

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION**

**AGENDA**

**July 13, 2017**

**6:00 p.m.**

**I. COMMISSION BUSINESS**

- A. Approval of June invoices
- B. Approval of June 8, 2017 minutes
- C. Approval of July agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

**II. OLD BUSINESS**

- A. PDP-2017-14 Morgan Property Tract 2 – Preliminary Development Plan for a 3,750 sq. ft. commercial building and 26 parking spaces on 1.66 acres, located on the south side of Paris Pike (U.S. 460 E), between Arby's and the Elkhorn Creek.
- B. PDP-2017-20 Amerson Farms Commercial Center – Preliminary Development Plan for a multi-lot commercial development, located on Pleasant View Drive, east of McClelland Circle, south of Lemons Mill Road.

**III. NEW BUSINESS**

- A. PSP-2017-22 Perkins Property – Preliminary Subdivision Plat to subdivide a 10-acre tract from a 50.8-acre parent tract, located at 1746 Switzer Road.
- B. PSP-2017-23 Shreffler Property – Preliminary Subdivision Plat to subdivide a 5.01-acre tract from a 22.03-acre parent tract, located at 4410 Ironworks Road.
- C. PSP-2017-24 The Pinnacle at Mallard Point – Preliminary Subdivision Plat to create 45 residential lots zoned R-2 PUD, located on Mallard Point Drive.
- D. PDP-2017-25 Highgrove Preliminary Development Plan – Amended Preliminary Development Plan for 20 duplexes and 80 assisted living units on 82.92 acres zoned R-2 PUD, located on the south side of McClelland Circle and Bevins Lane.

**IV. OTHER BUSINESS**

- A. Coal Ridge preserved area amendment
- B. Notification requirement PUBLIC HEARING
- C. Rural Residential landscaping changes PUBLIC HEARING
- D. Update of previously approved projects and agenda items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
June 8, 2017**

The regular meeting was held in the Scott County Courthouse on June 8, 2017. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Johnny Cannon, Regina Mizell, Byron Moran, Steve Smith, Mark Sulski, and Frank Wiseman, Director Joe Kane, Planner Matt Summers, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner John Shirley.

Motion by Moran, second by Mizell, to approve the May invoices. Motion carried.

Motion by Caldwell, second by Sulski, to approve the May 11, 2017 minutes. Motion carried.

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

Postponements/Withdrawals

Chairman Jones stated that the Morgan Property Tract 2 (PDP-2017-14) and Sunbelt Rentals (PDP-2017-15) applications, and the Coal Ridge Preserve Area Amendment discussion have been postponed to the July meeting.

Consent Agenda

There were no items on the Consent Agenda.

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

PDP-2017-13 Canewood Subdivision Unit 6, Lot 1 – Preliminary Development Plan for nine (9) townhome units on 1.08 acres zoned R-3, located on the west side of Canewood Center Drive, north of Frankfort Road (U.S. 460 W).

Mr. Kane reviewed the staff report, including the rezoning and history of the property. He noted that the HOA restrictions must be the same as those of the property adjoining the largest boundary of this property, or they must be part of that adjoining property.

He reviewed the layout in relation to the access issue and rear-loading garages. He explained that in order to fit the units on the site, they are requesting a variance to the front setback from 20' to 10'. All other R-3 requirements are being met.

Rory Kahly, EA Partners and representing the applicant, agreed with the nine (9) conditions of approval.

Chairman Jones did not support the 10' frontyard setback. Commissioner Wiseman agreed.

Rob McGoodwin, representing Snaphook Development, stated that the townhomes are actually 18-1/2' from the street. The 10' setback is from the sidewalk.

The cross-street alignments were briefly discussed.

**Motion by Sulski, second by Caldwell, to approve the Preliminary Development Plan subject to the nine (9) conditions of approval, including the requested variance. Motion carried 6-2 with Jones and Wiseman dissenting.**

PDP-2017-20 Amerson Farms Commercial Center – Preliminary Development Plan for a multi-lot commercial development, located on Pleasant View Drive, east of McClelland Circle, south of Lemons Mill Road.

Mr. Kane stated that there was an issue with notification of the project. Mr. Perkins stated that notification is not required by ordinance, but is our practice and policy. Since it has not been adopted as a regulation, the Commission does not have the authority to require it. It was agreed that an ordinance requiring notification will be presented for public hearing and adoption at the July meeting.

Commissioner Sulski felt that the surrounding neighbors should be notified and the application postponed.

The applicant stated that they mailed the notices (117) in Georgetown two days before this meeting, and they received theirs the next day.

After discussion, **motion by Wiseman, second by Sulski, to postpone the application to the July meeting. Motion carried 6-2, with Jones and Smith dissenting.**

It was clarified that the notices will be sent again for the July meeting.

### Cedar Hills Phase 2-A Preliminary Plat revocation

Mr. Kane explained that the Phase 2-A Preliminary Plat was approved, but never finalized. It showed the preserved area to the south of the proposed cluster lots. Circumstances came about that the cluster lot area was sold to a purchaser who does not wish to do the subdivision. The new owner wishes to transfer some of the credits to the adjoining owners whose land is restricted. Since the cluster subdivision was never built, the preliminary plat could be revoked, and a new plat prepared that amends the preserved area.

Discussion continued on the matter. Commissioner Sulski felt that the neighboring property owners should be notified and the issue presented like a formal application. Mr. Perkins stated that the statutes set out the requirements for revoking a plat, and there is no notification requirement. Commissioner Smith felt that revoking the plat is reverting to a lesser use. Mr. Perkins agreed, stating that revoking a plat takes away development, which would be agreeable to the neighboring property owners.

Chris Adkins, neighboring property owner, stated that when Jeff Francisco, the developer, was going through the review process for this property, there was significant opposition to it from the neighbors.

**Motion by Smith, second by Wiseman, to revoke the Cedar Hills Phase 2-A Preliminary Subdivision Plat. Motion carried 7-1 with Sulski dissenting.**

### Project Status list

Mr. Krebs noted the handout that lists the status of all the active projects.

### Bluegrass RV

Chairman Jones reported that Bluegrass RV has moved the campers back to the front of the property on Paris Pike. They have the slide-outs extended and set up as if for sale. If asked if their approval can be revoked. Mr. Perkins suggested taking enforcement action. He said they can be taken to District Court and fined up to \$500 per day for violation. The complication is that the court gave them a 90-day stay against enforcement, and the Court of Appeal Judge position has not yet been filled. He suggested 1) contacting Bruce Lankford, Bluegrass RV's representative, and asking him to tell them that the RVs need to be removed, and 2) contacting the temporary Court of Appeal Judge to see when the ruling on the injunction is anticipated.

The meeting was then adjourned.

Respectfully,

Attest:

\_\_\_\_\_  
Rob Jones, Chair

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

**MORGAN PROPERTY TRACT 2**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**July 13, 2017**  
**(postponed from May 10, 2017)**

**FILE NUMBER:** PDP-2017-14

**PROPOSAL:** Preliminary Development Plan for a 3,750 square foot retail building.

**LOCATION:** south side of Paris Pike at Elkhorn Creek

**APPLICANT:** Bryan Morgan

**CONSULTANT:** Fred Eastridge, PE  
Thoroughbred Engineering



<b>STATISTICS:</b>	
Zone	B-2 Highway Commercial
Surrounding Zones	Primarily B-2 Highway Commercial
Proposed Use	Retail
Site Acreage	2.246 acres
Building Area	3,750 Square Feet
Max. Building coverage	50%
Building Coverage	3.6%
Parking Required	25
Parking Provided	26 spaces; including not including additional spaces shared with cross access parking agreement covering Tract 1 parking lot
New Street Required	No
Water/Sewer Availability	Yes/Yes
Access	existing entrance US Hwy. 460 (Paris Pike)
Variances/Waivers	None

**KEY ISSUES/COMMENTS:**

The subject property is one of five tracts that share a private driveway from US 460 east of Elkhorn Creek. There are two businesses currently operating there, an Arby's restaurant and Tracy's Landscape Supply. The Morgan Property Tract 1 has an approved Final Development Plan first approved in the 1980's, then amended in 2009. Tract 1 and Tract 2 have had fill placed to bring them out of the 100-year flood zone based on floodplain permits issued by the Kentucky Division of Water. All five lots, including Tract 2 are zoned B-2, Highway Commercial.

This application is requesting preliminary approval for Tract 2 to add a retail building which would have a portion of the parking area shared with previously approved Morgan Property Tract 1.

Tract 2 is proposed to include a 50 x 75'-square feet restaurant or retail building on 2.246 acres. (.55 acres to the north of the proposed building contains sixteen parking spaces that will be used by Tract 1). A shared parking agreement occurs between Tracts 1 and 2 because of those buildings' proximity to each other.

Even without the shared parking agreement, Tract 2 would have enough parking, but the shared parking agreement is required for the size building shown on Tract 1 and is part of the previous approval for Tract 1. There is not a drive-thru proposed nor would one be practical on this site because of the proximity of Elkhorn Creek.

**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 location meets the setback requirements. The 3,750 square-foot structure is well under the 50% maximum building ground coverage allowed.

Vehicular Access & Pedestrian Circulation:

*Driveways & Access:* Primary access to the site is from U.S. Hwy. 460 in a shared private commercial driveway twenty-four feet wide. The entrance is unsignalized. However, there is a left turn lane westbound on U.S. 460 into the shared private commercial drive.

*Parking Spaces:* Based on the 1 per 150 sf parking standard for commercial retail centers, a total of 25 spaces are required for the new building. The parking count on Tract 2 after completion of the new building will be 26 spaces.

*Sidewalks:* Sidewalks are being provided in front of the building. There is a sidewalk connection shown along the new private entrance drive. The applicants propose to construct this sidewalk at the time the Legacy Trail is constructed in this area or tract 2 is used as a restaurant. It is staffs' recommendation that this sidewalk be planned for and constructed regardless of the retail use of the building on Tract 1 or Tract 2.

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:*

- Property perimeter buffer planting is proposed to be met by utilizing existing landscaping.

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

The Applicants plan will satisfy the requirements from Section 6.13 (listed above).

*Section 6.14: Minimum Canopy Requirements*

The canopy standards for commercial sites require 24% canopy at maturity. The applicant has indicated that it will be met with twenty-four (24) large trees planned for the site.

Stormwater: A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. The subject property is technically still in the floodplain, since updated maps have not been adopted that reflect the elevation changes created by the recent fill. New structures in the floodplain require approval by the Board of Adjustment according to the locally adopted Floodplain Ordinance. A variance will be required by the Georgetown Board of Adjustment for the new building prior to Final Development Plan approval and certification.

Lighting and Signage: 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.

Signage: A location is shown for a proposed freestanding sign. This appears to be an appropriate location. However, variances to the sign ordinances can only be granted through the Georgetown Board of Adjustment. That can occur anytime prior to the signs being erected and is not tied to Final Development Plan approval. All signage will require a sign permit from the Building Inspection Department.

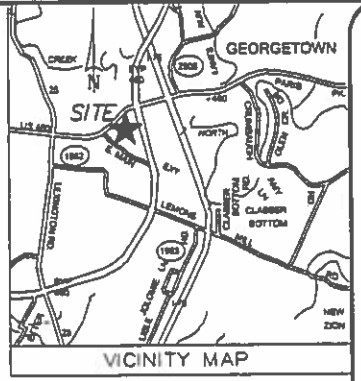
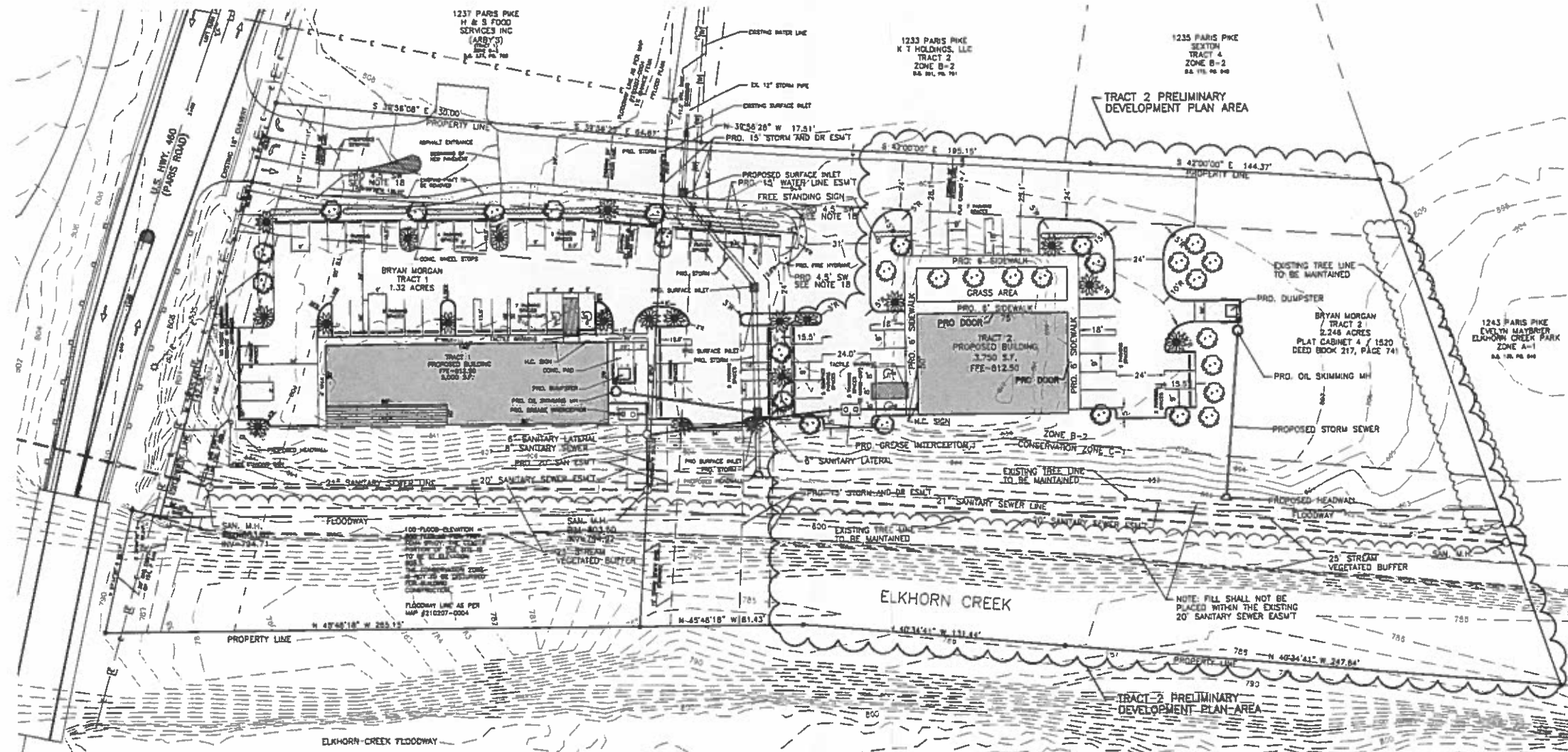
**RECOMMENDATION:**

Staff recommends approval of the Preliminary Development Plan for a 3,750 SF restaurant/retail building, with the following conditions of approval:

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.

3. Applicant shall comply with any requirements of the City of Georgetown Municipal water and Sewer Service.
4. Applicant shall comply with any requirements of the City of Georgetown Fire Department.
5. Applicant shall comply with any requirements of the City of Georgetown Floodplain Ordinance.
6. 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.
7. Applicants shall provide a maintenance agreement for the shared commercial drive prior to Final Development Plan approval.
8. 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.



**SITE STATISTICS - TRACT 1**

INTENDED USE - RESTAURANT ZONE - B-2 (BUSINESS)

NUMBER OF LOTS: 1

TOTAL AREA: 1.87 AC (1.32 AC TRACT 1 and 0.55 AC PORTION OF TRACT 2)

PROPOSED BLDG. AREA: 3,000 Sq.Ft.

REQUIRED PARKING: 1 SPACE/150 S.F. = 33 SPACES

PROPOSED PARKING: 33 SPACES

HC PARKING REQUIRED: 1

HC PARKING PROVIDED: 2

TOTAL V.I.A.: 18,268 Sq.Ft.

REQ'D INT. G/S: 1,826.8 Sq.Ft. (0.12% OF V.I.A.)

PROP. INT. G/S: 2,082 Sq.Ft.

REQ'D V.I.A. TREES: 1 TREE/250 S.F. = 8

PROP. V.I.A. TREES: 8

PERMETER TREES REQUIRED: 0

PRO. PERMETER TREES: 0

REQ'D TREE CANOPY AREA: 18,533 S.F. (1.87 AC @ 0.34 = 0.45 AC)

REQ'D NUMBER OF CANOPY TREES: 24 (750 S.F. LARGE TREES)

PROP. NUMBER OF CANOPY TREES: 26 (LARGE TREES)

(8 V.I.A. TREES, 8 PERMETER TREE AND 17 ADDITIONAL TREES)

PERMETER SHRUBS REQUIRED: 64

PRO. PERMETER SHRUBS: 64

(TRACT 1 IS NOT PART OF THIS PRELIMINARY DEVELOPMENT PLAN. TRACT 1 IS SHOWN FOR INFORMATIONAL PURPOSES ONLY)

**SITE STATISTICS - TRACT 2**

INTENDED USE - RESTAURANT ZONE - B-2 (BUSINESS)

NUMBER OF LOTS: 2,248 AC

TOTAL AREA: 2,248 AC (0.55 AC PORTION OF TRACT 2 BEING USED BY TRACT 1)

PROPOSED BLDG. AREA: 3,750 Sq.Ft.

REQUIRED PARKING: 1 SPACE/150 S.F. = 25 SPACES

PROPOSED PARKING: 21 SPACES + 5 COMPACT SPACES = 26

HC PARKING REQUIRED: 1

HC PARKING PROVIDED: 2

TOTAL V.I.A.: 8,373 Sq.Ft.

REQ'D INT. G/S: 838 Sq.Ft. (0.12% OF V.I.A.)

PROP. INT. G/S: 2,055 Sq.Ft.

REQ'D V.I.A. TREES: 1 TREE/250 S.F. = 4

PROP. V.I.A. TREES: 4

PERMETER TREES REQUIRED: 3

PRO. PERMETER TREES: 3

REQ'D TREE CANOPY AREA: 17,424 S.F. (1.88 AC @ 0.34 = 0.40 AC)

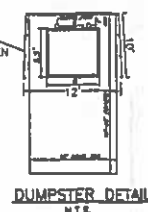
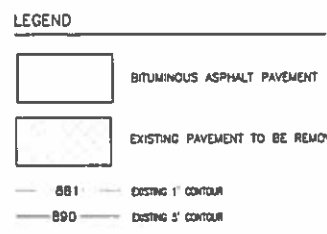
REQ'D NUMBER OF CANOPY TREES: 24 (750 S.F. LARGE TREES)

PROP. NUMBER OF CANOPY TREES: 24 (LARGE TREES)

(4 V.I.A. TREES, 3 PERMETER TREE AND 17 ADDITIONAL TREES)

PERMETER SHRUBS REQUIRED: 18

PRO. PERMETER SHRUBS: 18



**CERTIFICATION OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN/PLAT OF THE DEVELOPMENT WITH MY (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.

BRYAN MORGAN

DATE: \_\_\_\_\_, 2017

**CERTIFICATION OF PRELIMINARY PLAN APPROVAL**

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

CHAIRMAN  
GEORGETOWN, SCOTT CO.  
PLANNING COMMISSION

DATE

**LANDSCAPING STATISTICS**

- V.I.A. INT. TREES 18 (8) - 1 3/4" CALIPER (RED MAPLE, CHINA WAX, OR EQUAL LARGE TREE)
- PROPERTY PERM. TREES (9) - 1 3/4" CALIPER (PINK OAK, CHINESE ELM, RED OAK, OR EQUAL LARGE TREE)
- V.I.A. & PROPERTY PERM. HEDGE (3,058 L.F.) - 3' o.c. (DWARF BURNING BUSH - 12" HIGH AT PLANTING)

**NOTES**

- BUILDING PERMIT OR LAND DISTURBANCE PERMITS SHALL NOT BE ISSUED FOR TRACT 2 UNTIL A FINAL DEVELOPMENT PLAN IS CERTIFIED FOR TRACT 2.
- ALL LANDSCAPING REQUIREMENTS WILL BE MET.
- APPLICANT WILL WORK WITH GEORGETOWN FIRE CHIEF TO PROVIDE APPROPRIATE FIRE PROTECTION TO BUILDING.
- APPLICANT WILL WORK WITH UTILITY COMPANIES TO PROVIDE APPROPRIATE CONNECTIONS TO BUILDING.
- THE DUMPSTER WILL HAVE A MIN. OF 150 GALLON OIL SKIMMING TRAP.
- STORM WATER QUANTITY AND DISCHARGE OUTLET IS NOT REQUIRED FOR THIS AREA AS PER THE ELKHORN CREEK STORM STUDY BY THE CITY OF GEORGETOWN. WATER QUALITY CONTROL SHALL BE PROVIDED.
- STORMWATER QUALITY AND INFILTRATION SHALL BE PROVIDED BY USE OF PERVIOUS PAVEMENTS OR INFILTRATION BASIN.
- THERE SHALL BE NO GRADING OR CONSTRUCTION UNTIL A GRADING AND SOIL EROSION CONTROL PLAN IS APPROVED BY THE PLANNING COMMISSION ENGINEER.
- THE FINAL DEVELOPMENT PLAN FOR TRACT 1 HAS BEEN CERTIFIED BY GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION (GSCPC) IN DECEMBER 2016.
- THE GREASE INTERCEPTOR SHALL BE A MINIMUM 1,000 GAL AND SHALL BE SUBMITTED AND APPROVED BY THE GWSS PRIOR TO INSTALLATION. THE METHOD USED FOR SIZING THE GREASE INTERCEPTOR SHALL BE INCLUDED IN THE SUBMITTAL.
- NO FILL SHALL BE PLACED ON THE EXISTING 20' WIDE PERMANENT SANITARY SEWER EASEMENT. IF ANY FILL THAT HAS RECENTLY BEEN PLACED ON THE 20' SANITARY SEWER EASEMENT SHALL BE REMOVED.
- THERE SHALL BE RECIPROCAL ACCESS AND PARKING BETWEEN TRACTS 1 AND 2.
- IF AT THE TIME THE OWNER REQUEST A BUILDING PERMIT TO CONSTRUCT THE BUILDING ON TRACT 2 BEFORE THE UPDATED FIRM FLOOD MAPS ARE ADOPTED, THE OWNER WILL NEED BOA VARIANCE APPROVAL TO BUILD IN THE FLOOD PLAIN.
- TRACT 2 WILL NEED A PERMIT FROM THE KY DOW TO CONSTRUCT ALONG AND ACROSS A STREAM FOR THE CONSTRUCTION OF THE PROPOSED BUILDING.
- PORTION OF THE PARKING AND V.I.A. FOR TRACT 1 IS ON TRACT 2.
- TRACT 2 DEVELOPMENT MAY NOT BE USED AS A CRITICAL FACILITY AS DEFINED IN THE FLOOD DAMAGE PREVENTION ORDINANCE DUE TO LACK OF ACCESS OUTSIDE THE SFHA.
- THE DEVELOPMENT OF TRACT 2 SHALL MEET ALL GEORGETOWN STORMWATER MANAGEMENT REQUIREMENTS INCLUDING NEW POST-CONSTRUCTION CERTIFICATION AND MAINTENANCE REQUIREMENTS.
- AT SUCH TIME THE LEGACY TRAIL IS CONSTRUCTED IN THIS AREA OR TRACT 2 IS USED AS A RESTAURANT THE OWNER OF TRACT 2 SHALL CONSTRUCT THE 4.5' SIDEWALK FROM PARIS ROAD (US HWY 460) AS SHOWN ON THIS PLAN.
- NO LARGE TREES SHALL BE PLACED IN THE WATER LINE AND SANITARY SEWER EASEMENTS.



**ECSI, LLC**  
Engineers/Consultants/Scientists/International  
340 S. BROADWAY • LEXINGTON, KY • 40508 • 659-233-2103 • Fax: 659-259-3394

PRELIMINARY DEVELOPMENT PLAN  
MORGAN PROPERTY  
(PREVIOUSLY B & B MORGAN TIRES)  
1205 PARIS ROAD - TRACT 2  
GEORGETOWN, SCOTT COUNTY, KENTUCKY

DATE: 03/01/2017

PROJECT: 8803-003

DESIGNED: FRE

DRAWN: FRE

CHECKED:

REVISIONS:  
03/23/2017 - GSCPC  
COMMENTS DATED  
03/20/2017

**PDP**

OWNER'S INFORMATION  
BRYAN MORGAN  
P.O. BOX 835  
HARLAN, KY 40331

**AMERSON FARMS COMMERCIAL CENTER**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**July 13, 2017**  
**(postponed from June 8, 2017)**

**FILE NUMBER:** PDP/PSP-2017-20

**PROPOSAL:** Preliminary Development Plan and Preliminary Subdivision Plat for a multi-lot commercial development

**LOCATION:** Pleasant View Drive

**APPLICANT:** Anderson Communities

**ENGINEER:** Steve Garland, PE  
 Integrated Engineering



<b>STATISTICS:</b>	
Zone	B-4 Community Commercial
Surrounding Zones	B-4 Community Commercial, R-3 (PUD) Residential
Proposed Use	Restaurant/Retail
Site Acreage	20.37 acres
Building Area	approx. 115,000 Square Feet
Max. Building coverage	35%
Building Coverage	15%
Parking Required	1 space per 250 SF floor area; 456 spaces
Parking Provided	1032 spaces
New Street Required	Yes
Water/Sewer Availability	Yes/Yes
Access	Pleasant View Drive, existing entrance
Variances/Waivers	35' internal build-to line, lots 1A, 1C, 2A and 2B and all lots fronting Emerson except Lots 8 and 9. Parking and lot frontage, lots 1C, 2B and 2C.

**BACKGROUND:**

The subject property consists of multiple lots, zoned B-4 Community Commercial, in the Amerson Farms Commercial Center. The development will take place in phases. All buildings are shown on separate lots for financing purposes. The parcel is part of the larger Amerson Farms mixed-use development. The entire 91.7 acre farm was rezoned in 2009 to high-density residential, R-3 (PUD) and commercial, B-4 (PUD).

As part of that previous zoning approval, 26.9 acres were zoned Commercial. Part of that commercial land is located at the corner of Lemons Mill Road and McClelland Circle. The remaining commercial land is shown in this proposed Preliminary Development Plan and is centrally located on the farm and fronts on new internal streets.

Three previous Preliminary Development Plans/Subdivision Plats have been approved for the subject property. One for the Commercial Property at the corner of Lemons Mill Road and McClelland Circle (PDP 2014-10,11), one for the apartment area (PDP 2014-22), one for the townhome area and the four commercial out lots in the Commercial Center (PDP 2013-25,26). The four commercial out lots in the Commercial Center are shown again on this Preliminary Development Plan. They are being slightly amended so reapproval is occurring with this new Preliminary Development Plan/Subdivision Plat. There are still areas of the farm that have not been included on any Preliminary Development Plans. The development to this point has followed the concept plan approved at the zone change stage.

The current application is for the remainder of the B-4 Commercial areas not yet approved and the four out lots previously approved. The Community Commercial (B-4) Zone District, is a category created for new commercial development that promotes community attractiveness by integrating commercial areas with surrounding residential areas through pedestrian connections, landscaping, screening and other means.

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

The B-4 zone district requires the following standard setbacks:

Front: 35 feet (maximum build-to line)

Side: 0 feet

Rear: 0 feet, however, 50 feet from perimeter of district

The build-to line requirement is in place so that the buildings constructed address the street and promote pedestrian movement between buildings by creating a unified frontage and safe walking zone in front of buildings. The 35' maximum setback discourages the placement of parking in front of buildings.

The applicant is asking for a variance to the maximum setback on the lots with frontage on the secondary street "Amerson Way" in order to place parking in front of the buildings on that secondary street. They propose to instead enhance the pedestrian access and circulation by widening the sidewalk to 6' on Amerson Way and providing pedestrian crossing or striping through the parking lots to the building entrances. They are also asking for a variance on all lots where parking is proposed along the main frontage and not on the side or rear of the proposed building.

Vehicular Access & Pedestrian Circulation:

*Driveways & Access:* Primary access through the site is from a public roadway, Pleasant View Drive, which will have a short segment of private access easement through Lots 1A and 1C and Lots 2A and 2B, before becoming public again at the School House Road intersection. The main entrance road will connect to Harmony Ridge subdivision beyond the commercial lots. All the roads are proposed to be public, except the small segment of Pleasant View Drive that is shown with diagonal parking and a round-about, which will be privately owned and maintained. Public access will be maintained on the private section. Amerson Way will be constructed and opened prior to the construction of Pleasant View Drive, so school bus and public access to Lemons Mill Elementary will not be interrupted. The signalization of the main intersection of Pleasant View Drive at McClelland Circle has been a concern for some time. Kentucky Transportation Cabinet (KYTC) requires a warrant study that shows traffic volumes warrant a light before it will be approved. This is somewhat out of local control, but it is recommended that the light be installed at the earliest possible time, once the connection to Harmony Ridge subdivision is made for safety purposes. Any required improvements including the signalization are the responsibility of the developer to complete.

The original design street section for Pleasant View Drive was different on the zone change concept plan. The change proposed to the street section of Pleasant View Drive with this application reduces the width of the right-of-way and the number of lanes and converts the road to a private access easement. The City Engineer has seen and does not object to the design change, as long as the new road section with diagonal parking stays private and there is public loop road around the commercial area.

Planning staff would prefer to see the main commercial street to be lined with buildings. As shown, the first section of the block is fronted with interior parking lots. Buildings at the corner of the Amerson Way and Pleasant View Drive intersection is important in our opinion to anchor the block. It may be beneficial to slide the buildings on lot 1B and 1C to the west to occupy the corner of the lot and provide some outdoor seating or public space on the east side of those lots nearer the traffic circle. There is already an overabundance of surface parking and this prime location is best utilized by buildings framing the street or thoughtfully designed outdoor public space rather than surface parking.

Staff would prefer to see the buildings on Amerson Way be built to the street with parking in the rear, but we recognize that there may not be the market demand for this much walkable commercial and there is likely more demand for uses that are desiring the ability to have drive-thru service. The project may be best served by creating a walkable streetscape and allowing for more suburban design of the out lots on the secondary street.

The subject property is partially located in the Royal Springs Aquifer Recharge Area and thus will need approval from the Wellhead Protection Committee. The Wellhead Committee may have concerns with the gas station and underground tanks in the Aquifer Recharge Area. The applicant met with the Wellhead Committee at one point as part of zoning approval. The Wellhead Protection Committee will need to review and approve the project prior to Final Development Plan approval. Any conditions or restrictions determined by the committee will need to be followed prior to Final Development Plan approval.

*Parking Spaces:* Based on the parking standard of one space for each 250 square feet of leasable floor space, a total of 456 parking spaces are required. The Preliminary Development Plan provides 1032 total spaces; with regular and handicap spaces on each lot. The site plan shows that the site has much more surface parking than should be necessary. The applicant has provided sufficient parking on all the individual lots, but should provide a cross access and parking agreement prior to Final Development Plan approval, since it is a planned commercial center and cross lot parking is encouraged.

*Sidewalks:* Pleasant View Drive is shown with a 10' sidewalk in front of the buildings, which is similar to what is found in downtown Georgetown. Curb ramps and crosswalks should be provided where necessary on the Final Development Plan. Additional streets provide 4' sidewalks. The sidewalks on Amerson Way are increased to 6'.

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:*

- No property perimeter buffering is required for this application since it is a mixed-use PUD.

*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.
- Driveways are considered VUA areas.
- VUA perimeter screening is required when facing public and private streets.
- Minimum Buffer Area: 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 VUA portion facing adjacent property, public or private street right-of-way, access road, or service road.
- Materials: 1 tree/40' of boundary of vehicular use area or fraction thereof.
  - When VUA faces adjoining property, 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 1).
  - 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.

The Applicant has satisfied the requirements from Section 6.13 (listed above). A specie-specific landscape plan will be required on the Final Development Plan(s) prior to construction.

*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 satisfied the requirements from Section 6.22 (listed above).

**Section 6.14: Minimum Canopy Requirements**

For the 20.37-acre site, a total canopy coverage of 24% is required. The trees preliminarily shown should be sufficient to meet the required canopy coverage depending on the final species chosen. The applicant will be required to show they meet the canopy coverage with a specie-specific final landscape plan at the time of Final Development Plan. No variances to the landscaping are being requested or granted.

The B-4 zone requires street trees planted at 1 per 40' linear feet. Street trees are proposed on the project.

**Stormwater:** There is a master stormwater plan for the project. The Planning Commission Engineer will need to review and approve the stormwater management plan prior to Final Development Plan approval. 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 and Signage:** 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.

**Signage:** All signage will require a sign permit from the Building Inspection department and must meet the requirements of the Georgetown-Scott County Sign Ordinance. A master sign plan for the development is recommended, especially if any variances will be requested. All sig variances must be requested thru Georgetown Board of Adjustment.

**RECOMMENDATION:**

Staff recommends approval the Preliminary Development Plan and a Preliminary Subdivision Plat for a multi-lot planned commercial development, with the following waivers and conditions of approval:

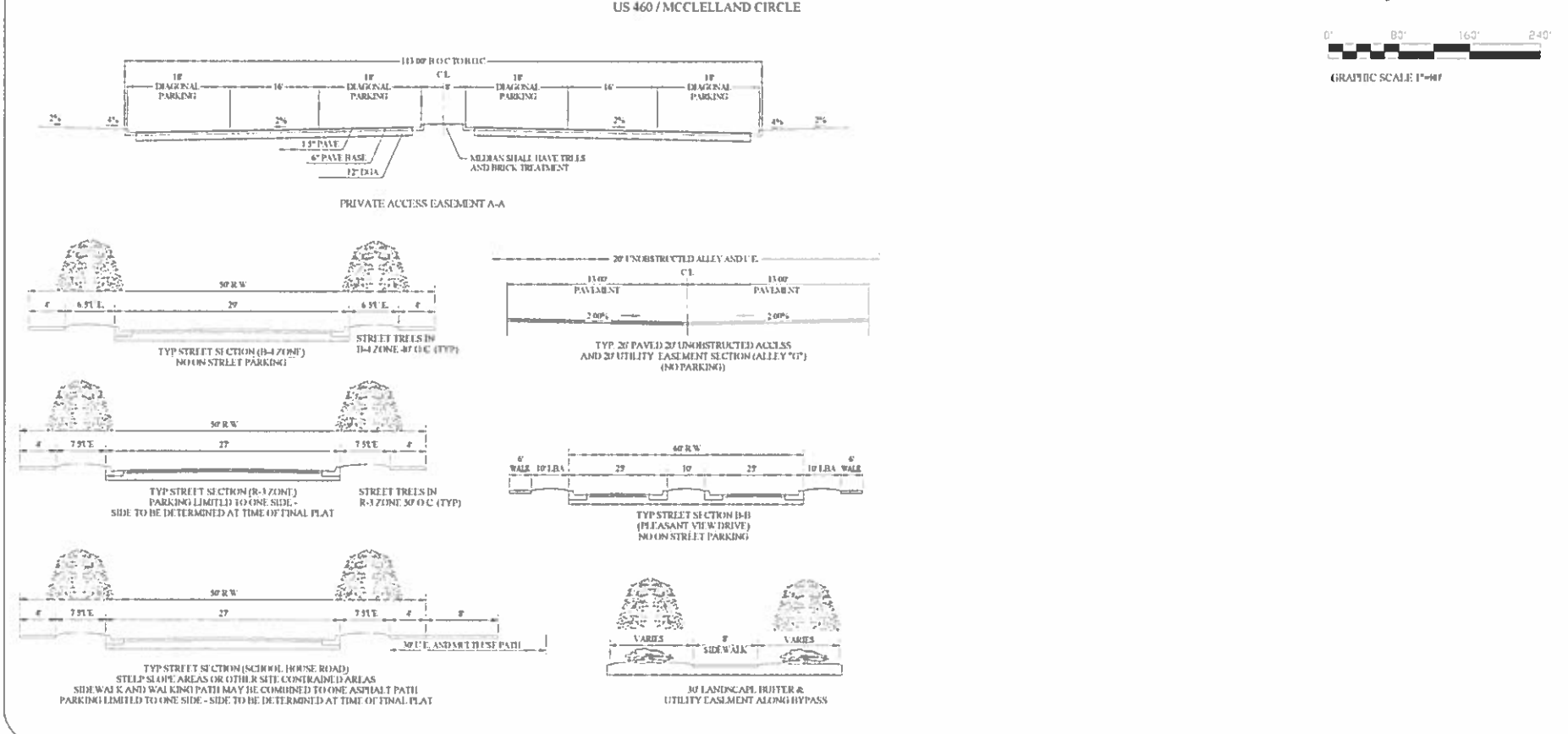
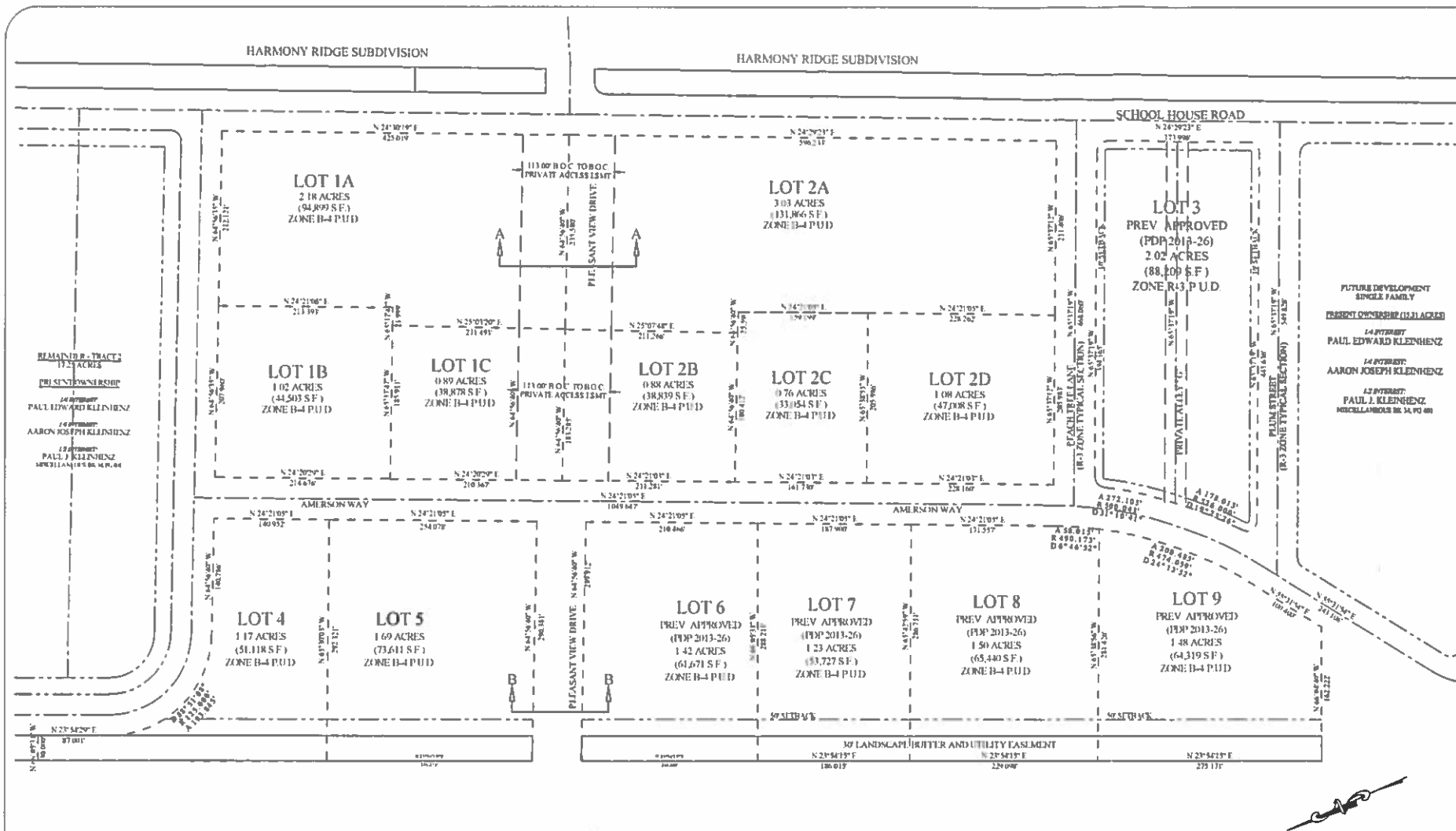
**Waiver:**

1. Approval of a variance to Section 4.444.E. Parking and Lot Frontage, Lots 1C, 2B and 2C.
2. Section 4.444.C. "Build-to" line. Lots 1A, 2A, 1C and 2B along Pleasant View Drive, and all lots fronting Amerson Way, except lots 8 and 9.

**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. Any off-site stormwater easement should be obtained prior to Final Development Plan approval for the lots utilizing off-site areas for stormwater detention/retention.
4. Sidewalks along Amerson Way in Commercial section shall be 6' wide.
5. Eliminate surface parking lots along frontage of Pleasant View Drive.
6. 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.
7. Prior to Final Development Plan approval, submit approved names and addresses in accordance with the adopted Street Name and Numbering Guide.

8. All previous conditions associated with zoning approval ZMA-2009-21 and PDP-2013-25,26, except as specifically amended with this approval.
9. All requirements of the Royal Springs Wellhead Protection Committee. Submit project for Wellhead Protection Committee review prior to Final Development Plan submittal.
10. All requirements of the Georgetown Fire Department regarding fire hydrant locations and emergency vehicle accessibility.
11. Provide specie-specific landscape plan as part of Final Development Plan submittal. Plan must show conformance with requirements of the Landscape and Land Use Buffers Ordinance.
12. Show building entrances, sidewalks, curb ramps and crosswalks on Final Development Plan.
13. Show a detail of the 30' landscape buffer along McClelland Circle on Final Development Plan. Utility easement should not conflict with planting in LBA.
14. 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.



**VARIANCES REQUESTED**  
 1. SECTION 4.44(C) PARKING AND LOT FRONTAGE, LOTS 1C, 2B AND 2C  
 2. SECTION 4.44(C) 35' BUILD TO LINE, LOTS 1A, 2A, 1C AND 2D ALONG PLEASANT VIEW DRIVE, AND ALL LOTS FRONTING EMERSON WAY, EXCEPT LOTS 8 AND 9

**VARIANCE REQUESTS PREVIOUSLY APPROVED (PDP 2013-26)**  
 1/17 FRONT BUILDING LINE FOR R-3 ZONE TOWNHOMES 1/3 REAR SETBACK PART OF PRIVATE ALLEY  
 MINIMUM SIDE YARD (LOT 3 AS SHOWN) ADJUSTED FROM 7'5" TO 7' TO ALLOW AVERAGING OF BUILDING SIDE YARD

**PURPOSE OF THIS PLAT**  
 THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE LOTS 1A-4 ZONED LOTS 1A-1C, 2A-2D AND LOTS 6, 7, 8 & 9 FROM PARCEL "A"  
 ANY FURTHER SUBDIVISION WILL REQUIRE REVIEW AND APPROVAL OF THE PLANNING COMMISSION  
 ZONING OF PROPERTY IS R-3 (PUD) AND B-4 (RHD)

**NOTES**  
 EASEMENT FOR UTILITY PURPOSES SHALL EXIST OVER ALL AREAS NOT OCCUPIED BY ANY BUILDING STRUCTURE  
 LOCATION OF HYDRANTS SHOWN PRELIMINARY, FINAL LOCATION SHALL BE PER CONSTRUCTION DOCUMENTS  
 PRELIMINARY SUBDIVISION PLAT (PSP) SHALL CONFORM TO ALL PREVIOUS CONDITIONS OF APPROVAL FROM ZMA 2009-21  
 LOTS 6-9 HAVE A MAXIMUM 35' FRONT SETBACK  
 R-3 DENSITY: (6) UNITS PER ACRE  
 KENTUCKY UTILITIES SHALL HAVE A BLANKET EASEMENT WITH LOCATIONS OF UTILITY APPROVED BY OWNER



**BEARING DATUM**  
 BEARING DATUM FOR THIS PLAN IS BASED UPON KENTUCKY STATE PLANE COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983

**HIGHWAY C/L AND R/W PLANS**  
 EXISTING CENTERLINE AND RIGHT-OF-WAY OF GEORGETOWN BYPASS BASED UPON THE KYTC DEPT. OF HWYS HIGHWAY AND RIGHT-OF-WAY PLANS OF PROPOSED PROJECT STP-466-118 1998 AS-BUILT

**PROPERTY RESEARCH DISCLAIMER:**  
 NO TITLE COMMITMENT OR FORMAL TITLE EXAMINATION WAS PERFORMED ON THIS PROPERTY AT THE TIME OF SURVEY. SOME EASEMENTS, RECORDED OR UNRECORDED, MAY AFFECT THE PROPERTY

**OWNER INFORMATION:**  
 DENNIS ANDERSON  
 1720 SHARKEY WAY, SUITE 100  
 LEXINGTON, KY 40511

**SITE STATISTICS**  
 PROPOSED CONSTRUCTION IN RIGHT OF WAY  
 AMERSON WAY (50' R/W) = 1.61 AC.  
 PEACHTREE LANE (50' R/W) = 0.48 AC.  
 PLUM STREET (50' R/W) = 0.57 AC.  
 PLEASANT VIEW DRIVE (60' R/W) = 0.40 AC.  
 TOTAL PROPOSED R/W = 3.06 AC.



**CERTIFICATE OF PRELIMINARY PLAT 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 \_\_\_\_\_

**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, DEVELOPMENT PLAN IS APPROVED AND SIGNED  
 OWNER \_\_\_\_\_ DATE \_\_\_\_\_

SEAL

**IE**  
 INTEGRATED ENGINEERING  
 116 Prosperity Place, Suite 220  
 Lexington, KY 40509  
 (606) 362-1115

PROJECT: **AMERSON COMMERCIAL**  
 GEORGETOWN  
 SCOTT COUNTY, KENTUCKY

DRAWN BY: **ANDERSON COMMUNITIES**  
 1720 SHARKEY WAY - LEXINGTON, KY 40511  
 P (606) 231-0059 - F (606) 231-3726  
 OWNER

PROJECT No.: 110058  
 DATE: MAY, 2017  
 DRAWN BY: LLS / SEG  
 CHECKED BY: SEG

**PRELIMINARY  
 SUBDIVISION PLAT**

SHEET No.  
**PSP-1**

**PERKINS PROPERTY**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**July 13, 2017**

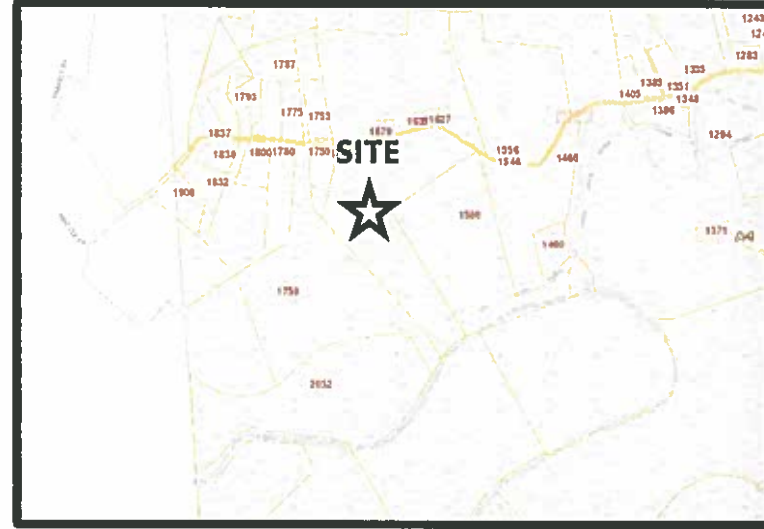
**FILE NUMBER:** PSP-2017-22

**PROPOSAL:** Preliminary Subdivision Plat for the creation of a 10.00-acre tract from a parent tract of 50.8 acres.

**LOCATION:** 1746 Switzer Road

**APPLICANT:** Steve Perkins

**Consultant:** Joel Day, Meridian Associates



**STATISTICS:**

Zone	A-1 Agricultural
Surrounding Zones	A-1 Agricultural
Acreage	50.8 acres (Tract 3: 10.00 acres, Remainder: 40.8 acres)
Water/Sewer Availability	Yes/No
Access	Switzer Road
Variances/Waivers	None

**BACKGROUND:**  
The parent tract is 50.8 acres in size and zoned A-1. The adjoining properties are all zoned A-1. The Applicant is proposing creating one (1) new 10-acre tract, leaving a remainder of 40.8 acres.

**Site Layout:**  
The proposed lot sizes and setbacks meet the requirements of the *Zoning Ordinance*. Any new entrances for either Tract 3 or the remainder will require a permit from KYTC. The Applicant has indicated that an entrance permit for Tract 3 has been applied for. The remaining 40.8 acres is proposed to be accessed through an existing farm entrance.

One change staff would request the Applicant make to the plat prior to recording is to amend the note regarding the floodplain to reflect which FIRM the data came from.

**RECOMMENDATION:**  
Staff recommends **Approval** of the Preliminary Subdivision Plat.

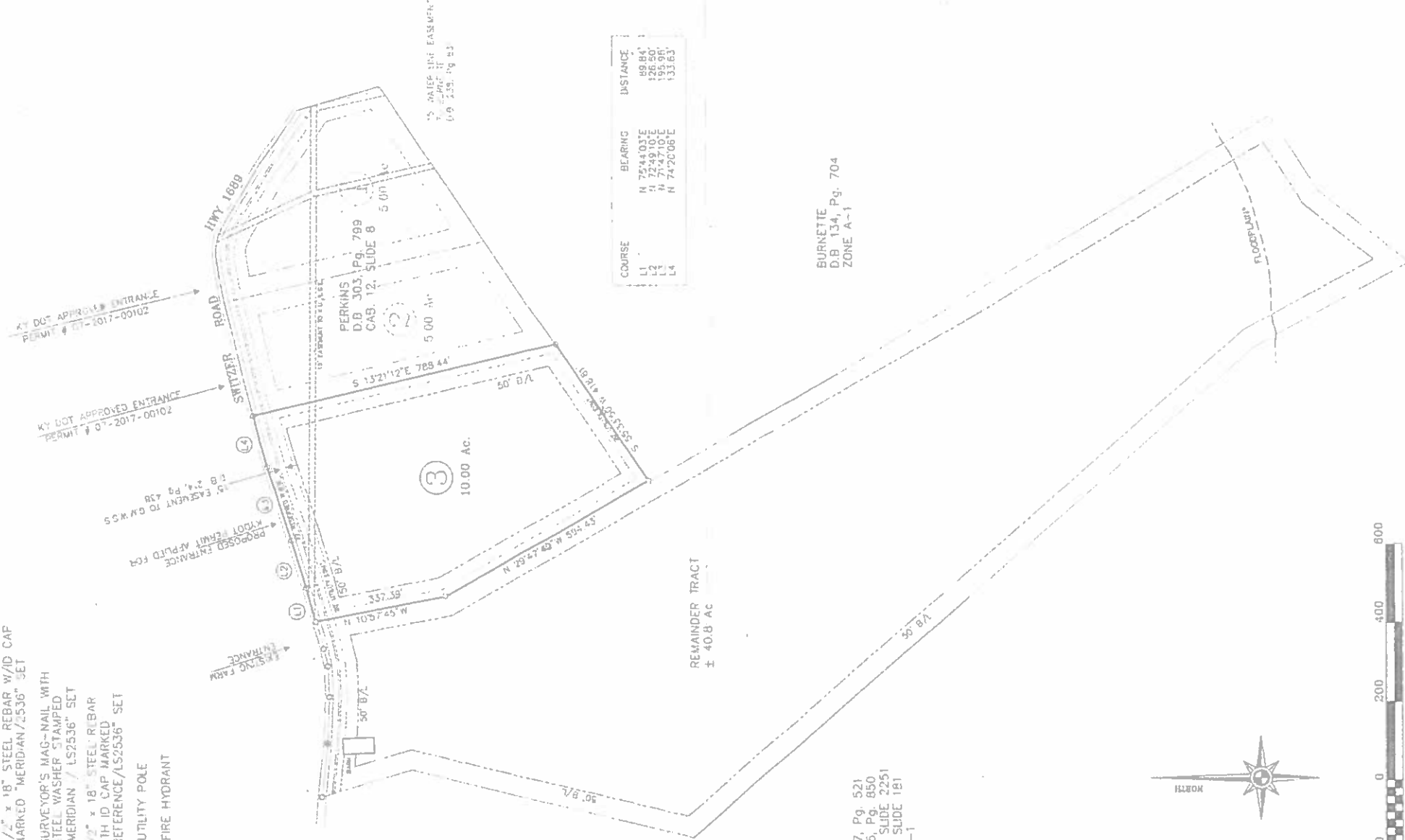
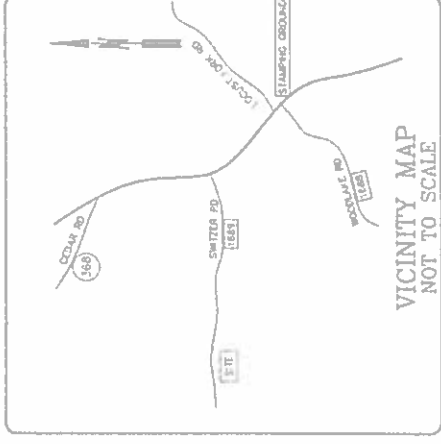
If the Commission grants approval of the application, staff recommends the following conditions be attached:

Conditions of Approval:

1. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Subdivision & Development Regulations*.
3. All applicable requirements of the *Zoning Ordinance*.
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. The Applicant will need to secure certifications from the Health Department, water provider, and electric provider before the plat will be recorded.
6. The note regarding floodplain shall be altered to reflect the source of the FIRM.
7. This preliminary subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.

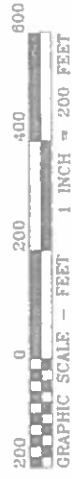
**LEGEND**

- 1/2" x 18" STEEL REBAR W/D CAP MARKED "MERIDIAN/LS2536" SET
- ⊕ SURVEYOR'S MAG-NAIL WITH STEEL WASHER STAMPED "MERIDIAN / LS2536" SET
- ⊗ 1/2" x 18" STEEL REBAR WITH ID CAP MARKED "REFERENCE/LS2536" SET
- ⊙ UTILITY POLE
- ⊕ FIRE HYDRANT



POPP  
D.B. 247, Pg. 521  
D.B. 305, Pg. 850  
CAB. 6, SLIDE 2251  
CAB. 9, SLIDE 181  
ZONE A-1

BURNETIE  
D.B. 134, Pg. 704  
ZONE A-1



THE PURPOSE OF THIS PLAT IS TO DEPICT THE DIVISION OF THE PERKINS PROPERTY CREATING ONE NEW 10-ACRE TRACT, LEAVING A ±40 ACRE REMAINDER.

FURTHER SUBDIVISION OF THIS PROPERTY WILL REQUIRE REVIEW AND APPROVAL BY THE GEORGETOWN-SCOTT COUNTY JOINT PLANNING COMMISSION.

NEW ENTRANCES OFF STATE MAINTAINED ROADS WILL REQUIRE A KY DOT ENTRANCE PERMIT.

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

FLOODPLAIN FROM OSCPZ/GS  
NO PREVIOUSLY ESTABLISHED UTILITY EASEMENTS OR DRAINAGE EASEMENTS ARE ELIMINATED OR OTHERWISE ALTERED BY THIS DIVISION. BARRIERS OR PERMANENT STRUCTURES ARE TO BE CONSTRUCTED IN ORDER TO ENFORCE ANY DRAINAGE EASEMENT.

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 PLAN AS MY OWN FREE WILL AND CONSENT.

*Stephen A. Perkins* DATE 6-22-17  
STEPHEN D. PERKINS  
*Sarah Beth Perkins* DATE 6-27-2017  
SARAH BETH PERKINS  
STEPHEN D. PERKINS  
SARAH BETH PERKINS  
2038 STAMPING GROUND ROAD  
GEORGETOWN, KY 40324

I CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM(S) INSTALLED OR PROPOSED FOR INSTALLATION ON THE PROPERTY SHOWN HEREON MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND IS HEREBY APPROVED

HEALTH DEPARTMENT REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF AND ABILITY: THIS PLAT DEPICTS A RURAL CLASS SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:5322 AND AN ANGULAR ERROR OF 00-00-11". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS RECORD BEARING FROM D.B. 134, P.G. 704. LAST DATE OF FIELD SURVEY WAS FEBRUARY 24, 2017.

PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER

Mr. JOEL DAY P.L.S. No. 2536 \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (G.W.S.S.) HAS THE CAPACITY WITHIN THE EXISTING INFRASTRUCTURE TO ACCEPT THE ADDITIONAL FLOW FROM HEREON WITH REQUESTING WATER SERVICE. PROVISION OF SERVICE WILL BE CONTINGENT UPON THE REVIEW AND APPROVAL OF ALL ON-SITE AND OFF-SITE PLANS AND SPECIFICATIONS FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE WATER DISTRIBUTION TO BE BY/AT THE COST OF THE OWNER, WITHOUT REIMBURSEMENT, BUILT TO G.W.S.S. APPROVED STANDARDS. ALL UTILITY EASEMENTS AND/OR RIGHTS-OF-WAY ARE HEREBY IMPROVED AND/OR THE BORING AMOUNT, AND, DEDICATED TO G.W.S.S.

G.W.S.S. GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT LGE/KU SHALL SUPPLY THE PROPERTY SHOWN HEREON WITH RESIDENTIAL ELECTRIC SERVICE AND THAT THE PROPOSED UTILITY EASEMENTS MEET THE REQUIREMENTS OF THIS AGENCY

FOR: LGE/KU \_\_\_\_\_ DATE \_\_\_\_\_

**MERIDIAN ASSOCIATES, LLC**  
**S U R V E Y O R S**  
120 EAST MAIN STREET, GEORGETOWN, KY 40324  
TELEPHONE (502) 863-8070 - jdayla@bellsouth.net

JUNE 27, 2017

**FINAL SUBDIVISION PLAT**  
**PERKINS PROPERTY**  
STEPHEN D PERKINS & SARAH BETH PERKINS-D.B 303, PG 799  
SWITZER ROAD, STAMPING GROUND, SCOTT COUNTY, KENTUCKY

**SHREFFLER PROPERTY**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**July 13, 2017**

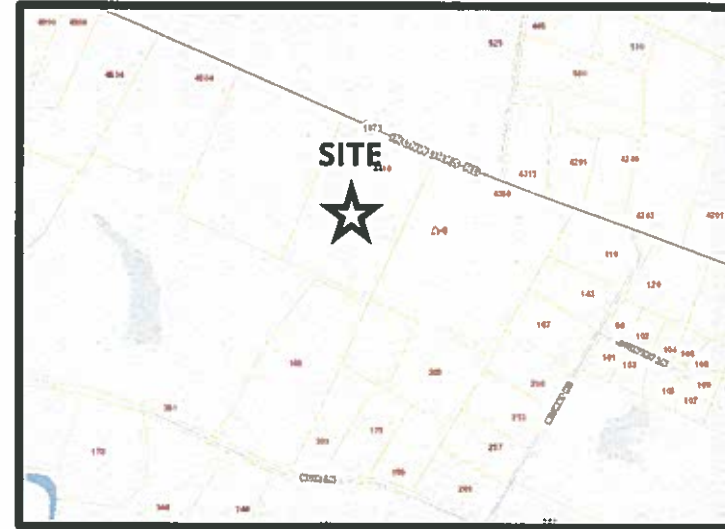
**FILE NUMBER:** PSP-2017-23

**PROPOSAL:** Preliminary Subdivision Plat for the creation of a 5.01-acre tract from a parent tract of 22.03 acres.

**LOCATION:** 4410 Ironworks Road

**APPLICANT:** Martin Shreffler

**Consultant:** Jared Stevens



<b>STATISTICS:</b>	
Zone	A-1 Agricultural
Surrounding Zones	A-1 Agricultural
Acreage	22.03 acres (Tract 5-A: 5.01 acres, Tract 5: 17.02 acres)
Water/Sewer Availability	Yes/No
Access	Ironworks Road
Variances/Waivers	None

**BACKGROUND:**  
The parent tract is 22.03 acres in size and zoned A-1. The adjoining properties are all zoned A-1. The Applicant is proposing creating one (1) new 5.01-acre tract, leaving a remainder of 17.02 acres.

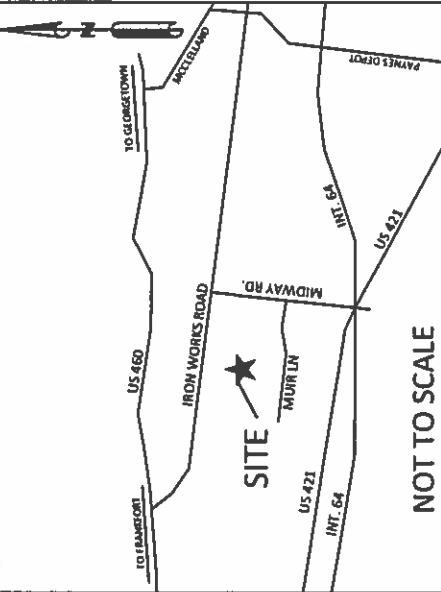
**Site Layout:**  
The proposed lot sizes and setbacks meet the requirements of the *Zoning Ordinance*. The Applicant has indicated that Tract 5-A has an approved entrance through KYTC. Any new entrances for Tract 5 will require a permit from KYTC.

The Applicant has included a note that part of Tract 5 is a potential sinkhole. If any development is proposed in the shown area, a study should be conducted by a licensed engineer or certified geologist.

**RECOMMENDATION:**  
Staff recommends **Approval** of the Preliminary Subdivision Plat. If the Commission grants approval of the application, staff recommends the following conditions be attached:

- Conditions of Approval:
1. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).

2. All applicable requirements of the *Subdivision & Development Regulations*.
3. All applicable requirements of the *Zoning Ordinance*.
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. The Applicant will need to secure certifications from the Health Department, water provider, and electric provider before the plat will be recorded.
6. The note regarding floodplain shall be altered to reflect the source of the FIRM.
7. This preliminary subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.



NOT TO SCALE  
VICINITY MAP

- SURVEY NOTES:**
- SURVEY COMPLETED: JUNE 7, 2017
  - PLAT COMPLETED: JUNE 27, 2017
  - CLASS OF SURVEY: RURAL
  - BY COUNTY: SCOTT
  - GPS EQUIPMENT USED: TOPCON HiperLite (L1/L2), RTK
  - RELATIVE POSITIONAL ACCURACY: DOES NOT EXCEED 0.10" + 2.00'
  - BEARINGS AND DISTANCES ARE NOT BASED ON AN ADJUSTED TRIANGULAR NETWORK
  - HORIZONTAL DATUM: NAD 83
  - VERTICAL DATUM: NAVD 83
  - GEOID MODEL: G1150
  - BASIS OF BEARINGS: GRID (N SINGLE ZONE)
  - THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR LR 150
  - ALL MONUMENTS ARE ESTABLISHED BY GPS UNLESS OTHERWISE NOTED.
  - ANY MONUMENT WITH A \*\*\* SYMBOL IN THE DESCRIPTION WAS OBSERVED AND PHOTOGRAPHED FROM GPS ESTABLISHED CONTROL POINTS.
  - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT DISCLOSE ALL INFORMATION DISCLOSED IN AN ACCURATE AND CURRENT TITLE REPORT.
  - THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD AND UNRECORDED EGRESSIVE EASEMENTS. INFORMATION MAY BE BASED ON AERIAL IMAGERY.

**SITE STATISTICS**  
 A-1 AGRICULTURAL DISTRICT  
 TOTAL AREA: 22.09 ACRES  
 NUMBER OF LOTS: CREATED 2  
 AVERAGE LOT SIZE: 11.04 ACRES  
 BUILDING SETBACKS: 50' ALL SIDES

Note:  
Any further subdivision will require review and approval by the Planning Commission.

PURPOSE OF PLAN:  
1. TO DIVIDE THE TRACT 5 (22.03 ACRES) INTO AMENDED TRACT 5 AND TRACT 5-A AS SHOWN HEREON.

SURVEY FOR:  
MARTIN & SARAH SHREFFLER  
2345 SPUR RD.  
LEXINGTON, KY 40511  
DEED BOOK 380 PAGE 437  
PLAT CAB. 11 SLIDE 307

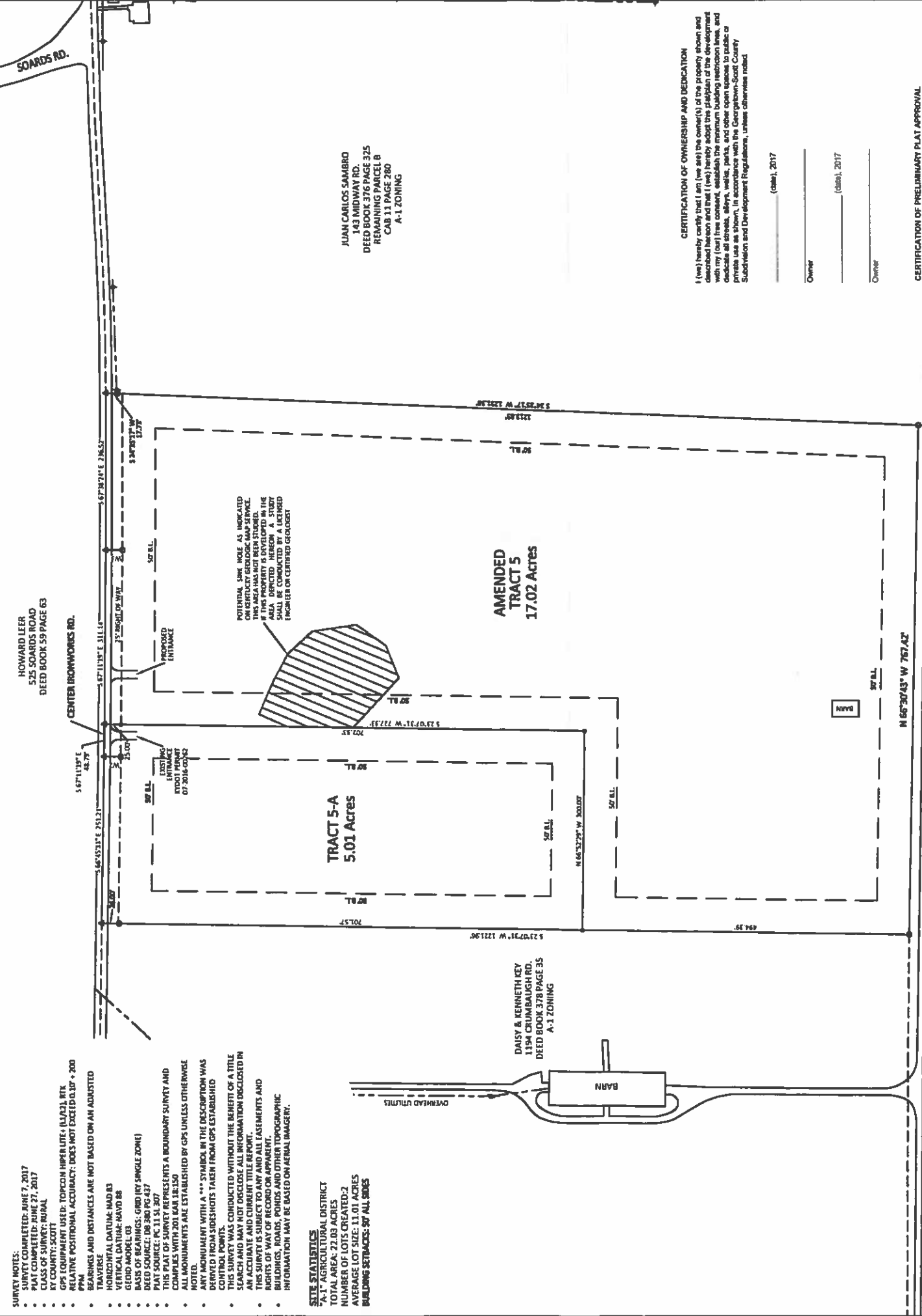
PROPERTY LOCATION:  
4410 IRON WORKS RD  
GEORGETOWN, SCOTT COUNTY, KY

**LEGEND**

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
  - UTILITY LINE
  - BUILDING LINE
  - UTILITY ESMT
  - PIN MONUMENT FOUND (IPF)
  - POWER POLE
  - PIN MONUMENT SET (IPS)
  - MAG NAIL & WASHER FOUND
- UNLESS OTHERWISE NOTED, ANY MONUMENT REFERRED TO AS AN IRON PIN AND CAP SET OR FOUND IS A 5/8" INCH DIAMETER STEEL IRON PIN, EIGHTEEN INCHES IN LENGTH WITH A PLASTIC CAP IDENTIFIER STAMPED "A. STEVENS PLS 307".

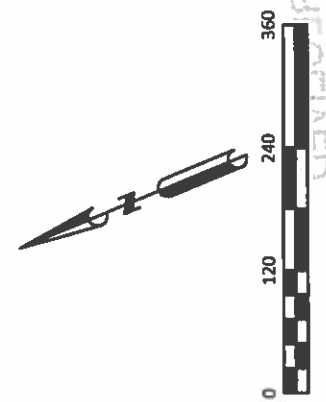
LINE TABLE

LINE	BEARING	DISTANCE
W2	S 23°01'34" W	25.00'
W3	S 22°35'08" W	25.00'



**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 the platplan of the development with my (our) free consent, establish the minimum building restriction laws, and dedicate all easements, rights of way, and other appurtenant rights to the public use as shown on this plat, in accordance with the Georgetown-Scott County Subdivision and Development Regulations, unless otherwise noted.  
 Owner \_\_\_\_\_ (date), 2017  
 Owner \_\_\_\_\_ (date), 2017

**CERTIFICATION OF PRELIMINARY PLAT APPROVAL**  
 I hereby certify that the preliminary subdivision plat shown herein 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. Upon certification of the Commission Engineer of the approval of the plat, the plat shall be a part of all construction plans, construction may begin.  
 \_\_\_\_\_ (date), 2017  
 Chairman, Georgetown-Scott County Planning Comm.



PRELIMINARY  
MINOR SUBDIVISION PLAT

PROJECT: SHREFFLER  
SCALE: 1" = 120'

DESIGNED BY	NAME	DATE
DESIGNED BY	STEVENS	6/27/17
DRAWN BY	STEVENS	6/27/17
CHECKED BY	STEVENS	6/27/17
AS BUILTS		

AMENDED TRACT 5 AND TRACT 5-A OF THE MARTIN & SARAH SHREFFLER PROPERTY  
 4410 IRON WORKS ROAD DEED BOOK 380 PAGE 437 PLAT CAB. 11 SLIDE 307  
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

JARED D.  
STEVENS LAND SURVEYING

903 MORGENTHAU TRAIL  
FRANKFORT, KENTUCKY

PHONE: 859/220-2629  
EMAIL: jared@stevenslandsurvey.com

JUN 28 2017  
PLANNING COMMISSION

**THE PINNACLE AT MALLARD POINT**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**July 13, 2017**

**FILE NUMBER:** PSP-2017-24

**PROPOSAL:** Preliminary Subdivision  
Plat to create 45 residential  
lots.

**LOCATION:** Mallard Point Drive

**APPLICANTS:** PBH, LLC  
144 West Main Street  
Georgetown, KY 40324

**ENGINEER:** Brent Combs,  
Thoroughbred Engineering  
110 East Main Street  
Georgetown, KY 40324



**STATISTICS:**

Zone	R-2 (PUD)
Surrounding Zones	R-1A to the north, south, east, and west; R-1B to the north and east
Acreage	16.57 acres
Acreage of R.O.W.	1.36 acres
# of D.U. proposed	45
Net Density	2.96 dwelling units / acre
Minimum Lot Size:	5,250 square feet
Average Lot Size:	7,029 square feet
New Street Required:	Yes
Water/sewer available	Yes/Yes
Access	Access via Mallard Point Drive
Variance Requested	1. Reduce the front yard setback along internal streets from 30 feet to 20 feet. 2. Reduce the minimum lot width from 60 feet to 50 feet

**BACKGROUND:**

The applicant is requesting approval to develop a maximum of 45 single family and two-unit townhomes on 16.57 acres. The net density of this proposal, which is calculated by subtracting the right-of-way acreage from the total acreage, is 2.96 dwelling units per acre. The previously approved Preliminary Development Plan for this site (PSP-1999-47) was for 77 units. This property was zoned R-2 Medium Density Residential as part of the original Mallard Point concept plan which identified this area for multi-

family residential development. The R-2 zoning district permits densities of up to 12 dwelling units per acre. Based on the acreage of this site, a maximum of 198 units could be developed.

**Parking Circulation:**

Access to the project site, and direct access to proposed lots 42, 43, and 44 are from Mallard Point Drive. Two new roads are proposed to provide access to lots 1-41 and 45. A 15-foot access easement is proposed to provide access from the cul-de-sac on the easternmost proposed street to lot 45. Staff recommends this access easement be increased to 18 feet wide to be in better compliance with the *Subdivision and Development Regulations*. The Final Subdivision Plat will need to define how this easement is to be maintained.

In addition to the off-street parking provided with the proposed residences, the proposed streets will have parking available on one side. Staff does not recommend any street parking be allowed on Mallard Point Drive.

**Variances:**

The Applicant is showing a 30-foot setback for all lots adjoining Mallard Point Drive. The Applicant is also showing a 20-foot setback for all front yards along the proposed internal streets. The typical front yard setback for the R-2 district is 30 feet. The previously approved Preliminary Subdivision Plat was approved with the front yard setback reduced to 20 feet. Staff feels it is appropriate to allow a reduction in the front yard setbacks along these internal streets to allow for easier home construction. Since this development is not planned to have sidewalks, a 20-foot setback still allows for a sufficiently long driveway to provide some off-street parking.

The Preliminary Subdivision Plat is also showing a reduced lot width at the building line. The *Zoning Ordinance* specifies a minimum lot width of 60 feet for single family dwelling units in the R-2 zone. The Applicant is proposing an average of 56.3 feet of lot width, with the narrowest lot being 50-feet at the building line. This is another issue where a previously approved plan allowed a divergence from the requirements of the *Zoning Ordinance* without a specific variance being noted. The previous plat had a minimum lot width of 47 feet, and does not list an average lot width. Increasing the minimum lot width from the previously approved plat will give home owners and builders more flexibility in choosing sites for construction.

Staff recommends approval of these variances to the front yard setbacks and minimum lot widths, with the understanding that staff will not support any future variances to the front or side yard setbacks in the future for lots 1-41.

**Stormwater/Lake:**

The Planning Commission Engineer has requested the Final Plat show the Minimum Finish Floor Elevations on the lots along the lake and for lot 31. The Engineer has also noted that the Applicant will need to determine whether the stream area along the southeastern portion of the Project Site falls under USACE jurisdiction, and a Stream Construction Permit will be needed at construction.

## RECOMMENDATION:

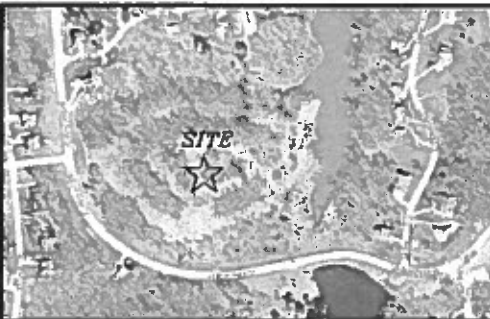
Staff recommends **Approval** of the Preliminary Subdivision Plat for 45 single family and two-unit townhomes. As part of that approval, staff suggests that the Planning Commission approve the following variances and attach the following conditions:

### Variance:

1. Reduce front setback along the newly constructed streets to 20 feet.
2. Reduce the minimum lot width to 50 feet with an average width of no less than 56.3 feet.

### Conditions of Approval:

1. Any revisions or amendments to the approved development must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Subdivision & Development Regulations*.
3. All applicable requirements of the *Zoning Ordinance*.
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. The Final Stormwater Management Plan and calculations shall be reviewed and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
6. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the Applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
7. All applicable requirements of the Scott County Fire Department.
8. All applicable requirements of Georgetown Municipal Water and Sewer Service.
9. The access easement for lot 45 shall be increased to at least 18 feet wide.
10. Show the Minimum Finish Floor Elevations on the lots along the lake and for lot 31 on the Final Subdivision Plat.
11. Determine whether the stream area falls under USACE jurisdiction and this will need a Stream Construction Permit at construction.
12. Place a note on the Final Subdivision Plat that all lots except for 42, 43, and 44 will not have direct access to Mallard Point Drive.
13. Any damage to the existing roads shall be the responsibility of the developer, not the Homeowner's Association or the County.
14. Include a certification on the Final Subdivision Plat for the Mallard Point Owners Association.
15. This preliminary subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.



# VICINITY MAP

NOT TO SCALE

### CERTIFICATION OF OWNERSHIP AND DEDICATION

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

\_\_\_\_\_  
20

(OWNER'S SIGNATURE)

### CERTIFICATION OF PRELIMINARY PLAN APPROVAL

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

\_\_\_\_\_  
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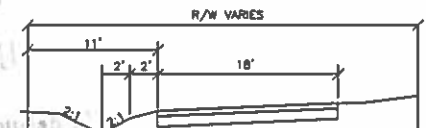
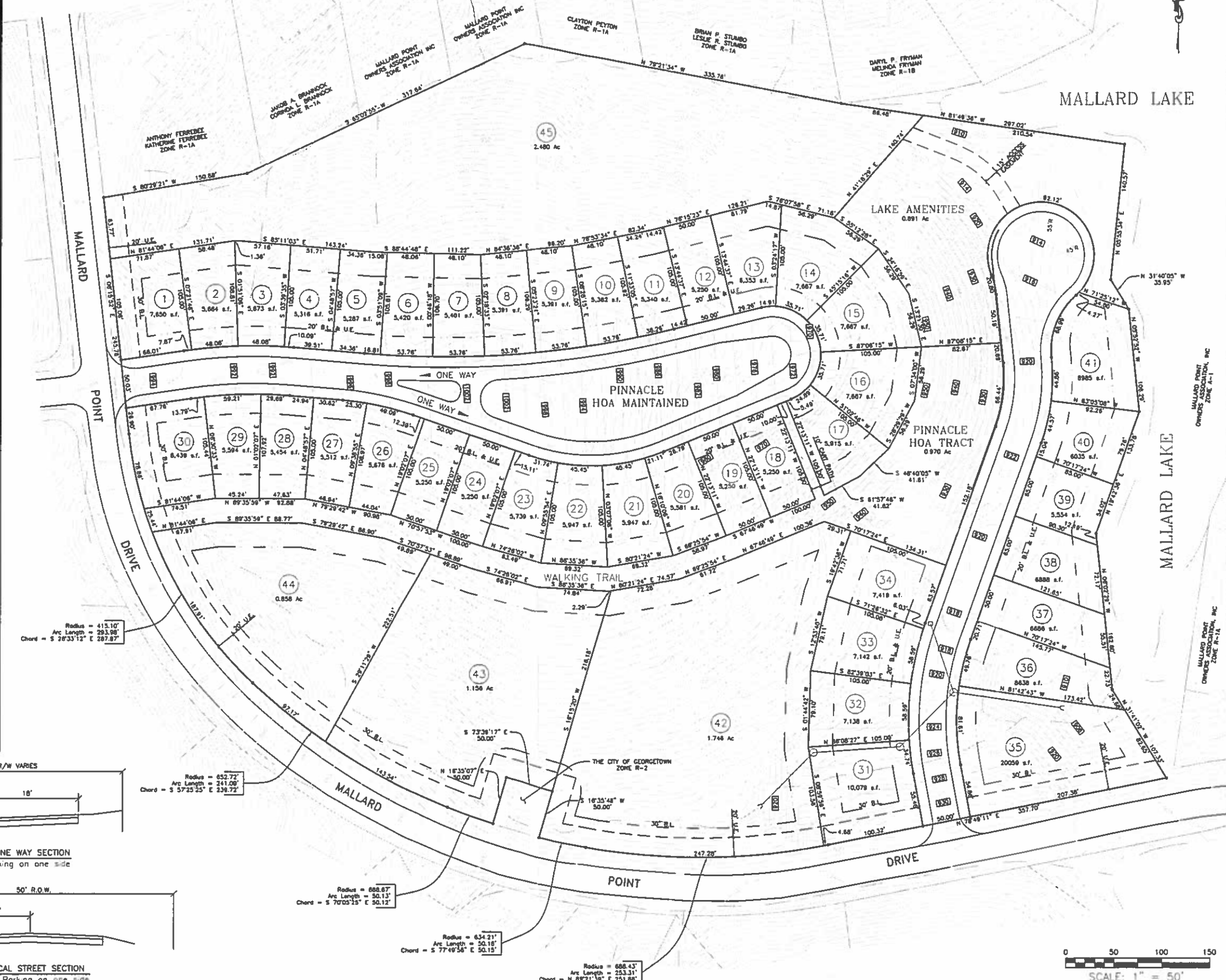
(CHAIRMAN, SCOTT JOINT PLANNING COMMISSION)

### SITE STATISTICS

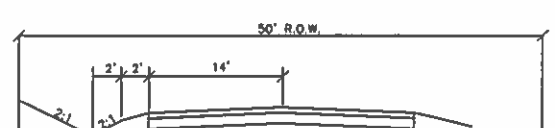
INTENDED USE - SINGLE FAMILY AND TWO-UNIT TOWNHOMES  
 ZONE - R-2  
 TOTAL AREA = 16.57 Ac.  
 AREA OF LOTS = 15.21 Ac.  
 AREA IN R.O.W. = 1.36 Ac.  
 PROPOSED # OF LOTS = 45  
 GROSS DENSITY = 2.72 LOTS/ACRE  
 NET DENSITY = 2.96 LOTS/ACRES  
 MINIMUM LOT SIZE = 5,250 SQ. FT.  
 AVERAGE LOT SIZE = 7,029 SQ. FT.  
 LENGTH OF PUBLIC STREET = 1867 FT.  
 MINIMUM LOT FRONTAGE @ B.L. = 50 FT.  
 AVE. LOT FRONTAGE @ B.L. = 56.3 FT.  
 (EXCLUDING LOTS 42-45)

OWNER/DEVELOPER  
 PBH, LLC  
 144 WEST MAIN STREET  
 GEORGETOWN, KY 40324  
 (502) 868-0675

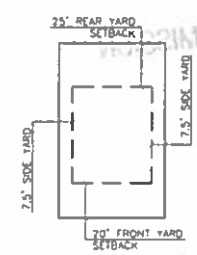
- NOTES
- LOTS 1, 30, 31 AND 35 SHALL NOT HAVE ACCESS TO MALLARD POINT DRIVE.
  - LOTS 35-41 ALONG MALLARD LAKE SHALL HAVE A MINIMUM FLOOR ELEVATION OF 812.00.
  - ACCESS FOR LOT 45 WILL BE PROVIDED THROUGH THE "LAKE AMENITIES" PARCEL.



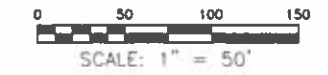
TYPICAL ONE WAY SECTION  
 n.t.s. Parking on one side



TYPICAL STREET SECTION  
 n.t.s. Parking on one side



TYPICAL LOT DETAIL



**THOROUGH BREED ENGINEERING**  
 SURVEYORS • ENGINEERS • PLANNERS  
 110 E. MAIN ST. SUITE 208 GEORGETOWN, KY. 40324(502) 863-1756

# PRELIMINARY SUBDIVISION PLAT PINNACLE AT MALLARD POINT SCOTT COUNTY, KENTUCKY

PROJECT NO. 464	DATE FILED 6-1-17
DESIGNER JRD	CHECKED 6-1-17
DATE 6-1-17	DESIGNED BY PSP_6-1-17.dwg

**HIGHGROVE PRELIMINARY DEVELOPMENT PLAN**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**July 13, 2017**

**FILE NUMBER:** PDP-2017-25

**PROPOSAL:** Preliminary Development Plan change request for 20 duplexes and 80 assisted living units on property zoned R-2 (PUD)

**LOCATION:** South side of McClelland Circle and Bevins Lane in Georgetown

**APPLICANT:** Continental Real Estate Companies

**ENGINEER/DESIGNER:** Kevin Rich, Kevin Rich Design Studios



**STATISTICS:**

Acreage	82.92 (9.96 acres Giles Property) (72.96 acres Snyder Property)
Proposed Use	Assisted living and retirement cottages
Sq. Ft. of Buildings	20 duplexes, 80,000 sf assisted living
Parking	Assisted living 48 spaces (required) 81 spaces (proposed) Duplexes 2 per unit, 40 spaces (required) 40 spaces (proposed)
New street required	Yes
Linear feet of new street	+/- 4000 linear feet
Water/sewer available	Yes/Yes
Access	Via McClelland Circle and Etter Lane

**BACKGROUND:**

The subject property includes a 9.96-acre parcel located between Etterwood subdivision and Landmark Office Centre, south of McClelland Circle, and a larger parcel, 72.96 acres in size, to the south, which backs up to Cane Run Creek.

The two parcels were partially rezoned R-2 (PUD) and the smaller parcel was annexed by the City of Georgetown in June of this year. The area outside the USB and City limits, consisting of 48.08 acres of the Snyder Property was rezoned C-1 (Conservation) in 2012, with application ZMA-2012-14 (Sikura Properties). This area was not rezoned as part of this current project proposal and remains zoned C-1 (Conservation). This area is part of the project, but will be utilized for agricultural, open space and recreational uses. These uses are allowed by right in the Conservation zone district.

The subject property is located on the south side of McClelland Circle (U.S. 460 Bypass) and approximately one-third mile west of U.S. 25. The main access will be from McClelland Circle at Bevins Lane and a secondary access will be from Etter Lane, with a third potential connection available to Etterwood subdivision aligned with Beechwood Drive. The site has a gently sloping topography that drains north to south from McClelland Circle to Cane Run Creek.

There are existing mature treelines along the southwestern property boundary in and around the Cane Run Creek floodplain and along the shared boundary with Etterwood subdivision. There is a sanitary sewer pump station west of the site and all utilities are available. The main entrance is from an unsignalized intersection also serving as a secondary access to Kroger and the Landmark Shoppes across the bypass.

**Preliminary Development Plan Review:**

The Preliminary Development Plan follows closely the conceptual plan submitted and approved with the previous zone change approval. The following comments are noted.

**Access:**

The subject property will be accessed from McClelland Circle at Bevins Lane which also serves as the secondary access to Kroger and Landmark Shoppes development on the north side of McClelland Circle. The residential areas are also proposed to have a secondary entrance at Etter Lane, which will be gated and used primarily for emergency services. The access to McClelland Circle is a previously constructed entrance to the bypass that will need to be straightened and reconstructed for this project. Construction in the KYTC right-of-way will require a State encroachment permit. Work may also need to take place on adjacent private property. The proposed reconstruction at the entrance is the responsibility of the applicant and will require all necessary State permits and private easements to be obtained.

All road improvements required for construction of this project are the responsibility of the applicant. Etter Lane along the project's secondary frontage will need right-of-way dedicated and will need to be widened to City standards along the applicant's frontage. This will require a dedication of 25' of right-of-way from the centerline of Etter Lane and 2.5' of pavement and shoulder and ditch improvements from the northern property corner to the secondary entrance.

A connection to Beechwood Drive from the main entrance road was not required as part of zoning approval, but a reservation of future right-of-way or access easement from the main entrance road to align with the Beechwood Drive extension at the property boundary was required. This easement or reservation should be shown along with any other dedicated easements or right-of-way dedication on a future final record plat. This final record plat should be submitted preferably prior to Final Development Plan approval.

## **Traffic Study**

A Traffic Study was completed by Diane Zimmerman Traffic Engineering, LLC. It concluded that the traffic generated by the development would have a minimal impact to the existing highway network and no improvements were recommended. However, based on the fact that the entrance to McClelland Circle at Bevins Lane would need to be reconstructed, it is staff's recommendation that it be reconstructed to provide a dedicated through and a dedicated left turn lane. In addition, a signal will likely be needed at the intersection for safety reasons in the future and a signal warrant study should be conducted to determine the appropriate time to install a signal. The applicant shall be responsible for its fair share of cost for a future traffic light when warranted.

## **Parking and Circulation:**

The proposed project consists of a 1-story, 80,000 square foot, Assisted Living Center which will back up to and take advantage of the views of the Greenbelt and farm belt south of Georgetown, with duplex independent living cottages along the entry road and flanking the main building. The entrance road and frontage road for the cottages will be either built with a rural road section with shoulders and ditches to handle drainage, or have curb only on one side to direct water run-off. The only road sections with curb and gutter on both sides will be the internal courtyards for the cottages that flank the main building.

The road sections proposed are not our typically city street road profiles. However, all roads are proposed to be privately owned and maintained and there are no major through collector roads proposed on the property. The roads, if built as proposed, will not be eligible for future public dedication.

The proposed street sections show sidewalks on only one side of the street for the sections that are curb and gutter only on one side. The secondary access to Etter Lane has no sidewalks. The overall plan does show a logical system of pedestrian paths and sidewalks. There may be some minor sidewalk extensions that need to be made to better connect the system, but these minor changes can be addressed by staff at the time of Final Development Plan approval.

The applicant has shown sufficient parking and service and emergency access. Hydrant location and Fire and Emergency access details need final approval of the Georgetown Fire and EMS agencies.

## **Landscaping & Greenbelt:**

This proposal is located along the Southern Greenbelt. The 820-foot elevation contour on the southern boundary of the site has been identified in the previous and current Comprehensive Plans as the boundary of the Southern Greenbelt. The subject property was annexed by the City of Georgetown in 2005 up to the 820 contour, and this is also the southern Georgetown USB line.

The purpose of the Greenbelt is to establish a clear boundary beyond which urban development will not be permitted. The Greenbelt boundary in practice is meant to be established at the time of development. A Greenbelt Ordinance was adopted by the City of Georgetown in 1996. It recommended

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

At the Preliminary Development Plan stage, the Applicant is required to show appropriate tree preservation to meet the requirements of the *Greenbelt Ordinance* and/or appropriate landscape buffers to satisfy the *Landscape and Land Use Buffer's Ordinance*.

The applicant is proposing to maintain as open space all the area in the C-1 zone, but has proposed to establish the greenbelt screening at the edge of Cane Run Creek rather than at the edge of the boundary between the R-2 and C-1 zones or at the 820 contour. This is acceptable to staff, since there are existing mature tree lines at Cane Run Creek and that is a more appropriate location for a buffer. The remainder of the C-1 zone will remain pasture with existing horse fencing, so there will remain fencing in place between the developed area of the project and the Cane Run Creek.

The applicant has also proposed a 20' trail easement north of Cane Run Creek, the exact location of which is yet to be determined. The final trail easement location and tree preservation buffer should be established prior to Final Development Plan approval.

Existing mature tree lines shall be protected during development and shall be preserved within a tree preservation buffer a minimum of 15' wide adjacent to Etterwood subdivision and where required by the Landscape and Land Use Buffers Ordinance.

#### **Building and Site Standards:**

The main Assisted Living Center requires Conditional Use Permit (CUP) approval in the R-2 District. This CUP was granted by the Georgetown Board of Adjustment on July 3, 2017. The duplex cottages are permitted in the R-2 District. They are proposed to be retained on one lot and not individually subdivided and sold on separate lots.

If proposed for subdivision in the future, a subdivision plat will be required for review and approval of the Planning Commission and the lots will need to meet all the lot dimension and area requirements of the R-2 District. The proposed Preliminary Development Plan meets all the density, building area coverage and setback requirements of the R-2 District.

#### **RECOMMENDATION:**

Based on the findings above, staff recommends approval of the Preliminary Development Plan for a 80,000 square foot Assisted Living Center and 20 duplex cottages on 82.92 acres at Bevins Lane and McClelland Circle with the following conditions:

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 Final Development Plan approval, submit approved street names and addresses in accordance with the adopted Street Name and Numbering Guide.
5. All previous conditions associated with zoning approval ZMA-2017-18.
6. All requirements of the Georgetown Fire Department regarding fire hydrant locations and emergency vehicle accessibility.
7. Provide specie-specific landscape plan as part of Final Development Plan submittal. Plan must show conformance with requirements of the Landscape and Land Use Buffers Ordinance.
8. Show building entrances, sidewalks, curb ramps and crosswalks on Final Development Plan.
9. Final Greenbelt Landscape buffer location and width and trail easement location be determined after on-site evaluation by staff and applicant prior to Final Development Plan approval.
10. Applicant is responsible for all off-site road improvements required to serve the development, including the additional recommendation that a left and through lane and a dedicated right turn lane be provided at the main access to the bypass.
11. 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.
12. 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.

PRELIMINARY DEVELOPMENT PLAN  
 FOR  
*Highgrove at Georgetown*  
 SENIOR LIVING COMMUNITY

GILES PROPERTY  
 (PARCEL ID: 168-30-021.000)  
 McCLELLAND CIRCLE  
 GEORGETOWN, KY 40324

SNYDER PROPERTY  
 (PARCEL ID: 169-10-001.002)  
 270 ETTER LANE  
 GEORGETOWN, KY 40324

DEVELOPER:  
 CONTINENTAL SENIOR COMMUNITIES  
 150 E. BROAD STREET, 8TH FLOOR  
 COLUMBUS, OHIO 43215  
 P. 614.221.1800  
 CONTACT: KARL SCHNEIDER PRESIDENT

CONSULTANT TEAM:  
 PLANNERS/ENGINEERS/LANDSCAPE ARCHITECTS  
 RICH DESIGN STUDIOS  
 640 SOUTH 4TH STREET, SUITE 200  
 LOUISVILLE, KENTUCKY 40202  
 P. 502.442.0601  
 CONTACT: KEVIN W. RICH PLA

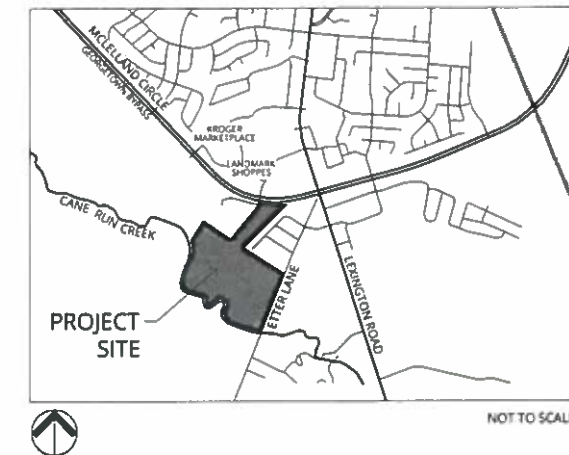
BUILDING ARCHITECTS  
 PH7 ARCHITECTS  
 448 W. NATIONWIDE BLVD, LOFT 100  
 COLUMBUS, OHIO 43215  
 P. 614.459.2955  
 CONTACT: MICHAEL S. HEALY AIA

SHEET INDEX:  
 COVER SHEET  
 PRELIMINARY SITE PLAN 1.01  
 PRELIMINARY GRADING & DRAINAGE PLAN 2.01  
 PRELIMINARY LANDSCAPE PLAN 3.01

DATE ISSUED: JUNE 1, 2017

REVISIONS:  
 1. TRC COMMENTS 06.26.2017

LOCATION MAP:



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RECEIVED  
 JUN 26 2017  
 PLANNING COMMISSION

**LEGEND**

	EXISTING PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING LOT LINES
	EXISTING ROADS
	EXISTING TREE MASS
	EXISTING TREE
	EXISTING HORSE FENCING
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY MANHOLE
	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
	EXISTING OVERHEAD UTILITIES
	ADJACENT PROPERTY W/ZONING

**PROJECT DATA**

EXISTING ZONING	A-1 / R-1A / C-1
PROPOSED ZONING	R-2 / R-2 / C-1
EXISTING LAND-USE	VACANT / HORSE FARM
PROPOSED LAND-USE	ASSISTED LIVING FACILITY & INDEPENDENT LIVING COTTAGES

**PROPERTY AREA**

GILES PROPERTY	82.92 AC (3,611,995.2 SF)
SNYDER PROPERTY	72.96 AC (3,178,137.6 SF)

**BUILDING DATA**

PROPOSED LOT NO. 1	434,005.70 SF (9.96 AC)
INDEPENDENT LIVING COTTAGE UNITS	16 (8 DUPLEX BLDGS)
MAXIMUM ALLOWABLE DENSITY	12.0 DU/AC
PROPOSED DENSITY	1.61 DU/AC
PROP BUILDING FOOTPRINT AREA	78,000 SF (3,500 SF/BLDG)
MAX BUILDING GROUND COVERAGE	40%
PROP BUILDING GROUND COVERAGE	6.5%
MAX ALLOWABLE BUILDING HEIGHT	30-FT
PROP BUILDING HEIGHT	18-FT
MIN PARKING SPACES REQUIRED	32 (2 SPACES / UNIT)
PARKING SPACES PROVIDED	32

**PROPOSED LOT NO. 2**

ASSISTED LIVING FACILITY UNITS	636,402.8 SF (14.61 AC)
INDEPENDENT LIVING COTTAGE UNITS	8 (4 DUPLEX BLDGS)
TOTAL UNITS	88
AVG. ASSISTED LIVING ROOM SIZE	330 - 810 SF
MAXIMUM ALLOWABLE DENSITY	15.0 DU/AC
PROPOSED DENSITY	5.56 DU/AC
PROP BUILDING FOOTPRINT AREA	108,865 SF
ASST LIVING FACILITY	86,865 SF
IND. LIVING COTTAGES	14,000 SF (3,500 SF/BLDG)
MAX BUILDING GROUND COVERAGE	40%
PROP BUILDING GROUND COVERAGE	15.8%
MAX ALLOWABLE BUILDING HEIGHT	40-FT (PER ASST. LIVING ORD.)
PROPOSED BUILDING HEIGHT	40-FT
MIN PARKING SPACES REQUIRED	64 (AL 48 (3 SPACES/5 UNITS) + IL 16 (2 SPACES/UNIT))
PARKING SPACES PROVIDED	97 (AL 81 + IL 16)

**PROPOSED LOT NO. 3**

INDEPENDENT LIVING COTTAGE UNITS	447,565.6 SF (10.27 AC)
MAXIMUM ALLOWABLE DENSITY	12.0 DU/AC
PROPOSED DENSITY	1.58 DU/AC
PROP BUILDING FOOTPRINT AREA	28,000 SF (3,500 SF/BLDG)
MAX BUILDING GROUND COVERAGE	40%
PROP BUILDING GROUND COVERAGE	6.3%
MAX ALLOWABLE BUILDING HEIGHT	30-FT
PROPOSED BUILDING HEIGHT	18-FT
MINIMUM PARKING SPACES REQUIRED	32 (2 SPACES / UNIT)
PARKING SPACES PROVIDED	32

**PROPOSED LOT NO. 4 (GREENBELT)**

2,094,169.2 SF (48.08 AC)
---------------------------

- PROJECT NOTES**
- PURPOSE OF THIS PLAN IS TO REFLECT THE PROPOSED DEVELOPMENT OF THIS PROPERTY IN ACCORDANCE WITH THE R-2 ZONE.
  - ZONE CHANGE & CONCEPT PLAN APPROVED BY PLANNING COMMISSION ON MAY 11, 2017. ZONE CHANGE FILE NO.: ZMA-2017-18

**GENERAL UTILITY NOTE**

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL-FREE PHONE NO. 1-800-752-6007) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL NON-MEMBER UTILITIES DIRECTLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

- GENERAL NOTES**
- UTILITY EASEMENT DESCRIPTION: EASEMENTS GRANT AND CONVEY TO KENTUCKY UTILITIES, COLUMBIA GAS, AT&T, TIME WARNER, AND OTHER APPROPRIATE UTILITY COMPANIES, THEIR SUCCESSORS, ASSIGNS AND LESSEES, THE RIGHT TO TRIM OR REMOVE ANY AND ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THERE TO THAT IN FALLING THEY MAY INTERFERE WITH THE OPERATION AND MAINTENANCE OF SAID FACILITIES; NOT BUILDING OR OTHER STRUCTURE SHALL BE ERRECTED AND NO LANDFILL OR EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE PERFORMED UPON THE SAID EASEMENT AFTER INSTALLATION OF FACILITIES; THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED TO USERS OF THE UTILITY EASEMENT AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN AND REINFORCE FACILITIES WITHIN SAID EASEMENTS; ALL LOT LINES NOT INDICATING EASEMENTS SHALL HAVE A 5 (FIVE) FOOT EASEMENT ON EACH SIDE OF THE LOT LINE UNLESS OCCUPIED BY A RESIDENTIAL STRUCTURE.
  - DRAINAGE EASEMENT DESCRIPTION: DRAINAGE EASEMENTS CONTAIN STORMWATER CHANNELS, STORMWATER STORAGE AREAS/FACILITIES AND ACCESS RIGHTS FOR MAINTENANCE OF SUCH FACILITIES; NO CHANNEL ALTERATION OR CONSTRUCTION THAT WOULD OBSTRUCT THE FLOW OF STORMWATER IS ALLOWED; THERE SHALL BE NO STORAGE OR DISPOSAL OF GRASS CLIPPINGS, TRASH, DEBRIS, OR OTHER POTENTIAL OBSTRUCTIONS THAT MAY WASH INTO STORMWATER CHANNELS OR STORAGE AREAS.
  - INTERIOR CONNECTIVITY, SANITARY SEWERS, STORMWATER MANAGEMENT, ENTRANCE DESIGN AND EXISTING TREES SHALL BE EVALUATED WITH THE FINAL DEVELOPMENT PLAN AND CONSTRUCTION DOCUMENTS.
  - STORM SEWERS, STORMWATER RETENTION BASINS AND SANITARY SEWERS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF THE PLANNING COMMISSION ENGINEER.
  - ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED SUCH COVER WILL CONSIST OF GRASSES OR SMALL GRASSES ON SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOD IN ORDER TO PREVENT EROSION.
  - GRADING, BUILDING FINISH FLOOR ELEVATIONS AND HANDICAP PARKING SPACE LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL CONSTRUCTION PLANS.
  - STORMWATER MANAGEMENT INCLUDING WATER QUANTITY, QUALITY PROTECTION AND RECHARGE SHALL MEET THE REQUIREMENTS OF THE CITY OF GEORGETOWN STORMWATER MANUAL, LATEST EDITION.
  - ALL ROADS AND DRIVES SHOWN ARE INTENDED TO BE PRIVATELY OWNED AND MAINTAINED.
  - COTTAGE BUILDINGS (DUPLEXES) ARE NOT INTENDED FOR SUBDIVISION OR INDIVIDUAL SALE.
  - ADDITIONAL 10-FT OF RIGHT-OF-WAY ALONG ETTER LANE PROPERTY FRONTAGE TO BE DEDICATED BY DEED OR MINOR PLAT PRIOR TO CONSTRUCTION OF PROPOSED PARCEL NO. 3; IMPROVEMENTS TO ETTER LANE TO BE REVIEWED PRIOR TO FINAL DEVELOPMENT PLAN APPROVAL.
  - DEVELOPER ACKNOWLEDGES THAT THE GREENBELT MASTER PLAN PROPOSES A "TRAIL" IN THIS GENERAL AREA; THE DEVELOPER AGREES TO WORK WITH THE ENTITY SELECTED TO DESIGN AND CONSTRUCT THE TRAIL ON BEHALF OF THE CITY OF GEORGETOWN.
  - DEVELOPER SHALL GRANT A 20-FT WIDE TRAIL EASEMENT ALONG THE SOUTHERN PROPERTY BOUNDARY AT CANE RUN CREEK TO ACCOMMODATE A FUTURE 8-FT WIDE MULTI-USE TRAIL; THIS TRAIL SHALL CONNECT TO THE PROPOSED TRAIL ALIGNMENT UPON 252 MCCLELLAND CIRCLE WEST OF THE SUBJECT PROPERTY.
  - DEVELOPER AGREES TO GRANT AN ACCESS EASEMENT TO THE CITY OF GEORGETOWN, AT A LOCATION AGREED UPON WITH THE PLANNING COMMISSION, WITHIN SIXTY (60) DAYS OF THE BEECHWOOD DRIVE EXTENSION BEING CONSTRUCTED.
  - PERMIT REQUIRED FROM KY DIVISION OF WATER FOR STORMWATER BASIN SHOWN WITHIN THE 100-YR FLOODPLAIN.

**ADJACENT PROPERTY OWNERS**

NO.	DEED BK / PG	OWNER	PARCEL ID
1	164 / 293	ISHMAEL RAYMOND L. C/O NANDINA	168-30-038.000
2	333 / 821	WANG YUN & ZHENZHONG LONG	168-30-027.000
3	175 / 194	GARRISON GAYLE H & IVA J REV LYG TRUST	168-30-025.000
4	142 / 184	WOOD JAMES PAUL & MARGARET	168-30-026.000
5	217 / 103	GRIFFIN ROBERT C & BEVERLY D	168-30-029.000
6	325 / 325	KENLEY ANGELA	168-30-030.000
7	250 / 224	THOMAS FERNANDO K SR & VANESSA J	168-30-032.000
8	373 / 613	DARNELL MARY SEAY & DWAYNE THOMAS	168-30-033.000
9	106 / 657	BORDERS DALLAS	168-30-034.000
10	118 / 353	BLACKBURN BUFORD	169-10-005.000
11	330 / 449	CRISP MARGIE IRENE	169-10-004.000
12	259 / 041	PEARL GARY & RUTH	169-10-003.000
13	290 / 463	CARPENTER TERRY L	169-10-002.000
14	252 / 354	MIRACLE ANTHONY & TONIA	169-10-006.000
15	148 / 626	RUTH VICKIE	169-10-008.000
16	154 / 439	WRIGHT JANELLE JUSTICE	169-10-009.000
17	131 / 446	PERKINS RAYMOND E & LINDA	169-10-012.000
18	335 / 167	WELLS BOBBY CLAYTON & CAROLYN SUE	169-10-015.000
19	232 / 759	ISON JAY & JANICE	169-10-019.000
20	102 / 525	RYAN CLARENCE & BLANCH	169-10-023.000
21	252 / 368	CHEATHAM SHANNON C	169-10-027.000
22	333 / 073	PERRY WANDA F	169-10-033.000
23	345 / 279	DWYER JAMES N & CANDACE M	169-10-049.000
24	345 / 279	DWYER JAMES N & CANDACE M	169-10-059.000
25	241 / 470	CONLY DELBERT & JOY	169-10-050.000
26	329 / 082	SIKURA PROPERTIES LLC	142-20-002.000
27	032 / 031	DI J INVESTMENTS LLC & SDI INVESTMENTS	168-30-007.000
28	266 / 664	GANO AVENUE BAPTIST CHURCH	168-30-007.000
29	329 / 082	SIKURA PROPERTIES LLC	169-10-001.000

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT PLAN OF THE DEVELOPMENT WITH MY/OUR FREE CONSENT, ESTABLISH THE 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 SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

\_\_\_\_\_ 2017

SIGNATURE OF OWNER OR OWNERS

\_\_\_\_\_ 2017

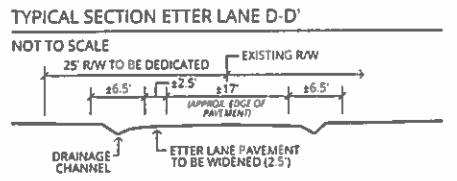
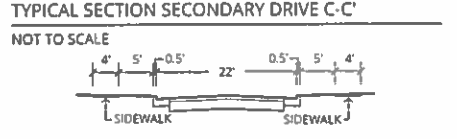
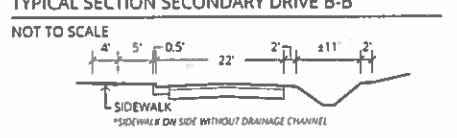
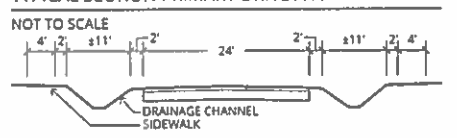
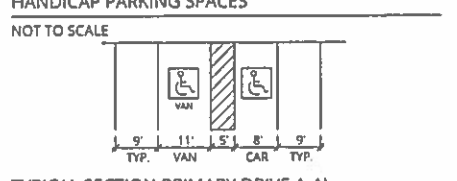
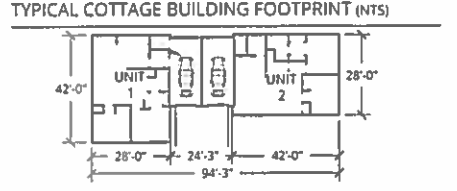
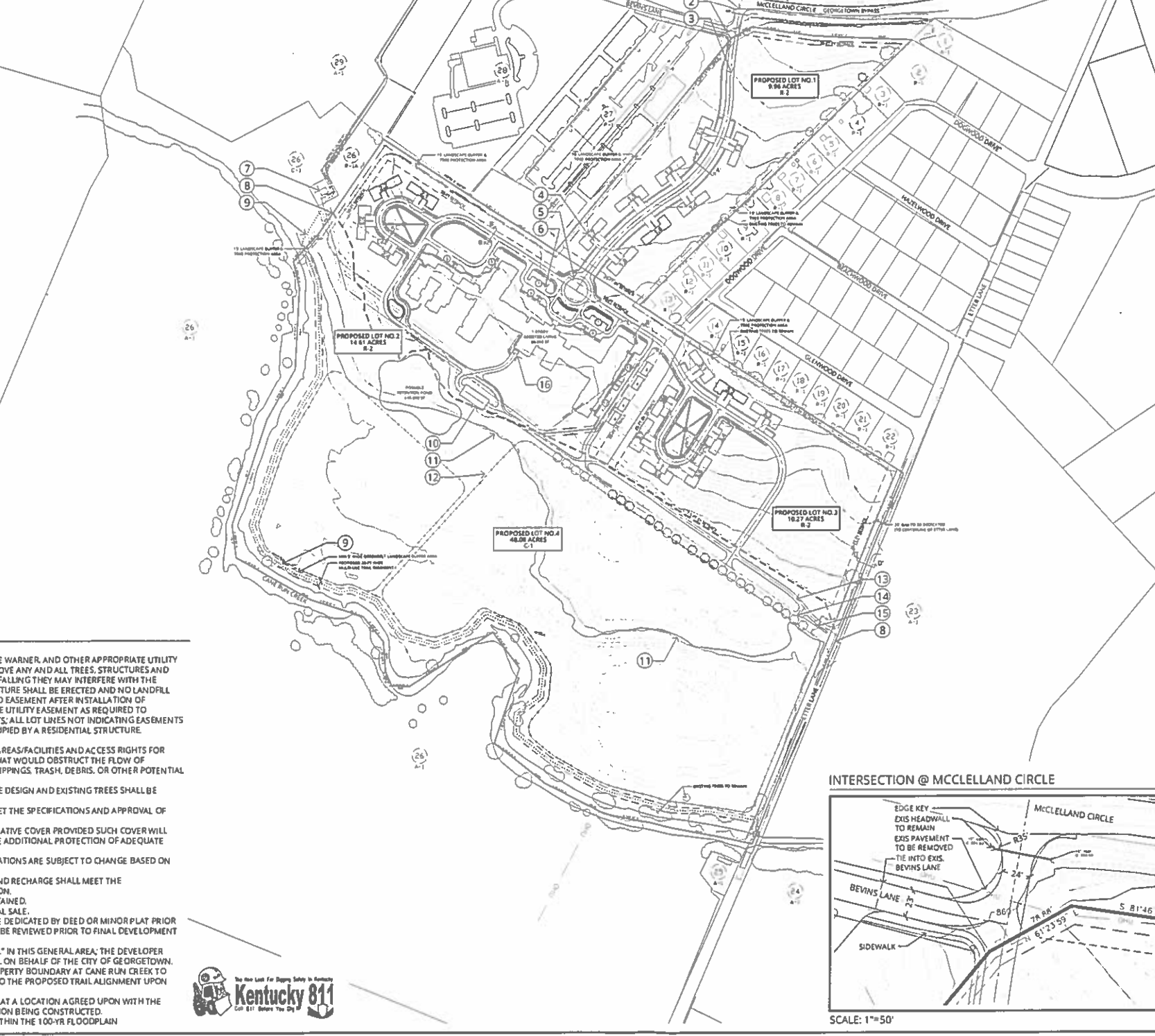
SIGNATURE OF OWNER OR OWNERS

**CERTIFICATION OF PRELIMINARY PLAN APPROVAL**

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.

\_\_\_\_\_ 2017

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION



- KEY**
- ENTRANCE ROAD CONNECTION AT MCCLELLAND CIRCLE
  - BEVINS LANE CONNECTION AT NEW ENTRANCE ROAD
  - ASPHALT ENTRANCE DRIVE WITH DRAINAGE CHANNELS
  - TYPICAL INDEPENDENT LIVING COTTAGE BUILDING (DUPLEX)
  - PROPOSED ROUND-A-BOUT
  - TYPICAL OFF-STREET PARKING AREA
  - EXISTING GIMVSS PUMP STATION
  - GEORGETOWN CITY LIMITS / URBAN SERVICES BOUNDARY
  - PROPOSED MULTI-USE TRAIL & 20-FT WIDE TRAIL EASEMENT
  - EXISTING HORSE BARN TO REMAIN
  - APPROXIMATE 100-YR FLOODPLAIN
  - EXISTING HORSE FENCING TO REMAIN
  - NEW SECONDARY ENTRANCE DRIVE LANE (INGRESS ONLY)
  - EXISTING ENTRANCE DRIVE TO REMAIN AS SECONDARY EGRESS
  - GATED SECONDARY ACCESS
  - PROPOSED DUMPSTER ENCLOSURE
- 0 100 200 400 800
- NORTH
- SCALE: 1" = 200'

**RICH DESIGN STUDIOS**

LAND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE

640 SOUTH 4TH STREET, SUITE 200  
LOUISVILLE, KENTUCKY 40202 USA  
+1.502.442.0601

WWW.RICHDESIGNSTUDIOS.COM

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DEVELOPER

**CONTINENTAL SENIOR COMMUNITIES**

150 E. BROAD STREET, 8TH FLOOR  
COLUMBUS, OHIO 43215  
614.221.1800 OFFICE 614.221.8365 FAX  
WWW.CONTINENTAL-REALESTATE.COM

PROJECT NAME

**HIGHGROVE at GEORGETOWN**

PROJECT ADDRESS

GILES PROPERTY (PARCEL ID: 168-30-021.000)  
MCCLELLAND CIRCLE, GEORGETOWN, KY 40324  
SNYDER PROPERTY (PARCEL ID: 169-10-001.002)  
270 ETTER LANE, GEORGETOWN, KY 40324

SHEET TITLE

**PRELIMINARY DEVELOPMENT PLAN**

DATE ISSUED

JUNE 1, 2017

DRAWN BY

HRG

CHECKED BY

KWR

PROJECT NUMBER

PDF-2017-07

REVISIONS

NO.	DATE	DESCRIPTION
1	06.26.2017	TRC COMMENTS

SHEET NUMBER

**1.01**

**LEGEND**

**EXISTING**

	EXISTING CONTOUR
	EXISTING SINKHOLE
	EXISTING TREE MASS
	EXISTING TREE
	EXISTING FENCE
	EXISTING STREET SIGN
	EXISTING WATER LINE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING GAS
	EXISTING GAS METER
	EXISTING GAS VALVE
	EXISTING OVERHEAD UTILITIES
	EXISTING UNDERGROUND UTILITIES
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UTILITY POLE



**GENERAL GRADING NOTES**

1. ALL ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM 5.0% LONGITUDINAL SLOPE WITH A MAXIMUM 2.0% CROSS SLOPE, EXCEPT WHERE OTHERWISE SHOWN.
2. ALL ACCESSIBLE PARKING STALLS SHALL BE CONSTRUCTED WITH A MAXIMUM 2.0% CROSS SLOPE IN ALL DIRECTIONS.
3. ALL ACCESSIBLE RAMPS SHALL HAVE A TACTILE WARNING SURFACE (ARMOR TILE OR APPROVED EQUAL) PER "ADA" REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
4. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, WALLS, COLUMNS, WALKWAYS, OR ANY OTHER STRUCTURES TOWARDS EXISTING OR PROPOSED DRAIN INLETS AND/OR ROADS.
5. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN. SUCH PLAN MUST BE SUBMITTED IN ACCORDANCE WITH CHAPTER 11 OF THE LFCG STORMWATER MANUAL.
6. CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL GRADING WORK NECESSARY TO COMPLETE ALL ITEMS OF CONSTRUCTION AS INDICATED ON THE GRADING PLANS. ALL CUTS AND FILLS SHALL CLOSELY FOLLOW THE GRADING PLANS.
7. FILL FOR THE PROJECT SITE SHALL BE PLACED AT THE LOCATIONS SHOWN ON THE PLANS AND GRADED ACCORDING TO THE GRADING PLANS FOR SUCH AREAS. ALL FILL MATERIAL SHALL BE CLEAN AND FREE OF PEAT, MUCK OR EXTENSIVE ORGANIC MATTER SO THE MATERIAL MAY BE EASILY SHAPED AND WILL COMPACT AND SETTLE UNIFORMLY.
8. AREAS OF CUT AND OTHER HEAVILY COMPACTED AREAS SHALL BE DISKED OR ROTOTILLED TO A DEPTH OF NOT LESS THAN TWELVE (12) INCHES BEFORE TOPSOILING.
9. ONLY UPON APPROVAL OF THE PROJECT DESIGN PROFESSIONAL SHALL THE CONTRACTOR BE ALLOWED TO ADJUST ELEVATIONS IN ORDER TO MEET FIELD CONDITIONS. ALL ADJUSTMENTS MUST BE APPROVED IN ADVANCE AND MUST BLEND WITH SURROUNDING GRADES.
10. ALL SLOPES SHALL NOT EXCEED 2.5:1 (TWO AND A HALF (2 1/2) FEET OF HORIZONTAL MEASUREMENT FOR EVERY ONE (1) FOOT OF VERTICAL MEASUREMENT, UNLESS OTHERWISE SHOWN ON THE PLANS OR DIRECTED BY THE PROJECT DESIGN PROFESSIONAL. ALL SLOPES SHOULD TAPER INTO THE EXISTING GRADES TO BLEND IN A NATURAL WAY. THE PROJECT DESIGN PROFESSIONAL RESERVES THE RIGHT TO ADJUST ANY PROPOSED GRADES TO MEET FIELD CONDITIONS OR TO ENHANCE THE CHARACTER OF THE PROJECT SITE.
11. TOP OF CURB ("TOC") ELEVATION IS 0.5' ABOVE THE PAVING SURFACE UNLESS SPECIFICALLY NOTED OTHERWISE. ALL GRADES/ELEVATIONS ARE SHOWN AS FINISH GRADE UNLESS SPECIFICALLY NOTED OTHERWISE. GRADES BETWEEN SPOT ELEVATIONS AND/OR CONTOURS ARE TO BE PRESENTED WITH UNIFORM SLOPES.
12. ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOD IN ORDER TO PREVENT EROSION.
13. SPECIFICATIONS FOR THE PLACEMENT AND COMPACTION OF FILL FOR BUILDINGS, RETAINING WALLS AND ANY OTHER STRUCTURES SHALL BE PROVIDED BY THE PROJECT STRUCTURAL ENGINEER. CONTRACTOR MAY REFER TO THE GEOTECHNICAL REPORT FOR RECOMMENDATIONS REGARDING FOUNDATIONS, FLOOR SLABS, SITE PREPARATION, EARTHWORKS, AND PAVEMENT SECTIONS.
14. COMPACTION TO BE DETERMINED USING ASTM LATEST EDITION LABORATORY TEST PROCEDURES.
15. STORMWATER MANAGEMENT INCLUDING WATER QUANTITY, QUALITY PROTECTION AND RECHARGE SHALL MEET THE REQUIREMENTS OF THE CITY OF GEORGETOWN STORMWATER MANUAL, LATEST EDITION.
16. PERMIT REQUIRED FROM KY DIVISION OF WATER FOR STORMWATER BASIN SHOWN WITHIN THE 100-YR FLOODPLAIN.

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**DEVELOPER**

**CONTINENTAL SENIOR COMMUNITIES**  
Experts in Independent, Assisted Living & Memory Care  
 150 E. BROAD STREET, 8TH FLOOR  
 COLUMBUS, OHIO 43215  
 614.221.1800 OFFICE 614.221.6365 FAX  
 WWW.CONTINENTAL-REAL ESTATE.COM

**PROJECT NAME**

**HIGHGROVE at GEORGETOWN**

**PROJECT ADDRESS**

GILES PROPERTY  
(PARCEL ID: 168-30-021.000)  
 MCCLELLAND CIRCLE,  
 GEORGETOWN, KY 40324  
 SNYDER PROPERTY  
(PARCEL ID: 169-10-001.002)  
 270 ETTER LANE,  
 GEORGETOWN, KY 40324

**SHEET TITLE**

**PRELIMINARY GRADING & DRAINAGE PLAN**

<b>DATE ISSUED</b>	JUNE 1, 2017
<b>DRAWN BY</b>	HRG
<b>CHECKED BY</b>	KWR
<b>PROJECT NUMBER</b>	PDP-2017-07

REVISIONS	DATE
1 TRC COMMENTS	06.26.2017

**SHEET NUMBER**

**2.01**

**LEGEND**

**EXISTING**

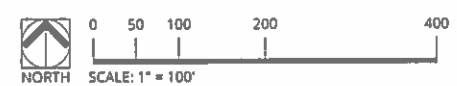
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	EXISTING SINKHOLE
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	EXISTING WATER METER
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	EXISTING GAS VALVE
	EXISTING OVERHEAD UTILITIES
	EXISTING UNDERGROUND UTILITIES
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UTILITY POLE



**LANDSCAPE DATA**

VEHICULAR USE AREA (VUA)	39,537.0 SF
VUA INTERIOR LANDSCAPE AREA REQUIRED	3,953.7 SF
VUA INTERIOR LANDSCAPE AREA PROVIDED	3,953.7 SF
VUA INTERIOR TREES REQUIRED	16 (1 PER 250 SF OF ILA)
VUA INTERIOR TREES PROVIDED	16
VUA PERIMETER LANDSCAPE AREA REQUIRED	642.0 SF (160.5 LF @ 4' MIN WIDTH)
VUA PERIMETER LANDSCAPE AREA PROVIDED	642.0 SF
VUA PERIMETER TREES REQUIRED	4 (1 PER 40 LF)
VUA PERIMETER TREES PROVIDED	5
PROPERTY PERIMETER SCREENING REQUIRED	3,528 LF @ GREENBELT
PROPERTY PERIMETER TREES REQUIRED	88 (1 PER 40 LF)
PROPERTY PERIMETER TREES PROVIDED	88 (73 PROPOSED + 15 EXISTING)

NOTE: EXISTING TREES TO BE RETAINED CAN BE COUNTED TOWARDS LANDSCAPE REQUIREMENTS



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**DEVELOPER**

**CONTINENTAL SENIOR COMMUNITIES**  
Senior • Independent • Assisted Living • Memory Care

150 E. BROAD STREET, 8TH FLOOR  
COLUMBUS, OHIO 43215  
614.221.1800 OFFICE 614.221.8365 FAX  
WWW.CONTINENTAL-REAL ESTATE.COM

**PROJECT NAME**

**HIGHGROVE at GEORGETOWN**

**PROJECT ADDRESS**

GILES PROPERTY  
(PARCEL ID: 168-30-021.000)  
McCLELLAND CIRCLE,  
GEORGETOWN, KY 40324

SNYDER PROPERTY  
(PARCEL ID: 169-10-001.002)  
270 ETTER LANE,  
GEORGETOWN, KY 40324

**SHEET TITLE**

**PRELIMINARY LANDSCAPE PLAN**

**DATE ISSUED** JUNE, 1 2017

**DRAWN BY** HRG

**CHECKED BY** KWR

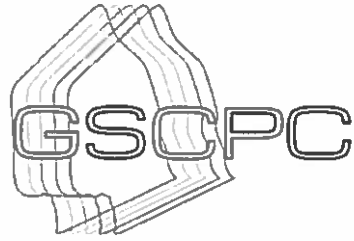
**PROJECT NUMBER** PDP-2017-07

**REVISIONS** **DATE**

1 TRC COMMENTS 06.26.2017

**SHEET NUMBER**

**3.01**



**GEORGETOWN - SCOTT COUNTY  
PLANNING COMMISSION**  
DEVELOPMENT SERVICES BUILDING  
230 E. MAIN STREET  
GEORGETOWN, KENTUCKY 40324

**NOTIFICATION POLICY**

Updated: February 2014

The Planning Commission policy regarding surrounding property owner notifications for all major subdivision and development plan requests (those heard by the Planning Commission at its monthly meeting) is as follows. This policy does not replace but is in addition to any State law requirements:

**Notification Policy for all applications to the Planning Commission:**

1. Written notification letters should be mailed by first class mail to all property owners within:

- a. 500 feet for all applications within the Urban Service Boundary;
- b. 1,000 feet for all applications outside of the Urban Service Boundary.

The notification distance is to be measured from the edge of property (property line). Applicant shall use the Planning Office GIS department to create the required map and address list. Notices shall include the type of application (i.e., zone change, development plan or subdivision plat), property address and/or tax map and parcel number of the subject property, Planning Office GIS base map illustrating the subject property, date, time, and location of the Planning Commission hearing, and a telephone number where more information can be obtained (i.e., the Planning Commission office phone number). Notices shall be mailed via First Class Mail. A copy of the notification, listing of surrounding property owners (noting all that received a copy), copy of the Planning Office GIS Property Map indicating the subject property and the prescribed radius shall be submitted as part of the applicant's notification packet. The notification letters must be mailed no less than fourteen (14) days prior to the hearing.

A sample notification letter can be found on the following page.

2. Posted notification signs shall be on display no less than fourteen (14) days prior to the hearing, but not more than twenty-one (21) prior to the hearing. The applicant shall remove the posted sign within sixty (60) days of the final action at the public hearing. The day of the Planning Commission meeting shall be excluded when calculating the minimum number of days prior to the hearing during which notice must be given.

The sign and notice shall inform the recipient of the:

- a. Date, time and place of the meeting at which the proposal is to be considered,
- b. The nature of the proposal, including application type, acreage, zoning, lots, and/or building size (see table below for additional information), and
- c. The address and phone number of the Planning Office where further information is available.

Sign Content by Application Type	Red Background Letter	Required Sign Title
Zone Change and/or Cluster	"Z"	"Zoning Change Application"
Subdivision Plat	"S"	"Subdivision Plat Application"
Development Plan	"D"	"Development Plan Application"

A sample notification sign and required sizing can be found on the following page.

3. For zone change applications only (standard zone change and cluster subdivisions), legal notices are required to be advertised in the local newspaper no less than seven (7) days but no more than twenty-one (21) days prior to the hearing. The legal notice shall be delivered to the paper for publishing at least fourteen (14) days in advance of the public hearing.

## SAMPLE NOTIFICATION LETTER

January 23, 2006

Mr. & Mrs. John Q. Public  
123 Any Street  
Georgetown, Kentucky 40324

RE: NOTICE OF PUBLIC MEETING

Dear Property Owner:

The Georgetown-Scott County Planning Commission will consider the preliminary subdivision request for the **Snyder Property (PSP-2006-150) for 75 single-family residential lots** located at **120 Any Street**. The Planning Commission will consider this application at their February 9, 2006, public meeting. This meeting will be held at 6:00 p.m. in the Scott County Courthouse, 3rd Floor Courtroom.

All interested persons are invited to attend. For more information, contact the Planning Commission Office at (502) 867-3701.

Sincerely,

M.T. Lott  
Applicant

### SAMPLE NOTIFICATION SIGN

NOTICE  
**ZONING CHANGE APPLICATION**  
FOR THIS PROPERTY CONTAINING 2.79+/- ACRES

**FROM A-1 to B-2**

PUBLIC HEARING  
THURSDAY, MARCH 27, 2008 at 6:00 p.m.  
FISCAL COURT ROOM, S.C. COURTHOUSE, GEORGETOWN, KY  
FOR INFO, CONTACT PLANNING COMMISSION: 502-867-3701

### Sign Specifications:

Sign size shall be a minimum of 24" x 36".

Title and classification change/description lettering shall be a minimum of 3" in height.

All other lettering shall be a minimum of 1" in height.

### SUBMISSIONS TO PLANNING COMMISSION

Applicant shall provide documentation of the notice requirements of the public hearing **by the Planning Commission Application Corrections Deadline Date** as follows:

A copy of the application with:

- 1) A notarized confirmation of compliance with the GSCPC notification (A form shall be provided to applicant at TRC meeting)
- 2) A picture of the posted sign, including the date of installation;
- 3) A copy of the mailing list;
- 4) A copy of the Planning Office GIS map used to identify parcels and mailing addresses;
- 5) A copy of the mailed letter; and
- 6) Where necessary, a copy of the published notice in the newspaper showing the date of publication (applicable for zone change applications only)

# Rural Residential Landscaping Changes

## Non-Cluster Lots

Currently, the landscaping requirements found in the Rural Cluster Regulations have been applied to all Rural Residentially-- zoned properties. In November 2016, staff was asked to look into changing the landscape and buffer requirements for non-cluster rural residential development.

### The Rural Cluster Requirements are:

- Fencing:
  - Diamond mesh wire or equivalent,
  - 16-foot fencing plank on top, and
  - post spacing 8-feet on center
- Trees/Preservation Area:
  - Double row of evergreen/deciduous trees
    - 40-feet on center
    - Ratio of evergreens to deciduous shall not exceed 2:1
    - Excludes any species of trees and shrubs that may be deemed harmful to livestock
  - Tree Preservation Easement
    - 50-feet wide
    - No existing vegetation can be removed/disturbed unless demonstrated to be sick or dead.

### Proposed Landscaping Requirements:

Presently, this requirement only applies to the boundary of A-5 zoned property, where it is adjacent to A-1 zoned property. The intent is to protect the more agricultural uses of the A-1 zone from the more residential uses of the A-5 zone. This prevents pets, children, and occasional garbage from crossing property lines and interfering with crops and livestock. It also prevents livestock from getting loose in residential areas and causing property damage or bodily harm to residents of the A-5 zoned area.

- Fencing:
  - Diamond mesh, V-mesh, or other non-climb woven wire fence,
  - 16-foot fencing plank of top, and
  - Post spacing 8-feet on center
- Trees:
  - Single Row of trees
    - Native species
    - Group A or B from the Planting Manual
  - 60-feet on center

- Excludes any species of trees and shrubs that may be deemed harmful to livestock
- Note on plat:
  - Trees may only be removed if demonstrated to be sick or dead
  - Any trees removed must be replaced by trees meeting the requirements above
- No Preservation Area

The changes to the fencing requirement are minor. Staff is recommending making the “or equivalent” portion of the regulations clearer. Staff recommends adding v-mesh and non-climb woven wire fence to the regulations and removing the words “or equivalent.”

At the November meeting, it was discussed to reduce the double row of trees to a single row and increase the required space between the trees. These goals have been accomplished with these proposed changes. The proposed changes clarify what size trees are to be used, and place a requirement that trees be native species. Staff proposes notes to be added to the plats providing information regarding tree removal and replacement.

Staff also recommends that the landscaping should be allowed to be waived by the Planning Commission if the owner/developer provides written concurrence of the adjoining property owner.

#### **Minor Plats:**

There was discussion at the November Planning Commission meeting to also make the proposed changes apply to all minor plats as well as major plats. Minor plats allow for families to transfer ownership to younger generations, farmers to sell off acreage in times of need, subdivision of property to settle estates, etc. Applying the fencing and landscaping requirements for minor plats would be an expensive and burdensome process for owners of rural property. Should the Planning Commission wish to require this screening and buffering for minor plats, staff recommends that the landscaping, but not the fencing, should be allowed to be waived with a signed affidavit from the neighboring property owner.

# Planting Manual Changes

## Summary

Tree/Shrub Name	2007 Planting Manual Designation	2016 Planting Manual Designation
Norway Maple	Large Tree	Unacceptable (Disease)
Katsura Tree	Large Tree	Medium Tree
Hardy Rubber Tree	Large Tree	Medium Tree
Ash (All Species)	Large & Medium Trees	Unacceptable (Ash Borer)
Thorn-less Honey Locust	Medium Tree	Large Tree
Osage Orange	Medium Tree	Large Tree
Japanese Pagoda	Large Tree	Medium Tree
Trident Maple	Not Included	Medium Tree
Red Horse Chestnut	Not Included	Medium Tree
Allegheny Serviceberry	Small Tree	Medium Tree
Goldenraintree	Medium Tree	Unacceptable (Invasive)
Amur Maackia	Not Included	Medium Tree
Japanese Snowbell	Not Included	Medium Tree
Crimean Linden	Medium Tree	Large Tree
Burning Bush (Winged Euonymus) <sup>1</sup>	Large Shrub	Unacceptable (Invasive)
Vernal Witch-hazel	Medium Shrub	Large Shrub
Glossy Buckthorn	Medium Shrub	Unacceptable (Disease)
Korean Barberry	Small Shrub	Unacceptable (Invasive)
Japanese Barberry	Small Shrub	Unacceptable (Invasive)
Mentor Barberry	Small Shrub	Unacceptable (Invasive)
Jetbead	Small Shrub	Unacceptable (Invasive)

<sup>1</sup> Euonymus alatus 'Compacta' is still an acceptable medium shrub