

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION**

**AGENDA  
March 9, 2017  
6:00 p.m.**

**I. COMMISSION BUSINESS**

- A. Approval of February invoices
- B. Approval of February 9, 2017 minutes
- C. Approval of March agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

**II. OLD BUSINESS**

None

**III. NEW BUSINESS**

- A. ZMA-2017-02 Alliance Auto Sales Zone Change – Rezoning request for approximately .94 acres from B-1 Neighborhood Commercial to B-2 Highway Commercial, located at 3365 Main Street in Stamping Ground.
- B. PDP-2017-03 Paul Hemmer Property – Preliminary Development Plan for a 960 sq. ft. drive-thru grocery, located on the east side of Connector Road, north of Burger King.
- C. PSP-2017-04; PDP-2017-05 Bluegrass RV – Preliminary Consolidation and Subdivision Plat to consolidate Tract B, C & E and to further subdivide into Parcels 1, 2, 3, & 4, and a Preliminary Development Plan for a 43,678 sq. ft. RV sales, parts, and maintenance facility, located on 20.13 acres on the northeast corner of Paris Pike and Connector Road.
- D. PDP-2017-06 Landmark Shoppes, Marketplace Circle – Preliminary Development Plan for a 7,330 sq. ft. commercial space with parking, located on the south side of Marketplace Circle, across from Roosters Restaurant. POSTPONED
- E. ZMA-2017-07 Highgrove at Georgetown – Rezoning request for 80.16 acres from A-1, R-1A, and C-1 to B-2, P-1, R-1A, R-2, and R-3 PUD, located on the south side of McClelland Circle and west side of Etter Lane.
- F. PDP-2017-08 Home 2 Suites by Hilton – Preliminary Development Plan for a four-story, 90-room, extended stay hotel on 1.67 acres, located at the northeast corner of Outlet Center Drive and Tiger Way.
- G. ZMA-2017-09; FSP-2017-10 Timber Frames & Other Things, LLC – Rezoning request from A-1 to A-5 for 54.8 acres, and concurrent application for Preliminary Subdivision Plat for 7 rural residential tracts on 44.8 acres, located on the southwest corner of Davis Road and Davis-Turkey Foot Road in Sadieville.
- H. FSP-2017-11 Risk Property Cluster – Preliminary Subdivision Plat for 10 cluster lots and 2 preserved tracts; 1 buildable and 1 non-buildable, on 58.374 acres located east of Stonecrest Subdivision

**IV. OTHER BUSINESS**

- A. Election of Officers
- B. Update of previously approved projects and agenda items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
February 9, 2017**

The regular meeting was held in the Scott County Courthouse on February 9, 2017. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Johnny Cannon, Regina Mizell, Byron Moran, Steve Smith, Mark Sulski, and Frank Wiseman, Director Joe Kane, Planners Megan Chan and Matt Summers, and Attorney Charlie Perkins. Absent was Commissioner Jeff Caldwell.

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

Motion by Mizell, second by Moran, to approve the January 12, 2017 minutes. Motion carried.

Motion by Shirley, second by Smith, to approve the February agenda. Motion carried.

Postponements/Withdrawals

There were no items for postponement or withdrawal.

Consent Agenda

There were no items on the Consent Agenda.

PDP-2017-01 Tracy's Landscaping Supply - Preliminary Development Plan for a landscape supply business, located on the southeast side of Paris Pike behind the existing Arby's restaurant.

Mr. Kane reviewed the staff report. He stated that the existing metal barn will be used, the site has been resurfaced, and mulch and landscape material bins have been constructed on the southern and eastern perimeter. The north, east, and west sides are enclosed by a chain link fence and there are two gated entrances.

He stated that the perimeter landscaping meets the requirements, but the interior VUA as requested will require a variance. He stated that because some of the paved area is in the floodplain, they will need a floodplain permit, for which the applicant has applied.

The other issue of concern is the gravel driveway. Typically, gravel is not permitted on commercial lots. He stated that the first entrance will be used by the public and should be paved beyond the entrance. A solution was worked out at the Planning Commission workshop whereby the applicant can install a gate on the second entrance, or block it with the type of block being used to construct the bins.

He recommended approval with an amendment to condition of approval #5, to read "The shared private access drive shall be hard pavement, asphalt or concrete, beyond all public entrances, and the second entrance shall be locked or blocked, not used for public access."

The width of the access easement was discussed. Brent Combs, Thoroughbred Engineering, stated that the easement width of 28 feet was recorded in the 1980's. It was never thought to become a City street.

Raven Turner, representing the applicant, asked that the access easement that he will construct be concrete and as shown on the Brian Morgan development plan, 24' wide and 160' long. Mr. Kane stated that 24' is the required width for drive aisles for two-way traffic. It was agreed that condition #5 would be amended again, adding that the private access drive will be 24' wide by 160' long.

Commissioner Smith asked if there will be dust created on the site. Ms. Turner stated that the BOA will review the materials to be sold on the site, ensuring that there are no negative impacts from dust or odor.

**Motion by Sulski, second by Shirley, to approve the Preliminary Development Plan subject to the ten (10) conditions of approval, including the amendments to condition #5, and including the variance on the interior VUA landscaping. Motion carried.**

Those who spoke and will speak before the Commission were sworn in by Mr. Perkins.

#### Georgetown USB Inclusion Request – Sharp Property

Commissioner Mizell recused herself from discussion and voting.

Mr. Kane reviewed the staff report, stating that this request concerns a 60.23-acre parcel on the northeast corner of Cherry Blossom Way and U.S. 25 North. He described the parcel and the location of the current City limits. Approximately 28 acres of the farm is currently within the USB.

He stated that there are major changes proposed for the area, most notably the northern Georgetown bypass which is proposed to align along the southern boundary of the property and take approximately nine acres of the farm.

He stated that the right-of-way for the northern bypass is in the acquisition stage, and the determination was made by the Land Use Committee that until that road is constructed, they recommended no expansion of the USB in this area. He added that there are currently approximately 80 acres of commercial land already zoned along the Exit 129 interchange, and there has been no recent demand for that land.

Mr. Kane added that the applicant will have an opportunity to apply to have the property included in the USB before the next Comprehensive Plan update, so they will not be completely shut out if they are not included during this 5-year update.

He stated that if the Commission does wish to include the property, it should be given a zoning designation of residential for the portion north of the existing tree line to provide a buffer for Moonlake subdivision, and commercial for the southern portion.

Bruce Lankford, representing the applicant, stated that only one request has been made for inclusion into the northern USB in the past 10 years. He felt that approval should be given to this request for the following reasons: 1) the northern bypass will take 8+ acres of the property and the bypass will change the area tremendously; 2) the property is bisected by the current USB along no natural or physical barrier; 3) there is existing commercial development to the east and west of the property; 4) all utilities are available; 5) it will provide shopping opportunities for residents to the north; 6) shopping opportunities for residents to the north will lessen traffic to the south; and 7) there is demand for this property as will be testified by Roy Cornett, realtor. He added that the residential buffer area to the north is appropriate.

Brad Tune, stepson of one of two owners of the property, was present, asking for approval of the request.

Roy Cornett, realtor, clarified that the entire parcel is 69.23 acres. Only the approximately 17+ acres between the current USB and U.S. 25 is being requested for inclusion. He stated that the northern bypass will be constructed. The southeast corner will never be developed as it has a preservation overlay, the northwest corner is the County Fire Station, and the southwest corner is the Lee's trailer park and BBQ restaurant. So the Sharp property is the only property viable for commercial use.

He also stated that land in the current proposed USB has a five-acre density. The motels on the east side of the interstate would support annexation so that they can acquire alcohol licenses.

Commissioner Wiseman asked why inclusion in the USB would be beneficial if the property already has all utilities available. Mr. Kane replied that urban style development would be allowed.

Commissioner Smith expressed concern over development having access off U.S. 25 N. Mr. Tune stated that they have met with Strand Engineers to discuss construction plans for the proposed northern bypass, and they stated that only one access will be granted off Cherry Blossom because of the distances between the two intersections. He stated that only one access point off U.S. 25 N will be granted and it will have to be north of the Fire Station.

Mr. Cornett stated that part of the Neuville farm, on the southwest corner, is currently in the USB, and since that will not develop, approximately that amount of land in the USB could be transferred to the Sharp property. Commissioner Smith stated that since it is to be preserved, it was never actually in the USB.

Chairman Jones agreed that because this property is the only marketable corner and it is in close proximity to the residential areas, it is attractive for commercial development.

Mr. Lankford listed the residential subdivisions north of Delaplain that would benefit from a commercial development on this site.

Chairman Jones asked if an approval by the Commission would need to also be approved by City Council. Mr. Perkins stated that it would.

Commissioner Smith felt that there is still sufficient existing commercial land available.

Mr. Kane stated that the recommendation for denial by the Land Use Committee was based on the timetable for construction of the northern bypass being uncertain, and expansion of the USB getting ahead of the City limits, causing urban development in the County with the ability to annex in question.

Commissioner Smith stated that he is not in favor of including the property until the northern bypass is in place.

Commissioner Shirley supported the inclusion as the applicant has met with the State regarding the northern bypass and any development will not conflict with that road. Mr. Lankford stated that no development will occur until the bypass is in place.

Commissioner Sulski felt that development on this land will complement the proposed development on the new interchange connector road.

**Motion by Sulski, second by Shirley, to approve the inclusion of the Sharp Property within the northern Georgetown Urban Service Boundary, subject to the portion of the property north of the existing tree line being designated as residential to serve**

as a buffer to the Moonlake subdivision, and to include the stipulation that the property be annexed before being developed. By roll call vote, motion carried 5-2, with Wiseman and Smith dissenting.

FY 15-16 Audit

Mr. Kane asked for a motion to accept the FY 15-16 audit that was presented at the January meeting.

**Motion by Sulski, second by Wiseman, to accept the FY 15-16 audit. Motion carried.**

FY 17-18 Budget

Mr. Kane reviewed changes in the proposed budget.

After brief discussion on the projected development fees, **motion by Sulski, second by Smith, to approve the proposed FY 17-18 budget. Motion carried.**

Records Retention Policy

Mr. Kane presented the policy followed by the Kentucky Department of Libraries and Archives regarding how long to retain payroll and financial records. He briefly reviewed the information. Mr. Perkins supported the request to adopt the policy.

**Motion by Sulski, second by Mizell, to adopt the State Archives and Records Commission's Local Agency Records Retention Schedule. Motion carried.**

The meeting was then adjourned.

Respectfully,

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

Attest:

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

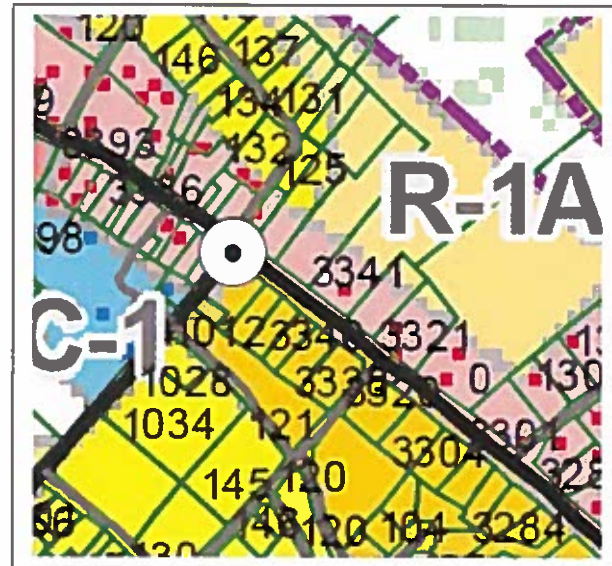
**ALLIANCE AUTO SALES ZONE CHANGE**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**March 9, 2017**

**FILE NUMBER:** ZMA-2017-02

**PROPOSAL:** Zone change request for approximately 0.94 acres from B-1 to B-2.

**LOCATION:** 3365 Main Street, Stamping Ground

**APPLICANT:** Michael Clark



**STATISTICS:**

Existing Zone	B-1 (Neighborhood Commercial)
Proposed Zone	B-2 (Highway Commercial)
Surrounding Zones	B-1 (Neighborhood Commercial) and R-1A and R-1B (Single Family Residential)
Acreage	0.94 acres
Proposed Use:	Used Car lot
New street required	No
Water/sewer available	Yes/Yes
Access	Main Street
Variance Requested	None

**BACKGROUND:**

The subject property is a 0.94-acre tract located northeast of the intersection of Main Street (KY 227) and Woodlake Road. The subject property currently contains a gravel drive and a small storage building. The proposed use is a used car lot. The current zoning of B-1 is inappropriate for this type of auto-related use. There was a used car lot on the property in the past and the owner had the property registered with the State for many years. However, there has not been active use of the property for used car sales for over a year. The previous used car lot was considered a lawfully nonconforming use. If nonconforming uses are inactive for 12 months, they lose their nonconforming status and must conform to the underlying zoning requirements. Used car lots require a B-2 Highway Commercial zoning.

The Applicant is seeking to rezone the property from B-1 to B-2 (Highway Commercial).

**LEGAL CONSIDERATIONS:**

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

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

1. *Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:*

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

**Part 1:** The Comprehensive Plan provides guidance for consideration of zone change requests. The requested B-2 zoning district partially complies with the Comprehensive Plan's Future Land Use Map (FLU Map). The latest Future Land Use Map completed for Stamping Ground is from 1991 and designates the area of this site as Commercial. The FLU Map does not differentiate between neighborhood and highway commercial, but all the commercial property in this area is designated neighborhood commercial. There are two applicable Commercial Goals in the 1991 Plan.

Goal 1: Stamping Ground should grow in an orderly fashion that does not take away from the small town atmosphere.

Goal 2: To provide for the commercial and service-related needs of the city and the surrounding area, and to promote self-sufficiency.

The intent of the 1991 Plan as planning staff would interpret it is that the commercial development in Stamping Ground should promote self-sufficiency by providing for commercial businesses that serve local needs and that redevelop or reuse existing buildings and infrastructure to the degree possible, while maintaining the small town atmosphere. Generally, it is assumed that Main Street was zoned B-1, Neighborhood Commercial to encourage neighborhood-scale small business and office uses that were compatible with adjoining residential areas and the small town scale.

Highway Commercial (B-2) is designed for larger automotive related development, including used car lots, restaurants with drive-thrus and large scale regional scale retail uses.

Therefore, Part 1 partially applies, and parts A and B should be considered as well.

Part A may partially apply, if it is assumed the previous used car lot on the site was appropriate use of the site and should be zoned into conformance.

Part B does not appear to apply, but the applicant may present evidence to the contrary.

The Planning Commission is currently updating the Comprehensive Plan and the Future Land Use Map for Stamping Ground. Stamping Ground has also been working with the Kentucky League of Cities on its strategic plan implementation. Both plans seek to redevelop Stamping Ground by building on the small town atmosphere and the unique strengths of Stamping Ground.

**CONCEPTUAL PLAN REVIEW:**

No conceptual plan was submitted with the application for a zone change. It is staff's understanding that the proposed use will utilize the existing building on site.

**Site Layout:**

The existing site is undeveloped with only a gravel surface on a portion of the site and a prefabricated storage structure on the rear of the lot. The building sits on a 0.94-acre lot in Stamping Ground.

**Access:**

The proposed lot has vehicular access from Main Street (KY 227). There is no clear Vehicular Use Area (VUA) on the project site to indicate parking, ingress/egress, or loading/unloading areas. There are sidewalks along KY 227.

The driveway and vehicle use area should be improved to meet the requirements of the Zoning Ordinance. Section 2.73 (C) states, "Parking, loading and unloading spaces and the access thereto shall be surfaced in a manner adequate to eliminate dust and mud, and to eliminate damaging run-off onto abutting or nearby properties." This makes it clear that there need to be improvements to the entrances, parking and loading/unloading areas on the project site with the appropriate installation of gravel or some other suitable material. Parking spaces for the project site should be paved.

**Landscaping:**

The *Landscape Ordinance* requires a landscaping buffer between commercial zones and residential zones. The buffer is required to be 15 feet wide adjacent to all residentially zoned property. The buffer should be populated by 1 tree (Group A or B) per 40 feet of linear boundary, or fraction thereof, plus either 1) a double row of 6-foot high hedge or 2) a 6-foot high fence wall, or earth mound.

**Waivers**

None requested

**RECOMMENDATION:**

Based on the findings that the requested zone change only partially satisfies the requirements of KRS 100.213, staff recommends **denial** of the zone change request for 0.94 acres located on the northwest side of the intersection of Main Street (KY 227) and Mulberry Street. If the Planning Commission

recommends approval, Planning Staff recommends the following conditions be attached to any recommendation of approval from the Planning Commission:

1. The Applicant shall install a landscaping buffer in accordance with the *Landscaping Ordinance* within ninety (90) days of the final approval of the zone change.
2. The Applicant shall pave the driveway and parking stalls in accordance with all requirements of the Subdivision and Development Regulations, the Zoning Ordinance, and ADA within ninety (90) days of the final approval of the zone change.

**PAUL HEMMER PROPERTY**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**March 9, 2016**

**FILE NUMBER:** PDP-2017-03

**PROPOSAL:** Preliminary Development Plan for a 960 SF drive-through grocery.

**LOCATION:** East of Connector Road, north of the existing Burger King

**APPLICANT:** BMT Investments, LLC

**Consultant:** Josh Banks



**STATISTICS:**

Zone	B-2 Highway Commercial
Surrounding Zones	B-2 Highway Commercial
Acreage	1.03 acres
Water/Sewer Availability	Yes/Yes
Access	Connector Road
Parking Required	7 Spaces
Parking Provided	7 spaces (1 handicap accessible)
Variances/Waivers	None

**BACKGROUND:**

The Project Site is 1.03 acres in size and zoned B-2. The adjoining properties are all zoned B-2. The Applicant proposes a 960 square foot drive through grocery and vehicular use area.

**Site Layout:**

The proposed development meets the B-2 district's requirements for setbacks. The proposed development is allowed to have up to 50% building coverage on each lot. The Applicant is only proposing roughly 2.1% coverage.

**Parking and Circulation:**

Access to the Project Site is from Connector Road. The Project Site will also have access at the front and rear from the neighboring Burger King parcel.

The Project Site requires 7 parking spaces for a 960 square foot building. The Applicant is proposing 7 spaces with 1 of those being handicap accessible. The Applicant intends the building to be drive through only without any customers entering the building.

The development plan shows pads for trash pickup near the door on the rear of the building. The plan also shows bollards placed at the corners of these pads to protect both the trash areas and the door at the rear from vehicular traffic.

**Land Use Buffers and Landscaping:**

*Property Perimeter Landscaping:* Since the Project Site does not adjoin any parcels with non-commercial zoning, there are no requirements for property perimeter landscaping.

*VUA Perimeter Landscaping:* The Applicant is showing landscaping around the VUA perimeter with Group A trees spaced 40 feet apart and a continuous hedge screening the VUA from Connector Road.

*Interior VUA Landscaping:* The proposed VUA area requires 1,336 square feet of interior landscaped area and 6 trees in this area. The Development Plan meets these requirements.

*Canopy:* The Project Site will require a total canopy coverage of 10,768 square feet (24% since there is no canopy being preserved on the site). The Applicant is proposing a total of 12 large trees to be planted on the site, which will provide roughly 9,000 square feet of canopy coverage. The Applicant will need to include additional trees on the Project Site when the Final Development Plan is filed with staff.

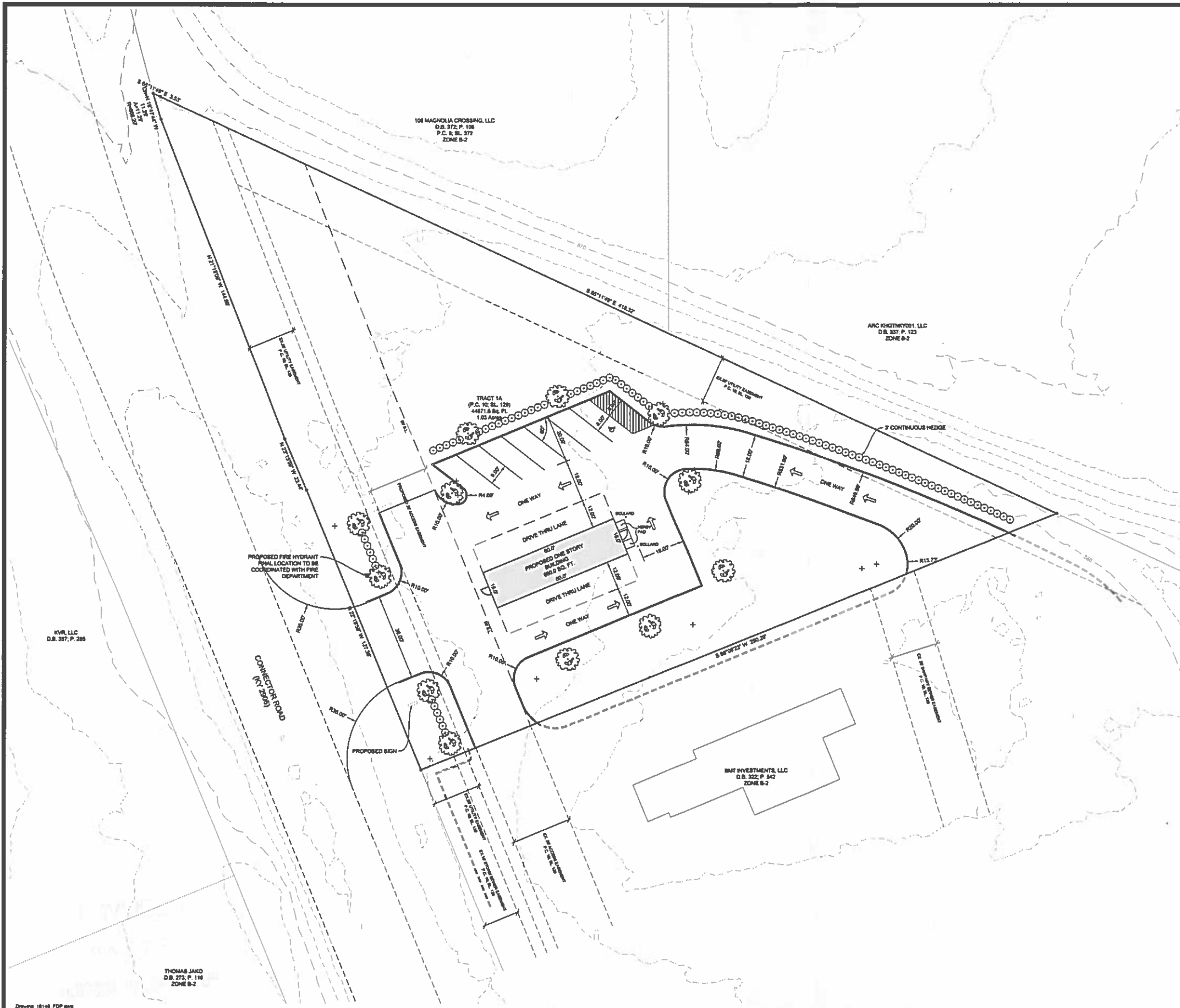
**RECOMMENDATION:**

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

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

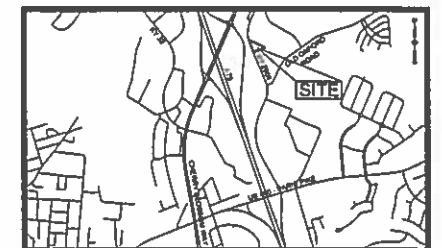
Conditions of Approval:

1. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. A species specific landscape plan shall be included with the Final Development Plan indicating all trees to be preserved during construction.
3. Additional trees will need to be included on the Final Development Plan to meet the canopy requirements.
4. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
5. All applicable requirements of the *Subdivision & Development Regulations*.
6. All applicable requirements of the *Zoning Ordinance*.
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.



**OWNER**  
BMT INVESTMENTS, LLC  
PO BOX 294  
GEORGETOWN, KY 40324

**DEVELOPERS**  
KIKI COURTELIS  
241 RUSSELL CAVE ROAD  
GEORGETOWN, KY 40324



**CERTIFICATE OF PRELIMINARY PLAN APPROVAL**

I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION. THIS APPROVAL DOES NOT CONSTITUTE APPROVAL TO BEGIN CONSTRUCTION OR OBTAIN A BUILDING PERMIT.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE 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. I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

**GENERAL NOTES**

- THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAN.
- THIS PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION.
- ACCESS SHALL BE LIMITED TO THE POINTS INDICATED ON THIS PLAN.
- ENTRANCE DETAILS ARE SUBJECT TO THE APPROVAL OF THE KENTUCKY TRANSPORTATION CABINET.
- ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER SHALL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR BODDING IN ORDER TO PREVENT EROSION.
- NO GRADING, STRIPPING, EXCAVATION, FILLING, OR OTHER DISTURBANCES OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO THE APPROVAL OF AN EROSION CONTROL PLAN.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
- CONTOUR INTERVAL: 3 FOOT. CONTOURS GENERATED FROM DIGITAL ELEVATION MODEL (DEM) DOWNLOADED FROM COMMONWEALTH OFFICE OF TECHNOLOGY.
- FOR SOURCE OF TITLE, REFER TO DEED BOOK 333, PAGE 810.
- A KENTUCKY TRANSPORTATION CABINET PERMIT IS REQUIRED FOR THIS DEVELOPMENT.
- SITES WILL MEET THE STORM WATER ORDINANCE REQUIREMENTS.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE GEORGETOWN SIGN ORDINANCE.
- A GREASE TRAP SHALL BE REQUIRED SHOULD ON-SITE COOKING BE PROPOSED.

**SITE STATISTICS**

ZONE	B-2
MINIMUM LOT SIZE	1.03 ACRES
LENGTH OF STREETS	N/A
TOTAL GROSS ACRES	1.03 ACRES
AREA OF LOTS	1.03 ACRES
NUMBER OF LOTS	1
BUILDING COVERAGE	2.1%

**PARKING STATISTICS**

REQUIRED PARKING (2007/1806 4+7)	7 SPACES
PROVIDED PARKING	7 SPACES

**INTERIOR LANDSCAPE AREA STATISTICS**

VEHICULAR USE AREA (VUA): 13300.0 SQ. FT.  
 AREA REQUIRED: 10% x 13300.0 = 1330.0 SQ. FT.  
 AREA PROVIDED: 1488.0 SQ. FT.  
 REQUIRED INTERIOR TREES: 8 TREES  
 (1 TREE PER 250 SQ. FT. 1330.0/250 = 5.32)  
 INTERIOR TREES PROVIDED: 8 TREES

**TREE CANOPY CALCULATIONS**

EXISTING CANOPY: 0.0 SQ. FT.  
 REQUIRED CANOPY: 8874.3 SQ. FT.  
 PROPOSED CANOPY: 9000.0 SQ. FT.  
 (12 GROUP A TREES @ 750 SQ. FT. EACH)

**GRAPHIC SCALE**



Drawing: 18146\_PDP.dwg

In no event shall the Client copy or use any of the reports, plans, drawings, specifications, designs, models, reports, photographs, computer software, surveys, calculations, memoranda and other data, documents, and processes produced by Banks Engineering, Inc. in connection with the Project (the "Materials of Banker") for any purpose other than those stated above or in relation to any project other than the Project without the prior written permission of the Banks Engineering, Inc. Banks Engineering, Inc. shall not be responsible or liable for any errors or omissions that may appear hereon or in any drawings or documents prepared in connection with its grant of consent.

DATE	REVISION

Drawn By: CBS  
 Checked By: JDS  
 Project: 18146  
 Date: Jan. 29, 2017  
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 BANKS ENGINEERING, INC.  
 1211 JESSAMINE STATION  
 NICHOLASVILLE, KY 40316



**BANKS Engineering, Inc.**  
 BANKS ENGINEERING INC  
 Phone: (502) 881-4022  
 1211 Jessamine Station, Nicholasville, Kentucky 40316

**TRACT 1A, PAUL HEMMER PROPERTY**  
 CONNECTOR ROAD (KY 2906)  
 GEORGETOWN, SCOTT COUNTY, KY  
 KIKI COURTELIS  
 241 RUSSELL CAVE ROAD, GEORGETOWN, KY 40324

**PRELIMINARY DEVELOPMENT PLAN**



## **Consolidation & Subdivision Plat**

### **BACKGROUND:**

The Project Site is currently two tracts with a total area of 39.84 acres and is zoned B-2. The adjoining properties are all zoned B-2, B-4, R-2, and A-1.

### **Site Layout:**

The proposed plat will consolidate the two existing parcels into one 39.84-acre tract, and then divides the property into four new parcels (Parcel 1: 20.13 acres, Parcel 2: 5.50 acres, Parcel 3: 10.16 acres, Parcel 4: 4.05 acres).

The new parcels show 50-foot setbacks from all frontages, and 25-foot setbacks from all neighboring residential or agricultural properties. A note has been included on the plat for the setback adjoining the A-1 zoned property to the north. This note states that if the undeveloped Finley property is ever rezoned to a commercial district, the 25-foot setback shown along this boundary will be reduced to a 0-foot setback.

Prior to recording the Final Subdivision Plat, the Applicant will need to obtain signatures from all utility companies serving the four parcels. The entrances to the proposed parcels will be subject to approval by the Kentucky Transportation Cabinet, since both Paris Pike (US 460) and Connector Road (KY 2906) are state owned and maintained.

## **Development Plan**

### **Site Layout:**

The Preliminary Development Plan is for Parcel 1 (20.13 acres) from the associated Subdivision Plat discussed above. This plan is for a 43,678 square foot building for recreational vehicle (RV) sales and maintenance. The building will operate as a sales office for RVs, retail space, and 20 maintenance bays. The plans also contain areas for customer/employee parking as well as storage for RVs. All vehicular use areas on the Project Site are shown to be paved with asphalt.

### **Parking and Circulation:**

Access to the Project Site is shown from both Paris Pike and Connector Road. KYTC permits will be required prior to the approval of a Final Development Plan for any access to or from a State road.

The Project Site requires 77 parking spaces to accommodate the various activities proposed for the project site (sales, retail, RV service). The Applicant is proposing 78 spaces with 4 of those being handicap accessible.

Space has been provided for the parking of 57 recreational vehicles on the project site. Most of these spaces are shown to be north of the proposed building.

### **Land Use Buffers and Landscaping:**

*Property Perimeter Landscaping:* The Project site adjoins residentially zoned property to the east. The Landscape and Land Use Buffers Ordinance (Landscape Ordinance) requires commercial zones to install screening where they adjoin residential zones. The Applicant is requesting a variance to reduce the 25-

foot landscape buffer to a 6-foot landscape buffer and to allow the landscaping from this buffer to be planted elsewhere on site. The Applicant is requesting the buffer area be reduced because of an existing paved area that runs close to the property line. The Applicant is requesting to move the landscaping elsewhere because there is an existing tree line between the residentially zoned property and the Project Site. Staff views these as reasonable variance requests given the justification and the proposal to move rather than eliminate the required trees.

*VUA Perimeter Landscaping:* The Landscape Ordinance requires vehicular use areas (VUA) be screened from adjacent right-of-ways by 1 tree per 40 feet and a continuous hedge. The Applicant is requesting a variance to allow these 13 trees to be planted elsewhere on the Project Site. There are several utility lines along the right-of-ways for Connector Road and Paris Pike, including overhead electric lines, fiber optic lines, and others. Staff views these as reasonable variance requests given the justification and the proposal to move rather than eliminate the required trees.

*Interior VUA Landscaping:* The proposed VUA area requires 23,278 square feet of interior landscaped area. The Applicant is requesting that the area proposed to be used for RV display and service be omitted from the interior VUA requirements. Staff thinks this is a reasonable request, since other similar uses have been granted the same variance.

The required interior VUA landscaping area for just the public parking is 3,057 square feet. The Applicant is proposing to provide 5,063 square feet of interior landscaped area with 16 trees. This meets the requirements for the public parking area of the Project Site.

*Canopy:* The Project Site requires a total canopy coverage of 201,678 square feet (23% since there is roughly 5.5% canopy being preserved on the site). Roughly 48,089 square feet of existing canopy is proposed to be preserved on the Project Site. Therefore, the Project Site is required to have approximately 153,589 square feet of new tree canopy planted to meet the requirement. The Landscaping Plan calls for 47 large trees to be planted on the Project Site and 12 medium trees, for a total canopy from new plantings of 40,050 square feet.

Between the new proposed trees and the preserved canopy, the Applicant is proposing roughly 88,139 square feet of tree canopy on the Project Site. This is roughly 10% of the Project Site. The Applicant has requested a variance to the tree canopy area, indicating that additional trees would impede future development of the Project Site.

Staff recognizes that the canopy requirements can be difficult to meet for commercial uses that have large VUAs intended to be used primarily for vehicles with poor maneuverability. Staff proposes that the Planning Commission grant a temporary variance to the canopy requirements to the Applicant, and allow a canopy coverage of 10% due to the combination of the proposed use, and the potential future development of the Project Site. However, development on the remainder of the Project Site must increase the canopy on the entire project to at least 20%.

**RECOMMENDATION:**

Staff recommends **Approval** of the Preliminary Subdivision Plat and the Preliminary Development Plan.

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

Variances:

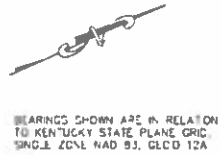
5. Reduce the landscaping buffer along the residentially zoned property from 25 feet to 6 feet.
6. Allow the property perimeter landscaping and the right-of-way landscaping to be relocated to other locations on the project site, due to the justifications listed above.
7. Waive the requirement for interior landscaping areas and trees in the areas designated for RV service and display.
8. Allow the Project Site to temporarily develop with only 10% canopy coverage being provided.

Conditions of Approval:

1. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. A species specific landscape plan shall be included with the Final Development Plan indicating all trees to be preserved during construction.
3. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
4. All applicable requirements of the *Subdivision & Development Regulations*.
5. All applicable requirements of the *Zoning Ordinance*.
6. The Applicant shall provide a lighting and photometric plan with the Final Development Plan. Lighting shall be directed away from adjoining property and not have any off-site impact.
7. All signage shall comply with the Sign Ordinance, and any non-conforming signage shall be removed.
8. All requirements of the Georgetown Fire Department regarding fire hydrant locations and emergency vehicle accessibility.
9. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
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 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.
12. Future development of the remainder of the Project Site shall bring the total canopy coverage of the Project Site up to 20%.
13. The Final Subdivision Plat shall be submitted with a maintenance agreement for the access easement for Parcels 2, 3, and 4.
14. Outdoor storage of any items other than Recreational Vehicles shall require a conditional use permit.
15. Recreational vehicles shall not be stored, except in areas designated for such on the Development Plan.



VICINITY MAP  
NOT TO SCALE

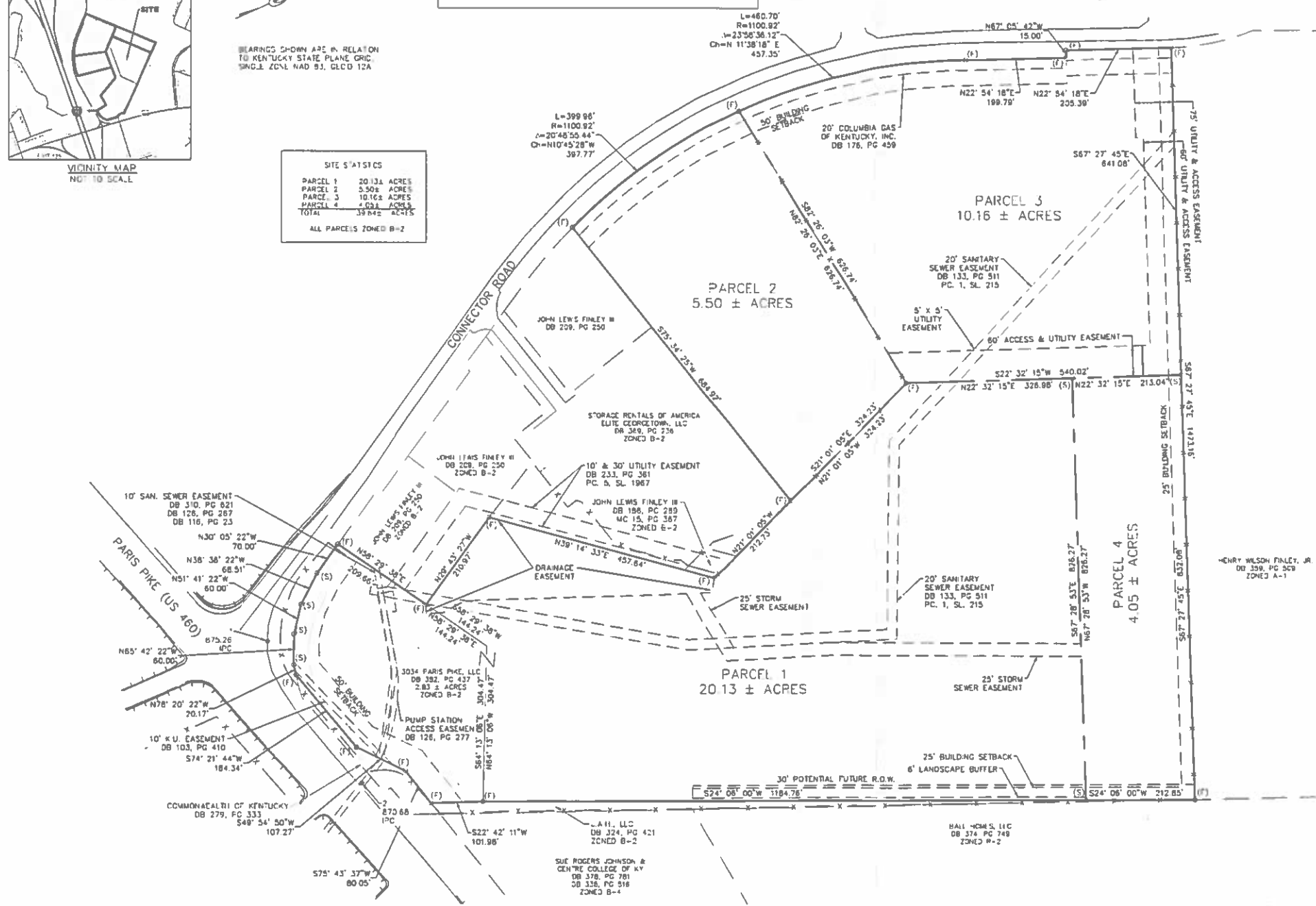


SITE STATISTICS

PARCEL 1	20.13 ± ACRES
PARCEL 2	5.50 ± ACRES
PARCEL 3	10.16 ± ACRES
PARCEL 4	4.05 ± ACRES
TOTAL	39.84 ± ACRES

ALL PARCELS ZONED B-2

**PURPOSE STATEMENT**  
The purpose of this CONSOLIDATION/SUBDIVISION PLAT is to consolidate  
PARCELS B, C & E (DB 352, PAGE 437) and to further subdivide into  
PARCELS 1, 2, 3 & 4.



**LEGEND**

- - IRON PIN
- - ALUMINUM SPIC
- (S) - SET (PLS 4134)
- (F) - FOUND
- - PROPERTY BOUNDARY
- - - - - SURVEYED BOUNDARY LINE
- - - - - ADJACENT BOUNDARY
- - - - - EXISTING EASEMENT
- - - - - PROPOSED EASEMENT
- - - - - EXISTING FENCE

1" = 10' NEAR 24" LONG IRON HELIX PLASTIC CAP APPROX PLS 414

**NOTES**

- All corners indicated were found or set this survey, unless otherwise noted.
- Bearings are corrected to Kentucky Single Zone, NAD 83 by GPS observation.
- Property to North is currently zoned A-1 adjacent to Parcels 3 and 4. A 25' building setback has been placed adjacent to A-1 zoned property. If A-1 zoned property is rezoned to commercial, then building setback will be reduced from 25' to 0'.
- Parcels 2 and 4 are provided an access easement parcel with the north boundary, utilizing an existing drive to Connector Road.



**CERTIFICATE OF ACCURACY**

I hereby certify that the plat shown and described herein 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 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 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 of construction plans, construction may begin.

(date), 20\_\_\_\_

Chairman, Georgetown-Scott County Planning Comm.

**EASEMENT RELEASE**

I hereby certify that there are no recorded or accrued utility and drainage easements being eliminated by this consolidation.

Signature and License Number of Surveyor or Engineer \_\_\_\_\_

**CERTIFICATE OF WATER & SEWER SERVICES**

I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS) has the capacity within the water distribution system/sewer collection system to supply \_\_\_\_\_ with water services/sewerage disposal services. Provision of service will be contingent upon the review and approval of all on-site and off-site plans and specifications for the proposed system. Construction of the water distribution system/sewer collection system is to be at the cost of the developer without reimbursement, built to GMWSS approved specifications and approved by GMWSS of the as-built improvements and/or the bonding amount, and hereby dedicated to GMWSS.

Date \_\_\_\_\_

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

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

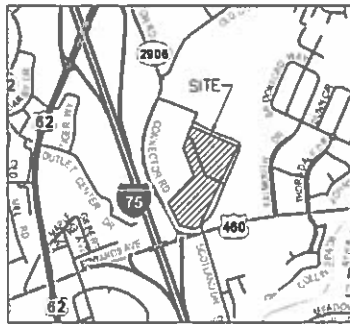
(we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby accept this plat/plans of the development with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, ways, walks, parks, and other open spaces 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) \_\_\_\_\_

CONSOLIDATION/SUBDIVISION PLAT  
FOR  
3034 PARIS PIKE, LLC  
GEORGETOWN, SCOTT COUNTY, KENTUCKY

Drawn TSE	3034 PARIS PIKE, LLC	<p><b>Palmer</b> ENGINEERING 301 East Main Street Lexington, KY 40507 Phone (859) 389-9293 Fax (859) 744-1266</p>	Checked JDM
Date 02/22/2017	2200 Nicholasville Road, Suite 250 Lexington, Fayette County, KY 40503		Job Number 11358.00
Scale 1" = 100'	Greg McDonald - Manager Member		Page 1 of 1



VICINITY MAP  
NOT TO SCALE

INDEX OF SHEETS:

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

PRELIMINARY DEVELOPMENT PLAN NOTES:

1. Each contiguous interior Landscape Area contributed a maximum of 1500 SF towards the total interior Landscape Area denoted in the Site Data.
2. The Owner will work with the City of Georgetown to develop a maintenance agreement for the Stormwater BMP.
3. All landscaping shown on this plan is existing trees and shrubs.
4. Storm water quantity and quality will be provided by an on site storm detention pond on the east side of the property.
5. All maintenance of the 6" and 4" sanitary sewer laterals are the responsibility of the Owner/Developer.
6. A KYTC permit is required on this development at US 460 (Paris Pike) and KY 2908 (Connector Road) entrances.
7. A variance is being requested to exempt the interior landscape requirements for VJA for display and service of RV's. A variance is being requested due to need to park and maneuver large RV's in this area.
8. A variance is requested to reduce 15' landscape buffer adjacent to R-2 property from 15' to 8' due to property boundary location to existing road to remain. The proposed tree line is also requested to be exempt due to an existing tree line and underbrush located along east boundary line of property. A 6' high screen fence is proposed west of existing paved road.
9. A variance to relocate perimeter VJA trees to detention basin and exempt shrubs due to an existing tree line and underbrush located along the end of property. A continuous row of shrubs is also not required due to the proposed 3 foot decrease in height from the adjoining property to the VJA.
10. A variance is being requested to relocate perimeter VJA trees in front parking lot to the existing detention pond. A variance is required due to location of existing overhead electric on US 460 side adjacent to parking lot and underground fiber optic located adjacent to parking lot on Connector Road side of parking lot.
11. A variance is being requested to reduce the total tree canopy coverage area from 23% to 10.0% due to a substantial amount of disturbed area being utilized for future RV storage area. To place trees in this area would be problematic due to the size and maneuverability needed for moving RV's in this area. Requiring greater than 10.0% tree canopy limits future development of the northern part of property.

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 adopt this plan of the development with my (our) free consent, establish the minimum building restriction lines, and dedicate of street, 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.

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 deviation from the plan, including landscaping, shall first be approved by the Planning Director and the Commission Engineer. Major modifications of the plan shall first be approved by the Planning Commission.
2. Storm drainage facilities, including retention basins, shall be maintained for proper functioning free of any debris, silt, or trash.
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 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)

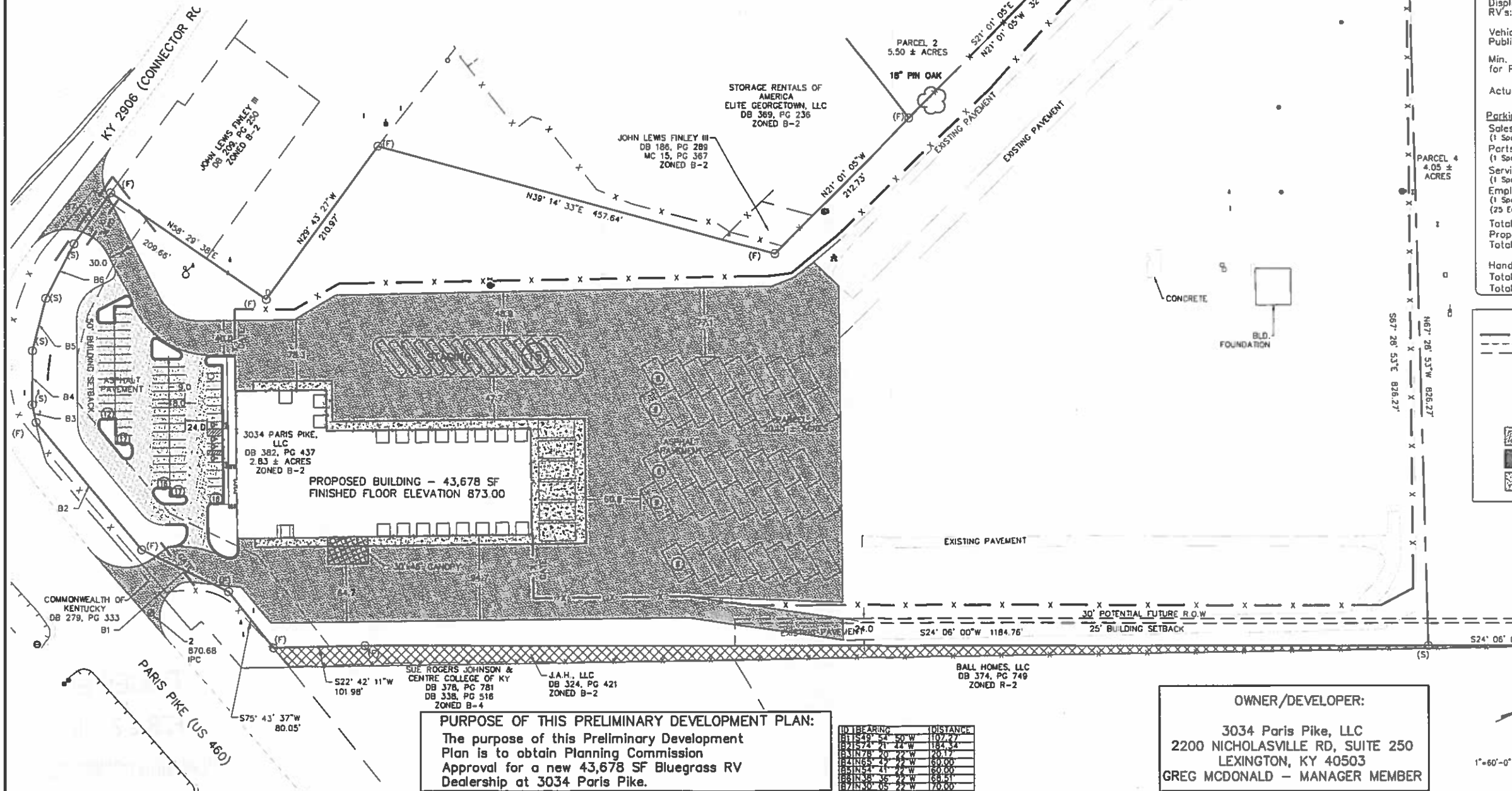
(signature of owner or owners)

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 Comm.

PARCEL 3  
10.16 ± ACRES



SITE DATA

Zoning	B-2
Acres:	
Parcel 1	20.13
Proposed Use:	Commercial
Setbacks:	
Front	50 FT
Side	0 FT
Rear	0 FT
Building Area:	
BV Sales Area	11,936 S.F.
Parts/Equipment Rental	4,705 S.F.
Service Bay Area	27,058 S.F.
Total	43,678 S.F.
Canopy Area	1,350 S.F.
Max. Building Ground Coverage:	
Actual Building Ground Coverage:	50.0%
Max. Building Height:	4.98%
Actual Building Height:	75'-0"
Landscape Requirements:	27'-4"
Vehicle Usage Area for Display and Service of RV's:	202,211 SF.
Vehicle Usage Area for Public Parking:	30,578 SF.
Min. Interior Landscaping for Public Parking:(10% VJA)	3,058 SF.
Actual Interior Landscaping:	5,063 SF.
Parking Requirements:	
Sales Area (1 Space Per 600 SF)	20
Parts Retail (1 Space Per 400 SF)	12
Service Area (1 Space Per Bay (20 Bays))	20
Employee (1 Space Per Employee) (25 Employees)	25
Total Parking Required:	77
Proposed RV Parking:	57
Total Parking Provided:	78
Handicapped Parking Required:	4
Total Handicapped Provided:	4
Total Standard Parking Provided:	74

LEGEND

---	Property Boundary
- - - -	Building Setback
- · - · -	Existing Utility Easement
○	Property Corner (Found)
○	FIPC
Ⓚ	Number of Parking Spaces
Ⓜ	Number of RV Spaces
▨	Regular Asphalt
▩	Heavy Duty Asphalt
▧	Concrete Pavement



PURPOSE OF THIS PRELIMINARY DEVELOPMENT PLAN:  
The purpose of this Preliminary Development Plan is to obtain Planning Commission Approval for a new 43,678 SF Bluegrass RV Dealership at 3034 Paris Pike.

ID	BEARING	DISTANCE
B1	S49° 54' 50" W	107.27'
B2	S74° 28' 24" W	184.34'
B3	N78° 20' 22" W	25.17'
B4	S45° 49' 55" W	60.00'
B5	S41° 41' 22" W	60.00'
B6	N38° 36' 22" W	60.51'
B7	N73° 05' 22" W	70.00'

OWNER/DEVELOPER:  
3034 Paris Pike, LLC  
2200 NICHOLASVILLE RD, SUITE 250  
LEXINGTON, KY 40503  
GREG MCDONALD - MANAGER MEMBER

**Palmer ENGINEERING**  
PALMER ENGINEERING  
307 EAST MAIN STREET  
SUITE 600  
LEXINGTON, KY 40501  
(606) 258-9292

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**BristolGroup ENGINEERING | CONSTRUCTION**

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A NEW RV DEALERSHIP  
BLUEGRASS RV  
GEORGETOWN, KENTUCKY

PRELIMINARY DEVELOPMENT PLAN

2025 NUMBER SHEET NUMBER  
C-1.0



## HIGHGROVE ZONE CHANGE

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

March 9, 2017

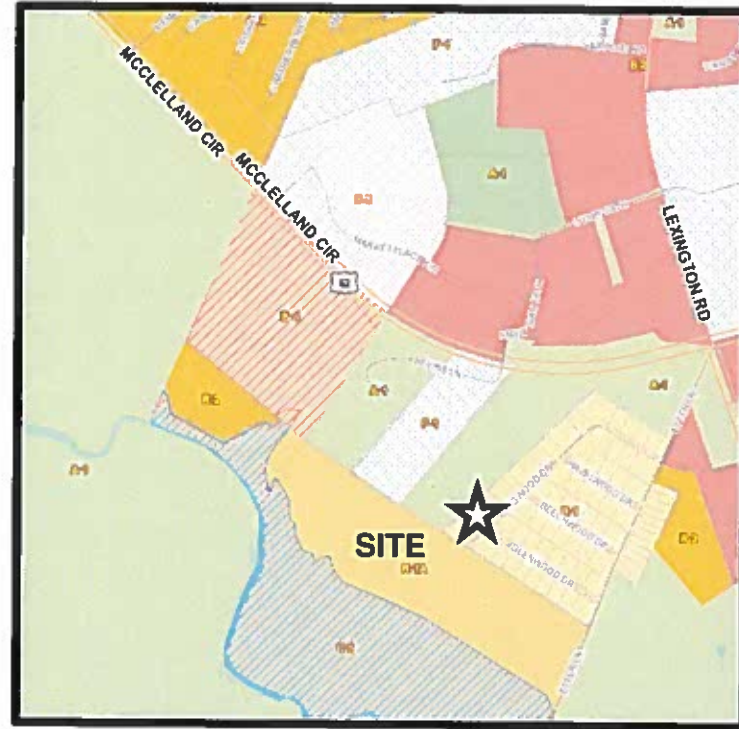
**FILE NUMBER:** ZMA-2017-07

**PROPOSAL:** Zone change request for 80.16 acres from A-1, R-1A and C-1 to B-2, P-1 and R-1A, R-2 and R-3 (PUD)

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

**APPLICANT:** Continental Real Estate Companies

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



<b>STATISTICS:</b>	
Existing Zones	10.41 acres zoned A-1 (Agricultural) 28.30 acres zoned R-1A (Low Density Residential) and 41.45 acres zoned C-1 (Conservation)
Proposed Zones	3.59 acres B-2 (Highway Commercial), 6.82 acres P-1 (Professional Office), 8.84 acres R-3 PUD (High Density Residential), 17.39 acres R-2 PUD (High-Density Residential), 4.89 acres R-1B PUD (Low Density Residential), 2.07 acres R-1A PUD (Low Density Residential, and 36.56 acres C-1 (Conservation)
Surrounding Zones	R-1 (Low Density Residential), R-2 (Medium Density Residential), P-1 (Professional Office)
Acreage	80.16 (10.25 acres Giles Property) (69.91 acres Snyder Property)
Proposed Use	Assisted Living, retirement cottages and commercial retail
Sq. Ft. of Buildings	45 single-family lots, 20 duplexes, 60,000 sf assisted living, 15,000 sf commercial
Parking	assisted living 48 spaces (required) 80 spaces (proposed)
New street required	Yes
Linear feet of new street	+/- 4000 linear feet
Water/sewer available	Yes/Yes
Access	Via McClelland Circle and Etter Lane

**BACKGROUND:**

The subject property includes a 10.25-acre parcel located between Etterwood subdivision and Landmark Office Centre, south of McClelland Circle, and two larger parcels south of this, a 28.30 acre parcel zoned R-1A, previously approved for twelve (12) large single-family lots backing up to the southern Urban Service Boundary and the City limits for the City of Georgetown, and beyond that a 41.45-acre area zoned C-1 Conservation outside the city limits and outside the Urban Service Boundary consisting mostly of floodplain of Cane Run Creek.

The two larger parcels were rezoned R-1A and C-1 in 2012, with application ZMA-2012-14 (Sikura Properties). The zoning of adjacent properties includes R-3 PUD (High-Density Residential), 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 a secondary access will be from Etter Lane, with a third connection shown to Dogwood Drive which is currently stubbed to the property boundary of the R-1A parcel. The site has a gently sloping topography that drains north to south from McClelland Circle to Cane Run Creek.

There are existing mature treelines along the southwestern property boundaries and floodplain along the southern boundary. There is a sanitary sewer pump station west of the site and all utilities are available. The main entrance is from an unsignalized intersection also serving as a secondary access to Kroger and the Landmark Shoppes across the bypass.

**Proposed Zoning and Land Use:**

3.59 acres of the total 80.16-acre site is proposed to be rezoned to B-2 (Highway Commercial) to provide retail and convenience commercial for the south side of the bypass. 6.82 acres is proposed for P-1 (Professional Office) for an assisted living facility with 80 units, subject to section 2.54 of the Zoning Ordinance, 8.84 acres zoned R-3 PUD (High Density Residential), 17.39 acres zoned R-2 PUD (Medium Density Residential), 4.89 acres zoned R-1B PUD (Medium-Low Density Residential), 2.07 acres zoned R-1A (Low Density residential), and 36.56 acres to remain zoned C-1 (Conservation). The applicant is seeking the zone change from the existing A-1, R-1A and C-1 zones to allow for an assisted living facility and higher density residential use and for a small retail center.

**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 not in complete agreement with the adopted Comprehensive Plan in that the adopted Comprehensive Plan Future Land Use Map (last updated in 2006) designates the areas proposed for the zoning change as Professional Office, Urban Residential and Greenbelt. The large assisted living facility is compatible with the Professional Office designation, in that Assisted Living Facilities are allowed as conditional uses in that district. The commercial retail component is not in agreement with the existing Future Land Use Map. The Residential components, because of their density, location and the inadequacy of the local roadway system south of the bypass may not be appropriate either. Additionally, the applicants are proposing to extend single-family lots beyond the urban service boundary, into the area designated Greenbelt outside the Georgetown city limits and Urban Service Boundary. For these reasons, it is not in compliance with the Comprehensive Plan Goals and Objectives for this location adjacent to the Southern Greenbelt.

The Comprehensive Plan 2011 Goals and Objectives state that...

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 on the edge of the USB, including Sutton Place subdivision, where larger one-acre lots were placed along the edges of the USB. Also, the previous Sikura zone change of this property used this technique to step down the intensity of use as development approached the Greenbelt boundary. 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.

In 2012, the Commission found the R-2 zoning for townhomes on the southern third of the adjacent Sakura property to be appropriate, in part because the requested density was half of that typically allowed in an R-2 zone and a significant buffer was in place to the south of the R-2 area. Later, the Hill n' Dale Apartments were approved which converted some commercial areas to residential and maintained a Greenbelt buffer and the earlier approved R-1A and C-1 transition. Again, it is staff's finding that residential development is appropriate in this location, but that residential uses should be phased or stepped-down in intensity as the property approaches the Southern Greenbelt.

The applicants have provided additional evidence for the Planning Commission to consider with this application in support of a finding for (a.) that the existing zone is inappropriate and (b.), that there have been significant changes of an economic and physical nature in the area that would support the zone change.

While the existing A-1 zone is clearly no longer appropriate on the 10.25-acre parcel between Etterwood Subdivision and Landmark Office complex and arguably an Assisted Living Facility could be appropriate if sensitively sited, the commercial and higher density residential components are arguably not. The

existing R-1A and C-1 zones were approved in 2012 and served to provide the step-down in development intensity anticipated in the 2011 Comprehensive Plan. The Kroger Marketplace and Landmark Shoppes were already approved and at least partially built out at the time of the previous zoning approval for the property. The Hill n' Dale Apartment Complex currently under construction was rezoned with the understanding that the R-1A and C-1 zones to the east and south would continue to serve as a transitional buffer to the greenbelt, which has for decades been planned at the 820 contour of Cane Run Creek.

While an Assisted Living Facility is compatible with many of the Goals of the 2011 Comprehensive Plan and the current 2016 Great Scott! Comprehensive Plan Goals and Objectives, the higher density residential component, particularly the lots adjacent to Etterwood subdivision and the residential development in the Greenbelt are not.

**Conceptual Plan Review:**

The conceptual plan and zone change request seeks approval for multiple zoning districts in order to create a unified elderly housing project. The plan has many benefits, particularly high quality elderly housing in a location that conforms to the Future Land Use Map and Zoning Ordinance. The main concerns with the concept plan are the proposed development of higher density residential lots in an area previously approved as a low-density residential transition to the Greenbelt, and the proposal for residential lots south of the existing Urban Service Boundary in an area currently in the Greenbelt and zoned C-1 (Conservation). The Commercial component has also not been justified and there are potential intersection level of service deficiencies based on the applicant's traffic study. It is compatible with past practices and approvals to transition in residential densities away from the Greenbelt and to maintain compatible sized lots adjacent to existing residential areas when appropriate. This would be a situation between an existing subdivision and the Greenbelt where more dense development may not be appropriate.

**Access:**

The subject property will be accessed from McClelland Circle at Bevins Lane which also serves as the secondary access to Kroger and Landmark Shoppes development on the north side of McClelland Circle. The residential areas are also proposed to have a road connect to Dogwood Drive and a secondary entrance at Etter Lane.

**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, Bevins Lane northbound in the PM peak hour will function at LOS F. In the PM peak hour, Lusby Path southbound also will function at LOS F. This is due to the fact that vehicles turning left are required to cross four lanes of traffic with no traffic light.

**Landscaping & Greenbelt:**

This proposal is located along the Southern Greenbelt. The 820-foot elevation contour on the southern boundary of the site has been identified in the previous and current Comprehensive Plans as the boundary of the Southern Greenbelt. The subject property was annexed by the City of Georgetown in 2005 up to the 820 contour, and this is also the southern Georgetown USB line.

The purpose of the Greenbelt is to establish a clear boundary beyond which urban development will not be permitted. The Greenbelt boundary in practice is meant to be established at the time of development. A Greenbelt Ordinance was adopted by the City of Georgetown in 1996. It recommended that existing mature tree lines and fences be maintained or landscaping and fencing be established to create a clear and permanent boundary between urban areas and agricultural land. This greenbelt should be established at the time of development of any property along the Greenbelt. 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 tree preservation to meet the requirements of the *Greenbelt Ordinance* and/or appropriate landscape buffers to satisfy the *Landscape and Land Use Buffer Ordinance*.

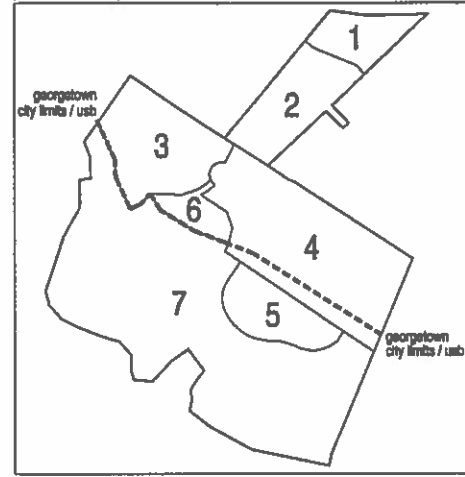
**RECOMMENDATION:**

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 denial of the zone change request for 80.16 acres at Bevins Lane and McClelland Circle.**

adjacent property owners

number	deed book / page	owner	parcel id
1	164 / 293	lehmael raymond l. cto namdina	168-30-038.000
2	333 / 821	wang yun & zhenzhong long	168-30-027.000
3	175 / 164	garrison gayle h & hraj rev livg trust	168-30-025.000
4	142 / 164	wood james paul & margaret	168-30-026.000
5	217 / 103	griffin robert c & beverly d	168-30-029.000
6	325 / 325	kenley angela	168-30-030.000
7	250 / 224	thomas fernando k ar & vianessa j	168-30-032.000
8	373 / 813	daniel mary leahy & dwayne thomas	168-30-033.000
9	108 / 857	barbara dallas	168-30-034.000
10	118 / 353	blackburn buford	169-10-005.000
11	330 / 449	crisp margie irone	169-10-004.000
12	259 / 041	peart gary & ruth	169-10-003.000
13	290 / 483	carpenter terry l	169-10-002.000
14	252 / 394	miracle arthony & tanya	169-10-008.000
15	148 / 426	ruth violae	169-10-006.000
16	154 / 438	wright janel justice	169-10-009.000
17	131 / 446	perkins raymond e & linda	169-10-012.000
18	335 / 167	wells bobby clayton & carolyn sue	169-10-015.000
19	232 / 759	leon jay & janice	169-10-019.000
20	102 / 525	ryan clarence & blanch	169-10-023.000
21	252 / 368	cheatham ehamon c	169-10-027.000
22	333 / 073	perry wanda l	169-10-033.000
23	345 / 279	clayton james n & candace m	169-10-049.000
24	345 / 279	clayton james n & candace m	169-10-059.000
25	241 / 470	cozly doreen & joy	169-10-050.000
26	329 / 082	skura properties llc	142-20-002.000
27	042 / 631	d j investments llc & sd investments	168-30-020.000
28	266 / 664	skura properties llc	168-30-007.000
29	329 / 082	skura properties llc	169-10-001.000

parcel diagram



project data

Total Property Area (glbe property)	80.16 ac (3,491,257.00 sf)
(myder property)	10.25 ac (446,341.29 sf)
	69.91 ac (3,045,515.71 sf)

Proposed Parcel 1

Site Data	
existing zoning	A-1
proposed zoning	B-2
existing land-use	vacant
proposed land-use	commercial: retail center & restaurant
property area	3.59 ac (156,424.97 sf)
setbacks	
front yard	50-ft
rear yard (main building)	0-ft
side yard	0-ft

Building Data	
total proposed building footprint area (retail center)	15,000 sf
(restaurant)	10,000 sf
(restaurant)	5,000 sf
maximum building ground coverage	50%
proposed building coverage	9.6%
maximum allowable building height	75-ft
proposed building height	18-ft
minimum parking spaces required	100
proposed parking spaces	105

Proposed Parcel 2

Site Data	
existing zoning	A-1
proposed zoning	P-1
existing land-use	vacant
proposed land-use	assisted living facility (w/CUP)
property area	6.82 ac (297,079.20 sf)
setbacks	
front yard	25-ft
rear yard	30-ft per assisted living facility ordinance
side yard	12-ft

Building Data	
total units (assisted living)	80
(memory care)	20
average room size	330 - 810 sf
maximum allowable density	20.0 du/ac (18 du/ac per R-3 '15)
proposed density	12.0 du/ac
proposed building footprint area	80,000 sf
maximum building ground coverage	50%
proposed building coverage	20%
maximum allowable building height	40-ft per assisted living facility ordinance
proposed building height	40-ft
minimum parking spaces required	46 (3 spaces per 5 units)
proposed parking spaces	80

Proposed Parcel 3

Site Data	
existing zoning	R-1A
proposed zoning	R-3
existing land-use	horse farm
proposed land-use	independent living cottages
property area	8.84 ac (385,095.78 sf)
setbacks	
front yard	30-ft
proposed secondary front yard (street side)	20-ft
rear yard	25-ft
side yard	7.5-ft
proposed minimum lot width	45-ft
proposed minimum lot area	4500 sf

Building Data	
total units	40 (20 duplexes)
maximum allowable density	16.0 du/ac
proposed density	4.2 du/ac
proposed total building footprint area	75,000 sf
maximum building ground coverage	40%
proposed building coverage	30%
maximum allowable building height	30-ft
proposed building height	18-ft
minimum parking spaces required	48 (3 spaces per 5 units)
proposed parking spaces	80

Proposed Parcel 4

Site Data	
existing zoning	R-1A
proposed zoning	R-2 (w/ PUD overlay)
existing land-use	horse farm
proposed land-use	single-family residential lots
property area	17.39 ac (757,513.03 sf)
setbacks	
front yard	30-ft
proposed secondary front yard (street side)	20-ft
rear yard (main building)	25-ft
side yard	7.5-ft
proposed minimum lot width	45-ft
proposed minimum lot area	4500 sf
total dwelling units	45
maximum allowable density	12.0 du/ac
proposed density	2.59 du/ac

Proposed Parcel 5

Site Data	
existing zoning	C-1
proposed zoning	R-1B (w/ PUD overlay)
existing land-use	horse farm
proposed land-use	single-family residential lots
property area	4.89 ac (150,185.71 sf)
setbacks	
front yard	25-ft
proposed secondary front yard (street side)	20-ft
rear yard	25-ft
side yard	12-ft
proposed minimum lot width	60-ft
proposed minimum lot area	6900 sf
total units	10
maximum allowable density	3.60 du/ac
proposed density	2.90 du/ac

Proposed Parcel 6

Site Data	
existing zoning	R-1A
proposed zoning	R-1A
existing land-use	horse farm
proposed land-use	existing barn/community clubhouse
property area	2.07 ac (90,107.01 sf)

Proposed Parcel 7

Site Data	
existing zoning	C-1
proposed zoning	C-1
existing land-use	horse farm
proposed land-use	open space, pond, gardens, trails
property area	36.56 ac (1,592,553.80 sf)

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 licensees, the right to trim or remove any and all trees, structures and obstacles located on the easements or in such proximity thereto that in falling they may interfere with the operation and maintenance of said facilities; no building or other structure shall be erected and no land fill 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 reinforce 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.
- storm sewers, stormwater retention basins and sanitary sewers shall meet the specifications and approval of the planning commission engineer.
- all areas that have been disturbed by grading shall have temporary vegetative cover provided such cover will consist of annual grasses or small grains; slopes exceeding 4:1 shall have additional protection of adequate mulching or sod in order to prevent erosion.
- 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 plat.
- grading, building finish floor elevations and handicap parking space locations are subject to change based on final construction plans.
- upon filing of a preliminary development plan for Proposed Parcel 1, an updated traffic study may be required to determine if a traffic signal is warranted at the intersection of Bevine Lane & McChelland Lane.
- Additional 10-ft of Right of Way along Proposed Parcel 4 frontage to be dedicated by deed or minor plat prior to construction approval of Proposed Parcel 4; improvements to Etter Lane along Proposed Parcel 4 frontage to be evaluated upon filing of a preliminary development plan for Proposed Parcel 4.

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-county county subdivision and development regulations, unless otherwise noted.

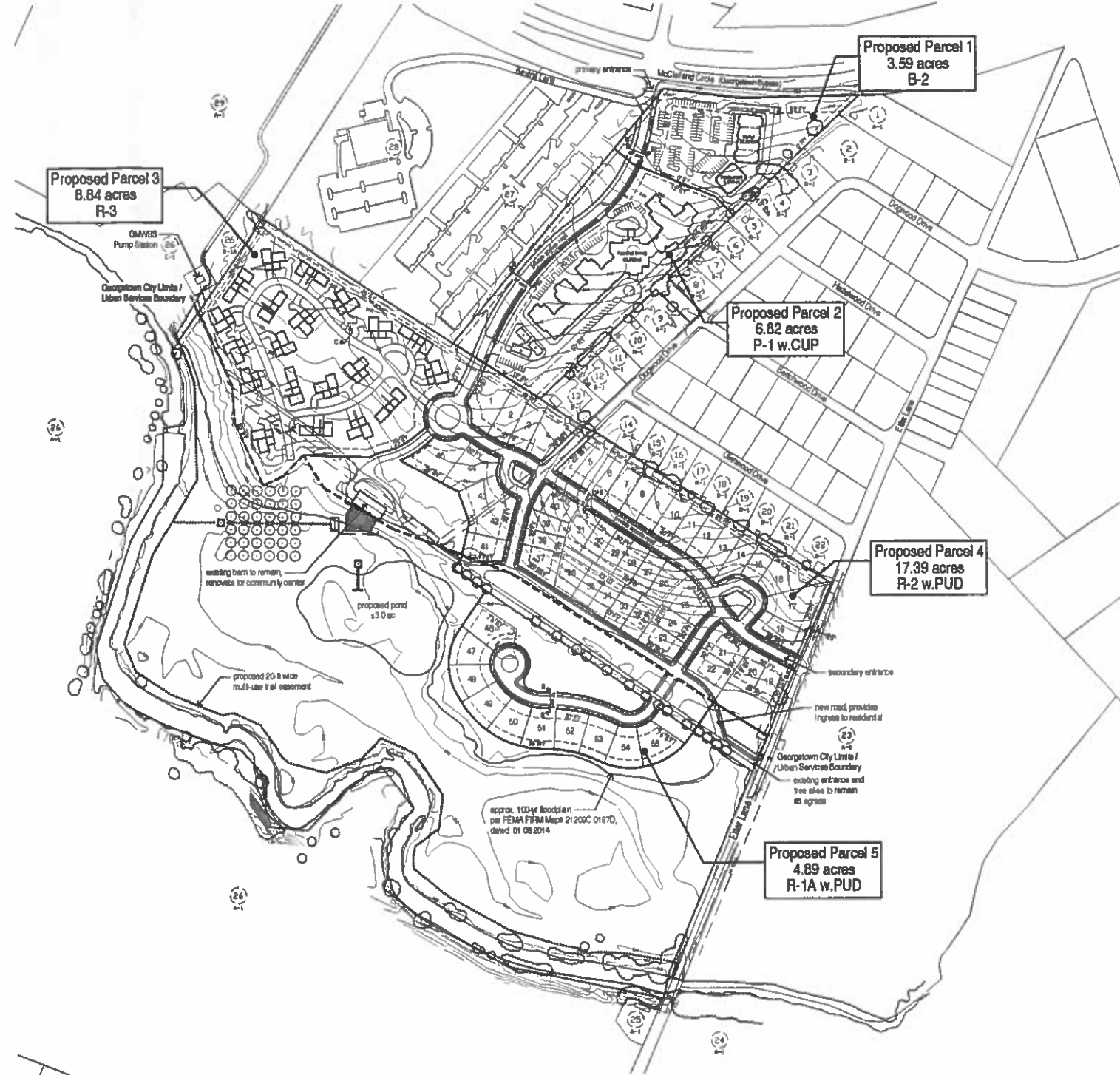
\_\_\_\_\_, 2017

signature of owner or owners

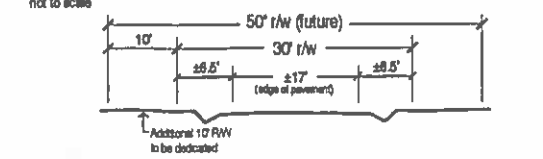
signature of owner or owners

purpose of plan

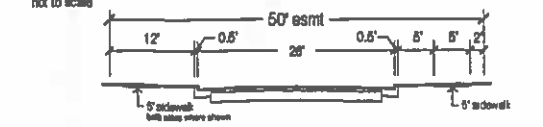
The purpose of this plan is to reflect a conceptual development of this property in conjunction with the zone change request.



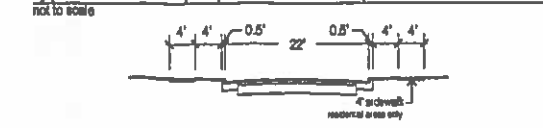
typical section etter lane a-a'



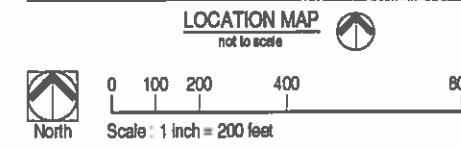
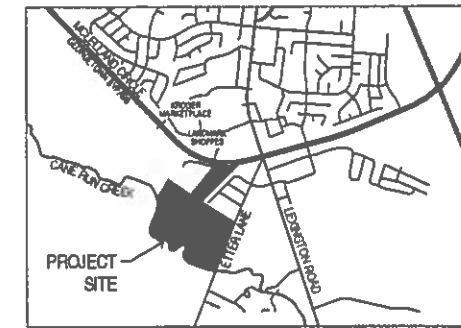
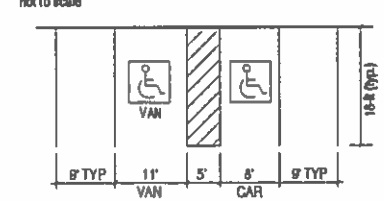
typical section proposed private access road b-b'



typical section proposed interior private drives c-c'



handicap parking spaces



**RICH-DESIGNSTUDIOS**  
 This document is the result of services and remains the property of Rich Design Studios and is for use on the property. This plan is prepared for use in conjunction with the authors interpretations, observations, discussions, 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 authors written consent may violate existing legal statutes.

**Conceptual Plan for Zone Change Highgrove at Georgetown**  
 Giles Property (parcel id: 168-30-021.000)  
 McClelland Circle, Georgetown, Kentucky 40324  
 Snyder Farm (parcel id: 169-10-001.002)  
 270 Etter Lane, Georgetown, Kentucky 40324



title	conceptual plan for zone change
date issued	02.01.2017
scale	1 inch = 200 ft
drawn by	js
checked by	kw
job project number	10108
revision / submission	
by / approved	02.22.2017

sheet number **1.0**

**HOME 2 SUITES BY HILTON**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**March 9, 2017**

**FILE NUMBER: PDP-2017-08**

**PROPOSAL:** Preliminary  
Development Plan for a  
hotel on 1.67 acres

**LOCATION:** Outlet Center Drive

**APPLICANTS:** Rolling Hills Properties,  
LLC

**CONSULTANT:** Hi-Five Development  
Services



**STATISTICS:**

Zone	B-2
Surrounding Zones	B-2
Acreage	1.67 Acres
Number of Units Proposed	90 room hotel
Sq. Ft. of Buildings	13,042 SF Building footprint
Building Ground Coverage	18%
New street required	No
Water/sewer available	Yes/Yes
Access	Via Outlet Center Drive
Variances	

**KEY ISSUES/COMMENTS:**

The subject property is currently vacant, zoned B-2, Highway Commercial, at the northeast corner of the intersection of Outlet Center Drive and Tiger Way. Surrounding zoning is B-2 Highway Commercial, and land uses include Chick-Fil-A, Panera, Culvers, Crackerbarrel and a number of other hotel facilities. The proposed use is for a four-story extended stay hotel that is part of the Hilton Hotel network. The proposed use is a permitted use in the B-2 district.

**Layout:**

The proposed development would contain one building with a footprint of 13,042 square feet, surrounded by parking and landscaping on a lot 1.667 acres in size. There are two undeveloped lots between the proposed hotel and I-75. The subject property has frontage on two public streets. The proposed hotel would access only Tiger Way. A dumpster would be located on the rear corner of the lot. An existing entrance to Tiger Way would be closed on the north side of the lot and this area would be used for proposed detention.

**Parking and Circulation:**

Parking is proposed to be placed around the perimeter of the lot. The required parking for hotel uses is 1 space per guest room (90) and one space per 3 employees (2). No restaurant is proposed, but there will be a lounge for guests. Based on the general standards, therefore, ninety-six (96) spaces would be required. Ninety-two (92) spaces are proposed.

The parking aisles are 24 feet wide (typical) and the stall depth is 9' x 18' (typical). The applicants have shown adequate drive aisles and turnaround area for emergency vehicles. There are two handicap spaces proposed.

The site is accessed by one entrance via Tiger Way. Tiger Way does not currently have sidewalks, but it is recommended that sidewalks be provided to improve pedestrian safety in the area. Those sidewalks should be provided in the road right-of-way in front of the perimeter landscaping, subject to City approval. The sidewalks should be connected with striping or internal sidewalks to the building entrances.

A traffic study was not requested because the site is located near an existing signalized intersection at Cherry Blossom Way and Tiger Way. Typically, a traffic study will show if safety measures, turn lanes or signals are needed. Since the major intersection is already signalized with turn lanes, Staff did not feel a study was needed at this time. Additionally, the traffic generation did not meet the standard 100 trips per peak hour to warrant a traffic study.

**Landscaping:**

Landscaping has been shown on the Preliminary Development Plan. The Applicant has calculated required and provided VUA areas, interior and perimeter and canopy requirements in the Site Statistics, and will be required to meet the minimum area and trees as required by the Landscape Ordinance.

The Final Development Plan will be required to meet all aspects of the Landscape and Land Use Buffer Ordinance. A final species specific landscape plan will be required along with the Final Development Plan.

**Stormwater:**

The detention area is shown in the corner of the site. Final stormwater calculations will need to be provided with the construction documents and the site will need to meet the Stormwater Ordinance requirements in final design. The applicants will be required to execute a post-construction stormwater maintenance agreement with the City of Georgetown.

**Signage:**

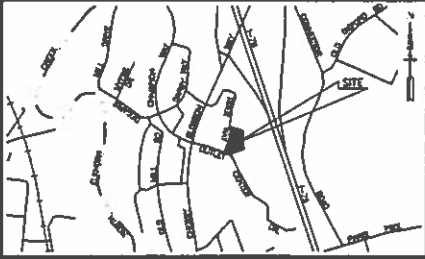
A freestanding monument sign and wall signage are proposed. No interstate sign is proposed.

**RECOMMENDATION:**

Staff recommends **Approval** of both the Preliminary Development Plan for the 90-room hotel with the following conditions:

## Conditions:

1. Any revisions or amendments to the approved Preliminary Development Plan or the Preliminary 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. The Applicant shall provide a lighting and photometric plan along with the Final Development Plan. Lighting shall be directed away from adjoining property and not have any off-site impact.
5. All requirements of the Georgetown Fire Department regarding fire hydrant locations and emergency vehicle accessibility.
6. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
7. The Final Development Plan will require a species specific landscape plan.
8. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
9. Prior to 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.



VICINITY MAP  
N.T.S.

**ZONE B-2**

MIN. LOT AREA	7,500 S.F.
MIN. LOT WIDTH AT BLDG. LINE	60 FT
MIN. FRONT YARD SETBACK	50 FT
MIN. SIDE YARD SETBACK	0 FT
MIN. REAR YARD SETBACK	0 FT
MAX. HEIGHT OF BLDGS.	75 FT (SIX STORIES)
MAX. BUILDING GROUND COVERAGE	50%

**SITE STATISTICS**

SITE AREA: 1.667 ACRES  
 ZONE: B-2 HIGHWAY COMMERCIAL  
 AREA OF PUBLIC R.O.W.: NOT APPLICABLE  
 AREA OF BUILDING: 13,042 S.F.  
 PROPOSED BUILDING HEIGHT: 4 STORY, 43'10"  
 PROPOSED LOT COVERAGE: 18%

REQUIRED PARKING: 1 SPACE PER GUEST ROOM (90)  
 AND 1 SPACE PER 3 EMPLOYEES (6)  
 REQUIRED PARKING: 92 SPACES  
 PROPOSED PARKING: 88 SPACES + 4 HANDICAP = 92 TOTAL

INTERIOR VEHICULAR USE AREA: 43,144 S.F.  
 REQUIRED INTERIOR LANDSCAPING: 4,314 S.F. (10%)  
 PROPOSED INTERIOR LANDSCAPING: 4,909 S.F. (11%)  
 REQUIRED INTERIOR LANDSCAPING TREES: 18 (1/250 S.F. V.U.A.)  
 PROPOSED INTERIOR LANDSCAPING TREES: 18  
 PROPOSED PERIMETER TREES: 19

PRESERVED TREE CANOPY: 0%  
 REQUIRED TREE CANOPY: 17,423 S.F. (24%)  
 PROVIDED TREE CANOPY: 21,450 S.F. (30%)

INTERIOR TREE (MEDIUM) 18 X 400 S.F. = 7,200 S.F.  
 PERIMETER TREE (LARGE) 19 X 750 S.F. = 14,250 S.F.  
 TOTAL TREE CANOPY PROVIDED = 21,450 S.F.

**CERTIFICATION OF PRELIMINARY DEVELOPMENT PLAN APPROVAL**

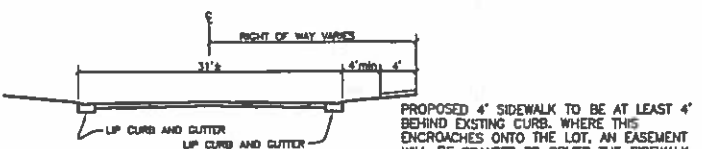
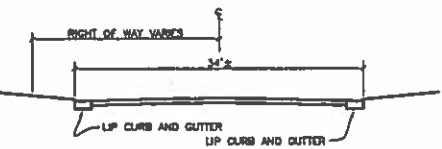
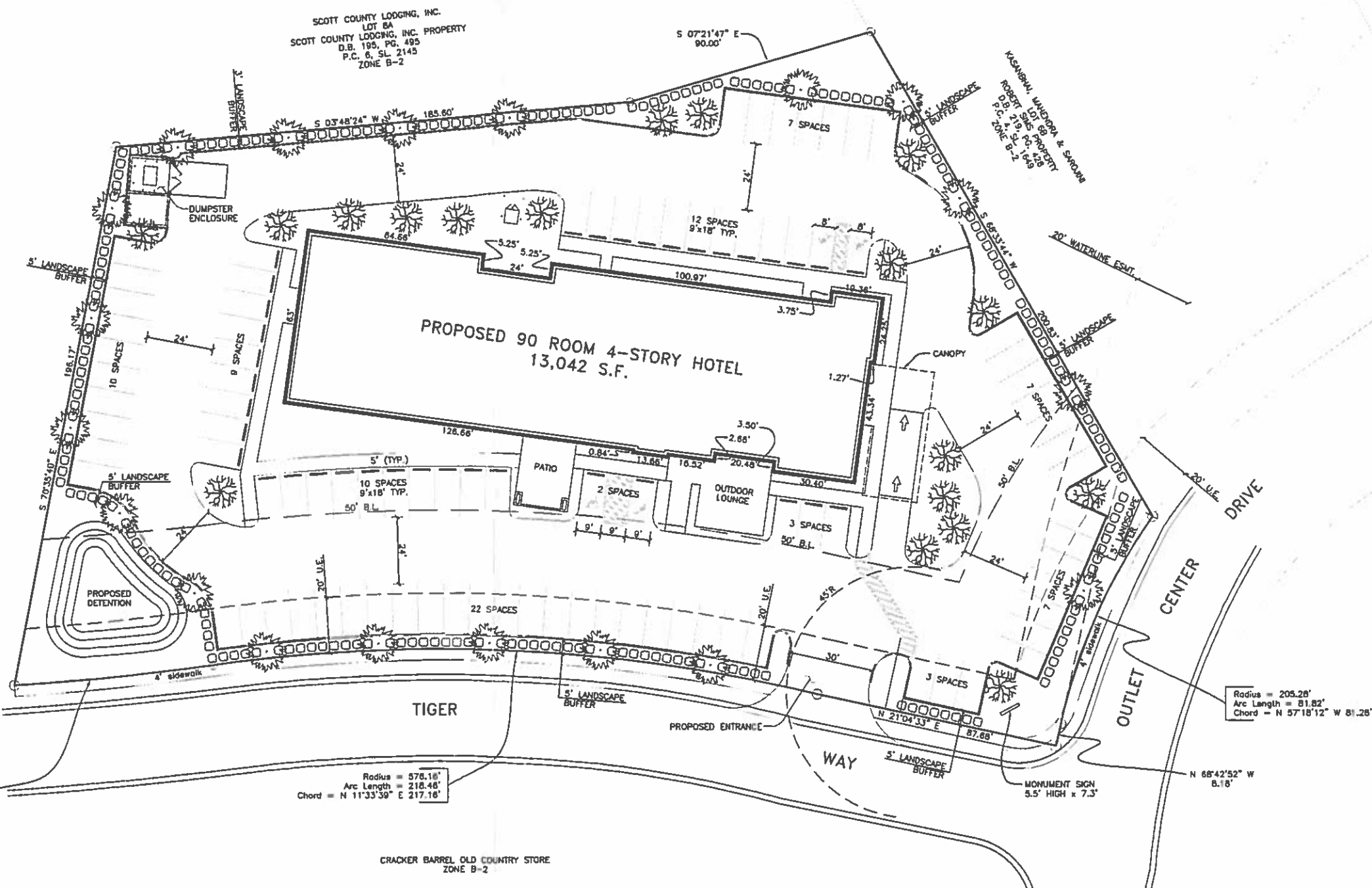
I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED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

\_\_\_\_\_  
 (CHAIRMAN, SCOTT JOINT PLANNING COMMISSION)

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

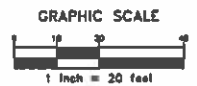
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN/PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS PARKS, AND OTHER OPEN SPACES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

\_\_\_\_\_  
 (OWNER'S SIGNATURE)



OWNER/DEVELOPER:  
 ROLLING HILLS PROPERTIES  
 250 GROUNDVIEW DRIVE, SUITE 260  
 FORT MITCHELL, KY 41017

REQUESTED VARIANCE:  
 REDUCE INTERIOR SIDEWALK WIDTH FROM 6' TO 5' BY INSTALLING WHEEL STOPS TO LIMIT VEHICLE OVERHANG.



**THOROUGHbred ENGINEERING**



DATE:	02/15/2017	REVISION DATE:	02/21/2017
SCALE:	1" = 20'	JOB NUMBER:	XXX
DRAWN BY:	J.D.H.		

PRELIMINARY DEVELOPMENT PLAN PDP-2017-08  
**HOMES SUITES**  
 TIGER WAY  
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

**TIMBER FRAMES & OTHER THINGS, LLC**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**March 9, 2017**

**FILE NUMBER:** ZMA-2017-09;  
FSP-2017-10

**PROPOSAL:** Zone Change from A-1 to A-5 for 54.8 acres, and concurrent application for Preliminary Subdivision Plat for 7 Rural Residential tracts on 44.8 acres.

**LOCATION:** Southwest of Davis Road and Davis-Turkey Foot Road

**APPLICANT:** Randy Reynolds, owner

**SURVEYOR:** Joel Day, Meridian Associates, LLC



**SITE STATISTICS:**

Current Zone	A-1 Agricultural
Desired Zone	A-5 Rural Residential
Surrounding Zones	A-1 Agricultural and B-1 Neighborhood Commercial
Site Acreage	54.8 acres (area in requested zone change) 44.8 acres (area of plat for 7 new tracts)
Proposed Use	Rural Residential – 9 total tracts proposed, 2 existing
Max. Building Coverage	20%
New Street Required	No
Water/Sewer Availability	Yes/No
Access	Davis-Turkey Foot Road
VariANCES/Waivers	Waiver to allow # 9-gauge fencing with a 6" x 12" rectangular weave in place of # 9-gauge diamond mesh fencing

**BACKGROUND:**

The subject property consists of 54.8 acres, zoned A-1 Agricultural, located southwest of the intersection of Davis Road and Davis-Turkey Foot Road. The parcel is surrounded primarily by land zoned A-1 Agricultural, although a small parcel on the north side of Davis Road is currently zoned B-1 Neighborhood Commercial. The Applicant seeks to change the zoning for the entire 54.8 acres to A-5 and then subdivide 7 new lots between 5.0 to 7.9 acres (there are two 5.0-acre lots existing on the property).

## **PART I: ZONE CHANGE REVIEW**

### **LEGAL CONSIDERATIONS:**

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

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

1. *Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:*

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

**Part 1:** The Comprehensive Plan provides guidance for consideration of zone change requests. The requested A-5 zoning district complies with the Comprehensive Plan. The Rural Land Use Element of the Comprehensive Plan states that 'Agricultural' is the general designation for future land uses outside the urban service boundaries. The same section describing the agricultural future land use designation continues to say, "*this also allows rural residential use.*" Rural Residential is described by the Comprehensive Plan as, "*less dense residential uses outside of the Urban Service Boundary and unincorporated areas.*" The Rural Residential zone district was created after adoption of the last Comprehensive Plan updated, but until further clarification is passed with the new Comprehensive Plan update, it has been determined that this zone fits into the areas designated for Agricultural (and rural residential, as discussed above) land use.

Additionally, although not yet approved, the draft of the 2016 Comprehensive Plan and its proposed Future Land Use Map designate areas in a ½-mile buffer surrounding all Urban Service Boundaries and property located in the northern part of the county as appropriate locations for Rural Residential development. The Commission has reviewed these proposed changes, but they have not been formally adopted yet. As this property is located in the northern section of the county, this provides added confirmation that the location is desirable for this type of development.

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

Concept/Plat review begins on next page.

**CONCEPTUAL PLAN & PRELIMINARY SUBDIVISION PLAT REVIEW:**

**Setbacks and Building Standards:**

The A-5 zone district requires the following standard setbacks:

Primary Structures:	Secondary Structures:
Front: 50 feet	Front: Behind front façade of primary structure
Side: 50 feet	Side: 25 feet
Rear: 50 feet	Rear: 25 feet

The proposed lots show the required primary and accessory structure setback lines for all lots. The A-5 district allows 20% maximum building ground coverage (same as allowed in the A-1 zone district). The Planning Commission Engineer has noted that Lots 1 & 2 should have had a minimum flood protection elevation noted on the previous plat even though the FEMA floodplain stops short of the subject property. If there is an opportunity at any point to add this, the Planning Commission Engineer would like to see that included.

**Site Layout:**

The Preliminary Subdivision Plat proposes 7 new tracts to the south of existing tracts 1 and 2. These are labeled as tracts 3-9 and range between 5.0 to 7.9-acres.

**Access:**

The recent pavement and shoulder improvements on this portion of road appear to be acceptable for its use. Field measurements found a 16-foot wide pavement with a 1-foot paved shoulder on both sides, for a total of 18 feet in width. A road section will be shown on the Final Subdivision Plat showing existing conditions.

All entrances must have appropriate sight distance (approximately 250' may be allowed based on existing road conditions). After the Technical Review Committee meeting, the Applicant was asked to provide an exhibit verifying sight distance. Entrances must also be approved by the Scott County Road Supervisor. Entrances noted as existing appear to be newly created and still require approval.

The Conceptual Plan and Preliminary Subdivision Plat show tracts 3-5 to utilize a shared driveway and access easement. This easement is to be maintained jointly by the owners of Lot 3, Lot 4, and Lot 5 to the extent of that owner's use. Upon site inspection, it appears that this entrance may be under construction. Staff are concerned about appropriate sight distance. The existing entrance at Lot 4 does not appear to have required sight distance to the north due to curve and embankment (per Planning Commission Engineer). This could be remedied by some grade work next to the road.

Tracts 6 and 7 are to share an access easement. The Concept Plan and Preliminary Subdivision Plat currently show an entry to Tract 7, with easement for Tract 6. The proposed entrance for Tract 6 is no longer intended. The proposed entrance at Tract 7 does not appear to be feasible, and may require reconfiguration of Lots 6 & 7 (per conversation with Planning Commission Engineer).

Tracts 8 and 9 are to share access. The northern entrance at Tract 8 may need to be modified to allow for better site distance to the south or combined with the adjoining entrance. This may require an easement for shared entrance.

The Planning and Engineering staff have remaining questions as to the adequacy of the proposed entrances. These will need to be clarified and approved by the Planning Commission Engineer and/or Scott County Roads Department prior to approval of the Final Subdivision Plat.

Fencing:

The A-5 zoning district states, *"Each major (A-5) subdivision development shall be fenced along the perimeter of all lots that abut Agriculturally (A-1) zoned land. Fencing shall be installed prior to final plat approval, and shall consist of #9 diamond mesh wire or equivalent with 16' fencing plank on top, and post spacing 8' on center. A note is required on the final plat regarding this requirement. A note is also required that prospective owners of any property are subject to any requirements of the Kentucky Fence Law (KRS 256.10 et. Seq.) The required fence may not be bonded."*

A **waiver** has been requested to allow use of a 9-gauge wire mesh with 6" by 12" rectangular weave spacing for all required property perimeter fencing. Staff finds this to be "equivalent" in practice to a diamond weave for this specific property. This area of the county and these particular lots do not commonly raise livestock. Past cluster subdivisions and rural residential subdivisions have been allowed to use alternative mesh patterns in similar circumstances, as long as the wire was a #9-gauge.

The fencing will be required to be placed where all A-5 lots adjoin A-1 lots, including the western border of Lot 1, which was already platted, but is part of the requested zone change.

Landscaping:

The A-5 zoning district states, *"A landscape buffer shall be provided along the perimeter of all major (A-5) subdivision lots abutting Agriculturally (A-1) zoned land in conformance with the requirements of the Landscape and Land Buffers Ordinance. Required trees shall be native species."* The landscaping buffer for rural residential lots is:

- A minimum 50-foot tree preservation easement along the property lines delineating the zoning boundary between the A-1 and proposed A-5 districts, where:
  - No existing vegetation can be removed/disturbed, unless demonstrated to be sick or dead.
  - Additional landscaping/buffering as determined by the following formula:
    - There shall be a single row of evergreens/deciduous trees 40' on centers and fencing.
    - The ratio of evergreens and deciduous trees shall not exceed 2:1.
  - All proposed landscaping shall exclude any species of trees and shrubs that may be deemed harmful to livestock.

The 50-foot preservation easement is shown on the Preliminary Subdivision Plat. It is intended by the Applicant to utilize existing trees and landscaping on site. However, it is still required that the Applicant provide calculations showing the required landscape trees (1 per 40 feet) and existing landscaping (can

utilize aerial imagery). This will need to be included prior to approval of the Final Subdivision Plat. It is not anticipated, but if any new material is needed, all required landscaping will need to be either installed or bonded prior to approval of the Final Subdivision Plat.

Utilities:

Bluegrass Energy requested a 20-foot easement around side and rear property lines, and to include 50-foot along front of properties. The Preliminary Subdivision Plat shows this change. Bluegrass Energy will be required to sign the Final Subdivision Plat.

Kentucky American Water has not provided any comments to staff, but is required to sign a certification block stating that water can be provided to all tracts.

The Health Department will be required to certify that the sewage disposal systems installed or proposed on the property meet the requirements of the Kentucky State Health Department.

Animal Unit Capacity:

The A-5 zoning district allows the *"The keeping of forage consuming/grazing animals, at a rate of no more than that which will be supported by the underlying land based on soil type and topography. The animal unit capacity of the subdivision shall be determined on a lot by lot basis at the time of platting, based on consultation with the county extension agent and the USDA soil survey and shall appear on the Final Plat."*

**RECOMMENDATIONS:**

**Zone Change:**

Based on the findings that the requested zone change does satisfy the requirements of KRS 100.213, staff recommends **approval** of the zone change request from A-1 to A-5 for the entire 54.8 acres located southwest of Davis Road and Davis-Turkey Foot Road.

**Subdivision Plat:**

Staff recommends **approval** the Preliminary Subdivision Plat for Lots 3-9, with the following waiver and conditions of approval:

Waiver:

1. Allow use of a #9-gauge wire mesh with 6" by 12" rectangular weaving for all required property perimeter fencing. This is for all fencing to be placed where A-5 lots adjoin A-1 lots, including the western border of Lot 1, already platted, but part of zone change.

Conditions of Approval:

1. All applicable requirements of the *Subdivision & Development Regulations*.
2. All applicable requirements of the *Zoning Ordinance*.
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. Any revisions or amendments to the approved Final Subdivision Plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
5. The Applicant will indicate sight distance for all proposed and new entrances.

6. Adequate vehicular access shall be provided for all new lots, as deemed appropriate by the Planning Commission Engineer and/or County Roads Supervisor. This property is not automatically approved for the proposed 7 new lots (Lots 3-9 as shown). Changes that reconfigure lots or access or that reduce the number of lots based on accessibility may be reviewed by staff (minor) prior to approval of the Final Subdivision Plat.
7. The Applicant shall provide calculations showing the required and existing landscaping to meet the landscape buffer requirement for the A-5 zone district.
8. The Final Plat shall include a note regarding the local fence requirements and Kentucky fence law, as required by the A-5 zone district standards.
9. Property perimeter fencing will be installed where all A-5 lots adjoin A-1 lots, including the western border of Lot 1, which was already platted, but is part of the requested zone change. The fencing may not be bonded and must be installed prior to approval of the Final Subdivision Plat.
10. The animal unit capacity must be identified for each tract on the Final Subdivision Plat, per the language of the A-5 zone district standards.



**RISK PROPERTY CLUSTER**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**March 9, 2017**

**FILE NUMBERS:** FSP-2017-11

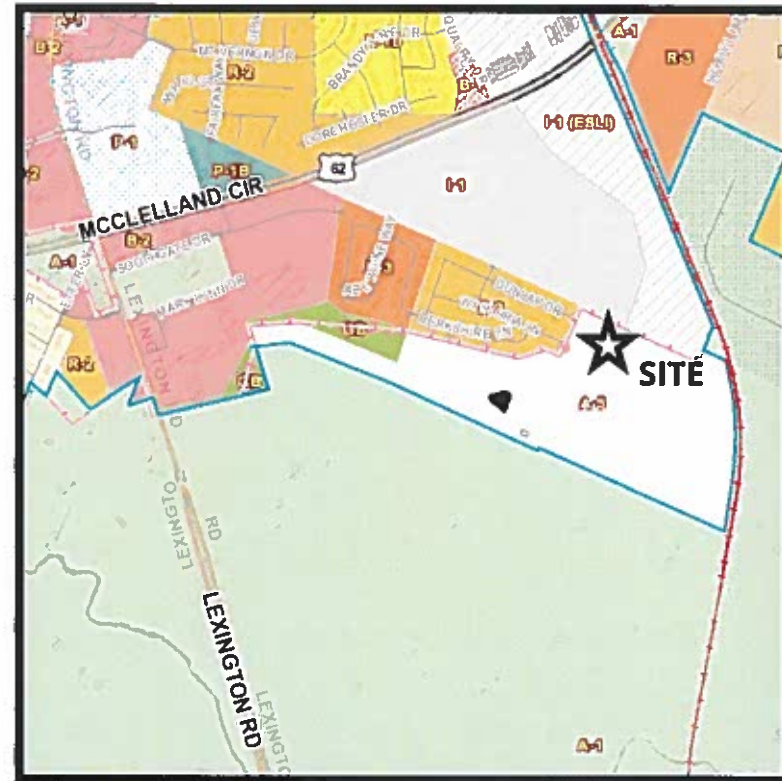
**PROPOSAL:** Preliminary Subdivision Plat for 10 Cluster Lots and 2 Preserved Tracts; 1 buildable and 1 non-buildable, on 58.374 acres

**LOCATION:** East of Stonecrest Subdivision

**APPLICANT:** Mary Risk

**SURVEYOR:** Trinity Surveying

**CONTACT:** Hill Parker, Realtor



**SITE STATISTICS:**

Zone District	A-5 Rural Residential
Surrounding Zones	R-2 Medium Density Residential A-1
Acreage	58.374 acres
Dwelling Units/Acre	1 du/5 acres
Dwelling Units Permitted	11
Dwelling Units Proposed	Ten (10) cluster lots 1 dwelling credit on preserved area
Min.Cluster Lot Size Proposed	1.194 acres
Max.Cluster Lot Size Proposed	1.719 acres
New Street Required	Yes
Linear feet of new street	+/- 770 feet
Water/Sewer Availability	Yes/Yes - will be required for desired lot sizes
Access	Via Wysteria Lane
Variances/Waivers	Yes; request to allow a second tract for the preserved area, but with no dwelling credits

## **BACKGROUND:**

The Applicant requests approval of ten lots within a cluster subdivision, plus two preserved tracts, on a total of 58.374 acres currently zoned A-5 Rural Residential. One of the two preserved areas would retain a dwelling credit, while the second would not. The property is located inside the Georgetown Urban Service Boundary, in the southern Greenbelt for the City of Georgetown, east of Stonecrest and Aberdeen subdivisions. The farm has been designated Greenbelt on the Future Land Use Map since the late 1990's.

### **Adequacy of Infrastructure**

The subject property is 83.7 acres in size in Georgetown's southern Greenbelt and accessed only through existing City roads that serve the Stonecrest and Aberdeen Place subdivisions.

The property has been used for agricultural purposes for many decades and was part of the larger Risk farm that was developed into Pioneer Plaza, Aberdeen Place and Stonecrest subdivisions in the 1990's and 2000's. The subject property is located in the prime farmland belt which covers most of the southern portion of the county between the North and South Elkhorn Creeks. The subject property contains no known sinkholes. Soils are mainly Maury series, rich and gently sloping. The Royal Spring Aquifer Recharge area also bisects the farm, generally following the path of the Norfolk Southern railroad.

The subject property has access to public water and sewer. There is adequate water pressure in the area to provide for fire protection. The subject property is located in County Fire District #6, with the closest fire station being the City fire station on Airport Road approximately one mile away. It is located in Georgetown-Scott County Emergency Medical District #3 and Southern Elementary and Georgetown Middle School Districts. The proposed development will likely generate approximately ten (10) school age children at build out.

The current proposal has reduced the lots to range from 1.194 to 1.719 acres each. The lots are proposed to utilize public sewer, since they are less than the 1.75-2.00 acre size that allows use of individual lot septic systems for sewage disposal. After the first Application, it was recommended that due to the proximity of public sewer available and the fact that the Royal Springs Aquifer Recharge Area bisects the farm, that at a minimum the cluster lots be on public sewer, which allows the cluster lots to be reduced to ½ acre in size. Final approval of the lots will be required by Georgetown Municipal Water and Sewer prior to Final Plat approval.

### **Access**

Vehicular access is an issue for this portion of the Risk farm. The only means to access this part of the farm is on a local public road that snakes through Aberdeen Place and Stonecrest subdivisions. There is a stub road in Stonecrest that will provide for a future connection to the bypass when the farm north of Stonecrest is developed. The Cluster Lots and Preserved Parcel A will be accessed via the extension of Wysteria Lane. This extension will be approximately 770 feet in length and include sidewalks on both sides of the street, continuing the pattern already existing on Wysteria.

A non-motorized trail easement has been shown running east-west across a portion of the property. It extends from the northwest portion of the site, providing access to a ¾-acre parcel next to the railroad

and owned by Scott County, to just west of Risk Lane. This easement was part of an agreement of one of the potential buyers for the Rural Residential 5-acre tracts to be located on the southern portion of the property. The intent is to provide eventual access for extension of the Legacy Trail and a public-use trail. No requirements are in place to build the trail; the Applicant is simply providing location for a future trail to be built.

#### Environmental Assessment

A Geotechnical study was not completed at the time of zone change, but no surface features indicative of karst (subsurface rock weathering) conditions that might adversely affect the project are evident. No areas have been identified that appear to affect the constructability of the development. Any karst features will need to be handled according to current ordinances, including labelling on the Final Subdivision Plat as unbuildable, protecting and avoiding these areas during construction and increasing lot sizes to account for environmentally sensitive areas on lots. Stormwater drainage may not be increased into sinkhole areas post-development. All other requirements of the Environmentally Sensitive Lands Ordinance must be followed during development.

#### Stormwater Requirements

The proposed development will extend Wysteria Lane with an urban street section of 29' with curb and gutter and sidewalks to serve the cluster lots. It is recommended for this reason that the cluster lot area be annexed and the street be dedicated to the City of Georgetown after construction.

The site drains from the north to the south through three natural drainage swales. The preserved area will be on both ends of the farm connected by a 50' wide strip of land which will serve as access for the rural residential tracts. Detention requirements will be determined at the time of construction plan submittal. The existing farm ponds should be maintained. Any additional detention, particularly for the cluster lots will be determined at Construction Plan submittal.

#### Cluster Subdivision Layout

An evaluation of conformance with the existing cluster regulations follows. The subdivision largely conforms with the regulations, although the preserved area has been split into two lots, at the recommendation of staff. The lot sizes have been reduced from the previous submittal to reduce the number of lots within the Royal Springs Aquifer Recharge Area.

#### **Cluster Regulations Analysis:**

- A. Cluster development density: one dwelling unit per five acres (1du/5acres): **Development complies.**
- B. Lot size: 1.75 acre (minimum), with a maximum of 2.0 acres. Developments with approved public utility septic systems may be approved for a minimum lot size of 0.5 acre. All applications for cluster residential development must receive approval from the Health Department prior to Planning Commission approval of final plat:  
**The applicant is proposing to seek approval from Georgetown Municipal Water and Sewer for use of public sewer, allowing for the reduced lot sizes. This allows the cluster lots to be more compact, retain existing tree lines and field boundaries, reduce the amount of surface pavement and impervious area, and reduce the lot area in the Aquifer Recharge Area.**

- C. The remaining acreage (i.e., 3.0-4.5 acres per cluster lot/dwelling unit) must be preserved for agriculture or open space. The reserved area must be set aside in one contiguous tract. A note shall be placed on the Final Subdivision Plat restricting future subdivision of the reserved area or lots:

**The remaining property has been preserved in two tracts. This requires a variance. Based on discussion at the initial review for the zone change, and subsequent approval of the preliminary plan for the adjoining 5-acre rural residential lots, it was not feasible to keep the preserved area in one parcel that functioned as a single farm or preserved area. For clarification of access to the easements accessing Preserved Parcel B and Rural Residential Tracts 1-5, staff recommended that the Parent Tract be split into two. This way, the 50' strip that serves as an access easement for the Preserved Parcel B and five adjoining rural tracts clearly indicates that it is not for use by Preserved Parcel A. Staff has recommended that due to the configuration, this waiver be allowed, especially since there is no dwelling credit associated with Preserved Parcel B.**

- D. If a property is proposed for both cluster development and 5-acre tract development, each type of application must be reviewed by the Planning Commission as a separate application.

**The Planning Commission previously approved the Rural Residential 5-acre tracts, and is now reviewing the proposed cluster subdivision as separate applications.**

- E. The maximum number of cluster lots is based on the acreage of the farm proposed for cluster development:

**Based on the farm's size, a maximum of sixteen tracts (16) are allowed. The remaining 58.374 acres is proposed for cluster development. The eleven (11) residential credits will be developed as ten (10) cluster lots, one 35.735 acre preserved tract with dwelling credit, and another preserved tract of 8.834 acres with no dwelling credit. If the Commission determines not to grant the waiver, and that the Preserved Parcel B should not count toward the cluster area, this would reduce the total allowable cluster lots to 8 instead of 10, because it would reduce the cluster area to 49.54 acres; 8 cluster lots and 1 preserved area dwelling credit.**

- F. For cluster development containing 100 lots or more, accel/decal lanes, turn lanes, and secondary access points will be required. N/A

- G. Individual lot standards are as follows:

1. Lot size: 0.5 acre minimum, 2.0 acre maximum (outside the floodplain): **All lots comply.**
2. Lot width: 150' minimum at the building setback line. (The lot cannot exceed a 2:1 depth-to-width ratio)

**All lots are at least 150 feet wide. However, all of the lots are 350 feet deep, meaning that several of the lots do not meet the 2:1 depth-to-width ratio. Lots 1, 5, and 6 are greater than or equal to 175 feet wide, meaning that they all DO meet the depth-to-width ratio. However, lots 2-4, and 7-10 are all less than 175 feet wide and DO NOT meet the depth-to-width ratio.**

**Staff recommends that a variance be granted for this requirement. Because the lots have all been reduced to allow for the use of public sewer and to move them out of the Royal Spring Aquifer Recharge Area to the greatest extent possible, the lots have become more narrow. If a variance is not granted for the depth-to-width ratio, all lots will need to be expanded to at least 175 feet in width, adding to the length of the road extension and portion of lots in the Aquifer Recharge Area.**

3. Front Yard Setback: 50'; **or** 75' setback along an existing public road (from edge of pavement): **All lots comply.**
  4. Rear Yard Setback: 100'; however, for lots that abut adjacent farm property under different ownership than the applicant for the cluster proposal, a minimum 50' tree preservation easement must be established adjacent to the common property line, and within the required rear yard setback, where no existing vegetation could be removed or disturbed, unless demonstrated to be sick or dead. The preservation area shall also include required or additional landscaping/buffering as outlined in item H: **All lots comply.**
  5. Side Yard Setback: 25' OR 100' if side yard abuts any property other than another cluster lot; in such circumstance, the side yard shall be treated as a rear yard regarding building setbacks and landscape buffers: **All lots comply.**
- H. Environmentally Sensitive Areas may not be included within the cluster lot development, without a variance to increase the allowable lot size by the amount of acreage that is environmentally sensitive; otherwise, those areas must be part of the preserved acreage.  
**More detailed study of potential sinkholes on cluster lots may require those lots to be amended prior to final plat approval. It appears preliminarily that all lots comply.**
- I. All cluster proposals that include more than 30 lots (includes cluster lots and preserved lots) shall submit, for review and approval, a Traffic Impact Study (TIS). The TIS is required prior to Final Subdivision Plat review and approval of the 30<sup>th</sup> lot. If it is determined that the parent tract has been prematurely subdivided in order to avoid this requirement, the Planning Commission may require the TIS based on the configuration of the parent tract and any existing lots at the time these regulations were adopted. The required TIS may be waived upon recommendation of the Commission staff, where the road upon which the cluster is proposed is adequate for the anticipated traffic generated by the development. The adequacy of the road will be reviewed based on the carrying capacity of the existing roads based on the ITE Trip Generation Manual, 6<sup>th</sup> (or latest) Edition and the AASHTO Policy on Geometric Design of Highway and Streets, 1990 (or latest) Edition: **Traffic Study was not required.**
- J. Cluster lots may share a common rear lot line with other cluster lots subject to all Health Department requirements: **N/A**
- K. Required Landscaping/Buffering: Landscaping and buffering shall be required as follows [Note: existing screening/trees may be used towards these requirements subject to review and approval of the Planning Commission]:
1. Where cluster lots abut an adjacent farmland owned by someone other than the applicant, a minimum 50' tree preservation easement must be established adjacent to the common property line, and within the required rear yard setback, where no existing vegetation could be removed or disturbed unless demonstrated to be sick or dead. The preservation area shall also include required or additional landscaping/buffering as determined by the following formula: there shall be a double row of evergreens/deciduous trees on 40' center and fencing. The ratio of evergreens and deciduous trees should not exceed 2:1: **All requirements have been met as shown on plan.**
  2. Where cluster lots abut an existing road, trees shall be required on 30' centers along the existing road frontage of the cluster lots. The ratio of evergreens and deciduous trees should not exceed 2:1: **All requirements are addressed on plan.**
  3. All proposed landscaping shall exclude any species of trees and shrubs that may be deemed harmful to livestock.: **To be addressed in Final Landscape Plan.**

4. Right-of-way: Public roads = 50' ROW, 20' pavement (roads designed for acceptance by Scott County and subject to Scott County's Road Acceptance Policy): **Recommended that street be built to City standards, lots be annexed and street be dedicated to City.**
- L. Sufficiency of infrastructure:  
New road construction required, as follows (*items 1-8 apply to both public and private roads, unless otherwise noted*):
1. Pavement width: 18' (**See above. Proposed to be built to City standards**)  
Pavement depth: 8" base (rock); 2" binder; 1" asphalt
  2. Shoulders: Public Roads = 6" gravel plus 6' earth shoulders on each side  
Private Roads = 2' gravel shoulders on each side.
  3. Ditches & Cross Drains: Both sides of the road must be ditched at a 2:1 slope. Cross-drains for driveways and roads (existing or new) are also required (to allow storm water to flow to the nearest drainage structure): **New public street shown with curb and gutter.**
  4. Cul-de-sacs: Cul-de-sac geometry shall conform to the requirements contained in Appendix VII. Alternative cul-de-sac designs may be allowed where approved by the Fire Chief and the Commission Engineer/Planning Director, so long as all lots have sufficient and safe access for emergency vehicles: **Proposed cul-de-sac designs will be reviewed at Construction Plan submittal.**
  5. Turn Lanes/Accel & Decel Lanes: For cluster developments containing 100 lots or more, accel/decel lanes, turn lanes, and secondary access points will be required.
  6. Entrance improvements at county/state roads shall include 55' radii at intersections and 100' taper for the new street back to the edge of the public road. For accesses onto a state road, a copy of the approved entrance permit must be submitted prior to final review and approval. **Entrance internal to subdivision.**
  7. Stub streets must be provided to adjacent property where future connectivity will enhance the overall development. **N/A**
  8. A note is required on the final plat regarding Scott County's policy on road dedication and acceptance if the roads are to be public; a homeowners' agreement is required for private roads showing ownership and maintenance.  
**Roads will be reviewed as part of Construction Plan approval. Preliminary Plat is in compliance.**
- M. Any cluster proposal for mobile homes must be located within 5-minute response time of a fire station and have adequate water pressure for fire protection, including the installation of fire hydrants per item N. **N/A No mobile homes are proposed.**
- N. All cluster lots shall have municipal water. In addition, fire hydrants are required to be installed where the appropriate (required) size water lines are present (in order to maximize fire protection): **Municipal water is available to this site. Existing water main is adequately sized for fire protection.**
- O. One dwelling credit must remain with the preserved acreage: **Complies.**
- P. Fencing: Each cluster pod shall be fenced at its edges prior to final plat approval, with #9 woven wire mesh or equivalent, and post spacing 12' on centers. A note is required on the final plat regarding this requirement. A note is also required that prospective owners of any property are subject to any requirements of the Kentucky Fence Law (KRS 259.10 et. Seq.). The required fence may not be bonded. **Note must be added to Final Subdivision Plat stating the minimum**

**requirements of #9 wire mesh and posts spaced on 12' centers. Fencing must be shown around entire cluster development: Lots 1-10.**

- Q. Notice of the cluster application is required to be sent to all adjacent property owners by First Class Mail and a sign must be placed on the property. The notices and the sign must contain information regarding the nature of the proposal, date and time of the Planning Commission meeting, location of the Planning Commission meeting, and the Planning Commission's address and phone number where additional information may be obtained. **Applicant has complied with notification requirements.**
- R. All applicable standards of the *Subdivision & Development Regulations* will be required, including Erosion Control, Drainage Plans, and Construction Plans: **Construction plans will be submitted prior to Final Subdivision Plat approval.**
- S. The final plat of the cluster development and preserved property including all required restrictive covenant/deed restrictions, and homeowner's association documents (if applicable), shall note and convey that the acreage reserved for agricultural/open space is restricted to its noted use. This covenant shall terminate at such time as the property is annexed into a city and approved by the appropriate legislative body of that city for a zone classification change (rezoning) to an urban use. **The applicant has not provided staff with a preliminary copy of the deed restrictions. These must be reviewed by staff prior to Final Subdivision Plat approval.**
- T. A note is required on the final plat, "Prospective purchasers of residential lots are placed upon notice that hunting and fishing within accepted safety guidelines and agricultural uses and production, including the use of machinery in the normal course of activity, are common and legal practices in the A-1 zone. It is understood that these uses must be expected to occur in and around A-1 developments. These practices, if conducted within accepted safety guidelines, shall not constitute a nuisance within the meaning of KRS 401.500 et.seq. Also see the Kentucky Right to Farm Act". **Complies.**
- U. The developer must note on the preliminary and final subdivision plat(s) the types of dwellings (e.g. mobile homes, conventional frame construction, manufactured homes, etc.) which shall be permitted within this development. This requirement shall avoid potential buyer misunderstanding of the consequences of their investment. **Included as note on Preliminary Plan. Conventional Framed Homes only. No mobile homes allowed.**
- V. A note shall be placed on the final plat that the preserved area cannot be further subdivided. A copy of the use and deed restriction, including preserved areas, must be reviewed and approved by the Planning Commission and recorded with the Scott County Clerk's Office; a note shall be placed on the final subdivision plat indicating the recording reference. **Complies.**
- W. Preserved acreage has no Conditional Uses permitted. Those tracts are not eligible for consideration of Conditional Use Permits by the Board of Adjustment. **Must be noted on Final Plat.**
- X. The Planning Commission may require a master plan of the entire farm illustrating overall cluster/rural lot layout, access, internal road system, fencing, landscaping/buffering. **Provided.**
- Y. All cluster lots shall have access to internal roads only, not direct access (driveways) onto the existing public road: **Development complies with internal road requirements.**
- Z. Existing stone fences may not be removed or altered except where the proposed road is to be installed, including the required sight triangle. **N/A.**

AA. All applicants for cluster residential subdivision approval must provide a copy of the soils map for the subject property or a soil certification from the USDA-NRCS office prior to Planning Commission review and approval: **Soils map has been provided.**

BB. A Homeowner's Agreement is required for cluster proposals. Until such time as Scott County accepts any roads designed to public standards, the ownership and maintenance of the roads, right-of-way, and any drainage structures will be the responsibility of the homeowners. **Maintenance agreement must be noted on Final Subdivision Plat.**

**RECOMMENDATION:**

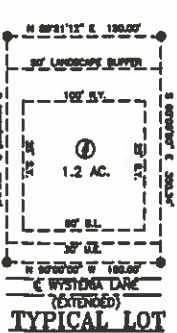
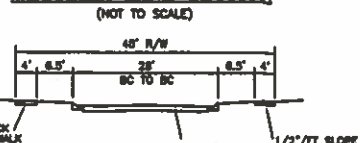
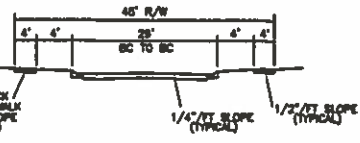
**Approve** the Preliminary Subdivision Plat for ten (10) residential cluster lots and two preserved tracts, with the following variances, and Conditions of Approval:

Variances:

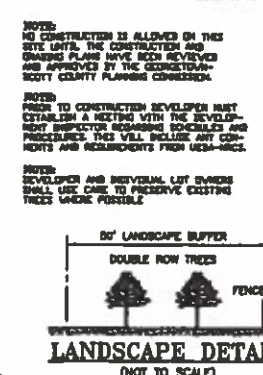
1. Allow a second preserved tract, identified as Preserved Parcel B, with no dwelling credit.
2. Allow exception to the lot width-to-depth ratio.

Conditions of Approval:

1. All requirements of GMWSS for cluster lots. Cluster lots shall utilize public sewer.
2. All requirements of the Cluster Regulations and Environmentally Sensitive Lands Ordinance regarding sinkholes and other environmentally sensitive lands.
3. Provide a species specific landscape plan with the Final Subdivision Plat.
4. Fencing must be installed around the entire cluster development prior to Final Subdivision Plat approval and cannot be bonded.
5. A copy of the use and deed restrictions, including preservation areas, must be reviewed and approved by the Planning Commission staff and recorded with the Scott County Clerk's Office; a note shall be placed on the Final Subdivision Plat indicating the recording reference.
6. A Homeowner's Agreement is required for cluster proposals and must be provided to Planning Commission staff prior to Final Subdivision Plat.
7. Note maintenance agreement for private access easements/driveways on Final Subdivision Plat.
8. 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.
9. 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).
10. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
11. Provide Planning Commission staff (GIS division) with a digital copy of the approved Final Subdivision Plat.
12. Must be noted on Final Plat: "Preserved acreage has no Conditional Uses permitted. Those tracts are not eligible for consideration of Conditional Use Permits by the Board of Adjustment.



**NOTES:**  
 1. PRESERVED AREA HAS BEEN RESTRICTED TO AGRICULTURAL USE OR OPEN SPACE AS PER NOTE "A" OF THE CLUSTER REGULATIONS, AND MAY NOT BE FURTHER SUBDIVIDED UNLESS IT IS REQUIRED FOR AN URBAN USE.  
 2. A 12' OPEN YARD UTILITY EASEMENT SHALL BE PROVIDED ALONG ALL INTERIOR LOT LINES IN FAVOR OF SUBDIVISION AND INTERIOR UTILITY. SAID EASEMENTS SHALL BE CONVEYED ON THE LOT LINES OF OR OTHER LOTS.  
 3. ALL LOTS PROPOSED FOR CONSTRUCTION IN THIS SUBDIVISION SHALL BE CONVENTIONAL FRAME STRUCTURES THAT MEET ALL STATE AND LOCAL BUILDING CODE REQUIREMENTS.  
 4. FOUNDATIONS SHALL BE PROVIDED AROUND THE PERIMETER OF THE PROPOSED CLUSTER LOTS OF THIS SUBDIVISION IN ACCORDANCE WITH SECTION "B" OF THE CLUSTER SUBDIVISION ORDINANCE.  
 5. SEALS OF HEALTH APPROVAL IS REQUIRED PRIOR TO PLANNING COMMISSION REVIEW.  
 6. AS PER CLUSTER REGULATIONS, REQUIRED SIGNAGE AND NOTIFICATION IS REQUIRED.

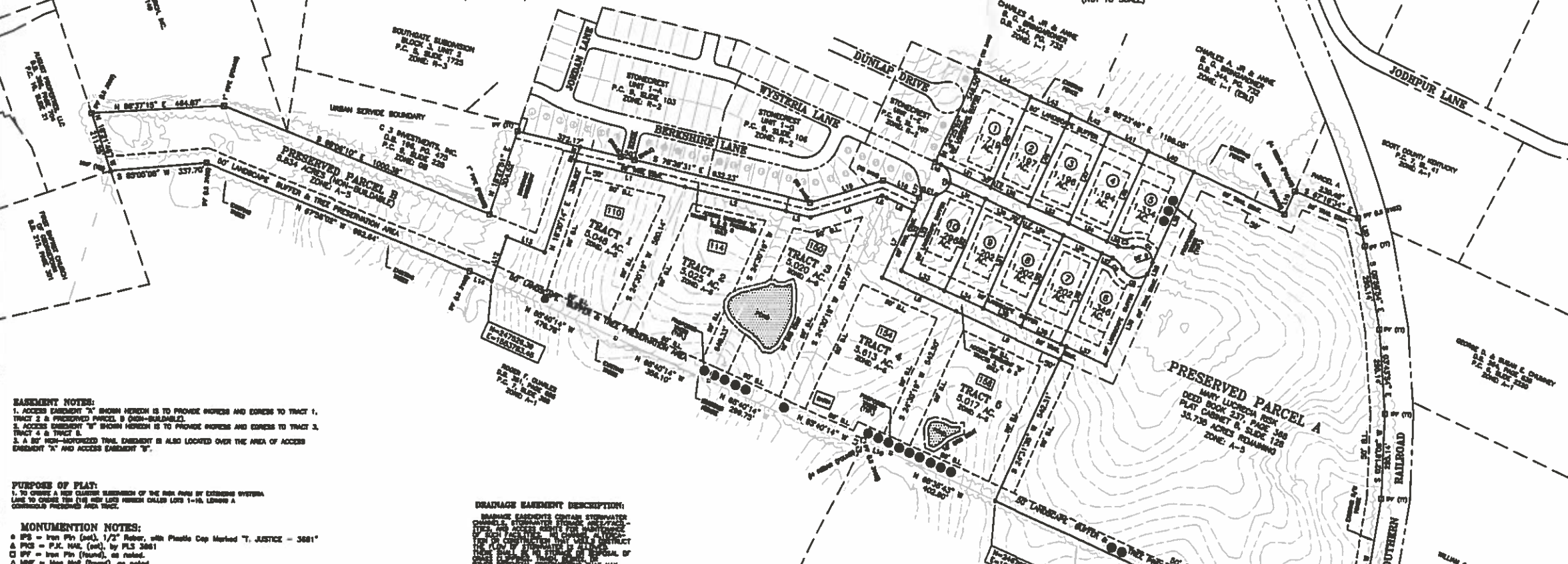


**CURVE TABLE:**

STATION	CHORD BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	PIECE POINT
1+00.00	S 89°25'45" W	100.00	100.00	S 89°25'45" W	1+00.00
1+100.00	S 89°25'45" W	100.00	100.00	S 89°25'45" W	1+100.00
1+200.00	S 89°25'45" W	100.00	100.00	S 89°25'45" W	1+200.00
1+300.00	S 89°25'45" W	100.00	100.00	S 89°25'45" W	1+300.00
1+400.00	S 89°25'45" W	100.00	100.00	S 89°25'45" W	1+400.00
1+500.00	S 89°25'45" W	100.00	100.00	S 89°25'45" W	1+500.00
1+600.00	S 89°25'45" W	100.00	100.00	S 89°25'45" W	1+600.00
1+700.00	S 89°25'45" W	100.00	100.00	S 89°25'45" W	1+700.00
1+800.00	S 89°25'45" W	100.00	100.00	S 89°25'45" W	1+800.00
1+900.00	S 89°25'45" W	100.00	100.00	S 89°25'45" W	1+900.00
2+000.00	S 89°25'45" W	100.00	100.00	S 89°25'45" W	2+000.00

**LINE TABLE:**

LINE NO.	LINE BEARING	LINE LENGTH	LINE BEARING	LINE LENGTH	LINE BEARING	LINE LENGTH
1	S 89°25'45" W	100.00	S 89°25'45" W	100.00	S 89°25'45" W	100.00
2	S 89°25'45" W	100.00	S 89°25'45" W	100.00	S 89°25'45" W	100.00
3	S 89°25'45" W	100.00	S 89°25'45" W	100.00	S 89°25'45" W	100.00
4	S 89°25'45" W	100.00	S 89°25'45" W	100.00	S 89°25'45" W	100.00
5	S 89°25'45" W	100.00	S 89°25'45" W	100.00	S 89°25'45" W	100.00
6	S 89°25'45" W	100.00	S 89°25'45" W	100.00	S 89°25'45" W	100.00
7	S 89°25'45" W	100.00	S 89°25'45" W	100.00	S 89°25'45" W	100.00
8	S 89°25'45" W	100.00	S 89°25'45" W	100.00	S 89°25'45" W	100.00
9	S 89°25'45" W	100.00	S 89°25'45" W	100.00	S 89°25'45" W	100.00
10	S 89°25'45" W	100.00	S 89°25'45" W	100.00	S 89°25'45" W	100.00



**EASEMENT NOTES:**  
 1. ACCESS EASEMENT "A" SHOWN HEREON IS TO PROVIDE EGRESS AND ACCESS TO TRACT 1, TRACT 2 & PRESERVED PARCELS B (NON-BUILDABLE).  
 2. ACCESS EASEMENT "B" SHOWN HEREON IS TO PROVIDE EGRESS AND ACCESS TO TRACT 3, TRACT 4 & TRACT 5.  
 3. A 50' HIGH-IMPACTED TRAIL EASEMENT IS ALSO LOCATED OVER THE AREA OF ACCESS EASEMENT "A" AND ACCESS EASEMENT "B".

**PURPOSE OF PLAT:**  
 1. TO CREATE A NEW CLUSTER SUBDIVISION OF THE RISK PROPERTY BY EXTENDING WYSTERIA LANE TO CROSS THE (1) NEW LOT NUMBER CALLED LOTS 1-10, LEAVING A CORNERED PRESERVED AREA TRACT.

**MONUMENTATION NOTES:**  
 0 IPS = Iron Pin (Set), 1/2" Rubber, with Plastic Cap Marked "T. JUSTICE - 3681"  
 1 PLS = P.L.C. MARK, (Set), by PLS 3681  
 0 IPF = Iron Pin (Found), as noted.  
 0 M.P. = Man Hole (Found), as noted.  
 0 M.P. = Man Hole (Found), as noted.

**GENERAL NOTES:**  
 1. The property shown herein is subject to any and all rights-of-way and easements of record or in existence.  
 2. Any further subdivision of the parcel tract shall require review and approval from the Georgetown-Scott County Planning Commission.  
 3. No easements were calculated by this plat.  
 4. The proposed access easements shall be equally (and) established by the trustee using said easements.

**SURVEY NOTES:**  
 1. THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM KENTUCKY NORTH ZONE.  
 2. THIS SURVEY WAS PERFORMED ON APRIL 14, 2016.  
 3. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND IN EXISTENCE.  
 4. THIS SURVEY WAS CONDUCTED USING BOTH THE METHOD OF RANDOM TRAVELER WITH SIGHTS AND WITH GPS. THE RTK GPS RECEIVER USED IS A TOPCON Hiper V. THE RELATIVE POSITIONAL ACCURACY FOR THIS SURVEY EXCEEDED +/-0.10+0.30 PPM FOR A PLURAL SURVEY. THE DATUM USED IS THE US STATE PLANE 1983, KENTUCKY NORTH ZONE (1981, NAD 1983 (CONUS), 0803013.  
 5. RTK GPS WAS USED TO LOCATE AND ESTABLISH ALL PROPERTY CORNERS SHOWN HEREON EXCEPT FOR CORNERS NOTED WITH A "M".  
 6. ALL NOTES ON PRIOR RECORD PLATS STILL APPLY.

**DRAINAGE EASEMENT DESCRIPTION:**  
 DRAINAGE EASEMENTS ORIGINALLY ESTABLISHED BY THE STATE OF KENTUCKY IN 1900 AND 1901 ARE SHOWN HEREON AS SHOWN ON THE ORIGINAL RECORD PLATS OF THE STATE OF KENTUCKY. THE ORIGINAL RECORD PLATS OF THE STATE OF KENTUCKY ARE ON FILE WITH THE STATE ARCHIVES AND THE STATE OF KENTUCKY. THE ORIGINAL RECORD PLATS OF THE STATE OF KENTUCKY ARE ON FILE WITH THE STATE ARCHIVES AND THE STATE OF KENTUCKY.

**CERTIFICATE OF AVAILABILITY OF WATER:**  
 I HEREBY CERTIFY THAT THE WATER SUPPLY FOR THE DEVELOPMENT SHOWN HEREON IS AVAILABLE AND THAT THE DEVELOPMENT WILL BE PROVIDED WITH WATER PURSUANT TO CITY RULES AND REGULATIONS.

**CERTIFICATE OF AVAILABILITY OF UTILITY SERVICES:**  
 I HEREBY CERTIFY THAT THE UTILITY SERVICES FOR THE DEVELOPMENT SHOWN HEREON ARE AVAILABLE AND THAT THE DEVELOPMENT WILL BE PROVIDED WITH UTILITY SERVICES PURSUANT TO CITY RULES AND REGULATIONS.

**CERTIFICATE OF FIRE DEPARTMENT APPROVAL:**  
 I HEREBY CERTIFY THAT THE DEVELOPMENT SHOWN HEREON HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE SCOTT COUNTY FIRE DEPARTMENT REGULATIONS, INCLUDING ANY CONDITIONS OF APPROVAL OR EXCEPTIONS. NOTES HEREON.

**CERTIFICATION OF OWNERSHIP AND DISCRETION:**  
 I, THE SURVEYOR, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF KENTUCKY AND THAT I AM THE AUTHOR OF THIS SURVEY AND THAT I AM NOT PROVIDING ANY SERVICES TO ANY OTHER PARTY IN CONNECTION WITH THIS SURVEY.

**CERTIFICATION OF TEN APPROVAL OF STREET AND DRAINAGE:**  
 I HEREBY CERTIFY THAT THE STREETS AND DRAINAGE SHOWN HEREON ARE IN ACCORDANCE WITH THE REGULATIONS OF THE SCOTT COUNTY PLANNING COMMISSION AND THAT I AM NOT PROVIDING ANY SERVICES TO ANY OTHER PARTY IN CONNECTION WITH THIS SURVEY.

**SURVEYOR CERTIFICATION:**  
 I HEREBY CERTIFY THAT THE SURVEY DESCRIBED BY THIS PLAT WAS MADE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVELER WITH SIGHTS AND WITH GPS. THE UNADJUSTED POSITIONAL ACCURACY OF THIS SURVEY EXCEEDED +/-0.10+0.30 PPM FOR A PLURAL SURVEY. THE DATUM USED IS THE US STATE PLANE 1983, KENTUCKY NORTH ZONE (1981, NAD 1983 (CONUS), 0803013.  
 I, THE SURVEYOR, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF KENTUCKY AND THAT I AM THE AUTHOR OF THIS SURVEY AND THAT I AM NOT PROVIDING ANY SERVICES TO ANY OTHER PARTY IN CONNECTION WITH THIS SURVEY.

**CERTIFICATION OF WATER & SEWER SERVICES:**  
 I HEREBY CERTIFY THAT THE WATER SUPPLY FOR THE DEVELOPMENT SHOWN HEREON IS AVAILABLE AND THAT THE DEVELOPMENT WILL BE PROVIDED WITH WATER PURSUANT TO CITY RULES AND REGULATIONS. CONSTRUCTION OF THE WATER DISTRIBUTION SYSTEM/SEWER COLLECTION SYSTEM TO BE BY/AT THE COST OF THE DEVELOPER WITHOUT REIMBURSEMENT, SHALL BE COMPLETED, SPECIFICATIONS AND APPROVED BY CHIEF OF THE PUBLIC UTILITIES AND/OR THE BOARDING AGENCY, AND HEREBY DEDICATED TO CHIEF.

**CERTIFICATION OF TEN APPROVAL OF STREET AND DRAINAGE:**  
 I HEREBY CERTIFY THAT THE STREETS AND DRAINAGE SHOWN HEREON ARE IN ACCORDANCE WITH THE REGULATIONS OF THE SCOTT COUNTY PLANNING COMMISSION AND THAT I AM NOT PROVIDING ANY SERVICES TO ANY OTHER PARTY IN CONNECTION WITH THIS SURVEY.

**CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES:**  
 I HEREBY CERTIFY THAT THE UTILITY SERVICES FOR THE DEVELOPMENT SHOWN HEREON ARE AVAILABLE AND THAT THE DEVELOPMENT WILL BE PROVIDED WITH UTILITY SERVICES PURSUANT TO CITY RULES AND REGULATIONS.

**CERTIFICATION OF FIRE DEPARTMENT APPROVAL:**  
 I HEREBY CERTIFY THAT THE DEVELOPMENT SHOWN HEREON HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE SCOTT COUNTY FIRE DEPARTMENT REGULATIONS, INCLUDING ANY CONDITIONS OF APPROVAL OR EXCEPTIONS. NOTES HEREON.

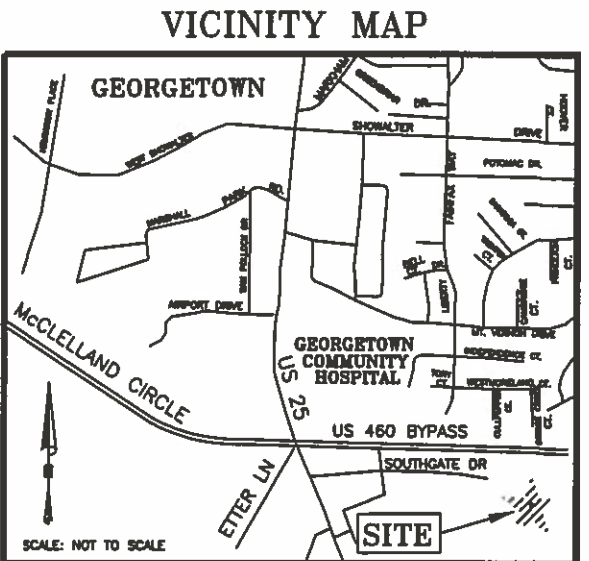
**LANDSCAPE BUFFER NOTE:**  
 DOUBLE ROW OF TREES TO BE PLANTED ALONG PERIMETER OF ALL ADJACENT AGRICULTURAL PROPERTY. SAID TREES ARE PLANTED AS REQUIRED IN SECTION "A" OF THE CLUSTER SUBDIVISION ORDINANCE. PROPOSED TREES TO BE OF SPECIES ACCEPTABLE TO BOTH THE OWNER AND THE PLANNING STAFF.

**PROPERTY PERIMETER:**  
 01 3/4" CALIPER 63  
 02 APPROVED ALTERNATIVE  
 03 3/4" CALIPER 63  
 04 APPROVED ALTERNATIVE

**CLUSTER REQUIREMENTS:**  
 01 SECURITY - 1 SET PER 5 ACRES  
 02 MINIMUM ACREAGE - NONE  
 03 MINIMUM LOT SIZE - 1.50 ACRES  
 04 MAXIMUM LOT SIZE - 5 ACRES  
 05 MINIMUM LOT WIDTH - 50'  
 06 BUILDING LINE - 10'  
 07 75' ALONG EXISTING PUBLIC ROAD  
 08 50' ALONG 100' WIDE  
 09 50' SIDE YARD - 50'

**SITE STATISTICS:**

TOTAL AREA	- 58,374 ACRES
NUMBER OF DWELLING UNITS	- (58/5) 11 UNITS
MINIMUM DWELLING FOR PRESERVED AREA	- 1 UNIT
NUMBER OF LOTS PROPOSED	- 10
PRESERVED PARCEL A	- 35,735 ACRES
PRESERVED PARCEL B	- 8,834 ACRES
PRESERVED AREA TOTAL	- 44,569 ACRES
MINIMUM LOT SIZE	- 1.194 ACRES
MAXIMUM LOT SIZE	- 1.719 ACRES
FRONT YARD SETBACK	- 50'
REAR YARD SETBACK	- 100'
SIDE YARD SETBACK	- 25' OR 100' ABUTTING NON-CLUSTER
MINIMUM LOT WIDTH	- 150'
BUILDABLE AREA	- 12,858 ACRES
AREA IN R.O.W.	- 0.917 ACRES
AVERAGE LOT SIZE	- 1,289 ACRES
NO. OF TREES REQUIRED	- 130
NO. OF TREES PROVIDED	- 130 (EXISTING & PROPOSED)



**TONY JUSTICE**  
 PROFESSIONAL LAND SURVEYOR  
 113 Windsong Way, Georgetown, Ky. 40324  
 Phone: (859) 948-0198

**FINAL CLUSTER SUBDIVISION PLAT**  
**RISK PROPERTY**  
 LOTS #1-10  
 RISK LANE, SCOTT COUNTY, KENTUCKY

OWNER: MARY LUCREIA RISK  
 ADDRESS: 841 CEDAR RD  
 RICHMOND, KY 40475

**DRAWN BY:** A.W.J. **DATE:** 02/22/17  
**CHECKED BY:** D.W.G. **DWG. NO.:** 15-041 PCSP

**GRAPHIC SCALE**  
 0' 200' 400' 600'  
 1 INCH = 200 FEET

**REVISIONS**  
 BY: DATE:

RECEIVED  
 FEB 22 2017  
 PLANNING COMMISSION