11 TREES x 750 S.F./TREE)	8,250 S.F.
TREE CANOPY PROPOSED (4 TREES x 750 S.F./TREE)	3,000 S.F.
TREE CANOPY PROPOSED (26 TREES x 400 S.F./TREE)	10,400 S.F.
TOTAL TREE CANOPY PROPOSED	13,400 S.F.
SITE TOTAL TREE CANOPY	16,450 S.F.

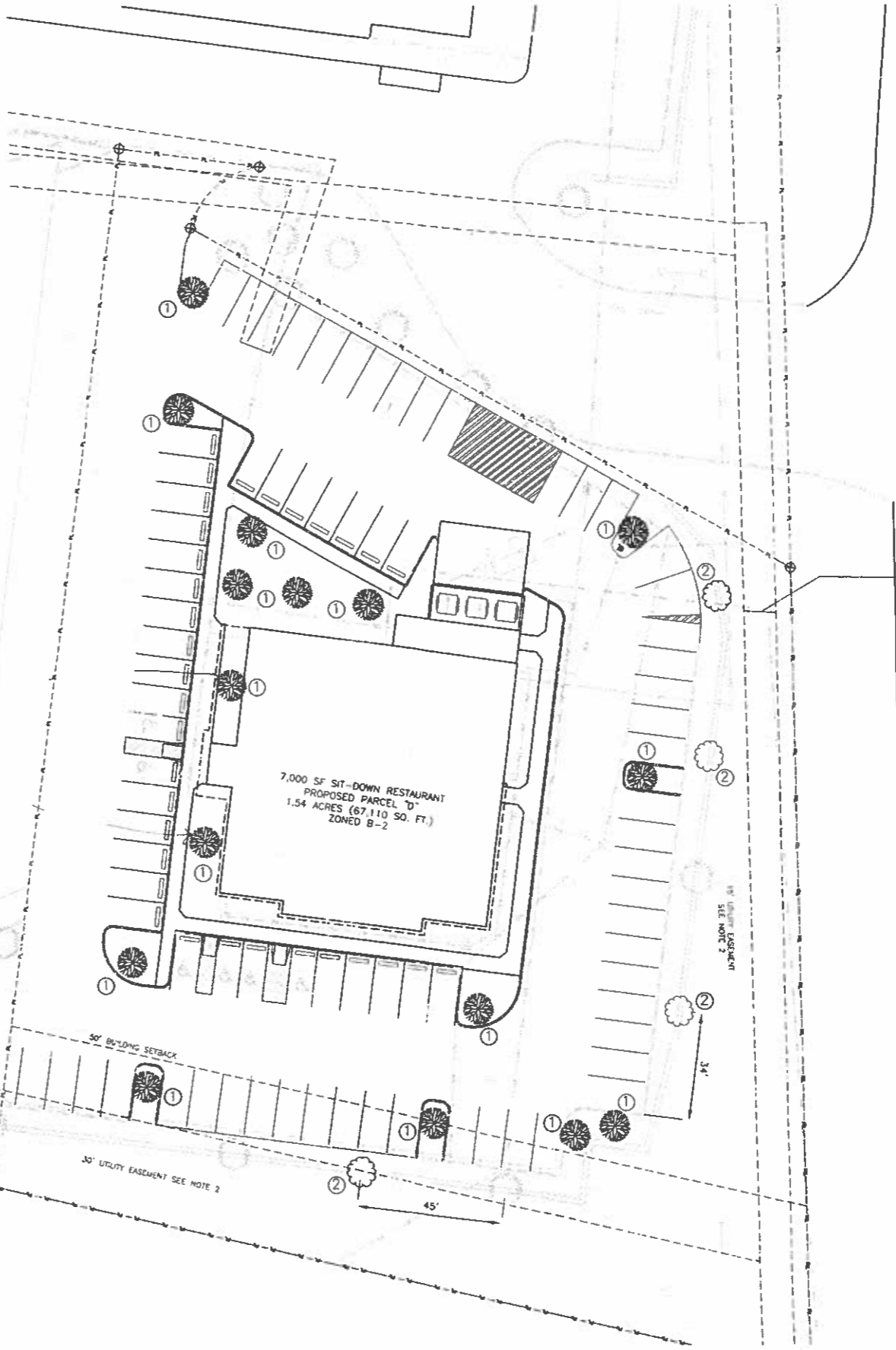
SEED DISTURBED AREAS	ARUNDINALEA	FESCUE	GRASS 7 LBS/1,000 SF	5% SEED MIX, SEE SPECS.
	AGROSIS ALBA	RED TOP	SEED TO GRASS 7 LBS/1,000 SF	10% SEED MIX, SEE SPECS.
	FESTULA RUBRA	CREeping RED FESCUE	SEED TO GRASS 7 LBS/1,000 SF	20% SEED MIX, SEE SPECS.
	TRIFOLIUM REPENS	WHITE CLOVER	SEED TO GRASS 7 LBS/1,000 SF	5% SEED MIX, SEE SPECS.



**TYPICAL SHRUB PLANTING**  
NOT TO SCALE

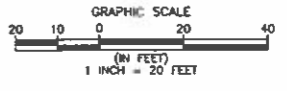


**TYPICAL TREE PLANTING AND STAKING**  
NOT TO SCALE



10' WEST SCOTT COUNTY WATER DISTRICT FACILITY (O.B. 1121, PG. 588) (SEE NOTE 1)

**LANDSCAPE PLAN**  
SCALE: 1" = 20'



**THOROUGHBRID ENGINEERING**  
 P.O. BOX 483, LEWINGTON, KY 40588  
 (502) 863-1756  
 CIVIL DESIGN, LAND SURVEYING,  
 GEOTECHNICAL ENGINEERING, DRILLING SERVICES,  
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 CM-CONSTRUCTION SERVICES



**LANDSCAPE PLAN**  
**CIVIL CONSTRUCTION PLANS**  
**TEXAS ROADHOUSE - GEORGETOWN CENTRE**  
 1501 PARIS PIKE, GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO.	CREATED BY
DATE	REVISED BY
ISSUED FOR REVIEW	DATE

**JONES PROPERTY**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**May 9, 2019**

**FILE NUMBER:** FSP-2019-17

**PROPOSAL:** Final Subdivision Plat to divide divide one tract into four tracts, creating one 6.14-acre tract, one 5.88-acre tract, one 5.04-acre tract and a 5.16-acre remainder tract.



**LOCATION:** Willow Brook Lane

**APPLICANT:** Rita Jones

**SURVEYOR:** Joel Day

**STATISTICS:**

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	Parcel 1: 6.14 acres Parcel 2: 5.88 acres Parcel 3: 5.04 acres Parcel 4: 5.16 acres
Proposed Use	Agricultural/Residential
Access	Willow Brook Lane
Variance Requested	1. Reduce the required right-of-way radius for a cul-de-sac from 55-feet to 50-feet. 2. Waiver to allow the use of gravel for the cul-de-sac.

**BACKGROUND:**

The subject property contains 22.22 acres and is located on Willow Brook Lane. The subject property and all surrounding properties are zoned A-1 (Agricultural). The proposed subdivision would create a new 6.14-acre tract, a 5.88-acre tract, a 5.04-acre tract and a 5.16-acre remainder tract.

**Plat Review:**

All four tracts show the required 50-foot setbacks and have at least 250 feet of width at the building line. The Health Department will need to conduct a site evaluation for the newly configured tracts to certify that an on-site septic system is feasible but have not indicated any anticipated problems.

If a driveway serves more than three lots the drive is required to be built to county road standards. The plat is proposing four tracts that would be served by one drive, and therefore must meet county road standards. County road standards requires a 20-foot paved roadway. The width of the proposed road is not provided on the plat.



The Preliminary Subdivision Plat proposes extending Willow Brook Lane approximately 185-feet, so a turnaround built to county road standards would also be required. County road standards requires a 45-foot paved cul-de-sac within a 55-foot right of way. The preliminary plat is showing a 50-foot graveled turnaround, which does not meet the regulations. The Applicant is requesting a variance to reduce the required right-of-way radius for a cul-de-sac from 55-feet to 50-feet and a waiver to allow the use of gravel for the cul-de-sac. Staff does not support the waivers for several reasons:

1. Emergency services require an adequate turnaround and reducing the standards could be a public safety concern.
2. There are no special circumstances on the project site that necessitate granting the variance.
3. The strict application of the provisions of the regulation would not deprive the applicant the reasonable use of their land or create an unnecessary hardship.

Staff is recommending denial of the current proposal but would support a plat that reduced the number of lots to three or showed a roadway and turnaround that meets county road standards. If the number of tracts was reduced to three a gravel drive to provide access to the proposed tracts would be acceptable.

**RECOMMENDATION:**

Staff recommends denial of the Final Subdivision Plat to divide one tract into four tracts, creating one 6.14-acre tract, one 5.88-acre tract, one 5.04-acre tract and a 5.16-acre remainder tract.

Should the Planning Commission approve the application, it will need to consider the variances listed below. Staff also recommends the following conditions of approval:

Variance:

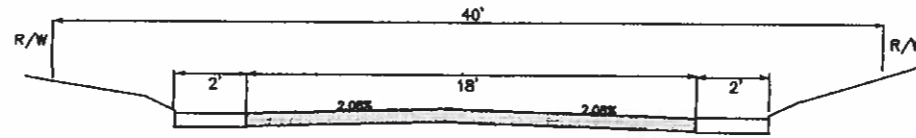
1. Reduce the required right-of-way radius for a cul-de-sac from 55-feet to 50-feet.
2. Waiver to allow the use of gravel for the cul-de-sac.

Conditions of Approval:

1. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Zoning Ordinance*.
3. All applicable requirements of the *Subdivision & Development Regulations*.
4. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved subdivision plat.
5. This preliminary subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.
6. Roadway and cul-de-sac must be constructed to applicable standards and bonded prior to Final Subdivision Plat approval.
7. Must meet all applicable requirements of GMWSS.

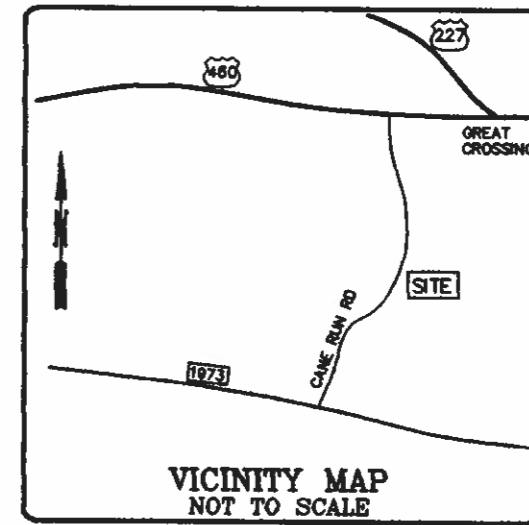
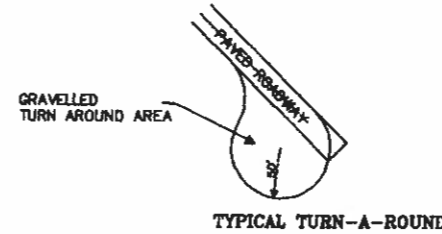
I HEREBY CERTIFY THAT THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS) HAS THE CAPACITY WITHIN THE WATER DISTRIBUTION SYSTEM TO SUPPLY TRACTS E1-E4 OF THE PROPERTY SHOWN HEREON WITH DOMESTIC WATER SERVICES. PROVISION OF SERVICE WILL BE CONTINGENT UPON THE REVIEW AND APPROVAL OF ALL ON-SITE AND OFF-SITE PLANS AND SPECIFICATIONS FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE WATER DISTRIBUTION SYSTEM TO BE BY/AT THE COST OF THE DEVELOPER, WITHOUT REIMBURSEMENT, BUILT TO GMWSS APPROVED SPECIFICATIONS AND WITH APPROVAL BY GMWSS OF THE AS-BUILT IMPROVEMENTS; AND, DEDICATED TO GMWSS.

GENERAL MANAGER, GMWSS \_\_\_\_\_ DATE \_\_\_\_\_



STREET SECTION PER PLAT CAB. 8, SLIDE 240

JOHN G. SHARPE  
SHAWNA SHARPE  
S.B. 218, Pg. 384



THE PURPOSE OF THIS PLAT IS TO DEPICT SUBDIVISION OF THE SUBJECT PROPERTY INTO THREE NEW TRACTS WITH ONE REMAINDER TRACT.

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

NEW ENTRANCES OFF COUNTY MAINTAINED ROADS MUST MEET LOCAL SEPARATION AND SITE-DISTANCE REQUIREMENTS

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

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

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH SETBACK LINES, AND DEDICATE ANY PUBLIC RIGHTS-OF-WAY AND/OR EASEMENTS INDICATED UPON THIS PLAT OF MY OWN FREE WILL AND CONSENT.

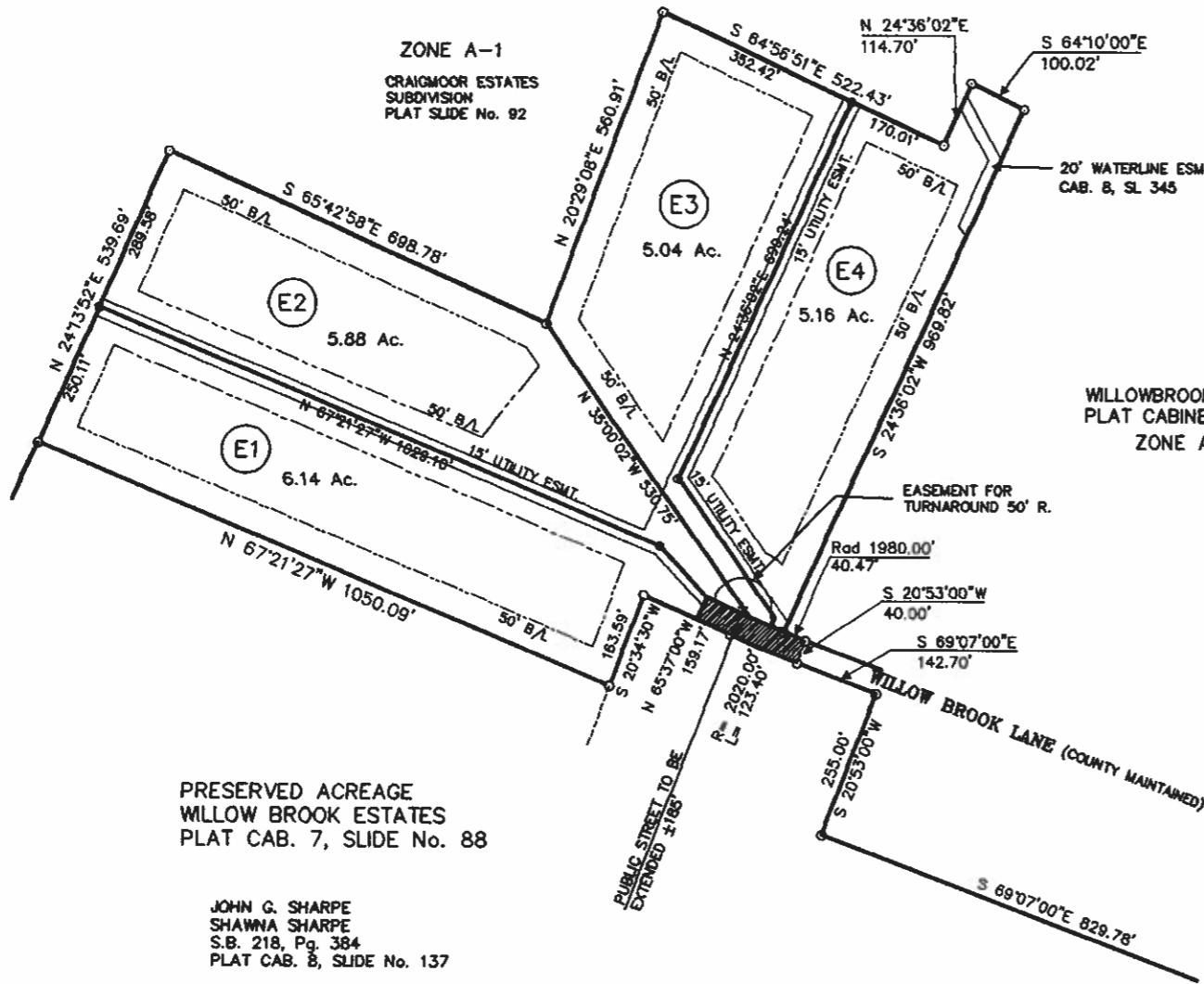
RITA JONES \_\_\_\_\_ DATE \_\_\_\_\_

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

HEALTH DEPARTMENT REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY; THIS PLAT DEPICTS A CLASS "A" SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:11,484 AND AN ANGULAR ERROR OF 00-00-40". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS RECORD BEARING. LAST DATE OF FIELD SURVEY WAS SEPTEMBER 8, 2008.

Wm. JOEL DAY, P.L.S. No. 2536 \_\_\_\_\_ DATE \_\_\_\_\_



ZONE A-1  
CRAIGMOOR ESTATES  
SUBDIVISION  
PLAT SLIDE No. 92

CRAIGMOOR ESTATES  
SUBDIVISION  
PLAT SLIDE No. 92  
ZONE A-1

WILLOWBROOK ESTATES  
PLAT CABINET 7, SLIDE No. 88  
ZONE A-1

PRESERVED ACREAGE  
WILLOW BROOK ESTATES  
PLAT CAB. 7, SLIDE No. 88

JOHN G. SHARPE  
SHAWNA SHARPE  
S.B. 218, Pg. 384  
PLAT CAB. 8, SLIDE No. 137

ZONE A-1



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

APRIL 24, 2019

\_\_\_\_\_

FINAL SUBDIVISION PLAT  
**RITA JONES PROPERTY**  
WILLOW BROOK LANE, GEORGETOWN, SCOTT COUNTY, KENTUCKY  
RITA JONES SHARPE - D.B. 348, Pg. 237 - CABINET 10, SLIDE 58  
THIS PLAT REPRESENTS A BOUNDARY SURVEY & COMPLIES WITH 201 KAR 18:150

**MAR-LAN FARM #1 PROPERTY**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**May 9, 2019**

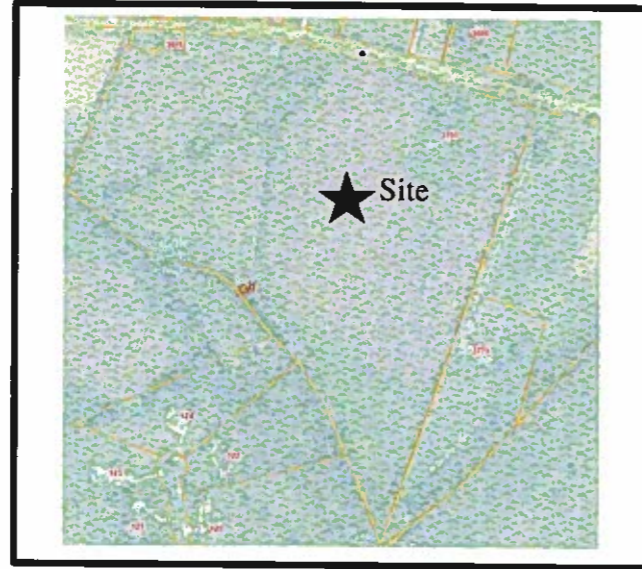
**FILE NUMBER:** FSP-2019-18

**PROPOSAL:** Final Subdivision Plat to divide one tract into five tracts, creating one 9.279-acre tract, one 12.714-acre tract, one 7.705-acre tract, one 10.045-acre tract and a 10.628-acre remainder tract.

**LOCATION:** 3701 Paris Pike (US 460)

**APPLICANT:** Halcolm Vaughn Marshall Estate, Betty Ruth Estate, and WC Marshall Estate

**SURVEYOR:** Pat Darnell



**STATISTICS:**

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	Parcel 1: 9.279 acres Parcel 2: 12.714 acres Parcel 3: 7.705 acres Parcel 4: 10.045 acres Parcel 5: 10.628 acres
Proposed Use	Agricultural/Residential
Access	Paris Pike
Variance Requested	None

**BACKGROUND:**

The subject property contains 50.371-acres and is located on Paris Pike. The subject property and all surrounding properties are zoned A-1 (Agricultural). The proposed subdivision would create a new 9.279-acre tract, a 12.714-acre tract, a 7.705-acre tract, a 10.045-acre tract and a 10.628-acre remainder tract.

**Plat Review:**

All five tracts show the required 50-foot setbacks and have at least 250 feet of width at the building line. The Health Department will need to conduct a site evaluation for the newly configured tracts to certify that an on-site septic system is feasible but have not indicated any anticipated problems.

The Preliminary Subdivision Plat shows an existing entrance on Parcel 1, Parcel 2, Parcel 4, and Parcel 5. However, it does not appear that Parcel 1, Parcel 2, or Parcel 5 have sufficient entrances that would qualify as an "existing entrance". The labels for the "existing entrances" for the three aforementioned tracts will need to be removed prior to Final Subdivision Plat approval.

There is an existing entrance at 3611 Paris Pike, an adjacent lot, with an existing access easement to Parcel 1, which is noted on the plat. The plat also proposes creating an access easement to serve Parcel 2 and Parcel 3 from the existing entrance and drive that serves the existing residence on Parcel 4. The existing entrance labelled on Parcel 5 is not sufficient, and the Applicant will need to propose a new entrance that will require KYTC approval, or some other form of acceptable access on the Final Subdivision Plat.

The dedicated right-of-way for Paris Pike is not shown beyond Parcel 3. The Final Subdivision Plat will need to show the existing right-of-way for Paris Pike or will need to dedicate right-of-way as needed by KYTC.

**RECOMMENDATION:**

Approve the Final Subdivision Plat to divide one tract into five tracts, creating one 9.279-acre tract, one 12.714-acre tract, one 7.705-acre tract, one 10.045-acre tract and a 10.628-acre remainder tract with the following conditions of approval:

Conditions of Approval:

1. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Zoning Ordinance*.
3. All applicable requirements of the *Subdivision & Development Regulations*.
4. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved subdivision plat.
5. This preliminary subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.
6. The Final Subdivision Plat shall show the existing right-of-way for Paris Pike or shall dedicate right-of-way as needed by KYTC.
7. Any new entrance will require documentation of KYTC approval prior to Final Subdivision Plat approval.

**LEGEND:**

- Iron Pipe Found
- Iron Pin Found with I.D. Cap bearing "Meridian 2536"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set in Previous Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553" Set this Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set this Survey
- Mog Nail Set in Road
- Point in Road
- Point @ Right-of-Way
- Center of Creek
- Bank of Creek
- Ⓜ Address

**ZONE:**

A1 (Agriculture)

**ADDRESS:**

#3701 Paris Pike  
Georgetown, KY 40324  
(Scott County)

**OWNERS:**

Halcom Vaughn Marshall Estate,  
Betty Joyce Marshall Ruth Estate, &  
William Clifton Marshall Estate  
#3701 Paris Pike  
Georgetown, KY 40324

**PURPOSE:**

The purpose of this plot is to reconfigure and subdivide into five legal and separate parcels of land as shown herein.

**NOTES:**

1. Parcel 1, Parcel 2, Parcel 3, Parcel 4, and Parcel 5 platted herein are the same as Tract No. 1 described in Deed Book 82, Page 450 and that tract property or tract of land described in Deed Book 84, Page 345.
2. Property shown herein is subject to a water line easement in favor of Kentucky-American Water Company as recorded in Deed Book 172, Page 698.
3. Property shown herein is subject to any and all easements or right-of-way of record and in existence at the date of the field survey shown herein.
4. Property shown herein is subject to those restrictions set forth by the Georgetown-Scott County Planning Commission for its respective zoning classification.
5. Floodplain shown herein is based on information in FEMA FIRM Community Panel No. 21209C 0812D and No. 21209C 0184D dated December 21, 2010 and does not represent an actual flood determination performed by Darnell Engineering that is suspected to be located in the floodplain should have the floor elevation determined to see if it lies below the 100 year flood elevation.
6. Access easement shown herein is being created by this plat. Same access easement being located on Parcel 2; and benefits Parcel 3. Parcel 2 and Parcel 3 shall share in the maintenance thereof.
7. Parcel 1 platted herein is benefited by an ingress and egress easement more particularly described in Deed Book 404, Page 678.
8. Access easement shown herein is hereby created by this plat; being located on Parcel 3 and Parcel 4; and benefits Parcel 2 and Parcel 4. Each parcel shall share in the maintenance thereof. No more than three lots may utilize same access easement. Parcel 5 shall utilize the existing entrance.
9. Any further subdivision of this property will require review and approval of the Georgetown-Scott County Planning Commission.
10. Any new easements on Paris Pike (US 480) shall require encroachment permit from the Commonwealth of Kentucky, Department of Transportation.

**LINETYPE LEGEND:**

- Survey Boundary
- - - Parent Tract Line
- Road Centerline
- Building Line
- - - Adjacent Property Line
- - - Entrance Driveway Centerline
- - - Easement Line

**SOURCES OF TITLE:**

Being a portion of that property deeded Alice Marshall by Lizzie E. Florence, Mary Frank Levi, Eugene Levi, et. al. by deed dated March 15, 1839 and recorded in Deed Book 64, Page 345.  
Being a portion of that property deeded Alice Marshall & Halcom Marshall by W.C. Marshall, Nancy Marshall, & H.V. Marshall by deed dated March 1, 1853 and recorded in Deed Book 82, Page 450.  
See the Will of Alice Marshall recorded in Will Book X, Page 333.  
See the Will of Halcom Marshall recorded in Will Book 2, Page 638.  
See the Will of Betty M. Ruth recorded in Will Book 4, Page 403.  
See the Will of Halcom Vaughn Marshall recorded in Will Book 25, Page 334.  
See the Will of William Clifton Marshall recorded in Will Book 25, Page 334.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1728.61'	388.72'	387.99'	S 89°28'57" E

**CERTIFICATION OF PROVISION OF WATER SERVICE**

I hereby certify that Kentucky American has reviewed the plans and specs for the proposed water distribution system for the Marshall & Ruth Estates property, that the water distribution system of said development meets the requirements of the agency and all other requirements of the proper distribution of water, and that Kentucky American shall supply said development with water services.

Date \_\_\_\_\_ General Manager \_\_\_\_\_

**LAND SURVEYOR'S CERTIFICATION**

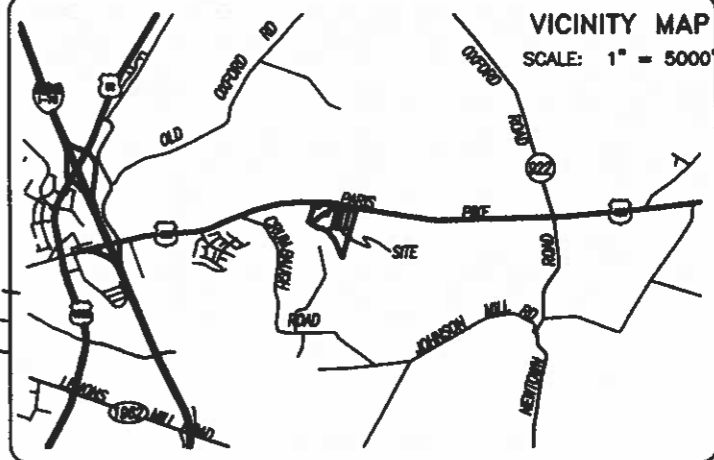
I do hereby certify that the survey shown herein was performed by me, or under my direction, by the method of random traverses and all monuments indicated herein actually exist and their size, location, and material are correctly shown. The unadjusted mathematical error of closure ratio of the random traverse was 1/78,880. The bearings and distances shown herein have been adjusted for closure. The survey as shown herein is a Class "B" survey and the accuracy and precision of said survey meets all the specifications of this class. The basis of the bearings shown herein is in relation to the North Star, & Star B.

April 20, 2018 Date \_\_\_\_\_ P.O. Box 175  
Cynthiana, Kentucky 41031

**CERTIFICATION OF PRELIMINARY PLAT APPROVAL**

I hereby certify that the preliminary subdivision plat shown herein 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. Upon certification of the Commission Engineer of the approval of the water quality protection plan and all construction plans, construction may begin.

Date \_\_\_\_\_ Chairman, Georgetown-Scott County Planning Commission \_\_\_\_\_



**CERTIFICATION OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein, and that I (we) hereby accept this plat/plan of the development with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, paths, 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 and drainage facilities, including retention basins, shall be maintained for proper functioning free of any debris, dirt, or trash.
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 a bond or irrevocable letter of credit is submitted to the Planning Director for 120% of the cost of the work remaining to be done as substantiated by cost estimates approved by the Planning Director. Landscaping must be certified as complete by the Landscape Inspector or bonded as described above.
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.

Date \_\_\_\_\_ Owner \_\_\_\_\_  
Date \_\_\_\_\_ Owner \_\_\_\_\_  
Date \_\_\_\_\_ Owner \_\_\_\_\_

**CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES**

I hereby certify that our company shall apply the Marshall & Ruth Estates property with electric service and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

Date \_\_\_\_\_ Kentucky Utilities Company Representative \_\_\_\_\_

**CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS**

I hereby certify that the private sewage disposal system installed, or proposed to be installed in the development entitled: Halcom Vaughn Marshall Estate, Betty Joyce Marshall Ruth Estate, & William Clifton Marshall Estate fully meets the requirements of the Kentucky State Health Department and has been approved as shown herein.

Date \_\_\_\_\_ Scott County Health \_\_\_\_\_

**CERTIFICATE OF ACCURACY**

I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Georgetown-Scott County Planning Commission and that the monuments have been placed or shown herein to the specifications of the Planning Commission or other authorized officer.

PLATTED: 04/20/18 @ 10:00 BY APD Date \_\_\_\_\_ Registered Surveyor \_\_\_\_\_

MINOR SUBDIVISION PLAT  
**HALCOM VAUGHN MARSHALL ESTATE  
BETTY JOYCE MARSHALL RUTH ESTATE,  
& WILLIAM CLIFTON MARSHALL ESTATE**  
#3701 PARIS PIKE (US 460)



SCALE	DATE
1" = 200'	02/18/18
FILE NO.	FILENAME
18-3887	MARLAN1
FIELD BOOK	GRID FILE
184-29	MARLAN1
DRAWN BY	CHECKED BY
APD	APD

**DARNELL ENGINEERING, INC.**  
P.O. Box 175  
Cynthiana, Kentucky 41031  
(859) 234-8957  
THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 801 KAR 18:020

**100 IKEBANA DRIVE  
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission  
MAY 9, 2019**

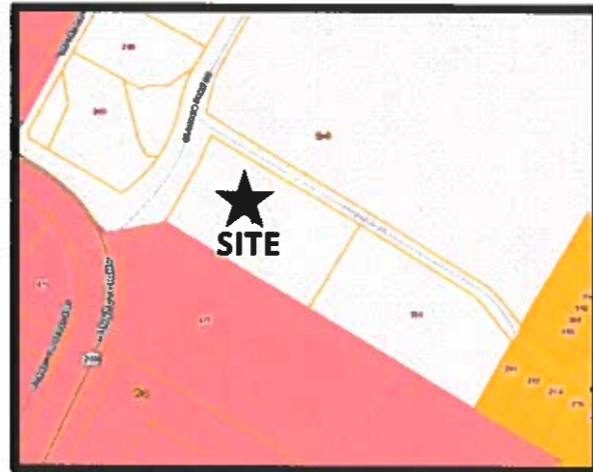
**FILE NUMBER:** PDP-2019-19

**PROPOSAL:** Preliminary Development Plan for a 15,929 square foot retail building.

**LOCATION:** 100 Ikebana Drive

**APPLICANT:** Hogan Property Development Co.

**CONSULTANT:** Mike Hill, AICP  
Land Design & Development, Inc.



**STATISTICS:**

Zone	B-5 (General Commercial Park)
Surrounding Zones	B-5
Site Acreage	1.78 acres
Building Area	15,929 square feet
Max. Building coverage	40%
Building Coverage	20.5%
Parking Required	40 spaces (1 space per 400 square feet)
Parking Provided	92 spaces (4 handicap accessible)
Access	Ikebana Drive
Variances/Waivers	1. Variance to reduce the B-5 zone periphery setback from 50 feet to 41 feet. 2. Waiver to the screening required by Section 6.13 of the <i>Landscape and Land Use Buffers Ordinance</i> for the eastern property line.

**BACKGROUND:**  
The application before the Planning Commission is a Preliminary Development Plan to redevelop the property at 100 Ikebana Drive. The Applicant intends to reuse much of the parking lot, and to place the proposed building in roughly the same place as the existing building. The previous use for the Project Site was a restaurant. The proposed retail use is appropriate for this zoning district.

**B-5 Performance Standards (project analysis is underlined):**

1. All buildings shall be setback 25 feet from street rights-of-way and 50 feet from state routes: This site has double frontage from Blossom Park Drive and Ikebana Drive. This application meets this requirement.
2. The side yard setback is 10 feet. This application meets this requirement.
3. The rear yard setback is 20 feet. This application meets this requirement.
4. The periphery boundary (where the B-5 adjoins any district other than B-5) setback for the zoning district is 50 feet: The application proposes reducing this setback to 41 feet. Staff supports this variance, because the periphery boundary in question is with a high-intensity commercial district, the proposed building location still meets the rear-yard setback, and it allows the applicant to better reuse existing paved areas.
5. Maximum Building Ground Coverage: 50% The proposed building would cover 20.5% of the lot.
6. 40 parking spaces are required (1 space per 400 square feet of building area): This application meets this requirement.

Vehicular Access & Pedestrian Circulation:

The Project Site has two existing entrances from Ikebana Drive and is not proposing any additional entrances. As stated above, the application proposes to exceed the parking requirements. There is an existing sidewalk along Blossom Park Drive and Ikebana Drive, which will remain to serve pedestrian transportation.

Land Use Buffers and Landscaping:

*Section 6.12: Property Perimeter Requirements*

The Project Site does not require property perimeter buffering per Section 6.12 of the *Landscape and Land Use Buffers Ordinance*.

*Section 6.13: Vehicular Use Area Perimeter Requirements*

- Vehicular use areas (VUAs) must be screened from any adjoining property in any zone other than industrial or agricultural by:
  - A buffer at least 5 feet wide
  - That buffer shall contain 1 tree per 40 feet of boundary of the VUA. These trees can be small, medium, or large species. The buffer must also have a 3-foot average height continuous planting, hedge, fence, wall or earth mound.
- VUAs must be screened from adjoining rights-of-way by:
  - A buffer at least 5 feet wide
  - That buffer shall contain 1 tree per 40 feet of boundary of the VUA. These trees can be medium or large species. The buffer must also have a 3-foot average height continuous planting, hedge, fence, wall or earth mound.

This application meets the requirements of Section 6.13 of the *Landscape and Land Use Buffers Ordinance* on the north, west, and south sides of the property by proposing to retain the existing canopy on the perimeter of the VUA. The east side of the property does not meet the requirements of this section. Staff feels it is appropriate to grant a waiver for the following reasons:

1. The current configuration of the parking lot allows for a future shared parking situation between the Project Site and the commercially zoned property to the east. Requiring a new barrier along

the eastern side of the Project Site would reduce connectivity and the possibility of shared parking that could benefit both lots.

2. This application is for redevelopment of an existing site. A new buffer along the eastern property line would require the unnecessary creation of construction waste, because existing pavement would need to be removed to create the space necessary for such a buffer.

*Section 6.22: Interior Landscaping for Vehicular Use Areas*

This application meets the requirements for interior VUA landscaping by exceeding the total area required and providing an acceptable number of trees in these areas.

*Section 6.2215: Minimum Canopy Requirements*

There are existing trees the Applicant is intending to preserve on the site. These trees have a current canopy coverage of 13.3% of the area of the lot (10,339 SF). Preserving these trees allows the Applicant to reduce the required total tree canopy coverage from 24% to 22%. The trees proposed to meet other landscaping requirements provide an additional 8.8% of canopy coverage (6,800 SF) for a total of 22.1%. This meets the requirements of the canopy requirements.

**RECOMMENDATION:**

Staff recommends **approval** of the Preliminary Development Plan to construct a building 15,929-square feet in size, with the following variance, waiver, and conditions of approval:

Variances/Waivers:

1. Variance to reduce the B-5 zone periphery setback from 50 feet to 41 feet.
2. Waiver to the screening required by Section 6.13 of the *Landscape and Land Use Buffers Ordinance* for the eastern property line.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
2. 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).
3. The Final Development Plan will need to comply with all stormwater management requirements.
4. 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.
5. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.



B-5  
 GEORGETOWN LAND COMPANY LLC  
 101 CATALOG DR  
 ELIZABETHTOWN KY 42701  
 PARCEL 189-10-087.000

**VARIANCE REQUESTED**

A VARIANCE IS REQUESTED TO REDUCE THE 50' BUILDING SETBACK AT THE SOUTHERN PROPERTY LINE TO 41'.



LOCATION MAP  
 NOT TO SCALE

**PROJECT DATA**

TOTAL SITE AREA	= 1.78± ACRES (77,563 SF)
EXISTING ZONING	= B-5
EXISTING USE	= RESTAURANT (VACANT)
PROPOSED USE	= RETAIL STORE
PROPOSED BLDG AREA	= 15,929 SF
PROPOSED BLDG COVERAGE	= 20.5%
PROPOSED BLDG HEIGHT	= (5 STORIES OR 60 FT ALLOWED)
<b>PARKING:</b>	
1/400 SF REQ. (HARDWARE STORE)	= 40 SPACES
TOTAL PARKING PROVIDED	= 92 SPACES (4 ADA SPACES INCLUDED)
<b>TOTAL VEHICULAR USE AREA</b>	
INTERIOR LANDSCAPE AREA REQUIRED	= 4,471 SF (10% OF VUA)
INTERIOR LANDSCAPE AREAS PROVIDED	= 4,501 SF
INTERIOR LANDSCAPE TREES REQUIRED	= 18 (1 TREE PER 250 SF REQ. ILA)
INTERIOR LANDSCAPE TREES PROVIDED	= 24
PERIMETER TREES PROVIDED	= 12
<b>EXISTING IMPERVIOUS AREA</b>	
EXISTING IMPERVIOUS AREA	= 67,264 SF
PROPOSED IMPERVIOUS AREA	= 66,028 SF (1.84% INCREASE)

**GENERAL NOTES:**

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip-line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
4. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
5. Existing grades to be used where possible. Any change in grades will be depicted on final development plan.

**CERTIFICATION 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 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.

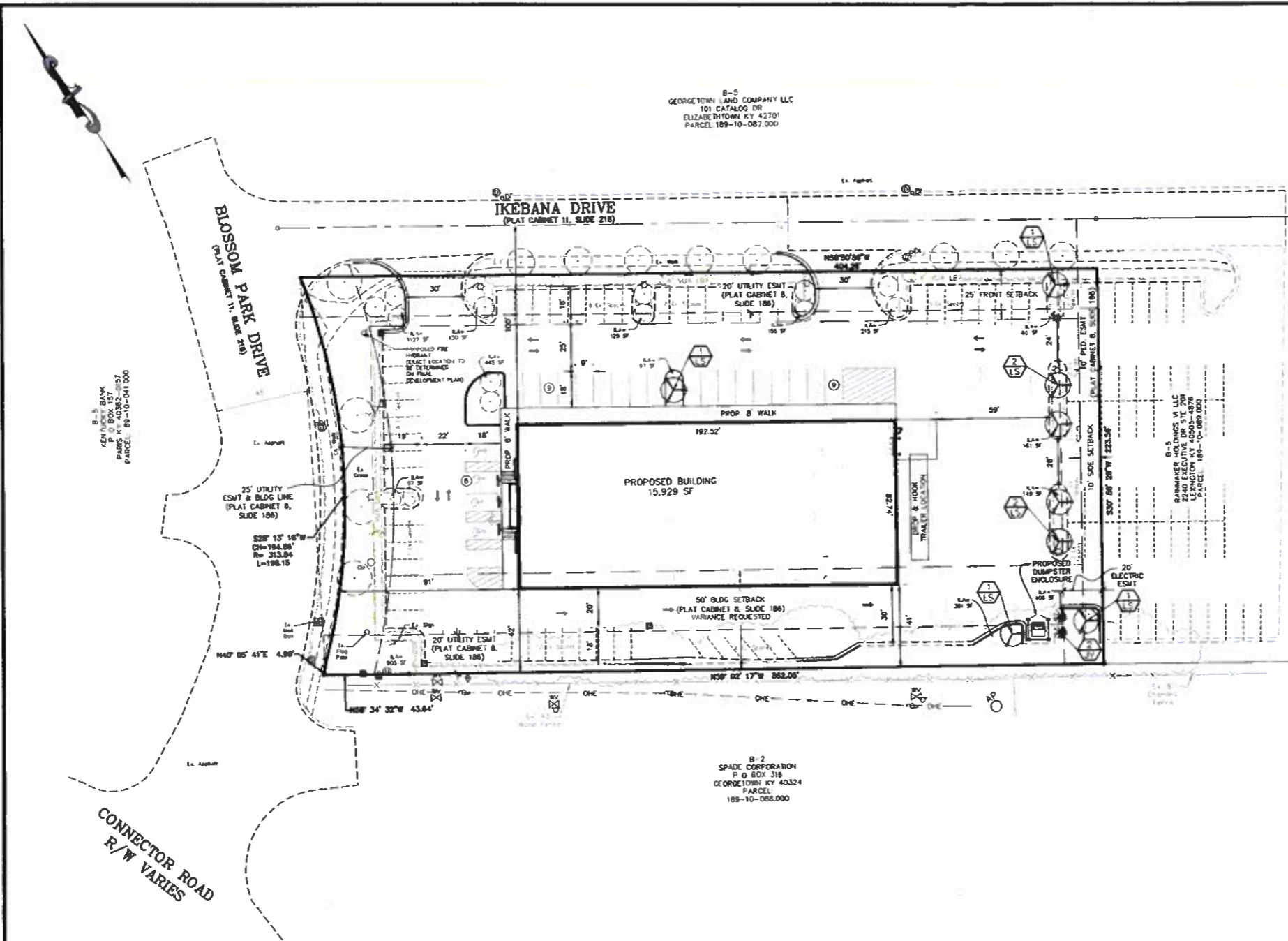
(date), 20\_\_

Chairman, Georgetown-Scott County Planning Comm.

**CERTIFICATION OF OWNERSHIP**

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.

April 23 (date), 2019  
 Hogan Property Development Co.  
 (owner or owners)  
 by: Michael Leonard, Authorized Signatory  
 MICHAEL LEONARD  
 Hogan Property Development Co. HAS CONTRACT TO PURCHASE PROPERTY FROM CURRENT OWNER ARCP GC GEORGETOWN, KY, LLC



B-2  
 SPACD CORPORATION  
 P O BOX 318  
 GEORGETOWN KY 40324  
 PARCEL 189-10-088.000

**LEGEND**

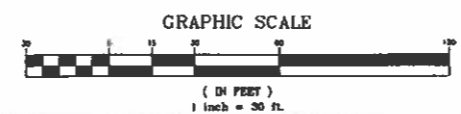
⊕	EX. UTILITY POLE
⊗	EX. STORM DRAINAGE MANHOLE
⊙	EX. CATCH BASIN
□	EX. DRAIN INLET
⊖	EX. SANITARY SEWER MANHOLE
⊕	EX. FIRE HYDRANT
⊙	EX. WATER METER
⊖	EX. WATER VALVE
⊕	EX. GAS METER
⊖	EX. GAS VALVE
⊕	EX. SANITARY SEWER CLEAN-OUT
---	EX. UNDERGROUND GAS LINES
---	EX. UNDERGROUND WATER LINES
---	EX. OVERHEAD ELECTRIC LINES
---	EX. FENCE
---	EXISTING STORM SEWER CATCH BASIN W/ INLET PROTECTION AND HEADWALL
---	EXISTING SEWER AND MANHOLE
---	EX. TREE OR SHRUB LINE
⊙	EX. TREE
⊕	PROPOSED FIRE HYDRANT

**PLANT SCHEDULE**

TREES							
KEY	QTY.	SF	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
JV	2	800 SF EACH	JUNIPERUS HORIZONTALIS 'BURKI'	RED CEDAR	6' H1	848	EVERGREEN
LS	8	750 SF EACH	LIQUIDAMBAR STRYACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	1-3/4" CAL	848	DECIDUOUS

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 77,563 SF
EXISTING TREE CANOPY TO BE PRESERVED	= 10,339 SF (13.3% OF SITE AREA)
TOTAL TREE CANOPY AREA REQUIRED	= 22% (17,064 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= (8) 1-3/4" CAL. TREES (6,000 SF)
	= (2) 6' H1. TREES (800 SF)
TOTAL TREE CANOPY TO BE PLANTED	= 6,800 SF
TOTAL TREE CANOPY PROVIDED	= 17,139 SF (22%)



REVISIONS	BY: _____	DATE: _____	DESCRIPTION: _____
	ARR: _____	4/23/19	AGENCY COMMENTS: _____
	NO: _____	1	_____
PROFESSIONAL'S SEAL			
PROJECT DATA	FILE NAME: PRE-NAME	DATE: 4-1-19	SCALE: AS SHOWN
		CREATED BY: MR	QUICK BY: AMY
<b>LD&amp;D</b>			
LAND DESIGN & DEVELOPMENT, INC. LAND SURVEYING • LANDSCAPE ARCHITECTURE 905 WESTBURY AVENUE, SUITE 100, LOUISVILLE, KENTUCKY 40203 TEL: 502.261.4000 FAX: 502.261.4002			
PRELIMINARY DEVELOPMENT PLAN			
DEVELOPER HOGAN PROPERTY DEVELOPMENT CO. 9300 SHELBYVILLE RD., SUITE 1300 LOUISVILLE, KY 40222			
JOB NO. 19008	OWNER: ARCP GC GEORGETOWN KY, LLC C/O CIM GROUP 2925 E. CAMELBACK RD., 10th FLOOR PHOENIX, AZ 85016		SITE ADDRESS: 100 IKEBANA DRIVE GEORGETOWN, KY 40324 PARCEL # 189-10-074.000 DEED REF: 361/436
SHEET 1	OF 1		

**JUETT PROPERTY - TOYOTA TSUSHO  
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission  
May 9, 2019**

**FILE NUMBER:** FSP-2019-20

**PROPOSAL:** Preliminary Subdivision Plat to subdivide the Juett Property into three tracts, and to create parcels for the access and future right-of-way dedication.

**LOCATION:** 257 Rogers Gap Road and the unaddressed lot to the south.

**OWNER:** Pat, Monica, Michael & Sherry Juett and Safe & Sound Parks and Recreation, LLC

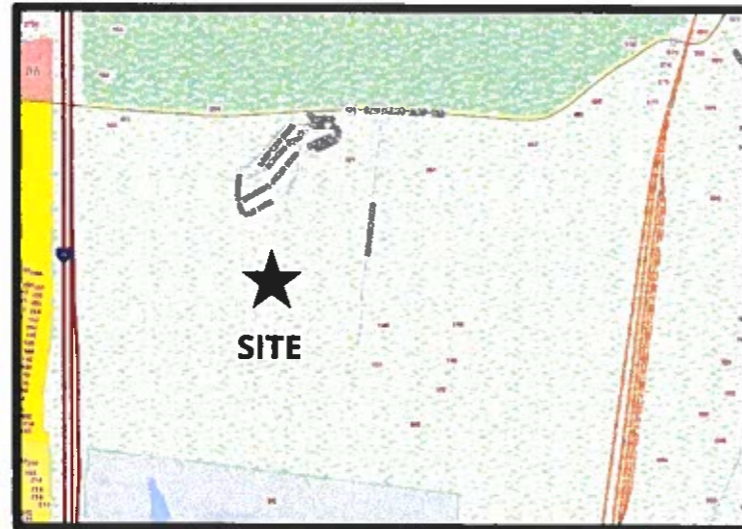
**CONSULTANT:** Keith Winstead  
Thoroughbred Engineering

**STATISTICS:**

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 & I-1
Site Acreage	80.91 acres (Tract #2: 38.41 acres; Tract #3: 18.69 acres; Tract #4: 20.01 acres)
Access	Rogers Gap Road
Variances/Waivers	None

**BACKGROUND:**

The application before the Planning Commission is a Preliminary Subdivision Plat to create three total tracts from an existing parcel and to create additional parcels for the purpose of future right-of-way dedication. This area was approved in 2018 for the construction of a new road connecting Rogers Gap Road to property owned by Toyota Tsusho America Inc (PDP-2018-26). Also, near this Project Site is a



recreational vehicle park (257 Rogers Gap Road) named Whispering Hills, and a series of 5-acre lots with access to Rogers Gap Road via Highview Path.

Access & Circulation:

Planning Commission application PDP-2018-26 gave Toyota Tsusho preliminary approval to construct a roadway connecting Rogers Gap Road to the lot owned by Toyota Tsusho America Inc. This preliminary plat proposes setting aside parcels A, B, and C as non-buildable access and future right-of-way parcels.

Because the Applicant would like to create Tracts 3 & 4 prior to the construction of the roadway, an access easement will be created across parcels A, B, & C to provide access to these lots. After the road is constructed, the Applicant can record a plat dedicating these three parcels as right-of-way, and potentially request the Fiscal Court accept the road.

The Applicant has placed appropriate notes on the plat regarding the access easement/right-of-way to meet the requirements of the *Subdivision and Development Regulations*.

Land Use Buffers and Landscaping:

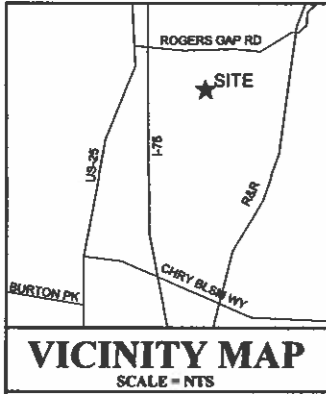
All the lots in this application are currently zoned Agricultural, and there are no landscaping or buffering requirements.

**RECOMMENDATION:**

Staff recommends **approval** of the Preliminary Subdivision Plat to subdivide the Juett Property into three tracts, and create parcels for the access and future right-of-way dedication conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.



**VICINITY MAP**  
SCALE = 1" = 200'

**LEGEND**

- = SET 1/2" IRON BAR W CAP "LS 367"
- = PROPERTY CORNER FOUND AS NOTED
- = PROPERTY BOUNDARY LINE
- - - = CREATED BOUNDARY LINE
- - - = ADJOINING APPR. BOUNDARY

**PROPERTY OWNERS**

JUETT PAT M & MONICA & MICHAEL & SHERRY  
P.O. BOX 952  
GEORGETOWN, KY 40324  
D.B. 306 PG 40

SAFE & SOUND PARKS & RECREATION LLC  
1030 MONARCH ST STE 130  
LEXINGTON, KY 40513  
D.B. 402 PG 40

**Site Statistics**  
Parcel Number: 160-40-002.000  
ZONE A-1  
Property 80.81 Acres  
Setback Dimensions:  
Front - 50'  
Side - 50'  
Rear - 50'

**PURPOSE**

THE PURPOSE OF THIS PLAT IS TO:  
1. SUBDIVIDE THE JUETT PROPERTY INTO THE THREE TRACTS, #2, #3 AND #4  
2. CREATE PARCELS "A", "B", AND "C" FROM THE SUBDIVIDED TRACTS, FOR THE PURPOSE OF FUTURE DEDICATION OF THE PROPOSED STREET OR ROAD. THESE PARCELS ARE NON-BUILDABLE. SEE ALSO NOTES REGARDING MAINTENANCE OF THESE PARCELS ELSEWHERE ON THIS PLAT.

**STREET DEDICATION NOTE**

THE INTENTION IS TO DEDICATE THE PAVED STREET OR ROAD TO SCOTT COUNTY. HOWEVER, SCOTT COUNTY IS NOT REQUIRED TO ACCEPT THE STREET OR ROAD. UNTIL SUCH TIME AS THE STREET OR ROAD IS DEDICATED TO, AND ACCEPTED BY, SCOTT COUNTY, THE MAINTENANCE OF PARCELS "A", "B", AND "C" IS GOVERNED BY THE PARCEL NOTES CONTAINED ON THIS PLAT, UNLESS ANOTHER AGREEMENT HAS BEEN DOCUMENTED AND AGREED TO BY THE OWNERS OF THE PARCELS.

**CERTIFICATE OF OWNERSHIP & 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. BY SIGNING BELOW, THE OWNERS AGREE TO THE PARCELS "A", "B", AND "C" NOTES ENUMERATED ELSEWHERE ON THIS PLAT.

\_\_\_\_\_, (DATE), 20\_\_\_\_

PAT M JUETT                      MONICA JUETT

MICHAEL JUETT                      SHERRY JUETT

SAFE & SOUND PARKS & RECREATION, LLC

**CERTIFICATION OF PRELIMINARY PLAT APPROVAL**

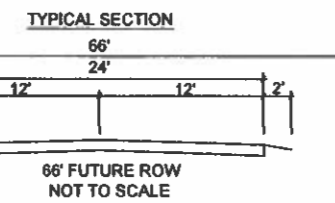
I HEREBY CERTIFY THAT THE PRELIMINARY SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION. UPON CERTIFICATION OF THE COMMISSION ENGINEER OF THE APPROVAL OF THE WATER QUALITY PROTECTION PLAN AND ALL CONSTRUCTION PLANS, CONSTRUCTION MAY BEGIN.

\_\_\_\_\_, (DATE), 20\_\_\_\_

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COM.

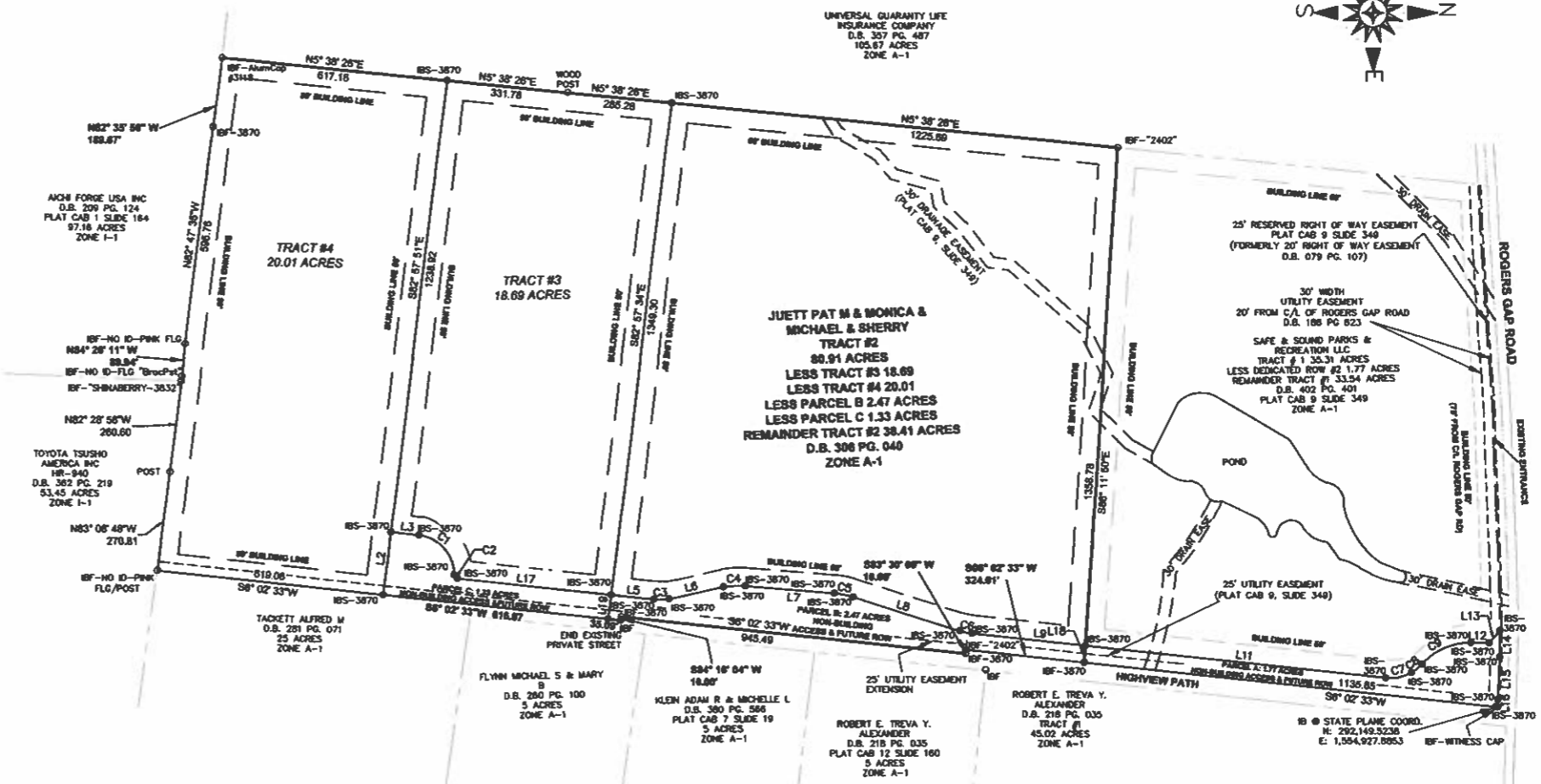
Line #	Length	Direction
L2	172.11	N82° 57' 20"W
L3	84.50	N6° 15' 01"E
L4	118.20	N8° 02' 11"E
L5	152.80	N12° 25' 19"W
L7	242.99	N4° 38' 03"E
L8	307.22	N17° 30' 11"E
L9	311.41	N8° 01' 48"E
L11	823.07	N5° 02' 44"E
L12	80.00	N0° 27' 30"E
L13	44.72	N48° 25' 00"W
L14	72.14	S89° 31' 48"E
L15	115.32	S87° 17' 44"E
L16	20.81	S88° 12' 48"E
L17	422.84	N5° 02' 13"E
L18	48.00	S88° 11' 41"E
L19	84.00	S82° 57' 34"E

Curve #	Length	Radius	Chord Direction	Chord Length
C7	88.89	117.72	N11° 04' 51"W	88.88
C8	38.55	118.29	N37° 34' 07"W	38.38
C9	153.09	183.46	N23° 27' 42"W	148.88
C1	149.09	107.82	N50° 42' 40"E	137.43
C2	14.96	9.42	N48° 58' 49"E	13.43
C3	43.71	183.56	N1° 18' 50"W	43.81
C4	58.81	237.37	N2° 32' 57"W	58.48
C5	62.28	248.85	N11° 03' 08"E	62.17
C6	33.34	198.58	N11° 46' 58"E	33.30



**PARCEL "A", "B" AND "C" NOTES:**

- AS STATED IN THE PURPOSE NOTE, THESE PARCELS ARE FOR CONSTRUCTION OF A PAVED STREET OR ROAD, TO THE STANDARDS OF A SCOTT COUNTY PUBLIC STREET OR ROAD.
- OWNERSHIP OF THE PARCELS SHALL REMAIN WITH THE PARENT TRACTS UNTIL DEDICATION.
- THERE IS AN ACCESS EASEMENT COVERING THE ENTIRETY OF THE THREE PARCELS, FOR THE BENEFIT OF THE TRACTS #2, #3, AND #4 AND, SUBJECT TO NOTE 4, ALSO THE SAFE & SOUND PARKS & RECREATION, LLC TRACT SHOWN ON THIS PLAT.
- UNTIL THE PAVED STREET OR ROAD IS COMPLETED, ONLY THREE PARCELS CAN USE THE ACCESS EASEMENT. THOSE ARE TRACTS #2, #3 AND #4 (I.E. THE SAFE & SOUND PARKS & RECREATION TRACT SHALL NOT HAVE ACCESS TO THE EASEMENT).
- PARCEL "A" CONTAINS AN AREA BETWEEN THE PROPOSED STREET OR ROAD AND HIGHWAY PATH, AND NEXT TO ROGERS GAP ROAD, THAT SHALL BE MAINTAINED BY THE OWNER OF THE SAFE & SOUND PARKS & RECREATION, LLC TRACT.
- PARCEL "B" CONTAINS AN AREA BETWEEN THE PROPOSED STREET OR ROAD AND HIGHWAY PATH THAT CONTAINS A WETLAND AREA. THAT AREA SHALL BE MAINTAINED BY THE OWNER OF TRACT #2.
- THE DEDICATION OF THE PARCELS "A", "B", AND "C", OR ANY PORTIONS OF SUCH THREE PARCELS, FOR A PUBLIC ROAD OR STREET SHALL BE CONTROLLED BY AND IN THE SOLE DISCRETION OF THE OWNER OF TRACT #4 AT THE TIME OF THE DEDICATION. THE OWNERS OF TRACTS #2 AND #3 AND THE SAFE AND SOUND PARKS & RECREATION, LLC TRACT SHALL PROMPTLY EXECUTE AND DELIVER TO THE OWNER OF TRACT #4 AT THE RELEVANT TIME, SUCH ADDITIONAL DOCUMENTS AND INSTRUMENTS AS ARE REQUESTED BY THE OWNER OF TRACT #4 FROM TIME TO TIME IN GOOD FAITH (AND PREPARED AT THE EXPENSE OF THE OWNER OF TRACT #4) TO ALLOW THE OWNER OF TRACT #4 AT THE RELEVANT TIME, AT ITS OPTION, TO (A) CONSTRUCT A ROAD OR STREET AND FULLY USE PARCELS AND SUCH ROAD OR STREET FOR INGRESS AND EGRESS FROM AND TO ROGERS GAP ROAD, (B) COMPLETE THE DEDICATION OF ALL OR ANY PORTIONS OF PARCELS "A", "B" AND "C" TO THE GOVERNMENTAL AUTHORITY AS REQUESTED BY THE OWNER OF TRACT #4 IN A MANNER THAT WOULD RESULT IN SUCH GOVERNMENTAL AUTHORITY ASSUMING MAINTENANCE AND CONTROL OF THE ROADWAY AS A PUBLIC ROAD OR STREET INCLUDING, WITHOUT LIMITATION, TRANSFERRING FEE OWNERSHIP OF ALL OR ANY PORTIONS OF PARCELS "A", "B", AND "C" AS A PRIVATE ROAD OR STREET FOR THE EXCLUSIVE USE AND BENEFIT OF THE OWNERS OF TRACTS #2, #3, AND #4 (AND, SUBJECT TO NOTE 4, ALSO THE OWNER OF THE SAFE AND SOUND PARKS & RECREATION, LLC TRACT SHOWN ON THIS PLAT).
- UNTIL SUCH TIME AS THE PAVED STREET OR ROAD HAS BEEN ACCEPTED FOR DEDICATION BY SCOTT COUNTY OR OTHER PUBLIC AUTHORITY, EXCEPT AS PROVIDED IN NOTES 5 AND 6 ABOVE, THE COST OF MAINTENANCE OF THE ACCESS EASEMENT AREA AND ANY ASSOCIATED ROAD OR STREET INFRASTRUCTURE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT #4 AT THE APPLICABLE TIME EXCEPT THAT, IN THE EVENT THAT ANY PORTION OF TRACT #2, TRACT #3, OR THE SAFE & SOUND PARKS & RECREATION, LLC TRACT IS REZONED AND/OR UTILIZED IN A MANNER THAT MATERIALLY INCREASES VEHICULAR TRAFFIC ON THE ROAD OR STREET AS COMPARED TO TYPICAL HISTORICAL LEVELS, EXPENSE OF SUCH MAINTENANCE SHALL BE ALLOCATED AMONG THE TRACTS #2, #3, AND #4 AND THE SAFE & SOUND PARKS & RECREATION, LLC TRACT AS REASONABLY AGREED UPON BETWEEN THEM.
- AT ANY TIME AFTER TOYOTA TSUSHO AMERICA, INC., A NEW YORK CORPORATION, ("TTAI") ACQUIRES AN OWNERSHIP INTEREST IN TRACT #4, TTAI SHALL BE ENTITLED TO USE ALL OR ANY PORTIONS OF PARCELS "A", "B" AND "C" FOR INGRESS AND EGRESS BETWEEN ROGERS GAP ROAD AND TRACT #4 AND/OR ANY PROPERTY TTAI MAY THEN OWN OR LEASES THAT ADJOINS TRACT #4, UNLESS THE REQUIREMENTS IN THIS SENTENCE INTERFERE WITH ANY DEDICATION OR ARE WAIVED BY THE OWNERS OF TRACT #2, TRACT #3 AND THE SAFE AND SOUND PARKS & RECREATION, LLC TRACT. TTAI SHALL NOT PERMIT, AT ANY TIME TTAI OWNS TRACT #4, TTAI'S LARGE TRUCKS TO USE PARCELS "A", "B", AND "C" FOR INGRESS FROM ROGERS GAP ROAD OR EGRESS TO ROGERS GAP ROAD EXCEPT (A) IN AN EMERGENCY OR EMERGENCIES OR (B) WHEN TRIPROTT ROAD IS NOT FULLY AVAILABLE TO SUCH LARGE TRUCKS FOR INGRESS AND EGRESS TO AND FROM TRACT #4 AND ANY SUCH ADJOINING PROPERTY THEN OWNED BY TTAI.



**SURVEY NOTES**

SURVEY PERFORMED BY THOROUGH-BRED END, EQUIPMENT USED: CARLSON BRIS 9888 RECEIVER, TRIMBLE CHAS RECEIVER, COORDINATE SYSTEM: KY NORTH BASE NAD 83

**SURVEYOR NOTE**

- THERE IS ONE ACCESS EASEMENT BEING CREATED BY THIS PLAT.
- PROPERTY IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.
- THIS SURVEY REPRESENTS AN URBAN SURVEY AND MEETS THE REQUIREMENTS THEREOF.

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION AND THAT THE MEASUREMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE PLANNING COMMISSION OR OTHER AUTHORIZED OFFICER.

METHOD OF SURVEY WAS CONDUCTED BY GPS "RTK" (REAL TIME KINEMATIC) POSITIONAL ACCURACY IS LESS THAN 1/8" PER FOOT. THE HORIZONTAL DATUM IS NAD 1983. THE BEARINGS SHOWN HEREON ARE BASED ON THE KENTUCKY NORTH ZONE STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY. THE DIRECTIONS AND DISTANCES SHOWN ON THE PLAT ARE NOT BASED ON AN ADJUSTED SURVEY. ALL PROPERTY CORNERS INDICATED HAVE BEEN MONUMENTED WITH AN IRON PIN (1/2" LENGTH, 1/2" DIAMETER) AND CAP STAMPED 8870 UNLESS OTHERWISE NOTED HEREON.

**SURVEYOR:**  
DATE: 2019-03-04

KEITH G. WINSTEAD  
THOROUGH-BRED ENGINEERING  
110 E. MAIN ST SUITE 206  
GEORGETOWN, KY 40324

DATE OF SURVEY - 2019-01-30



PLAT SHOWN HEREON REPRESENTS A SURVEY AND COMPLES WITH 201 KAR 18:120

THOROUGH-BRED ENGINEERING  
P.O. BOX 481 LEWINGTON, KY 40588  
(502) 883-1754  
CIVIL DESIGN, LAND SURVEYING,  
GEO-TECHNICAL ENGINEERING, DRILLING SERVICES,  
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,  
CM-CI-CONSTRUCTION SERVICES



**PRELIMINARY SUBDIVISION PLAT**  
JUETT & SAFE & SOUND  
PARKS & RECREATION, LLC PROPERTIES  
ROGERS GAP ROAD  
GEORGETOWN, SCOTT CO. KY 40324

PROJECT NO.:	DRAWN BY:
DATE:	REVIEWED BY:
ISSUED FOR CLIENT	DATE:
REVISION:	DATE:

DRAWING NAME:  
ALTA\_ToyotaTsusho.dwg

STATE OF KENTUCKY  
KEITH G. WINSTEAD  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**A-1**

**RICHARD HULETTE PROPERTY**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**May 9, 2019**

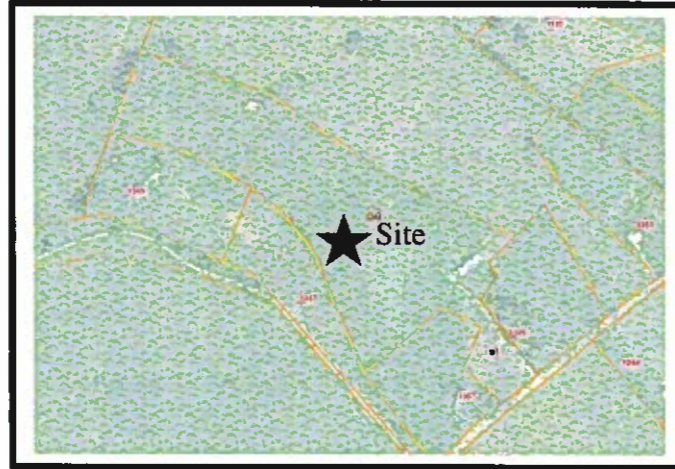
**FILE NUMBER:** FSP-2019-21

**PROPOSAL:** Final Subdivision Plat to divide one tract into two tracts, creating one 5.40-acre tract and a 16.20-acre remainder tract.

**LOCATION:** 1315 Woodlake Road

**APPLICANT:** Kevin Hulette

**SURVEYOR:** Keith Winstead,  
Thoroughbred Engineering



**STATISTICS:**

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	Tract 1: 16.20 acres Tract 2: 5.40 acres
Proposed Use	Agricultural/Residential
Access	Woodlake Road
Variance Requested	None

**BACKGROUND:**

The subject property contains 21.60 acres and is located on Woodlake Road. The subject property and all surrounding properties are zoned A-1 (Agricultural). The proposed subdivision would create a new 5.40-acre tract and a 16.20-acre remainder tract.

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

**Plat Review:**

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

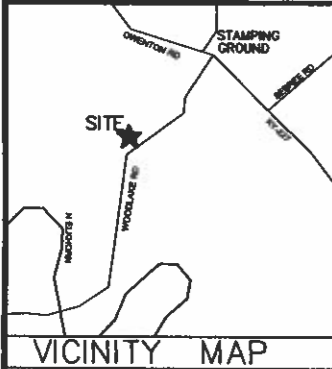
The Preliminary Subdivision Plat shows an existing entrance off Woodlake Road with a shared access and utility easement that will serve both tracts.

**RECOMMENDATION:**

Approve the Final Subdivision Plat to divide one tract into two tracts, creating one 5.40-acre tract and a 16.20-acre remainder tract with the following conditions of approval:

Conditions of Approval:

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



**LEGEND**

- = BOUNDARY BREAK POINTS
- = SET 1/2" IRON BAR W/ CAP "CS3870"
- = PROPOSED BOUNDARY LINE
- - - = ADJOINERS APPR. BOUNDARY
- = BUILDING LINE
- = ROAD
- X = FENCE
- - - = EASEMENT

**Site Statistics**

Parcel Number: 038-00-133.000  
 ZONE A-1  
 Property 21.60 Acres  
 Setback Dimensions:  
 Front - 50'  
 Side - 50'  
 Rear - 50'

**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 2 FROM TRACT 1 AS SHOWN.

**CERTIFICATE OF OWNERSHIP & 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.

\_\_\_\_\_, (DATE), 20\_\_

(OWNER OR OWNERS)

**HEALTH DEPARTMENT CERTIFICATION**

I HEREBY CERTIFY THAT THE SEWAGE TREATMENT SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION ON THIS PROPERTY FULLY MEETS THE KENTUCKY STATE HEALTH DEPARTMENT SPECIFICATIONS AND REQUIREMENTS AND IS HEREBY APPROVED.

\_\_\_\_\_, (AUTHORIZED REPRESENTATIVE) DATE

**CERTIFICATION OF PROVISION OF WATER SERVICE**

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

\_\_\_\_\_, DATE

GENERAL MANAGER

CAUDILL  
HERBERT M JR  
D.B. 361 PG. 380  
64.07 ACRES  
ZONE A-1

KARSNER  
WILLIAM PHILLIP  
& DELORES  
D.B. 332 PG. 012  
31.88 ACRES  
ZONE A-1

HULETTE RICHARD &  
BARBARA  
D.B. 149 PG. 525  
TRACT 1 21.60 ACRES  
LESS TRACT 2 5.40 ACRES  
REMAINDER TRACT 1 16.20  
ACRES  
ZONE A-1

NORRIS SHANE  
L & KIMBERLY R  
D.B. 351 PG. 042  
5.33 ACRES  
ZONE A-1

COYLE TERRY  
D.B. 355 PG. 408  
5.01 ACRES  
ZONE A-1



**PRIVATE STREET/ACCESS EASEMENT MAINTENANCE NOTE**

THE OWNER/OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING OR ANY OTHER NEEDS RELATED TO THE PRIVATE STREET/ACCESS EASEMENT SHOWN ON THIS DEVELOPMENT PLAN/PLAT. THIS AGREEMENT RELIEVES THE CITY OF GEORGETOWN/CITY OF STAMPING GROUND/CITY OF SADIVILLE/SCOTT COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITIES, IF THE OWNER/OWNERS REQUEST THAT THE PRIVATE STREET/ACCESS EASEMENT BE DEDICATED AS PUBLIC STREETS, THE OWNER/OWNERS BEAR THE FULL EXPENSE OF ANY RECONSTRUCTION REQUIRED TO COMPLY WITH CITY/COUNTY STANDARDS PRIOR TO DEDICATION AND ACCEPTANCE AND ALL CONDITIONS OUTLINED IN SECTION 4. D. HAVE BEEN MET.

OWNER \_\_\_\_\_

OWNER \_\_\_\_\_

**SURVEY NOTES**

SURVEY PERFORMED BY THOROUGHbred ENG. EQUIPMENT USED: CARLSON BR15 GNSS RECEIVER TRIMBLE GNSS RECEIVER COORDINATE SYSTEM: KY NORTH BASE NAD 83

**SURVEYOR NOTES**

- 1) THERE IS ONE ACCESS EASEMENT BEING EXTENDED BY THIS PLAT.
- 2) PROPERTY IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.
- 3) THIS SURVEY REPRESENTS A SURVEY AND MEETS OR EXCEEDS THE REQUIREMENTS THEREOF.
- 4) ANY FURTHER SUBDIVISION OF THIS PROPERTY WILL REQUIRE REVIEW AND APPROVAL OF THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION.
- 5) ANY NEW ENTRANCES ON WOODLAKE ROAD WILL REQUIRE A PERMIT FROM KYTC.

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN TO THE SPECIFICATIONS OF THE PLANNING COMMISSION OR OTHER AUTHORIZED OFFICER.

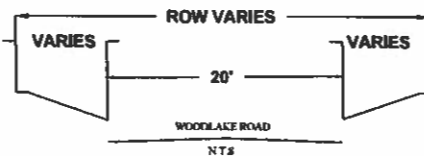
METHOD OF SURVEY WAS CONDUCTED BY GPS "RTK" (REAL TIME KINEMATIC) POSITIONAL ACCURACY IS LESS THAN 40.10"±200 PPM. THE HORIZONTAL DATUM IS NAD 1983. THE BEARINGS SHOWN HEREON ARE BASED ON THE KENTUCKY NORTH ZONE STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY. THE DIRECTIONS AND DISTANCES SHOWN ON THE PLAT ARE NOT BASED ON AN ADJUSTED SURVEY. ALL PROPERTY CORNERS INDICATED HAVE BEEN MONUMENTED WITH AN IRON PIN (1/8" LENGTH, 1/2" DIAMETER) AND CAP STAMPED #3870 UNLESS OTHERWISE NOTED HEREON.

SURVEYOR:

DATE: 2019-03-22

KEITH G. WINSTEAD  
THOROUGHbred ENGINEERING  
110 E. MAIN ST SUITE 208  
GEORGETOWN, KY 40324

DATE OF SURVEY - 2019-03-12

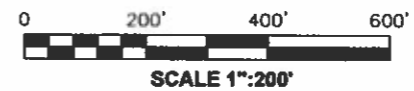


Parcel Line Table

Line #	Length	Direction
L1	169.11	S44° 42' 59"W
L2	66.99	S39° 15' 15"E
L3	136.80	S38° 32' 02"W
L4	39.50	S48° 31' 58"E
L5	81.75	S44° 11' 58"E
L6	38.08	S2° 11' 58"E
L7	262.86	S40° 33' 58"E
L8	204.79	S51° 48' 06"W
L9	231.24	N44° 11' 04"W
L10	187.25	N5° 41' 23"E
L11	66.13	N59° 48' 10"W
L12	131.96	N86° 56' 49"W
L13	150.00	N52° 10' 27"W

Parcel Line Table

Line #	Length	Direction
L14	316.66	N46° 46' 02"E
L15	124.79	S54° 02' 54"E
L16	398.53	N55° 39' 05"W
L17	374.68	N69° 23' 26"W
L18	104.93	N54° 02' 54"W



**THOROUGHbred ENGINEERING**

110 E. MAIN ST. SUITE 208 GEORGETOWN, KY. 40324 (502) 863-1756  
 CIVIL DESIGN - GEOTECHNICAL ENGINEERING - BC SPECIAL INSPECTIONS  
 MATERIAL TESTING - LAND SURVEYING - GEOTECHNICAL DRILLING

**MINOR SUBDIVISION PLAT**  
**RICHARD D HULETTE PROPERTY**  
 1315 WOODLAKE ROAD  
 STAMPING GROUND, SCOTT COUNTY, KY 40379

PROPERTY NUMBER: \_\_\_\_\_

ISSUED: \_\_\_\_\_ DATE: \_\_\_\_\_

REVISION DATE: \_\_\_\_\_

REVISED BY: \_\_\_\_\_

DESIGNED BY: \_\_\_\_\_

110 E. Main St. Suite 208  
 Georgetown, KY 40324

STATE OF KENTUCKY

KEITH G. WINSTEAD  
3870

LICENSED PROFESSIONAL LAND SURVEYOR

**ASHTON GROVE ZONE CHANGE**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**May 9, 2019**

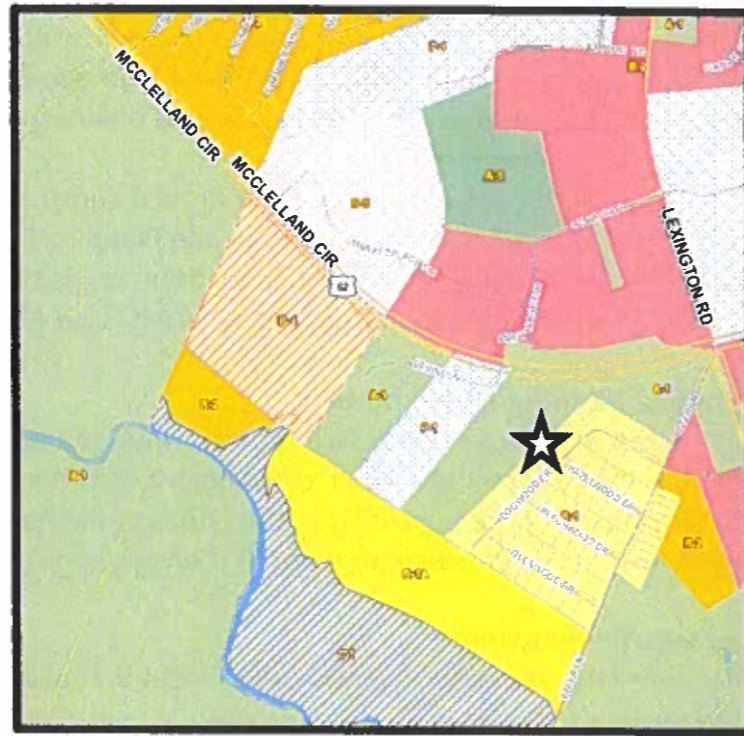
**FILE NUMBER:** ZMA-2019-22

**PROPOSAL:** Zone change request for 2.35 acres from R-2 PUD to B-4

**LOCATION:** South side of McClelland Circle and Bevins Lane in Georgetown

**APPLICANT:** Georgetown Senior Living, LLC

**ENGINEER/DESIGNER:** Kevin Rich, Kevin Rich Design Studios



<b>STATISTICS:</b>	
Existing Zones	R-2 (Medium-Density Residential)
Proposed Zones	B-4 (Community Commercial)
Surrounding Zones	A-1 (Agricultural), R-2 (Medium Density Residential), P-1 (Professional Office)
Acreage	2.35 acres
Proposed Use	General Commercial and Medical Office
Sq. Ft. of Buildings	10,000 sf (approximately)
Parking	40 spaces/1 per 250sf (required) 67 spaces (proposed)
New street required	No
Linear feet of new street	N/A
Water/sewer available	Yes/Yes
Access	Via McClelland Circle and Ashton Grove Path

**BACKGROUND:**

The subject property is a proposed 2.35-acre parcel located between Etterwood subdivision and Landmark Office Centre, south of McClelland Circle.



The zoning of adjacent properties includes P-1 (Office), R-1 (Single-Family Residential) and A-1 (Agricultural).

The subject property is located on the south side of McClelland Circle (U.S. 460 Bypass) and approximately one-third mile west of U.S. 25. The main access will be from McClelland Circle at Bevins Lane and Ashton Grove Path, a private boulevard access road, that serves the Ashton Grove Assisted Living Facility and cottages.

The proposed parcel is currently part of the larger 10-acre lot that is being developed into fourteen duplex retirement cottages on a private street. The applicants are proposing to subdivide a 2.35-acre triangular shaped parcel, along the current frontage with McClelland Circle. The submitted concept plan shows two buildings with one access from a private street (Ashton Grove Path).

The entrance to the bypass is being improved currently to add a dedicated right turn lane and thru lane. These improvements were required by the Planning Commission as a condition of approval for the Assisted Living project. The traffic study done at the time of the Assisted Living project anticipated commercial development in the area where it is currently being proposed.

**Proposed Zoning and Land Use:**

2.35 acres of the total 80.16-acre Ashton Grove site is proposed to be rezoned to B-4 (Community Commercial) to provide a retail, convenience commercial and or medical or general office use area for the south side of the bypass. The remainder of the Ashton Grove development will remain R-2 PUD (Medium Density Residential), and 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 largely in agreement with the adopted Comprehensive Plan in that the adopted Comprehensive Plan Future Land Use Map (last updated in 2017) designates the areas proposed for the zoning change as Professional Office. The B-4 zone is a zone which was designed to allow small scale commercial, service and office uses in a walkable, pedestrian-centric environment. Big

Box stores over 100,000 square feet in area and automotive uses which require large areas of surface parking or outdoor display or storage are prohibited in the B-4 zone. The commercial retail and service use component is in agreement with the existing Future Land Use Map.

Further, the gradual step-down of intensity and buffering between urban and rural zones is a goal of the Comprehensive Plan, specifically along the Southern Greenbelt. This step-down manner of development has been applied through other developments in Georgetown with frontage on major arterials. 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.

Again, it is staff's finding that B-4 small scale commercial and medical office development is appropriate in this location.

**Conceptual Plan Review:**

The conceptual plan and zone change request seeks approval for a pair of one-story commercial/office buildings and surrounding parking, buffered from the adjoining residential neighborhood and retirement cottages. The plan has many benefits, particularly the provision of medical office and/or commercial service uses in an easily accessible location that conforms to the Future Land Use Map and Zoning Ordinance. It is compatible with past practices and approvals to transition from commercial to less intense residential densities as you move from high speed arterial roads towards the urban service boundary and the Greenbelt.

**Access:**

The subject property will be accessed from McClelland Circle at Bevins Lane and a private street Ashton Grove Path. An access and maintenance agreement will be required for the property to develop using the existing private access road.

**Traffic study**

A Traffic Study was completed by CDM Smith. It concluded that the entrance to McClelland Circle at Bevins Lane would need to be improved to provide a dedicated through and a dedicated left turn lane. In addition, a signal will likely be needed at the intersection and a signal warrant study should be conducted to determine the appropriate time to install a signal. Based on the current traffic study at complete build out, including the commercial retail area.

**Landscaping & Greenbelt:**

This proposal is located adjacent to multiple residential zones. A landscape buffer will be required between the new commercial zone, if approved and adjoining residential zones. The Greenbelt has been established as part of the Assisted Living Project and is located below the 820 contour south of the subject property.

The Greenbelt area was meant to be maintained as an agricultural, parkland or open space buffer. In 2012, the Applicant rezoned a strip south of the 820 contour to the Conservation (C-1) zone district, so that it may be permanently restricted from urban development.

At the Preliminary Development Plan stage, the Applicant would be required to show appropriate landscape buffers to satisfy the *Landscape and Land Use Buffer Ordinance*.

**RECOMMENDATION:**

Based on the findings above, viewed in its entirety, the requested Zoning Map Amendments do not satisfy the requirements of KRS 100.213, Staff recommends **approval** of the zone change request from R-2 to B-4 for 2.35 acres at Bevins Lane and McClelland Circle.

**LEGEND**

560	EXISTING CONTOUR
561.23	EXISTING SPOT ELEVATION
—	EXISTING TREE MASS
—	EXISTING FENCE
—	EXISTING WATER METER
—	EXISTING WATER VALVE
—	EXISTING FIRE HYDRANT
—	EXISTING GAS W/ SIZE
—	EXISTING CHIMNEY
—	EXISTING OVERHEAD UTILITIES
—	EXISTING OVERHEAD ELECTRIC
—	EXISTING UNDERGROUND ELECTRIC
—	EXISTING UTILITY POLE
—	EXISTING DOWN GUY
—	EXISTING TRANSFORMER
—	EXISTING ELECTRIC MANHOLE
—	EXISTING ELECTRIC BOX
—	EXISTING LIGHT POLE
—	EXISTING TELEPHONE PEDESTAL
—	EXISTING TELEPHONE MANHOLE
—	EXISTING OVERHEAD TELEPHONE
—	EXISTING UNDERGROUND TELEPHONE
—	EXISTING CATCH BASIN W/ PIPE
—	EXISTING SANITARY MANHOLE W/PIPE
—	ADJACENT PROPERTY W/ZONING

**ADJACENT PROPERTY OWNERS**

NO.	DEED BK / PG	OWNER	PARCEL ID
1	164 / 293	ISHMAEL RAYMOND L. C/O MANDINA	168-30-038.000
2	401 / 534	JOHNSON EVERETT R & LINDA K	168-30-027.000
3	175 / 194	GARDSON GAYLE W & IVA J REV LYG TRUST	168-30-025.000
4	142 / 184	WOOD JAMES PAUL & MARGARET	168-30-026.000
5	217 / 103	GRiffin ROBERT C & BEVERLY D	168-30-029.000
6	323 / 325	KEHLEY ANGELA	168-30-030.000
7	250 / 224	THOMAS FERNANDO K SR & VANESSA J	168-30-032.000
8	373 / 613	DARNELL MARY SEAY & DWAYNE THOMAS	168-30-033.000
9	106 / 567	BORDER DALLAS	168-30-034.000
10	118 / 353	BLACKBURN BUFORD	169-10-005.000
11	330 / 469	CRISP MARGIE IRENE	169-10-004.000
12	258 / 041	PEARL GARY & RUTH	169-10-003.000
13	290 / 463	CARPENTER TERRY L	169-10-002.000
14	CD2 / 650	BANKERS LAND COMPANY & OTHERS	168-30-020.000

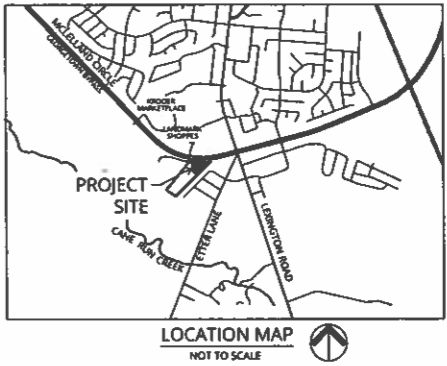
**CERTIFICATION OF OWNERSHIP AND DEDICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM (THE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PATHS, 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.

- 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.
- STORM DRAINAGE FACILITIES, INCLUDING RETENTION BASINS, SHALL BE MAINTAINED FOR PROPER FUNCTIONING FREE OF ANY DEBRIS, SILT, OR TRASH.
- A CERTIFICATION 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 INSTALLED. REQUIRED LANDSCAPING UNABLE TO BE INSTALLED DUE TO EXTREME WEATHER CONDITIONS MAY BE SECURED FOR A PERIOD OF ONE YEAR BY SUBMITTING TO THE PLANNING DIRECTOR AN APPROVED SECURITY FOR 125% OF THE COST OF THE TOTAL WORK TO BE DONE, AS SUBSTANTIATED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR.
- THERE SHALL BE NO GRADING OR CONSTRUCTION UPON LOT NO. 1 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.

DATE: 2019

- KEY**
- ENTRANCE DRIVE CONNECTION AT McCLELLAND CIRCLE  
SEE PLAN ENLARGEMENT THIS SHEET.  
CYC ENCROACHMENT PERMIT # 07-2017-00424
  - ASPHALT PAVEMENT
  - PROPOSED PRIVATE ACCESS EASEMENT  
(VARIABLE WIDTH)
  - 4" WIDE ASPHALT SIDEWALK (TYP)
  - TRASH ENCLOSURE
  - KARST FEATURE AREA & STRUCTURE EXCLUSION ZONE
  - TYPICAL COTTAGE BUILDING  
REFER TO ARCHITECTS PLANS



**PROJECT DATA**

**PROPOSED LOT NO. 1**

PROPERTY AREA	1.13 AC (49,285.43 SF)	2.35 AC (102,228.11 SF)
LOT 1-A	1.13 AC (49,285.43 SF)	
LOT 1-B	1.22 AC (52,942.69 SF)	

**EXISTING ZONING**  
PROPOSED ZONING: R-2 (RESIDENTIAL)  
EXISTING LAND-USE: VACANT  
PROPOSED LAND-USE: MEDICAL OFFICE/RETAIL

**BUILDING DATA**

PROP. BUILDING FOOTPRINT AREA	10,000 SF (5,000 SF/BLDG)
MAX. BUILDING GROUND COVERAGE	25%
PROP. BUILDING GROUND COVERAGE	9.8%
MAX. ALLOWABLE BUILDING HEIGHT	75-FT
PROP. BUILDING HEIGHT	25-FT
MIN. PARKING SPACES REQUIRED	40 (1 SPACE / 150 SF)
PARKING SPACES PROVIDED	67 (INCL. 4 HANDICAP ACCESSIBLE)

**SETBACKS**

MIN. FRONT YARD FROM R.O.W.	50-FT
MIN. SIDE YARD	0-FT
MIN. REAR YARD	0-FT

**LANDSCAPE BUFFER AREA**

15' LBA REQUIRED ALONG BOUNDARY WITH RESIDENTIAL LOTS AS SHOWN  
(INCL. 1" X 8" OR 2" TREE AND 6" HT BDL BOW HEDGE OR 6" HT FENCE)

**PROPOSED LOT NO. 2**

PROPERTY AREA	7.62 AC (331,935.64 SF)
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**EXISTING ZONING**  
PROPOSED ZONING: R-2 (RESIDENTIAL)  
EXISTING LAND-USE: W/DEPENDENT LIVING COTTAGES  
PROPOSED LAND-USE: W/DEPENDENT LIVING COTTAGES

**BUILDING DATA**

INDEPENDENT LIVING COTTAGE UNITS	28 (14 DUPLEX BLDGS)
MAXIMUM ALLOWABLE DENSITY	12.0/DUAC
PROPOSED DENSITY	2.67/DUAC
PROPOSED BUILDING FOOTPRINT AREA	49,000 SF (2,500 SF/BLDG)
MAX. BUILDING GROUND COVERAGE	40%
PROPOSED BUILDING COVERAGE	14.8%
MAX. ALLOWABLE BUILDING HEIGHT	30-FT
PROPOSED BUILDING HEIGHT	22-FT
MIN. PARKING SPACES REQUIRED	56 (2 SPACES/UNIT)
PARKING SPACES PROVIDED	56

**SETBACKS**

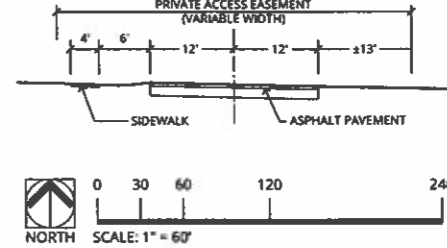
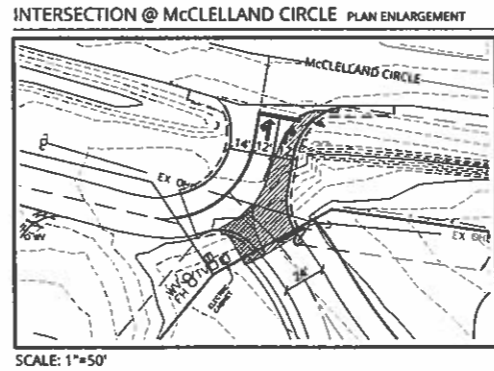
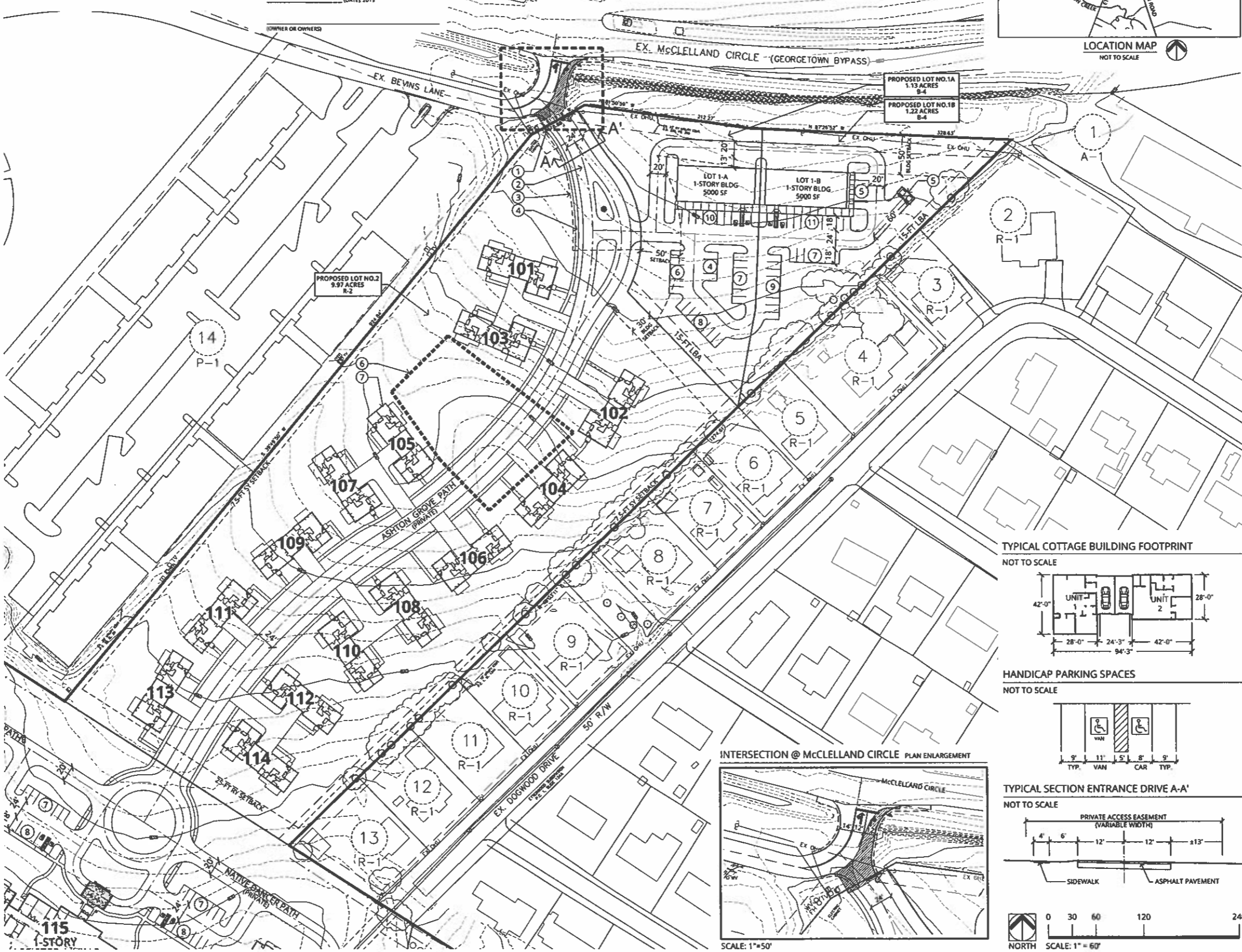
MIN. FRONT YARD FROM R.O.W.	30-FT
MIN. SIDE YARD	7.5-FT
MIN. REAR YARD	25-FT

**PURPOSE NOTE**

THE PURPOSE OF THIS PLAN IS TO REFLECT A CONCEPTUAL DEVELOPMENT FOR PROPOSED LOT NO. 1 IN CONJUNCTION WITH A MINOR SUBDIVISION AND ZONE CHANGE REQUEST.

- PROJECT NOTES**
- ZONE CHANGE & CONCEPT PLAN APPROVED BY PLANNING COMMISSION ON MAY 11, 2017. ZONE CHANGE FILE NO.: ZCH-2017-18
  - AMENDED PRELIMINARY DEVELOPMENT PLAN APPROVED BY PLANNING COMMISSION ON DECEMBER 14, 2017. PLANNING DEPT. FILE NO.: POP-2017-49
  - VARIANCE APPROVED BY PLANNING COMMISSION ON DECEMBER 14, 2017 TO ALLOW A REDUCTION IN MINIMUM PAVEMENT WIDTH FROM 25-FT TO 20-FT WHERE SHOWN. PLANNING DEPT. FILE NO.: POP-2017-49

- GENERAL NOTES**
- UTILITY EASEMENT DESCRIPTION: EASEMENTS GRANT AND CONVEY TO KENTUCKY UTILITIES, COLUMBIA GAS, AT&T, TIME WARNER, AND OTHER APPROPRIATE UTILITY COMPANIES, THEIR SUCCESSORS, ASSIGNS AND LESSEES, THE RIGHT TO TRIM OR REMOVE ANY AND ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THERETO THAT IF FALLING THEY MAY INTERFERE WITH THE OPERATION AND MAINTENANCE OF SAID FACILITIES; NOT BUILDING OR OTHER STRUCTURE SHALL BE ERRECTED AND NO LANDFILL OR EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE PERFORMED UPON THE SAID EASEMENT AFTER INSTALLATION OF FACILITIES; THE RIGHT OF ingress AND egress IS HEREBY GRANTED TO USERS OF THE UTILITY EASEMENT AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR FACILITIES WITHIN SAID EASEMENTS; ALL LOT LINES NOT INDICATING EASEMENTS SHALL HAVE AN EASEMENT ON EACH SIDE OF THE LOT LINE UNLESS OCCUPIED BY A RESIDENTIAL STRUCTURE.
  - DRAINAGE EASEMENT DESCRIPTION: DRAINAGE EASEMENTS CONTAIN STORMWATER CHANNELS, STORMWATER STORAGE AREAS/FACILITIES AND ACCESS RIGHTS FOR MAINTENANCE OF SUCH FACILITIES; NO CHANNEL ALTERATION OR CONSTRUCTION THAT WOULD OBSTRUCT THE FLOW OF STORMWATER IS ALLOWED; THERE SHALL BE NO STORAGE OR DISPOSAL OF GRASS CLIPPINGS, TRASH, DEBRIS, OR OTHER POTENTIAL OBSTRUCTIONS THAT MAY WASH INTO STORMWATER CHANNELS OR STORAGE AREAS.
  - INTERIOR CONNECTIVITY, SANITARY SEWERS, STORMWATER MANAGEMENT, ENTRANCE DESIGN AND EXISTING TREES SHALL BE EVALUATED WITH THE PRELIMINARY DEVELOPMENT PLAN AND CONSTRUCTION DOCUMENTS.
  - ACCESS SHALL BE LIMITED AS INDICATED ON THIS PLAN.
  - STORM SEWERS AND STORM WATER RETENTION BASINS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF THE PLANNING COMMISSION ENGINEER.
  - ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRASSES; SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOD IN ORDER TO PREVENT EROSION.
  - STORMWATER MANAGEMENT INCLUDING WATER QUANTITY, QUALITY PROTECTION AND RECHARGE FOR LOTS 1 AND 2 ARE PROVIDED BY THE ASHTON GROVE PROJECT PER APPROVED FINAL DEVELOPMENT PLAN & CONSTRUCTION DOCUMENTS.
  - THIS CONCEPTUAL PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY; ANY SALE OF LAND SHALL BE BASED ON A RECORDED SUBDIVISION PLAN.
  - GRADING, BUILDING FINISH FLOOR ELEVATIONS AND HANDICAP PARKING SPACE LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL CONSTRUCTION PLAN.
  - ALL ROADS AND DRIVES SHOWN ARE INTENDED TO BE PRIVATELY OWNED AND MAINTAINED.
  - LIMITS OF KARST FEATURE AREA & STRUCTURE EXCLUSION ZONE SHOWN AS PROVIDED TO RICH DESIGN STUDIOS BY GEOTECHNOLOGY AND AER CONSTRUCTION ON 01/02/2018 ORIGINAL FILE NAME: ABR-ASHTON-IND-BUILD-1-2-2019.DWG



**RICH DESIGN STUDIOS**

LAND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE

291 N HUBBARDS LN, STE 172-101  
LOUISVILLE, KENTUCKY 40207 USA  
+1.502.442.0601

WWW.RICHDESIGNSTUDIOS.COM

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF RICH DESIGN STUDIOS AND IS FOR USE ON THIS PROJECT ONLY. THIS PLAN IS PREPARED FOR USE IN CONJUNCTION WITH THE AUTHOR'S INTERPRETATIONS, OBSERVATIONS, DECISIONS, AND ADMINISTRATION, WITHOUT WHICH THE DESIRED RESULT CAN NOT BE ASSURED. ANY ALTERATION, REPRODUCTION, OR USE IN PART OR IN WHOLE, FOR ANY PURPOSE WITHOUT THE RICH DESIGN STUDIOS EXPRESSED WRITTEN CONSENT MAY VIOLATE EXISTING LEGAL STATUTES.

**DEVELOPER**

**CONTINENTAL SENIOR COMMUNITIES**  
Senior Living Solutions

150 E. BROAD STREET, 8TH FLOOR  
COLUMBUS, OHIO 43215  
614.221.1800 OFFICE 614.221.6365 FAX  
WWW.CONTINENTALREALESTATE.COM

**PROJECT NAME**

**ASHTON GROVE COMMERCIAL**

**PROJECT ADDRESS**

McCLELLAND CIRCLE,  
GEORGETOWN, KY 40324  
(PARCEL ID: 168-30-021.000)

**SHEET TITLE**

**CONCEPTUAL PLAN FOR ZONE CHANGE**

**DATE ISSUED** APRIL 1, 2019

**DRAWN BY** YZ

**CHECKED BY** KWR

**PROJECT NUMBER** 19120

**REVISIONS** DATE

1 TRC COMMENTS 04.24.2019

**SHEET NUMBER**

**1.01**



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Proposed Amendments to Zoning Ordinance:

A. Clarify Zero Lot line Restrictions

Section 2.6 GENERAL REGULATIONS FOR LOTS AND YARDS

[Add New Section] 2.66 ZERO LOT LINE RESTRICTIONS FOR NON-RESIDENTIAL DISTRICTS

when two adjoining lots, except in the B-3 and B-4 Districts, are under separate ownership a minimum 5' building setback shall be maintained on the property being developed, unless a 5' minimum construction and maintenance easement is established by agreement of both lot owners.

[Add New Section] 4.47 E. when two adjoining lots, except in the B-3 and B-4 Districts, are under separate ownership a minimum 5' building setback shall be maintained on the property being developed, unless a 5' minimum construction and maintenance easement is established by agreement of both lot owners.

[Add footnote] to Schedule of Dimension and Area Regulations Table.

B. Amendment of Requirements for Outdoor Storage and Outdoor Sales and Display in Non-Residential Districts.

[Add New Definitions, Article 2.1]

Outdoor Storage: The keeping of any inventory, goods, material, or merchandise, including raw, semi-finished, and finished material for more than 24 hours, including any containers intended to store materials.

Outdoor Sales and Display: Area used for display of merchandise or goods available for purchase from a business, located outdoors.

Development, minor: Any development that adds no new building or parking lots of greater than 20 spaces. In industrial areas, minor developments include building or outdoor storage expansions of up to 10% of the total square footage or 10,000 square feet, whichever is less.

[Add New Language to Permitted Use Sections of B-2, B-4, and B-5 Commercial Districts]



Georgetown-Scott County Planning Commission  
Planning · Engineering · GIS

Outdoor Sales and Display of Products, if shown on an approved development plan, providing all the following conditions are met:

1. Outdoor display areas are accessory to the principal use of the property.
2. Outdoor display areas shall not be located within public or private right(s) of way or in required landscape buffer areas.
3. Display area shall not exceed ten (10) percent of the total area of the lot. Display areas greater than ten (10) percent of the lot may be approved by the Planning Commission Board as part of Development Plan approval with a finding that special circumstances exist in relation to the lot or use in question.

[Add New language to Conditional Use Section of all Commercial Districts except B-3]

Outdoor storage provided all the following conditions are met:

1. Storage is incidental and accessory to the principal use of the property, and
2. The storage shall not be visible from any right of way or adjacent area of different zoning classification. The Board of Adjustment may impose any reasonable conditions calculated to provide the required screening.
3. The screening utilized to prevent visibility of the outdoor storage may consist of earthen mounds, plantings, fences or walls.
4. The storage area boundaries must satisfy the minimum setback requirements of the zone.

[Strike all existing language in the Zoning Ordinance that contradicts or conflicts with the above requirements]