

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
AGENDA
SPECIAL CALLED MEETING
August 4, 2026
6:00 p.m.

I. NEW BUSINESS

- A. ZMA-2025-36 Stables at Blossom Park – Zoning Map Amendment for 10.5 acres from B-5 (General Commercial Park) to R-3 (High Density Residential) located on Blossom Park Drive.
(PUBLIC HEARING)

STABLES AT BLOSSOM PARK ZONING MAP AMENDMENT

Staff Report to the Georgetown-Scott County Planning Commission
July 9, 2026

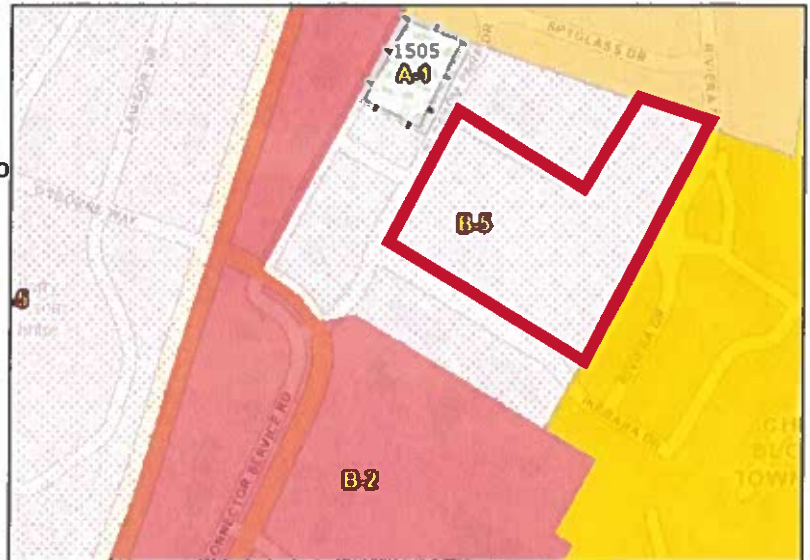
FILE NUMBER: ZMA-2025-36

PROPOSAL: Zoning Map Amendment for 10.5 acres from B-5 (General Commercial Park) to R-3 (High Density Residential)

LOCATION: Blossom Park Drive (189-10-087.000)

OWNER: Sunshine Development Group LLC

APPLICANT & CONSULTANT: Land Development and Design



STATISTICS:

Total Site Acreage:	10.5 ac (to be rezoned, 13.4 acre parent parcel)
Zone (Current, at Time of Application):	B-5 (General Commercial Park)
Zone (Proposed):	R-3 (High Density Residential)
Surrounding Zone:	B-5, R-2
Proposed Development:	Apartments (152) 14.5 units per acre (16 units per acre zone maximum)
Access:	Blossom Park Drive, Ikebana Drive, Fitness Path

BACKGROUND:

The Project Site is a 13.4 -acre, B-5 (General Commercial Park) zoned tract located east of Blossom Park Drive, north of Ikebana Path. There would be approximately 2.9 acres of B-5 (General Commercial Park) remaining in the parent parcel if this request were to be approved.

The subject property received zoning approval for a change from A-1 to B-5 Commercial Park in February, 2000 (ZMA-2000-06) as part of a larger 27-acre rezoning. The site also later received Preliminary Development Plan approval (PDP-2000-64) for a 236,256 square foot commercial development on the 27 acres. The adjoining out lots west of Cherry Blossom Park and south of Ikebana Road as well as the Planet Fitness site were developed over time, leaving a remainder of 13.4 acres north of Ikebana Road and east of Cherry Blossom Park Road undeveloped.

Properties in the immediate vicinity are already developed with a mix of single-family detached homes, townhomes, and commercial uses of varying types and scale.

The 2024 Comprehensive Plan also identifies the area of the Project Site as a "Neighborhood Center". The Project Site is specifically in Neighborhood Center #4 (Blossom Park).

The Neighborhood Centers concept seeks to achieve the following outcomes:

1. Efficiently use the land available for development by combining higher density residential, retail, restaurant, grocery, and public services (parks, schools & libraries) into a compact area.
2. Reduce motor vehicle miles driven to meet the daily needs of residents and traffic congestion through integrated uses and excellent bicycle/pedestrian infrastructure.
3. Enhance the character of the built environment of the area through use of quality building materials and innovative architectural design.
4. Provide open space for public park uses that are centrally located, mostly avoids environmentally sensitive areas, has excellent bicycle/pedestrian access, and provides public amenities (trails, playgrounds, graded fields, etc.). This open space increases opportunities for socialization & exercise and improves the quality of life for our community.

There is an opportunity for this Neighborhood Center to become a commercial hub for the broader Cherry Blossom neighborhood. The site does not have access to arterial roads, so any residential component should be medium density or lower. Highway commercial uses would not be appropriate due to the transportation constraints and the context in which the land is situated.

CONCEPT PLAN REVIEW:

The subject property is proposed to be rezoned R-3 (High Density Residential) with a total of 152 apartment units resulting in a density of 14.5 units per acre. There are eight (8), two story buildings proposed, with a pool and clubhouse facility being central in the development.

The *Comprehensive Plan* states buildings in the Blossom Park Neighborhood Center should be two to two-and-a-half stories tall. Multi-family uses proposed for the site should be either second story apartments above commercial developments, or located as a transition between the commercial uses and the existing neighborhoods to the east. Heights of all buildings should be a maximum of two stories at the periphery in this area in order to better fit in with the surrounding development. The current proposal is in alignment with the *Comprehensive Plan* in terms of scale and design.

Traffic

The applicant has provided data from the ITE Trip Generation Manual illustrating the impact this use would have on local traffic patterns during peak times. They have demonstrated that this development will generate a maximum of 67 peak hour trips¹, falling below the threshold of 100 trips that would require a professional traffic study.

It was noted during Technical Review that a more thorough traffic study may be appropriate for this proposal. A TIS forecasting conditions until 2027 for surrounding intersections was supplied by the applicant. This study reveals that the level of service at the intersection of Blossom Park Drive and Connector Road is at times "F" and will degrade further with continued development in the area. Once warrants are met at this intersection, a traffic signal will be installed by KYTC along with other improvements on Connector Road planned for the future.

¹ 0.44 trips generated per unit in weekday PM peak hour, ITE Trip Generation Manual.

Access & Circulation

The Concept Plan lays out 152 residential units on the property. The *Subdivision & Development Regulations* require multi-family developments of 100 or more units to have at least two access points [Article X (P)(7)]. This application satisfies these requirements. The Concept Plan shows connectivity to both Fitness Path and Ikebana Drive. There is no connection proposed between the residential and future commercial components for vehicular traffic. Staff recommends sidewalks and other pedestrian amenities be installed to provide connectivity between residential and commercial uses.

The main arterial access to the area comes from Connector Road, which is approximately 500 feet away from the development via Blossom Park Drive. This Neighborhood Center is unlikely to support the same level of residential density that may be available at other proposed Neighborhood Centers due to lack of direct arterial access, and the current conditions of Connector Road.

Connector Road is a state route that connects Exit 126 to Exit 125 on Interstate I-75. Exit 125 does not have a northbound onramp so Connector Road gives northbound vehicles a route to the Exit 126 northbound ramp. This road has become a major Commercial corridor and the dual use for thru traffic and for local access to commercial businesses has increased congestion along the heavily used corridor. There is a need for improvements to help increase capacity of the roadway and for pedestrian and bicycle mobility due to the increase in residential development in the area.

KYTC is currently working on a project for improvements to the Connector Road Corridor, but a final project plan and timeline has not been released at the time this staff report was written. If a multi-use trail is part of the improvements proposed for the Connector Road corridor, staff expects development of the Neighborhood Center to provide connectivity to this feature.

Parking

Parking areas are located within the development, shielded from view of roadways by the residential structures themselves. A variety of apartment types are being offered, each requiring separate parking metrics as follows:

One bedroom units require 1.5 spaces per unit, with 21 units proposed. Two and three bedroom apartments require 2 parking spaces per unit, with 131 units proposed. Overall, 294 spaces are required. The plan satisfies this requirement with 296 spaces being offered, 10 of which being ADA compliant.

Landscape & Land Use Buffers

This concept plan shows all appropriate landscaping and buffering per the *Ordinance*. A full species specific landscape plan will be required as part of the development plan process.

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 Future Land Use Map (FLU Map) for the currently adopted Comprehensive Plan shows the Project Site inside the Georgetown urban service boundary and planned Mixed Use. This category allows high density residential uses when designed in a manner that is walkable and bikeable. High density residential uses may include townhome and apartment developments.

Though this application seeks to achieve solely residential development, the remaining commercial area within the parent parcel could provide for a mix of adjoining uses. The site's proximity to other commercial uses of varying type and scale also serves to provide convenient access to services for future residents.

Staff Findings

The 2024 Comprehensive Plan Future Land Use Map shows the most appropriate land use to be Mixed Use. The proposed R-3 zoning for the property could be appropriate for this Future Land Use designation, as high-density residential uses are expected as a part of mixed-use development patterns when the area can support them.

However, many sections of the Comprehensive Plan identify the transportation and infrastructure challenges faced by this area. These concerns are supported by the Traffic Impact Study as supplied by the applicant. Staff finds that this site cannot support a high-density residential development as detailed in the concept plan accompanying this application.

RECOMMENDATION:

Based on the findings that the requested zone change does not satisfy the requirements of KRS 100.213; staff recommends **Denial** of the zone change request for 10.5 acres from B-5 (General Commercial Park) to R-3 (High Density Residential).

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

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance and Subdivision and Development Regulations*.

JON A. WOODALL
jwoodall@mcbrayerfirm.com

201 EAST MAIN STREET, SUITE 900
LEXINGTON, KY 40507
859.231.8780 EXT. 1260
FAX: 859.231.1175

July 1, 2025

VIA HAND DELIVERY

Georgetown-Scott County Planning Commission
230 E. Main Street
Georgetown, Kentucky 40324

Applicant: Sunshine Development Group, LLC
Property: Blossom Park Drive
Parcel: 187-10-087.000
Project: The Stables at Blossom Park
RE: Zone Map Amendment and Preliminary Development Plan

Dear Commission Members:

Please be advised I am writing on behalf of the applicant, Sunshine Development Group, LLC, (hereinafter the "Applicant") who is applying for a zone change for property located on Blossom Park Drive, Georgetown, Kentucky and identified as parcel number 187-10-087.000 (the "Property"). Currently, the entirety of the Property (13.41+/- acres) is zoned B-5. The Applicant seeks to rezone approximately 10.5 acres of the Property to R-3. The purpose of this request is to make way for a multi-family residential development that will complement the various mixed uses already in the area. Simultaneous with this filing, the Applicant is also submitting a Preliminary Development Plan ("PDP") for the Commission's review and consideration.

I. The Applicant

The Applicant is very eager and excited to enter the Georgetown market and provide a residential development which will complement the remaining commercial uses to be developed on what will become the adjacent property. The Applicant's mission and vision uniquely align with many of the stated goals and objectives of the Georgetown-Scott County 2024 Comprehensive Plan (the "Comprehensive Plan"). Specifically, the Applicant is eager to advance the City's goals of promoting economic development, providing a safe and functional multi-modal transportation network through thoughtfully planned development and design. Likewise, the Applicant seeks to increase the quality of life of local citizens and promote safe and sustainable mixed-use developments, while also reinforcing Georgetown's distinctive character, identity and sense of place.

The Applicant is anxious to enter the Georgetown marketplace as a thoughtful and forward-thinking corporate citizen.

II. The Property

The Property consists of +/-13.41 acres located on Blossom Park Drive. The Property is situated in an area where residential and some commercial uses predominate. Currently, the Property is zoned B-5 which allows for commercial development at this location. However, as will be discussed in greater detail below, the Comprehensive Plan envisions a mixed-use development on the Property. Moreover, the Property is within the City boundaries and therefore urban in nature, prime for residential development.

III. Preliminary Development Plan

As can be seen from the PDP, the Applicant proposes to construct a multi-family development containing seven (7) separate buildings and consisting of 168 multi-family units on a 10.5-acre tract (the "Development"). A clubhouse and pool area will also be featured in the Development. The Development Plan also depicts that the Applicant has taken the time and effort to effectively plan for the seamless transition from commercial uses to the residential aspects of the Development. In addition, the Applicant has paid close attention to the surrounding areas and has sought to appropriately and adequately provide ingress and egress to prevent any potential traffic issues within the development. This development will also provide much-needed middle income housing.

IV. The Zone Change Request and Comprehensive Plan

A. KRS 100.213

Pursuant to KRS 100.213, "[b]efore 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...." For reasons made clear below, the Applicant's request complies with the Comprehensive Plan.

As previously stated, the applicant proposes a multi-family development consisting of 168 units. The property in question was specifically considered during the process of the adoption of the Comprehensive Plan. In fact, in that section of the Comprehensive Plan devoted to neighborhood centers, Neighborhood Center Area 4: Blossom Park, is referenced. See 2024 Comprehensive Plan, pp. 96-97. Pursuant to "Land Use," it is stated that "[t]he Blossom Park Neighborhood Center is proposed north of Ikebana Drive and east of Blossom Park Drive. This

area would be appropriate for a mix of residential and commercial uses serving and fitting within the surrounding neighborhoods.” Id. The neighborhood center contemplated by the Comprehensive Plan is precisely what the applicant intends to construct. The Comprehensive Plan goes on to state that “[a]ppropriate commercial development in this area would be those retail and services that can service the surrounding neighborhoods and some of the passing traffic on nearby Collector Road (Kentucky – 2906).”

While the zone change application sought is simply to provide multi-family residential housing, the balance of the property (approximately 2.91 acres) will remain zoned B-5, such that a commercial development can be sustained there. Given that the adjacent property on the opposite side of the proposed multi-family residential development is already commercial (Planet Fitness Gym) this is an ideal use pattern for this area. With reference to the permitted uses and R-3 districts, the Zoning Ordinance specifically states that duplexes and multiple family dwellings with a maximum of 16 units per net acre are permitted. Thus, the 168 total units sought by the applicant, is consistent with the ordinance. See Section 4.34B.

With respect to “Buildings/Built Form”, the Comprehensive Plan dictates that “any development of this site should aesthetically fit in the with the residential area and provide commercial and residential uses that are compatible and provide for a better quality of life for those who live in the area.” Comprehensive Plan at 97. Moreover, the buildings proposed for the project should be oriented to face Ikebana Drive as well as Blossom Park Drive with parking focused on the interior of the development. “Parking lots should not be the dominant view of the sites from these collector roads.” Id. This is precisely the design employed by the Applicant.

In keeping with the “Mobility” references in the Comprehensive Plan, the Applicant recognizes that the property is supported by two (2) collector roads, Blossom Park Drive and Ikebana Drive. The plan further suggests that “individual developments in the neighborhood center should not have direct access to the collector roads and should be served by an internal road.” However, the Applicant’s proposal does in fact call for two (2) means of ingress and egress into its Development, that being from Ikebana Drive and Blossom Park Drive. This is simply due to the fact that no other viable means of access to the Property exist.

B. Goals and Objectives

The drafters of the Comprehensive Plan recognized that the community had a list of distinctive tasks that it had to address. One of those tasks was to “make sure that we encourage a wide range of housing types to meet the variety of incomes and interests of members of the community. Regulations can and should be adjusted to allow for and encourage\incentivize development of the ‘missing middle housing’ and a diversity of housing types described above.” See Comprehensive Plan, p. 227.

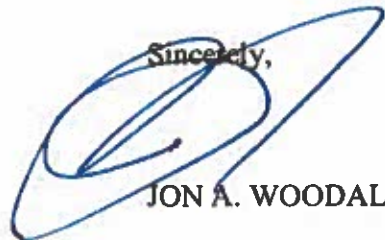
The Applicant’s request is consistent with several of the goals and objectives set forth in the Comprehensive Plan. HO 1 is to “[p]rovide a full spectrum of quality housing options for all

residents.” Id. HO 1.1 has the goal of encouraging “the expansion of affordable and middle-income housing opportunities throughout the community.” Id. The Applicant’s request is consistent with the intent of this objective. HO 1.4 states that “new residential developments should promote connectivity and be compact to reduce the impacts of sprawl.” This R-3 development represents infill and in fact does reduce sprawl. HO 1.5 is geared toward the elimination of “sub-standard housing”. Id at 228. The applicant is a proven developer and intends to construct a quality project at this location. Finally, HO3 calls for the “[s]upport [of] new housing development compatible with existing neighborhoods and downtown areas.” Id. As previously stated, the proposed Development represents a seamless transition from existing single-family residential neighborhoods in close proximity.

For all the foregoing reasons, this zone change request is in agreement with the 2024 Comprehensive Plan and its associated Future Land Use Map.

V. Conclusion

In conclusion, the Applicant appreciates this Commission’s consideration of its application and would request that the Commission approve the zone change request and associated Preliminary Development Plan.

Sincerely,

JON A. WOODALL

JAW/ss

Georgetown-Scott County Planning Commission
230 E. Main Street
Georgetown, Kentucky 40324

Applicant:	Sunshine Development Group LLC
Property:	Blossom Park Drive
Parcel:	189-10-087.000
RE:	<i>Zone Change Application</i>

Dear Planning Commission,

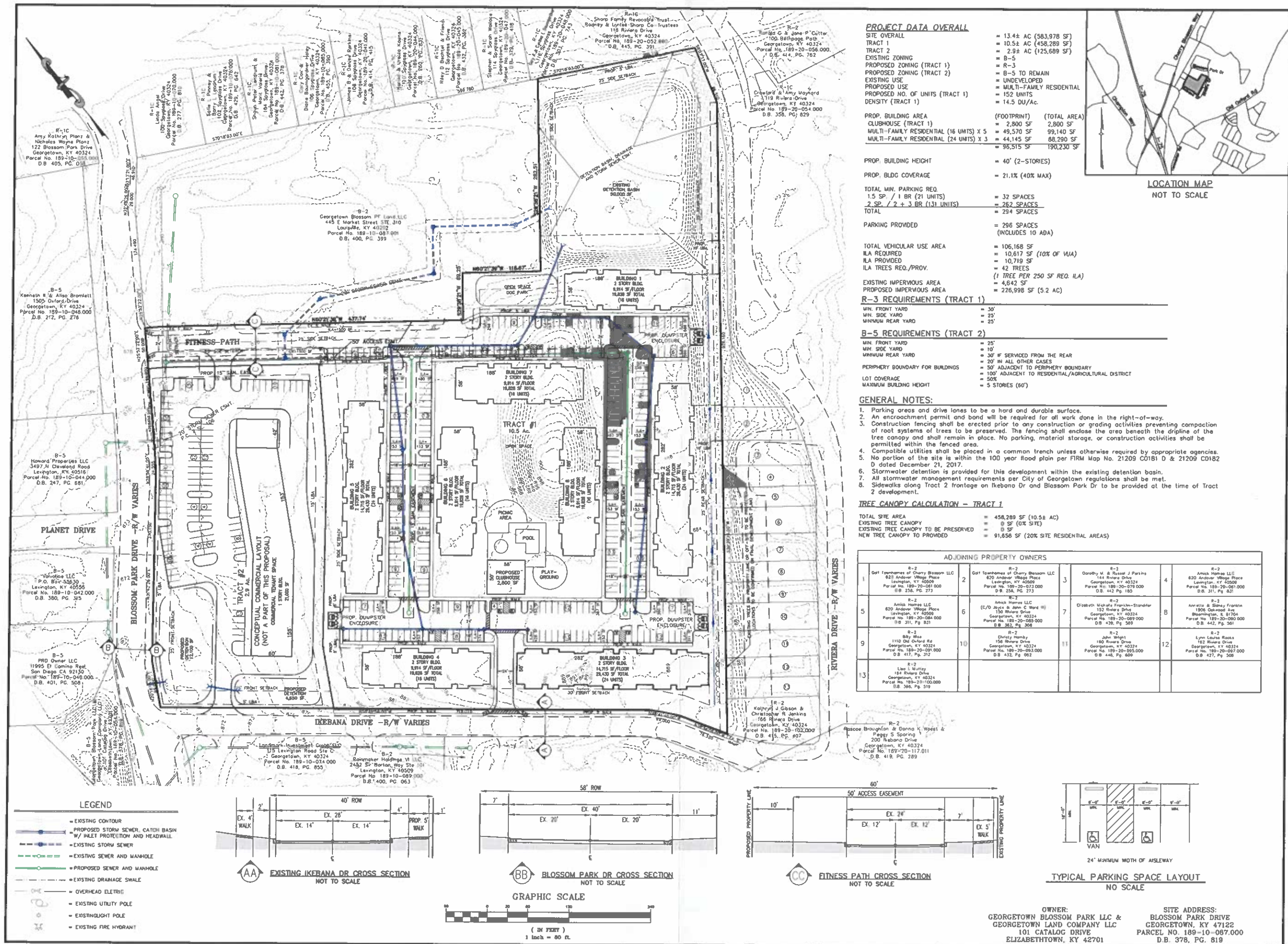
Please be advised we are writing to you as the property owners of 13.41 acres located at Blossom Park Drive, Georgetown, Kentucky, and identified as Parcel 189-10-087.000 (the "Property". Please allow this letter to serve as our acknowledgement of consent and permission to allow Sunshine Development Group LLC to apply for a zone map amendment from B-5 to R-3 for approximately 10.5 acres of the Property, consistent with the Rezoning Application and Preliminary Development Plan filed by the Applicant. The balance of the acreage will remain B-5.

Thank you for your consideration.

Georgetown Blossom Park, LLC

By: Decisign by: Rick Kuehler

Title: ceo



PROJECT DATA OVERALL

SITE OVERALL	= 13.4± AC (583,978 SF)
TRACT 1	= 10.5± AC (458,289 SF)
TRACT 2	= 2.9± AC (125,689 SF)
EXISTING ZONING	= B-5
PROPOSED ZONING (TRACT 1)	= B-5
PROPOSED ZONING (TRACT 2)	= B-5 TO REMAIN
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
PROPOSED NO. OF UNITS (TRACT 1)	= 152 UNITS
DENSITY (TRACT 1)	= 14.5 DU/Ac.
PROP. BUILDING AREA	(FOOTPRINT) (TOTAL AREA)
CLUBHOUSE (TRACT 1)	= 2,800 SF 2,800 SF
MULTI-FAMILY RESIDENTIAL (16 UNITS) X 5	= 49,570 SF 99,140 SF
MULTI-FAMILY RESIDENTIAL (24 UNITS) X 3	= 44,145 SF 88,290 SF
	= 96,515 SF 190,230 SF

PROP. BUILDING HEIGHT	= 40' (2-STORIES)
PROP. BLDG COVERAGE	= 21.1% (40% MAX)
TOTAL MIN. PARKING REQ.	
1.5 SP. / 1 BR (21 UNITS)	= 32 SPACES
2 SP. / 2 + 3 BR (131 UNITS)	= 262 SPACES
TOTAL	= 294 SPACES

PARKING PROVIDED	= 296 SPACES (INCLUDES 10 ADA)
TOTAL VEHICULAR USE AREA	= 106,168 SF
ILA REQUIRED	= 10,617 SF (10% OF VUA)
ILA PROVIDED	= 10,719 SF
ILA TREES REQ./PROV.	= 42 TREES (1 TREE PER 250 SF REQ. ILA)
EXISTING IMPERVIOUS AREA	= 4,642 SF
PROPOSED IMPERVIOUS AREA	= 226,998 SF (5.2 AC)

R-3 REQUIREMENTS (TRACT 1)

MIN. FRONT YARD	= 30'
MIN. SIDE YARD	= 25'
MINIMUM REAR YARD	= 25'

B-5 REQUIREMENTS (TRACT 2)

MIN. FRONT YARD	= 25'
MIN. SIDE YARD	= 10'
MINIMUM REAR YARD	= 30' IF SERVED FROM THE REAR
	= 20' IN ALL OTHER CASES
PERIPHERY BOUNDARY FOR BUILDINGS	= 50' ADJACENT TO PERIPHERY BOUNDARY
	= 100' ADJACENT TO RESIDENTIAL/AGRICULTURAL DISTRICT
LOT COVERAGE	= 50%
MAXIMUM BUILDING HEIGHT	= 5 STORIES (60')

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21209 C01B1 D & 21209 C01B2 D dated December 21, 2017.
- Stormwater detention is provided for this development within the existing detention basin.
- All stormwater management requirements per City of Georgetown regulations shall be met.
- Sidewalks along Tract 2 frontage on Ikebana Dr and Blossom Park Dr to be provided at the time of Tract 2 development.

TREE CANOPY CALCULATION - TRACT 1

TOTAL SITE AREA	= 458,289 SF (10.5± AC)
EXISTING TREE CANOPY	= 0 SF (0% SITE)
EXISTING TREE CANOPY TO BE PRESERVED	= 0 SF
NEW TREE CANOPY TO PROVIDED	= 91,656 SF (20% SITE RESIDENTIAL AREAS)

ADJOINING PROPERTY OWNERS			
1	2	3	4
5	6	7	8
9	10	11	12
13			



REVISIONS

NO.	DATE	DESCRIPTION
1	05-28-26	CHANGES TO LAYOUT

PROJECT DATA

FILE NAME	25011-DW-PLAN-2026-05-26
DATE	7/7/25
CHECKED BY	DT
SCALE	AS SHOWN
QUANTITY	BY ME

PRELIMINARY DEVELOPMENT PLAN

THE STABLES

AT BLOSSOM PARK

DEVELOPER

SUNSHINE DEVELOPMENT GROUP LLC

901 JULY CREEK RD STE 101

LOUISVILLE, KY 40243

OWNER:

GEORGETOWN BLOSSOM PARK LLC & GEORGETOWN LAND COMPANY LLC

101 CATALOG DRIVE

ELIZABETHTOWN, KY 42701

SITE ADDRESS:

BLOSSOM PARK DRIVE

GEORGETOWN, KY 47122

PARCEL NO. 189-10-087.000

D.B. 378, PG. 818

25011

SHEET

1

OF 1

ENGINEER'S SEAL

SURVEYOR'S SEAL