

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION**

**AGENDA**

**February 14, 2019**

**6:00 p.m.**

**I. COMMISSION BUSINESS**

- A. Approval of January invoices
- B. Approval of January 10, 2019 minutes
- C. Approval of February agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

**II. OLD BUSINESS**

- A. Tri-Village Storage

**III. NEW BUSINESS**

- A. PSP-2019-01 Cherry Blossom Village Phase 9 - POSTPONED
- B. PSP-2019-02 & PDP-2019-03 South Crossing Phase 1 - Preliminary Subdivision Plat request for 166 residential and open space lots and Preliminary Development Plan request for 140 apartment units in five buildings on 66.45 acres, zoned R-2 PUD (Medium Density Residential) and C-1 (Conservation) located on south side of McClelland Circle.

**IV. OTHER BUSINESS**

- A. Update of Previously Approved Projects and Agenda Items
- B. Executive Committee vacancy

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
January 10, 2019**

The regular meeting was held in the Scott County Courthouse on January 10, 2019. The meeting was called to order by Acting Chair Mark Sukski at 6:00 p.m. Present were Commissioners Charlie Mifflin, Frank Wiseman, Regina Mizell, James Stone and Steve Smith, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, and Attorney Charlie Perkins. Absent was Commissioners Jeff Caldwell and Byron Moran, and Engineer Ben Krebs.

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

Motion by Mizell, second by Mifflin, to approve the December 13, 2018 minutes. Motion carried.

Motion by Wiseman, second by Smith, to approve the January agenda. Motion carried.

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

Rob Jones resolution

Motion by Sulski, second by Smith, approving resolution 2019-01 for recognizing Rob Jones and thanking him for his service as a member and chairperson of the Georgetown-Scott County Planning Commission.

Consent Agenda

A representative of the Sleep Inn/Mainstay Suites application (PDP-2018-62) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Smith, second by Mizell, to approve the Preliminary Development Plan. Motion carried.

A representative of the Alexander Property application (FSP-2018-63) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mizell, second by Mifflin, to approve the Final Subdivision Plat. Motion carried.

Tri-Village Storage

Harold Simms, representing the applicant, stated the applicant has made changes to address the safety concerns that staff had. He stated the applicant is still asking for condition 7 to be removed.

After further discussion on whether the proposed changes to the Tri-Village development plan could be approved by the board, a decision was made that the applicant should submit the proposed plan changes to the Planning Staff (Director) for determination as to whether the changes constitute a major or minor amendment to the approved plan. Motion by Sulski, second by Mifflin to continue to next month. Motion carried, with Wiseman dissenting.

The meeting was then adjourned.

Attest:

\_\_\_\_\_  
Mark Sulski, Acting Chair

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

## TRI-VILLAGE STORAGE

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

February 14, 2019

**FILE NUMBER:** PDP-2019-04

**PROPOSAL:** Preliminary Development Plan for a 400 square foot office and 51,135 square foot self-storage facility.

**LOCATION:** 250 Connector Road

**Owner:** TVSS Georgetown KY LLC

**ENGINEER:** Michael Steven Murray



#### STATISTICS:

Zone	B-2 Highway Commercial
Surrounding Zones	B-2 Highway Commercial, A-1 Agricultural
Proposed Use	Self-Storage Facility
Site Acreage	2.79 acres
Building Area	51,535 Square Feet (Office: 400 SF, Self-Storage: 51,135 SF)
Max. Building coverage	50%
Building Coverage	42.4%
Building Height	10 feet
Parking Required	1 space for every 10 storage units
Parking Proposed	8 spaces; 7 standard spaces, 1 handicap space
New Street Required	No
Water/Sewer Availability	Yes/Yes
Access	Access road on the west side of Connector Road
Variances/Waivers	<ol style="list-style-type: none"><li>1. Variance to reduce the required parking</li><li>2. Variance to increase the maximum width of a street entrance to 154 (or 71) feet</li><li>3. Waiver to eliminate the screening requirement for screening the VUA from the access road.</li><li>4. Waiver to reduce the interior VUA landscaping trees to 3.<sup>1</sup></li></ol>

<sup>1</sup> The November 2017 plan required a waiver to reduce the trees to 4. This plan likely needs a similar variance, but without the necessary site statistics, staff cannot definitively determine if/what is required.

**BACKGROUND:**

The subject property is zoned B-2 Highway Commercial and is located on the west side of Connector Road. The subject property is bounded on the western side by I-75. The surrounding zoning districts are B-2 (Highway Commercial) and A-1 (Agricultural).

In November of 2017, a Preliminary Development Plan was approved for a self-storage development. The Applicant has proposed modifications that have been determined to constitute a major change in the development. All major amendments to development plans are required to come back before the Planning Commission as though it were a new application. The Executive Committee has permitted the application to be heard at the February 2019 meeting after proper notifications were sent.

**Preliminary Development Plan Review:****Setbacks and Building Standards:**

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

Front: 50 feet

Side: 0 feet

Rear: 50 feet (the subject property has double frontage)

The proposed building locations for the Project Site meet the setback requirements. The Applicant is proposing 51,535 square feet of development, or 42.4% of the lot area, under the 50% maximum building ground coverage allowed.

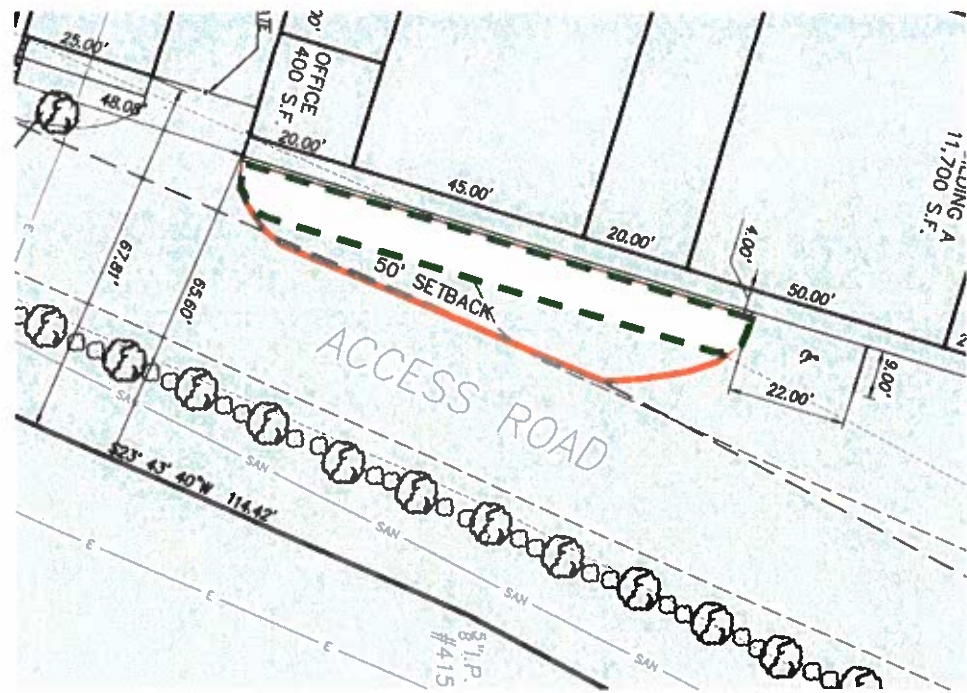
Many questions have been raised regarding the side-yard setbacks in the B-2 zoning district. It is not uncommon for a 0-foot setback to be proposed and approved by the Planning Commission with a Preliminary Development Plan, and for the Applicant to arrange for necessary easements and agreements with neighboring property owners before construction begins. If an agreement cannot be reached between the two property owners, then it is appropriate for the buildings to be set back far enough from the property lines to allow for construction and maintenance of the development. The Applicant is proposing to construct the buildings for the proposed development 2.5 feet from the side property lines. The Applicant intends to demonstrate that 2.5 feet is all that is required to adequately maintain the property. Staff recommends a minimum setback of 3 feet to allow for easier maintenance of the exterior of the buildings proposed with the development.

**Vehicular Access & Pedestrian Circulation:**

*Driveways & Access:* Access to the Project Site is from an access road on the western side of Connector Road. This access road is located in a 65 feet wide access easement, measured from the eastern property line. This access easement is shown on plats for this property and neighboring properties stretching back at least to 2004. A 2006 plat that created 240 Connector Road (Tract 2) notes, "If the property owners in the vicinity desire to construct a parallel service road within the 65' access easement, Tract 2 shall share in associate costs and maintenance on a pro-rated basis based on frontage (unless modified by written agreement of affected parties)." As far as staff can tell, this note is the entirety of the agreement between the lots sharing this access easement. The property owners of this access easement should, independent of the Planning Commission, create a formal agreement on how the easement is to be maintained and used.

This Preliminary Development plan proposes three entrances to the Project Site from the access road. The two main entrances are roughly 20 feet and 32 feet in width. The third, and central, entrance to the Project Site provides access to several parking spaces and is roughly 71 feet in width. Section 1005 (C.2) of the *Subdivision & Development Regulations* states, "street entrances to commercial developments shall be no wider than ¼ of the lot width up to a maximum width of 40 feet." Subsection C also goes on to require barriers to prevent "random vehicular access." Approval of this plan would require a variance to the maximum width for an entrance to a commercial development. Staff recommends the Applicant extend the proposed landscaped area in front of the office to better define the entrance to the Project Site and better prevent random vehicular access to the road. Looking at Figure 1 below, the green dashed line is the Applicant's proposed landscaped area, and the orange line represents staff's recommendation. This would not eliminate the variance required for this development but would more clearly define the entrance from the access road.

Figure 1



As of the writing of this report, staff is still awaiting comments from the Fire Department regarding their ability to navigate through the development should there be an emergency. Staff has included a condition requiring the Applicant to comply with all requirements of the Fire Department.

**Parking Spaces:** The parking standard for self-storage units in the *Subdivision & Development Regulations* is one (1) parking space for every ten (10) storage units. The proposed plan will create roughly 337 storage units, which requires 34 parking spaces. The Applicant is proposing a total of 8 parking spaces to serve the Project Site. The proposed parking should be sufficient to serve the needs of the facility's office but does require a variance. Additionally, the majority of clients visiting the site will not require a parking space, because they will park in front of their storage unit. The parking spaces shown on the interior of the project site might be better located in the gap in Building E created by the utility easement.

One of the parking spaces created near the entrance to the Project Site only measures 7 feet in width and does not meet the requirements for even a compact space. This space and the two spaces adjacent could be reconfigured into 2 compact spaces and one regular space.

*Sidewalks:* Internally, the Applicant is proposing sidewalks to convey individuals from the parking spaces to the office. Along the Project Site's frontage on Connector Road, the Applicant is not proposing a sidewalk. There are no sidewalks on either side of Connector Road at this location. Section 1000 (G.1) requires pedestrian access to parking lots and off-site sidewalks. Since there are no topographical challenges with the subject property, it would be appropriate for a sidewalk to be constructed along Connector Road, with neighboring properties constructing sidewalks when those properties (re)develop.

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

*Property Perimeter Requirements; Section 6.12: Row 5*

- Double frontage lots must be screened from freeways or arterial roads not providing direct access to the property. The western property line will need a 10-foot landscaping buffer with 1 tree per 30 feet (or fraction thereof) plus a 6-foot high planting, hedge, wall, fence, or earth mound. The Applicant has shown an appropriate amount of landscaping along the interstate right-of-way.

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

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

Proposed buildings along the northern and southern property boundaries will mostly screen the VUA from the adjoining properties. The gap in Building E will need a landscaping buffer to screen the VUA from the adjoining property to the north. This buffer shall be populated in accordance with section 6.13 of the *Landscape and Land Use Buffers Ordinance*. The Applicant is proposing some screening between the access road and Connector Road to screen the VUA from Connector Road. There is no landscaping present on the development plan to screen the parking areas from the private streets. The Development Plan from 2017 allowed for the landscaping between the parking area and the access road to be waived as long as the landscaping between the access road and Connector Road was provided, as shown on this Development Plan

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

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

The site statistics provided with the development plan do not specify how much VUA and interior VUA landscaped area is proposed with the development. The Applicant is working to supply staff with this information, but at the time the staff report was written, sufficient information was not available. On a visual examination, the development plan does not appear to meet the 10% requirement for interior landscaped area. Without appropriate site statistics, staff cannot accurately determine if the proposal needs a variance or not.

*Section 6.14: Minimum Canopy Requirements*

For the 2.79-acre site, a total canopy coverage of 29,168 square feet is required (24% new canopy). A total of 37 trees are being proposed, which is not sufficient to meet the required canopy coverage. Even with all large trees, 37 trees only provide 27,750 square feet of canopy. The applicant will need to meet the canopy coverage with a specie-specific final landscape plan at the time of Final Development Plan.

Stormwater: There is a large detention basin proposed for the Project Site. An existing stormwater pipe is proposed to be re-routed as part of this development to prevent the pipe from running underneath a building. The Preliminary Development Plan indicates that off-site work will be done in the utility easement to re-route the stormwater pipe. We do not feel Planning Commission can grant permission for this off-site work to be done without consent from the property owner. Staff will require proof of permission from the neighboring property owner before this work can be done.

A Final Stormwater Management Plan must be approved by the Planning Commission Engineer meeting all requirements of the Georgetown Stormwater Manual prior to approval of the Final Development Plan.

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

Signs: All signage will need to comply with the *Sign Ordinance*.

Cemetery: Staff was informed on Tuesday, February 5<sup>th</sup>, that human remains were discovered during an exploratory dig. The Applicant is in the process of determining the boundary of the cemetery. Staff was informed that the Applicant will seek to relocate the remains, but if that is not possible, they will appropriately reduce the size of Building F, fence the area, and provide access to the site as required by law.

**Analysis:**

In comparing the current proposal for development to the proposal heard by the Planning Commission in November 2017, this plan better meets the requirements of the *Zoning Ordinance* and *Subdivision and Development Regulations*. These improvements include:

- Reorientation of the parking spaces to increase safety,
- Moving the buildings 2.5 feet away from the side lot lines to allow for construction and maintenance,
- Potential reduction in Building F to account for the cemetery, and
- Reduction in the variance required for the entrance width.

However, there are still a number of variances and waivers that would need to be approved by the Planning Commission to allow this development to proceed. These include:

- Increasing the maximum width of an entrance to the Project Site from 40 feet to 71 feet,
- Eliminating the screening that would typically be required between the Vehicular Use Area and the access road,
- Potential reductions in the interior landscaped VUA and trees required for those landscaped areas.

This Preliminary Development Plan will be reviewed by the Technical Review Committee (TRC) after the staff report has been written. It is possible other agencies may have comments that are not reflected in this report.

### **Findings:**

1. Staff cannot definitively determine whether a variance is required for the interior VUA landscaped area and/or required trees, because the necessary site statistics were not included on the development plan.
2. There are some areas where the development plan does not meet the requirements of the *Zoning Ordinance* and *Subdivision and Development Regulations*, but staff feels these could be corrected on the Final Development Plan, if the Preliminary is approved. These include:
  - a. Creating a landscaping buffer in the gap in Building E;
  - b. Adding additional trees to meet the 24% canopy coverage requirement,
  - c. Correcting the size of some of the parking spaces shown,
  - d. Various incorrect labels on the measurements of buildings.
3. No justification has been given for the variances, except the parking reduction. Typically, there must be special conditions peculiar to the lot, land, or building(s) in question. The Applicant must also demonstrate that a literal interpretation of the ordinance or regulations would deprive them of rights enjoyed by other property owners, and that any special conditions do not result from previous actions of the applicant.

### **RECOMMENDATION:**

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

#### Variance:

1. Variance to reduce the required parking to 8 spaces.
2. Variance to increase the maximum width of a street entrance to 71 feet.
3. Waiver to eliminate the screening requirement for screening the VUA from the access road.

#### Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. A Final Stormwater Management Plan must and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
3. All requirements of the Georgetown Fire Department.
4. All requirements of Georgetown Municipal Water and Sewer Service.

5. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
6. 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.
7. A final specie-specific landscape plan shall be provided along with the Final Development Plan. The landscape plan shall meet the canopy requirements.
8. A landscaping buffer shall be included in the gap in Building E.

**SITE PLAN NOTES:**

1. ALL CONSTRUCTION METHODS, MATERIALS AND WORK ACTIVITIES SHALL BE IN ACCORDANCE WITH THE KENTUCKY TRANSPORTATION CABINET (KTC) DEPARTMENT OF HIGHWAYS SPECIFICATIONS AND SUPPLEMENT FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION, UNLESS OTHERWISE SPECIFIED, THE CURRENT KTC STANDARD DRAWINGS WILL ALSO APPLY UNLESS OTHERWISE NOTED ON THE PLANS.
2. CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT FROM THE DEVELOPER PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR TO FIELD VERIFY ALL LOCATIONS AND DEPTHS OF EXISTING STORM/SANITARY STRUCTURES PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING VEGETATION, PAVEMENT, AND STRUCTURES NECESSARY TO DEVELOP THE SITE UNLESS OTHERWISE NOTED ON THESE PLANS. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
5. CONTRACTOR TO VERIFY ALL BUILDING DIMENSIONS AND SANITARY INFORMATION WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SANITARY SEWER SERVICE BY INSTALLED (PSC) PROPERTY SERVICE CONNECTIONS, SUBJECT TO FEES.
6. ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. ALL PAVEMENT SHALL BE OBTAINED WITH CONCRETE CURBS EXCEPT FOR WHEN PAVEMENT ADJUTS BUILDINGS AND PRIVATE ACCESS ROAD OR UNLESS OTHERWISE NOTED. ALL CURBS TO BE CURB AND GUTTER UNLESS OTHERWISE NOTED.
8. ALL RAMP ARE NOTED AT FACE OF CURB.
9. WHEN MATCHING EXISTING BITUMINOUS ASPHALT PAVEMENTS, A TWO (2) INCH DEPTH SAW CUT SHALL BE MADE A MINIMUM OF TWELVE (12) INCHES FROM THE EDGE OR TO SOUND MATERIAL AND THE ASPHALT MATERIALS SHALL BE PLACED TO FORM A WATERPROOF JOINT.
10. CONCRETE PAVING NOTE:  
A. SCORING PATTERN OF SIDEWALKS TO BE 5' O.C. EXPANSION JOINTS ARE TO BE 10' O.C.  
B. SCORING PATTERN IS TO BE PERPENDICULAR/PARALLEL TO PROPOSED BUILDING.  
C. EXPANSION JOINT MATERIAL (SELF LEVELING JOINT SEALANT) TO BE ADJACENT TO BUILDING AT ALL AREAS OF CONCRETE CONSTRUCTION, ALL COLD JOINTS, AND ALONG ALL CURBS.  
D. CONCRETE WALKS AND PAVING ARE TO HAVE A BROOM FINISH.
11. ALL STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF GEORGETOWN STANDARD SPECIFICATIONS.
12. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR 4" WHITE PAINTED PARKING STRIPES, AND THAT WHICH IS REQUIRED FOR HANDICAP PARKING.
14. ALL ARROWS, TRACKING AND STOP BARS SHALL BE PAINTED AS REQUIRED.
15. SIDEWALKS ARE TO BE 4.5' WIDE AND INSTALLED DIRECTLY BEHIND CURB (SEE DETAIL) UNLESS OTHERWISE NOTED.
16. ALL ACCESSIBLE ROUTES SHALL HAVE A 5.00% MAXIMUM LONGITUDINAL SLOPE WITH A 2.00% MAXIMUM CROSS SLOPE. ALL ACCESSIBLE PARKING STALLS SHALL BE CONSTRUCTED WITH A 2.00% CROSS SLOPE IN ALL DIRECTIONS. ALL ACCESSIBLE RAMPS SHALL HAVE A TACTILE WARNING SURFACE (BURNOR-TILE OR APPROVED EQUAL) PER "A.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
17. ALL CURBED ROADS SHALL BE HEAVY DUTY ASPHALT PAVEMENT UNLESS OTHERWISE NOTED. SEE DETAIL FOR BASESTONE AND SUBGRADE REQUIREMENTS. REFER TO GEOTECHNICAL REPORT FOR DETAILED INFORMATION.
18. AREAS WITH PAVEMENT TO BE REMOVED AND NOT TO RECEIVE NEW PAVEMENT SHALL HAVE A 12" SCREENED BACKFILL MINIMUM.
19. CONTRACTOR TO COORDINATE FINAL DESIGN OF SIDEWALK STEPS, WALKWAYS, AND ACCESSIBLE RAMPS WITH ARCHITECT/OWNER.
20. CONTRACTOR TO VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

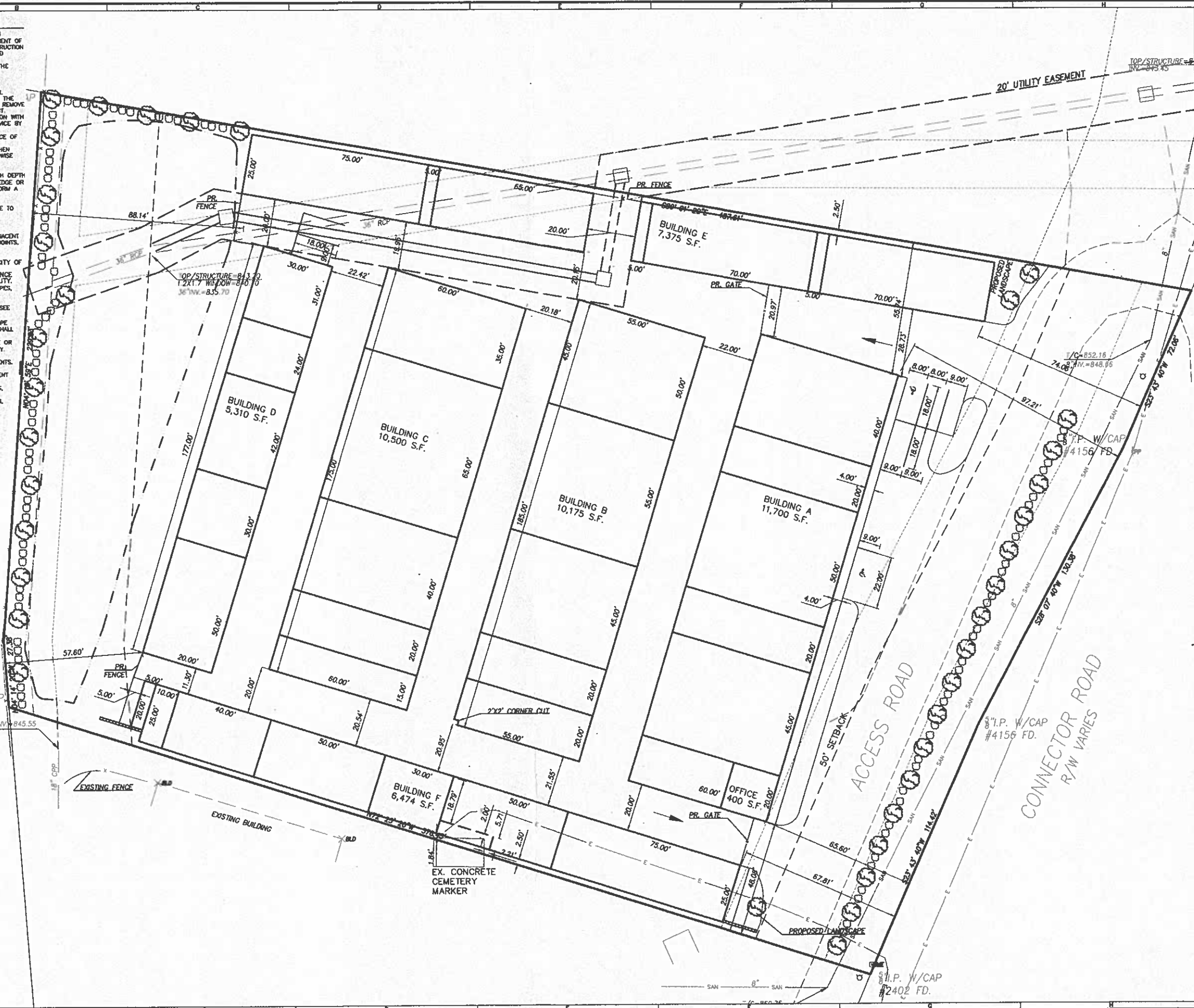
**SITE STATISTICS**  
 TOTAL AREA: 2.789 ACRES  
 BUILDING COVERAGE: 51,763 S.F. (1.188 AC)  
 TOTAL COVERAGE: 2.159 AC  
 ROAD FRONTAGE: 316.83'  
 ZONING: B-2 (HIGHWAY COMMERCIAL)  
 PROPOSED BUILDING HEIGHT: 10'-0"  
 PARKING SPACES: 8

**CURRENT OWNER:**  
 TVSS GEORGETOWN KY LLC  
 1123 GOODALE BLVD., SUITE 500  
 COLUMBUS, OHIO 43212  
 TIM GALVIN  
 614-441-4466

**LEGEND**

- Existing Structure / Infrastructure
- Property Boundary
- Curbs
- Street
- Storm Pipe
- Overhead Electrical Line
- Underground Electric Line
- Underground Cable Line
- Light Pole
- Electric Pole
- Sanitary Manhole
- Water Meter
- Found IBC (TEI #2402)
- Set IBC (TEI #1150)
- Set Mag Nail (TEI #1150)
- Interior Landscape Area
- Pavement

**CONNECTOR RD. CROSS SECTION (NTS)**



**GRAPHIC SCALE**  
 20 10 0 10 20  
 (IN FEET)  
 1 inch = 20 ft.



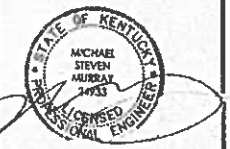
**IBI GROUP**  
 8101 North High Street  
 Suite 100  
 Columbus OH 43235 US  
 Tel 614 818 4900  
 Fax 614 818 4901  
 Jeff.Dietrich@bigroup.com  
 ibigroup.com

REVISION:

SUBMISSION:

- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

STAMP:



DESIGN	DRAFT	CHECK
ML	ML	JCD

IBI NO.: 116597  
 DATE: January 30, 2019

SHEET TITLE:

**SITE PLAN**

SHEET NO.: 2

**SOUTH CROSSING, APARTMENTS AND SINGLE-FAMILY AREA**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**February 14, 2019**

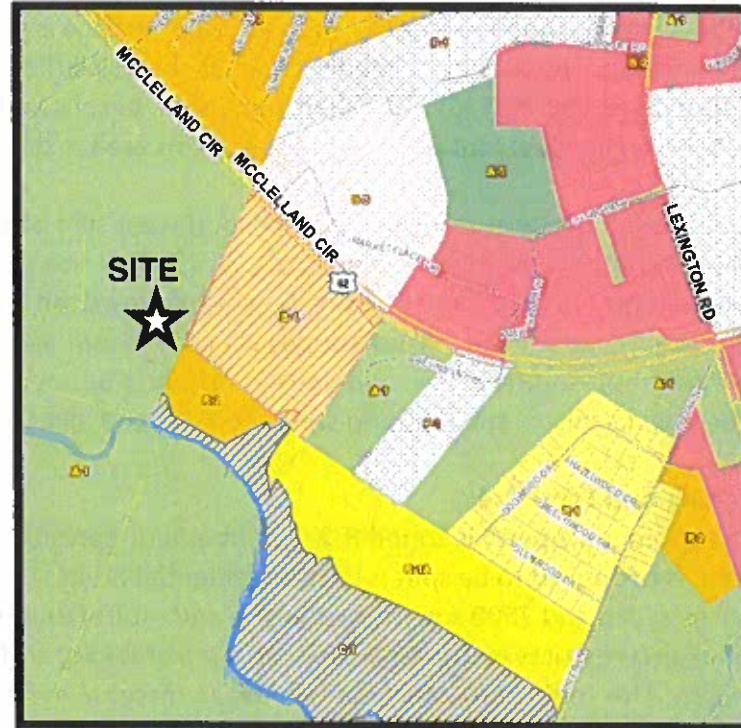
**FILE NUMBER:** PSP-2019-02 and PDP 2019-03

**PROPOSAL:** Preliminary Subdivision Plat request for 166 residential and open space lots and Preliminary Development Plan request for 140 apartment units in five buildings on 66.45 acres, zoned R-2 PUD (Medium Density Residential) and C-1 (Conservation)

**LOCATION:** South side McClelland Circle in Georgetown

**APPLICANT:** Ball Homes

**ENGINEER:** Rory Kahly, EA Partners



<b>STATISTICS:</b>	
Existing Zone:	13.75 acres in R-2 PUD (140 MF units), approx. 46.08 acres in R-2 PUD (162 SF lots) and 6.62 acres Conservation (Greenbelt)
Surrounding Zones	A-1 (Agricultural) to south and west, R-2 (Medium Density Residential) to east and B-5 across McClelland Circle to the north.
Proposed Use	Five (5) Apartment Buildings, 140 units (56 1B.R., 72 2B.R., 12 3 B.R.) and 162 single-family and 4 open space lots
Sq. Ft. of Buildings	94,965 SF in approx. 5 buildings (staff calculation based on proposed ground coverage)
Building Ground Coverage	(Apartments) 15.85%
Parking	288 spaces (required) 302 spaces (proposed) (242 surface & 60 garages)
New street required	Yes
Linear feet of new street	7,915 linear feet
Water/sewer available	Yes/Yes
Access	Via McClelland Circle, stoplight
PUD Waivers Requested	1) Maximum no. of story and height of apartment buildings 2) Maximum number of units per building

## **BACKGROUND:**

The subject property is an approximately 66.45-acre parcel partially within the Georgetown Urban Service Boundary, currently zoned R-2, PUD and C-1 (Conservation). The subject property was rezoned and annexed in 2018. It is a mixed-use residential project that proposes 140 multi-family units in five buildings and 162 single-family lots. There are two main entrances from the McClelland Circle bypass that serve as access to the overall development. The eastern entrance is already signalized and is south of the existing Kroger Marketplace commercial area. The western entrance is opposite the Hemingway Place entrance to Bradford Subdivision. The proposed subdivision plat shows all the lots and proposed road layout and will require approval as PSP 2019-02. The apartment area, because it involves multiple dwelling units on one lot will also require a Development Plan approval and this area is shown as part of PDP-2019-03.

The subject property is located on the southwest side of McClelland Circle (U.S. 460 Bypass) and approximately one-third mile west of U.S. 25. The site has a gently sloping topography that drains from McClelland Circle to Cane Run Creek, which follows the property's southern boundary. The subject property has been used for agricultural purposes in the recent past. There are existing mature treelines along the western and southwestern and eastern property boundaries and floodplain along the southern boundary. There is a sanitary sewer pump station on site and all utilities are available.

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

The subject property is zoned R-2 PUD (medium-density residential) and Conservation (C-1). The R-2 PUD zone is proposed to be split into two residential areas. The R-2 District allows single-family lots a minimum of 60' in width and 7500 square feet in size and multi-family units up to twelve (12) units per net acre. The R-2 zone also restricts multi-family units to a maximum of six (6) units per building and two-stories or 30-feet in height. The zoning ordinance does allow an increase in height for buildings as long as there is a one to one increase in the setback for every foot of building height over 30-feet. The applicant did request as part of Zoning and Concept Plan approval an increase in height and number of units per building in the multi-family section. The proposed single-family lots all meet the underlying width and dimension requirements of the R-2 District.

The land, below the 820 contour of Cane Run Creek, is zoned C-1 (Conservation). This is the defining limit of the southern Georgetown Urban Service Boundary and the leading edge of the City of Georgetown Southern Greenbelt. The Conservation zone was approved by Scott County Fiscal Court, remains county land and is not eligible for urban scale uses. The County Greenbelt Ordinance requires a plank-style wooden fence and screening at the Greenbelt Boundary.

### **Subdivision Plat (PSP 2019-02) Review:**

The proposed subdivision plat shows two main entrances from McClelland Circle which will be constructed as public streets which will serve as the main access for the development. A large lot approximately 8.9 acres in size is being created for the proposed five (5) apartment buildings and 140 multi-family units which are proposed to be made up of a mix of 1, 2 and 3 bedroom units. Because the R-2 zone limits multi-family density to a maximum of twelve units an acre, an additional 4.85 acres of open space is being provided west of the apartments. This area is zoned R-2 and serves as open space required for the apartment project, but it will also provide open space for the community at large. The overall density proposed for the apartment project is approximately 10.2 du/acre.

The remaining single-family lots are arranged on short blocks in a hybrid grid pattern. The subject property backs up to the Greenbelt so no stub road connections are provided to the south. One road connection is being provided to the Jennings farm to the west with a right-of-way reservation near the western entrance. No stub streets are proposed along the western boundary in the rear of the property because of the configuration of the Greenbelt which wraps around the subject property southwestern edge.

The Zoning Ordinance requires a land use buffer between multi-family and single-family zone districts. Since the property is zoned R-2 (medium-density residential) which allows both single-family and multi-family uses, the buffer is not mandatory. However, staff did recommend that some type of planted buffer be established between the single-family lots and the apartments. The applicant has proposed a planted and privacy fence buffer on the multi-family lot.

PUD's (Planned Unit Developments) are requested to provide a minimum of 10% open space to offset the flexibility allowed in the PUD zone. This project is providing 6.62 acres in the Conservation Zone to establish a southern Greenbelt and an additional 4.85 acres of open space outside the Greenbelt. The proposed 6.62 acres of open space in the Greenbelt (roughly 10%), along with two additional open space lots totaling 5.11 acres, total 11.72 acres or 17.6% dedicated open space overall.

A tree protection area was requested along the eastern property boundary, where an existing mature tree line is established. There is mature tree canopy on the open space lot, which will be required to be protected from disturbance during development. Additional tree canopy scattered throughout the site is not proposed for protection during the development process. A minimum tree canopy will be retained or planted meeting the canopy coverage requirement of the Landscape and Land Buffers Ordinance.

**Access:**

The subject property will be accessed from McClelland Circle at the existing traffic light which serves the Kroger Marketplace development on the north side of McClelland Circle. This entrance will be realigned to provide better traffic control for this project and the adjoining apartment project to the east which share the entrance. A second entrance is shown on the Concept Plan aligned with Hemingway Place.

**Traffic study**

A traffic study was completed for the project site by EA Partners. It concluded that the proposed development would not have a detrimental impact to traffic operations at the intersection with Marketplace Circle where an existing traffic signal is in place. But, the proposed development would impact the existing Hemingway Place southbound approach to the bypass. The following recommendations were made to mitigate the impact at the Hemingway place intersection:

1. Provide two lanes exiting Hemmingway Place and a minimum of one entering.
2. New South Crossing Development access opposite Hemingway Place should have 2 lanes existing and one entering.

Staff would recommend that the applicant be held responsible for all offsite intersection improvements at Hemmingway Place and the bypass and any turn lanes warranted. In addition, the applicant should work with the state to determine if a traffic signal would be warranted at the Hemingway Place intersection. A KYTC

encroachment permit will be required for work in the state ROW. All off-site and entrance improvements should be completed at the outset, prior to Final Subdivision Plat approval of the single-family area or Certificate of Occupancy issuance for the apartment buildings.

**Landscaping & Greenbelt:**

This proposal is located along the Southern Greenbelt. The 820-foot elevation contour on the southern and western boundary of the site has been identified in previous and the current Comprehensive Plan as the Urban Service Boundary (USB) and the edge of the Southern Greenbelt. The areas of the subject property proposed for development are all within the Georgetown USB and have been annexed by the City of Georgetown. The area zoned C-1 Conservation has not been annexed and is to remain undeveloped.

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 requires that existing mature tree lines and fences be retained or landscaping and fencing be established to create a clear and permanent boundary between urban areas and agricultural land.

This buffer is required to be established at the time of development of any property along the designated Greenbelt. The Greenbelt area was meant to be maintained as an agricultural, parkland or open space buffer. The Applicant has zoned all the land south of the 820 contour to Conservation (C-1) zone district, so that it may be permanently restricted from urban development.

Staff has requested that development along the Greenbelt reserve a 30' trail easement in or at the edge of the Greenbelt boundary to allow for future development of a Greenbelt trail. The apartment project to the east and the Highgrove Senior Living Community both included trail easements within their developments. It is recommended that a 30' wide trail easement be provided in or at the edge of the Greenbelt. The exact location can be determined at time of Final Subdivision Plat approval. The applicant has provided a public access to the Greenbelt from a public street, between lots 58 and 60, as requested by staff.

**Preliminary Development Plan Review:**

The apartment project is proposed to be an extension of the MarQ Apartments already constructed to the east, with similar exterior detailing with the main exception that that they are proposed to be constructed three stories tall instead of two and they will each have twelve one car garages at the ends of the building, six on each end.

The buildings exceed the allowable height by eight feet. Each building is proposed thirty-eight feet high instead of the maximum thirty feet. The Zoning Ordinance does allow for the extra height if additional setback is provided. The applicants are providing thirty-eight feet of rear setback from the closest building to the property line.

The applicants are requesting waivers as part of PUD approval for the three-story building type and for the number of dwelling units per building. There are two building types proposed, one with 28 units and one with 24 units. The maximum number of units per building in the standard R-2 District is six (6) units per building.

#### Entrances, Parking and Circulation:

Two entrances are proposed to the multi-family area from the two public access roads. The entrance roads are designed to accommodate a turn lane into the apartment area. The private entrance roads themselves are 24' wide. No turn lane out is proposed and there is plenty of stacking distance. The Planning Commission Engineer has requested that the private drives/roads to the apartment buildings be increased to 26' and turning movements be documented at time of Final Development Plan submittal.

288 parking spaces are required based on the standard of 1.5 spaces per 1 bedroom unit and 2.5 spaces per 2 and 3 bedroom unit. The applicants are providing 302 spaces, 242 surface spaces and 60 garages, 12 garages per building. Sidewalks are shown internally in front of the buildings and to mail and garbage facilities on site and from the eastern entrance to the Marketplace intersection.

#### Setbacks:

A 100' setback is required for any residential structures from McClelland Circle. That is being provided. A minimum 38' rear setback is required between the apartment buildings and the single-family lots. that is being provided.

#### Landscaping and buffers:

The applicants have submitted a landscape plan that shows they can meet the required internal and perimeter VUA landscaping requirements. They are also providing a landscape buffer between the multi-family area and the single-family lots in the form of a 10' landscape buffer with a tree every 40-foot and a 6-foot high wood privacy fence.

No canopy is proposed for preservation on the Multi-family lot. Existing trees where present are proposed to be removed to grade the sight and 2.2 acres or 25% canopy coverage is proposed in new plantings. This would exceed the 20% required.

#### **RECOMMENDATION:**

Staff recommends **Approval** of the Preliminary Subdivision Plat (PSP 2019-02) for 161 single-family lots, one multi-family lot and four (4) open space lots on 66.45 acres, and the Preliminary Development Plan (PDP 2019-03) for 140 multi-family units, with the following PUD waivers and conditions of approval:

#### Waivers:

1. Exceed the building height in the R-2 PUD apartment area to 3 stories and 38 feet.
2. Increase the number of apartment units per building in the R-2 PUD apartment area from six (6) per building to twenty-eight (28) per building.

#### Conditions of Approval:

1. All applicable conditions of approval from Zone Change ZMA-2018-45. As part of R-2 PUD Zoning approval the applicant is restricted to a maximum 140 apartments and 162 single-family lots as depicted on the proposed Concept Plan.
2. Applicant shall be responsible for all entrance and required off-site roadway improvements as identified by the submitted traffic study or subsequent study(s).

3. Applicant shall obtain encroachment permits from KYTC and complete all required off-site and entrance improvements prior to Final Plat approval of the single-family lots or Certificate of Occupancy issuance for the apartment buildings.
4. Private driveways to apartment area shall be a minimum of 26' width and meet minimum requirements for turning movements.
5. All requirements of Georgetown Fire Department.
6. 30' trail easement will be provided in or adjacent to the Greenbelt at time of Final Subdivision Plat approval.
7. Applicant shall be subject to the fencing and buffer requirements of the Greenbelt Ordinance. Exact location and buffer details shall be determined at Final Subdivision and Development Plan approval.
8. Property Perimeter and Vehicular Use Area landscaping shall be provided to meet the requirements of the *Landscape and Land Use Buffer Ordinance*.
9. All stormwater and runoff shall be managed so as not to create additional off-site impacts.
10. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
11. All requirements of GMWSS regarding the provision of sanitary sewer.
12. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS Division) with a digital copy of the approved subdivision plat and development plan.
13. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).



DEVELOPER:  
BALL HOPES, LLC  
3608 BALDWIN DRIVE  
LEICESTER, KY 40017

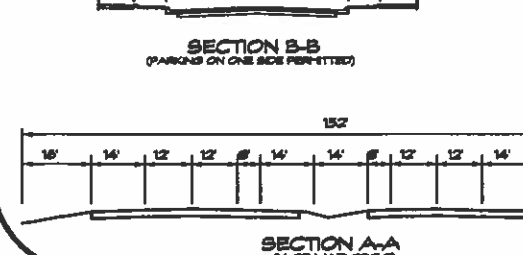
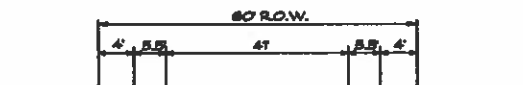
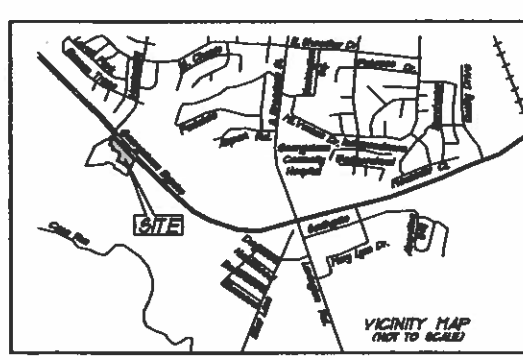
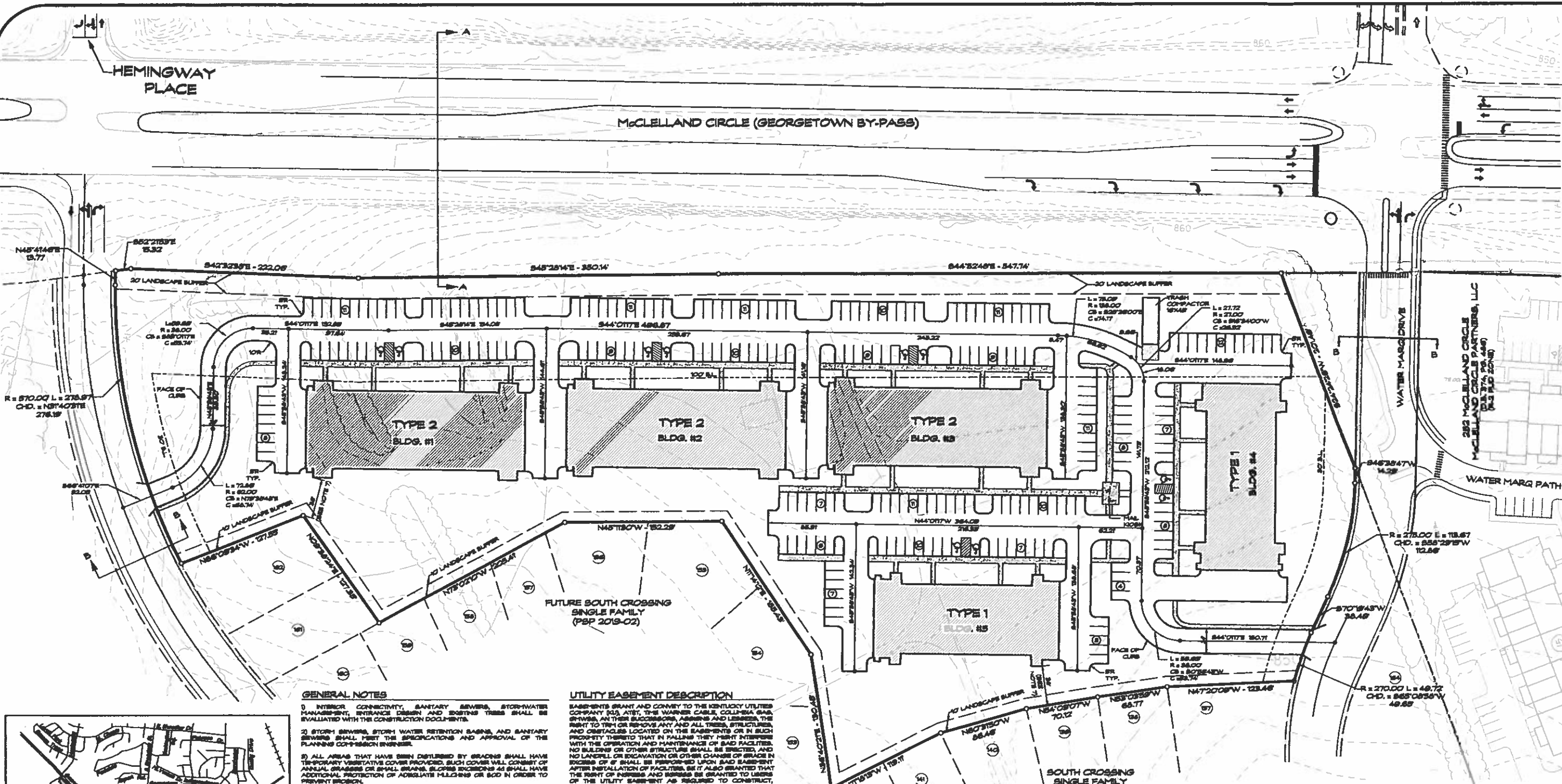
EA Partners, PLLC  
CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
3111 WALL STREET  
LEICESTER, KY 40017  
PHONE: (606) 224-4444  
FACSIMILE: (606) 224-8887

PRELIMINARY DEVELOPMENT PLAN  
SOUTH CROSSING APARTMENTS  
McCLELLAND CIRCLE  
GEORGETOWN, SCOTT COUNTY, KENTUCKY

DRAWN LLW  
DATE 01/30/19  
CHECKED  
REVISED

SHEET

PDF-2018-03



- GENERAL NOTES**
- INTERIOR CONNECTIVITY, SANITARY SEWERS, STORMWATER MANAGEMENT, ENTRANCE DESIGN AND SIGNING TRAILS SHALL BE EVALUATED WITH THE CONSTRUCTION DOCUMENTS.
  - STORM SEWERS, STORM WATER 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 PERENNIALS EXCEPT AS SHOWN. ADDITIONAL PROTECTION OF ADJACENT HILLSIDES OR SOCS IN ORDER TO PREVENT EROSION.
  - THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THE PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED SUBDIVISION PLAN.
  - GRADING, BUILDING FINISH FLOOR ELEVATIONS & H.C. PARKING SPACE LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL CONSTRUCTION PLANS.
  - PERMITS FOR AGREEMENT II ARE REQUIRED WITH APPROVAL OF THE WATER AND SEWER PLANS.
  - VARIANCE APPROVED TO EXCEED BUILDING HEIGHT, UP TO 36' AND 3 STORIES, VARIANCE APPROVED TO EXCEED APARTMENT UNITS IN A SINGLE STRUCTURE, UP TO 25 UNITS, BOTH VARIANCES ARE PERMISSIBLE UNDER THE PLD ZONING OVERLAY.
  - DISPOSITION OF THE USES (ACTIVE OR PASSIVE) AND MAINTENANCE OF THE OFF-SITE C1 PROPERTY SHALL BE DETERMINED WITH THE APPROVAL OF THE PRELIMINARY SUBDIVISION PLAN.
  - FINAL DEVELOPMENT PLAN CERTIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.
  - THE ENTRANCES SHALL BE 20' TO BACK OF CURB AND LABELED AS PATH.

**UTILITY EASEMENT DESCRIPTION**  
EASEMENTS GRANT AND CONVEY TO THE KENTUCKY UTILITIES COMPANY (KUC), ATEC, THE WARDEN CABLE, COLUMBIA GAS, SWWS, AN OR SUCCESSORS, ASSIGNS AND LESSEES, THE RIGHT TO TRIP OR REMOVE ANY AND ALL TREES, STRUCTURES, AND OBJECTS LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THERETO THAT IN FALLING THEY MIGHT INTERFERE WITH THE OPERATION AND MAINTENANCE OF SAID FACILITIES. NO BUILDING OR OTHER STRUCTURE SHALL BE ERRECTED, AND NO LANDFILL OR EXCAVATION OR OTHER CHANGE OF GRADE IN EXCESS OF 6" SHALL BE PERFORMED UPON SAID EASEMENT AFTER INSTALLATION OF FACILITIES. BE IT ALSO GRANTED THAT THE RIGHT OF INGRESS AND EGRESS BE GRANTED TO USERS OF THE UTILITY EASEMENT AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN AND REINFORCE FACILITIES WITHIN SAID EASEMENTS.

**DRAINAGE EASEMENT DESCRIPTION**  
DRAINAGE EASEMENTS CONTAIN STORMWATER CHANNELS 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.  
PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE EASEMENTS ON THEIR PROPERTY. INDIVIDUAL PROPERTY OWNERS ARE NOT RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE EASEMENT.

**OWNERS:**  
ALICE FORD & KATHERINE BRADLEY  
C/O KATHERINE BRADLEY  
815 SHEPHERD ROAD  
HOPKINSVILLE, KY. 42240-1413  
LEWIS P. & ROSEMARY M. BRADLEY  
815 SHEPHERD ROAD  
HOPKINSVILLE, KY. 42240-1413

**SITE STATISTICS:**  
AREA = 8.80 ACRES  
ZONE = R-2 PLUD  
NO. OF BUILDINGS = 5  
NO. OF UNITS = 140 (26 - 1 BDR., 72 - 2 BDR., 12 - 3 BDR.)  
DENSITY = 16 UNITS/NET ACRE  
PARKING REQUIRED = 266 SPACES  
(1.5 SPACES PER 1 BDR. & 2.5 SPACES PER 2 & 3 BDR. UNITS)  
PARKING PROVIDED = 302 SPACES  
(242 SURFACE & 60 GARAGES)  
BUILDING HEIGHT = 36'  
OPEN SPACE REQUIREMENTS INCLUDE LOTS ON PDP 2018-02

**PURPOSE OF PLAN:**  
TO REFLECT DEVELOPMENT OF 140 APARTMENT UNITS.

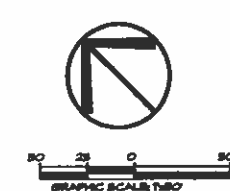
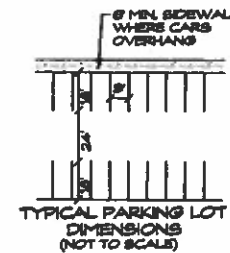
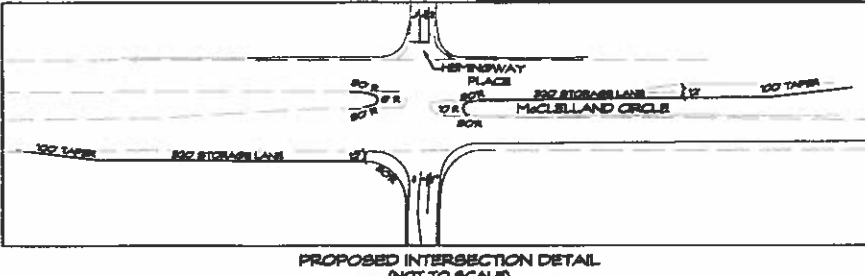
**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
I (WE) HEREBY CERTIFY THAT I (AM) (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ACCEPT THE PLATFORM OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, ESTABLISH THE PERMITS BUILDING RESTRICTION LIMITS, AND DEDICATE 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.

\_\_\_\_\_  
SIGNATURE OF OWNER OR OWNERS

\_\_\_\_\_  
SIGNATURE OF OWNER OR OWNERS

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

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



# GSCPC Active Development Projects

Status	Application number	Project Name	Type
<b>Under Construction</b>		<b>Number of Projects: 21</b>	
	2014-22	Amerson Apartments North	DEV-R
	2017-20	Amerson Commercial - Lot 2D (Bigby Coffee)	DEV-C
	2017-20	Amerson Commercial Grading and Site Work	DEV-C
	2017-49	Ashton Grove Senior Living (Highgrove)	DEV-C
	2017-05	Bluegrass RV	DEV-C
	2018-25	Bluegrass RV Storage_3036 Paris Pike	DEV-C
	2014-21	Central Church of God-Coleman Lane	DEV-C
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2018-41	Commonwealth T&M - Endeavor - Grading Only	DEV-C
	2011-17	Falls Creek Townhomes. Lot 6-15B	DEV-C
	2011-29	Heritage Apartments	DEV-R
	2015-23	Hill-N-Dale apartments	DEV-R
	2017-08	Home 2 Suites by Hilton	DEV-C
	2018-27	International Crankshaft 2018 Expansion	DEV-C
	2018-47	Landmark Shoppes-105 Marketplace - Credit Union	DEV-C
	2016-03	MVH Industrial Piping (204 Endeavor)	IND
	2018-011	Oxford Place - Village Market Path Extension	DEV-C
	2017-44	Planet Fitness (Shoppes @ Cherry Pointe)	DEV-C
	2017-56	Southland Christian Church	DEV-C
	2018-24	Sunbelt Rentals	DEV-C
	2015-25	TMMK Trailor Yard CDD-Grading Only	DEV-C
<b>Final Inspection</b>		<b>Number of Projects: 8</b>	
	2016-38	Cyron Holdings	IND
	2016-30	Fur Sher - C-Logic Commercial (5460 Leestown)	DEV-C
	2018-37	Kroger Marketplace - Parking Lot Addition	DEV-C
	2016-01	Scariot	DEV-C
Minor DP		Stonewall First Church of God - Grading & Parking	DEV-C
	2016-33	TMMK Paint Reborn - Site work/Foundation	DEV-C
	2015-20	Toyota Tsusho - Corporate Services Bldg	DEV-C
	2018-40	Vuteq Parking Expansion 2018	DEV-C

# GSCPC Active Subdivision Projects

Status	Application number	Project Name
<b>Under Construction</b>	Number of Projects: 9	
	2017-43	Fox Run Subdivision - Phase 1
	2017-24	Pinnacle At Mallard Point
	2004-51	Pleasant Valley Phase 4
	2016-51	Price Farm - Phase 1 (Ball Homes)
	2005-02	Rocky Creek Reserve (Remaining-Ball Homes)
	2013-30	Rocky Creek-Meadows-Sec1C
	2017-08	Thoroughbred Acres Unit 7D, Section 1
	2018-61	Village at Lanes Run - Phase 2, Section 3
2003-82	White Oak Condominiums Phase 4 (Remaining)	
<b>Dedication/Final Work</b>	Number of Projects: 13	
	2005-47	Cherry Blossom Subdivision Phase 7 & 8
	2005-34	East Main Estates Units 1 & 2
	2005-26	Edgewood Subdivision - Phase 1
	2004-49	Falls Creek Phase 1 - Unit 1
	2004-49	Falls Creek Phase 1- Units 2, 3, 4, & 5
	2004-02	Leesburg Landing
	2006-28	McClelland Springs Subdivision Phase 2A
	2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4
	2003-71	Stonecrest Subdivision Units 1A, 1C, 1D, 1E
	2004-26	Village at Lanes Run - Phase 1, Section 1
	2010-22	Village at Lanes Run- Phase 2, Section 1
	2006-06	Ward Hall Property - Phase 1B & 1C (Remainder)
2006-06	Ward Hall Property - Unit 1	
<b>Approved/Bonded</b>	Number of Projects: 13	
	2018-41	Buffalo Springs Phase 1
	2016-47	Canewood Unit 1-C Sect 4
	2006-86	December Estates Cluster Subdivision
	2013-11	Deer Run - Phase 3A
	2013-11	Deer Run - Phase 3B
	2003-68	Paynes Crossing Phase 4 - Section 1 & 2
	2004-51	Pleasant Valley Phase 4D & 4E
	2008-47	Pleasant Valley Sec 2, Ph 2, Unit 3(Urban Groupe)
	2008-47	Pleasant Valley Section 2, Ph2, Unit 2
	2015-29	Sutton Place, Phase 3, Section 1
	2015-29	Sutton Place, Phase 3-B
	2011-30	Village at Lanes Run- Phase 2, Section 2
2016-13	Winding Oaks Cluster	

# List of all Active Projects/status

Application	Project Name	Type	Status
2014-22	Amerson Apartments North	DEV-R	Under Construction
2017-20	Amerson Commercial - Lot 2D (Bigby Co	DEV-C	Under Construction
2017-20	Amerson Commercial Grading and Site W	DEV-C	Under Construction
2018-22	Amerson Orchard South Townhomes	RES	Under Review
2017-49	Ashton Grove Senior Living (Highgrove)	DEV-C	Under Construction
2017-05	Bluegrass RV	DEV-C	Under Construction
2018-25	Bluegrass RV Storage_3036 Paris Pike	DEV-C	Under Construction
2018-41	Buffalo Springs Phase 1	RES	Approved/Bonded
2016-47	Canewood Unit 1-C Sect 4	RES	Approved/Bonded
2017-13	Canewood Unit 6, Lot 1 Townhomes	DEV-R	Under Review
2014-21	Central Church of God-Coleman Lane	DEV-C	Under Construction
2005-47	Cherry Blossom Subdivision Phase 7 & 8	RES	Dedication/Final Work
2015-22	Cherry Blossom Townhomes Phase 5 (Had	DEV-R	Under Construction
2010-17	Cherry Blossom Townhomes-Phase 4	RES	Warranty Period
2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R	Approved/Bonded
2003-86	Colony Unit 10	RES	Warranty Period
2018-16	Colony Unit 11	RES	Warranty Period
2018-41	Commonwealth T&M - Endeavor - Gradin	DEV-C	Under Construction
2016-38	Cyron Holdings	IND	Final Inspection
2006-86	December Estates Cluster Subdivision	RES	Approved/Bonded
2013-11	Deer Run - Phase 3A	RES	Approved/Bonded
2013-11	Deer Run - Phase 3B	RES	Approved/Bonded
2018-10	Dog Haus Development	DEV-C	No Activity
2005-34	East Main Estates Units 1 & 2	RES	Dedication/Final Work
2005-26	Edgewood Subdivision - Phase 1	RES	Dedication/Final Work
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded

Application	Project Name	Type	Status
2004-49	Falls Creek Phase 1 - Unit 1	RES	Dedication/Final Work
2004-49	Falls Creek Phase 1- Units 2, 3, 4, & 5	RES	Dedication/Final Work
2011-17	Falls Creek Townhomes, Lot 6-15B	DEV-C	Under Construction
2017-43	Fox Run Subdivision - Phase 1	RES	Under Construction
2016-30	Fur Sher - C-Logic Commercial (5460 Lee	DEV-C	Final Inspection
2011-29	Heritage Apartments	DEV-R	Under Construction
2015-23	Hill-N-Dale apartments	DEV-R	Under Construction
2016-49	Hiserbob - 411 Triport Road	IND	No Activity
2017-08	Home 2 Suites by Hilton	DEV-C	Under Construction
2018-27	International Crankshaft 2018 Expansion	DEV-C	Under Construction
2018-37	Kroger Marketplace - Parking Lot Additio	DEV-C	Final Inspection
2018-15	Landmark Office Centre Parking Exp (Kel	DEV-C	Under Review
2017-06	Landmark Shoppes (105-107 Marketplace	DEV-C	Complete
2018-47	Landmark Shoppes-105 Marketplace - Cre	DEV-C	Under Construction
2004-02	Leesburg Landing	RES	Dedication/Final Work
2017-52	Lifestyle Communities Parking Addition (	DEV-C	Complete
2006-28	McClelland Springs Subdivision Phase 2A	RES	Dedication/Final Work
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	Under Review
2016-03	MVH Industrial Piping (204 Endeavor)	IND	Under Construction
2018-08	Oxford Place - Retail (Dominos?)	DEV-C	Under Review
2018-011	Oxford Place - Village Market Path Extens	DEV-C	Under Construction
2003-68	Paynes Crossing Phase 4 - Section 1 & 2	RES	Approved/Bonded
2005-36	Paynes Landing Units 5-15 (Section 2)	RES	Warranty Period
2015-05	Pemberley Cove	RES	Warranty Period
2018-29	Penn Ave Baptist Parking - Stamping Gro	DEV-C	Under Review
2017-24	Pinnacle At Mallard Point	RES	Under Construction
2017-44	Planet Fitness (Shoppes @ Cherry Pointe)	DEV-C	Under Construction

Application	Project Name	Type	Status
2004-51	Pleasant Valley Phase 4	RES	Under Construction
2004-51	Pleasant Valley Phase 4D & 4E	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 5	RES	Under Review
2008-47	Pleasant Valley Sec 2. Ph 2. Unit 3(Urban	RES	Approved/Bonded
2008-47	Pleasant Valley Section 2. Ph2. Unit 2	RES	Approved/Bonded
2005-04	Pleasant Valley Section 2. Phase 1	RES	Warranty Period
2005-04	Pleasant Valley Section 2. Phase 2 - Unit 1	RES	Warranty Period
2004-51	Pleasant Valley Subdivision Units 1-A &	RES	Warranty Period
2018-18	Pleasant Valley. Section II - Townhomes P	DEV-R	Under Review
2004-51	Pleasant Valley. Unit 4A	RES	Warranty Period
2016-51	Price Farm - Phase 1 (Ball Homes)	RES	Under Construction
2006-63	Rocky Creek Farm Section 3B. Phase 3	RES	Under Review
2017-08	Rocky Creek Phase 5. Section 1 (Falmout	RES	Warranty Period
2005-02	Rocky Creek Reserve - Unit 1 Sect 1.2.3A	RES	Dedication/Final Work
2005-02	Rocky Creek Reserve (Remaining Ball Ho	RES	Under Construction
2006-63	Rocky Creek Section 3A	RES	Warranty Period
2006-63	Rocky Creek Section 3B. Phase 1	RES	Warranty Period
2006-63	Rocky Creek Section 3B. Phase 2	RES	Warranty Period
2017-08	Rocky Creek Unit 1A/Unit 1E (Johnstone	RES	Warranty Period
2013-30	Rocky Creek-Meadows-Sec1A-1, 1A-2, 1	RES	Warranty Period
2013-30	Rocky Creek-Meadows-Sec1C	RES	Under Construction
2016-01	Scariot	DEV-C	Final Inspection
2017-56	Southland Christian Church	DEV-C	Under Construction
2003-71	Stonecrest Subdivision Units 1A, 1C, 1D.	RES	Dedication/Final Work
Minor DP	Stonewall First Church of God - Grading	DEV-C	Final Inspection
2018-24	Sunbelt Rentals	DEV-C	Under Construction
2009-20	Sutton Place Phase 2	RES	Warranty Period
2018-38	Sutton Place Remaining (Phase to be nam	RES	Under Review

Application	Project Name	Type	Status
2015-29	Sutton Place, Phase 3, Section 1	RES	Approved/Bonded
2015-29	Sutton Place, Phase 3-B	RES	Approved/Bonded
2005-22	Thoroughbred Acres Unit 11(Commercial	DEV-C	Approved/Bonded
2006-23	Thoroughbred Acres Unit 13A,13B,13C	RES	Warranty Period
2017-08	Thoroughbred Acres Unit 7D, Section 1	RES	Under Construction
2016-33	TMMK CDD Restoration(near Traylor Cti	DEV-C	Complete
2016-33	TMMK Paint Reborn - Site work/Foundati	DEV-C	Final Inspection
2015-25	TMMK Traylor Yard CDD-Grading Only	DEV-C	Under Construction
2017-53	Top Gun Safe Auto Sales	DEV-C	No Activity
2015-20	Toyota Tsusho - Corporate Services Bldg	DEV-C	Final Inspection
2004-26	Village at Lanes Run - Phase 1, Section 1	RES	Dedication/Final Work
2018-61	Village at Lanes Run - Phase 2, Section 3	RES	Under Construction
2010-22	Village at Lanes Run- Phase 2, Section 1	RES	Dedication/Final Work
2011-30	Village at Lanes Run- Phase 2, Section 2	RES	Approved/Bonded
2018-40	Vuteq Parking Expansion 2018	DEV-C	Final Inspection
2006-06	Ward Hall Property - Phase 1B & 1C (Re	RES	Dedication/Final Work
2006-06	Ward Hall Property - Unit 1	RES	Dedication/Final Work
2003-82	White Oak Condominiums Phase 2	DEV-R	Dedication/Final Work
2003-82	White Oak Condominiums Phase 4 (Rema	RES	Under Construction
2016-13	Winding Oaks Cluster	RES	Approved/Bonded
2006-57	Woodland Estates Cluster Subdivision	RES	Warranty Period
2018-05	Woodland Park (Betty Yancey) Phase 1	RES	No Activity
<b>Total Number of Active Projects:</b>		<b>104</b>	