

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

January 11, 2018

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of December invoices
- B. Approval of December 14, 2017 minutes
- C. Approval of January agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

NONE

III. NEW BUSINESS

- A. FSP-2017-50 Rains Property - Final Subdivision Plat to divide two tracts into three tracts, leaving one 34.65-acre tract, one 15-acre tract, and one 5-acre tract, located on Finnell Road.
- B. PSP-2017-51 Mallard Point Tract #4 and Unit 1, Block A - Preliminary Subdivision Plat to subdivide an 81.397-acre tract into four new tracts of 20.057, 10.355, 38.017, and 12.968 acres, located on US 25 N, just north of Mallard Point Drive.
- C. PDP-2017-52 Lifestyle Communities, Mills Apartments, Amended - Amended Preliminary Development Plan to add 32 parking spaces at the park area of the Mills Apartments on Magnolia Drive.
- D. PDP-2017-53 Top Gun Auto Sales - Preliminary Development Plan for a 2,786 sq. ft. office and 24,393 sq. ft. parking area for a car dealership, located on the south side of Paris Pike, east of Arby's.
- E. ZMA-2017-54 Wyndamere Apartments, Phase 3 – Rezoning request from B-2 (Highway Commercial) to R-3 (Residential) for 7.9 acres, to allow for multi-family apartments, located on the south side of Paris Pike, east of I-75.
- F. PSP-2017-55 Southland Christian Church – Preliminary Subdivision Plat to divide a 23.03-acre tract into two tracts of 16.03 acres and 7 acres, located on the southeast side of McClelland Circle, south of Lemons Mill Road.
- G. PDP-2017-56 Southland Christian Church – Preliminary Development Plan for a 34,840 sq. ft. church on 7 acres, located on the southeast side of McClelland Circle, south of Lemons Mill Road.

IV. OTHER BUSINESS

- A. Approval of 2018 PC Meeting Schedules
- A. Update of previously approved projects and agenda items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
December 14, 2017**

The regular meeting was held in the Scott County Courthouse on December 14, 2017. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Steve Smith, Mark Sulski, Regina Mizell, Byron Moran, Johnny Cannon and John Shirley, Director Joe Kane, Engineer Ben Krebs, Planners Matt Summers and Mikaela Gerry and Attorney Charlie Perkins. Absent was Commissioner Frank Wiseman.

Motion by Regina Mizell, second by Steve Smith, to approve the November invoices. Motion carried.

Motion by Mark Sulski, second by Jeff Caldwell, to approve the November 9, 2017 minutes. Motion carried.

Motion by Byron Moran, second by Regina Mizell, to approve the December agenda with the addition of discussion of a special meeting. Motion carried.

Consent Agenda

A representative of the Henderson & Brandenburg Property application agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Sulski, second by Shirley, to approve the Final Subdivision Plat (FSP-2017-46) subject to six (6) conditions of approval. Motion carried.

A representative of the Stamping Ground Church of God application agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Smith, second by Sulski, to approve the Preliminary Development Plat (PDP-2017-47) subject to seven (7) conditions of approval and one (1) variance. Motion carried.

PDP-2017-44 Shoppes at Cherry Point – Preliminary Development Plan for a 20,417 sq. ft. fitness center as phase one of a nine-building retail shopping center on 17.32 acres, located on the northeast corner of Blossom Park Drive and Ikebana Drive.

Director Joe Kane stated the property is zone B-5. The site is northeast of Blossom Park and Ikebana Drives. The main access is from Connector Road. The property was rezoned

Ms. Fannin asked what the proposed buffer would look like. Mr. Kane stated it is a 25-foot landscape buffer consisting of a double row of trees. There is also a six-foot fence or hedge requirement.

Linda Angel, Cherry Blossom resident, stated she owns a house adjoining the Planet Fitness property. She is afraid of what the development will do to the value of her house. She stated that the landscape buffer should be acceptable to the homeowners. She also had concerns about the exterior lighting of Planet Fitness and the traffic.

Kim Fields, Cherry Blossom resident, had concerns about the home values. She stated she is the realtor for Ms. Owens and that usually houses in Cherry Blossom subdivision sell easily.

She had concerns about the landscape buffer being enough and the traffic.

Commissioner Shirley asked Ms. Fields if she had sold any of the homes on Spyglass that adjoin the commercial property. She stated she had not.

John Bee, Cherry Blossom resident, stated his concern is the location of the entrance for the property. Mr. Kane stated there are two entrances on Ikebana Drive and Blossom Park Drive.

Mr. Bee stated his other concern is what the landscape buffer would be for Riviera Drive. Mr. Kane stated it is a 25-foot landscape buffer of a double row of trees.

Ms. Angel stated she would like to know the reason why Planet Fitness is locating beside the subdivision.

Mark Nelson, Planet Fitness, stated they will work with the homeowners regarding the landscape buffer.

Myriam Sulea, Rocky Creek resident, stated she does not feel that Planet Fitness will add value to the community.

Mr. Simpson stated that Planet Fitness will meet with the neighbors concerning the landscape buffer and lighting before the Final Development Plan is submitted to the Planning Commission.

Commissioner Smith asked if the landscape buffer will be installed in Phase 1.

FSP-2017-45 Muse Property – Final Subdivision Plat to create a 5.00-acre tract and leave 12.534 acres remaining in the parent tract, located at 1158 Crumbaugh Road.

Planner Matt Summers stated the property is zoned A-1. The application includes two variances for setbacks of the multi-purpose building and residence.

Motion by Shirley, second by Sulski, to approve the Final Subdivision Plat (FSP-2017-45) including the two (2) variances and subject to seven (7) conditions of approval. By roll call vote, motion carried 8-0.

PSP-2017-48 Meadows at Rocky Creek Farm – Amended Preliminary Subdivision Plat to remove right-of-way reservation and stub road connection, located in the Rocky Creek subdivision, north of Paris Pike.

Chairman Jones recused himself from discussion and voting.

Director Joe Kane stated that in 2013 the multi-family area was converted to single-family lots. At that time Kendall Drive was requested by staff to be extended to the west and stubbed out to the adjoining commercially zoned property for connectivity when the property developed.

Mr. Kane stated the Northeast Georgetown Traffic Study had recommended a road extension from Cherry Blossom Way to US 460 to help with traffic congestion on Connector Road. After examining the topography, it does not appear practical to build a road.

He stated the property to the west was recently approved for Bluegrass RV but that there is still commercial property undeveloped.

Nick Nicholson, Ball Homes, stated that they are against vehicular access but agreeable to pedestrian access to the commercial property. He stated they prefer to make the area a buildable lot with a walking path to the commercial property.

Mr. Kane stated he feels if a walking path is constructed it should connect to the northern end of the commercial property, not Bluegrass RV property. A proposed walking path could be bonded and in four years revisited to see if the commercial property has developed.

Motion by Shirley, second by Caldwell, to approve the Amended Preliminary Subdivision Plat (PSP-2017-48) subject to six (6) conditions of approval with the

Motion by Sulski, second by Shirley, to approve the Preliminary Development Plan (PDP-2017-49) including the one (1) variance and subject to twelve (12) conditions of approval. By roll call vote, motion carried 8-0.

2018 Filing and Application Deadline schedule

Motion by Mizell, second by Cannon, to approve the Filing and Application Deadline Schedule for 2018 except for Technical Review Meeting and Corrections Deadline. Motion carried.

Date for Special Meeting

Special meeting dates to review the Waste Services of the Bluegrass, LLC application were discussed but a date will be set later.

The meeting was then adjourned.

Respectfully,

Attest:

Rob Jones, Chair

Charlie Perkins, Secretary

RAINS PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
January 11, 2018

FILE NUMBER: FSP-2017-50

PROPOSAL: Final Subdivision Plat to divide two tracts into four tracts, leaving one 34.65-acre tract, one 15-acre tract, one 10-acre tract, and one 5-acre tract

LOCATION: Finnell Road

APPLICANT: Darlene Rains

SURVEYOR: Joel Day



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	Tract 1 (remainder): 34.65 acres Tract 2 (existing): 10.00 acres Tract 3 (new): 15.00 acres Tract 4 (new): 5.00 acres
Proposed Use	Agricultural/Residential
Access	Finnell Road
Variance Requested	None

BACKGROUND:

The subject property contains 64.65 acres, and is located at 262 Finnell Road. The subject property and land surrounding is zoned A-1, Agricultural. The proposed subdivision will create a new 5.00-acre tract and 15.00-acre tract with proposed access via an existing driveway from Finnell Road.

This application is considered a major subdivision and is required to be reviewed by the Planning Commission because the property was previously subdivided after 1999. That plat required all further subdivisions to be approved by the full Planning Commission.

Plat Review:

The proposed subdivision meets all planning requirements at this time. All tracts show the required 50-foot setbacks on all property lines and have at least 250 feet of width at the building line. The Health Department will need to conduct a site evaluation for the newly configured tracts to certify that an on-site septic system is feasible, but have not indicated any anticipated problems.

The existing access currently serves Tracts 3, 4 and the adjoining property owner west of Tract 3. Tract 1 has an Access Road that diverges from the aforementioned access easement. As a result, this access easement serves four users so the Applicant will be required to install another driveway to comply with the *Subdivision Regulations*, which only allows a maximum of three users per access easement. There is no existing access

for Tract 2 at this time. An access easement runs along the western portion of the lot, but the Applicant has indicated it is intended to serve the owners of Tract 1.

It is important to note that Tract 2 is an existing 10.00-acre tract, not 5.00-acres as the plat depicts. The Purpose Statement will need to be updated to accurately reflect this inconsistency.

RECOMMENDATION:

Approve the Final Subdivision Plat to create a 5.00-acre tract and a 15.00-acre tract and leave 34.65-acres remaining in the parent tract, with the following conditions of approval:

Conditions of Approval:

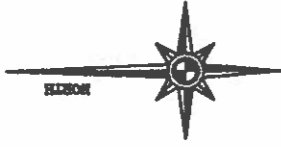
1. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Zoning Ordinance*.
3. All applicable requirements of the *Subdivision & Development Regulations*.
4. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved subdivision plat.
5. This preliminary subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.
6. Prior to (as part of) the Final Subdivision Plat approval, the total acreage and the purpose of the plat shall be corrected.
7. Final Subdivision Plat shall show only show a maximum of three users for each access easement.

UTILITY CERTIFICATION

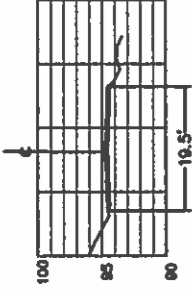
I HEREBY CERTIFY THAT THE UTILITY EASEMENTS DEPICTED HEREON ARE ADEQUATE TO PROVIDE SERVICE. OWNERS AND PROSPECTIVE OWNERS SHOULD NOTE THAT CUSTOMARY CHARGES APPLY, AND THAT ADDITIONAL EASEMENTS AND/OR CONCESSIONS MAY BE NECESSARY IN ORDER TO SUPPLY SERVICE.

FOR: BLUEGRASS ENERGY _____ DATE _____

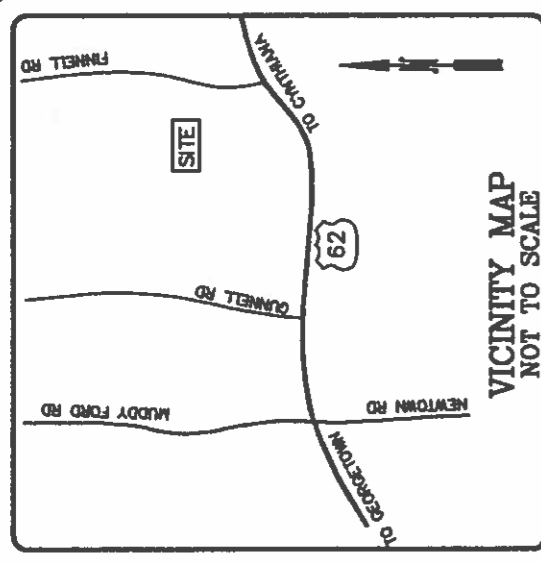
FOR: KY-AMERICAN WATER CO. _____ DATE _____



1 INCH = 200 FEET



CROSS-SECTION - FINNELL ROAD



VICINITY MAP
NOT TO SCALE

THE PURPOSE OF THIS PLAT IS TO DEPICT THE TRANSFER OF PARCEL ④ FROM TRACT ② TO TRACT ① AND TO SUBDIVIDE THE PARENT TRACT ① CREATING NEW TRACTS ③ AND ④. FURTHER SUBDIVISION OF THIS PROPERTY WILL REQUIRE REVIEW AND APPROVAL BY THE GEORGETOWN-SCOTT COUNTY JOINT PLANNING COMMISSION.

NO NEW ENTRANCES ARE CURRENTLY PROPOSED.

CURRENT ZONING OF THE SUBJECT PROPERTY IS AGRICULTURAL (A-1).

NO PREVIOUSLY ESTABLISHED UTILITY EASEMENTS OR DRAINAGE EASEMENTS ARE ELIMINATED OR OTHERWISE ALTERED BY THIS DIVISION.

NO TEMPORARY OR PERMANENT STRUCTURES ARE TO BE CONSTRUCTED IN NOR ENCROACH UPON ANY DRAINAGE EASEMENT.

THE ACCESS EASEMENT DEPICTED SHALL BE PRIMARILY FOR TRACT 3, BUT ALSO SERVES AS A SECONDARY ACCESS FOR ADJOINING GLEN & JULIE FARMS, LLC.

ALL OTHERS DETERMINED BY CONDITIONS OF DEED OR CONTRACT/AGREEMENT SUPERSEDING THIS PLAT, THE PRIVATE ROAD/Joint ENTRANCE/SHARED ACCESS SHOWN SHALL BE JOINTLY MAINTAINED BY THE OWNERS OF EACH TRACT SERVED BY SAME TO THE EXTENT OF THAT OWNER'S USE.

CURRENT COUNTY REGULATIONS RESTRICT THE USE OF ONE ENTRANCE/ACCESS TO NO MORE THAN THREE TRACTS UNLESS UPGRADED TO COUNTY ROAD STANDARDS.

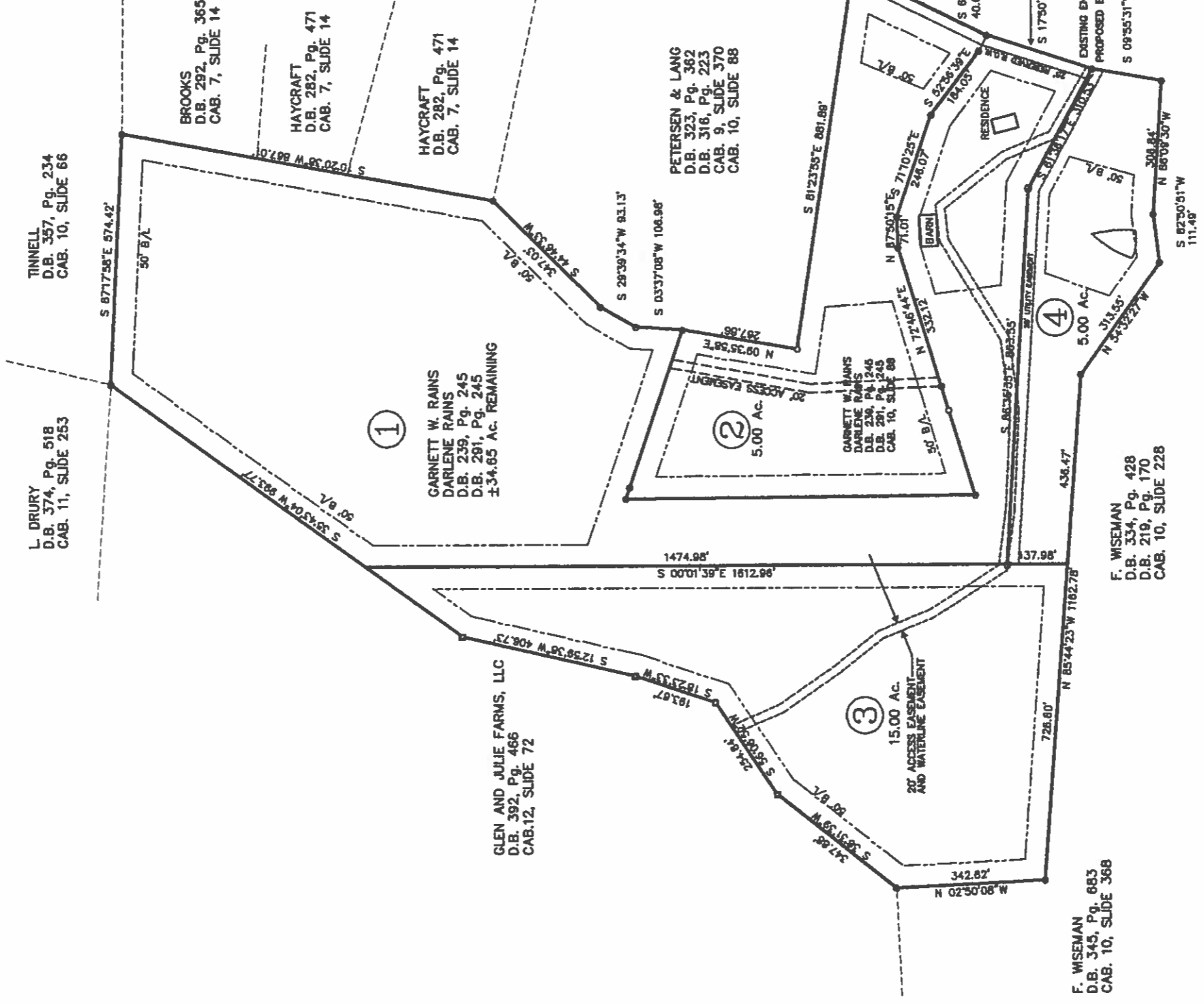
I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH SETBACK LINES, AND DEDICATE ANY PUBLIC RIGHTS-OF-WAY AND/OR EASEMENTS INDICATED UPON THIS PLAT OF MY OWN FREE WILL AND CONSENT.

GARNETT WAYNE RAINS
282 FINNELL ROAD
GEORGETOWN, KY 40324
DATE _____

HAZEL DARLENE RAINS
282 FINNELL ROAD
GEORGETOWN, KY 40324
DATE _____

I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABLITY: THIS PLAT DEPICTS A RURAL CLASS SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:11053 AND AN ACCUMULATED ANGULAR ERROR OF 00-07-23". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASES OF BEARINGS SHOWN IS REDUCED BEARING FROM PREVIOUS SURVEY OF ADJOINING PROPERTY. ORIGINAL DATE OF FIELD SURVEY WAS OCTOBER 12, 2016. LAST DATE OF FIELD SURVEY WAS SEPTEMBER 14, 2017.

Wm. JOEL DAY, P.L.S. No. 2538
F.I.R.M. No. 21209C0150C INDICATES NO FLOODPLAIN LOCATED UPON THIS PROPERTY.



F. WISEMAN
D.B. 345, Pg. 683
CAB. 10, SLIDE 368

F. WISEMAN
D.B. 334, Pg. 428
D.B. 219, Pg. 170
CAB. 10, SLIDE 228

MERIDIAN ASSOCIATES, LLC
SURVEYORS
120 EAST MAIN STREET, GEORGETOWN, KY 40324
TELEPHONE (508) 803-8070 - jdayple@bellanet.net

DECEMBER 23, 2017



PRELIMINARY/FINAL SUBDIVISION PLAT
RAINS PROPERTY
FINNELL ROAD, GEORGETOWN, SCOTT COUNTY, KENTUCKY
THIS PLAT REPRESENTS A BOUNDARY SURVEY & COMPLETES WITH 201 MAR 16:150

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE

GARNETT115.dwg/20160922.rvt/j.day

MALLARD POINT TRACT 4
Staff Report to the Georgetown-Scott County Planning Commission
January 11, 2018

FILE NUMBER: PSP-2017-51

PROPOSAL: Preliminary Subdivision Plat to subdivide an 81.397-acre tract into 4 new tracts

LOCATION: West of US 25, North of Mallard Point Drive

APPLICANT: Marion Cox

DESIGNER: Brent Combs



STATISTICS:

Zone	R-1A, Single Family Residential & B-1, Neighborhood Commercial
Surrounding Zones	B-1, R-1A, & A-1
Site Acreage	81.397 acres (Tract 4A: 20.057 acres, Tract 4B: 10.355 acres, Tract 4C: 38.017 acres, Tract 4D: 12.968 acres)
New Street Required	No
Water/Sewer Availability	Yes/Yes
Access	US 25 and Woodduck Lane
Variances/Waivers	None

BACKGROUND:

The subject property is an 81.397-acre tract, zoned B-1, Neighborhood Commercial and R-1A, Single Family Residential. Access is proposed from both US 25 and Woodduck Lane

The Project Site was zoned to these urban zoning districts in the 1980s as part of Mallard Point. The residential portion of the Project Site has an approved Preliminary Subdivision Plat (PSP-1999-48) for an additional twenty-eight (28) lots in a cul-de-sac system north of Blackberry Ridge Court.

Any subdivision of this property will need to comply with the conditions of approval from the rezoning of this area in the 1980s, and should consider the conditions from the 1999 preliminary approval.

One of the conditions from PSP-1999-48, and from the rezoning of the property, sought to establish much of this area as a common area to be owned by the Homeowner's Association. If this area was to be developed into individual lots, it recommended a preservation easement be established that would prohibit the removal of trees.

Preliminary Subdivision Plat Review:

Setbacks and Building Standards:

	R-1A	B-1
Front Yard Setback (feet)	40	25
Side Yard Setback (feet)	12	0 ¹
Rear Yard Setback (feet)	25	20 ¹

The Final Subdivision Plat will need to show the setbacks on the lots or list the setbacks in a table.

The previous approvals for this development indicate that no development is to take place closer to US 25 than the 900-foot elevation line. The Applicant has worked with staff on determining how this requirement meshes with what the Applicant is proposing. A compromise was reached to establish an increased setback from US 25. The Final Subdivision Plat would include notes regarding this setback to:

1. Prohibit the removal of trees from this area
2. Prohibit any construction or grading in this area
3. Except for the maintenance of any existing access easements, utility easements, or structures such as the barn or paddocks as shown on the Final Subdivision Plat.

Although portions of the Project Site are zoned B-1, commercial development is not recommended because the Project Site does not have access to Mallard Point Drive. As stipulated at the time the property was rezoned, commercial development in this area should be located further west towards the top of the hill. Commercial development would be held to all restrictions placed upon this property at the time the Project Site was rezoned.

Vehicular Access & Pedestrian Circulation:

Driveways & Access: There is an existing entrance to the parent tract from US 25. The Applicant is proposing Tracts 4B & 4C share this access and the associated maintenance.

There is also a gap between platted residential lots on the east side of Woodduck Lane where access was proposed for PSP-1999-48. The Applicant is proposing Tract 4D use this as an access to the property. The topography would make this a difficult entrance.

The Applicant is proposing that Tract 4A have access from US 25. Any new entrances from US 25 would require approval from the Kentucky Transportation Cabinet. Staff would prefer this tract not access US 25, but one additional driveway for residential use is not overly concerning. Staff would not support an expansion of the proposed driveway to handle traffic for multiple dwelling units or a commercial development. Any additional dwelling units or commercial development should seek access from Mallard Point Drive, as was intended when the property was initially developed.

Sidewalks: Sidewalks are not required for tracts of this size.

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

Any commercial development of the property will require appropriate screening, and will be reviewed through the Preliminary and Final Development Plan approval process.

All residences will need to be screened from US 25. This has been a requirement for the Mallard Point Development for many years to preserve the rural character of the area.

¹ 25 feet when adjacent to a residential district

Section 6.14: Minimum Canopy Requirements

The Applicant should not have any difficulty in meeting the canopy requirements with this plat. Any further development of the property should note the canopy requirements for both residential and commercial land uses.

Stormwater: The Applicant has placed a 40-foot drainage easement around the stream that runs parallel to US 25. This area is further protected by the increased setback from US 25.

RECOMMENDATION:

Staff recommends approval of the Preliminary Subdivision Plat with the following conditions of approval.

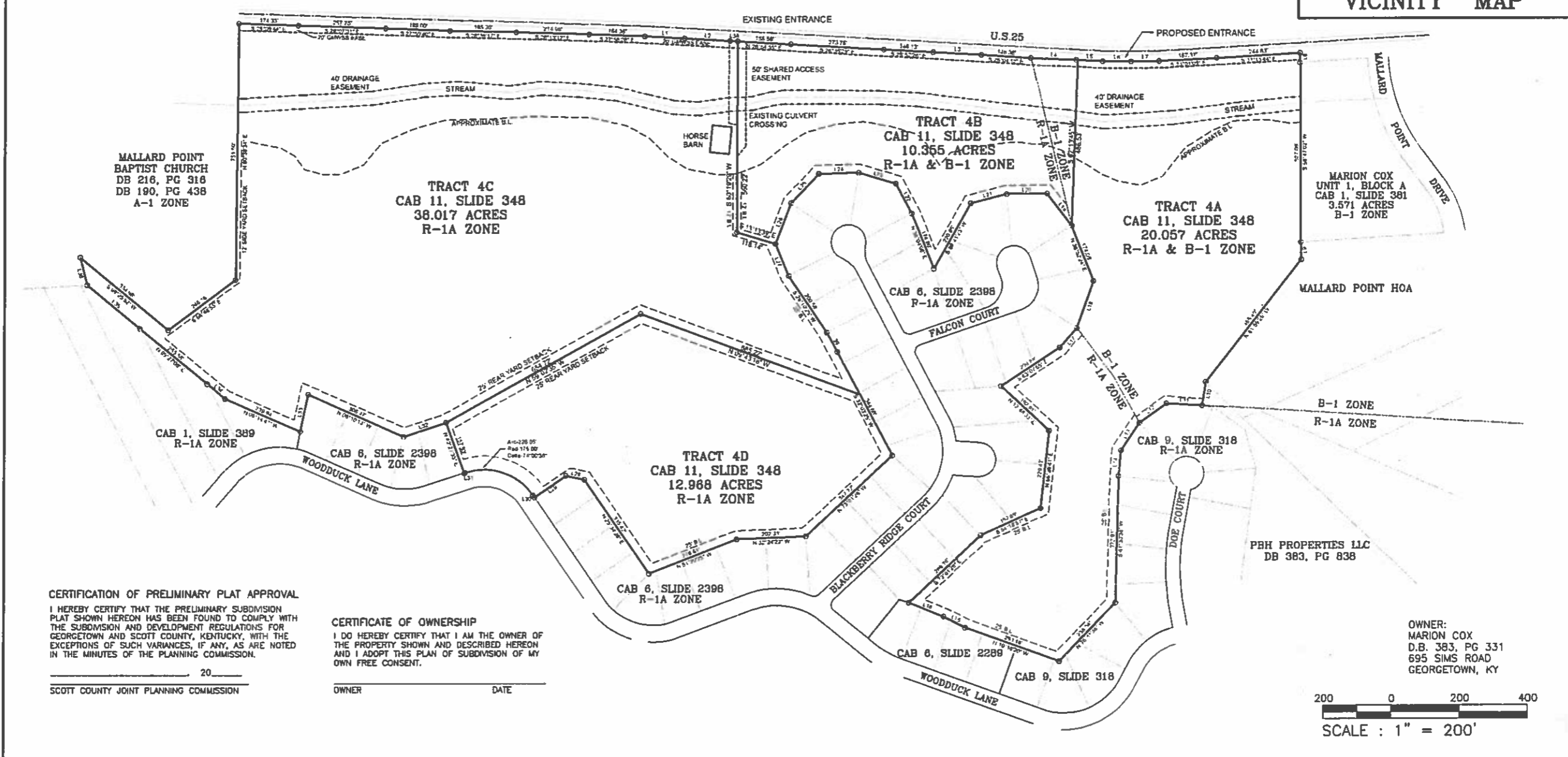
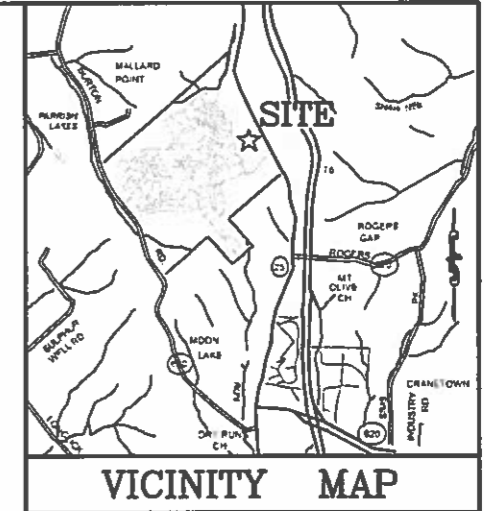
Conditions of Approval:

1. The Final Subdivision Plat will establish an increased setback from US 25, including the notes listed on page 2 of the staff report.
2. The proposed driveway shown for Tract 4A, shall be restricted to use only by a single residence.
3. The Final Subdivision Plat will require certifications from water, sewer/Health Department, and electric utilities.
4. 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.
5. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
6. The Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 of the *Subdivision and Development Regulations*.

LINE	BEARING	DISTANCE
L1	S 26°32'29" E	117.27
L2	S 26°40'11" E	134.21
L3	S 26°35'44" E	142.15
L4	S 27°46'15" E	133.68
L5	S 26°45'53" E	78.63
L6	S 29°29'27" E	83.00
L7	S 30°50'06" E	81.67
L8	S 98°45'38" W	27.75
L9	S 59°46'43" W	56.44
L10	S 89°43'29" W	70.31
L11	N 26°31'44" W	103.22
L12	N 65°48'43" W	97.41
L13	N 85°58'11" W	97.56
L14	S 66°28'42" W	75.52
L15	N 02°58'16" W	71.82
L16	N 07°59'54" W	110.01
L17	S 78°28'05" E	78.36
L18	N 79°06'24" E	148.13

LINE	BEARING	DISTANCE
L19	N 22°24'48" E	118.81
L20	N 30°38'07" W	118.93
L21	N 44°10'19" W	108.78
L22	N 31°58'53" E	99.19
L23	N 13°31'07" W	114.22
L24	N 31°28'26" W	118.52
L25	N 76°07'08" W	118.38
L26	S 80°13'56" W	128.20
L27	S 37°29'46" W	101.42
L28	N 17°48'06" W	85.09
L29	N 64°25'34" W	112.17
L30	N 25°54'26" E	7.02
L31	N 48°22'31" W	4.01
L32	N 48°28'29" W	131.57
L33	S 72°14'55" W	111.30
L34	N 09°27'06" E	68.55
L35	N 09°27'06" E	201.42
L36	N 45°58'26" E	83.32
L37	S 22°47'28" W	99.78
L38	S 28°54'55" E	22.29
L39	S 32°03'22" W	84.81
L40	S 74°56'28" E	98.07

- NOTES:
1. THESE TRACTS LIE WITHIN FLOOD HAZARD AREA "X", AS PER FIRM MAP NUMBER — WITH EFFECTIVE DATE DECEMBER 20, 2017 HOWEVER, THE STREAM HAS POTENTIAL FOR FLOODING. THE FINAL PLAT SHALL HAVE RECOMMENDED MINIMUM FLOOR ELEVATIONS FOR TRACTS 4A, 4B, AND 4C.
 2. THE ENTRANCE FOR TRACT 4A SHALL BE PERMITTED FOR A SINGLE RESIDENCE ONLY. ANY FUTURE DIVISION OF TRACTS 4A, 4B, OR 4C SHALL REQUIRE A NEW ENTRANCE PERMIT FROM KYIC.
 3. NO NEW STREETS PROPOSED.
 4. ACCESS FOR TRACT 4C IS FROM WOODDUCK LANE.
 5. MINIMUM FRONT SETBACK IS THE 800' CONTOUR.
 6. ALL RESIDENTIAL LOTS NEED TO BE SCREENED FROM U.S. 25.
 7. MAINTENANCE FOR THE SHARED ENTRANCE FOR TRACTS 4B AND 4C SHALL BE SHARED EQUALLY BETWEEN TRACTS 4A AND 4B, UNLESS AGREED TO BY THE OWNERS OF THE TWO TRACTS.
 8. THERE ARE TWO SEWER FORCE MAINS ALONG U.S. 25.



CERTIFICATION OF PRELIMINARY PLAT APPROVAL
I HEREBY CERTIFY THAT THE PRELIMINARY SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION.

20
SCOTT COUNTY JOINT PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP
I DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND I ADOPT THIS PLAN OF SUBDIVISION OF MY OWN FREE CONSENT.

OWNER _____ DATE _____

PRELIMINARY SUBDIVISION PLAT
MALLARD POINT, TRACT #4
3394 CINCINNATI PIKE AND WOODDUCK LANE SCOTT COUNTY, KENTUCKY

SCALE: 1" = 200'	DATE: 12-1-17
REVISED: 12-26-17	DRAWN BY: ABC
CAD NAME: PSP.dwg	JOB NUMBER

THOROUGHbred ENGINEERING

110 E. MAIN ST. SUITE 206 GEORGETOWN, KY 40324 (502) 863-1756
CIVIL DESIGN - GEOTECHNICAL ENGINEERING - IBC SPECIAL INSPECTIONS
MATERIAL TESTING - LAND SURVEYING - GEOTECHNICAL DRILLING

LIFESTYLE COMMUNITIES
 Staff Report to the Georgetown-Scott County Planning Commission
 January 11, 2018

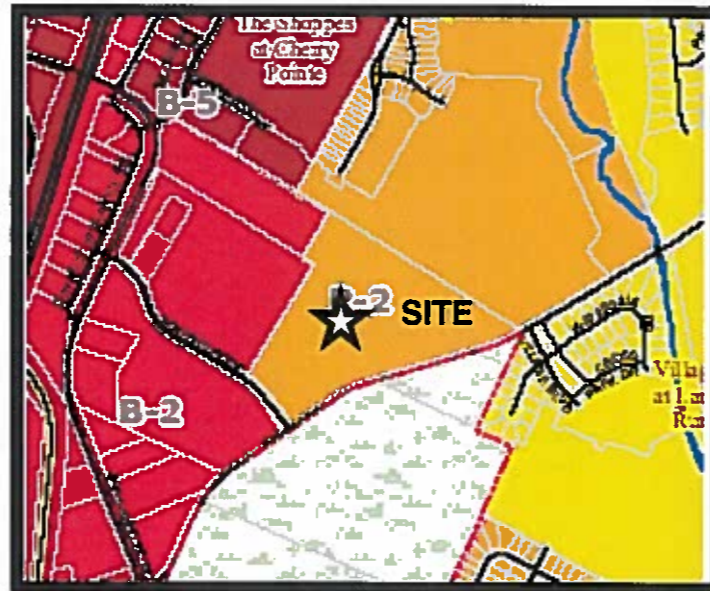
FILE NUMBER: PDP-2017-52

PROPOSAL: Amended Final Development Plan to add 32 parking spaces in an existing 228-unit apartment complex on 19.061 acres

LOCATION: Northwest of Old Oxford Road, northeast of Magnolia Drive, and behind the existing Lowe's retail center

APPLICANTS: Oxford-Connector Associates, LLC and Lifestyle Communities

ENGINEER: ECSI Engineering



STATISTICS:

Zone	R-2 (PUD)
Surrounding Zones	B-2, R-2, and A-1
Acreage	19.061
Number of Units Proposed	228
Sq. Ft. of Buildings	N/A
Building Ground Coverage	N/A
New street required	No
Water/sewer available	Yes/Yes
Access	Via Magnolia Drive
Variances	None

KEY ISSUES/COMMENTS:

The subject property was rezoned in 2009 to R-2 with a Planned Unit Development overlay (ZMA-2008-35). A Preliminary Development Plan was approved for a 228-unit multi-family development in 2010 (PDP-2010-12) and the project was constructed in 2011-12.

The Preliminary Plan proposed 78 one-bedroom units, 132 two-bedroom units, and 18 three-bedroom units in 23 buildings. Along with the residential structures, the Plan included a park, a clubhouse with a pool, rain garden/detention ponds, and a storage structure. A total of 454 parking spaces were proposed, including 13 handicapped access spaces.

A park is located on a previously identified sinkhole area. The Subdivision Regulations require sinkholes to be identified on the Development Plan but prohibit treatment, filling, or being enclosed. In addition, no structure may be located within the defined limits of a sinkhole. The Applicant requested a waiver for the treatment and remediation of the sinkhole, at the time of Preliminary development Plan approval in 2010, in order to construct the proposed park. In general, staff agreed that it was best to close off access to the sinkhole. Staff approved the park as an acceptable use for the sinkhole site.

The sinkhole was remediated when the apartments on site were constructed. The amended plan adds additional parking on the perimeter of the former sinkhole open space area. The parking is proposed at the perimeter of the park on its north and south sides and should not impact the sink hole area. The applicant will be required to meet all requirements of the Stormwater Regulations and the Environmentally Sensitive Lands Ordinance. The applicant will also be required to show that the increase in impervious area can be accounted for in the stormwater design for the site and the proposed parking areas can be safely constructed in the remediated sinkhole area.

The apartments were constructed with an entrance on Old Oxford Road with bollards placed across, making the Old Oxford entrance an emergency access only. The Subdivision Regulations require that multiple family developments over 100 units in size have at least two entrance points. At TRC for the Preliminary Development Plan review in 2010, staff requested that turn lanes on Old Oxford Road be added. The Applicant pointed to the previous traffic study that showed that turn lanes were not justified and that the single entrance will allow a Level of Service B on Magnolia Drive. The project was approved by the Planning Commission in 2010 with the bollards in place, with no improvements made to Old Oxford Road and the condition that it be evaluated in five years time.

It has been five years since the construction of the apartments and the Georgetown Fire Department and the City Engineer and Public Works Departments have no issues with the bollards remaining in place. It is recommended that the bollards be allowed to remain until such time as a request comes from the City for opening of the second entrance. The Amended Final Development Plan needs a note that requires turn lanes on Old Oxford Road to be evaluated and constructed if the bollards are ever removed in the future.

RECOMMENDATION:

APPROVAL of Amended Final Development Plan for 32 additional parking spaces around the remediated sinkhole area. Approval shall be subject to:

1. All previous applicable requirements of the previous rezoning approval (ZMA-2008-35) and Preliminary Development Plan (PDP-2010-12).
2. An updated stormwater management plan shall be provided to address the proposed new impervious areas.
3. The secondary entrance to Old Oxford Road may remain emergency access only until such time the City of Georgetown requests removal of the bollards and restoration of unrestricted access from Old Oxford Road. If the bollards are removed in the future, the required improvements to Old Oxford Road along the project frontage shall be the responsibility of the applicant.
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.
5. All applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
6. Provide Planning Commission staff (GIS division) with a digital copy of the approved Final Development Plan.



VICINITY MAP

SITE DATA

ZONING: R-2

ACREAGE: 9.05

TOTAL PARCEL A1: 9.05

BUILDING TYPES AND AREAS

TYPE	AREA	NO.	TOTAL AREA
BE-7 TH	3,790 S.F.	1	3,790 S.F.
BE-11 TH	5,964 S.F.	2	11,928 S.F.
BE-7 T/F	4,741 S.F.	7	33,187 S.F.
BE-8 T/F	5,840 S.F.	2	11,680 S.F.
BE-11 T/F	4,708 S.F.	3	14,127 S.F.
BE-14 T/F	8,359 S.F.	3	25,077 S.F.
ST-8 TH	4,822 S.F.	3	14,466 S.F.
ST-15 T/F	5,725 S.F.	2	11,450 S.F.
GARAGE	340 S.F.	48	11,520 S.F.
STORAGE BLDG	2,812 S.F.	1	2,812 S.F.
TRASH BLDG	1,250 S.F.	1	1,250 S.F.
CLUBHOUSE	4,558 S.F.	1	4,558 S.F.
MAIL BLDG	458 S.F.	1	458 S.F.
POOL EQUIT BLDG	458 S.F.	1	458 S.F.
TOTAL BUILDING AREA			140,785 S.F.
MAX BUILDING GROUND COVERAGE			40.0%
ACTUAL BUILDING GROUND COVERAGE			17.0%
MAXIMUM LOT DENSITY: (4.4 UNITS/NET ACRE)			228

PROPOSED UNIT BREAKDOWN

1-BEDROOM UNITS	78
2-BEDROOM UNITS	132
3-BEDROOM UNITS	11
TOTAL NUMBER OF PROPOSED UNITS	228

LANDSCAPE REQUIREMENTS

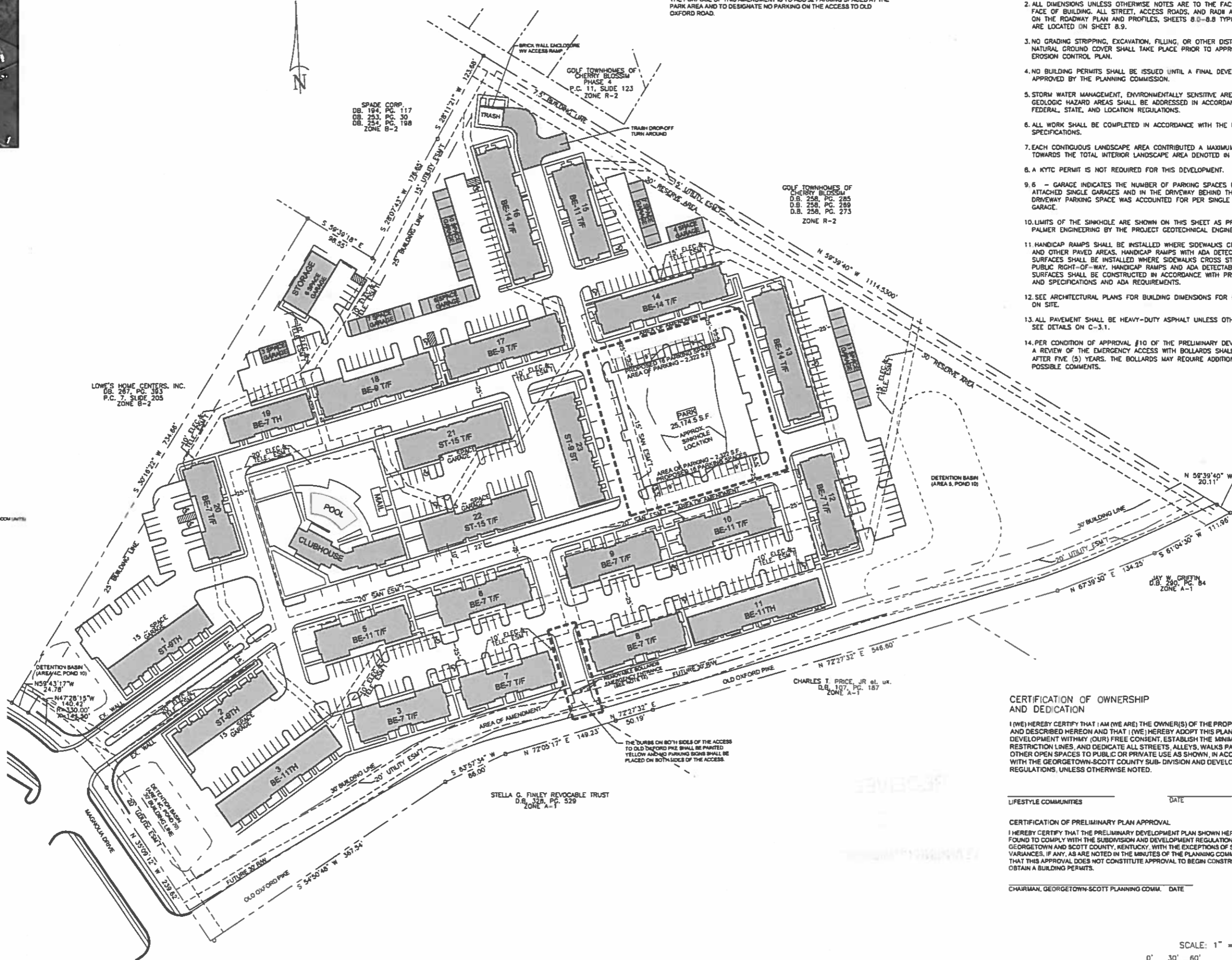
VEHICLE USAGE AREA (VUA)	224,830 S.F.
MIN. INTERIOR LANDSCAPING (10% VUA)	22,483 S.F.
ACTUAL INTERIOR LANDSCAPING	14,834 S.F.

PARKING REQUIREMENTS

TOTAL PARKING REQUIRED	417
1.5 SPACES PER 1-BEDROOM UNITS & .9 SPACES PER 2 OR MORE BEDROOM UNITS	
STANDARD REQUIRED	408
HANDICAPPED REQUIRED	11
TOTAL PARKING PROVIDED	517
STANDARD PROVIDED	503
HANDICAPPED PROVIDED	14

PURPOSE OF AMENDMENT

THE PURPOSE OF THIS AMENDMENT IS TO ADD 33 PARKING SPACES AT THE PARK AREA AND TO DESIGNATE NO PARKING ON THE ACCESS TO OLD OXFORD ROAD.



SITE PLAN NOTES

- ALL CONSTRUCTION MUST CONFORM TO THE CITY OF GEORGETOWN AND COMMONWEALTH OF KENTUCKY STANDARDS.
- ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO THE FACE OF CURB OR FACE OF BUILDING. ALL STREET, ACCESS ROADS, AND RADW ARE DIMENSIONED ON THE ROADWAY PLAN AND PROFILES. SHEETS 8.0-8.8 TYPICAL SECTIONS ARE LOCATED ON SHEET 8.9.
- NO GRADING, STRIPPING, EXCAVATION, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF THE EROSION CONTROL PLAN.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
- STORM WATER MANAGEMENT, ENVIRONMENTALLY SENSITIVE AREAS, AND/OR GEOLOGIC HAZARD AREAS SHALL BE ADDRESSED IN ACCORDANCE WITH FEDERAL, STATE, AND LOCATION REGULATIONS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- EACH CONTIGUOUS LANDSCAPE AREA CONTRIBUTED A MAXIMUM OF 1500 SF TOWARDS THE TOTAL INTERIOR LANDSCAPE AREA DENOTED IN THE SITE DATA.
- A KYTC PERMIT IS NOT REQUIRED FOR THIS DEVELOPMENT.
- GARAGE INDICATES THE NUMBER OF PARKING SPACES PROVIDED IN THE ATTACHED SINGLE GARAGES AND IN THE DRIVEWAY BEHIND THE GARAGE. ONE DRIVEWAY PARKING SPACE WAS ACCOUNTED FOR PER SINGLE ATTACHED GARAGE.
- LIMITS OF THE SINKHOLE ARE SHOWN ON THIS SHEET AS PROVIDED TO PALMER ENGINEERING BY THE PROJECT GEOTECHNICAL ENGINEER AT SAME.
- HANDICAP RAMPS SHALL BE INSTALLED WHERE SIDEWALKS CROSS STREETS AND OTHER PAVED AREAS. HANDICAP RAMPS WITH ADA DETECTABLE WARNING SURFACES SHALL BE INSTALLED WHERE SIDEWALKS CROSS STREET S IN THE PUBLIC RIGHT-OF-WAY. HANDICAP RAMPS AND ADA DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH PROJECT DETAILS AND SPECIFICATIONS AND ADA REQUIREMENTS.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS FOR EACH BUILDING ON SITE.
- ALL PAVEMENT SHALL BE HEAVY-DUTY ASPHALT UNLESS OTHERWISE NOTED. SEE DETAILS ON C-3.1.
- PER CONDITION OF APPROVAL #10 OF THE PRELIMINARY DEVELOPMENT PLAN, A REVIEW OF THE EMERGENCY ACCESS WITH BOLLARDS SHALL BE CONDUCTED AFTER FIVE (5) YEARS. THE BOLLARDS MAY REQUIRE ADDITIONAL REVIEW AND POSSIBLE COMMENTS.

CERTIFICATION OF OWNERSHIP AND DEDICATION

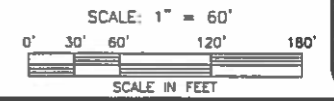
I (WE) HEREBY CERTIFY THAT I (AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN/PLAT OF THE DEVELOPMENT WITHMY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS PARKS, AND OTHER OPEN SPACES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

LIFESTYLE COMMUNITIES _____ DATE _____ 2018

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 EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT THIS APPROVAL DOES NOT CONSTITUTE APPROVAL TO BEGIN CONSTRUCTION OR OBTAIN A BUILDING PERMITS.

CHAIRMAN, GEORGETOWN-SCOTT PLANNING COMM. DATE _____



3rd AMENDED PRELIMINARY DEVELOPMENT PLAN
LIFESTYLE COMMUNITIES
 THE MILLS APARTMENTS
 1143 OLD OXFORD DRIVE

DATE:	12/01/2017
PROJECT:	9599.0C
DESIGNED:	FRE
DRAWN:	FRE
CHECKED:	
REVISIONS:	

TOP GUN AUTO SALES
Staff Report to the Georgetown-Scott County Planning Commission
January 11, 2018

FILE NUMBER: PDP-2017-53

PROPOSAL: Preliminary Development Plan for 1,910 SF office and 876 SF service area on 0.96 acres.

LOCATION: 1247 Paris Pike

APPLICANT: Jamie Tackett

DESIGNER: Baron Gibson



STATISTICS:

Zone	B-2, Highway Commercial
Surrounding Zones	B-2, Highway Commercial
Proposed Use	Auto Dealership
Site Acreage	0.96 acres
Building Area	2,786 SF (1,910 SF Office & 876 SF Service Area)
Max. Building coverage	50%
Building Coverage	6.64%
Building Height	21.5 feet
Parking Required	4 spaces (1 space per 600 SF of floor space)
Parking Provided	4 spaces
New Street Required	No
Water/Sewer Availability	Yes/Yes
Access	Paris Pike
Variances/Waivers	1. Waive the sidewalk requirement 2. Waive the planting of new trees 3. Waive the required oil/water separator for the garage bay

BACKGROUND:

The subject property consists of a 0.96-acre tract, zoned B-2, Highway Commercial, at 1247 Paris Pike. Its access is from Paris Pike, a State controlled roadway.

The Project Site was previously used as a restaurant. The Applicant has removed the restaurant building, and is proposing to construct a new building and expand the vehicular use area.

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: 0 feet

The proposed building locations on the Preliminary Development Plan meet the required B-2 building setbacks. The Applicant is proposing 2,786 square feet of building area, or 6.64% of the lot area, under the 50% maximum building ground coverage allowed.

Vehicular Access & Pedestrian Circulation:

Driveways & Access: There are two points of access to the Project Site from Paris Pike, and the Applicant is indicating the eastern access point be an entrance only and the western access point be an exit only.

Parking Spaces: The required parking for automobile sales is one parking space per 600 square feet of building area. The applicant is proposing more parking than is required and no variances are being requested. The Applicant is showing 4 parking spaces, one of which will be handicap accessible. The Applicant is also showing space for 69 display vehicles to be parked.

Sidewalks: Internally, the Applicant is proposing sidewalks around the office portion of the building. The Applicant is requesting a waiver to the sidewalk along Paris Pike. A sidewalk along Paris Pike would need to be constructed in the right-of-way for Paris Pike with an encroachment permit from District 7 of KYTC. Staff recommends denial of this waiver. The *Subdivision and Development Regulations* state, "All developments shall be required to provide adequate pedestrian access to parking lots, off-site sidewalks, and facilities commonly used by residents. It has been the practice of the Planning Commission to require infrastructure upgrades of this type as development occurs.

Land Use Buffers and Landscaping: The *Landscape Ordinance* provides standards for Property Perimeter Buffers and Vehicle Use Area Landscaping. The Applicant will need to provide a species specific landscaping plan as part of the Final Development Plan, should the preliminary get approved by the Planning Commission.

Property Perimeter Requirements; Section 6.12:

- The Project Site does not require any landscaping to meet the requirements of Section 6.12.

Vehicle Use Area Perimeter Requirements; Section 6.13: Row 3:

- Requires VUA perimeter screening for areas greater than 1,800 SF or used by 5 or more vehicles.
- VUA perimeter screening is required when facing public and private streets.
- When VUA faces a public or private street right-of-way, access road, or service road, trees must be spaced 1 per 50 feet, or fraction thereof, and be from Group A or B plus an 18" average height continuous planting, hedge, fence, or wall.

The Applicant meets the tree requirement along the western boundary with a combination of existing trees and new plantings. The Applicant has not indicated what will be used along this boundary to meet

the 18" continuous planting, hedge, fence, or wall. The Applicant has not shown any of the required screening of the vehicular use area along Paris Pike.

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 Applicant is meeting the requirements from Section 6.22.

Section 6.14: Minimum Canopy Requirements

The Applicant is proposing to preserve roughly 10% of the lot area in existing canopy. The Applicant will need to provide an additional 12% canopy coverage to meet the canopy requirements. The Applicant will meet this requirement with the trees shown on the plan.

Stormwater: The majority of the Project Site is located below the Base Flood Elevation (1% Annual Chance Floodplain / 100-year Floodplain). The Applicant will need to comply with all requirements of the Floodplain Management Ordinance and the Stormwater Manual.

The Applicant is requesting a waiver to the required pretreatment device for discharges draining into the sanitary system. Georgetown Municipal Water and Sewer Service (GMWSS) does not support this waiver.

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

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

RECOMMENDATION:

Staff recommends approval of the Preliminary Development Plan, but not the requested waivers, with the following conditions of approval.

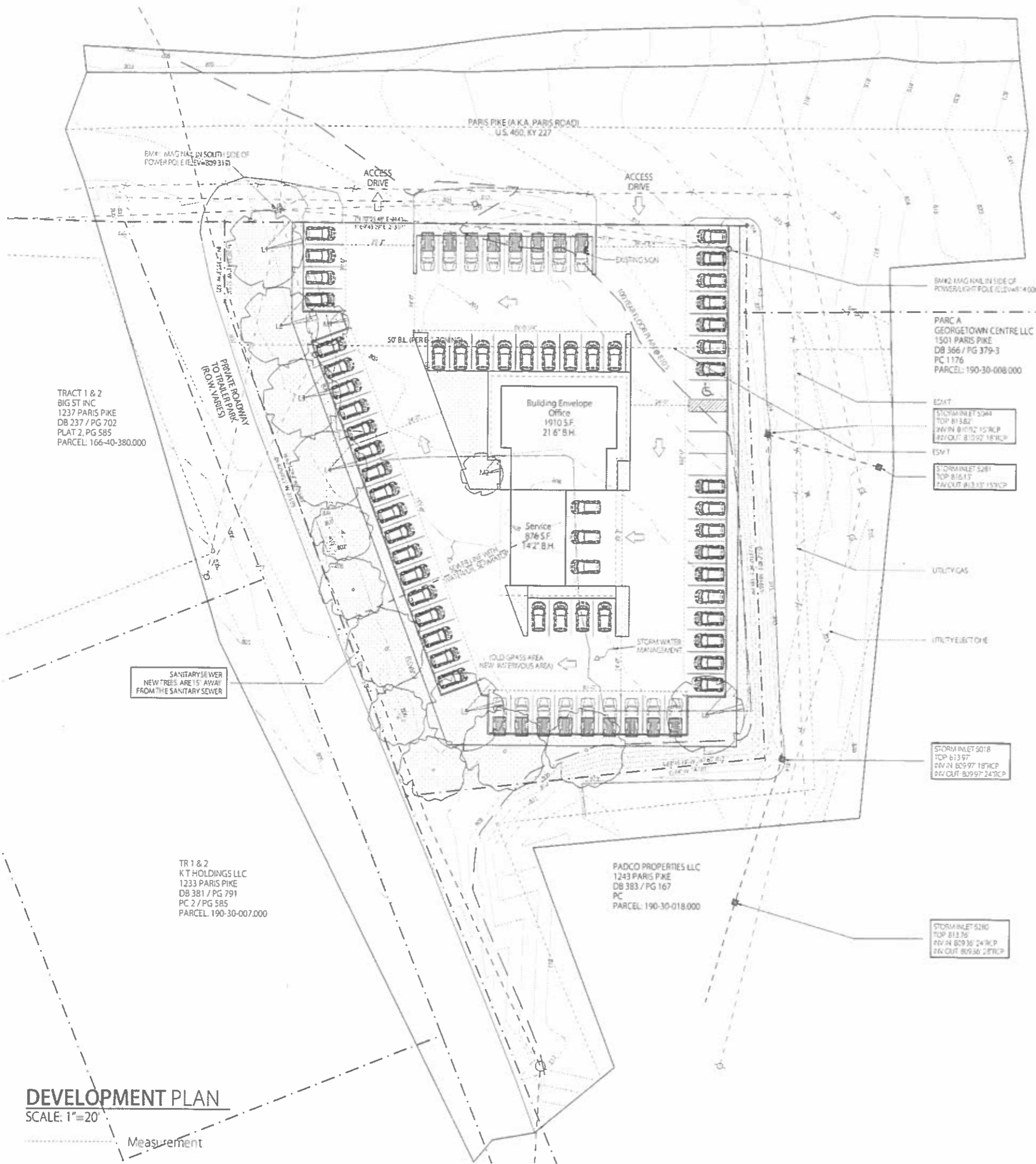
Waivers (Staff Recommends Denial of These):

1. Waive the required sidewalk along Paris Pike
2. Waive the required landscaping trees along Paris Pike
3. Waive the oil/water separator

Conditions of Approval:

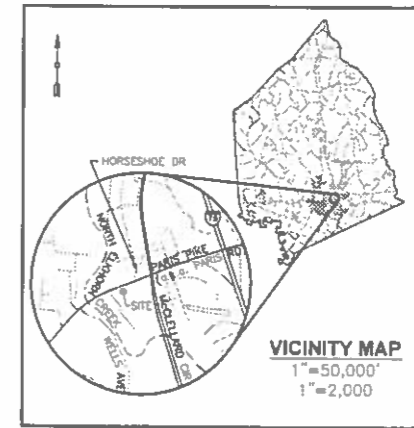
1. The Applicant shall comply with the requirements of the *Floodplain Management Ordinance*.
2. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.

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. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
5. 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.
6. The 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. A final specie-specific landscape plan shall be provided along with the Final Development Plan.



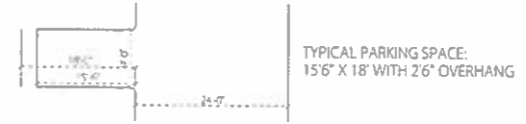
LEGEND

- EX Property Marker
- EX Gas
- EX Storm
- EX Elect CHE
- EX Water
- Preserved Trees
- New Trees
- Storm Water Movement
- Vehicle Movement



NOTES

1. Vehicular Use Area Perimeter Requirements: 5' to edge of paving where vehicles overhang, 4' minimum from edge of paving and 3' (that prohibits any vehicular overhang) for other areas, on boundary of portion of vehicular use area that faces adjacent property.
2. Interior Landscaping for Vehicular Use Areas: Landscape Area - For each 100 sq ft., or fraction thereof, of vehicular use area, ten (10) (amended by Georgetown City Council 9/16/99) sq ft. of landscaped area shall be provided.
3. Minimum Trees - A minimum of two (2) trees are one (1) tree is required to be planted for every 250 sq ft. or fraction thereof of required landscaped area. Trees shall have a clear trunk of at least five (5) feet above the ground. The remaining area shall be landscaped with shrubs or ground cover, not to exceed two (2) feet in height.
4. This project required a sidewalk to be constructed in the state right-of-way, but would like to attain a variance for the sidewalk, newly planted trees, and oil/water separator for garage bay drainage.



SITE STATISTICS

ZONING: B-2
 AREA OF EXISTING SITE: 41,979 S.F.
 PROPOSED BLDG: 2,743 S.F.
 USE: RETAIL

LANDSCAPING STATISTIC
 Vehicle Use Area: 24,805 S.F.
 Required Interior Landscape: 2,480 S.F. (10% of Vehicle Use Area)
 Total Interior Landscape: 2,490 S.F.
 Required V.U.A. Trees: 10
 Total V.U.A. Trees: 15

TREE CANOPY COVERAGE AREA
 Preserved Tree Canopy Coverage: 4,270 S.F. (10%)
 New Tree Canopy Coverage: Large Tree (750 S.F.) X 2 Medium Tree (400 S.F.)=5,300 S.F. (12%)
 Total Required Coverage: 9,235 S.F. (22%)
 Total New Coverage: 9,573 S.F. (22%)

PROPOSED PARKING LOT
 Required Spaces: 4
 Handicap Spaces: 1
 Regular Space: 3
 Total Cars on Display: 69

PLANNING COMMISSION ENGINEER
 To meet all Floodplain Development Regulations per local ordinance and for new FEMA floodplain data.
 To meet stormwater management requirements including new Georgetown Stormwater Manual.

PURPOSE
 The purpose of this amendment is to add a proposed building envelope and parking.

DEVELOPER/OWNER
 Top Gun Auto Sales, LLC
 Jamie Tackett
 1247 Paris Pike
 Georgetown, KY 40324
 DB 387/PG 549
 PC 1, PG 241
 PARCEL: 190-30-005.000

OWNER'S CERTIFICATION

I (we) do hereby certify that I am (we are) that only owner(s) of the property shown hereon, and do adopt this Preliminary Plat for the property.

Date _____ Owner _____

COMMISSION'S CERTIFICATION

I do hereby certify that this Preliminary Plat was approved by the planning commission.

Date _____ Planning Commission Chairman _____

GMWSS'S CERTIFICATION

I do hereby certify that this Preliminary Plat was approved by the planning commission.

Date _____ GMWSS Chairman _____

DEVELOPMENT PLAN
 SCALE: 1"=20'

Measurement

FINAL DEVELOPMENT PLAN

JAMIE TACKETT

TOP GUN AUTO SALES 1247 PARIS PIKE GEORGETOWN, KY 40324

SHEET TITLE:
 FINAL DEVELOPMENT PLAN
 SHEET:

1 OF 1



BARON GIBSON DESIGNS LLC
 650 S MILL STREET SUITE 222
 LEXINGTON, KY 40508
 478-718-7727 barongibson@barongibson.com

WYNDAMERE APARTMENTS PHASE 3
Staff Report to the Georgetown-Scott County Planning Commission
January 11, 2018

FILE NUMBER: ZMA-2017-54

PROPOSAL: Zone change request for approximately 6.039 acres from B-2 to R-3.

LOCATION: South of Paris Pike and west of Wyndamere Path

APPLICANT: KDC Georgetown Land, LLC

CONTACT: Nicholas Pregliasco



STATISTICS:

Existing Zone	B-2 (Highway Commercial)
Proposed Zone	R-3 (High Density Residential)
Surrounding Zones	B-2 (Highway Commercial)
Acreage	7.905 acres (Proposed R-3: 6.039 acres, Remaining B-2: 1.866 acres)
Proposed Use:	Multi-Family Residential
New street required	Yes
Access	Paris Pike, Wyndamere Path, and Caroline Path
Variance Requested	None

BACKGROUND:

The subject property is a 7.905-acre tract located south of Paris Pike and west of Wyndamere Path. This property was rezoned to B-2 in the early 1990's. Phases I and II of Wyndamere Apartments were approved in 2001 and 2006 respectively. The previous phases were approved with a conditional use permit for a residential use in the B-2 zoning district. Staff has advised the Applicant to seek a rezoning to a residential district for this final phase of residential because residential is not a listed permitted or conditional use in the B-2 district. The Applicant is seeking to rezone a portion of the Project Site to R-3, High Density Residential, as the next phase of this multi-family development. 1.866 acres of the Project Site will remain zoned B-2, Highway Commercial. The Applicant has also submitted a concept plan for the commercial and residential areas of the Project Site.

LEGAL CONSIDERATIONS:

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

Section 100.213 Findings necessary for proposed map amendment – Reconsideration.

1. *Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:*
 - a. *That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;*
 - b. *That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.*

Part 1: The Comprehensive Plan provides guidance for consideration of zone change requests. The Comprehensive Plan shows this area to be located within the Neighborhood Center for Connector Road/Old Oxford Road. The text from KRS 100.213 requires, for Part 1, that the Commission must find the map amendment agrees with the Comprehensive Plan. High density residential is appropriate in areas up to a quarter mile from the Neighborhood Centers. Since the Applicant is proposing to keep a portion of the property as a commercial development, the horizontal mixed-use proposed for the Project Site is in even greater compliance with the Comprehensive Plan.

Therefore, Part 1 does apply, so we need not consider subsections (a) or (b).

CONCEPT PLAN REVIEW:

Commercial Lots:

The Applicant is proposing two commercial outlots with this concept plan. These lots will have frontage along Paris Pike. The two commercial lots will have parking and trash facilities independent from each other and the surrounding multi-family development.

Residential Lot:

The Applicant is proposing ninety-six (96) total dwelling units in nine (9) multi-family buildings. The concept plan proposes these dwelling units will include 1, 2 and 3-bedroom units. The proposed buildings will be two stories tall. The concept plan shows a clubhouse and a pool area to be included as amenities for the residents of Phase III.

Access:

The primary access for this development is a proposed entrance from Paris Pike. The entrance is proposed to be located across Paris Pike from Falmouth Drive. The concept plan shows a right turn lane

for westbound traffic will be included as part of the entrance construction. The Project Site will have secondary accesses to previous phases of Wyndamere through Wyndamere Path and Caroline Path.

Internally, sidewalks are proposed to provide connectivity between the proposed residential development to previous phases of Wyndamere and the commercial outlots. As part of the Preliminary Development Plan phase for this project staff will look to ensure pedestrian connectivity between this Phase III and previous Phases I & II.

As part of the development, staff would like to see sidewalks constructed along Paris Pike, however there are topographical challenges that would make this difficult. At this time, staff is not seeking sidewalk construction along Paris Pike due to these topographical challenges.

Parking:

The proposed parking shown for the commercial outlots appears to be sufficient for the purposes of the concept plan. Final totals of parking spaces will need to be determined at the Preliminary Development stage when specific uses of these lots can be determined.

The Applicant is seeking a variance to the parking requirements as a part of the concept plan review. Based on the number of 1, 2 and 3-bedroom units being proposed by the Applicant on the concept plan, the Applicant would need to provide 208 parking spaces. The Applicant is proposing 192 parking spaces. The variance being requested would reduce the required parking for the 2 & 3-bedroom units from 2.5 parking spaces per unit to 2.25 parking spaces per unit. Staff recommends approval of this variance, because it is not a significant reduction in the required parking. It is also consistent with the parking required for the Phases I & II.

Setbacks:

The Applicant is also seeking a variance to reduce the side and rear yard setbacks from 25 feet to 15 feet for the residential development. The concept plan shows several of the multi-family buildings crossing the 25-foot setback line.

For multi-family buildings that encroach on the 25-foot setback line internal to the overall Wyndamere Apartment development (Phases I, II, & III) staff recommends approval of this reduction in the setbacks. It will allow the three phases of the residential development to feel more cohesive.

For multi-family buildings that encroach on the 25-foot setback from either neighboring developments or the commercial outlots, staff recommends these buildings be allowed to encroach on the setbacks as long as two conditions are met. First, the average distance from the building to the property line must be 25 feet. Second, additional screening should be provided in areas where the multi-family buildings are closer than 25-feet to the commercial outlots/neighboring developments.

RECOMMENDATION:

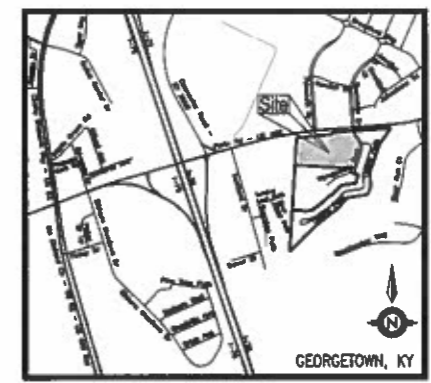
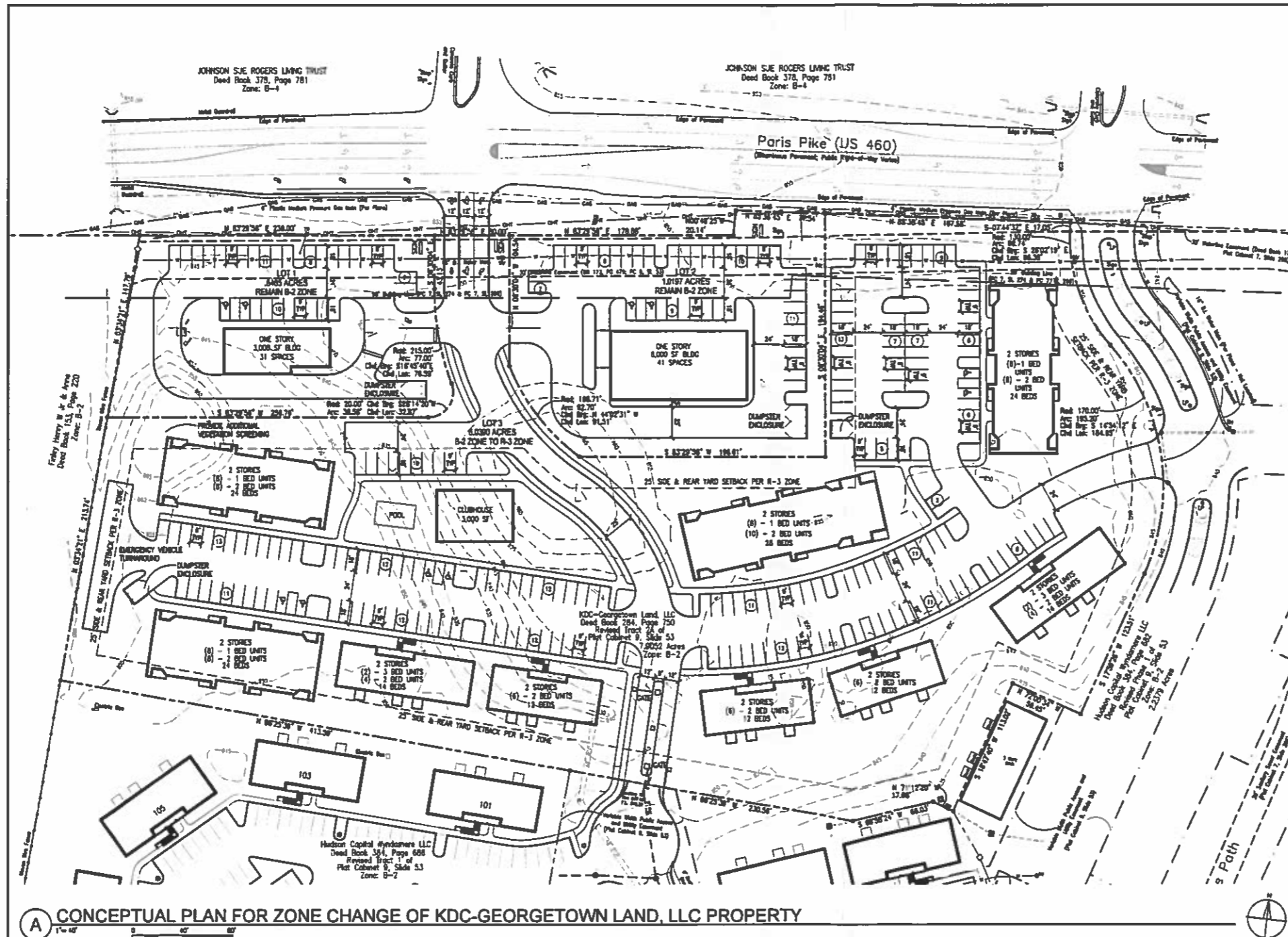
Based on the findings above, and that the requested zone change does satisfy the requirements of KRS 100.213, staff recommends **approval** of the zone change request with the following variance and conditions.

Variances:

1. Reduce the rear and side yard setbacks for buildings internal to the apartment development from 25 feet to 15 feet.
2. Allow the rear and side yard setbacks for multi-family buildings adjacent to the proposed commercial outlots and neighboring developments to have an average 25-foot setback.
3. Reduce the required parking for 2 & 3-bedroom units from 2.5 parking spaces per unit to 2.25 parking spaces per unit.

Conditions:

1. The Applicant shall return to the Planning Commission for Preliminary Development Plan approval.
2. All applicable requirements of the *Zoning Ordinance* and *Subdivision and Development Regulations*.



VICINITY MAP
Scale: 1" = 1000'

PROPERTY OWNER	
KDC-Georgetown Land, LLC 320 Worthington Parkway Louisville, KY 40222	
WYNDMERE PHASE 3 - SITE STATISTICS	
3188 Paris Pike	
Phase 3 Lot Area:	7,805 Acres
Building Zoning:	B-2 (Highway Commercial)
Lot 1 Area:	3,405 Acres
Lot 1 Building Square Foot:	3,000 SF
Lot 1 Floor Area Ratio:	8.7%
Lot 1 Parking Required (1 Space / 150 SF):	20 Spaces
Lot 1 Parking Provided:	31 Spaces (2 Accessible)
Lot 1 Vehicular Use Area:	17,487 SF
Lot 1 Interior Landscape Area Required:	1,780 SF
Lot 1 Interior Landscape Area Provided:	1,918 SF
Lot 2 Area:	1,8497 Acres
Lot 2 Building Square Foot:	4,800 SF
Lot 2 Floor Area Ratio:	8.0%
Lot 2 Parking Required (1 Space / 150 SF):	30 Spaces
Lot 2 Parking Provided:	41 Spaces (2 Accessible)
Lot 2 Vehicular Use Area:	22,734 SF
Lot 2 Interior Landscape Area Required:	2,273 SF
Lot 2 Interior Landscape Area Provided:	2,584 SF
Lot 3 Area:	6,8300 Acres
Lot 3 Proposed Zone:	R-3 P-3LD
Lot 3 Rezoned Building Process:	0
Minimum Units Allowed in R-3 (16 Units/Acre):	90 Units
Lot 3 Residential Units Proposed:	90 Units
Lot 3 Parking Required:	1.8 / (32) 1-Bedroom Unit: 48 Spaces 2.5 / (84) 2 & 3-Bedroom Unit: 144 Spaces Total Parking Required: 230 Spaces
Lot 3 Parking Provided:	1.8 / (32) 1-Bedroom Unit: 48 Spaces 2.25 / (84) 2 & 3-Bedroom Unit: 144 Spaces Total Parking Provided: 192 Spaces (8 Accessible)
Lot 3 1-Bedroom Units Proposed:	32 Units
Lot 3 2-Bedroom Units Proposed:	60 Units
Lot 3 3-Bedroom Units Proposed:	4 Units
Lot 3 Total Bedrooms Proposed:	184 Bedrooms
Lot 3 Planted Floor Area Proposed:	46,740 SF
Lot 3 Floor Area Ratio:	17.8%
Lot 3 Vehicular Use Area:	82,447 SF
Lot 3 Interior Landscape Area Required:	8,245 SF
Lot 3 Interior Landscape Area Provided:	8,297 SF

A CONCEPTUAL PLAN FOR ZONE CHANGE OF KDC-GEORGETOWN LAND, LLC PROPERTY

PURPOSE OF AMENDMENT

- TO CHANGE THE ZONE OF THE PROPOSED LOT 3 FROM B-2 TO R-3
- TO REDUCE THE REQUIRED SIDE AND REAR YARD SETBACK OF THE PROPOSED LOT 3, PROPOSED TO BE REZONED TO R-3, FROM 25' TO 15'.
- TO REDUCE THE REQUIRED NUMBER OF PARKING SPACES OF THE PROPOSED LOT 3, PROPOSED TO BE REZONED TO R-3, FROM 2.3 SPACES PER TWO AND THREE BEDROOM RESIDENTIAL UNITS TO 2.25 SPACES PER TWO AND THREE BEDROOM RESIDENTIAL UNITS.

NOTE

THE PRELIMINARY DEVELOPMENT PLAN WILL CONTAIN MORE DETAILED INFORMATION REGARDING THE LANDSCAPING OF THE PROJECT SITE.



CONCEPTUAL PLAN FOR ZONE CHANGE OF KDC-GEORGETOWN LAND, LLC PROPERTY
WYNDMERE APARTMENTS - PHASE 3
3189 PARIS PIKE (US-460)
GEORGETOWN, KENTUCKY

Issue Date:	12/1/2017
Checked By:	---
Revised:	---
Input:	12/21/2017
Output:	---
Project Number:	14045.02
© 2017 CMW	
C-800	

SOUTHLAND CHRISTIAN CHURCH

Staff Report to the Georgetown-Scott County Planning Commission

January 11, 2018

FILE NUMBER: PDP-2017-56

PROPOSAL: Preliminary Development Plan for a 34,840 square-foot church on 7 acres.

LOCATION: Southeast side of McClelland Circle, south of Lemons Mill Road

APPLICANT: Southland Christian Church

ENGINEER: Stephen Garland



STATISTICS:

Zone	R-3, High Density Residential
Surrounding Zones	R-3, B-4, and R-1C
Proposed Use	Church
Site Acreage	7.00 acres
Building Area	34,840 Square Feet
Max. Building coverage	50%
Building Coverage	11.4%
Parking Required	1 space per 3 assembly seats (334 seats)
Parking Provided	542
New Street Required	Yes
Access	School House Road, Peach Tree Lane (proposed), Amerson Way (proposed)
Variances/Waivers	Variance to exceed the size of interior landscape island (max allowed 1500 SF, Proposed 7,085 SF)

BACKGROUND:

The subject property, zoned R-3 High Density Residential, is on the Southeast side of McClelland Circle and south of Lemons Mill Road. The Project Site is a portion of the Amerson Property and is across from Lemon Mills Elementary School.

Preliminary Development Plan Review:

Setbacks and Building Standards:

The R-3 zone district requires the following standard setbacks:

- Front: 30 feet
- Side: 7.5 feet
- Rear: 25 feet

The proposed building location for the Project Site meets the setback requirements. The footprint of the proposed structure will cover 34,840 square feet, or 11.4% of the lot area, which is under the 50% maximum building ground coverage allowed.

Vehicular Access & Pedestrian Circulation:

Driveways & Access: There is currently no existing access to the Project Site. Two new driveway accesses to the Project site have been proposed from School House Road. In addition, two new roads, Amerson Way and Peach Tree Lane, have been proposed and would abut the project site. Two new driveway entrances on Amerson Way and one new entrance on Peach Tree Lane have also been proposed.

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

Land Use Buffers and Landscaping: The *Landscape Ordinance* provides standards for Vehicle Use Area Landscaping. The Applicant will need to provide a species-specific landscaping plan as part of the Final Development Plan, should the preliminary plan be approved by the Planning Commission.

Property Perimeter Requirements; Section 6.12:

- The Project Site does not require any landscaping to meet the requirements of Section 6.12.

Vehicle Use Area Perimeter Requirements; Section 6.13: Row 2:

- VUA perimeter screening is required when adjoining public and private street right-of-way, access road, or service road.
- VUA perimeter screening is required when adjoining any property in any zone except industrial or agricultural.
- When VUA faces a public or private street right-of-way, access road, or service road, trees must be from Group A or B plus a 3' average height continuous planting, hedge, fence, wall or earth mound or a 3' decrease in elevation from the adjoining property to the vehicular use area (Row 2). Trees can be from Group C when not facing a public or private street right-of-way.

The preliminary landscaping plan shows the appropriate VUA perimeter screening. Tree species were not specified and will have to be provided for the Final 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 shall be required for each 250 SF of required landscape area.
- Vehicular Use Areas over 30,000 SF shall not have a single contiguous landscape area larger than 1,500 SF

The Applicant has asked for a variance to exceed the maximum contiguous area by 5,585 SF for a total contiguous area of 7,085 SF. This variance will allow the applicant to meet the bioswale requirement in the Stormwater Manual. Otherwise, the Applicant has satisfied the requirements from Section 6.22 (listed above). A total of 89 VUA interior trees are required and provided.

Section 6.2215: Minimum Canopy Requirements

For the 7-acre site, a total canopy coverage of 73,181 square feet is required (0% preserved canopy, 24% new canopy). The Applicant has proposed 100,500-square feet of new canopy. The Applicant meets this

requirement with the current proposal, but will be required to show a specie-specific final landscape plan at the time of Final Development Plan.

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 proposed signage was approved through the Georgetown Board of Adjustment in conjunction with the Conditional Use Permit.

RECOMMENDATION:

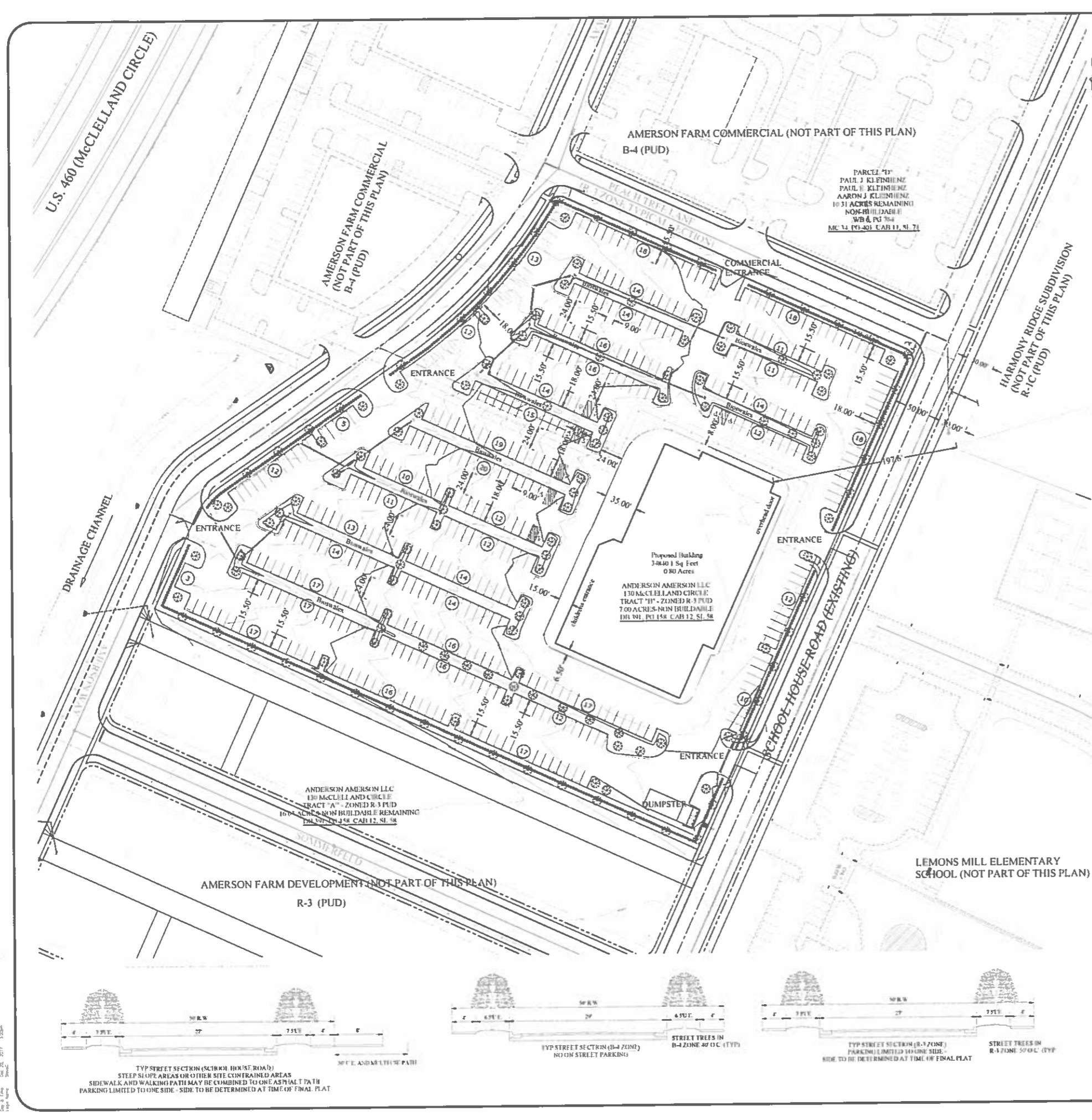
Staff recommends approval of the Preliminary Development Plan for a 34,840 square-foot church, with the following variances and conditions of approval:

Variance

1. Variance to exceed the size of interior landscape island (max allowed 1500 SF, Proposed 7,085 SF)

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. 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.
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. A final specie-specific landscape plan shall be provided along with the Final Development Plan.
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. Prior to Final Development Plan Approval either Peach Tree Lane or Amerson Way must be completed and platted.



SITE STATISTICS

TOTAL SITE: 70 ACRES
 GROSS AREA OF SITE - 70 ACRES
 NET AREA OF SITE - 70 ACRES
 ZONE OF SITE - R-3 PUD
 PROPOSED BUILDING SQUARE FOOTAGE:
 R-3 PUD - 348,401 SF
 CONTAINS ALL OF PREVIOUS LOT 3 ON PDP 2013-20,
 CONTAINING 2.00 ACRES (RE ZONE R-3 PUD)
 TOTAL NO. PARKING SPACES REQUIRED: One Space for each
 three seats in the main assembly room (page 2.1.3 Subdivision
 Regulations)
 Maximum number of seats = 1000
 Maximum required parking = 334
 TOTAL NO. PARKING SPACES SHOWN: 542
 ADA REQUIRED: 11 (2% of total or 501 spaces)
 OPEN AREA (PARKING ISLANDS, BIOWALES) = 32,144 SF
 = 73 Acres (Innovative Parking Lot)
 9' EXTERIOR BUFFER = 19,330 SF = 0.44 Acres
 Total Open Space = 1.17 Acres (10% of site)

AREA OF PARKING LOT BOUNDARY 6.85 AC -
 299,812 SF
 AREA OF BUILDING - 34,840 SF
 AREA OF PARKING ISLANDS, BIOWALES - 32,149 SF
 INTERIOR VIA - 22,843 SF
 REQUIRED LANDSCAPE AREA - 22,284 SF
 INTERIOR LANDSCAPE AREA SHOWN INCLUDING
 BIOWALE AREAS - 32,149 SF
 MAXIMUM CONTIGUOUS AREA - 7,085 SF
 (VARIANCE OF 1,300 SF AS STATED IN LANDSCAPE
 ORDINANCE 6.2212 REQUESTED TO MEET NEW
 STORM WATER MANUAL BIOWALE
 REQUIREMENT)
 INTERIOR TREE REQUIRED: 22,284 SF 250 - 89
 TREES
 CANOPY REQUIREMENTS
 7 ACRES X 23,560 SF = 304,920 SF X 24% = 73,181 SF
 OF CANOPY
 CANOPY PROVIDED: 80-45 LARGE TREES (OR
 EQUIVALENT) X 700 SF OF CANOPY CREDIT PER
 LARGE TREE = 100,500 SF
 3 AVG. HEIGHT CONTIGUOUS HEDGE

REQUIRED NOTES

- RESIDENTIAL USES:**
 1- ANY SINKHOLE RELATED NON-BUILDABLE AREA IDENTIFIED HERE HAS BEEN DETERMINED TO BE UNSUITABLE FOR ANY CONSTRUCTION ACTIVITY AND NO BUILDINGS, PARKING AREAS OR OTHER STRUCTURES SHALL BE PERMITTED WITHIN THIS AREA.
 2- RESIDENTIAL STRUCTURES LOCATED ADJACENT TO THE CLOSED CONTOUR OF A SINKHOLE OR ADJACENT TO AN IMMEDIATE SINKHOLE DRAINAGE AREA SHALL NOT BE PERMITTED TO HAVE A BASEMENT OR FIRST FLOOR ELEVATION LOWER THAN AN ELEVATION, USGS DATUM OR OTHER COMPARABLE SOURCE, TO BE DETERMINED ON A CASE-BY-CASE BASIS, SAID ELEVATION BEING AT LEAST TWO (2) FOOT ABOVE THE 100 YEAR 24-HOUR STORM EVENT (MAXIMUM) ASSUMING NO OUTFLOW FROM THE SINKHOLE. MINIMUM FLOOR ELEVATIONS FOR SUCH LOTS ARE TO BE REFERENCED AND SHOWN ON THE PLAN.
- NON-RESIDENTIAL USES:**
 1- IDENTIFIED SINKHOLE AREAS WERE INVESTIGATED IN THE VICINITY OF _____ THIS INVESTIGATION WAS PERFORMED BY _____ (DATE) AND IS ON FILE WITH THE OFFICES OF THE PLANNING COMMISSION AND CITY ENGINEER, WHERE APPLICABLE. THE REPORT DETAILS THE ACTIVITIES USED TO EXPLORE THESE AREAS AND ANY RECOMMENDATIONS REGARDING NON-BUILDABLE AREAS (SHOWN ON THE PLAN) AND TREATMENT AREAS SUITABLE FOR CONSTRUCTION.
 2- STRUCTURES LOCATED ADJACENT TO THE CLOSED CONTOUR OF A SINKHOLE OR ADJACENT TO AN IMMEDIATE SINKHOLE DRAINAGE AREA SHALL NOT BE PERMITTED TO HAVE A BASEMENT OR FIRST FLOOR ELEVATION LOWER THAN AN ELEVATION, USGS DATUM OR OTHER COMPARABLE SOURCE, TO BE DETERMINED ON A CASE-BY-CASE BASIS, SAID ELEVATION BEING AT LEAST TWO (2) FOOT ABOVE THE 100 YEAR 24-HOUR STORM EVENT (MAXIMUM) ASSUMING NO OUTFLOW FROM THE SINKHOLE. MINIMUM FLOOR ELEVATIONS FOR SUCH LOTS ARE REFERENCED AND SHOWN ON THE PLAN.

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN-PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT. DEVELOPMENT PLAN IS APPROVED AND SIGNED

OWNER _____ DATE _____

CERTIFICATE OF PRELIMINARY PLAN APPROVAL

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

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION _____ DATE _____

NOTES

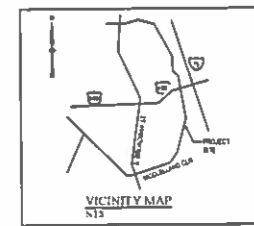
- FINAL ENTRANCE LOCATIONS FOR COMMERCIAL PROPERTIES SHALL BE CONFIRMED AT THE TIME OF FINAL DEVELOPMENT PLAN
- CROSSWALK LOCATIONS SHALL BE CONFIRMED AT THE TIME OF FINAL DEVELOPMENT PLAN
- SIGN LOCATIONS, STOP BARS, STOP SIGNS, AND DIRECTIONAL ARROWS SHALL BE PER KYC, MUTCD, AND LOCAL GUIDELINES
- STORM SEWER SHOWN IS PRELIMINARY
- GRADING SHOWN IS PRELIMINARY
- STREET LIGHT LOCATIONS SHALL BE DESIGNATED AT TIME OF FINAL PLAN PLAN
- DETENTION IS EXISTING AND CONTAINS WATER QUALITY AND GROUNDWATER RECHARGE MEASURES AREA SHOWN ARE IN THE ROYAL SPRINGS SQUARE AREA.
- PDP SHALL CONFORM TO ALL PREVIOUS CONDITIONS OF APPROVAL FROM ZMA 2009-21
- SANITARY SEWER SHALL BE SERVED BY A PROPOSED PUMPHOUSE LOCATED ADJACENT TO THE DETENTION BASIN
- KENTUCKY UTILITIES SHALL HAVE A BLANKET EASEMENT WITH LOCATIONS OF UTILITY APPROVED BY OWNER.

STREET TREE NOTE:

TREES SHALL BE LOCATED BEHIND SIDEWALK WHERE CONFLICT OCCURS WITH WATER LINE LOCATION PER GWSS SMALL TREES ONLY SHALL BE PLACED OVER THE WATER LINES LOCATED IN THE UTILITY STRIP. STREET TREES SHALL BE SPACED PER THE DEVELOPMENT PLAN FOR THE ZONE REFER TO DEVELOPMENT PLAN FOR SPACING. GWSS SHALL NOT BE RESPONSIBLE FOR THE REPLACEMENT OF TREES THAT ARE DAMAGED DUE TO REPAIR WORK OR MAINTENANCE ON WATER AND OR SEWER MAINS

SMALL TREES (10-15 FEET TALL)

- AMERICAN HORNBEAM (CORNUS CAROLINIANA)
- AMUR MAPLE (ACER GINNALA)
- CRABAPPLE VARIETIES (MALUS SPP)
- EASTERN REDBUD (CECIS CANADENSIS)
- WHITE FRINGETREE (CORNUS VIRGINICA)
- FLOWERING DOGWOOD (CORNUS FLORIDA)
- HAWTHORN VARIETIES (CRATAEGUS SPP)
- JAPANESE CHERRY (PRUNUS SPP)
- KOUSA DOGWOOD (CORNUS KOUSA)
- RED HORSE CHESTNUT (AESCULUS X CAMEA)
- TATARIAN MAPLE (ACER TATARICUM)



INTEGRATED ENGINEERING
 166 Thompson Place, Suite 230
 Lexington, KY 40509
 (606) 367-0145

PROJECT: SOUTHLAND CHRISTIAN CHURCH
 GEORGETOWN, KY
 SCOTT COUNTY, KENTUCKY

PROJECT NO: 17-0000XX
 DATE: 10/25/17
 DRAWN BY: SEC
 CHECKED BY: XXX

OWNER: SOUTHLAND CHRISTIAN CHURCH
 9001 HARROSBURG RD, NICHOLASVILLE, KY 40356
 OWNER

DESCRIPTION OF REVISION

PRELIMINARY DEVELOPMENT PLAN

SHEET NO. PDP

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
APPLICATION DEADLINES
2018**

FILING DEADLINE	TECHNICAL REVIEW MEETING	CORRECTIONS DEADLINE*	PLANNING COMMISSIONER WORKSHOP**	PLANNING COMMISSION MEETING
December 1, 2017	December 12, 2017	December 27, 2017	January 8, 2018	January 11, 2018
<i>January 2, 2018</i>	January 9, 2018	January 24, 2018	February 5, 2018	February 8, 2018
February 1, 2018	February 13, 2018	February 23, 2018	March 5, 2018	March 8, 2018
March 1, 2018	March 13, 2018	March 28, 2018	April 9, 2018	April 12, 2018
April 2, 2018	April 10, 2018	April 25, 2018	May 7, 2018	May 10, 2018
May 1, 2018	May 15, 2018	May 30, 2018	June 11, 2018	June 14, 2018
June 1, 2018	June 12, 2018	June 27, 2018	July 9, 2018	July 12, 2018
July 2, 2018	July 10, 2018	July 25, 2018	August 6, 2018	August 9, 2018
August 1, 2018	August 14, 2018	August 29, 2018	September 10, 2018	September 13, 2018
<i>September 4, 2018</i>	September 11, 2018	September 26, 2018	October 8, 2018	October 11, 2018
October 1, 2018	October 9, 2018	October 24, 2018	November 5, 2018	November 8, 2018
November 1, 2018	November 13, 2018	November 28, 2018	December 10, 2018	December 13, 2018
December 3, 2018	December 11, 2018	December 26, 2018	January 7, 2019	January 10, 2019

* Deadline to file revised plans and information for Planning Commission Meeting.

** Developer must attend this meeting to discuss appeal of staff recommendation(s).

Meeting Times: Planning Commission Meeting 6:00 p.m.; Commissioner's Workshop 4:30 p.m.; TRC- Varies
(All times are tentative and subject to change; please contact the Commission office for further information.)

Dates in italics have been moved from their regular scheduled dates due to observed holidays.