

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

March 14, 2019

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of February invoices
- B. Approval of February 14, 2019 minutes
- C. Approval of March agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PSP-2019-01 Cherry Blossom Village Phase 9 - POSTPONED

III. NEW BUSINESS

- A. FSP-2019-05 G & F Farms Property - Final Subdivision Plat to divide one tract into two tracts, creating one 14.686-acre tract and a 44.632-acre remainder tract located at 120 Muir Lane.
- B. PDP-2019-06 Hoghead Trailer Sales - Preliminary Development Plan for a 0.46-acre gravel trailer display area located south of East Showalter Drive and west of Market Path.
- C. PDP-2019-07 Cherry Blossom Village Amended Master Plan - POSTPONED
- D. PSP-2019-08 & PDP-2019-09 Bristol Group, LLC - Preliminary Subdivision Plat and Development Plan for a 35,646 square foot industrial building in Lanes Run Business Park.
- E. PDP-2019-10 109 Marketplace Circle - Preliminary Development Plan for a 7,150 square feet retail building located at 109 Marketplace Circle.

IV. OTHER BUSINESS

- A. Approval of 19-20 Draft Budget
- B. Update Bylaws of the Planning Commission
- C. Election of Officers
- D. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
February 14, 2019**

The regular meeting was held in the Scott County Courthouse on February 14, 2019. The meeting was called to order by Acting Chair Mark Sulski at 6:00 p.m. Present were Commissioners Charlie Mifflin, Frank Wiseman, Regina Mizell, James Stone, Jeff Caldwell, Byron Moran, and Steve Smith, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins.

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

Motion by Mizell, second by Caldwell, to approve the January 10, 2019 minutes. Motion carried.

Motion by Mifflin, second by Mizell, to approve the February agenda. Motion carried.

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

Postponements/Withdrawals

Acting Chairman Sulski stated that the application for Cherry Blossom Village Phase 9 (PSP-2019-01) has been postponed to the regular March meeting.

Consent Agenda

A representative of the South Crossing Phase 1 application (PSP-2019-02 & PDP-2019-03) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mizell, second by Caldwell, to approve the Preliminary Subdivision Plat and Preliminary Development Plan. Motion carried.

PDP-2019-04 Tri-Village Storage - Preliminary Development Plan for a 400 square foot office and 51,135 square foot self-storage facility located at 250 Connector Road.

Mr. Summers stated that in November 2017 a Preliminary Development Plan was approved. He stated the applicant has proposed changes that would be a major change in the development. He stated all major amendments are required to be heard by the Planning Commission again. He stated the Executive Committee has allowed the application to be heard this meeting.

He stated the property is zoned B-2. He stated zero side lot lines are allowed. He stated if easements can not be agreed upon by the neighbors then the building needs to be set back. He

stated the applicant intends to show the proposed 2.5-foot setback will allow maintenance of the property.

He stated access is from an access road. He stated a 2006 plat noted that the easement should be maintained by the property owners, but a more detailed agreement would be more effective.

He stated the applicant proposes three entrances into the site. He stated the main two entrances meet the width requirements. He stated the applicant would need a variance for the central proposed entrance.

He stated there are 8 proposed parking spaces. He stated the applicant proposes a sidewalk along the front of the building.

He stated the proposed buildings along the northern and southern property boundary will mostly screen the VUA. He stated applicant proposes screening between the access road and Connector Road to provide screening for the VUA from Connector Road.

He stated a detention basin is proposed for the site with an existing stormwater pipe having to be relocated.

He stated a cemetery has been located on the property.

He stated the applicant will need three variances. He stated reducing the required parking to 8 spaces, increasing width of street entrance, and eliminating the screening for the VUA from the access road.

Commissioner Mifflin questioned why sidewalks would be required along Connector Road. Mr. Summers stated as properties develop, pedestrian access is required.

Harold Simms, representing applicant, stated that the changes to the parking eliminated the safety concern that led to condition 7 from the November 2017 plan approval. He stated that the applicant and neighbors were not able to come to an agreement, so the plans were revised to address the neighbor's concerns.

He stated a sonar survey was done in the area of the suspected cemetery. He stated the survey did not find evidence of a cemetery. He stated then a controlled dig was performed, and human remains were located. He stated his applicant will not disturb the area until approval is given to move the remains.

Acting Chairman Sulski questioned during the cemetery dig if any tombstones were located. Craig Abbott, applicant, stated tombstone pieces were found along with bone fragments.

Jeff Dietrich, engineer for applicant, stated utility relocation is common during construction. He stated the stormwater pipe relocation would be contained within the utility easement.

Bill Geisen, representing applicant, stated that when the Planning Commission determined the changes a major plan, that does not apply to Preliminary Plans.

He stated the requirement of a sidewalk along the front of the property only applies in residential areas. He stated that he does not feel that the applicant should have to construct a sidewalk.

Commissioner Wiseman questioned the location of the required sidewalk.

Mr. Simms stated justifications for the variances to include that the amount of parking spaces is the same that was approved previously, and that other businesses along Connector Road do not have VUA screening.

Commissioner Mifflin questioned the location of the proposed VUA screening and why neighboring property owners do not have VUA screening. Mr. Summers stated it would be between the parking and access road.

Greg Johnson, neighbor, stated when he bought the car wash there was no landscaping.

Mr. Abbott stated the landscaping location will depend on space.

Jane Allen Offutt, concerned citizen, stated it was the Webb family that was buried at the project site. She stated it was Bobby Hall Smith that previously desecrated the graves at the site for future development.

Commissioner Smith questioned whether Mrs. Offutt would like the remains relocated.

David Lusby, neighbor, stated they would be willing to help with the relocation of the remains.

Mr. Johnson stated that the development plan crowds too much onto the project site. He has concerns with the parking and the views the buildings will create.

Acting Chairman Sulski questioned if there was an interest in the access road becoming a city street. Mr. Johnson stated that after talking to the City Engineer, if the application is built as proposed, the City will not accept the road.

Mr. Simms stated that the applicant has followed the Subdivision Regulations creating the development plan.

Mr. Abbott stated that the proposed plan will help with the visibility issue for the Carwash.

Commissioner Smith questioned if there are garage openings on the front of the building. Mr. Abbott stated there was but that the landscaping will hide the garage openings.

Acting Chairman Sulski stated that he feels it is too much building for the lot and that he feels the remains should be relocated.

Mr. Simms stated again that the applicant has followed the Subdivision Regulations.

Mr. Geisen stated that the development plan follows the regulations, and with the history of their other locations, most people park by their unit.

Bruce Lankford, representing neighbors, stated that the development plan is a bad plan.

Robert Anderson, neighbor, stated that he has not seen the plan for the stormwater control. He stated the landscaping could obstruct visibility.

Mr. Dietrich stated the stormwater plans have been submitted and approved.

Commissioner Mifflin stated that he approves of the changes made to the development plan, but he has concerns with the setback.

Mr. Lusby stated there has been too many inconsistencies with the plans.

Mr. Simms stated the applicant has not tried to mislead anyone regarding the plans.

Commissioner Smith questioned if the applicant would be willing to eliminate the door access from the front of the building. Melanie Wollenberg, applicant, stated they would be willing to eliminate the front access.

Commissioner Moran questioned now that there is knowledge of a cemetery on the site, should a condition be added to address the cemetery. Mr. Summers stated that local and state laws must be followed to deal with the cemetery.

Commissioner Smith questioned the neighbors if eliminating the front access doors makes them more comfortable with the parking. Mr. Johnson questioned what the front of the building will look like.

Mr. Johnson stated there will be more traffic than a few vehicles a day entering the site.

Acting Chairman Sulski submitted a letter from the American Legion stating their concerns.

Commissioner Mizell questioned the traffic flow for the site.

Commissioner Smith questioned if the drive aisle widths are adequate.

Mr. Anderson stated that he has concern with the wall to be built along his property.

Commissioner Wiseman stated that he feels the access road does not have enough traffic to cause him concern.

Shawn Johnson, neighbor, stated he has concerns with the proposed parking. He stated the carwash would be in favor of upgrading the access road and installing sidewalks.

Mrs. Wollenberg, applicant, stated she has examples of other storage facilities and their parking.

After further discussion, **Motion by Caldwell, second by Mizell, to approve the Preliminary Development Plan (PDP-2019-04) subject to nine (9) conditions of approval with the addition of no access from Building A onto the access road and three (3) variances. Motion carried 5-3.**

Executive Committee Vacancy

Joe Kane stated that the Executive Committee has a vacant position. He stated Frank Wiseman has been appointed temporarily.

Mr. Sulski stated that he would like to remain as Chairperson and Mr. Smith stated he would like to be Vice-Chairman.

Mr. Kane stated that the Election of Officers will be held at the March Planning Commission meeting. After discussion it was recommended that staff would present changes in bylaws at the next meeting increasing the number of members to Executive Committee to five members with at least two members from city and county.

Review of 17-18 Audit

Mr. Kane discussed the need to approve the FY 17-18 audit prepared by Charles T. Mitchell CPA and presented at Monday's workshop meeting.

Motion by Stone, second by Wiseman, to approve the Fiscal Year 2017-2018 audit. Motion carried.

The meeting was then adjourned.

Attest:

Mark Sulski, Acting Chair

Charlie Perkins, Secretary

G & F FARMS PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
March 14, 2019

FILE NUMBER: FSP-2019-05

PROPOSAL: Final Subdivision Plat to divide one tract into two tracts, creating one 14.686-acre tract and a 44.632-acre remainder tract.

LOCATION: 120 Muir Lane

APPLICANT: G & F Farms, LLC

SURVEYOR: Jared Stevens



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural), R-1A (Single Family Residential)
Acreage	Tract B (new): 14.686 acres Tract C (remainder): 44.632 acres
Proposed Use	Agricultural/Residential
Access	Midway Road (new tract); Muir Lane (remainder tract)
Variance Requested	None

BACKGROUND:

The subject property contains 59.318 acres and is located at 120 Muir Lane. The subject property and land to the north, south and west is zoned A-1 (Agricultural). The land to the east is zoned R-1A (Single Family Residential) The proposed subdivision will create a new 14.686-acre tract and a 44.632-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. All tracts show the required 50-foot setbacks on all property lines and have at least 250 feet of width at the building line. The Health Department will need to conduct a site evaluation for the newly configured tract to certify that an on-site septic system is feasible but have not indicated any anticipated problems.

Tract C (remainder tract) has an existing entrance off Muir Lane. Tract B has a proposed entrance off Midway Road, which aligns with an existing entrance on the opposite side of Midway Road. The proposed entrance will need to maintain proper cover of the existing GMWSS water line or must be relocated at the owners expense, as indicated on the plat.

RECOMMENDATION:

Approve the Final Subdivision Plat to divide one tract into two tracts, creating one 14.686-acre tract and a 44.632-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*.

**HOGHEAD TRAILER SALES
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
March 14, 2019**

FILE NUMBER: PDP-2019-06

PROPOSAL: Preliminary Development Plan for a 0.46-acre gravel trailer display area.

LOCATION: South of East Showalter Drive and West of Market Path

APPLICANT: MRM Precision Machining

ENGINEER: Daniel Rehner, PE
Thoroughbred Engineering



STATISTICS:

Zone	B-2 (Highway Commercial)
Surrounding Zones	B-2, R-2, & B-1
Proposed Use	Trailer Sales Display Area
Site Acreage	0.77 acres (0.46 acres proposed for gravel)
Building Area	N/A
Access	Existing driveway from East Showalter
Variances/Waivers	1. Waiver to allow the use of gravel on the Project Site. 2. Waiver to allow trees needed to meet canopy requirements to be planted on an adjoining property.

BACKGROUND:
The application is a Preliminary Development Plan to construct a 0.46-acre gravel area for the display and sale of trailers. The Project Site is a 0.77-acre parcel that is zoned B-2 (Highway Commercial) and is located on the south side of East Showalter Drive and the west side of Market Path.

Preliminary Development Plan Review:
The Preliminary Development Plan does not involve any proposed buildings or other structures that would be subject to setback or building height requirements.

The Applicant is requesting the Planning Commission allow the use of gravel on the Project Site. Historically, gravel has not been allowed for use in commercial developments in Georgetown. If the Planning Commission grants approval for this Project Site to use gravel for the display and sale of trailers, staff recommends adding conditions to prevent the use of the gravel area for vehicle parking, vehicle sales, or the display or sale of other items without first consulting with Planning Commission staff. Because the gravel area is proposed only for the display and sale of trailers and offers some stormwater advantages as a pervious surface, staff is not opposed to the use of gravel in this instance with conditions. Additionally, if the use of gravel is approved, staff may file a Certificate of Land Use Restriction at the Scott County Courthouse to inform future property owners about the limited uses of this gravel area.

Vehicular Access & Pedestrian Circulation:

Vehicular Access: The Project Site currently has vehicular access from East Showalter Drive, and this application does not alter that access.

Sidewalks: Sidewalks exist along the north side of East Showalter Drive, and it is appropriate for the south side of the street to also have sidewalks. However, the scale of the development proposed with this application does not warrant the addition of sidewalks. If the property were to develop into a commercial site with a building, it would be appropriate for a sidewalk to be constructed along the road frontages (East Showalter Drive and Market Path).

Parking Spaces: The Applicant is not proposing any new parking areas with this application.

Land Use Buffers and Landscaping:

Property Perimeter Requirements; Section 6.12:

- Property Perimeter Landscaping is not required with this proposed development.

Vehicle Use Area Perimeter Requirements; Section 6.13:

- Because the proposed gravel area is intended to be used for display and sale only, and not parking, it is not subject to VUA perimeter landscaping requirements.

Interior Landscaping for Vehicle Use Areas; Section 6.22:

- As mentioned above, this development is not proposing new vehicular use area.

Section 6.2215: Minimum Canopy Requirements

The Applicant is proposing to preserve an existing tree in the center of the proposed gravel area. For the 0.77-acre site, a total canopy coverage of 7,714 square feet is required (23%). The Applicant is requesting a waiver to allow trees needed to meet the canopy requirements to be planted on an adjoining property. Staff does not support this waiver for a couple of reasons:

1. The adjoining properties may one day be sold, and the trees removed by a new property owner.
2. If the adjoining property is redeveloped, the adjoining property may attempt to double count these trees to meet its landscaping requirements.
3. The tree canopy required for this Project Site would be better used along the boundary of the display area in conjunction with the existing plank fence. Trees could be spaced in a way that

they still allow the merchandise to be displayed while softening the view for the residential properties on the north side of East Showalter Drive.

Staff will be looking at the construction plans to see how the centrally located tree will be preserved. Best practices indicate that the area within the dripline should not be disturbed during construction to protect the critical root zone. Staff will look for the Applicant to exclude the critical root zone from the graveled area.

Stormwater: The Final Development Plan will need to comply with all stormwater requirements.

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

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

RECOMMENDATION:

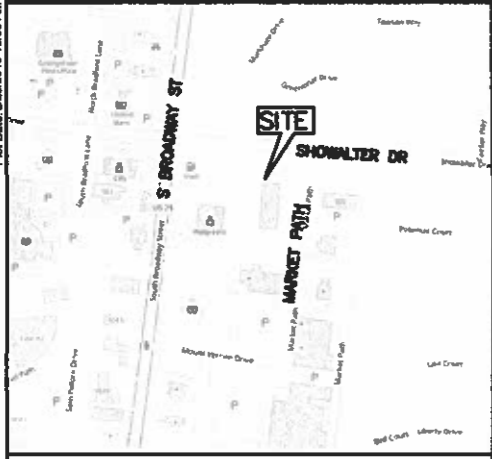
Staff recommends **approval** of the Preliminary Development Plan to construct a 7,150-square feet commercial building, with the waiver and conditions of approval listed below. Staff does not recommend approval of the requested waiver to place canopy trees on the adjoining properties.

Waiver:

1. Waiver to the property perimeter screening along McClelland Circle.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. The Final Development Plan will need to comply with all stormwater management requirements.
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. 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*.
6. The Applicant will exclude the dripline of the tree to be preserved from the graveled area.
7. The only approved use of the gravel area is for the display and sale of trailers. Motor vehicle sales, parking, and storage are prohibited.
8. The property owner shall consult with Planning Commission staff before the gravel area is used for the display and/or sale of any items other than trailers.



LEGEND

- OHE - OVERHEAD ELECTRIC
- UE - UNDERGROUND ELECTRIC
- FENCE
- UPB - UTILITY POLE
- LP - LIGHT POLE
- PP - POWER POLE
- MV - MASTHEAD MANHOLE
- PH - FIRE HYDRANT
- IC - EXIST CONCRETE
- IP - EXIST PAVEMENT
- PG - PROPOSED GRAVEL DISPLAY AREA
- PA - PROPOSED ASPHALT
- TR - PROPOSED TREE

OWNER: MRM PRECISION MACHINING LLC
110 E. SHOWALTER DRIVE
GEORGETOWN, KENTUCKY 40324
(502) 344-3874

APPLICANT: THOROUGHRED ENGINEERING, INC.
110 E. SHOWALTER DRIVE
GEORGETOWN, KENTUCKY 40324
(502) 652-1748

ZONE B-2

MIN. LOT AREA	7,800 S.F.
MIN. LOT WIDTH AT BLDG. LINE	50 FT
MIN. FRONT YARD SETBACK	5 FT
MIN. SIDE YARD SETBACK	0 FT
MIN. REAR YARD SETBACK	0 FT
MAX. HEIGHT OF BLDGS.	75 FT (BOX STORES)
MAX. BUILDING GROUND COVERAGE	50%

SITE STATISTICS

PRESERVED TREE CANOPY:	531 SQ.FT. (1.6%)
REQUIRED TREE CANOPY:	(230) 7714.8 SQ.FT.
PROVIDED TREE CANOPY:	10 LARGE TREES @ 750 SQ.FT. 7500 SQ.FT.
TOTAL TREE CANOPY:	8031 SQ.FT.
GRAVEL DISPLAY AREA:	(0.46 AC.)

CERTIFICATION OF PRELIMINARY DEVELOPMENT PLAN APPROVAL

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

_____, SO _____

(CHAIRMAN, SCOTT JOINT PLANNING COMMISSION)

CERTIFICATION OF OWNERSHIP AND DEDICATION

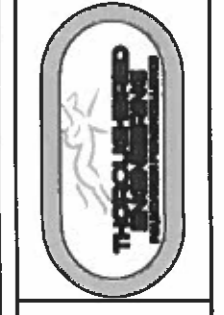
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN/PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS PARKS, AND OTHER OPEN SPACES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

_____, SO _____

(OWNER'S SIGNATURE)



THOROUGHRED ENGINEERING
P.O. BOX 481 LEWINGTON, KY 40588
(502) 652-1748
CIVIL DESIGN, LAND SURVEYING,
GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CM-CI-CONSTRUCTION SERVICES



PRELIMINARY DEVELOPMENT PLAN
HOGHEAD TRAILER SALES
110 E. SHOWALTER DRIVE, GEORGETOWN, KENTUCKY

PROJECT NO.	ISSUED BY
DATE	GM
02/25/2010	REVIEWED BY
	DJR
ISSUED FOR APPROVAL	
REVISION	DATE

GRAPHIC SCALE
0 10 20 30
(IN FEET)
1 INCH = 20 FEET

PDP-1

BRISTOL GROUP, LLC
Staff Report to the Georgetown-Scott County Planning Commission
March 14, 2019

FILE NUMBER: PSP 2019-08 and PDP-2019-09

PROPOSAL: Preliminary Subdivision Plat and Development Plan for a 35,646 square foot industrial building in Lanes Run Business Park.



LOCATION: Corporate Drive

APPLICANTS: Bristol Group, LLC
150 Corporate Blvd.
Georgetown, KY 40324

ENGINEER: Worth Ellis
Palmer Engineering
301 East Main St., Suite 900
Lexington, KY 40507

STATISTICS:

Zone	I-1*, BP-1
Surrounding Zones	BP-1
Acreage	6.4 acres
Water/sewer available	Yes/Yes
Access	Access via Corporate Blvd.
Variances Requested	None

BACKGROUND:

The subject property is 6.4-acre lot in the Lanes Run Business Park on the north side of Corporate Drive east of Endeavor Drive. The Applicant is requesting Preliminary Subdivision Plat approval and Preliminary Development Plan approval for a multi-phase development that includes a 35,646 square foot industrial/office building and a future approx. 35,000 square foot building addition.

The initial plan is to build a 35,646 square foot metal industrial building that includes approximately 6,000 square feet of office footprint in two storeys, for 12,000 SF of office area total, and a 35,000 square foot building addition shown as possible expansion area at a later date. The building will occupy three existing lots which will be consolidated to form a large corner lot on the NE corner of Endeavor and Corporate Blvd. with employee parking in the front and to the west of the building. The main entrance will be from Corporate Blvd. which will provide access and parking for employees and visitor vehicle

traffic. A secondary access will be provided from Endeavor Drive for truck traffic to the loading/unloading area on the rear of the building. A future phase includes area for building expansion to the east and additional parking as extensions of the proposed parking lots.

The subject property is zoned I-1*(enhanced)/BP-1 and is in the Lanes Run Business Park. The I-1*/BP-1 is the business park zone whose purpose is to allow light industrial and diverse technological advanced jobs in a campus-type, natural setting. To achieve this, building siting, design and materials are regulated.

Building Standards

The Preliminary Development Plan shows a building that is approx. 120' x 290'. The building design and materials are to be reviewed and approved by the Business Park Authority. The Business Park Authority is scheduled to meet on March 8. They may recommend conditions by which the building design and materials will comply with the BP-1 standards. Complying with those recommendations will be made a condition of Planning Commission approval. The building as shown meets minimum setbacks and the maximum building area coverage of 40% of the lot. An amended Final Development Plan will be required for review and approval by Planning Commission staff at the time the future building expansion is proposed. At that time, review and approval of the building design will also be required by the Business Park Authority Board.

Parking and Circulation and Landscaping

The proposed parking lot will be in front and to the west sides of the proposed building. The proposed use requires forty (40) spaces based on the required parking standard of two (2) spaces per three (3) employees at maximum shift (60 employees).

No internal VUA landscaping is required in loading and unloading areas. Internal VUA landscaping is required when a public or employee parking lot is 6000 square feet or 20 spaces. The proposed parking lot requires interior VUA landscaping, the access drive and the loading dock areas are exempt for VUA landscaping, however, they are required to be screened from the public street per BP-1 zoning standards. Landscaping is also required on the VUA perimeter facing Endeavor and Corporate Blvd. and a minimum of 10% canopy coverage is required on site.

The applicant has provided a landscape plan and calculations for interior VUA areas and landscaping. The plan appears to be able to meet all the requirements of the Landscape and Land Use Buffers Ordinance. A specie-specific landscape plan will be required along with Final Development Plan submittal. No landscaping variances have been requested or are being recommended.

Business Park Approval

The Georgetown Business Park Authority meets after this staff report will be submitted. A meeting is scheduled for March 8, 2019 and approval of the project is expected. Any conditions of approval will be added to any Planning Commission conditions. The applicant will have to return to the BIT Park Authority at a later date for approval of any future expansion areas.

Stormwater

A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.

Water and Sewer

The Final Development Plan shall include a Certification of Sewer by Georgetown Municipal Water and Sewer Service. Discharges of affluent shall be regulated by applicable local, state and federal agencies. Approval will be required by the Georgetown Fire Department of any future expansion.

Lighting and Signage

All signs shall be externally illuminated. No message board or scrolling type signs are permitted. Any freestanding monument sign shall be set back at least 10 feet from the edge of right-of-way, shall meet the BP-1 size and design standards, and shall require approval by the Business Park Authority.

Proposed building or parking lot lighting shall meet the standards for the BP-1 District. Maximum height of any lighting structures shall be 25'. Lighting structures are to be dark or neutral color. All parking, road and security lights shall be cut-off luminaries.

Preliminary Grading

The applicant is asking the Planning Commission for permission to do preliminary grading and site work prior to Final Development Plan approval in order to maintain their development schedule. Planning staff recommends that this request be granted with the condition that the Final Plat be recorded first and the property be under the ownership and control of the applicant. In addition, the erosion control, grading and stormwater management plans shall be reviewed and approved by the Planning Commission Engineer and a pre-construction meeting be held prior to start of work. No work shall begin on the building until Final Development Plan approval.

RECOMMENDATION:

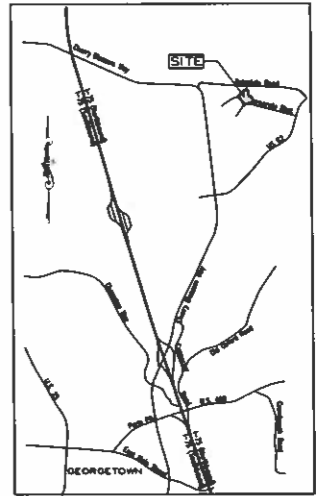
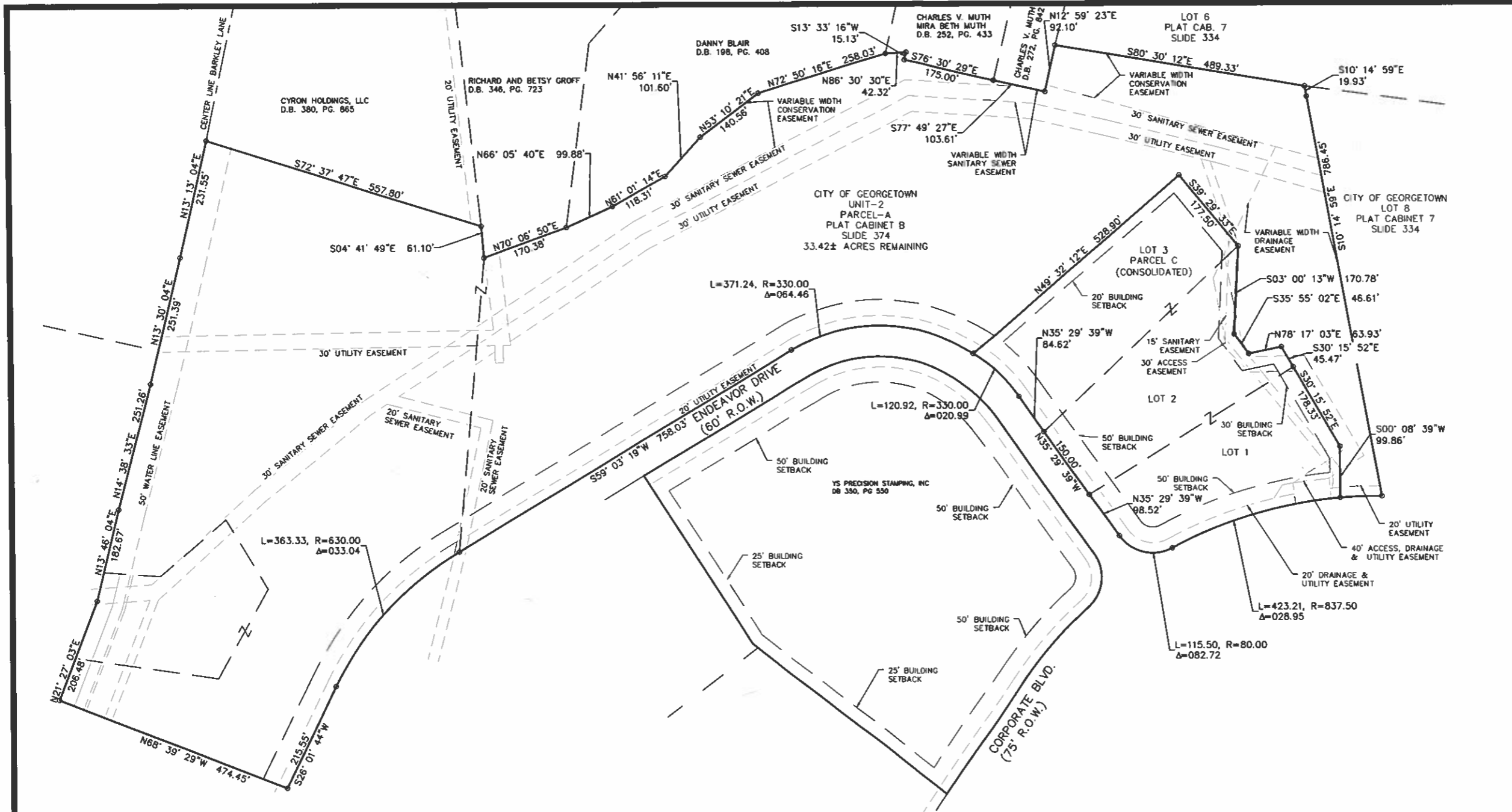
Staff recommends **Approval** of the Preliminary Subdivision Plat and Preliminary Development Plan for a 35,646 square foot building with an associated parking, loading and unloading area and a future approx. 35,000 SF building expansion area, with the following conditions of approval:

Conditions of Approval:

1. Final Subdivision (Consolidation) Plat shall be approved prior to Final Development Plan approval.
2. A Final Development Plan shall be submitted for review and approval of Planning Commission Staff for phase one construction. An amended Final Development Plan shall be submitted for review and approval of Planning Commission staff for any future phases, including the proposed future building expansion.
3. Any future phases including signage, building design and materials will require review and approval of the Business Park Authority Board.
4. No outdoor storage of materials is permitted. The applicant shall be responsible for providing landscaping which meets the minimum requirements of the Landscape and Land Use Buffer

Ordinance on the Final Development Plan. A specie-specific landscape plan shall be included with the Final Development Plan.

5. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
6. Lighting fixtures shall meet the BP-1 standards.
7. All applicable requirements of the Georgetown Fire Department.
8. All applicable requirements of Georgetown Municipal Water and Sewer Service.
9. All applicable requirements of the *Subdivision & Development Regulations*.
10. 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.
11. Prior to any building construction, a Final Development Plan, including all required site construction plans, shall be approved by the Planning Commission staff. Prior to any preliminary site work, erosion control, grading and stormwater management plans shall be reviewed and approved by the Planning Commission Engineer 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.



BEARINGS SHOWN ARE IN RELATION TO KENTUCKY STATE PLANE GRID, SINGLE ZONE NAD 83.

SITE STATISTICS	
LOT 1	2.101 ACRES
LOT 2	2.027 ACRES
LOT 3	2.269 ACRES
PARCEL C	6.397 ACRES
ALL PARCELS ZONED I-1/BP-1	

LEGEND	
○	IRON PIN
—	SUBJECT PROPERTY BOUNDARY
---	ADJOINING PROPERTY BOUNDARY
- - -	EASEMENT LINE
---	BUILDING SETBACK

CERTIFICATE OF ACCURACY

I hereby certify that the plat 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. This survey meets the requirements of Kentucky Standards of Practice (201 KAR 18:150) as an Urban Class Survey.

Date

Signature of Licensed Engineer or Surveyor

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 Comm.

FLOOD HAZARD NOTE:

THE PROPERTY PLATTED HEREON LIES IN FLOOD ZONE X "AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBERS 21209C0119D, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

PURPOSE STATEMENT

THE PURPOSE OF THIS CONSOLIDATION/SUBDIVISION PLAT IS TO SUBDIVIDE LOT 3 FROM PARCEL A-UNIT 2 (PLAT CABINET B, SLIDE 347) AND CONSOLIDATE LOT 1, LOT 2 (PLAT CABINET 9, SLIDE 377) AND LOT 3 AS PARCEL C.



CERTIFICATION OF OWNERSHIP AND DEDICATION

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

(date), 20____

(owner or owners)

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

(date), 20____

(owner or owners)

PRELIMINARY SUBDIVISION AND CONSOLIDATION PLAT FOR BASTIAN SOLUTIONS
GEORGETOWN, SCOTT COUNTY, KENTUCKY

Drawn WCM	OWNER (LOT 2/PARCEL-A): CITY OF GEORGETOWN 100 COURT STREET GEORGETOWN, KY 40324	OWNER (LOT 1): A-1 INDUSTRIES SHEET METAL, INC 2861 BARDSTOWN ROAD LAWRENCEBURG, KY 40342	Checked JDM
Date 02/27/2019	PROPOSED PURCHASER: BASTIAN SOLUTIONS 1208 CARLEY DRIVE GEORGETOWN, KY 40325		Job Number 11694.00
Scale 1" = 100'			Page 1 of 1

Palmer ENGINEERING
301 East Main Street
Lexington, KY 40507
Phone (859) 389-9293
Fax (859) 744-1266

BASTIAN SOLUTIONS A NEW FACILITY PRELIMINARY DEVELOPMENT PLAN GEORGETOWN, KENTUCKY FEBRUARY 2019

INDEX OF SHEETS:

- C-0.0 PRELIMINARY DEVELOPMENT PLAN COVER
- C-1.0 PRELIMINARY SITE PLAN
- C-2.0 PRELIMINARY GRADING PLAN
- C-3.0 PRELIMINARY UTILITY PLAN
- C-4.0 PRELIMINARY LANDSCAPE PLAN

CERTIFICATION OF OWNERSHIP AND DEDICATION

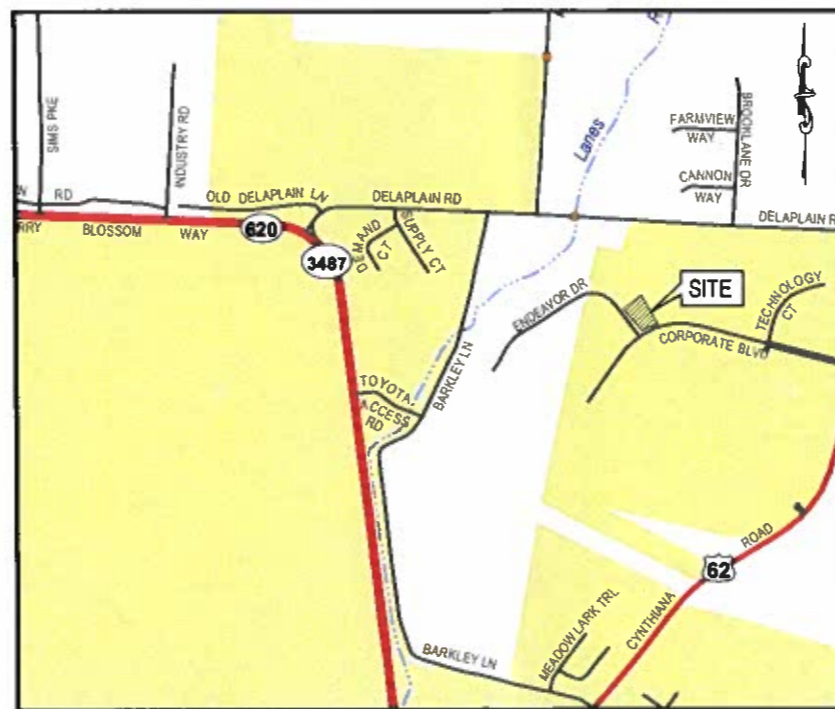
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby accept this plat/map of the development with any (our) true amount, including the minimum building restriction lines, and dedicate all streets, alleys, paths, and other open spaces to public or private use as shown, in accordance with the Georgetown-Scott County Subdivision and Development Regulations, unless otherwise noted.

For all Final Development Plans add the following "Standard Requirements" after the above paragraph.

1. Site shall be constructed and maintained in accordance with this plan. Any deviations from the plan, including landscaping, shall first be approved by the Planning Director and the Commission Engineer. Major modifications of the plan shall first be approved by the Planning Commission.
2. Storm drainage facilities, including retention basins, shall be maintained for proper functioning free of any debris, oil, or trash.
3. A Certificate of Occupancy shall not be issued and the building 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 125% 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 the site development. The building permit shall not be issued until the Final Development Plan is approved and signed.

(Signature of owner or owners)

(Signature of owner or owners)



VICINITY MAP
NOT TO SCALE

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

I hereby certify that the preliminary development plan shown herein has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission. This approval does not constitute approval to begin construction or obtaining building permits.

(Date), 20____ 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/map of the development with any (our) true amount, including 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.

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3. A Certificate of Occupancy shall not be issued and the building 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 125% 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 the site development. The building permit shall not be issued until the Final Development Plan is approved and signed.

(Signature of owner or owners)

(Signature of owner or owners)

PRELIMINARY DEVELOPMENT PLAN NOTES:

1. All work/construction shall meet or exceed the standards, regulations, and specifications of all regulatory agencies having jurisdiction.
2. Each contiguous Interior Landscape Area contributed a minimum of 1500 SF towards the total Interior Landscape Area denoted in the Site Data.
3. The Owner will work with the City of Georgetown to develop a maintenance agreement for the Stormwater BMPs.
4. All landscaping shown on these plans are proposed trees and shrubs.
5. Storm water quantity will be handled in the existing regional detention pond shown on the plans.
6. Water quality will be provided by two on-site storm infiltration ponds as shown on the Preliminary Grading Plan.
7. All maintenance of the 6" and/or 4" sanitary sewer laterals are the responsibility of the Owner/Developer.
8. A KYTC permit is not required on this project.

DEVELOPER:
BASTIAN SOLUTIONS
10585 NORTH MERIDIAN STREET
3RD FLOOR
INDIANAPOLIS, INDIANA 46290
PHONE: (888) 575-9992

ENGINEER:
PALMER ENGINEERING
301 EAST MAIN STREET
SUITE 900
LEXINGTON, KENTUCKY 40507
PHONE: (859) 389-9293
CONTACT: WORTH ELLIS, P.E.

ARCHITECT:
BRISTOL GROUP
1115 DELAWARE AVENUE
SUITE 200
LEXINGTON, KENTUCKY 40392
PHONE: (859) 233-9050
CONTACT: JOHN PENNINGTON, P.E.



DATE	DESCRIPTION
02/07/2019	POP RESUBMITTAL
02/11/2019	REVISION 2
02/19/2019	PRELIMINARY



A NEW FACILITY
BASTIAN SOLUTIONS
GEORGETOWN, KENTUCKY
PRELIMINARY DEVELOPMENT PLAN COVER SHEET

SHEET NUMBER
11694
SHEET NUMBER
C-0.0



Know what's below.
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EDITION: GSCPC RESUBMITTAL

GRADING NOTES:

- ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED, INCLUDING TREES, FENCING, ETC. WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE BY THE EXCAVATING CONTRACTOR.
- NO BURNING WILL BE ALLOWED ON SITE.
- EXCAVATING CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE PRIOR TO EXCAVATION.
- SITE GRADING SHALL NOT COMMENCE UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND APPROVAL FROM THE CITY OF GEORGETOWN HAS BEEN OBTAINED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CIVIL AND GEOTECHNICAL ENGINEERS IF ON-SITE DISCREPANCIES ARE OBSERVED THAT WOULD AFFECT THE EARTHWORK QUANTITIES.
- CONSULT WITH GEOTECHNICAL ENGINEER FOR PROPER STABILIZATION OF THE SITE. ANY STABILIZATION PROCEDURE SHOULD BE PERFORMED UNDER DIRECT SUPERVISION OF A QUALIFIED GEOTECHNICAL ENGINEER.
- THE GEOTECHNICAL ENGINEER SHALL OBSERVE, INSPECT AND TEST ALL EARTHWORK OPERATIONS INCLUDING, BUT NOT LIMITED TO, CLEARING AND GRUBBING, SUB-GRADE PREPARATION, STRUCTURAL PREPARATION, STRUCTURAL AND TRENCH EXCAVATION AND BACKFILL, AND PLACEMENT AND COMPACTION OF FILL.
- LOCALIZED UNDERCUTTING MAY BE REQUIRED ON SITE AND SHOULD BE COORDINATED WITH A QUALIFIED GEOTECHNICAL REPRESENTATIVE.
- SUFFICIENT TEST OF FILL SOILS SHALL BE MADE TO VERIFY THAT SOIL PROPERTIES COMPLY WITH THE DESIGN REQUIREMENTS, AS DETERMINED BY THE GEOTECHNICAL ENGINEER, INCLUDING SOIL TYPES, SHEAR STRENGTH PARAMETERS AND CORRESPONDING UNIT WEIGHTS AS DETERMINED NECESSARY BY THE GEOTECHNICAL ENGINEER.
- POSITIVE DRAINAGE TO THE NEAREST DRAINAGE FEATURE MUST BE MAINTAINED AT ALL TIMES. NO PONDING WILL BE PERMITTED.
- MAINTAIN SITE GRADING SUCH THAT ALL SURFACE WATER WITHIN EARTH DISTURBING LIMITS AND DEWATERING, IF REQUIRED, IS DIVERTED THROUGH EROSION AND SEDIMENT CONTROL MEASURES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROMOTING DRAINAGE INTO THE STORM DRAINAGE SYSTEM ONCE INSTALLED TO PREVENT PONDING IN PROPOSED PAVEMENT OR BUILDING AREAS.
- CONTRACTOR SHALL PROTECT PROPOSED STORM SEWER WITH EROSION CONTROL MEASURES AS DETAILED IN THIS BID PACKAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY BUILT-UP SEDIMENT FROM THE STORM DRAINAGE SYSTEM UNTIL THE SITE IS STABILIZED.
- THE DIRECTION OF THE TEXT OF THE CONTOUR LABEL INDICATES THE DIRECTION OF THE SLOPE.
- FINAL DOWNSPOUT LOCATIONS ARE SHOWN ON THIS SHEET.
- NO STORMWATER DETENTION IS REQUIRED FOR THIS PROJECT.
- WATER QUALITY WILL BE HANDLED BY THE TWO INFILTRATION BASINS SHOWN ON THIS SHEET.
- NO SIDEWALK SHALL EXCEED 2% CROSS SLOPE OR 5% LONGITUDINAL SLOPE.
- HANDICAP SPACES AND ASSOCIATED ACCESS ISLES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
- ALL STORM INLETS WITHIN PAVEMENT SHALL BE HEAVY DUTY RATED.
- COORDINATES SHOWN IN STRUCTURE TABLE ARE TO THE CENTER OF STRUCTURE (0' FROM FACE OF CURB FOR CURB BOX INLETS). COORDINATES FOR HEADWALLS ARE AT THE END OF THE PIPE.
- HDPE MAY BE SUBSTITUTED FOR RCP WITH APPROVAL OF THE CITY OF GEORGETOWN.
- PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND ROUNDED UP TO THE NEAREST WHOLE NUMBER.
- ALL STORM PIPE SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- DOWNSPOUTS SHALL BE TIED TO THE PROPOSED STORM SEWER SYSTEM. CONTRACTOR TO INSTALL HEADER PIPES, AS NECESSARY, WITH SUFFICIENT PIPE SIZES (PER PLUMBING CODES) AND AT SUFFICIENT SLOPES (NOT LESS THAN 1%) TO CARRY ROOF DRAINAGE. INSTALL CLEANOUTS WHERE NECESSARY TO MAINTAIN ALL DOWNSPOUTS AND HEADER PIPES.

LEGEND

---	UNITS OF DISTURBANCE
---	PROPOSED MINOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING STORM PIPE
---	PROPOSED STORM PIPE
□	PROPOSED INLET STRUCTURE
□	PROPOSED STORM MANHOLE
TC=962.82 BC=962.32	TOP OF CURB
	BOTTOM OF CURB
ME	MATCH EXISTING
x597.25	SPOT ELEVATION
-1.48%	SURFACE SLOPE

BASTIAN STORM PIPE TABLE

PIPE #	SIZE	LENGTH	SLOPE	MATERIAL
01-02	15"	202'	3.37%	RCP
03-04	24"	62'	7.98%	RCP
04-05	24"	228'	0.50%	RCP
05-06	15"	92'	0.50%	RCP
07-08	18"	177'	1.00%	RCP
	18"	120'	0.50%	RCP

NOTE: PIPE SIZES SHOWN ARE PRELIMINARY SIZES. SIZES MAY CHANGE AFTER ANALYSIS IS COMPLETED FOR FINAL DEVELOPMENT / CONSTRUCTION PLANS.

BASTIAN STORM STRUCTURE TABLE

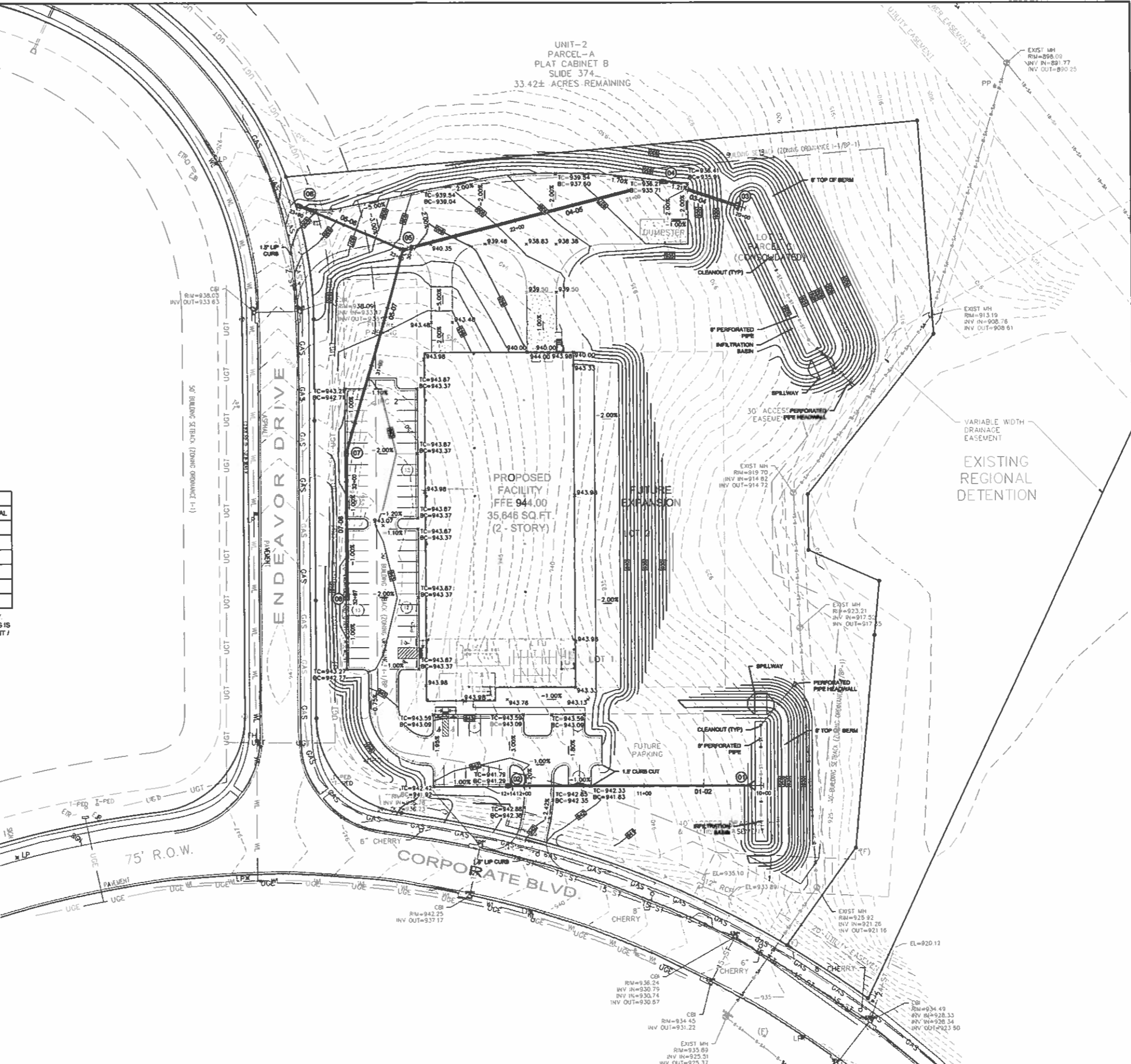
STRUCTURE #	DESCRIPTION	STRUCTURE DETAILS	COORDINATES
01	HEADWALL W/ ENERGY DISSIPATORS	RIM = 932.94 INV IN = 931.00	N=3887645.32 E=5275333.59
02	CURB BOX INLET	RIM = 941.32 INV OUT = 937.81	N=3887526.05 E=5275189.14
03	HEADWALL W/ ENERGY DISSIPATORS	RIM = 926.75 INV IN = 924.00	N=3888034.29 E=5275044.95
04	CURB BOX INLET	RIM = 935.68 INV IN = 929.07 INV OUT = 928.97	N=3888015.82 E=5274985.45
05	STORM MANHOLE	RIM = 939.82 INV IN = 930.30 INV IN = 935.70 INV OUT = 930.20	N=3887843.07 E=5274840.21
06	CURB BOX INLET	RIM = 934.27 INV OUT = 930.76	N=3887823.41 E=5274749.92
07	CURB BOX INLET	RIM = 942.18 INV IN = 937.57 INV OUT = 937.47	N=3887676.86 E=5274899.86
08	CURB BOX INLET	RIM = 942.18 INV OUT = 938.17	N=3887579.16 E=5274969.33

NORTH INDICATED IS IN RELATION TO KY STATE PLANE, SINGLE ZONE, NAD 83



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1"=40'-0"



Palmer ENGINEERING
 PALMER ENGINEERING
 201 EAST MAIN STREET
 LEESBURG, KY 40027
 (606) 388-9200

DATE	DESCRIPTION
02/27/20	PDF RESUBMITTAL
02/27/20	REVISION
04/27/20	PRELIMINARY

Bristol Group
 ENGINEERING | CONSTRUCTION

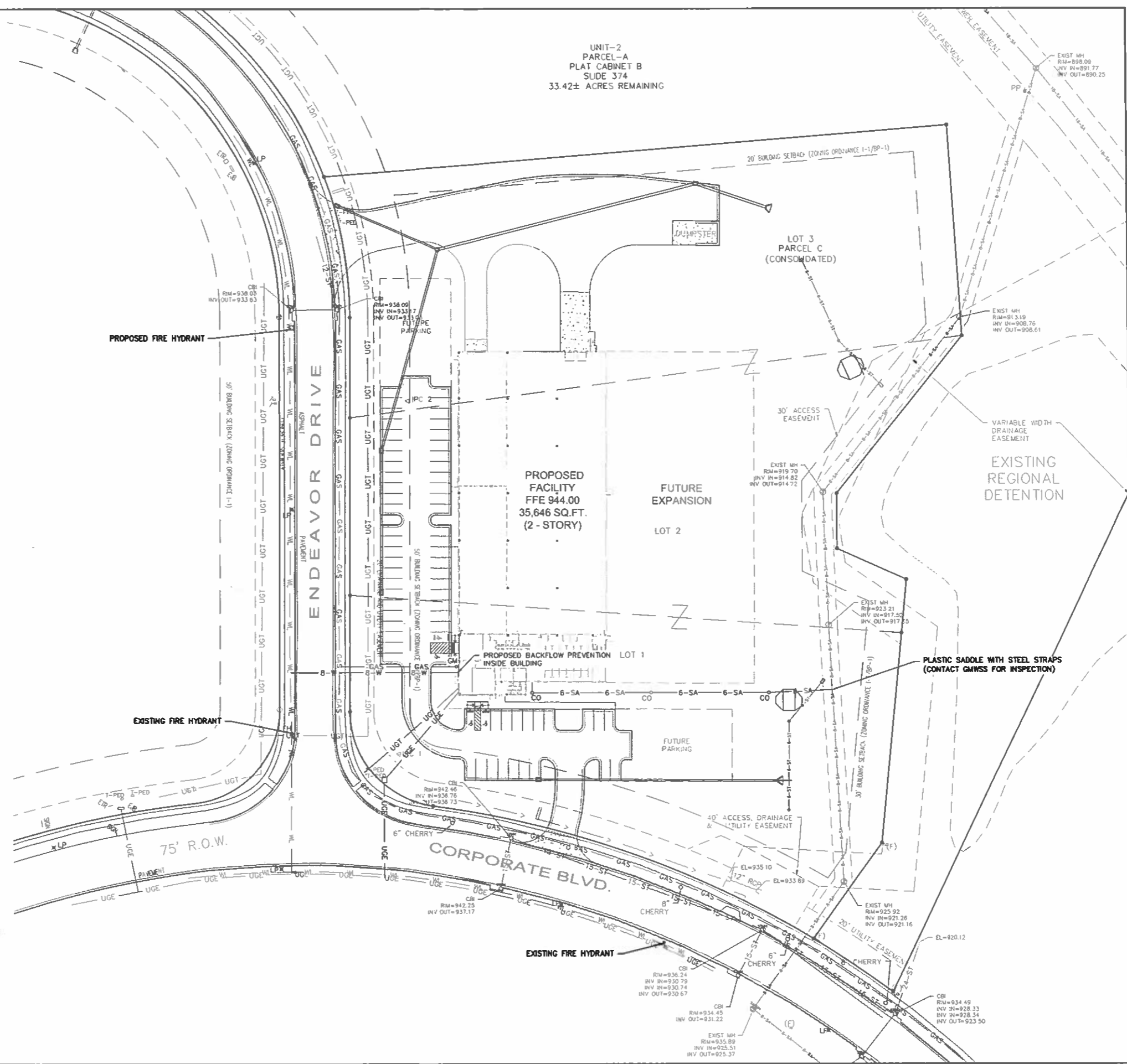
BASTIAN SOLUTIONS
 GEORGETOWN, KENTUCKY

PRELIMINARY GRADING PLAN

A NEW FACILITY
 JOB NUMBER: 11694
 SHEET NUMBER: C-2.0

LEGEND	
⊙ FH	- PROPOSED FIRE HYDRANT
⊙ T	- EXISTING FIRE HYDRANT
⊙ CO	- EXISTING TELEPHONE BOX
⊙ WM	- PROPOSED SANITARY SEWER CLEAN OUT
⊙ GM	- PROPOSED WATER METER
⊙ GM	- PROPOSED GAS METER
---	- PROPERTY BOUNDARY
---	- EASEMENT LINE
8-SA	- EXISTING SANITARY SEWER LINE
WL	- EXISTING WATER LINE
GAS	- EXISTING GAS LINE
UGT	- EXISTING UNDERGROUND COMMUNICATIONS LINE
UGE	- EXISTING UNDERGROUND ELECTRIC LINE
6-SA	- PROPOSED SANITARY SEWER LINE
8-W	- PROPOSED WATER LINE
GAS	- PROPOSED GAS LINE
UGT	- PROPOSED UNDERGROUND COMMUNICATIONS LINE
UGE	- PROPOSED UNDERGROUND ELECTRIC LINE

UNIT-2
PARCEL-A
PLAT CABINET B
SLIDE 374
33.42± ACRES REMAINING



Palmer ENGINEERING
PALMER ENGINEERING
301 EAST MAIN STREET
LEXINGTON, KY 40507
(606) 266-9282

DATE	DESCRIPTION
02/27/2013	PPR PRELIMINARY
02/27/2013	REVISION
02/27/2013	PRELIMINARY

DATE	DESCRIPTION

Bristol Group
ENGINEERING | CONSTRUCTION

A NEW FACILITY
BASTIAN SOLUTIONS
GEORGETOWN, KENTUCKY

PRELIMINARY UTILITY PLAN

JOB NUMBER: **11694** SHEET NUMBER: **C-3.0**

811
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**109 MARKETPLACE CIRCLE
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
March 14, 2019**

FILE NUMBER: PDP-2019-10
PROPOSAL: Preliminary Development Plan for a 7,150 square feet retail building.
LOCATION: 109 Marketplace Circle
APPLICANT: Brent & Brenda Rice
ENGINEER: Jihad Hallany, PE
Vision Engineering



STATISTICS:

Zone	B-2 (Highway Commercial)
Surrounding Zones	B-2
Proposed Use	Commercial Retail
Site Acreage	1.80 acres (1.1 acres to be developed)
Building Area	7,150 square feet
Max. Building coverage	50%
Building Coverage	9.1%
Parking Required	48 spaces (1 space per 150 square feet of commercial floor area plus one space for every truck operated by the business.)
Parking Provided	76 spaces (4 handicap accessible)
Access	Marketplace Circle
Variances/Waivers	1. Waiver to the property perimeter screening along McClelland Circle.

BACKGROUND:

The application before the Planning Commission is a Preliminary Development Plan to construct a commercial building 7,150 square feet in size. The Project Site is a 1.80-acre parcel that is zoned B-2 (Highway Commercial) and is located on the south side of Marketplace Circle.

Preliminary Development Plan Review:

The proposed building locations and on the Preliminary Development Plan meet the required building setbacks. The Applicant is proposing 7,150 square feet of building area which is under the 50%

maximum building ground coverage allowed. The application indicates the proposed building will be a single story, which is within the height requirements for the B-2 district.

Vehicular Access & Pedestrian Circulation:

Vehicular Access: The Project Site is proposed to have two entrances from Marketplace Circle. The *Subdivision and Development Regulations* require such entrances to be at least 100-feet apart on center. The proposed entrances appear to meet this requirement.

Sidewalks: Sidewalks exist along Marketplace Circle and Lusby Path. The Applicant is proposing sidewalks internal to the Project Site to convey customers from vehicles to the proposed building.

Parking Spaces: The *Subdivision and Development Regulations* require one (1) parking space per 150 square feet of commercial floor area, plus one (1) space for every truck operated by the business. The size of the proposed commercial building requires at least 48 parking spaces. The Preliminary Development Plan shows 75 parking spaces, which meets the requirements of the regulations.

Land Use Buffers and Landscaping:

Property Perimeter Requirements; Section 6.12:

- The *Landscape and Land Use Buffers Ordinance* requires double frontage lots to be screened from freeways or arterial streets that do not provide direct access. This screening should be in a landscape buffer 20 feet wide and contain 1 tree per 30 feet and a continuous planting, hedge, wall, fence, or earth mound 6 feet in height.

The preliminary plan does not show the required property perimeter landscaping. The trees proposed along McClelland Circle are spaced too far apart, and the shrubs proposed do not meet the 6 feet height requirements. The neighboring property at 105-107 Marketplace Circle was granted a waiver to eliminate the required property perimeter landscaping along McClelland Circle. Waiving this landscaping buffer would not eliminate all buffering along the southern property line, because the Applicant would still need to provide VUA perimeter landscaping. Staff recommends granting a waiver to the property perimeter landscaping along McClelland Circle.

Vehicle Use Area Perimeter Requirements; Section 6.13:

- VUA perimeter screening is required when adjoining a public or private street right-of-way, access road, or service road. It is also required when adjoining any property in any zone except industrial or agricultural.
- When VUA faces a public or private street right-of-way, access road, or service road, trees must be from Group A or B plus a 3' average height continuous planting, hedge, fence, wall or earth mound or a 3' decrease in elevation from the adjoining property to the vehicular use area (Row 2).

The preliminary plan shows the required VUA perimeter landscaping.

Interior Landscaping for Vehicle Use Areas; Section 6.22:

- Requires interior VUA landscaping for all lots greater than 6,000 SF or used by 20 or more vehicles.

- For each 100-sq. ft., or fraction thereof, of vehicular use area, ten (10) sq. ft. of landscaped area shall be provided in addition to the required perimeter landscaping. Interior landscaping shall be peninsular or island types.
- 1 tree shall be required for each 250 SF of required landscape area.

The Applicant has proposed 30,149-square feet of Vehicular Use Area on the Project Site, which requires 3,015-square feet of interior landscaped area. The Applicant has proposed 3,343-square feet of landscaped area, which meets the minimum requirements. The Applicant is required to have 12 interior trees and is showing 12. The preliminary development plan shows the appropriate interior landscaping for the VUA areas.

Section 6.2215: Minimum Canopy Requirements

For the 1.80-acre site, a total canopy coverage of 18,818 square feet is required. With this application, the Applicant is only proposing to develop 1.1 acres, with the remaining 0.7 acres to be developed in the future. The Applicant will eventually need to provide appropriate canopy for the entire Project Site, but this development will need to provide appropriate canopy for the 1.1 acres being developed.

A 1.1-acre project site requires 11,500 square feet of canopy coverage. The 23 large trees proposed by the Applicant will meet this canopy requirement.

Stormwater: The Final Development Plan will need to comply with all stormwater requirements.

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

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

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Development Plan to construct a 7,150-square feet commercial building, with the following waiver and conditions of approval:

Waiver:

1. Waiver to the property perimeter screening along McClelland Circle.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. The Final Development Plan will need to comply with all stormwater management requirements.
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. 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*.

A B C D E F G H I J K L M N O P

NOTES

- 1) THIS PRELIMINARY PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION.
- 2) ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL SHRUBS. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOG IN ORDER TO PREVENT EROSION.
- 3) THIS PRELIMINARY DEVELOPMENT PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED FINAL SUBDIVISION PLAN.
- 4) THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED RETAIL DEVELOPMENT AND ASSOCIATED PARKING.

LINE TYPES LEGEND

ST	STORM SEWER
SAW	SANITARY SEWER
FM	SANITARY FORCE MAIN
W	WATER LINE
G	GAS LINE
CM	CONTOUR MAJOR
CMR	CONTOUR MINOR
SW	STREAM/EDGE OF WATER
PL	PROPERTY LINE
UGE	UNDERGROUND ELECTRIC
OHE	OVERHEAD ELECTRIC
UT	UNDERGROUND TELEPHONE
UG	UNDERGROUND CONDUIT
E	EXISTING FENCE
T	EXISTING TREELINE

SYMBOLS LEGEND

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



109 MARKETPLACE CIRCLE
SCALE: 1"=1000'

SITE STATISTICS

ADDRESS	109 MARKETPLACE CIRCLE
SITE AREA	1.8 ACRES
AREA TO BE DEVELOPED	1.1 ACRES
REMARKS AREA	0.3 ACRES
PROPOSED BUILDING FLOOR AREA	7,150 SF
PROPOSED BUILDING SITE COVERAGE	9.1 %
PROPOSED/CURRENT LAND USE	COMMERCIAL
BUILDING HEIGHT	SINGLE STORY
DISTING ZONE (NO CHANGE PROPOSED)	B-2 ZONE
REQUIRED PARKING SPACES	76 SPACES
PROPOSED PARKING SPACES	76 SPACES

PARKING REQUIREMENTS

COMMERCIAL-RETAIL	1.8 SPACE PER 150 SQ FT
TOTAL REQUIRED PARKING	7,150/150=48 SPACES
TOTAL PARKING PROVIDED	76 TOTAL SPACES
HANDICAPPED PARKING (REQUIRED/PROVIDED)	4/4 SPACES

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN/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.

- 1) SITE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THIS PLAN. ANY DIVERSION FROM THE PLAN, INCLUDING LANDSCAPING, SHALL FIRST BE APPROVED BY THE PLANNING DIRECTOR AND THE COMMISSION ENGINEER. MAJOR MODIFICATIONS OF THE PLAN SHALL FIRST BE APPROVED BY THE PLANNING COMMISSION.
- 2) STORM DRAINAGE FACILITIES, INCLUDING RETENTION BASINS, SHALL BE MAINTAINED FOR PROPER FUNCTIONING FREE OF ANY DEBRIS, SILT, OR TRASH.
- 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 DEPOSITABLE LETTER OF CREDIT IS SUBMITTED TO THE PLANNING DIRECTOR FOR 125% OF THE COST OF WORK REMAINING TO BE DONE, AS SUBSTANTIATED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR. LANDSCAPING MUST BE 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.

OWNER OR OWNERS _____ DATE _____

OWNER OR OWNERS _____ DATE _____

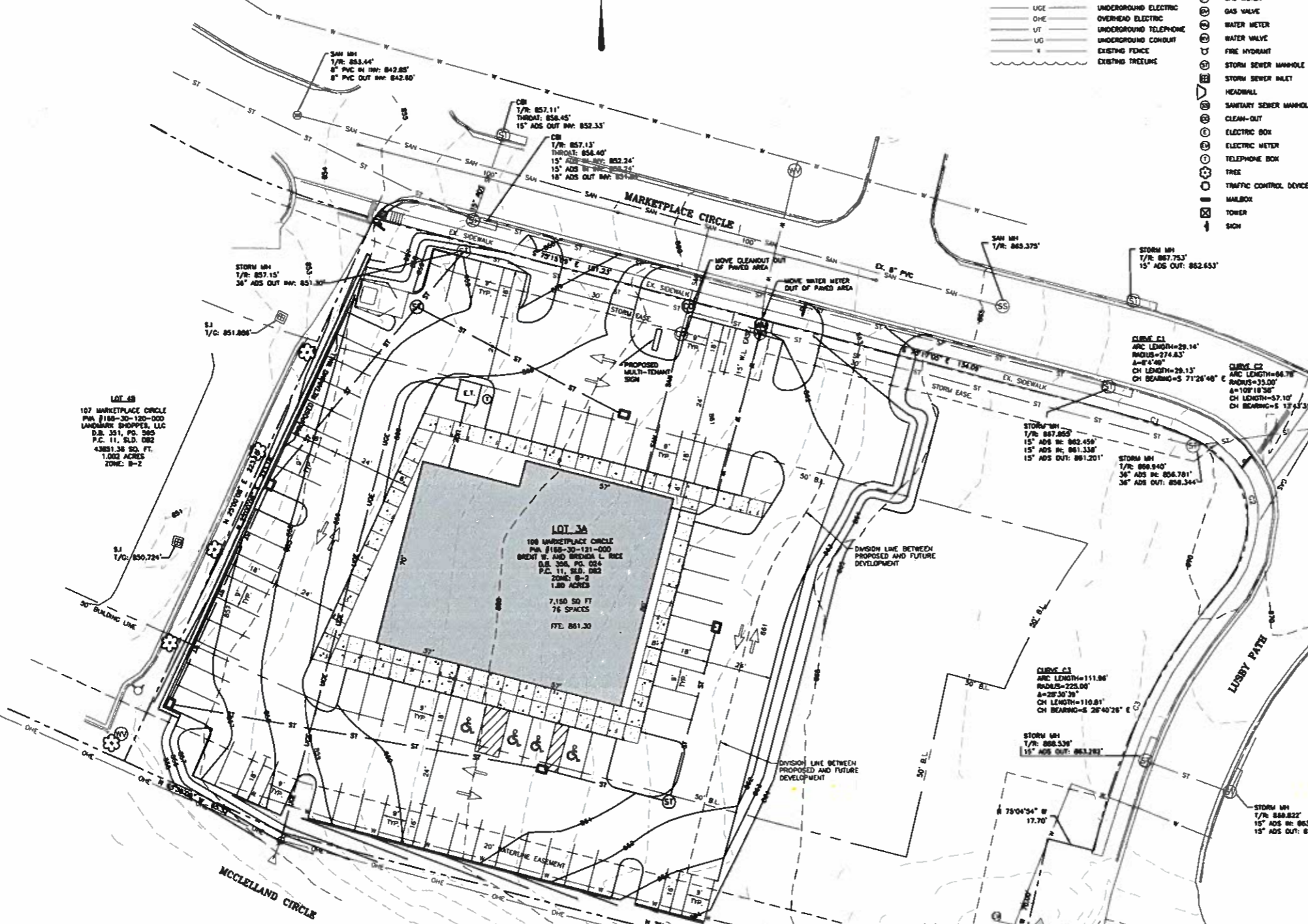
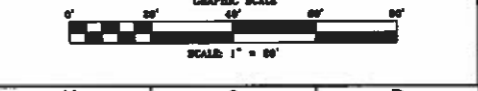
CERTIFICATE OF PRELIMINARY DEVELOPMENT PLAN APPROVAL

I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE APPROVAL TO BEGIN CONSTRUCTION OR OBTAINING A BUILDING PERMIT.

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION _____ DATE _____

CONTROL POINTS

CP-1	SET 100' N & 50'00" E	E = 110007.33	N = 408844.41	Z = 887.34
CP-2	SET 100' N & 50'00" E	E = 109924.70	N = 408374.50	Z = 848.48



CAUTION: MAINTAIN 60" CLEARANCE BETWEEN EQUIPMENT AND OVERHEAD ELECTRIC DURING CONSTRUCTION.



BEFORE YOU DIG CALL KENTUCKY 811 BY DIALING 811 OR 1-800-753-8007, OR CALL THE INDIVIDUAL UTILITY COMPANIES TO VERIFY THE LOCATIONS OF ALL UTILITIES.



VISION ENGINEERING & SURVEYING, INC.
128 W. Reynolds Road, Suite 101, Georgetown, KY 40324
PH: (502) 225-2500
FAX: (502) 225-2501

**COMMERCIAL DEVELOPMENT
109 MARKETPLACE CIRCLE
GEORGETOWN, KY 40324
PRELIMINARY DEVELOPMENT PLAN**

DATE: FEB 27, 2010

**PRELIMINARY DEVELOPMENT PLAN
PDP-1.0**

A B C D E F G H I J K L M N O P

A B C D E F G H I J K L M N O P

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LINE TYPES LEGEND

- ST STORM SEWER
- SS SANITARY SEWER
- FM SANITARY FORCE MAIN
- W WATER LINE
- GAS GAS LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- STREAM/EDGE OF WATER
- PROPERTY LINE
- UGR UNDERGROUND ELECTRIC
- OHE OVERHEAD ELECTRIC
- UT UNDERGROUND TELEPHONE
- UG UNDERGROUND CONDUIT
- X EXISTING FENCE
- EXISTING TREELINE

SYMBOLS LEGEND

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

PLANT SCHEDULE

QTY	ABBV	BOTANICAL NAME	COMMON NAME	CLIPR	HT.	SPED.	REMARKS
13	AS	ACER SACCHARIN	SUGAR MAPLE	1.75"	8'-10"	-	BAS
10	GT	QUERCUS TRACANTHOS VAR. NERUS	THORNLESS HONEY LOCUST	1.75"	8'-10"	-	BAS
37	BU	BUXUS MICROPHYLLA 'WINTERGREEN'	WINTERGREEN BOXWOOD	-	24"-36"	-	MIN #3 CONTAINER 3" O.C.
43	TBR	TAXUS BACCATA 'REPANDENS'	ENGLISH YEW 'REPANDENS'	-	24"-36"	-	MIN #3 CONTAINER 3" O.C.

NOTES:

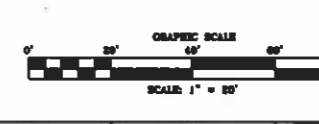
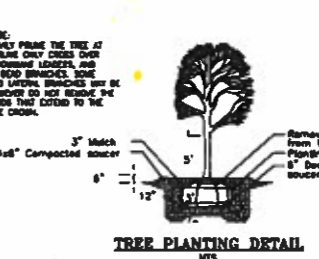
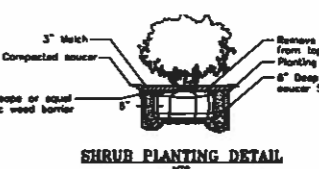
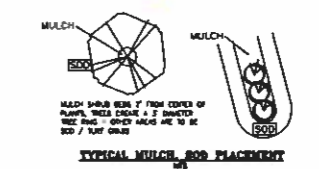
- MULCH ALL BEDS AND TREE RINGS WITH A MINIMUM OF 3" HARDWOOD MULCH.
- TILL THE TOP 6" OF SOIL IN ALL BED AREAS AND AMEND WITH SAND AND PEAT TO INSURE PROPER DRAINAGE AND FERTILIZATION.
- TEST PH OF SOIL AND AMEND ALL BED AREAS WITH CHEMICALS AND FERTILIZER TO INSURE THE BEST POSSIBLE GROWTH ENVIRONMENT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

LANDSCAPING REQUIREMENTS

VEHICULAR USE AREA	50,148 SF
INTERIOR LANDSCAPING REQUIRED (10% OF VUA)	5,015 SF
LANDSCAPE AREA '1' (LS-1)	365 SF
LANDSCAPE AREA '2' (LS-2)	184 SF
LANDSCAPE AREA '3' (LS-3)	218 SF
LANDSCAPE AREA '4' (LS-4)	308 SF
LANDSCAPE AREA '5' (LS-5)	178 SF
LANDSCAPE AREA '6' (LS-6)	150 SF
LANDSCAPE AREA '7' (LS-7)	385 SF
LANDSCAPE AREA '8' (LS-8)	229 SF
LANDSCAPE AREA '9' (LS-9)	147 SF
LANDSCAPE AREA '10' (LS-10)	257 SF
LANDSCAPE AREA '11' (LS-11)	153 SF
LANDSCAPE AREA '12' (LS-12)	153 SF
LANDSCAPE AREA '13' (LS-13)	153 SF
INTERIOR LANDSCAPING PROVIDED	3,343 SF

TREE CANOPY CALCULATIONS

LOT 3A	43,243 S.F.
TREE CANOPY REQUIRED @ 24%	17,234 S.F.
TREE CANOPY PROVIDED	17,230 S.F.
23 LARGE TREES @ 750 S.F.	17,250 S.F.
TREE CANOPY PROPOSED	17,230 S.F.



LOT 4B
107 MARKETPLACE CIRCLE
PVA #108-30-120-000
LANDMARK SHOPPES, LLC
D.B. 351, P.O. 292
P.C. 11, SLD, 082
2.00 ACRES
ZONE: B-2

LOT 3A
109 MARKETPLACE CIRCLE
PVA #108-30-121-000
BENT & BROWN, L. LLC
D.B. 306, P.O. 024
P.C. 11, SLD, 082
2.00 ACRES
7,100 SQ FT
76 SPACES

CURVE C1
ARC LENGTH=28.14'
RADIUS=274.83'
Δ=6°4'48"
CH LENGTH=29.13'
CH BEARING=S 71°26'48" E

CURVE C2
ARC LENGTH=68.78'
RADIUS=33.00'
Δ=109°15'58"
CH LENGTH=57.10'
CH BEARING=S 13°43'31" E

CURVE C3
ARC LENGTH=111.96'
RADIUS=223.00'
Δ=29°30'36"
CH LENGTH=110.81'
CH BEARING=S 28°40'26" E

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PREPARED BY:
VISION LANDSCAPING, INC.
125 E. KENTUCKY ROAD, SUITE 101
LOUISVILLE, KY 40202

COMMERCIAL DEVELOPMENT
109 MARKETPLACE CIRCLE
GEORGETOWN, KY 40324
PRELIMINARY DEVELOPMENT PLAN

DATE: FEB. 27, 2019

PDP-LANDSCAPING PLAN
PDP-2.0

A B C D E F G H I J K L M N O P

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