

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION**

**AGENDA**

**April 12, 2018**

**6:00 p.m.**

**I. COMMISSION BUSINESS**

- A. Approval of March invoices
- B. Approval of March 8, 2018 minutes
- C. Approval of April agenda
- D. Consent Agenda

**II. OLD BUSINESS**

- A. FDP-2017-44 Planet Fitness – Final Development Plan approval

**III. NEW BUSINESS**

- A. PSP-2018-11 Oxford Place LLC – Preliminary Subdivision Plat to create a commercial lot 0.735 acre in size in the Falls Creek Commercial area located off Cincinnati Pike (US 25).
- B. ZMA-2018-12 Griffith Property – Rezoning request from R-2 (Medium Density Residential) to P-1 (Professional Office) located at 100 Markham Drive.

**IV. OTHER BUSINESS**

- A. Open Space Standards – Public Hearing continued
- B. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
March 8, 2018**

The regular meeting was held in the Scott County Courthouse on March 8, 2018. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Regina Mizell, Steve Smith, Mark Sulski, Byron Moran, Johnny Cannon and Frank Wiseman, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins.

Motion by Caldwell, second by Smith, to approve the February invoices. Motion carried.

Motion by Mizell, second by Smith, to approve the February 8, 2018 minutes with the addition of approval of full-time status for Mikaela Gerry and Jay Farris. Motion carried.

Motion by Moran, second by Sulski, to approve the March agenda. Motion carried.

Consent Agenda

A representative of the Dog Haus – Georgetown application (PDP-2018-10) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Sulski, second by Smith, to approve the Preliminary Development Plan subject to the five (5) conditions of approval and one (1) variance to reduce the minimum separation requirement for accesses from 100 feet to 60 feet. Motion carried.

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

FSP-2018-07 Beckett Property – Final Subdivision Plat to divide one tract into three 5-acre tracts, with a remainder tract of 33 acres, located at 4642 Muddy Ford Road.

Mr. Kane reviewed the staff report. He stated during the TRC meeting the applicant had been advised one of the 5-acre tracts needed to be 10-acres or there would be a change in zoning required to A-5. After reviewing the A-5 criteria, it was determined that three 5-acre tracts will fit the A-1 zoning. More than three would trigger the requirement that the property be rezoned to A-5.

He stated the new lots will share an entrance and a permit has been applied for.

Joel Day, representing applicant, stated that the applicant agrees with the conditions of approval.

Wendy Reeder, resident of Muddy Ford Road, was concerned that trailers would be put on the tracts.

Ms. Walter, resident of Muddy Ford Road, questioned if the lots would be homes or trailers.

Mr. Kane stated the A-1 zone does allow trailers.

**Motion by Smith, second by Mizell, to approve the Final Subdivision Plat (FSP-2018-07) subject to six (6) conditions of approval. Motion carried.**

PDP-2018-08 Oxford Place, LLC - Preliminary Development Plan for a 4,900-sq. ft. retail building to include a Domino's restaurant, located at Falls Creek Drive and Cincinnati Pike (US 25).

Chairman Jones recused himself.

Mr. Summers reviewed the staff report and stated the site is approximately 0.735 acres. The site was rezoned in 2004 to B-4 (PUD).

Access will be from a stub street located at the nearby gas station. Falls Creek Drive is the main road and currently is an access easement for the Traditions Apartments and the BP Gas Station. The road will need to be platted as right-of-way before it can be used for additional development in Falls Creek.

He stated the Preliminary Development Plan matches the concept plan. The traffic study done in 2004 considered commercial development and that the proposed lot does have to be platted with road access and utility certifications.

Commissioner Smith asked if the lot would be at the same elevation as the BP Gas Station lot. It was stated that during the TRC meeting the state recommended the fence be extended across the lot along US 25.

Bruce Lankford, representing the applicant, stated that the applicant accepts the recommendations.

Commissioner Smith asked if there will be only one entrance and exit. Mr. Summers stated that there is only one entrance and exit.

**Motion by Mizell, second by Smith, to approve the Preliminary Development Plan (PDP-2018-08 subject to the twelve (12) conditions of approval. Motion carried.**

PSP-2018-05 Betty Yancey Griffith Trust Property – Preliminary Subdivision Plat for 462 single-family lots, located on the east side of Cincinnati Road, north of Champion Way.

Mr. Kane reviewed the staff report. He stated that the zone change was reviewed in November and City Council had approved the zone change. It was approved with four (4) conditions that related to the PUD approval.

He stated a 150-foot landscape buffer was added along Cincinnati Road to screen Stonehedge subdivision. The remaining perimeter has a 15-foot buffer.

The traffic study noted traffic improvements needed on US 25 to both entrances. The traffic signal at Champion Way and US 25 needs a timing adjustment.

He stated the average lot size required was 7500 square foot throughout the subdivision.

A riparian buffer was to be added along the Dry Run Watershed area and the Dry Run Watershed study needs to be followed during construction.

He stated that the layout is over the net density allowed for R-1C (PUD) with the lots having insufficient width and depth.

Mr. Kane stated that staff did not support their request of a 20-foot front setback; Planning Commission staff would prefer to see a 25-foot setback.

He stated their original layout had a greater variety at lot sizes. Staff recommends that the lot width be a minimum of 55 foot. The tree preservation lots need to have the depth increased to protect the tree preservation area.

Mr. Kane stated the landscape buffer in the front and rear is encroached by lot area. The planning office does not think that was the intent of the Planning Commission or City Council when the zone change was approved. He stated the area in the lots for landscape buffer be taken out of the lot area and the floodplain area in the rear be taken out of lot area for the purpose of calculating the average lot size.

He stated the RIC net density would be 354 lots based on the zoning ordinance. The PUD bonus is the number of lots the applicant is asking for above the 354 lots. The lots in the back were not on the original concept plan. They are in the C-1 Conservation area.

He stated all the streets need to meet the standards and that all the karst areas need to be identified.

He stated that more open space needs to be integrated into the design in the front half of the subdivision. The lots that back up to tree preservation areas need to be at least 110-foot in depth. Mr. Kane stated that the area in the back of the subdivision should not be used for lots.

Commissioner Wiseman stated that it seems Planning is being very flexible with the plan. Mr. Kane stated the PUD in the ordinance allows for flexibility.

Commissioner Smith stated if the applicant follows the Planning recommendations the number of lots will be reduced.

Chairman Jones stated if Planning wanted the applicant to stay at the standards it would have been rezoned R-1C not R-1C PUD.

Nathan Billings, attorney for applicant, stated the applicant agreed with almost all of the variances recommended by the Planning staff. He stated one exception being the lots in the tree preservation area. He asked that the setback be 20-foot in that area. On double front lots he stated that since they asked for 55-foot lot widths the reduction of the side yard setbacks is not needed. The reduction of the rear yard setback for lots 170-211 is also not needed along the tree preservation area. He stated that the landscape buffer should count as part of the lot area for the front lots.

He stated that they have approximately 23 acres of open space and 100 acres of building space. They have removed the approximate 3 acres in the back from the lot area.

He stated they have made changes since the workshop meeting and agree with the majority of the conditions of approval.

Chairman Jones stated that the 25-foot setback is from the property line not the tree preservation line of those lots in the middle in the tree preservation area. He stated he has concern if a tree is close to the line whether it will be able to be preserved or not.

Brent Combs, engineer for applicant, stated the tree preservation area is an old farm fence with trees planted along it.

Mr. Billings stated since the TRC meeting in February the plan has been revised according to Planning staff recommendations.

Commissioner Smith stated he feels the lots in the tree preservation area should be wider so that the houses will be square not deep and will stay out of the tree preservation area.

George Kawaja, developer, stated that if the lots were wider it would not change the size of the house that would fit on the lot.

Mr. Billings stated that if they remove one (1) lot on each side they should be able to raise the lot widths to 60-foot in the tree preservation area.

Chairman Jones stated he would like to see the rear yard setback changed to 30-foot for the lots in the tree preservation area.

Mr. Billings stated that for the lots in the tree preservation area (lots 170-211) the lot width will be 60-foot and the rear yard setback will be 30-foot.

Ben Krebs, stated that he was concerned with the wording of condition number five (5) regarding the roadways and still had concern with the karst areas and whether that area can be built on.

**Motion by Sulski, second by Caldwell, to approve the Preliminary Subdivision Plat (PSP-2018-05), with six (6) variances (change lot width to 60' and rear yard setback to 30' for lots 170-211) and subject to twenty-two (22) conditions of approval. Motion carried.**

#### Open Space Standards

Chairman Jones opened the public hearing and continued to next month.

#### Election of Officers

Chairman Jones stated he would like to remain as Chairman.

**Motion by Sulski, second by Cannon, to approve Rob Jones as Chairman. Motion carried.**

Commissioner Sulski stated he would like to remain as Vice-Chairman.

**Motion by Smith, second by Jones, to approve Mark Sulski as Vice-Chairman. Motion carried.**

**Motion by Wiseman, second by Sulski, to re-elect all existing Executive Committee members. Motion carried.**

The meeting was then adjourned.

Respectfully,

Attest:

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Rob Jones, Chair

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Charlie Perkins, Secretary

**SHOPPES AT CHERRY POINT**  
Staff Report to the Georgetown-Scott County Planning Commission  
April 12, 2018

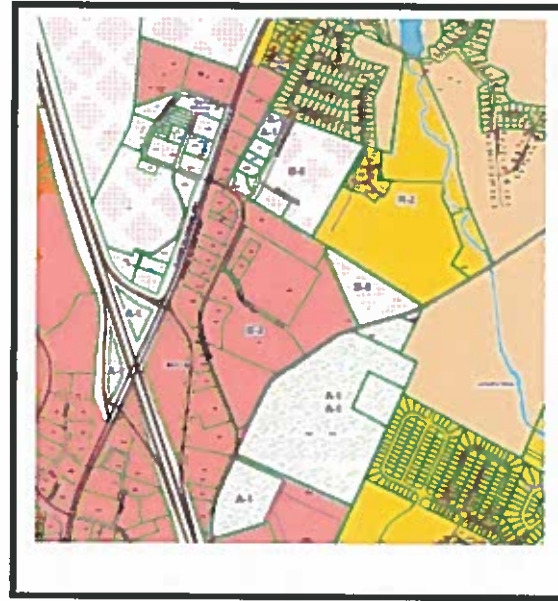
**FILE NUMBER:** PDP-2017-44

**PROPOSAL:** Final Development Plan for 20,098 SF fitness center as phase one of a nine-building retail shopping center on 17.32 acres.

**LOCATION:** NE corner of Blossom Park Drive and Ikebana Drive

**APPLICANT:** Georgetown Blossom Park, LLC

**DESIGNER:** Mark McCain, RLA



**STATISTICS:**

|                          |  |
|--------------------------|--|
| Zone                     | B-5 Commercial                                   |
| Surrounding Zones        | B-5, R-2, R-1C, A-1                              |
| Proposed Use             | Fitness Center, General Retail                   |
| Site Acreage             | 17.32 acres                                      |
| Building Area            | 20,098 SF (phase 1)                              |
| Max. Building coverage   | 50%  |
| Building Coverage        | 12.21%   |
| Building Height          | 1-2 stories                                      |
| Parking Required         | 134 spaces (1 space per 150 SF of Building Area) |
| Parking Provided         | 222 spaces                                       |
| New Street Required      | No   |
| Water/Sewer Availability | Yes/Yes  |
| Access                   | Ikebana and Blossom Park Drive                   |
| Variances/Waivers        | None   |

## **BACKGROUND:**

The subject property consists of a portion of a 17.32-acre tract, zoned B-5, General Commercial Park, northeast of Blossom Park Drive and Ikebana Drive. The parcel is bordered on the north and east by the Cherry Blossom subdivision. Its main access is from Connector Road, a State controlled roadway.

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 mixed-use commercial development on the 27 acres.

The Amended Preliminary Development Plan (PDP) was for approved for phase 1 (Planet Fitness) in December 2017. A condition of approval was that the Final Development Plan return to the full Planning Commission for approval.

### **Traffic Study**

There was a traffic study done for the property in 2006 and as part of the Northeast Georgetown Traffic Study in 2008. An updated traffic study was provided as part of this proposal. The traffic study looked at complete build-out of the project site, although the only building currently being proposed is the 20,098 square-foot Planet Fitness. There are no plans in the short term to develop the remainder of the property.

The Traffic Study concluded that the existing roadway network could sufficiently handle the proposed development, with the exception of the Blossom Park Drive and Connector Road intersection. That intersection would experience serious delays for vehicles exiting onto Connector Road and function at Level of Service F.

The Traffic Study recommended that the findings of the previous Northeast Georgetown Traffic Study for the area should be implemented, including the conversion of the Oxford Road and Connector Road intersection to a right-in and right-out only, the construction of a new road between Oxford Road and Blossom Park Drive and the addition of signalization to the Blossom Park Drive and Connector Road intersection.

Traffic concerns are a major issue for this development, particularly the intersection of Blossom Park with Connector Road and the traffic study identifies the impacts and the need for a traffic signal and work there. The burden lies with the applicant to show that they can make this project work without adding additional congestion onto an intersection that is already functioning at an unacceptable level of service.

The applicant met with Engineers at the Kentucky Transportation Cabinet, District 7 office. They indicated that a traffic signal at the intersection of Blossom Park Drive and Connector Road would likely not be approved because it is too close to the intersection at Cherry Blossom Way and Connector Road and it would be difficult to signalize without causing major back-ups on Cherry Blossom Way. The applicants proposed constructing a new road to Oxford Drive to provide better access to the site.

### **Final Development Plan Review:**

#### Setbacks and Building Standards:

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

Front: 25 feet local streets; 50 feet State routes

Side: 10 feet

Rear: 20 feet; 30 feet if serviced from the rear

Periphery Boundary: 50 feet; 100 feet where adjacent to Residential or Agricultural zone

The proposed building locations on the Final Development Plan meet the required B-5 building setbacks. The Applicant is proposing to develop only phase one at this time with a 20,098 SF building, located in the location approved on the Preliminary Development Plan approved in December. The footprint of the proposed structures will cover approximately 8.8% of the lot area of phase 1, under the 50% maximum building ground coverage allowed.

#### Vehicular Access & Pedestrian Circulation:

*Driveways & Access:* Primary access to the Project Site is from two local roads which follow the southern and western boundaries of the project site. Blossom Park Drive intersects with Connector Road south of the project site. The Applicant has indicated they will follow KYTC procedures if a new permit is required for off-site improvements to the Connector Road intersection.

The street layout and pedestrian facilities are thoughtfully designed to encourage a safe and well-connected walkable commercial area. The project features a main-street inspired commercial street surrounded by outlots on a grid of private streets.

*Parking Spaces:* The parking requirement is determined by uses proposed in the buildings. The general retail requirement is 1 space per 150 SF of area. The applicant is proposing more parking than is required and no variances are being requested. The proposed parking should be sufficient to serve the needs of any future use on the property.

*Sidewalks:* Internally, the Applicant is proposing sidewalks to convey individuals from the parking spaces to the buildings, and internally along private drives and along the property perimeter street frontage.

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

*Property Perimeter Requirements; Section 6.12:*

- The Applicant is proposing a 15-foot landscaping buffer between the Project Site and the adjoining residential property. This meets the requirements of the *Landscape and Land Use Buffers Ordinance*.

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

- 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 from Group A, B, or C plus a 3' average height continuous planting, hedge, fence, wall or earth

mound or a 3' decrease in elevation from the adjoining property to the vehicular use area (Row 2).

*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 has shown that they can satisfy the requirements from Section 6.13 and 6.22 (listed above).

*Section 6.14: Minimum Canopy Requirements*

For the approximately 5.5-acre site, a total canopy coverage of 57,000 square feet is required (24% new canopy). A total of 41 interior trees and a double row of trees along the north property are being provided, which should be sufficient to meet the required canopy coverage. The applicant will be required to show they meet the canopy coverage with a specie-specific final landscape plan. No variances to the landscaping are required.

Stormwater: There is a large detention basin proposed for the Project Site. 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: 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 minimize off-site impacts.

Signs: A freestanding sign is proposed as part of the development, but the final location has yet to be determined. All signage will need to comply with the *Sign Ordinance*.

**Conclusion:**

The Final Development Plan has been submitted and it appears to meet all the conditions of approval. Before Final Approval staff will still review the technical aspects of the proposal, such as the final construction details and stormwater management plan and details. The Final Development Plan drawing was submitted for review and approval by the Planning Commission Board, because that condition was added by the board, after there was discussion by the applicant of meeting with the neighborhood residents about site design and that upcoming meeting may require some minor modifications to the plan.

There have been some minor modifications to the plan by the applicant based on recommendations from neighborhood residents. The dumpster has been relocated to the rear of the building, although it is still located on the north side of the parking lot. A six-foot high privacy fence has been added to the interior of the site north of the parking lot. A photometric plan has not yet been submitted for the

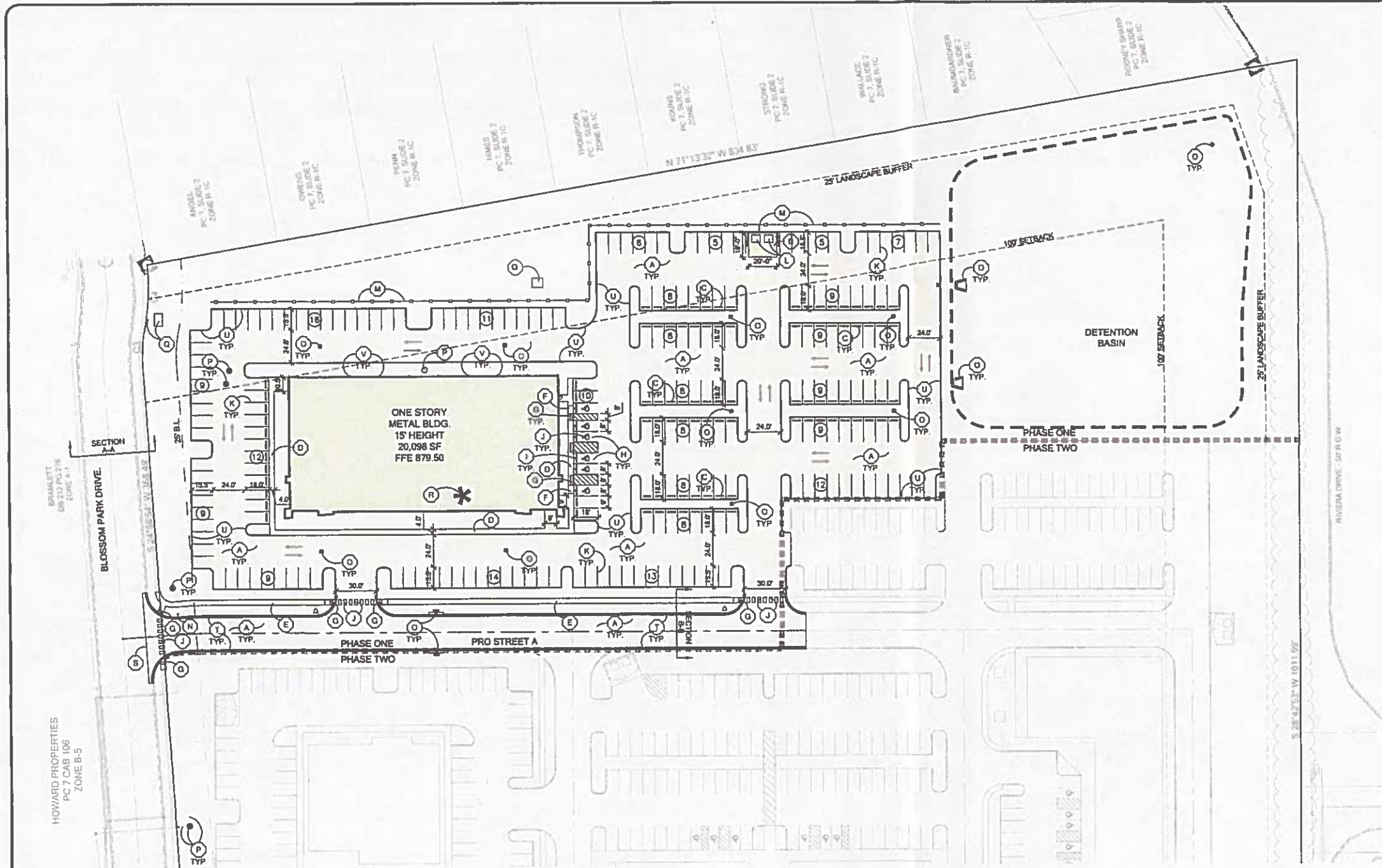
exterior lighting. A final stormwater management plan has yet to be reviewed and approved and approval will be required prior to staff sign off on the Final Development Plan.

**RECOMMENDATION:**

Staff recommends approval of the Final Development Plan for phase one (Planet Fitness), with the following conditions of approval:

Conditions of Approval:

1. Road improvements required to serve the development shall be determined and bonded prior to phase one, Final Development Plan approval.
2. Future Development of the project site, beyond phase one, shall not be approved until required offsite improvements are completed or funded and scheduled for construction.
3. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
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. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
7. 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*.
8. A final specie-specific landscape plan shall be provided along with the Final Development Plan.



- ### SITE IMPROVEMENT NOTES
1. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY THE OWNER.
  2. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS & INVERT UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCEMENT OF UTILITY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
  3. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, AND SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
  4. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY PRIOR TO THE START OF CONSTRUCTION.
  5. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHERE UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT. COORDINATE PAVEMENT TRENCHING LOCATIONS WITH SITE CIVIL, PLUMBING AND ELECTRICAL PLANS.
  6. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. ALL CURB TERMINATIONS ARE TO BE TAPERED TO GRADE. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
  7. ALL SIDEWALKS & HANDICAP RAMPS SHALL BE BUILT TO ADA STANDARDS.
  8. CONTRACTOR SHALL PAVE IN THE DIRECTION OF TRAFFIC.
  9. THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
  10. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF LOCAL AND/OR STATE GOVERNING AGENCY.
  11. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE LOCAL AND/OR GOVERNING AGENCY REGULATIONS AND SPECIFICATIONS.
  12. ALL PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LOCAL AND/OR GOVERNING AGENCY REGULATIONS AND SPECIFICATIONS.
  13. ALL PAINTED TEXT AND SIGNS SHALL BE PER CURRENT MUTCD REQUIREMENTS.
  14. THE CONTRACTOR SHALL INSTALL NECESSARY TRAFFIC CONTROL SAFETY BARRICADES, LIGHTING, AND OTHER REQUIRED CONTROL MEASURES OCCUPYING THE WORK AREA FROM EXISTING TRAFFIC TO ASSURE PUBLIC SAFETY.
  15. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING THE SITE UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
  16. ANY DEFICIENCIES WITHIN THE SITE PRIOR TO TOTAL ACCEPTANCE BY THE OWNER MUST BE REPLACED IN KIND PER STANDARD DRAWINGS AND SPECIFICATIONS.
  17. PROVIDE 12" EXP. JT. MATERIAL W/ SEALANT WHERE NEW CONCRETE CURBS OR PAVING ABUT SEWER STRUCTURES, BUILDINGS, ETC.

### SITE DETAILS KEY

| KEY | DESCRIPTION                | DETAIL         |
|-----|----------------------------|----------------|
| A   | ASPHALT PAVEMENT           | A/D-1          |
| B   | CONCRETE PAVEMENT          | E/D-1          |
| C   | WHEEL STOPS                | S/D-1          |
| D   | MONOLITHIC CURB & SIDEWALK | D/D-1          |
| E   | CONCRETE SIDEWALK          | F/D-1          |
| F   | HANDICAP RAMP              | J/D-1          |
| G   | TACTILE WARNING STRIP      | J,K,L/D-1      |
| H   | HANDICAP PARKING SPACE     | L/D-1          |
| I   | HANDICAP PARKING SIGN      | H/D-1          |
| J   | PAVEMENT GRAPHICS          | I/D-1          |
| K   | PARKING LOT STRIPING       | L/D-1          |
| L   | DUMPSTER                   |                |
| M   | WOOD PRIVACY FENCE         | R/D-2          |
| N   | STOP SIGN                  |                |
| O   | STORM SEWER STRUCTURE      | SEE SHEET C-8  |
| P   | SANITARY SEWER STRUCTURE   | SEE SHEET C-6  |
| Q   | UTILITY STRUCTURE          | SEE SHEET C-12 |
| R   | KARST TOPOGRAPHIC FEATURE  |                |
| S   | EDGE KEY                   | G/D-1          |
| T   | CURB & GUTTER              | B/D-1          |
| U   | HEADER CURB                | C/D-1          |
| V   | DOWN SPOUT BOOT            | T/D-2          |

**THE SHOPPES AT  
CHERRY POINT**  
BLOSSOM PARK DRIVE  
GEORGETOWN, SCOTT COUNTY, KENTUCKY

**S. Mark McCain, RLA**  
LANDSCAPE ARCHITECTURE / SITE DEVELOPMENT  
3213 SUMMIT SQUARE PLACE, LEWINGTON, KENTUCKY 40509  
PHONE: (502)-868-8821 EMAIL: SMARKMCCAIN@GMAIL.COM

**SITE PLAN**

JOB NO: 2018.22  
DATE: 02/22/18  
DRAWN BY: SMM  
CHECKED BY: SMM

REVISIONS

|  |  |
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|  |  |
|  |  |
|  |  |

SHEET  
**C-2**

### UTILITY PROVIDERS

**WATER**  
GEORGETOWN MUNICIPAL  
WATER & SEWER SERVICE  
125 WEST CLINTON STREET  
GEORGETOWN, KENTUCKY 40324  
WWW.GOWISS.COM  
PHONE: (502)863-7818

**ELECTRICITY**  
KENTUCKY UTILITIES  
P.O. BOX 4480  
MIDWAY, KENTUCKY 40347  
WWW.KU.COM  
PHONE: (502)387-1284

**NATURAL GAS**  
COLUMBIA GAS  
2091 MERCER ROAD  
LEWINGTON, KENTUCKY 40502  
WWW.LGS-KU.COM  
PHONE: (502)288-0231

**SANITARY SEWER**  
GEORGETOWN MUNICIPAL  
WATER & SEWER SERVICE  
125 WEST CLINTON STREET  
GEORGETOWN, KENTUCKY 40324  
WWW.GOWISS.COM  
PHONE: (502)863-7818

**TELEPHONE**  
AT&T SOUTHEAST  
88 EAST MAIN ST. EXTENDED  
GEORGETOWN, KENTUCKY 40324  
PHONE: (502)863-8288

### UTILITY NOTES

THE UTILITIES ARE SHOWN ON THE DRAWINGS AS ACCURATELY AS THEY HAVE BEEN PROVIDED TO THE DESIGN PROFESSIONAL. THEIR LOCATIONS ARE NOT GUARANTEED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND TO HAVE ALL UTILITIES FIELD LOCATED PRIOR TO STARTING CONSTRUCTION. THE UTILITIES SHOWN REPRESENT OBSERVABLE FEATURES ALONG WITH INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES, AND IS THEREFORE NOT WARRANTED. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO FIELD VERIFY ALL UTILITY LOCATIONS, SIZES, TYPE, ETC. NEEDED TO COMPLETE THE WORK OF THE CONTRACT.

THE CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONAL IF A PROBLEM COULD EXIST IF THE CONTRACTOR PROCEEDS WITHOUT CONTACTING THE UTILITY COMPANIES AND DOES NOT NOTIFY THE DESIGN PROFESSIONAL OF POTENTIAL PROBLEMS HE DOES SO AT HIS OWN RISK.

### JOB SAFETY NOTES

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY DURING CONSTRUCTION. JOB SITE SAFETY IS OUTSIDE THE SCOPE OF WORK OF ESCL LLC AND / OR S. MARK MCCAIN, RLA. NEITHER THE PROFESSIONAL ACTIVITIES OR THE PRESENCE OF ESCL LLC AND / OR S. MARK MCCAIN, RLA EMPLOYERS OR SUBCONSULTANTS AT THE CONSTRUCTION SITE SHALL RELIEVE THE CONTRACTOR OR ANY OTHER ENTITY OF THEIR OBLIGATION, DUTIES, AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES, TO PROCEDURES NECESSARY FOR PERFORMANCE, SUPERINTENDING OR COORDINATING ALL PORTIONS OF THE WORK OF CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY GOOD CONSTRUCTION PRACTICES OR ANY REGULATORY AGENCIES. ANYONE USING INFORMATION FROM THESE PLANS ACKNOWLEDGES AND WARRANTS THAT ESCL LLC AND / OR S. MARK MCCAIN, RLA IS NOT RESPONSIBLE FOR SITE SAFETY IN ANY WAY.

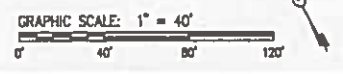
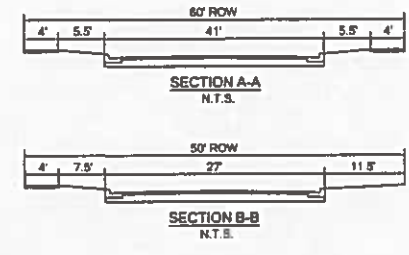
### SITE SHADING KEY

| KEY                 | DESCRIPTION       |
|---------------------|-------------------|
| [Shaded Box]        | PROPOSED BUILDING |
| [Light Shaded Box]  | PROPOSED PAVEMENT |
| [Yellow Shaded Box] | PROPOSED CONCRETE |



### KARST TOPOGRAPHY NOTE

\* POTENTIAL KARST (SINK HOLE) TOPOGRAPHIC FEATURE AS PER THE GEOTECHNICAL REPORT PREPARED BY VECTOR ENGINEERS, INC. DATED SEPTEMBER 25, 2017. CONTRACTOR TO CONSULT WITH THE GEOTECHNICAL ENGINEER PRIOR TO DEMOLITION AND CONSTRUCTION.



**LANDSCAPE NOTES**

1. PRIOR TO INSTALLATION OF THE PLANT MATERIAL THE CONTRACTOR MUST COORDINATE AN ON-SITE MEETING WITH THE OWNER.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER.
3. UTILITIES SHOWN ARE NOT VERIFIED AND NOT ALL INCLUSIVE. CONTRACTOR SHALL HAVE ALL UTILITIES MARKED AND VERIFIED PRIOR TO DIGGING. ANY DISTURBANCE OF UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
5. ALL PLANT MATERIAL TO BE QUARANTINED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.
6. AT THE END OF THE WARRANTY PERIOD, A FINAL INSPECTION WILL BE PERFORMED. CONTRACTOR WILL BE RESPONSIBLE TO REPLACE ANY DEAD TREES OR SHRUBS.
7. ANY TREE LOCATION THAT FALLS LARGER OR OVER ANY UTILITY SHALL BE REPORTED AND POSSIBLY RELOCATED AS DIRECTED BY THE OWNER.
8. ALL PLANT MATERIAL SHALL BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.
9. ALL PLANTING AREAS SHALL BE COVERED WITH 2" HARDWOOD MULCH AS APPROVED BY THE OWNER.
10. PRETREAT ALL PLANTING AREAS WITH PREEN WEED PREVENTER OR EQUAL PRE-EMERGENT TYPE WEED PREVENTER, PER MANUFACTURER SPECIFICATIONS.
11. ALL TREES SHOULD BE UNIFORM IN BRANCHING STRUCTURE. TREES WITH MISSING BRANCHES AND NOT UNIFORM IN SHAPE WILL BE REJECTED AS DETERMINED BY THE OWNER.
12. ANY ROCK ENCOUNTERED DURING INSTALLATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ROCK SHALL BE REMOVED TO ACHIEVE THE INSTALLATION AS SHOWN IN THE DETAIL.
13. CONTRACTOR SHALL NOT OVER EXCAVATE THE PLANTING AREA. THE TOP OF THE TREE ROOT BALL SHALL BE LEVEL WITH THE ADJACENT GROUND SURFACE PRIOR TO BACKFILL.
14. ALL TREES SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING.
15. ALL TREES AND SHRUBS MAY BE SUBSTITUTED WITH SPECIES OF SIMILAR MATURE GROWTH SIZE AS DIRECTED BY THE OWNER AND APPROVED BY THE CITY OF GEORGETOWN. SUBSTITUTED TREES MUST MEET OR EXCEED THE TOTAL TREE CANOPY COVERAGE SHOWN IN THE TREE CANOPY SITE STATISTICS. TREE CANOPY COVERAGE CREDITS ARE AS FOLLOWS:  
 SMALL TREE 100 SQ.FT. / TREE  
 MEDIUM TREE 400 SQ.FT. / TREE  
 LARGE TREE 700 SQ.FT. / TREE
16. ALL DISTURBED AREAS NOT PLANTED WITH TREES OR SHRUBS SHALL BE SEEDS AND STRAWED OR SOLOCK AS DIRECTED BY THE OWNER. AREAS WHERE EROSION CONTROL BLANKETS ARE SPECIFIED SHALL BE SEDED PRIOR TO PLACEMENT.
17. GRASS SEED SHALL BE REBEL PERCUE JR WITH A PLANTING RATE OF 8 LBS. / 1,000 SQ. FT. OR AS RECOMMENDED BY THE MANUFACTURER.

**SYMBOL LEGEND**

PLANT ABBREVIATION NUMBER  
 INTERIOR LANDSCAPE AREA  

 TREE  

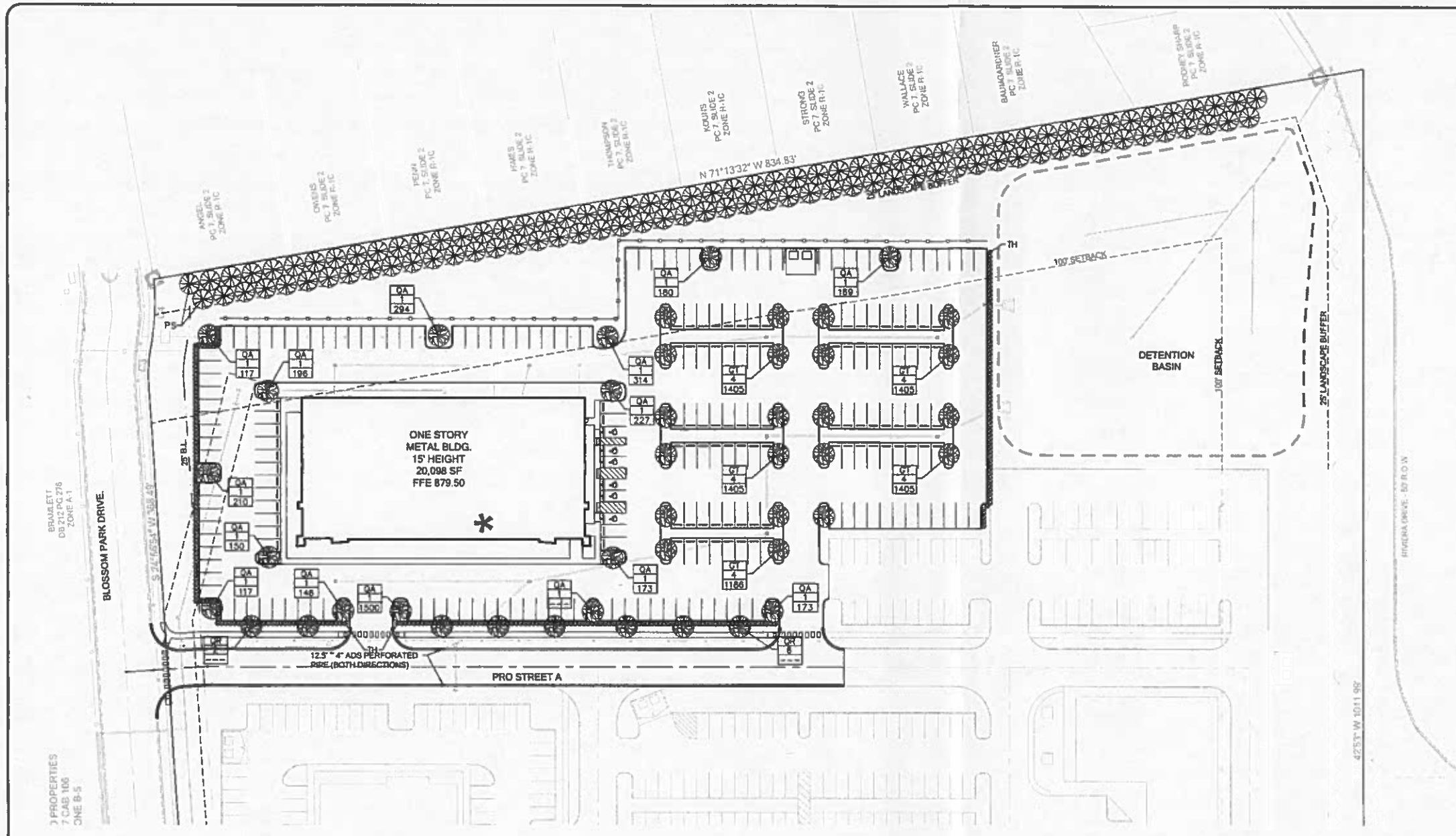
 SHRUB  

 WOOD PRIVACY FENCE

**811**  
 Know what's Below.  
 Call before you dig.

**PLANT SCHEDULE**

| SYM | BOTONICAL NAME                 | COMMON NAME          | QUANTITY | SIZE               | COND. | COMMENT  |
|-----|--------------------------------|----------------------|----------|--------------------|-------|----------|
| GT  | GLEDITSIA TRICANTHOS 'SKYLINE' | SKYLINE HONEY LOCUST | AS SHOWN | 1 3/4" DIA. (MIN.) | B&B   |          |
| QA  | QUERCUS ACCUTISSIMA            | SAW TOOTH OAK        | AS SHOWN | 1 3/4" DIA. (MIN.) | B&B   |          |
| QR  | QUERCUS RUBRA                  | RED OAK              | AS SHOWN | 1 3/4" DIA. (MIN.) | B&B   |          |
| PS  | PINUS STROBUS                  | WHITE PINE           | AS SHOWN | 6" HT. (MIN.)      | B&B   | 15' O.C. |
| TH  | TAXUS X MEDIA 'HICKSI'         | HICKS YEW            | AS SHOWN | 24" (MIN. HT.)     | B&B   | 3' O.C.  |



**THE SHOPPES AT CHERRY POINT**

BLOSSOM PARK DRIVE  
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

**LANDSCAPE PLAN**

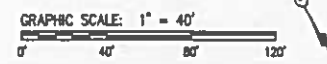
**S. Mark McCain, RLA**  
 LANDSCAPE ARCHITECTURE / SITE DEVELOPMENT  
 3213 SUMMIT SQUARE PLACE, LEXINGTON, KENTUCKY 40509  
 PHONE: (859)-489-8021 EMAIL: SMARCMCCAIN@GMAIL.COM

|             |          |
|-------------|----------|
| JOB NO:     | 2018.22  |
| DATE:       | 02/22/18 |
| DRAWN BY:   | SMM      |
| CHECKED BY: | SMM      |

REVISIONS

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

SHEET  
**C-13**



**OXFORD PLACE, LLC  
PRELIMINARY SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission  
April 12, 2018**

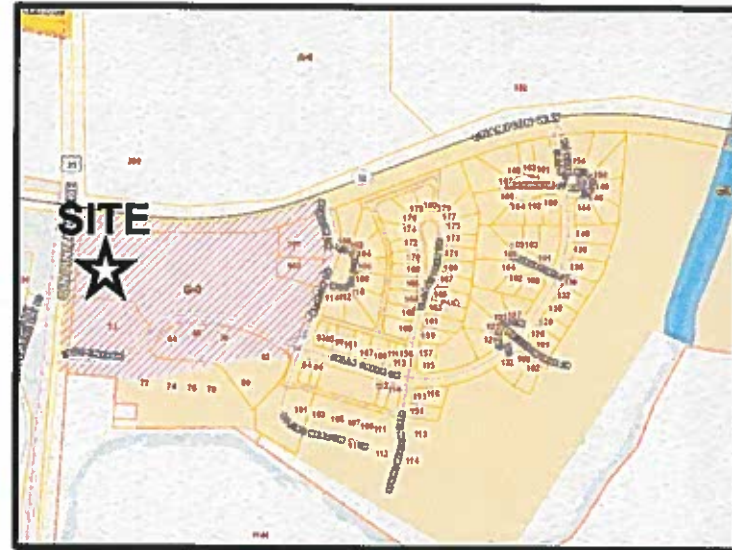
**FILE NUMBER:** PSP-2018-11

**PROPOSAL:** Preliminary Subdivision Plat to create a 0.735-acre lot.

**LOCATION:** Falls Creek development, north of the existing gas station

**Owner:** Oxford Place, LLC.

**ENGINEER:** Allen Patrick Darnell, PE  
Darnell Engineering, Inc.



**STATISTICS:**

|                       |                     |
|-----------------------|---------------------|
| Zone                  | B-4 (PUD)           |
| Surrounding Zones     | B-4 (PUD)           |
| Acreage               | 0.735 acres (Lot 3) |
| Water/sewer available | No/No               |
| Access                | None                |
| Variiances            | None                |

**BACKGROUND:**

The application before the Planning Commission is a Preliminary Subdivision Plat to create a 0.735-acre lot from a parent tract of roughly 14.7 acres. The proposed 0.735-acre tract (Project Site) is part of the commercially zoned portion of the Falls Creek Development.

The Falls Creek Development was approved as a mixed-use, Traditional Neighborhood Development in 2004 as part of Drake Property rezoning (ZMA-2004-23). In 2004, the Drake Property was rezoned from A-1 to B-4 and R-1C PUD with a maximum 338 dwelling units approved based on the R-1C density of 4.4 units per net acre.

The original Concept Plan anticipated a mixture of housing types and sizes with unifying architectural controls that would be established in the Homeowner Association documents. The original concept plan proposed 150 single-family homes on a range of lot sizes from 5,000 square feet and larger; 25 townhouse units, and 163 apartment units.

The Project Site has been planned for commercial use since the rezoning of the property in 2004. The B-4 zoning district (Community Commercial) is intended to serve an extended neighborhood within the city. It should promote community attractiveness by integrating with surrounding residential areas through pedestrian connections, landscaping, and screening.

## **KEY ISSUES/COMMENTS:**

### **Access/Traffic:**

Vehicular access to the Project Site is proposed via a service street that is intended to be privately owned and maintained. Currently a stub for this access road exists along the east side of the gas station. This access road will need to be constructed to provide access to the Project Site prior to the recording of a plat creating the 0.735-acre lot. The access road will need to meet all private road standards including maintenance.

The access easement should also contain a means of conveying pedestrian traffic. A sidewalk should be constructed within the access easement rather than on the proposed commercial lot to prevent issues of trespassing. The cross section should contain a means of providing for pedestrian circulation. The cross section for this access road, from the gas station's development plan, shows a 4-foot wide sidewalk constructed three feet from the back of the curb of the access road.

Falls Creek Drive, the main collector road for this part of the Falls Creek Development, currently exists as an access easement for only Lot 1A (Traditions Apartments) and Lot 2 (BP Gas Station). This road will need to be platted as right-of-way, and not just an access easement, so it can serve additional development in Falls Creek and eventually be eligible for dedication to the City of Georgetown. This will need to be done prior to the recording of the Final Subdivision Plat or any construction on the Project Site in order for Falls Creek Drive to serve more than the gas station and the apartments.

It would make sense, to plat the right-of-way for Falls Creek Drive with this plat, but the plat submitted for review does not accomplish this.

### **Miscellaneous:**

The property owner has expressed some concern regarding the steps required to receive approval of a Subdivision Plat in Scott County. To clarify these steps for the Planning Commissioners, they are as follows:

1. A Preliminary Subdivision Plat is approved by the Planning Commission,
2. All roads and infrastructure are installed,
3. The Final Subdivision Plat is recorded with the certifications from utilities and other agencies.

If a property owner wishes to transfer ownership of a portion of a development during this process, there is a way. In other developments, minor non-buildable plats have been recorded allowing a sale of the property to occur. These non-buildable plats do not allow for any construction on the site until the Final Subdivision Plat is recorded and the Final Development Plat is approved, but they do allow for the property to be sold.

### **FINDINGS:**

1. The Preliminary Subdivision Plat meets the requirements for preliminary approval, however there are a few issues that need to be addressed before the Final Subdivision Plat can be recorded.
2. Falls Creek Drive exists as an access easement serving only Lot 1A and Lot 2. The lot proposed by this preliminary plat does not have the right to use this road.
3. The 0.735-acre lot proposed by this plat does not have road, water, or sewer availability. These will need to be in place before the Final Plat can be recorded.

### **RECOMMENDATION:**

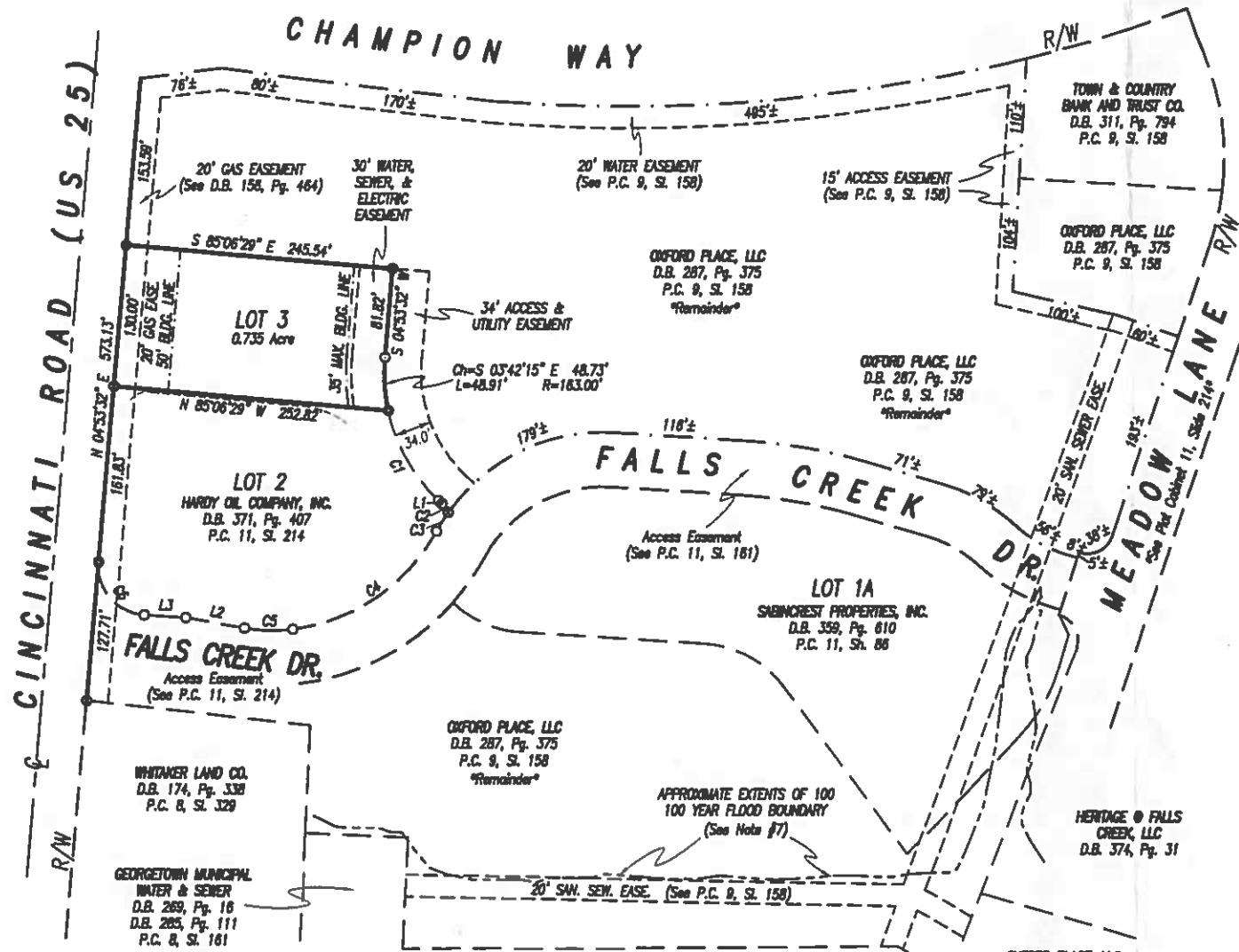
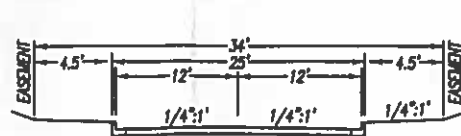
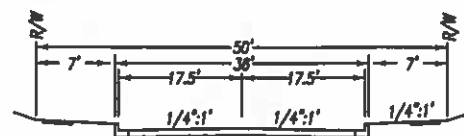
Staff recommends **Approval** of the Preliminary Development Plan. Should the Planning Commission approve the application, staff recommends the following conditions be attached:

#### Conditions

1. The access road shall be constructed prior to the recording of the Final Subdivision Plat.
2. The Final Subdivision Plat shall state how the access road will be maintained.
3. Falls Creek Drive shall be platted as right-of-way prior to the recording of the Final Subdivision Plat, or as part of the Final Subdivision Plat.
4. A sidewalk shall be constructed in the access easement to provide safe legal access for pedestrians, and shall be shown on the cross section for the access road.
5. The Final Subdivision Plat shall show all existing easements on the property.
6. All previous applicable conditions from the zone change for Falls Creek (ZMA-2004-23).
7. The Final Subdivision Plat must meet the requirements of the Georgetown Stormwater Manual.
8. Prior to any construction or grading, the applicant shall meet with the Planning Commission Engineer and the Development Inspector to review construction policies and establish inspection schedules.
9. Any revisions or amendments to the approved Preliminary Plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
10. All applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
11. Prior to (as part of) the Final Plan approval, the applicant shall provide the Planning Commission staff (GIS Division) with a digital copy of the approved Plat.
12. The preliminary approval is valid for two years, subject to the requirements of Article 306 of the *Subdivision and Development Regulations*.

**LINETYPE LEGEND:**

|  |                        |
|--|------------------------|
|  | Survey Boundary        |
|  | Road Centerline        |
|  | Building Line          |
|  | Adjacent Property Line |
|  | Parent Tract Line      |
|  | Floodplain Limits      |
|  | Easement Line          |



| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING  |
|-------|---------|------------|--------------|----------------|
| C1    | 163.00' | 94.18'     | 94.79'       | S 29°12'19\" E |
| C2    | 25.82'  | 9.00'      | 9.74'        | S 39°58'40\" E |
| C3    | 175.00' | 20.35'     | 20.34'       | S 31°49'25\" W |
| C4    | 175.00' | 165.60'    | 159.49'      | S 55°36'00\" W |
| C5    | 150.00' | 44.75'     | 44.58'       | N 88°44'45\" W |
| C6    | 45.00'  | 71.88'     | 64.48'       | N 40°52'25\" W |

| LINE | BEARING        | DISTANCE |
|------|----------------|----------|
| L1   | S 46°50'51\" E | 4.20'    |
| L2   | N 80°12'01\" W | 54.59'   |
| L3   | N 86°38'23\" W | 37.92'   |

- LEGEND:**
- Iron Pin Found
  - Iron Pin Found with I.D. Cap bearing Meridian LS 2536
  - #4 Rebar, 18" long, with I.D. Cap bearing Darnell 3553 Set in Previous Survey
  - #4 Rebar, 18" long, with I.D. Cap bearing Witness 3553 Set this Survey
  - #4 Rebar, 18" long, with I.D. Cap bearing Darnell 3553 Set this Survey
  - Mag Nail Set in Road
  - Meander Point
  - Mag Nail Found
  - Right-of-Way Marker
  - Address

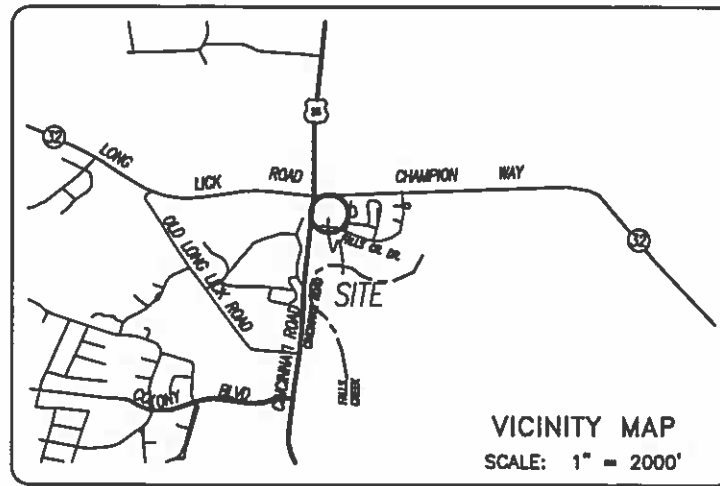
- NOTES:**
- Lot #3 platted hereon is a portion of that tract or parcel of land described in Deed Book 287, Page 375 and shown on Plat Cabinet 8, Side 158.
  - Property platted hereon are subject to those easements and restrictions set forth and shown on Plat Cabinet 8, Side 158; Plat Cabinet 11, Side 214; Plat Cabinet 11, Side 161; and Plat Cabinet 8, Side 161.
  - Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey shown hereon.
  - Property shown hereon is subject to those restrictions set forth by the Georgetown-Scott County Planning Commission for its respective zoning class.
  - Any further division of the subject property shown hereon shall require approval of the Georgetown-Scott County Planning Commission.
  - The purpose of this plot is to divide Lot #3 platted hereon from the parent tract. Remaining acreage is shown hereon based on the existing legal description and does not reflect actual field measurements made by Darnell Engineering, Inc. at this date.
  - Floodplain indicated hereon is based on FEMA FIRM Community Panel No. 21209C 0177C dated December 21, 2017 and does not reflect an actual field survey by Darnell Engineering, Inc. Any dwelling located on this property which is suspected to be in the floodplain should have the finished floor elevation calculated in order to correctly determine if it lies below the 100 year flood elevation. Lot #3 platted is not located in this flood hazard area.
  - Bearings & distances shown hereon for Lot #2 are the same as on P.C. 11, S. 214.
  - Thirty (30) foot water, sewer, & electric easement being created by this plot.
  - Thirty-four (34) foot access easement being created by this plot to benefit Lot #3 and Lot #2 shown hereon.

**OWNERS:**  
Oxford Place, LLC  
Xosy Smith  
#134 East Main Street  
Georgetown, KY 40324

**ADDRESS:**  
Cincinnati Road (US 25)  
Georgetown, KY 40324  
(Scott County)

**ZONE:**  
B-4 (Business PUD)

**PURPOSE:**  
The purpose of this plot is to separate or divide Lot #3 platted hereon from the parent tract.



**OWNER'S CERTIFICATION**

I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being (a portion of) the same property conveyed to me (us) by Darrell Land Trust, Philo David Drake, Trustee, et al., by deed dated November 18, 2004, and recorded in Deed Book 287, page 375 in the Scott County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

|       |         |       |         |
|-------|---------|-------|---------|
| _____ | Witness | _____ | Owner   |
| _____ |         | _____ | Owner   |
| _____ | Address | _____ |         |
| _____ | Date    | _____ | Address |

**LAND SURVEYOR'S CERTIFICATION**

I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the method of random traverse and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. The unadjusted mathematical error of closure ratio of the random traverse was 1:10,000± and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is a Class Urban survey and the accuracy and precision of said survey meets all the specifications of this class. The basis of the bearings shown hereon is in relation to Plat Cabinet 8, Side 158

March 28, 2018 Date  
P.O. Box 175  
Cynthiana, Kentucky 41031

**CERTIFICATION OF PROVISION OF SEWER & WATER**

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

\_\_\_\_\_ Date  
General Manager, GMWSS



PLOTTED: 03/28/18 @ 10:00 BY APD

**CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES**

I hereby certify that our company shall supply Country Boy Brewing with electric/gas/telephone services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

|       |      |       |                                  |
|-------|------|-------|----------------------------------|
| _____ | Date | _____ | Electric Company Representative  |
| _____ | Date | _____ | Telephone Company Representative |
| _____ | Date | _____ | Gas Company Representative       |

PRELIMINARY SUBDIVISION PLAT  
**OXFORD PLACE, LLC**  
CINCINNATI ROAD (US 25)

|  |                      |                      |  |
|--|----------------------|----------------------|--|
|  | SCALE<br>1" = 100'   | DATE<br>01/26/18     | <b>DARNELL ENGINEERING, INC.</b><br>P.O. Box 175<br>Cynthiana, Kentucky 41031<br>(859) 234-8957<br>THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18-150. |
|  | FILE NO.<br>17-3786  | FILENAME<br>OXFORD25 |  |
|  | FIELD BOOK<br>155-13 | CAD FILE<br>SMITH25  |  |
|  | DRAWN BY<br>APD      | CHECKED BY<br>APD    |  |

**GRIFFIETH 100 MARKHAM DRIVE**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**April 12, 2018**

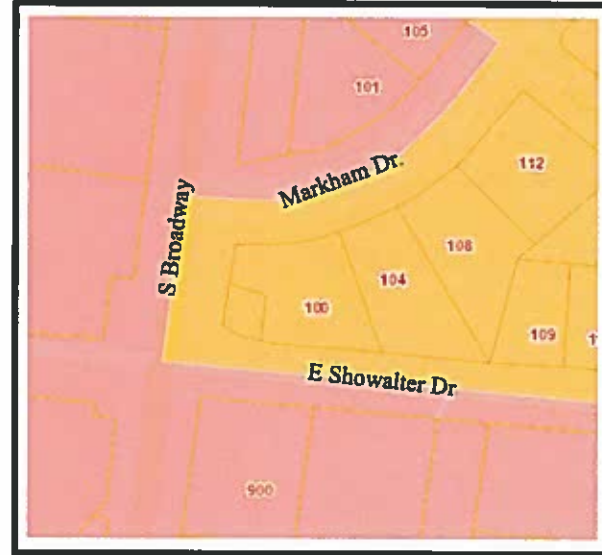
**FILE NUMBER:** ZMA-2018-12

**PROPOSAL:** Zone change request from R-2 (Medium Density Residential) to P-1 (Professional Office)

**LOCATION:** 100 Markham Drive

**APPLICANT:** Trina P. Griffieth

**ENGINEER/DESIGNER:** Thoroughbred Engineering



**STATISTICS:**

|                     |  |
|---------------------|--|
| Existing Zones      | R-2 (Medium Density Residential)                           |
| Proposed Zones      | P-1 (Professional Office)                                  |
| Surrounding Zones   | B-2 (Highway Commercial), R-2 (Medium Density Residential) |
| Acreage             | 0.36 acres   |
| Proposed Use        | Professional Office  |
| New street required | No   |
| Access              | Via Markham Drive  |

**BACKGROUND:**

The subject property is a residential property with a single-family residence on Markham Drive. The subject property is located at the entrance of the McMeekin Manor neighborhood, and adjoins S Broadway to the west and E Showalter Dr. to the south. The property north of the subject property is zoned B-2 and is an insurance company that operates out of a single family residential structure. The property to the east is zoned R-2 and is a single family residential home.

**Proposed Zoning and Land Use:**

The applicant is seeking the zone change from the existing R-2 zone to P-1 (Professional Office) to open a professional office in the existing residential structure.

**Legal Considerations:**

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

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

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

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

**Part 1:** The Comprehensive Plan provides guidance for consideration of zone change requests. The Future Land Use Map for the currently adopted Comprehensive Plan shows this parcel as urban residential, which is the current use. The text from KRS 100.213 requires, for Part 1, that the Commission must find the map amendment agrees with the Comprehensive Plan.

Therefore, Part 1 does not apply, so we should consider subsection (a).

**Subsection a:** The current R-2 zoning is appropriate for the existing use of the subject property. Therefore, Subsection (a) does not apply, so we should consider subsection (b).

**Subsection b:** The subject property is located at the entrance of McMeekin Manor neighborhood and serves as the buffer between the commercial uses to the north, south, and west and the residential uses that continue east of the subject property. The zoning ordinance states the P-1 zone is "intended for those areas adjacent to residential or commercial districts where a transitional buffer use will minimize land use conflicts". However, the residential and commercial districts existed when the comprehensive plan was adopted, and a transitional buffer use was not deemed necessary to minimize land use conflicts in this area. Furthermore, a professional office is a conditional use in the R-2 zone so the proposed use could still be conducted on the subject property, if approved by the Board of Adjustment, while remaining in compliance with the Comprehensive Plan.

**Conceptual Plan Review:**

The conceptual plan and zone change request seeks approval for the P-1 Professional Office zoning category to open a professional office in the existing 1,664-square foot residential structure. The conceptual plan is proposing 7 parking spaces, which meets the minimum parking requirements.

**Access:**

The subject property will be accessed from an existing driveway off Markham Drive.

**Traffic study**

According to the ITE Trip Generation Manual the proposed use would generate under 100 trips during peak hours so no traffic study is required.

**Landscaping:**

At the Preliminary Development Plan stage, the Applicant would be required to show the interior landscaping for vehicular use areas to meet the requirements of the *Landscape and Land Use Buffer Ordinance*. The Applicant is showing a 6ft high fence along the eastern boundary, where the subject property adjoins a residential zone, because the property does not have the 15-foot required for the Landscape Buffer Area.

**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 from R-2 to P-1 for 0.36 acres located at 100 Markham Drive.

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

