



November 11, 2010
Planning Commission Meeting

Please sign in at the podium if you are
an Applicant or wish to speak to a case
this evening.

Georgetown Scott County
Planning Commission



Georgetown Scott County Planning Commission

Commission Business

1. Approval of October Invoices
2. Approval of October 14, 2010 minutes
3. Approval of November agenda
4. Items for postponement and withdrawal
5. Consent Agenda



Georgetown Scott County Planning Commission

- **CEDAR HILLS PHASE II-A
SUBDIVISION AMENDED**
- **FILE NUMBER: PDP-2010-19**
- **PROPOSAL: Amended Cluster Subdivision on
a previously approved Cluster Subdivision
Plan**
 - **EXISTING ZONING: A-1**
 - **SURROUNDING ZONING: A-1, B-1, AND R-1A**
 - **ACCESS: Via Cincinnati Pike**



History

- Existing Cedar Hills Phase II (Summeridge Road) Platted in October 2001
 - 98.5 acre open space
- Cedar Hills Phase II-A preliminarily approved June 2003 (PSP-2003-73)
- Parcel #27 approved by the Planning Commission via waiver of Cluster Regulations June 2010
 - 2 Open Space residential credits; one on Parcel #27, the other on Open Space Tract D



Scott County Planning Commission



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Request

- Approval of Amended Cluster Subdivision for 49 cluster lots
- Approval of 7 5-acre tracts
- For both approvals, the Applicant is requesting 4 waivers
 - Reduction of front yard setback to 25 feet
 - Request to forgo perimeter fencing
 - Open space in separate parcels
 - Maximum length of a cul-de-sac



Concerns With Cluster

- Prior 50' easement now shown as a county-standard road - Good
- Change in cluster subdivision requires a TIS prior to Final Plat approval



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5-acre Tracts

Approve the Amended Preliminary Plat for seven (7) 5-acre tracts, numbered 28, 29, 30, 31, 58, 59, and 76, subject to:

- All previous applicable requirements of the previous Cluster Plan/Plat approval (PDP-2003-73).
- Lots 28 through 31 may not receive Final Plat approval without the extension of the north stub road. As part of this, the north stub road shall be brought up to County road standards.
- Prior to any construction or grading for lots 28 through 31, 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.
- Any 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).
- All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
- Provide Planning Commission staff (GIS division) with a digital copy of the approved Final Subdivision Plat.



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Cluster Lots

Approve the Amended Preliminary Cluster Plan for forty-nine (49) Future Development residential cluster lots with 214.5 acres of Future Open Space, subject to:

- The Final Plat shall be labeled as being Phase II-A.
- All previous applicable requirements of the previous Cluster Plan/Plat approval (PDP-2006-75).
- When future lots are platted, a total of four (4) hydrants will be required.
- A Traffic Impact Study shall be submitted and approved prior to Final Plat approval.
- Prior to any construction or grading, 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.
- Any 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).
- All applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
- Provide Planning Commission staff (GIS division) with a digital copy of the approved Final Subdivision Plat.



Other Business

1. Staff Reports/Other Business

- A. Strong Plat Revocation
- B. Discussion of Bylaws
- C. Update of previously approved projects and agenda items



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