

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

**AGENDA
JULY 8, 2021
6:00 p.m.**

I. COMMISSION BUSINESS

- A. Approval of June invoices
- B. Approval of June 10, 2021 minutes
- C. Approval of July agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PSP-2021-10 Cherry Blossom Village, Phase 9 - Preliminary Subdivision Plat to create 18 new lots located in Cherry Blossom Village.
- B. ZMA-2021-12 Singer Property - PUBLIC HEARING - POSTPONED
- C. PSP-2021-17 Wylbedun Farm Mixed Use Subdivision - Preliminary Subdivision Plat for 54 single-family residential lots located at 151 Vine Street.
- D. PSP-2021-20 Village at Lanes Run - Phase 3, Section 2 - Amended Preliminary Subdivision Plat to reduce the minimum lot width from 65 ft to 60 ft, amend open space layout and remove proposed alley system within Phase 3, Section 2 of a previously approved plat located at Village at Lanes Run, east of Lanes Run Creek.

III. NEW BUSINESS

- A. PDP-2021-22 Bluegrass Baptist Church - Preliminary Development Plan for expansion of the existing church and parking areas.
- B. PDP-2021-24 Project Whitaker - Preliminary Development Plan to construct a 317,520-square foot warehouse-distribution center located on Carley Court, Georgetown Industrial Park.

III. OTHER BUSINESS

- A. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
June 10, 2021**

The special meeting was held in the Scott County Courthouse on June 10, 2021. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners Steve Smith, James Stone, Charlie Mifflin, David Vest, Duwan Garrett, Mary Singer and Dann Smith, Director Joe Kane, Planner Matt Summers, Engineer Ben Krebs, and Attorney Charlie Perkins.

Motion by Singer, second by Stone, to approve the May invoices. Motion carried.

Motion by Mifflin, second by S. Smith, to approve the May 13, 2021 minutes. Motion carried.

Motion by Garrett, second by D. Smith, to approve the June agenda. Motion carried.

All those intending to speak before the Commission were sworn in by Mr. Perkins individually prior to their comments and questions.

Postponements/Withdrawals

Chairman Sulski stated that the applications for Cherry Blossom Village, Phase 9 (PSP-2021-10), Singer Property (ZMA-2021-12), Wylbedun Farm Mixed Use Subdivision (PSP-2021-17), and Village at Lanes Run - Phase 3, Section 2 (PSP-2021-20) has been postponed until the next regularly scheduled meeting.

Consent Agenda

A representative of the Tuttle Property (FSP-2021-18) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by S. Smith, second by Stone, to approve the application. Motion carried.

A representative of the Popp Property (PSP-2021-19) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Garrett, second by Vest, to approve the application. Motion carried.

FSP-2021-21 Green Property – Final Subdivision Plat to subdivide one (1) 5.00-acre tract leaving a remainder of 33.55 acres located at 1112 Porter Road.

Mr. Summers stated that the property is zoned A-1. He stated the lot entrance would be accessed from Salem Road.

Mr. Krebs stated that the existing entrance to the property has locust trees blocking the site distance on one side. He suggested removing the trees to improve the site distance.

Justin Drury, representing applicant, stated the applicant wanted to use the existing entrance since there is already a gate at that location. He stated the applicant agrees to the conditions of approval.

After further discussion, **Motion by Singer, second by D. Smith to approve the Final Subdivision Plat (FSP-2021-21) subject to five (5) conditions of approval. Motion carried.**

Chairman Sulski adjourned the meeting.

Attest: Mark Sulski, Chairman

Charlie Perkins, Secretary

CHERRY BLOSSOM, PHASE 9

Staff Report to the Georgetown-Scott County Planning Commission

June 10, 2021, Postponed

July 8, 2021

FILE NUMBER: PSP-2021-10

PROPOSAL: Preliminary Subdivision
Plat to create 18 new lots

LOCATION: Cherry Blossom Village

APPLICANT: Cherry Blossom
Development Company

DESIGNER: Brent Combs



STATISTICS:

Zone	R-1C PUD, Single Family Residential
Surrounding Zones	R-1C PUD, & A-1
Site Acreage	4.82 acres
No. of Lots:	18
New Street Required	Yes
Length of Street	680 L.F.
Water/Sewer Availability	Yes/Yes
Access	Sunningdale Drive
Variances/Waivers	None

BACKGROUND:

The subject property is a 4.82-acre remnant of the Cherry Blossom property between holes 7 and 8 of the Cherry Blossom golf course, west of Old Oxford Road, with 328 feet of frontage on Old Oxford Road. The property is zoned R-1C PUD, Single Family Residential. Access is proposed from Sunningdale Drive, a local continuous street, 29' wide in a 60' right-of-way.

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

received staff approval at the time. In any case a connection to Old Oxford was shown in this general area.

Any subdivision of this property must comply with the conditions of approval from the rezoning of this area and any subsequent Master Development Plan. A condition of approval of the Master Plan (PDP-2000-19) and the rezoning of the property, was that two road connections to Old Oxford Road be installed and road improvements be made to Old Oxford Road, the length of the subdivision frontage, to bring the road up to current standards, with acceleration and deceleration lanes at the proposed entrances.

Vehicular Access & Pedestrian Circulation:

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

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

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

Plat Review

The layout, width, size of the proposed lots conforms with the underlying zoning and is consistent with previous approvals. A condition of approval of the previous phase (phase 8) also stated that "Any further approvals will require a connection to Old Oxford Road unless the applicant coordinates with the City and other property owners to provide these improvements collectively."

The applicant is proposing to make the connection to Old Oxford Road, but to install a gated controlled access. They have asked to waive the construction of turn lanes on Old Oxford due to their proposal to install a gate limiting use of the access to emergency vehicles, thru a manual or electronic pad locked gate of some sort.

The applicant has further proposed to provide a letter of credit for the widening of Old Oxford to the required 11' width from centerline, for the portions that front the developable areas (not golf course) between the bridge over Lanes Run Creek to the northeast corner of the development.

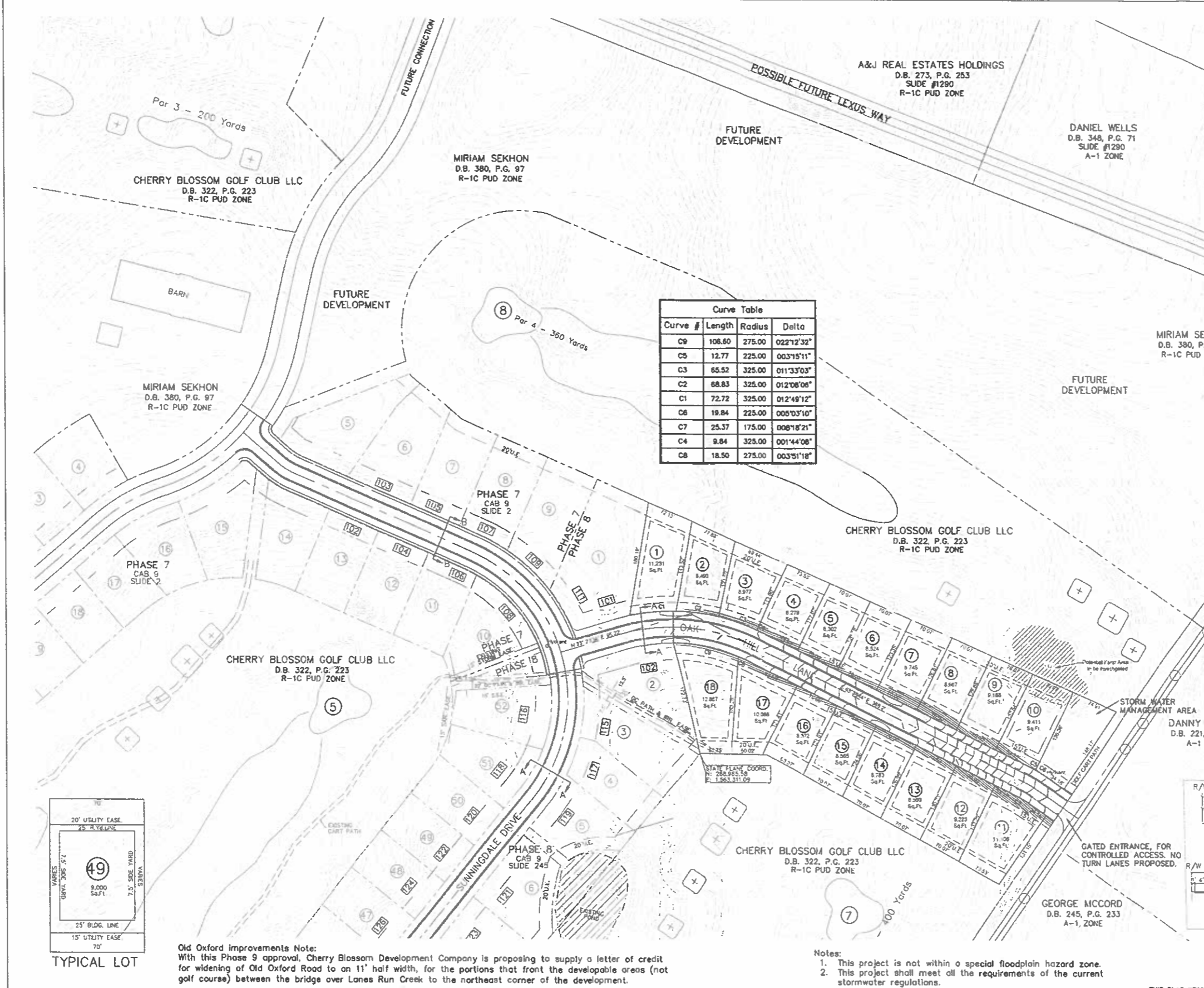
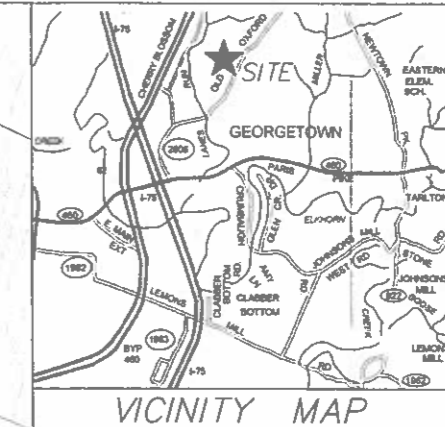
Staff is open to the option of a gate, but since this is proposed as a public street, the gate would need approval from the Planning Commission and the City at the time of dedication. Staff, however, would prefer an open access connection to improve traffic flow in the area.

Staff would also recommend the applicant provide a letter of credit for widening the entire length of Old Oxford along their frontage. The turn lanes are optional based on whether the access from Old Oxford is to be controlled. A turnaround area would likely be needed inside the gate for utility trucks and other large non-emergency vehicles if the gate were to be fixed.

RECOMMENDATION:

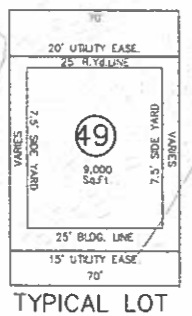
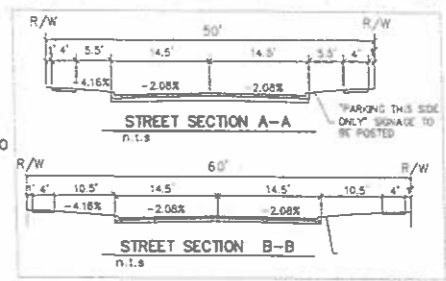
Staff recommends **Approval** of the Preliminary Subdivision Plat for 18 lots in phase 9 with the following conditions:

1. Any proposed changes to the Approved Preliminary Plat shall be reviewed and approved by the Georgetown-Scott County Planning staff (minor) or by the Planning Commission (major).
2. Applicant shall provide a gate accessible by emergency services at the entrance from Old Oxford Road. Planning Commission Engineer shall review the need for a turnaround at the gate depending on final location. Gate shall be approved by the City prior to dedication of street or this section of new street shall remain private. If the gate is not constructed, the developer shall submit a traffic analysis to determine the need for turn lanes at this entrance. The developer shall pay for any turn lanes determined to be required at the entrance on Old Oxford.
3. Applicant shall post letter of credit or cash surety for widening of Old Oxford to 11' from centerline along length of frontage.
4. Prior to any construction or grading, the applicant shall meet with the Planning Commission Engineer to review construction policies and establish inspection schedules.
5. There shall be no grading or construction on the site until all required plans (i.e., drainage plans) including Construction Plans have been reviewed and approved by the Planning Commission Engineer.
6. All requirements of the Stormwater Ordinance
7. All applicable requirements of the Zoning Ordinance and Subdivision regulations.
8. 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 plan.
9. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 of the Subdivision and Development Regulations.



Curve #	Length	Radius	Delta
C9	108.80	275.00	022°12'32"
C5	12.77	225.00	003°15'11"
C3	65.52	325.00	011°33'03"
C2	68.83	325.00	012°08'08"
C1	72.72	325.00	012°49'12"
C6	19.84	225.00	005°03'10"
C7	25.37	175.00	008°18'21"
C4	9.84	325.00	001°44'08"
C8	18.50	275.00	003°51'18"

SITE STATISTICS
 INTENDED USE - SINGLE FAMILY
 ZONE - R-1C (P.U.D.)
 TOTAL AREA = 4.82 AC.
 PROPOSED # OF LOTS = 18
 AREA IN R/W = 0.78 AC.
 SMALLEST LOT = 8,279 SQ.FT.
 LARGEST LOT = 12,867 SQ.FT.
 AVERAGE LOT SIZE = 9,395 SQ.FT.
 LENGTH OF PUBLIC STREET = 680 L.F.



Old Oxford improvements Note:
 With this Phase 9 approval, Cherry Blossom Development Company is proposing to supply a letter of credit for widening of Old Oxford Road to an 11' half width, for the portions that front the developable areas (not golf course) between the bridge over Lanes Run Creek to the northeast corner of the development.

- Notes:**
- This project is not within a special floodplain hazard zone.
 - This project shall meet all the requirements of the current stormwater regulations.

THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18:150

PRELIMINARY SUBDIVISION PLAT
CHERRY BLOSSOM VILLAGE-PHASE 9
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

SCALE: 1" = 100'
 DATE: 7-30-2018
 REVISED: 8-20-2021
 DRAWN BY: ABC
 FILE NAME: Phase9-pp.dwg

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**WYLBEDUN FARM
PRELIMINARY SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
July 8, 2021**

FILE NUMBER: PSP-2021-17
PROPOSAL: Preliminary Subdivision Plat for 54 single-family residential lots.
LOCATION: 151 Vine Street
CONTACT: William "Bill" Stull
CONSULTANT: Phil Gambrell, PE
Prism Engineering



STATISTICS:

Zone	R-2 PUD (Medium Density Residential)
Surrounding Zones	A-1 & R-1B
Site Acreage (Gross)	16.25 acres (Section 1: 10.52 acres; Section 2: 5.73 acres)
Site Acreage (Net)	13.8 acres (Section 1: 8.82 acres; Section 2: 4.98 acres)
Number of Lots	54 Single-Family Lots (Section 1: 33 Lots; Section 2: 21 Lots)
Net Density (DU/Net Acre)	3.91 units/net acre
Average Lot Size	7,279 SF (Section 1: 7,819 SF; Section 2: 6,430 SF)
Smallest Lot Size	6,000 SF (Lot 10)
Access	Vine Street
Variances/Waivers	1. Reduce the minimum lot size to 6,000 square feet 2. Reduce the minimum lot width to 55 feet 3. Reduce the front yard setback to 25 feet

BACKGROUND:
The application before the Planning Commission is a Preliminary Subdivision Plat for 54 single-family lots, 4 open space lots, and a remainder for future development. The Project Site was rezoned to R-2 PUD in 2020.

The Preliminary Subdivision Plat (PSP) has changed from the concept plan that was presented to the Planning Commission as part of the Zoning Map Amendment application. The Project Site is now proposed to have more single-family lot area, with the design of the multi-family area being reserved for later.

Layout:

The Project Site will have road access from Vine Street and Davis Lane. The proposed public road will run southward on the lot ending in a cul-de-sac. A second road will split off to the west and run southwest ending in a temporary turnaround on the future development portion of the lot.

The Applicant is proposing to have 54 single-family residential lots fronting on these roads. The typical lot is proposed to be 55-ft wide and 110-ft deep. The average lot size proposed in the development is 7,279 square feet. The Project Site was approved as a Planned Unit Development (PUD). These types of development request flexibility in the zoning regulations to provide open space or other community benefits. In this application, the PSP shows four (4) open space lots containing about 4.79 acres of open space. In order to provide this open space, the Applicant has requested three (3) variances as part of this application. The variances are listed below with staff comments in **bold**.

1. Reduce the minimum lot size for single family lots from 7,500 SF to 6,000 SF. **Staff supports this variance. There is only one proposed lot at 6,000 SF, and the average lot is 7,279 SF. Several PUD developments in Georgetown have requested reduced lot sizes that are like those in this application. Staff would not recommend allowing any lots smaller than 6,000 SF at this time.**
2. Reduce the minimum lot width for a single-family lot from 60 feet to 55 feet. **Staff supports this variance. The proposed reduction in lot width should not adversely impact the public health safety or welfare. A 55-ft. lot width should still allow for reasonable use of the lots without creating a need for many variances in the future. Staff would not recommend allowing any lot widths smaller than 55 feet for this area given the topography.**
3. Reduce the front yard setback from 30 feet to 25 feet. **Staff supports this variance. Allowing the front yard setback to be somewhat reduced is a reasonable request in much of the northern part of Scott County, where the topography becomes more challenging. A 25-ft. setback would still allow for a driveway to fit a car without blocking the sidewalk. Staff would not recommend reducing the front yard setback to less than 25 feet.**

The net density of the proposed development (3.91 units/net acre) meets the requirements of the *Zoning Ordinance*. The Applicant will have to make some minor corrections to the site statistics prior to the Final Plat's recording including the calculation of net acreage. The Planning Commission calculates net acreage as the gross acres minus the right-of-way.

Access/Vine Street Improvements:

At the public hearing for the Zone Change for the Project Site, staff and the Planning Commission had concerns regarding access to the site from Vine Street. Since that application, the City of Sadieville has been awarded a grant to improve the safety of Vine Street and Davis Lane. As of the writing of this report, staff is still awaiting details about what those improvements will ultimately look like. Staff has had discussions with the Mayor of Sadieville, who's goal for the Vine Street improvements is to improve the access and safety of this road to allow emergency services and other large vehicles easier access.

Staff trusts that the City of Sadieville and their consultant are taking the necessary steps to make these streets safe for both current residents and future development such as this application. With that in mind, staff does recommend placing a condition on a preliminary approval of this application that lots cannot be platted for sale or home construction until the City's improvements to Vine Street and Davis

Lane are complete. This will ensure that new homes are not added to the area before the infrastructure is in place to support it.

The proposed road network also shows sidewalks along both sides of the proposed streets in accordance with the *Subdivision and Development Regulations*.

Canopy Standards, Open Space, & Multi-Family Area:

The Project Site will need to comply with the canopy standards for single-family developments. Depending on the amount of tree canopy that will be preserved through the construction process, the Applicant will need to provide 10-15% canopy coverage in accordance with the Landscape and Land Use Buffers Ordinance. Trees required to comply with the ordinance can be planted as street trees or in the open space.

The Project Site does show an acceptable amount of open space for the PUD. Typically, staff prefers to see at least 10% open space set aside for PUD projects and this project is proposing roughly 22%. The plat indicates the Applicant intends to create an HOA that will be responsible for the long-term maintenance of the open space areas.

At this time, the multi-family area has been set aside for future development except for the construction of a temporary turnaround. If the Planning Commission approves this Preliminary Subdivision Plat, it does not signify approval for any residential development on that portion of the Project Site. Any multi-family development will require its own preliminary approval from the Planning Commission before construction plans can be reviewed and approved.

Engineering Comments:

The Preliminary Grading Plan submitted as part of this application shows that the proposed development is possible. Staff still has some concerns that can be corrected through the construction plans that would follow a preliminary approval. The proposed roads will need to meet all requirements of the *Subdivision and Development Regulations* including slopes no greater than 10% and turning radii.

The element measurements on the typical road section shown on the PSP do not add up to the listed 50 feet of right-of-way. This will need to be corrected for any future construction plans and Final Subdivision Plat. Staff will need a cul-de-sac detail as part of future construction plans and Final Subdivision Plat. There are some discrepancies between the preliminary grading plan and the road profile sheet that will need to be corrected moving forward.

Staff has some concerns about how the proposed stormwater basin on Open Space Lot 1 will be constructed. Care will need to be given when designing a basin in this location, given its location relative to the houses on the south side of Vine Street.

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Subdivision Plat to for 54 single-family residential lots and 4 open space lots, with the following variances and conditions of approval:

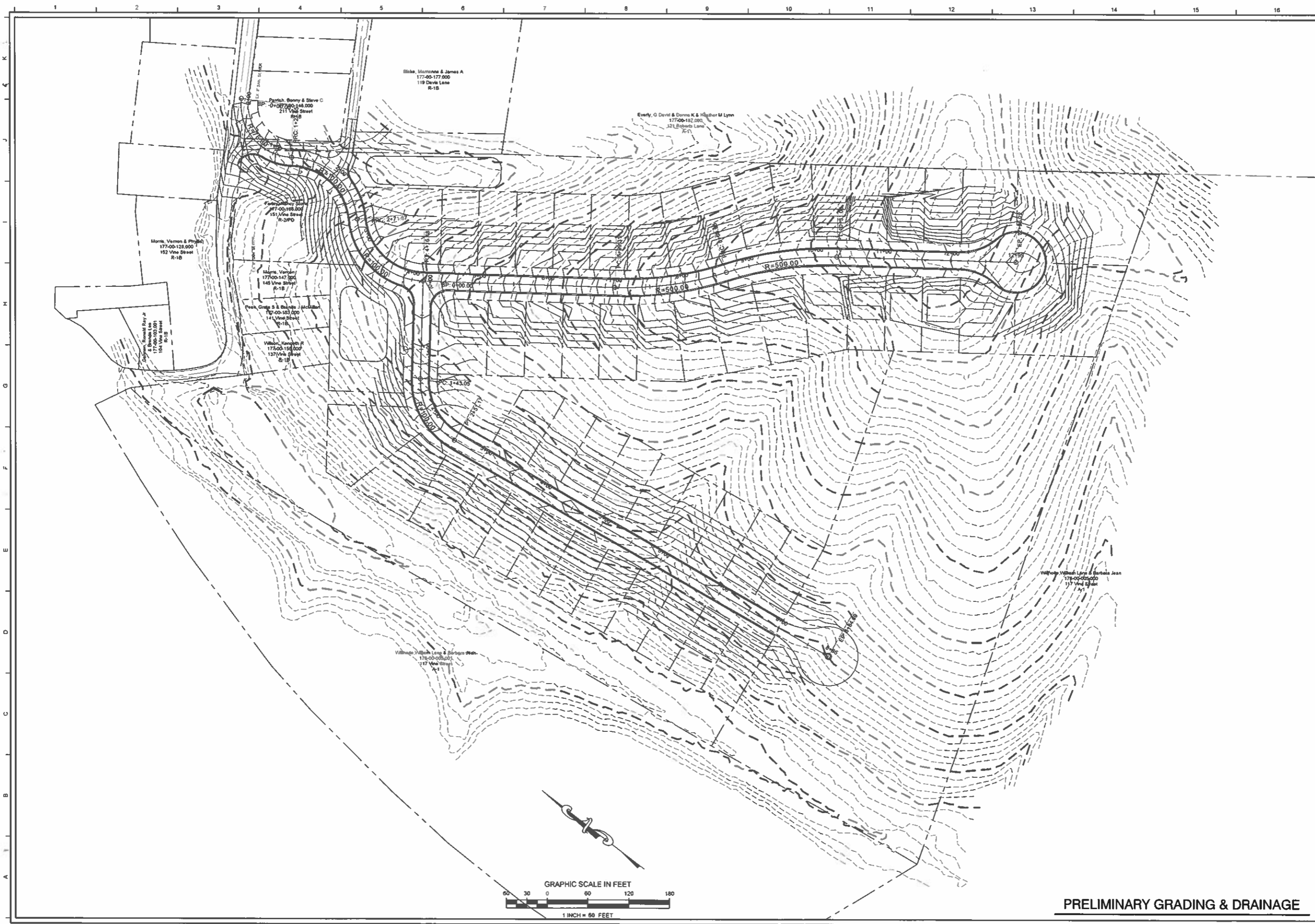
Waiver:

1. Reduce the minimum lot size to 6,000 square feet

2. Reduce the minimum lot width to 55 feet
3. Reduce the front yard setback to 25 feet

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. The Construction Plans and Final Subdivision Plat will need to comply with all stormwater management requirements.
4. There shall be no grading or construction on the Project Site until Construction Plans have been reviewed and approved by the Planning Commission staff.
5. Prior to any construction or grading, the Applicant shall meet with the Planning Commission Engineer and the Development Inspector to review construction policies and establish inspection schedules.
6. 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 plan.
7. The Applicant shall comply with all requirements of GMWSS regarding sanitary sewer service to the proposed lots.
8. The Applicant shall work with the Scott County Fire Department regarding compliance with their regulations and fire hydrant placement.
9. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
10. Planning Commission staff shall not record any plats creating buildable lots for the Project Site until the Vine Street and Davis Lane improvements the City has proposed are completed.
11. The Construction Plans and Final Subdivision Plat shall demonstrate that the requirements of the Landscape and Land Use Buffer Ordinance are met. Single-family residential developments must provide between 10-15% canopy coverage depending on the trees that will be protected through construction.



PE PROJ. # 220034-E1

PRISM ENGINEERING
 2309 MATTHEW TRAIL, SUITE 200
 LOUISVILLE, KENTUCKY 40299
 OFFICE: (502) 491-8891
 FAX: (502) 491-8898
 WWW.PRISMLLC.COM



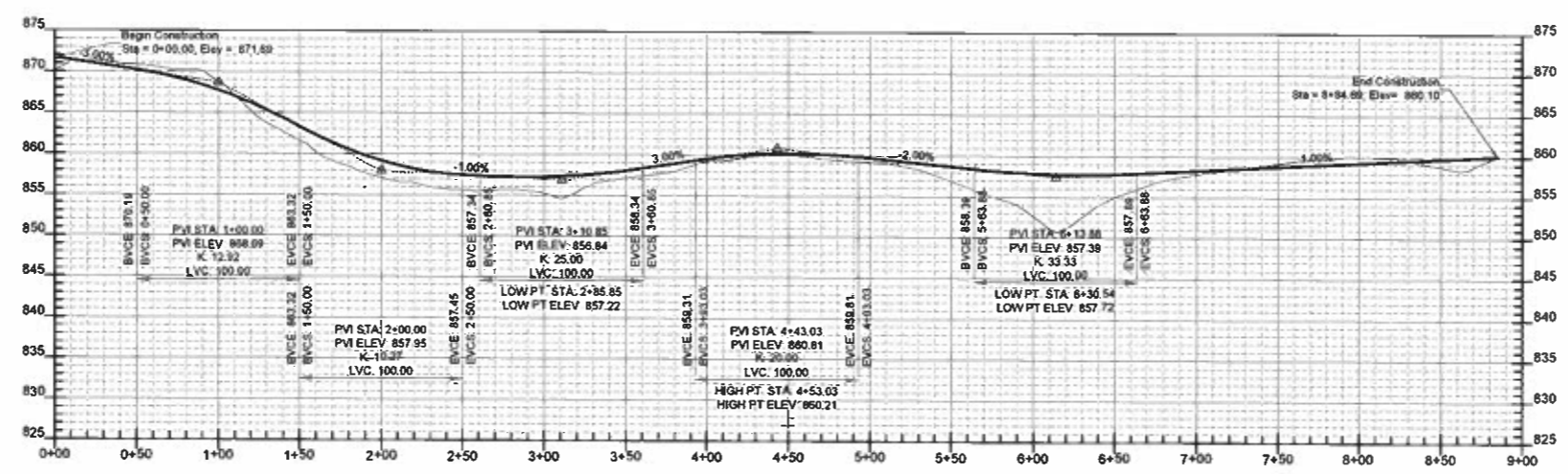
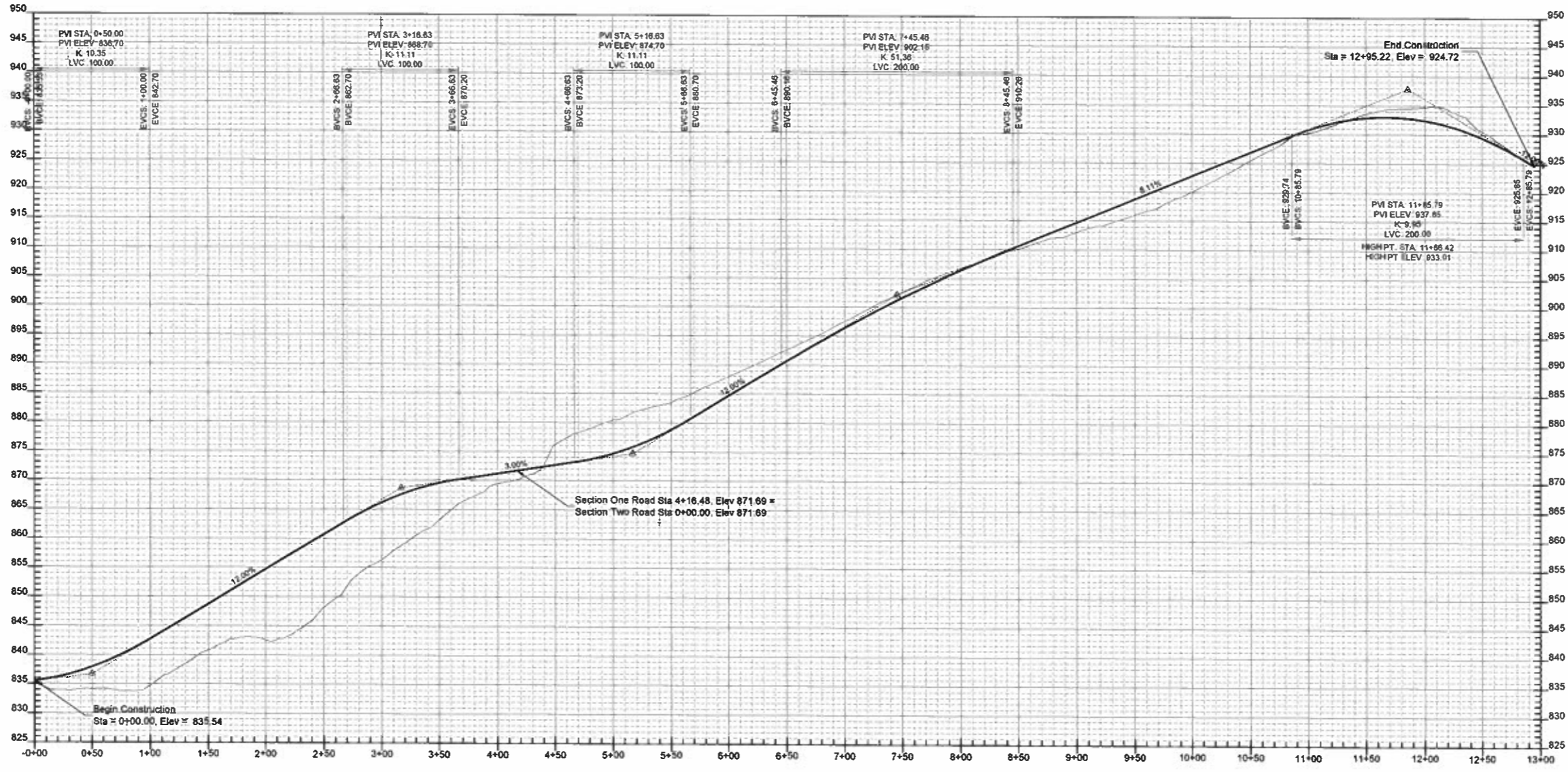
WYLBEDUN FARM
 MIXED-USE SUBDIVISION
 PARCEL ID: #177-00-186.000
 151 VINE STREET
 SADIEVILLE, SCOTT CO., KENTUCKY 40307

NO.	REVISIONS	DESCRIPTION	DATE
1	Revisions Per TRC Comments Dated 04-13-21		06-23-21

OWNER: WYLBEDUN FARM SADIEVILLE, KENTUCKY 40307	DEVELOPER: PRISM ENGINEERING LOUISVILLE, KENTUCKY 40299	DESIGNER: PHILIP A. CAMPBELL PE, KY 1818	CHECKER: [Blank]	DATE: [Blank]	SCALE: [Blank]	PROJECT: [Blank]
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DECEMBER 1, 2020

PRELIMINARY
 GRADING & DRAINAGE
PSP-02



PRELIMINARY ROAD PROFILES

PE Proj. # 220034-E1

PRISM ENGINEERING
2309 WATERBURY TRAIL, SUITE 200
LOUISVILLE, KENTUCKY 40299
OFFICE: (502) 491-8891
FAX: (502) 491-8898
WWW.PRISMLLC.COM

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WYLBEDUN FARM
MIXED-USE SUBDIVISION
PARCEL ID #177-00-186.000
161 VINE STREET
SADIEVILLE, SCOTT CO., KENTUCKY 40307

NO.	REVISIONS	DATE
1	Revisions Per TRC Comments Dated 04-13-21	06-23-21

OWNER	DATE	APPROVED
WYLBEDUN FARM	06-23-21	[Signature]
DEVELOPER		[Signature]

DECEMBER 1, 2020

PRELIMINARY ROAD PROFILES
PSP-03

**VILLAGE AT LANES RUN, PHASE 3, SECTION 2
AMENDED MASTER PLAN AND PRELIMINARY SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
June 10, 2021, Postponed
July 8, 2021**

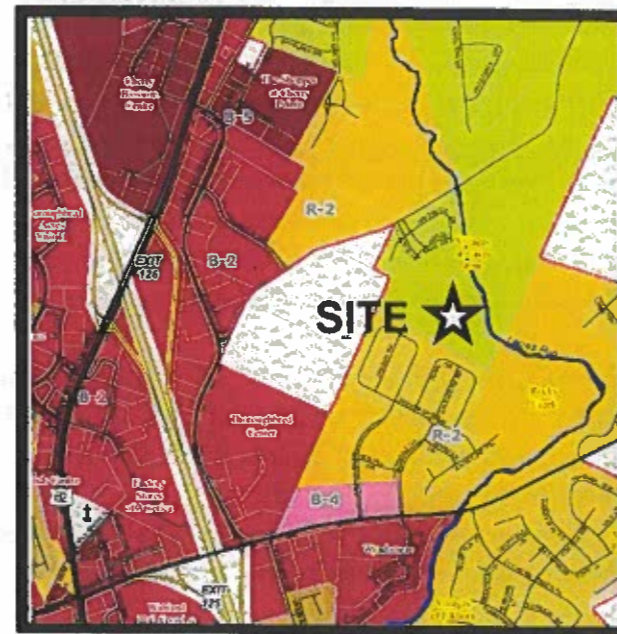
FILE NUMBER: PSP-2021-20

PROPOSAL: Amended Preliminary Subdivision Plat to reduce the minimum lot width from 65 ft to 60 ft, amend open space layout and remove proposed alley system within Phase 3, Section 2 of a previously approved plat

LOCATION: Village at Lanes Run; east of Lanes Run Creek

APPLICANT: MND Holdings, LLC

ENGINEER: Banks Engineering



STATISTICS:

Zone	R-1C (PUD)
Surrounding Zones	R-1C (PUD)
Acreage	37.23 acres (gross), 27.85 (net)
# of lots proposed	142
Dwelling units per acre	3.9 units/acre
Min. lot size proposed	5,758 sq.ft.
Ave. lot size proposed:	0.15 acres
Min. lot width	60 ft.
New street required	Yes
Lineal feet of new street	6,540 l.f.
Water/sewer available	Yes/Yes
Access	Via Old Oxford Road

BACKGROUND:

The overall Preliminary Subdivision Plat for Lanes Run Farm was approved in 2004 (PSP 2004-26) after a 2000 zoning to R-1C (PUD) and it included multiple residential sections with varying densities. The overall Preliminary Plat approval was for 496 dwelling units on 147.87 net developable acres for an overall density of 3.5 units per acre. This included 149 units approved on 39.28 acres on the west side of Lanes Run Creek at a proposed density of 3.8 units per acre, 237 units approved on 60.05 acres on the east side of Lanes Run Creek at a proposed density of 3.8 units per acre and 100 units on 42.53 acres on the east side of Lanes Run Creek, adjacent to the Urban Service Boundary, at a density of 2.35 units/acre. The remaining 10 lots were proposed on 50 acres of the farm outside the urban service boundary at the 5-acre lot density. (149+237+100+10=496)

The first lots around the Village Boulevard entrance (west of Lanes Run Creek) were platted as The Village at Lanes Run, Phase 1 and followed the Traditional Neighborhood Development (TND) pattern. Subdivision activity slowed in the 2008 recession and in 2010 Ball Homes purchased the languishing lots in phase 1 and sought and were granted approval to abandon the alley-accessed lots and the TND development pattern in the first phases of the development. As part of this approval and subsequent approvals of the area west of Lanes Run Creek without alley accessed lots, the number of lots approved west of Lanes Run Creek increased from 149 to 161. This reduces by twelve lots the number of lots available in future areas of the neighborhood east of Lanes Run Creek, now being considered.

The Village at Lanes Run Master Plan and Preliminary Plat was granted Preliminary Plat approval at the Planning Commission meeting of June 10, 2004 (PSP 2004-26). Phase 1 of The Village at Lanes Run was platted and recorded in July of 2006. The remainder of phase 1 and phase 2, sections 1-3 have all been subsequently approved in the years since. Currently all lots west of Lanes Run Creek have been platted and the streets and infrastructure are constructed, connecting the Villages of Lanes Run subdivision with Rocky Creek subdivision on the west side of Lanes Run Creek.

The original zoning conditions of approval for the subdivision in 2000 to R-1C (PUD) set the maximum number of dwelling units based on the maximum density allowed in the R-1C zone. Since it was proposed as a Planned Unit Development (PUD) with a Traditional Neighborhood pattern, additional community open space was proposed in order to justify the flexibility in setbacks, lot sizes and variability in building density. The proposal included linear parks and open space along Lanes Run Creek and within the neighborhood and the protection of existing trees especially along Lanes Run Creek. The overall Preliminary Plat approval in 2004 included the provision of 20 acres of parks and open space leading up to and along Lanes Run Creek.

Lot density was the highest in the west part of the subdivision and stepped down nearer the Urban Service Boundary. Lot widths increased to 75' width adjacent to Oxford Manor subdivision and the leg of the farm that runs easterly to the USB included an average of 100' wide lots roughly 1/3 acre in size, with the largest lots, roughly 1/2 acre in size along the urban service boundary. No lots were shown outside the USB, but that area would retain the development rights for 10 lots for the 50-acres at 5-acre densities

Planning Commission staff has previously approved construction plans for a section of lots east of Lanes Run Creek which proposed following the road and general lot layout of the existing 2004 Master Plan. These lots have been designated Phase 3, Section 1. The construction plan approval for Phase 3, Section 1, was able to move forward without Planning Commission Board review, because it was maintaining the road pattern and

BACKGROUND:

general lot pattern of the approved Preliminary Subdivision Plat on this property (PSP 2004-26). This existing approved overall Preliminary Subdivision plat (Master Plan) predates the adoption of the sunset clause and the previously approved Phase 3, Section 1 plan substantially adheres to the approved Master Plan. The developer of Phase 3, Section 1 is currently grading the property and has committed to doing the road improvements on Old Oxford Road serving this portion of the development.

KEY ISSUES/COMMENTS:

This current application is a request to approve a lot layout for Phase 3, Section 2 which would substantially change the layout, open space arrangement and alley access as approved in Preliminary Subdivision Plat (PSP 2004-26). Therefore, it necessitates a return to the full Planning Commission Board for approval.

The current application is an amendment to the main body of the remainder of the Villages of Lanes Run subdivision. It is designated Preliminary Subdivision Plat for Phase 3, Section 2 of The Village at Lanes Run. This section is east of Lanes Run Creek. To reiterate, the reasons for the amendment are to: a) reduce the typical lot width from 65 feet to 60 feet for a portion of the lots, b) add 9 more lots than originally shown in this area (142 instead of 133), c) remove the originally proposed alley system, and d) amend tree preservation/open space requirement to remove the internal linear park in this portion of the subdivision and replace it with a new open space/park layout.

A. Size of Lots:

The previously approved Preliminary Plat showed 65'-75' wide lots for the development east of Lanes Run Creek in this area. The lots originally increased in size as you moved west to east towards the USB boundary and Oxford manor subdivision. The minimum lot size on the approved Master Plan was 6500 square feet. The current plan shows one lot at 5758 square feet, the remainder are above 6500 square feet. The minimum lot setbacks remain as follows: Front: 20 feet, Rear: 25 feet, and Side: 7.5 feet. These dimensions comply with previously approved plans and are similar to surrounding lots. Although the front setback was previously justified by the rear access alleys. Twenty-foot front setbacks are the minimum previously permitted for lots with front facing garages.

B. Number of Lots

There are currently 104 lots approved east of Lanes Run Creek within the Village at Lanes Run Phase 3, Section 1. Approval of the lots as shown in Phase 3, Section 2 would bring the total to 246. This is nine lots above the maximum allowable dwelling units previously approved. The total number of lots would be twenty-one (21) above what was approved overall including all phases to date. The 496 lots approved by the original zoning in 2000 is maximum number of lots permitted overall based on the densities permitted in the R-1C District. Any additional lots approved in this area would need to be made up by reductions in future phases. It is staff's view that the density increase in this area of the subdivision is inappropriate as proposed.

Phase 3, Section 2 will fill in the remainder of the lots east of Lanes Run in the main body of the subdivision. Because of the connectivity between the Village at Lanes Run and Rocky Creek subdivision, Staff finds the proposed lots and vehicle access to be sufficient as long as the connections are made during the construction

process. However, staff feels strongly that the lots should increase in size and width as they approach the USB.

C. Alley Removal:

As part of this Amended Preliminary Subdivision Plat, the Applicant intends to remove all proposed private alleys (shown and approved in PSP-2004-26) on all lots within Phase 3, Section 2. There was no previous condition that the applicant must follow the TND pattern of development. Although Staff would prefer to have seen all alleys remain as part of the TND which is integral to creating walkable, pedestrian friendly neighborhoods, because of the previous decision to remove the proposed alleys in Phase 2, Section 1 (PSP-2010-22), Phase 2, Section 2 (PSP-2013-20), and Phase 1, Section 2 (FSP-2013-28), the same proposal in this case makes sense contextually.

The applicant should continue to follow all other previous conditions of approval, including a minimum 20 ft front setback on all properties without rear garage/alley access.

D. Tree Preservation / Open Space:

The original Preliminary Subdivision Plat approval shows 20.25 acres of open space for the entire Village at Lanes Run subdivision. A condition of approval from PSP-2004-26 is "Preserving the existing tree lines, where possible, to minimize the visual impact of this or any portion of this development." Tree lines are for the most part being protected only along Lanes Run Creek and in the floodplain areas.

The amendment to the open space in Phase 3, Section 2, which proposes to remove the linear park, which allowed for usable internal park space and the proposal to move park areas to the rear of lots, on leftover land poorly accessible is a pattern we have seen in the past, that is self-serving to the developer and provides little or no benefit to future residents. Staff cannot support this proposed change to the open space.

The applicant is showing the required buffer along Old Oxford Road for the double frontage lots. There are numerous easements and utilities in the ground along Old Oxford Road, so the depth of some of the lots along Old Oxford may make it difficult to get these buffer plantings installed in an effective way. The applicant will be required to provide this buffer and staff will not support a variance based on lot depth. An additional planted buffer is shown along Old Oxford subdivision to the north.

Road Improvements:

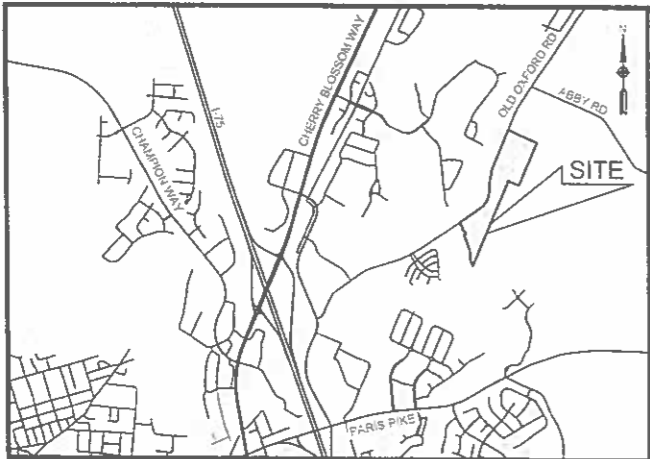
The applicant is proposing a new second entrance to Old Oxford Road east of Lanes Run Creek. The applicant will be responsible for completing all improvements at the new entrance including turn lanes and widening of Old Oxford Road to 11' from centerline along the frontage of the lots.

RECOMMENDATION:

Staff recommends **Denial** of the Amended Preliminary Subdivision Plat for Phase 3, Section 2. The proposed amendments particularly the change in the open space arrangement and the reduction in the minimum lot widths throughout the phase and the increase in the number of lots due to the above proposed changes are not supportable in terms of the original PUD approval.

If the Planning Commission Board were to consider a vote to **Approve** the Amended Preliminary Subdivision Plat for the Village at Lanes Run, Phase 3, Section 2, staff would recommend the following conditions:

1. All applicable requirements from the previous approval (PSP-2004-26).
2. Provide a minimum of 2-acres of open space/park area distributed throughout phase 3, section 2, with a minimum of 100-feet of road frontage each.
3. Minimum 60' wide lots should be limited to the southern portion of the phase, south of lots 12 and 68. All lots north of Lots 12 and 68 should be a minimum of 70" in width.
4. Approval of an Amended Subdivision Plat for Phase 3, Section 2 will affect the number of lots permitted and approved in future sections. The number of lots approved overall on the farm remains 496 based on the permitted R-1C maximum density.
5. The minimum front yard setback is 20 feet. The minimum rear yard setback is 25 feet. The minimum side yard setback is 7.5 feet. The minimum lot size is 6500 square feet.
6. Prior to any construction or grading, the applicant shall meet with the Planning Commission Engineer and the Development Inspector to review construction policies and establish inspection schedules.
7. There shall be no grading or construction on the site until Construction Plans have been reviewed and approved by the Planning Commission staff.
8. Any revisions or amendments to the approved Preliminary Plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
9. Provide the City Engineer and Planning Commission Engineer a copy of the updated Lanes Run Basin Drainage study.
10. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
11. Prior to (as part of) the Final Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.



SITE STATISTICS

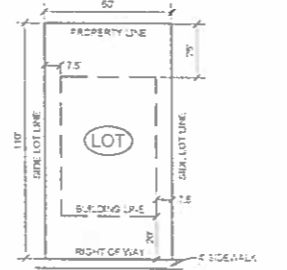
TOTAL AREA: 37.23 ACRES
 AREA IN R.W.: 8.34 ACRES
 AREA IN LOTS: 28.87 ACRES
 AREA IN OPEN SPACE: 1.88 ACRES
 NO. OF LOTS: 142
 LF. OF STREET: 8542 LF.
 ZONE: R-1C PUD
 TYP. LOT SIZE: 1624.10 SQ. FT.
 TYP. LOT FRONTAGE: 80 LF.
 DENSITY: 1.71 LOTS / ACRE

ZONE R-1C (PUD) REQUIREMENTS

MINIMUM LOT SIZE: 4,500 S.F.
 MINIMUM LOT WIDTH: 60 FT.
 MINIMUM FRONT YARD: 25 FT.
 MINIMUM SIDE YARD: 7.5 FT.
 MINIMUM REAR YARD: 25 FT.
 MAXIMUM HEIGHT OF BUILDING: 30 FT.
 THE SMALLEST LOT: 8,412 S.F. (198 S.F.)

PURPOSE OF PLAT AMENDMENT
 THE PURPOSE OF THIS AMENDMENT IS TO DEPICT THE PROPOSED STREET AND LOT LAYOUT OF THE SUBJECT 37.23 ACRE PARCEL.

TREE CANOPY
 APPROXIMATE EXISTING TREE CANOPY = 3.97 AC
 PROPOSED TREE CANOPY PRESERVED = 3.0 AC
 PROPOSED NEW TREE CANOPY = 8.58 AC (15% OF AREA)
 ALL NEW TREES SHALL BE PLANTED IN THE PROPOSED LANDSCAPE BUFFERS AND THROUGHOUT PROPERTY

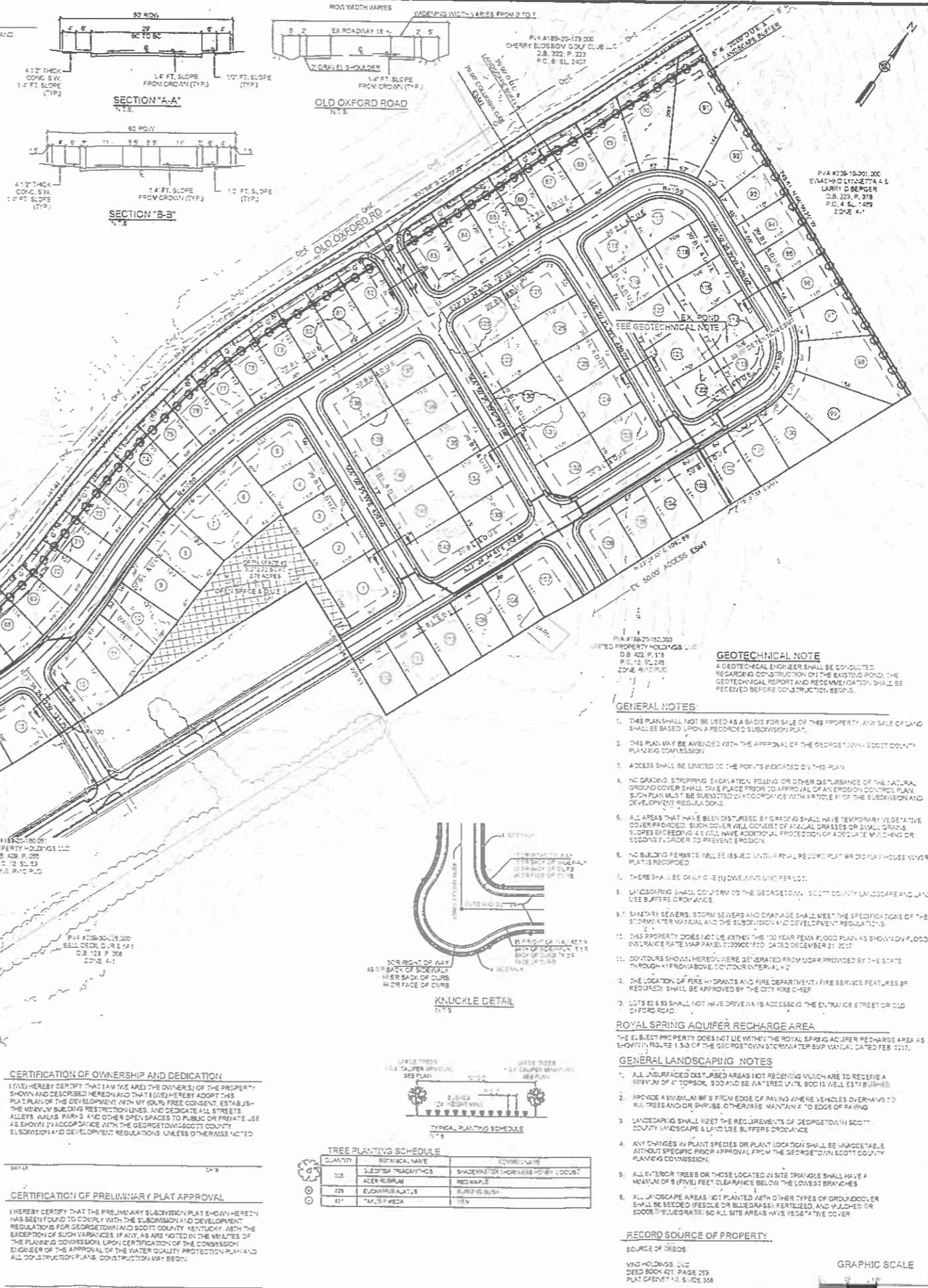


LINE TABLE

LINE #	DISTANCE	BEARING
1	17.50	S89°17'34"E13.0
2	17.50	S89°17'34"E13.0
3	17.50	S89°17'34"E13.0
4	17.50	S89°17'34"E13.0
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7	17.50	S89°17'34"E13.0
8	17.50	S89°17'34"E13.0
9	17.50	S89°17'34"E13.0
10	17.50	S89°17'34"E13.0
11	17.50	S89°17'34"E13.0
12	17.50	S89°17'34"E13.0
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21	17.50	S89°17'34"E13.0
22	17.50	S89°17'34"E13.0
23	17.50	S89°17'34"E13.0
24	17.50	S89°17'34"E13.0
25	17.50	S89°17'34"E13.0
26	17.50	S89°17'34"E13.0
27	17.50	S89°17'34"E13.0
28	17.50	S89°17'34"E13.0
29	17.50	S89°17'34"E13.0
30	17.50	S89°17'34"E13.0
31	17.50	S89°17'34"E13.0
32	17.50	S89°17'34"E13.0
33	17.50	S89°17'34"E13.0
34	17.50	S89°17'34"E13.0
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67	17.50	S89°17'34"E13.0
68	17.50	S89°17'34"E13.0
69	17.50	S89°17'34"E13.0
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97	17.50	S89°17'34"E13.0
98	17.50	S89°17'34"E13.0
99	17.50	S89°17'34"E13.0
100	17.50	S89°17'34"E13.0

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	67.36	152.00	02°27'32"	5'8"00"E 66.81
C2	53.58	152.00	02°27'32"	5'8"00"E 62.89
C3	124.43	448.00	01°55'18"	5'11"20"E 124.29
C4	121.37	448.00	01°55'18"	5'20"36"E 121.16
C5	38.24	85.00	03°56'34"	5'07"45"E 35.17



LINE TABLE (Continued)

LINE #	DISTANCE	BEARING
101	17.50	S89°17'34"E13.0
102	17.50	S89°17'34"E13.0
103	17.50	S89°17'34"E13.0
104	17.50	S89°17'34"E13.0
105	17.50	S89°17'34"E13.0
106	17.50	S89°17'34"E13.0
107	17.50	S89°17'34"E13.0
108	17.50	S89°17'34"E13.0
109	17.50	S89°17'34"E13.0
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119	17.50	S89°17'34"E13.0
120	17.50	S89°17'34"E13.0
121	17.50	S89°17'34"E13.0
122	17.50	S89°17'34"E13.0
123	17.50	S89°17'34"E13.0
124	17.50	S89°17'34"E13.0
125	17.50	S89°17'34"E13.0
126	17.50	S89°17'34"E13.0
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128	17.50	S89°17'34"E13.0
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131	17.50	S89°17'34"E13.0
132	17.50	S89°17'34"E13.0
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134	17.50	S89°17'34"E13.0
135	17.50	S89°17'34"E13.0
136	17.50	S89°17'34"E13.0
137	17.50	S89°17'34"E13.0
138	17.50	S89°17'34"E13.0
139	17.50	S89°17'34"E13.0
140	17.50	S89°17'34"E13.0
141	17.50	S89°17'34"E13.0
142	17.50	S89°17'34"E13.0



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 BOUNDARY 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

CERTIFICATION OF PRELIMINARY PLAT APPROVAL
 I HEREBY CERTIFY THAT THE PRELIMINARY SUBDIVISION PLAT SHOWN HEREBY 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 MARGINS OF THIS PLAT. I HEREBY CERTIFY THAT THE VARIANCES HAVE BEEN PLACED AS SHOWN HEREON TO THE SATISFACTION OF THE PLANNING COMMISSION AND ENGINEER OF THE APPROVAL OF THE WATER QUALITY PROTECTION PLAN AND ALL CONSTRUCTION PLANS. CONSTRUCTION MAY BEGIN.

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

ALL INFORMATION IS SHOWN FOR INFORMATION ONLY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND THE SURROUNDING AREA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND THE SURROUNDING AREA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND THE SURROUNDING AREA.

GEOTECHNICAL NOTE
 A GEOTECHNICAL ENGINEER SHALL BE CONSULTED REGARDING CONSTRUCTION OF THE EXISTING POND. THE GEOTECHNICAL REPORT AND RECOMMENDATION SHALL BE RECEIVED BEFORE CONSTRUCTION BEGINS.

GENERAL NOTES

- THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THE PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAN.
- THIS PLAN MAY BE AMENDED WITH THE APPROVAL OF THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION.
- ACCESS SHALL BE LIMITED TO THE POINTS INDICATED ON THIS PLAN.
- NO GRADING, STUMPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN. SUCH PLAN MUST BE SUBMITTED IN ACCORDANCE WITH ARTICLE 11 OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS.
- ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRASS SLOPES EXCEEDING 4:1 WILL HAVE ADDITIONAL PROTECTION OF A SOFTWOOD MULCHING OR SODDING IN ORDER TO PREVENT EROSION.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL FINAL RECONSTRUCTION OF THE HOUSE AND PLANS IS RECORDED.
- THERE SHALL BE ONLY ONE (1) DRIVE AND ONE PER LOT.
- LANDSCAPING SHALL COMPLY TO THE GEORGETOWN-SCOTT COUNTY LANDSCAPE AND LAND USE BUFFER ORDINANCE.
- SEWERAGE, STORM SEWERS AND DRAINAGE SHALL MEET THE SPECIFICATIONS OF THE STORMWATER MANUAL AND THE SUBDIVISION AND DEVELOPMENT REGULATIONS.
- THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 12299C-100 DATED DECEMBER 21, 2017.
- BOUNDARIES SHOWN HEREON WERE DERIVED FROM UNADJUSTED DATA PROVIDED BY THE STATE THROUGH KYFRONTA BOUNDARY ADJUSTMENT ACT.
- THE LOCATION OF FIRE HYDRANTS AND FIRE DEPARTMENT FIRE SERVICE FEATURES (IF REQUIRED) SHALL BE APPROVED BY THE CITY FIRE DEPT.
- LOTS 82 & 83 SHALL NOT HAVE DRIVEWAYS ACCESSING THE EXTERIOR STREET OR OLD OXFORD ROAD.

ROYAL SPRING AQUIFER RECHARGE AREA
 THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE ROYAL SPRING AQUIFER RECHARGE AREA AS SHOWN IN FIGURE 1.3.3 OF THE GEORGETOWN-SCOTT COUNTY WATER BMP MANUAL DATED FEB. 2017.

GENERAL LANDSCAPING NOTES

- ALL UNSURFACED DISTURBED AREAS NOT RECEIVING MULCH ARE TO RECEIVE A MULCH OF 2" TOPSOIL, 500 AND BE MAINTAINED UNTIL SOIL IS ESTABLISHED.
- PROVIDE A MINIMUM 6" FROM EDGE OF PAVING WHERE VEHICLES OVERLAP TO ALL TREES AND OR SHRUBS OTHERWISE MAINTAIN 2' EDGE OF PAVING.
- LANDSCAPING SHALL MEET THE REQUIREMENTS OF GEORGETOWN-SCOTT COUNTY LANDSCAPE AND LAND USE BUFFER ORDINANCE.
- ANY CHANGES IN PLANT SPECIES OR PLANT LOCATION SHALL BE UNACCEPTABLE WITHOUT SPECIFIC PRIOR APPROVAL FROM THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION.
- ALL INTERIOR TREES OR THOSE LOCATED AT SITE TRUNKS MUST HAVE A MINIMUM OF 9 (NINE) FEET CLEARANCE BELOW THE LOWEST BRANCHES.
- ALL LANDSCAPE AREAS NOT PLANTED WITH OTHER TYPES OF GROUND COVER SHALL BE SEEDED (FESCUE OR BLUEGRASS), FERTILIZED AND MULCHED (OR SOODER) AT RATES SO ALL SITE AREAS HAVE VEGETATIVE COVER.

RECORD SOURCE OF PROPERTY
 SOURCE OF RECORDS
 MND HOLDINGS, LLC
 DEED BOOK 421, PAGE 259
 PLAT CABENT 13, SLICE 358

GRAPHIC SCALE

MND HOLDINGS, LLC
 533 WASHINGTON WAY
 FARMINGTON, KY 40620

BRIGGS COMMERCIAL CONSTRUCTION, LLC
 1001 MANASSAS DRIVE, STE. 310
 LEWISTON, KY 40313

**VILLAGE AT LANES RUN
 PHASE 3 SECTION 2
 OLD OXFORD RD. GEORGETOWN, SCOTT COUNTY, KY**

AMENDED PRELIMINARY SUBDIVISION PLAT

BANKS
 1711 JESSAMINE STATION (INDIANASVILLE, KY 40381) (606) 258-0000 (DANKS@BANKSINC.COM)

SHEET
 MAY 26, 2021
 PSP
 21033
 ADS/SHH
 JDB

**BLUEGRASS BAPTIST CHURCH
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
JULY 8, 2021**

FILE NUMBER: PDP-2021-22

PROPOSAL: Preliminary Development Plan for expansion of the existing church and parking areas.

LOCATION: 210 New Coleman Lane

APPLICANT: Bluegrass Baptist Church

CONSULTANT: Fred Eastridge
Thoroughbred



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1 & B-2
Site Acreage	3.47 Acres (151,293 square feet)
Building Height	34 feet
Proposed Building Size	16,294 Square Feet Total (Existing Building: 9,403 SF; Proposed Addition: 6,891 SF)
Proposed Parking	154 spaces (Existing: 77 spaces; Phase 1: 30 spaces; Phase 3: 64 spaces) 17 existing spaces will be lost in the development process.
Access	New Coleman Lane
Variiances/Waivers	1. Increase the building height to 34 feet. 2. Reduce the side and rear yard setbacks to 38 feet for the building expansion.

BACKGROUND:

The Project Site received preliminary approval for the existing church and parking area in September 2016. The Final Development Plan was completed in January 2017. Since then, the Applicant returned to the Scott County Board of Adjustment and was granted approval for an expanded use of their conditional use permit for a church (S-2021-16) in May 2021.

PLAN REVIEW:

The expansion of the church is proposed in three phases roughly described as follows:

Phase 1: Construction of a new entrance and expansion of the parking lot by 30 spaces.

Phase 2: Construction of a 6,891 SF building expansion.

Phase 3: Expansion of the parking lot by 64 parking spaces, contingent upon public sewer connection to the building.

The Preliminary Development Plan complies with the parking and building coverage requirements in the *Zoning Ordinance* and *Subdivision & Development Regulations*. The Applicant is requesting a variance to the building height requirement as well as reductions in the side and rear yard setbacks.

Staff is agreeable to granting a variance to increase the maximum building height for the expansion to 34 feet to match the existing building. The proposed variance would not adversely impact the public health, safety, or welfare. It would also not alter the character of the general vicinity.

Staff is also agreeable to granting the variances to reduce the side and rear yard setbacks from 50 feet to 38 feet. The proposed variances would not adversely impact the public health, safety, or welfare. They would also not alter the character of the general vicinity. The applicant stated that the adjoining property owners (Bevins Motor Company & Central Church of God) are unlikely to be impacted by the setback reduction, and that the existing tree lines in the area will soften the view of the proposed building expansion from these neighboring developments.

Access:

Vehicular access to the site is proposed from the existing entrance from New Coleman Lane as well as a new entrance proposed as part of Phase 1.

Landscaping:

Section 6.12: Property Perimeter Requirements

The items described in this section do not apply to the Project Site.

Section 6.13: Vehicular Use Area Perimeter Requirements

The Preliminary Development Plan meets the requirements for VUA perimeter landscaping.

Section 6.22: Interior Landscaping for Vehicular Use Areas

The Preliminary Development Plan meets the requirements for Interior Landscaping for VUAs.

Section 6.2215: Minimum Canopy Requirements

The Preliminary Development Plan meets the requirements for canopy coverage.

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Development Plan. Should the Planning Commission approve the application, staff recommends including the following variances and conditions of approval:

Variances:

1. Increase the maximum building height from 30 feet to 34 feet.

2. Reduce the side and rear yard setbacks from 50 feet to 38 feet for the proposed building expansion.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. The Final Development Plan will need to comply with all stormwater management requirements.
6. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
7. The Final Development Plan shall have a specie specific Landscaping Plan in compliance with the *Landscaping & Land Use Buffers Ordinance*.
8. Final Development Plan approval of Phase 3 of the Preliminary Development Plan is contingent upon the Project Site being connected to public sewer.

PLOT DATE: 01/19/2021 10:12 AM
 C:\USER\JDE\ELDER\PROJECTS\THOROUGHBRED\ENGINEERING\PROJECTS\BLUEGRASS BAPTIST CHURCH\GEOMETRIC\PHASE 2\INDUSTRIAL\CONSTRUCTION DOCUMENTS\2.0 - BLUEGRASS BAPTIST - PDP.DWG

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I (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, 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.

_____, (date), 20____
 Owner

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 are noted in the minutes of the Planning Commission. This approval does not constitute approval to begin construction or obtain a building permit.

_____, (date), 20____
 Chairman, Georgetown-Scott County Planning Comm.

1685 LEXINGTON RD.
 GILLISPIE VATA & MARIE
 WHITLOCK
 D.B. 241, PG. 265

224 NEW COLEMAN LANE
 CENTRAL CHURCH OF GOD, INC.
 D.B. 353 PG. 161
 A-1 ZONE

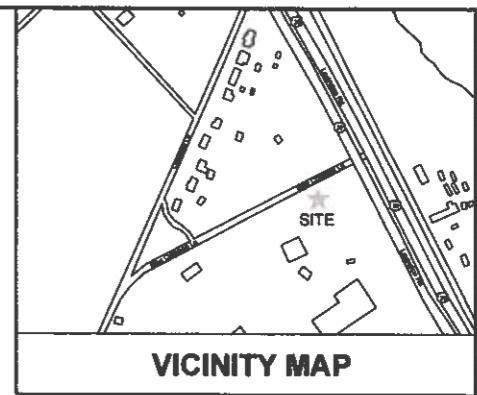
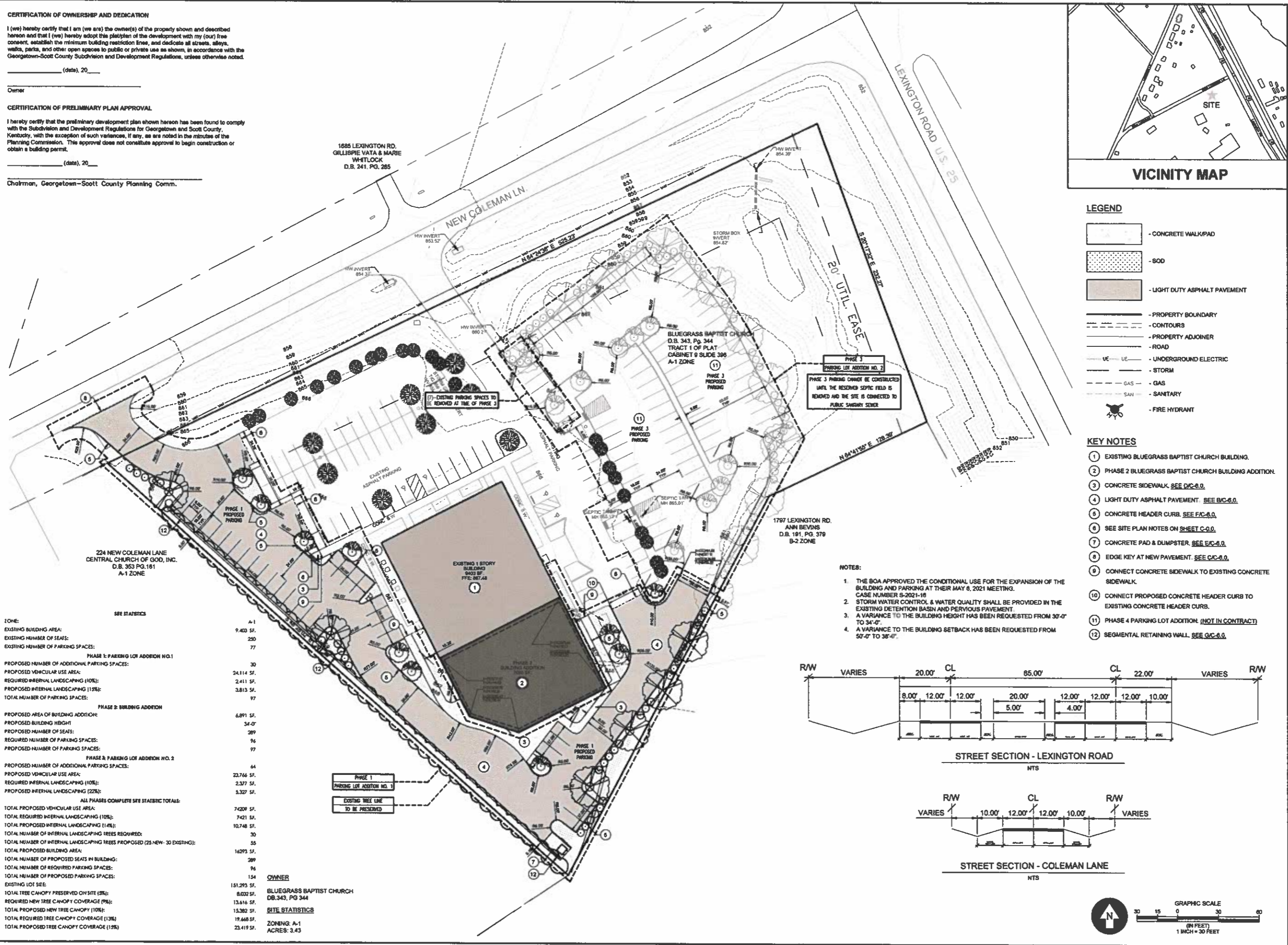
1797 LEXINGTON RD.
 ANN BEVENS
 D.B. 191, PG. 379
 B-2 ZONE

SEE STATISTICS

ZONE:	A-1
EXISTING BUILDING AREA:	9,403 SF.
EXISTING NUMBER OF SEATS:	230
EXISTING NUMBER OF PARKING SPACES:	77
PHASE 1: PARKING LOT ADDITION NO. 1	
PROPOSED NUMBER OF ADDITIONAL PARKING SPACES:	30
PROPOSED VEHICULAR USE AREA:	24,114 SF.
REQUIRED INTERNAL LANDSCAPING (10%):	2,411 SF.
PROPOSED INTERNAL LANDSCAPING (15%):	3,617 SF.
TOTAL NUMBER OF PARKING SPACES:	107
PHASE 2: BUILDING ADDITION	
PROPOSED AREA OF BUILDING ADDITION:	6,091 SF.
PROPOSED BUILDING HEIGHT:	34'-0"
PROPOSED NUMBER OF SEATS:	289
REQUIRED NUMBER OF PARKING SPACES:	96
PROPOSED NUMBER OF PARKING SPACES:	97
PHASE 3: PARKING LOT ADDITION NO. 2	
PROPOSED NUMBER OF ADDITIONAL PARKING SPACES:	64
PROPOSED VEHICULAR USE AREA:	23,766 SF.
REQUIRED INTERNAL LANDSCAPING (10%):	2,377 SF.
PROPOSED INTERNAL LANDSCAPING (22%):	5,227 SF.
ALL PHASES COMPLETE SEE STATISTIC TOTALS:	
TOTAL PROPOSED VEHICULAR USE AREA:	74,209 SF.
TOTAL REQUIRED INTERNAL LANDSCAPING (10%):	7,421 SF.
TOTAL PROPOSED INTERNAL LANDSCAPING (14%):	10,748 SF.
TOTAL NUMBER OF INTERNAL LANDSCAPING TREES REQUIRED:	30
TOTAL NUMBER OF INTERNAL LANDSCAPING TREES PROPOSED (25 NEW- 30 EXISTING):	55
TOTAL PROPOSED BUILDING AREA:	14,293 SF.
TOTAL NUMBER OF PROPOSED SEATS IN BUILDING:	289
TOTAL NUMBER OF REQUIRED PARKING SPACES:	96
TOTAL NUMBER OF PROPOSED PARKING SPACES:	154
EXISTING LOT SET:	151,293 SF.
TOTAL TREE CANOPY PRESERVED ON SITE (3%):	8,002 SF.
REQUIRED NEW TREE CANOPY COVERAGE (1%):	13,616 SF.
TOTAL PROPOSED NEW TREE CANOPY (10%):	15,382 SF.
TOTAL REQUIRED TREE CANOPY COVERAGE (1.3%):	19,468 SF.
TOTAL PROPOSED TREE CANOPY COVERAGE (15%):	23,419 SF.

OWNER
 BLUEGRASS BAPTIST CHURCH
 DB.343, PG 344

SITE STATISTICS
 ZONING: A-1
 ACRES: 3.43

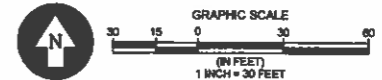
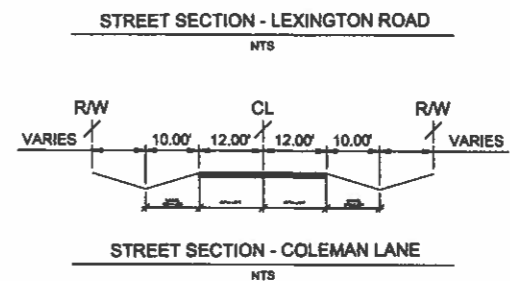
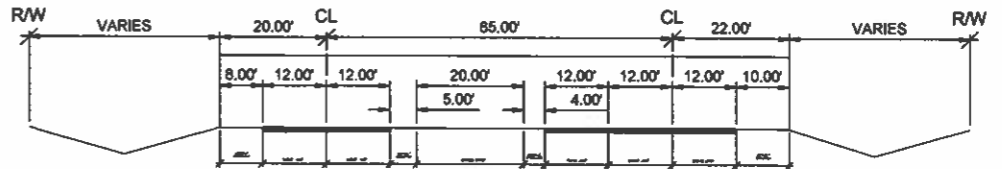


LEGEND

[Symbol]	CONCRETE WALKPAD
[Symbol]	SOD
[Symbol]	LIGHT DUTY ASPHALT PAVEMENT
[Symbol]	PROPERTY BOUNDARY
[Symbol]	CONTOURS
[Symbol]	PROPERTY ADJOINER
[Symbol]	ROAD
[Symbol]	UNDERGROUND ELECTRIC
[Symbol]	STORM
[Symbol]	GAS
[Symbol]	SANITARY
[Symbol]	FIRE HYDRANT

- KEY NOTES**
- EXISTING BLUEGRASS BAPTIST CHURCH BUILDING.
 - PHASE 2 BLUEGRASS BAPTIST CHURCH BUILDING ADDITION.
 - CONCRETE SIDEWALK. SEE D/C-6.0.
 - LIGHT DUTY ASPHALT PAVEMENT. SEE B/C-6.0.
 - CONCRETE HEADER CURB. SEE F/C-6.0.
 - SEE SITE PLAN NOTES ON SHEET C-0.0.
 - CONCRETE PAD & DUMPSTER. SEE E/C-6.0.
 - EDGE KEY AT NEW PAVEMENT. SEE C/C-6.0.
 - CONNECT CONCRETE SIDEWALK TO EXISTING CONCRETE SIDEWALK.
 - CONNECT PROPOSED CONCRETE HEADER CURB TO EXISTING CONCRETE HEADER CURB.
 - PHASE 4 PARKING LOT ADDITION. (NOT IN CONTRACT)
 - SEGMENTAL RETAINING WALL. SEE Q/C-6.0.

- NOTES:**
- THE BOA APPROVED THE CONDITIONAL USE FOR THE EXPANSION OF THE BUILDING AND PARKING AT THEIR MAY 8, 2021 MEETING. CASE NUMBER S-2021-16
 - STORM WATER CONTROL & WATER QUALITY SHALL BE PROVIDED IN THE EXISTING DETENTION BASIN AND PERVIOUS PAVEMENT
 - A VARIANCE TO THE BUILDING HEIGHT HAS BEEN REQUESTED FROM 30'-0" TO 34'-0".
 - A VARIANCE TO THE BUILDING SETBACK HAS BEEN REQUESTED FROM 50'-0" TO 38'-0".



P.O. BOX 481 LEXINGTON, KY 40588
 (859) 785-0383
 CIVIL DESIGN, LAND SURVEYING,
 GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
 IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
 CM-CEI-CONSTRUCTION SERVICES



PRELIMINARY DEVELOPMENT PLAN
 BLUEGRASS BAPTIST CHURCH
 210 NEW COLEMAN LANE
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO.	DRAWN BY
DATE	FE
05-23-2021	REVISION BY
	FE
REVISION	DATE

PLOT DATE: 06/16/2021 10:02 AM
 CLIENT: ELDERCOPROX (ITCS) WITH THOROUGHBRED ENGINEERING APPROXIMATE PROJECTS: BLUEGRASS BAPTIST CHURCH, GEORGETOWN PHASE 3 CIVIL/LOADS/HEAVY CONSTRUCTION DOCUMENTS - 1.0 BLUEGRASS BAPTIST LANDSCAPE PLANTING PLAN_PDP.DWG

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 platplan of the development with my (our) free consent, establish the minimum building restriction line, and dedicate all streets, alleys, walks, paths, and other open spaces to public or private use as shown, in accordance with the Georgetown-Scott County Subdivision and Development Regulations, unless otherwise noted.

_____, (date), 20____

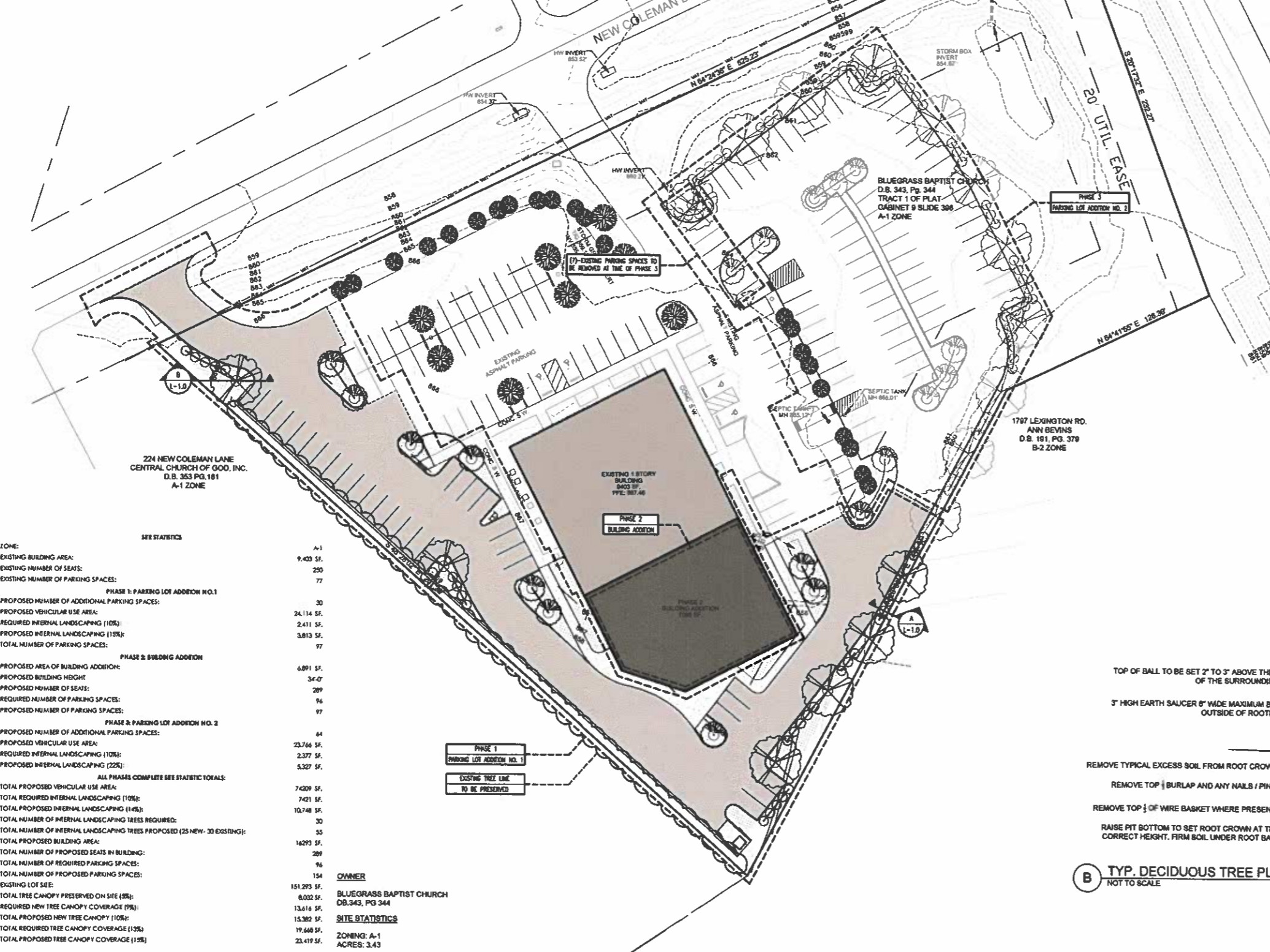
Owner: _____

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 are noted in the minutes of the Planning Commission. This approval does not constitute approval to begin construction or obtain a building permit.

_____, (date), 20____

Chairman, Georgetown-Scott County Planning Comm.



- LEGEND**
- DECIDUOUS TREE
 - ORNAMENTAL TREE
 - SHRUB
 - EXISTING VEGETATION
 - CONCRETE WALKPAD
 - SOD
 - LIGHT DUTY ASPHALT PAVEMENT
 - PROPERTY BOUNDARY
 - CONTOURS
 - PROPERTY ADJOINER
 - ROAD
 - UNDERGROUND ELECTRIC
 - STORM
 - GAS
 - SANITARY
 - FIRE HYDRANT

SEE STATISTICS

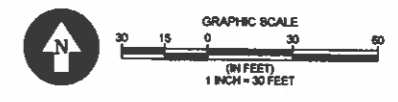
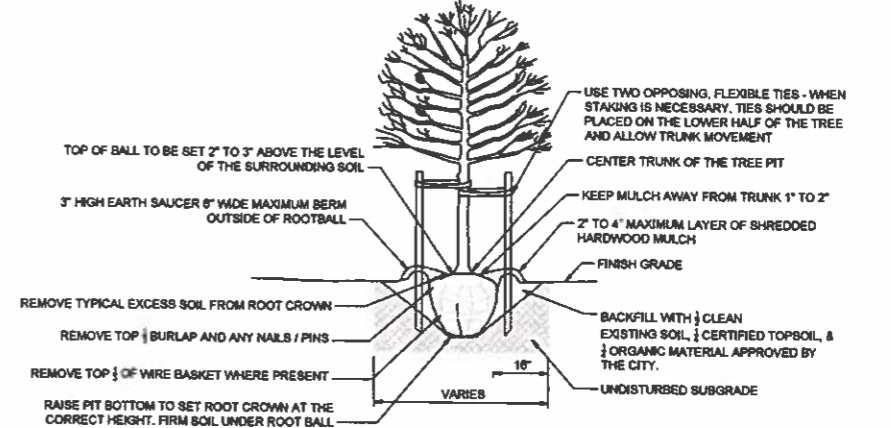
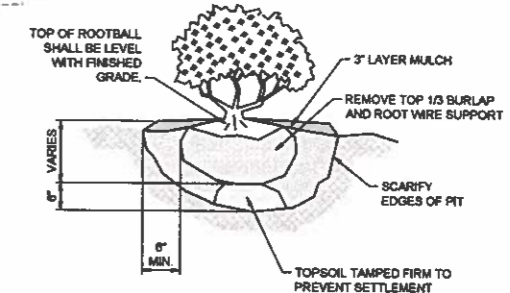
ZONE:	A-1
EXISTING BUILDING AREA:	9,403 SF.
EXISTING NUMBER OF SEATS:	250
EXISTING NUMBER OF PARKING SPACES:	77
PHASE 1: PARKING LOT ADDITION NO. 1	
PROPOSED NUMBER OF ADDITIONAL PARKING SPACES:	30
PROPOSED VEHICULAR USE AREA:	24,114 SF.
REQUIRED INTERNAL LANDSCAPING (10%):	2,411 SF.
PROPOSED INTERNAL LANDSCAPING (15%):	3,617 SF.
TOTAL NUMBER OF PARKING SPACES:	107
PHASE 2: BUILDING ADDITION	
PROPOSED AREA OF BUILDING ADDITION:	6,891 SF.
PROPOSED BUILDING HEIGHT:	34'-0"
PROPOSED NUMBER OF SEATS:	289
REQUIRED NUMBER OF PARKING SPACES:	96
PROPOSED NUMBER OF PARKING SPACES:	97
PHASE 3: PARKING LOT ADDITION NO. 2	
PROPOSED NUMBER OF ADDITIONAL PARKING SPACES:	64
PROPOSED VEHICULAR USE AREA:	23,766 SF.
REQUIRED INTERNAL LANDSCAPING (10%):	2,377 SF.
PROPOSED INTERNAL LANDSCAPING (15%):	3,565 SF.
ALL PHASES COMPLETE SEE STATISTICS TOTALS:	
TOTAL PROPOSED VEHICULAR USE AREA:	7429 SF.
TOTAL REQUIRED INTERNAL LANDSCAPING (10%):	7421 SF.
TOTAL PROPOSED INTERNAL LANDSCAPING (15%):	10,748 SF.
TOTAL NUMBER OF INTERNAL LANDSCAPING TREES REQUIRED:	30
TOTAL NUMBER OF INTERNAL LANDSCAPING TREES PROPOSED (25 NEW, 30 EXISTING):	55
TOTAL PROPOSED BUILDING AREA:	14,293 SF.
TOTAL NUMBER OF PROPOSED SEATS IN BUILDING:	289
TOTAL NUMBER OF REQUIRED PARKING SPACES:	96
TOTAL NUMBER OF PROPOSED PARKING SPACES:	154
EXISTING LOT SIZE:	151,293 SF.
TOTAL TREE CANOPY PRESERVED ON SITE (85%):	8,002 SF.
REQUIRED NEW TREE CANOPY COVERAGE (9%):	13,616 SF.
TOTAL PROPOSED NEW TREE CANOPY (10%):	15,362 SF.
TOTAL REQUIRED TREE CANOPY COVERAGE (15%):	19,468 SF.
TOTAL PROPOSED TREE CANOPY COVERAGE (15%):	23,419 SF.

OWNER

BLUEGRASS BAPTIST CHURCH
 DB.343, PG.344

SITE STATISTICS

ZONING: A-1
 ACRES: 3.43



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 CM-DCI CONSTRUCTION SERVICES

THOROUGH BRED
 DESIGN | ENGINEER | CONSTRUCT

PRELIMINARY LANDSCAPE PLANTING PLAN
 BLUEGRASS BAPTIST CHURCH
 210 NEW COLEMAN LANE
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO.	DATE	DESIGNED BY	DATE
	06-23-2021	FE	
		REVIEWED BY	
		FE	

WHITAKER PROJECT PRELIMINARY DEVELOPMENT PLAN

Staff Report to the Georgetown-Scott County Planning Commission July 08, 2021

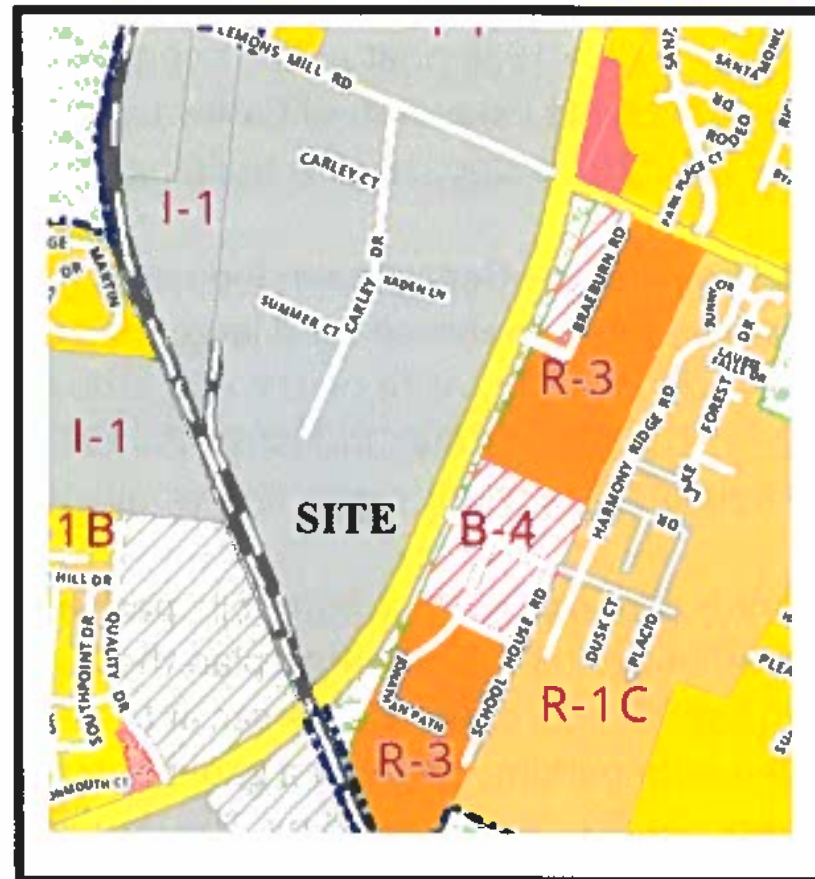
FILE NUMBER: PDP-2021-24

PROPOSAL: Preliminary Development Plan to construct a 317,520-square foot warehouse-distribution center

LOCATION: Carley Court, Georgetown Industrial Park

APPLICANT: Setzer Properties ZLEX, LLC

ENGINEER: Jason Banks,
Banks Engineering, Inc.



STATISTICS:	
Zone	I-1, Light Industrial
Surrounding Zones	I-1, Light Industrial
Proposed Use	Warehouse Distribution
Site Acreage	48.48 acres
Building Area	317,520 square feet
Max. Building coverage	50%
Building Coverage	15%
Parking Required	One space for every 1.5 employees on the largest working shift (107 spaces)
Parking Provided	605 total automobile spaces
Access	Carley Drive, Kaden Lane
Variances/Waivers	None

BACKGROUND:
The application before the Planning Commission is a Preliminary Development Plan to construct a 317,520-square foot warehouse distribution center on the remaining land in Georgetown Industrial Park.

The Project Site is a 48.48-acre parcel that is zoned I-1 (Light Industrial) and is located on the south side of Carley Drive west of the McClelland Circle bypass in the Georgetown Industrial Park. The surrounding land is zoned I-1. The subject property is currently vacant and undeveloped and being leased for agricultural use.

The Subject Property is part of a partially developed industrial park with ten other operating businesses and facilities. There is also a large manufacturing plant north of Lemons Mill Road (Adient) that could be impacted by traffic from the proposed development. The Georgetown Industrial Park was originally approved prior to construction of the southern bypass, (McClelland Circle), but a curb cut was planned and installed to serve this industrial park during the construction of McClelland Circle. It was noted at the time of approval in 1988, that a direct connection to the bypass was anticipated and the preliminary road layout showed the extension of Carley Lane connecting to the bypass in the area of the existing median cut east of the proposed new building.

Since the approval of the Georgetown Industrial Park in 1988, the land on the east side of the McClelland Circle bypass has been approved for a large mixed-use development (Amerson Farms). The main commercial entrance is opposite on the east side of the bypass from the location originally planned for the entrance to the Georgetown Industrial Park at the bypass. A full entrance at this location on the west side would help justify a traffic signal and would allow for increased connectivity in the area.

The Applicant is proposing 605 automobile parking spaces north of the proposed warehouse distribution building. In the submitted plan the auto parking lot is accessed by a private drive which enters off the south side of the cul-de-sac at the end of Kaden Lane. This drive will also continue around the employee auto parking, through a gated entrance to the van staging and parking lot on the east side of the warehouse/distribution building. The parking and drive will continue around the buildings south side and connect to trailer and semi-truck parking and dolly staging areas on the west side of the building. Kaden Lane currently serves as access to United Talent and Vuteq's main parking areas and has seen increased congestion/conflicts after Vuteq's most recent expansion.

There are 183 semi-trailer spaces proposed on the west and south sides of the building, accessed by a drive around the building, but primarily accessed by an extension of Carley Drive which will provide direct access to the west side of the warehouse/distribution building. A cul-de-sac at the end of Carley Drive will need to be constructed within public right-of-way, to provide a public street turn-around prior to the gated entrance to the facility.

Traffic Study:

A traffic study was completed by Diane Zimmerman, Traffic Engineering, LLC. Peak hour traffic counts were collected on May 6, 2021 for the major public intersections directly serving the development. Analysis looked at the project at build-out. The project completion date was anticipated in 2022 and a 3% growth rate was applied to 2021 traffic volumes to account for traffic increases due to citywide growth.

The consultant stated that there were no directly applicable trip generation rates from the ITE Trip Generation Manual, 10th Edition. The consultant instead used data provided by the user for a similar site to provide trip generation for a typical 24-hour period.

The peak hours of the site, according to the consultant will be 9-10 a.m. and 2-3 p.m. These are not the peak hours for the adjacent streets. According to the Trip Generation counts provided by the applicant, vehicle trips will consist of trips by three types of vehicles: Autos, P&D Vans, 53' semi-trailers.

Auto trips correlate to the shift change times for the warehouse employees with a shift arriving at 2am and departing at 9-10am. Another shift appears to begin a 2pm and depart between 10-11pm. Drivers of the P&D vans appear to arrive between 7-9am and depart in the P&D vans around the same period. The P&D vans arrive back at the facility between 2pm and 6pm generally and the additional Auto departures are spread over the same time period. There seems to be a less intense but more elongated peak traffic period in the afternoon due to the overlap of warehouse and delivery driver activity during this period.

Semi-trailer traffic appears to be spread mostly over the overnight hours between 7pm and 6am. The traffic study conclusion is that based on the volume of traffic generated by the development and the amount of traffic forecasted for the year 2022, there will be manageable impact to the existing highway network, with Levels of Service (LOS) remaining within acceptable limits.

The only LOS levels below C were found on Lemons Mill Road at the McClelland Circle intersection, east and westbound. The LOS Existing, under the No Build and Build scenarios do not significantly change. The LOS is D in during the AM peak and LOS E during the PM peak at this intersection.

Staff asks that the Traffic Study Engineer be prepared to explain the methodology and conclusions of the traffic study at the public hearing. Staff does have concerns the access to the Adient facility was not addressed as part of this study. The westbound left turn lane from Lemons Mill Road to Carley Drive passes in front of the Adient entrance. If this turn lane is full, vehicles exiting Adient and attempting a left turn to southbound Lemons Mill will be blocked. According to the Traffic Study Engineer, the turn lane length is 261 feet from Carley Drive to Adient Lane, or enough to store 10.4 passenger vehicles at 25 feet per vehicle or 4 semi-trucks using 65 feet per vehicle. From observation during PM peak hours it appears that traffic exiting from Carley Drive southbound on Lemons Mill Road, stacks up on Lemons Mill Road and impacts employees leaving the Adient facility due to the southbound lane being full at times. No blockage was noted due to northbound traffic turning into Carley Drive.

The Traffic Study shows that there is a LOS deficiency on Lemons Mill Road and there are real potential impacts to existing businesses and operations and their ability to expand within Georgetown Industrial Park and on Lemons Mill. An entrance was proposed and planned on the bypass to serve the Georgetown Industrial Park. This will not be the only facility in the park. Industrial Parks need to be flexible in their planning to allow for the changing requirements of different users. It is staffs recommendation that a direct access to the McClelland Circle bypass is needed to handle the additional traffic generated by this development and to allow for potential future expansion needs of existing established business.

Staff recommends that this application be approved with the condition that the applicant amend the parking and driveway configuration to allow for an additional access directly to the McClelland Circle bypass. This connection could serve the auto and van lots only and could be approved as an Amended Final Development Plan at a later date so as not to impact any planned construction schedule.

Preliminary Development Plan Review:

Setbacks and Building Standards:

The I-1 Zoning District has the following setback requirements:

Front: 50-foot

Side: 12-foot

Rear: 25-foot

The proposed warehouse location on the Preliminary Development Plan meets the required building setbacks. The Applicant is proposing 317,520 square feet of building area, for a total a building ground coverage of 15%, which is under the 50% maximum building ground coverage allowed.

Vehicular Access & Pedestrian Circulation:

Driveways & Access: There are two internal entrances proposed; one off Carley Drive and one off Kaden Lane. No direct connection to the McClelland Circle bypass is shown and all traffic must enter and exit off Lemons Mill Road and travel in and out thru Georgetown Industrial Park.

Sidewalks: Internally, the Applicant is proposing sidewalks along the front of the administrative wing of the warehouse on the north side. A security gate is proposed around the facility and security gates will control access to internal driveways and parking areas. Only the automobile parking lots will be directly accessible from public streets. No additional sidewalks are proposed on site around the warehouse. Additional sidewalks may be required on the Final Development Plan for the parking lot connection to Carley Drive or for safe circulation of pedestrians

Parking Spaces: The proposed number of parking spaces meets the minimum Parking requirements.

Land Use Buffers and Landscaping:

Property Perimeter Requirements; Section 6.12:

- The Project Site does not require any landscaping to meet the requirements of Section 6.12 since the property is zoned I-1 and abuts other I-1 property or the railroad.

Vehicle Use Area Perimeter Requirements; Section 6.13:

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

The preliminary landscaping plan shows the appropriate VUA perimeter screening.

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 not counted since this is 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 in addition to the required perimeter landscaping. Interior landscaping shall be peninsular or island types.

- 1 tree shall be required for each 250 SF of required landscape area.

The Applicant has proposed an adequate amount of landscape area to meet the interior landscape requirements. The applicant has provided 2 trees per 250 square feet of interior area instead of 1 tree. This landscaping can be reduced as necessary or can be counted towards the canopy coverage requirement.

Section 6.2215: Minimum Canopy Requirements

For the 48.48-acre site, a total canopy coverage of 211,179 square feet is required at maturity if no existing canopy is to be protected (10% new canopy required). The Applicant has demonstrated they can meet the minimum canopy requirements. Staff would prefer that some existing canopy be preserved, if possible, along the bypass to provide screening.

Royal Springs Wellhead Protection Committee:

The applicant met with the Wellhead Protection Committee on June 29th. The Committee had four recommended conditions of approval. Those conditions will be included as a Condition of Planning Commission approval.

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

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

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

Water and Sewer: the Georgetown Municipal Water and Sewer Service requires approval of water and sewer availability prior to Final Development Plan approval. All requirements of GMWSS must be met.

Georgetown Fire Department: All requirements of Georgetown Fire Department regarding hydrant spacing and fire protection must be met.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Development Plan to construct a 317,520-square foot warehouse/distribution center, with the following conditions of approval:

Conditions of Approval:

1. Applicant shall provide a direct driveway connection to McClelland Circle to serve the facility. A Final Development should be submitted for approval showing the connection.
2. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
3. 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).

4. A Final Stormwater Management Plan must be submitted 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.
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. Final Development Plan shall meet all requirements of the Royal Spring Wellhead Protection Committee.
7. Final Development Plan shall meet all requirements of the Georgetown Municipal Water and Sewer Service.
8. Final Development Plan shall meet all requirements of Georgetown Fire Department.
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.
10. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the Subdivision and Development Regulations.

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction		Number of Projects: 15	
	2020-06	100 Ikebana - Commercial Development	DEV-C
	2018-22	Amerson South Townhomes	DEV-R
	2018-25	Bluegrass RV Storage - Soil Relocation	DEV-C
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2020-17	Clarks Pump-N-Shop - 385 Cherry Blossom	DEV-C
	2018-41	Commonwealth T&M - 220 Endeavor	DEV-C
	2019-31	Hotel Development - 150 Ikebana Dr	DEV-C
	2013-09	Northside Christian Church - 101 Ferguson	DEV-C
	2020-18	Ohnheiser Co, LLC - 167 Industry Rd	DEV-C
	2006-07	Overlook Apartments (Dover Dr) Phase 3 & 4	DEV-C
	2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C
	2005-41	Shops at Elkhorn Meadows (Hanna)	DEV-C
	2018-62	Sleep-in/Mainstay Cherry Blossom Connector	DEV-C
	2018-56	Texas Roadhouse (ML Georgetown)	DEV-C
	2003-56	White Oak Village - Development (Units)	DEV-R
Final Inspection		Number of Projects: 4	
	2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C
	2016-38	Cyron Holdings	IND
	2020-29	Dearinger Excavating - Wells Ave	DEV-C
	2018-26	Toyota Tsusho - North Access Road	DEV-C

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	5
	2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2
	2018-57	Price Farm Phase 3 (Abbey at Old Oxford)
	2019-02	South Crossing - Phase 1 (McClelland Cir)
	2004-26	Village at Lanes Run - Phase 3, Sect 1 (Charles)
	2018-05	Woodland Park (Betty Yancey) Phase 2
Final Inspection	Number of Projects:	1
	2019-39	Harbor Village Unit 1, Phase 3C
Dedication/Final Work	Number of Projects:	11
	2005-47	Cherry Blossom Subdivision Phase 7 & 8
	2013-11	Deer Run - Phase 3A
	2013-11	Deer Run - Phase 3B
	2005-26	Edgewood Subdivision - Phase 1
	2006-28	McClelland Springs Subdivision Phase 2A
	2008-40	Paynes Crossing Phase 4 - Section 1 & 2
	2004-51	Pleasant Valley Phase 4D & 4E
	2018-57	Price Farm (Abbey Phase 2 Unit 1A) (Ball Homes)
	2018-57	Price Farm (Abbey Phase 2 Unit 1B) (Ball Homes)
	2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4
	2004-26	Village at Lanes Run - Phase 1, Section 1
	Approved/Bonded	Number of Projects:
2017-13		Canewood Unit 6, Lot 1
2019-13		Cherry Blossom Townhomes - Phase 6
2006-86		December Estates Cluster Subdivision
2017-43		Fox Run Subdivision - Phase 1
2019-46		Jones Prop - Willow Brook Ln Ext
2017-24		Pinnacle At Mallard Point
2004-51		Pleasant Valley Phase 4B, 4C, & 4F
2006-63		Rocky Creek Farm Section 3B, Phase 3
2005-02		Rocky Creek Reserve Phase 3 Section 1 (Ball)
2005-02		Rocky Creek Reserve Phase 3 Section 2 (Ball)
2013-30		Rocky Creek-Meadows-Sec 1C
2015-29		Sutton Place, Phase 3-B
2017-08		Thoroughbred Acres Unit 7D, Section 1
2018-61		Village at Lanes Run - Phase 2, Sect 3-B (Charles)
2018-61		Village at Lanes Run - Phase 2, Sect 3-C (Haddix)
2019-10		White Oak Condominiums Phase 4 (Remaining)
2018-05		Woodland Park (Betty Yancey) Phase 1

List of all Active Projects/status

Application	Project Name	Type	Status
2020-06	100 Ikebana - Commercial Development	DEV-C	Under Construction
2017-34	Adient USA (Hillps) Amended DP (Parking and dock)	DEV-C	No Activity
2017-33	American Mini (Self-Storage 1047 Paris Pike)-Ph 1	DEV-C	Final Inspection
2020-47	American Mini-Storage (South) Expansion	DEV-C	Under Review
2014-22	Amerson Apartments North	DEV-R	Warranty Period
2017-20	Amerson Commercial Grading and Site Work	DEV-C	Approved/Bonded
2018-43	Amerson North Townhomes	DEV-R	Under Review
2018-22	Amerson South Townhomes	DEV-R	Under Construction
2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2	RES	Under Construction
2018-25	Bluegrass RV Storage - Soil Relocation	DEV-C	Under Construction
2020-34	Bourbon 30 & ESI (240 Corporate)	DEV-C	Under Review
2016-47	Canewood Unit I-C Sect 4	RES	Warranty Period
2017-13	Canewood Unit 6, Lot 1	RES	Approved/Bonded
2005-47	Cherry Blossom Subdivision Phase 7 & 8	RES	Dedication/Final Work
2019-13	Cherry Blossom Townhomes - Phase 6	RES	Approved/Bonded
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	Under Construction
2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R	Dedication/Final Work
2020-17	Clarks Pump-N-Shop - 385 Cherry Blossom	DEV-C	Under Construction
2018-41	Commonwealth T&M - 220 Endeavor	DEV-C	Under Construction
2021-07	Core Controls - 155 Enterprise Way	DEV-C	Under Review
2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C	Under Review
2016-38	Cyron Holdings	IND	Final Inspection
2020-29	Dearinger Excavating - Wells Ave	DEV-C	Final Inspection
2006-86	December Estates Cluster Subdivision	RES	Approved/Bonded
2013-11	Deer Run - Phase 3A	RES	Dedication/Final Work
2013-11	Deer Run - Phase 3B	RES	Dedication/Final Work

Application	Project Name	Type	Status
2018-10	Dog Haus Development	DEV-C	No Activity
2005-26	Edgewood Subdivision - Phase 1	RES	Dedication/Final Work
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2020-30	Firestone - 111 Marketplace Cir	DEV-C	Complete
2017-43	Fox Run Subdivision - Phase 1	RES	Approved/Bonded
2021-06	Georgetown Auto Sales - 136 Darby Dr	DEV-C	Under Review
2019-39	Harbor Village Unit 1, Phase 3C	RES	Final Inspection
2015-08	Heritage Apartments at Falls Creek - Phase 2	DEV-R	Under Review
2016-49	Hiserbob - 411 Triport Road	IND	No Activity
2019-06	Hoghead Trailer Sales-Showalter	DEV-C	No Activity
2019-31	Hotel Development - 150 Ikebana Dr	DEV-C	Under Construction
2020-25	Innovative Holdings - 185 Industry Road - Grading	DEV-C	No Activity
2020-11	Jiffy Lube - 120 Osborne Way	DEV-C	Complete
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	Under Review
2019-46	Jones Prop - Willow Brook Ln Ext	RES	Approved/Bonded
2004-02	Leesburg Landing	RES	Warranty Period
2006-28	McClelland Springs Ph IIB & IIC	RES	Under Review
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	No Activity
2013-09	Northside Christian Church - 101 Ferguson	DEV-C	Under Construction
2020-18	Ohnheiser Co, LLC - 167 Industry Rd	DEV-C	Under Construction
2006-07	Overlook Apartments (Dover Dr) Phase 3 & 4	DEV-C	Under Construction
2008-40	Paynes Crossing Phase 4 - Section 1 & 2	RES	Dedication/Final Work
2015-05	Pemberley Cove	RES	Warranty Period
2018-29	Penn Ave Baptist Parking - Stamping Ground	DEV-C	Under Review
2017-24	Pinnacle At Mallard Point	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 4B, 4C, & 4F	RES	Approved/Bonded

Application	Project Name	Type	Status
2004-51	Pleasant Valley Phase 4D & 4E	RES	Dedication/Final Work
2004-51	Pleasant Valley Phase 5	RES	Under Review
2008-47	Pleasant Valley Sec 2, Ph 2, Unit 3(Urban Groupe)	RES	Warranty Period
2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C	Under Construction
2018-57	Price Farm (Abbey Phase 2 Unit 1A) (Ball Homes)	RES	Dedication/Final Work
2018-57	Price Farm (Abbey Phase 2 Unit 1B) (Ball Homes)	RES	Dedication/Final Work
2018-57	Price Farm Phase 3 (Abbey at Old Oxford)	RES	Under Construction
2006-63	Rocky Creek Farm Section 3B, Phase 3	RES	Approved/Bonded
2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4	RES	Dedication/Final Work
2005-02	Rocky Creek Reserve Phase 3 Section 1 (Ball)	RES	Approved/Bonded
2005-02	Rocky Creek Reserve Phase 3 Section 2 (Ball)	RES	Approved/Bonded
2013-30	Rocky Creek-Meadows-Sec 1C	RES	Approved/Bonded
2019-51	Rumpke Transfer Station-245 W Yusen	DEV-C	Complete
2005-41	Shops at Elkhorn Meadows (Hanna)	DEV-C	Under Construction
2018-62	Sleep-in/Mainstay_Cherry Blossom Connector	DEV-C	Under Construction
2019-03	South Crossing - Apartments	DEV-R	Under Review
2019-02	South Crossing - Phase 1 (McClelland Cir)	RES	Under Construction
Minor DP	Stonewall First Church of God - Grading & Parking	DEV-C	No Activity
2018-38	Sutton Place Remaining - Phase 4	RES	Under Review
2015-29	Sutton Place, Phase 3, Section 1	RES	Warranty Period
2015-29	Sutton Place, Phase 3-B	RES	Approved/Bonded
2018-56	Texas Roadhouse (ML Georgetown)	DEV-C	Under Construction
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
2017-08	Thoroughbred Acres Unit 7D, Section 1	RES	Approved/Bonded
2018-26	Toyota Tsusho - North Access Road	DEV-C	Final Inspection
2020-02	Village at Georgetown (Lemons Mill/E Main Ext)	DEV-R	Under Review
2004-26	Village at Lanes Run - Phase 1, Section 1	RES	Dedication/Final Work
2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)	RES	Approved/Bonded

Application	Project Name	Type	Status
2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)	RES	Approved/Bonded
2004-26	Village at Lanes Run - Phase 3, Sect 1 (Charles)	RES	Under Construction
2019-10	White Oak Condominiums Phase 4 (Remaining)	RES	Approved/Bonded
2003-56	White Oak Village - Development (Units)	DEV-R	Under Construction
2018-05	Woodland Park (Betty Yancey) Phase 1	RES	Approved/Bonded
2018-05	Woodland Park (Betty Yancey) Phase 2	RES	Under Construction
Total Number of Active Projects:		88	