

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION**

**AGENDA**

**September 12, 2019**

**6:00 p.m.**

**I. COMMISSION BUSINESS**

- A. Approval of August invoices
- B. Approval of August 8, 2019 minutes
- C. Approval of September agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

**II. OLD BUSINESS**

- A. PDP-2019-31 Hotel Development - Ikebana Path - Preliminary Development Plan for a 93 room extended stay hotel on 1.8 acres located southeast of Blossom Park Drive and Ikebana Drive.

**III. NEW BUSINESS**

- A. ZMA-2019-33 The Estate of Ruth Ishmael Zone Change - Zone change request for property currently zoned A-1 to B-2 located at 113 & 115 Etter Lane. PUBLIC HEARING
- B. FSP-2019-34 Tina Romano Property - Final Subdivision Plat to subdivide a 5.00-acre lot from a parent tract of 53.844 acres located north of Harbor Village Drive and west of Cincinnati Pike.
- C. ZMA-2019-36 Drake Zone Change - Zone change request for property currently zoned A-1 to R-2 located at 1140 East Main Street Extended. PUBLIC HEARING
- D. PDP-2019-37 Georgetown Internal Medicine - Preliminary Development Plan to construct a 45,000-square foot medical office building located at 1100 Lexington Road and 140 Mount Vernon Drive.

**IV. OTHER BUSINESS**

- A. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
August 8, 2019**

The regular meeting was held in the Scott County Courthouse on August 8, 2019. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners Frank Wiseman, Byron Moran, Regina Mizell, James Stone and David Vest, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Charlie Mifflin and Jeff Caldwell.

Motion by Mizell, second by Stone, to approve the July invoices. Motion carried.

Motion by Moran, second by Wiseman, to approve the July 11, 2019 minutes. Motion carried.

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

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

Postponements/Withdrawals

Chairman Sulski stated that the application for Hotel Development – Ikebana Path (PDP-2019-31) has been postponed to the regular September meeting.

FSP-2019-17 Jones Property - Final Subdivision Plat to divide one tract into four tracts, creating one 6.14-acre tract, one 5.88-acre tract, one 5.04-acre tract and a 5.16-acre remainder tract located on Willow Brook Lane.

Ms. Gerry stated the property is zoned A-1. She stated the master plan and preliminary development plan were approved in 2001 and that the final subdivision plat was never recorded. She stated the future concept plan shows the project site designated as a future cluster subdivision. She stated the existing cluster subdivision was approved as Phase 1 of Willowbrook Subdivision.

She stated the applicant would have to extend Willow Brook Lane to county road standards for access to the project site.

Mike McMurray, 107 Ashwood Circle, presented his interpretation of John Sharpe's understanding of Willowbrook's cluster subdivision. He stated his conclusion is that 151 acres of the Sharpe property is dedicated with 100 acres used for Willowbrook and the other 50 acres being reserved for each of Mr. Sharpe's sons.

He stated on the future development plat a total of 165 acres is reserved for open space.

He stated he agrees with John Sharpe's conclusion that no building rights are available for Ms. Jones.

Sherri McMurray, 107 Ashwood Circle, stated she is the Vice-President of Willowbrook's HOA. She stated that the HOA had been promised that the land surrounding Willowbrook would remain agricultural.

She stated that Willowbrook subdivision contributes over a million dollars in taxes to Scott County.

She stated that Ms. Jones has not set building requirements, fence maintenance, or any easements.

She stated that the plat was recorded in 2003 for the parcel of land that included easements.

Ms. McMurray stated that the open space remaining from Phase 1 of the Willowbrook Subdivision is controlled by the HOA.

She stated that the HOA has met with the county attorney, and the area between the end of Willow Brook Lane and the start of the Jones property, is common area owned by the HOA.

She stated the HOA has met with three attorneys and that all agree that Ms. Jones does not have the right to extend Willow Brook Lane into her development.

Chairman Sulski questioned Ms. McMurray if she had statements from the attorneys. She stated she did not but would obtain them if needed.

She stated if the application was approved the HOA would pursue legal counsel.

Commissioner Wiseman questioned if common area and greenspace meant the same to the HOA. Ms. McMurray stated that the common area was given to the HOA when the corporation dissolved. She stated some greenspace was a part of the common area and the 100 foot of property is greenspace.

Commissioners questioned who was responsible for the taxes of the 100 foot of property. Ms. McMurray stated it is tax exempt because it belongs to the HOA.

Commissioner Moran questioned if the HOA had a deed to the property. Ms. McMurray stated that the HOA is not aware of a deed.

Heather Sapp-Goodin, 100 Willow Brook Lane, stated she chose to live in Willowbrook because of the restrictions. She stated she has a concern about the property value if the proposed lots have no restrictions.

Sandra Daukas, 104 Ashwood Circle, stated that Ms. Jones had spoke with some of the neighbors before wanting to buy the two acres in the common area. She stated Ms. Jones wanted to consolidate the acreage with the lots she owned to sell. She stated Ms. Jones was willing to follow the HOA restrictions for those lots but not the current proposed lots. She stated in August 2018 the HOA voted not to sell the common area to Ms. Jones, but that Ms. Jones continued to call asking the HOA to sell the common area. She stated that she is not opposed to the proposed lots if they follow the HOA restrictions.

Commissioner Wiseman questioned Ms. Daukas, if the proposed lots had the HOA restrictions, would she support the lots. She stated she would but did feel that the HOA's restrictions on animals might not apply to 5-acre lots.

Commissioner Wiseman questioned if the adjoining 5-acre tract resembled the HOA's restrictions. Jodie Bingham, 743 Cane Run Road and owner of the adjoining 5-acres, stated that she has lived there for 15 years. She stated her home was built in 1978 so it does not follow the HOA building requirements but that she tries to keep her place looking nice.

Commissioner Mizell stated that she thought Ms. Jones had previously agreed to some of Willowbrook's restrictions.

Michael Daukas, 104 Ashwood Circle, stated that it seems the HOA is having to prove what they own.

Mr. Perkins stated that the HOA does not have to prove ownership. He stated the recorded plats explain the history and access of the proposed lots.

Beckham Sharpe, 104 O'Conner Court, stated that he is the adjoining property owner. He stated he had not found any further information about the property.

Rita Jones, applicant, stated that she found errors in the information that Mr. McMurray presented.

She stated she did approach the HOA to buy land to consolidate to her 5-acre lot she owned. She stated she has since sold the 5-acre lot.

She stated she has not seen information that shows her not having access to her property.

She stated when she asked the HOA about buying the surrounding land, she was going to make the lots 1.75-acre cluster lots. She stated those lots would have been part of the HOA. She stated the HOA restrictions do not apply to a 5-acre lot.

She stated she will restrict double or single wide trailers. She stated the homes will have a minimum of 1800 square feet.

Commissioner Smith questioned Ms. Jones if there were any restrictions on the property when she purchased it. She stated none that she was aware of.

Chairman Sulski questioned Mr. Perkins if there were any restrictions that he has seen reviewing the plats and deeds. Mr. Perkins stated restrictions would have been set by a former owner of the property and attached to the deed. He stated he did not see restrictions on any of the documents.

Commissioner Smith questioned Ms. Jones why she did not propose a cluster subdivision. She stated she does not own enough land to build a cluster subdivision.

Commissioner Vest questioned Ms. Jones if she would implement any of Willowbrook's restrictions. She stated the lots will not be seen by Willowbrook residents except a few lots will back up to one of the 5-acre lots.

Ms. Daukas stated she is not against animals or farming equipment. She wants the restrictions on the appearance of the house, barn, and fence.

Ms. Sapp-Goodin stated she prefers the 22-acres to be sold as a farm.

Commissioner Wiseman stated he thinks his home value is based on the appearance of his home not his neighbors.

Ms. Sapp-Gooding stated she has concern regarding what new neighbors might do with the property. She stated she still prefers the land to remain a farm. She stated she does not trust what Ms. Jones says.

Ms. Jones stated she did talk to some of the HOA members over the phone but never met any of them in person. She stated the Willowbrook property used to be a farm too. She stated she would be willing to sell the 22-acres as a whole lot.

Commissioner Smith stated he feels that John Sharpe probably meant to continue the cluster subdivision.

Commissioner Vest questioned if there are any laws that would prohibit the 5-acre lots or if any restrictions could be put on the lots. Mr. Perkins stated that the lots should be treated like any other 5-acre lot that is presented to the Planning Commission.

Commissioner Wiseman stated if the whole 22-acres was sold instead of 4 separate lots, that could possibly keep 3 more houses out of Scott County.

After further discussion, **Motion by Mizell, second by Smith, to approve the Final Subdivision Plat (FSP-2019-17) subject to seven (7) conditions of approval. Motion carried 4-3.**

FSP-2019-32 Duncan Property – Final Subdivision Plat to subdivide a 5.00-acre lot from a parent tract of 161.60 acres located at 1279 Burton Pike (KY620).

Mr. Summers stated the property is zoned both R-1A and A-1. He stated the property is between Mallard Point and Burton Pike. He stated the R-1A portion was part of the original rezoning of Mallard Point. He stated the concept plan for Mallard Point included this land.

He stated the access would be from Burton Pike. He stated the two different zonings make the setbacks more difficult. He stated if approved, he recommends the applicant follow the A-1 setback requirements.

Malinda Jones, 1622 Burton Pike, stated she has concern about flooding due to the recent building on Burton Pike.

Mr. Krebs stated that due to the lot being in the county and not being a development, storm drainage plans are not required.

The question was asked who is responsible for the flooding on Burton Pike. It was stated the road is a state road and the state would need to be contacted.

Tabor Walls, applicant, stated that her contractor has talked about installing storm drains.

Ms. Jones questioned if the property owner was going to develop the property. Chairman Sulski stated any applications would be brought before the Planning Commission.

After further discussion, **Motion by Wiseman, second by Stone, to approve the Final Subdivision Plat (PDP-2019-32) subject to four (4) conditions of approval. Motion carried.**

BGADD Regional Cooperation Resolution

Mr. Kane stated this is a Planning Commission resolution to endorse a Bluegrass Tomorrow Land Use Resolution. He stated there are 18 counties in the Bluegrass Tomorrow area that surround Lexington. He stated the plan is based on 7 principles developed by the Bluegrass Tomorrow working group. He stated the resolution is a start for the surrounding counties to communicate about their planning and land use regulations.

Chairman Sulski questioned if the Comprehensive Plan and Local Ordinances would overrule the resolution. It was stated the principles in the Resolution were just a guide, but our local laws would govern the planning process.

Chairman Sulski stated that he would like to hear opinions from City Council and Fiscal Court members regarding the ordinance.

Commissioner Smith stated that he feels the Planning Resolution would help coordinate plans that involve multiple counties.

Commissioner Moran questioned how many people are on the Board for Bluegrass Tomorrow. It was stated there are 52 members with Claude Christensen being the chairman.

Claude Christensen stated that Bluegrass Tomorrow is a cooperation between the 18 counties to improve the quality of life for residents.

Mr. Christensen stated the mayor has seen the agreement and that it was approved in December 2018 by the Bluegrass Tomorrow Board.

Chairman Sulski questioned if the public should be made aware of the agreement. Mr. Christensen stated some surrounding counties and cities have already adopted the agreement.

Commissioner Moran questioned how the information is shared among the counties. Mr. Christensen stated that Bluegrass Area Development District has a regional Planning Committee that meets every other month and that Planners share information with each other. He stated that counties are now more willing to share their Comprehensive Plans.

Chairman Sulski stated that he has concern that the agreement would make Scott County lose its identity.

After further discussion, **Motion by Smith, second by Moran, to approve the Bluegrass Regional Land Use Resolution. Motion carried 6-1, with Chairman Sulski voting no.**

The meeting was then adjourned.

Attest:

\_\_\_\_\_  
Mark Sulski, Chairman

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

**HOTEL DEVELOPMENT-IKEBANA DRIVE**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**(Continued from July 11 and August 8)**  
**September 5, 2019**

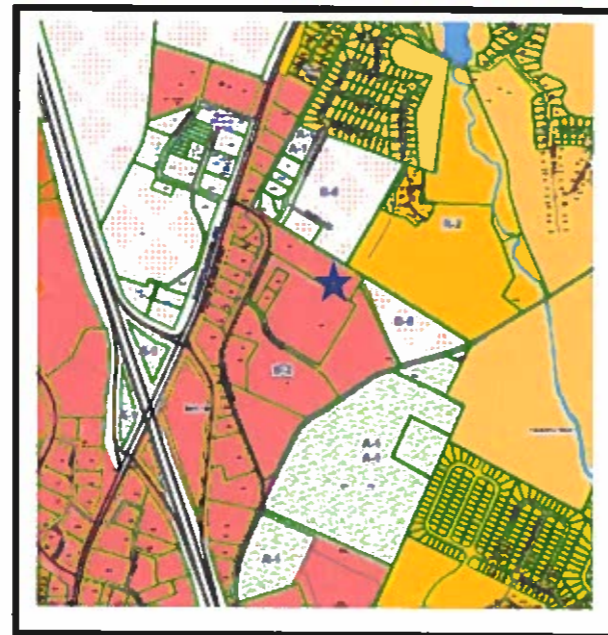
**FILE NUMBER:** PDP-2019-31

**PROPOSAL:** Preliminary Development Plan for a 93 room extended stay hotel on 1.8 acres.

**LOCATION:** SE of Blossom Park Drive and Ikebana Drive

**APPLICANT:** Rainmaker Holdings VI, LLC

**DESIGNER:** Vision Engineering, Jihad Hillany



<b>STATISTICS:</b>	
Zone	B-5 Commercial
Surrounding Zones	B-5, R-2, B-2
Proposed Use	Hotel
Site Acreage	1.8 acres
Building Area	57,500 SF
Max. Building coverage	50%
Building Coverage	20.4%
Building Height	4 stories (55.5 feet)
Parking Required	102 spaces (1 space per room + 1 per 3 employees + 4 per 50 rental rooms)
Parking Provided	102 spaces
New Street Required	No
Water/Sewer Availability	Yes/Yes
Access	Ikebana Drive

**BACKGROUND:**

The subject property is a 1.8-acre tract, zoned B-5, General Commercial Park, south of Ikebana Drive, and east of Blossom Park Drive. The parcel is bordered on the north by the mostly undeveloped Shoppes at Cherry Point site and to the east by the multi-family area of the Cherry Blossom subdivision. Its main access is from Ikebana Drive and Blossom Park Drive via Connector Road, a State controlled roadway.

The subject property received zoning approval for a change from A-1 to B-5 Commercial Park in February, 2000 (ZMA-2000-06) as part of a larger 27-acre rezoning. The site was partially used as overflow parking for the former Golden Corral restaurant, which currently sits vacant to the west.

**TRAFFIC STUDY:**

There was a traffic study done for the Shoppes at Cherry Point development to the north in 2018. The traffic study looked at complete build-out of the neighboring project site, although the only building currently approved for construction is a 20,098 square-foot Planet Fitness. There are no plans in the short term to develop the remainder of the Shoppes at Cherry Point property.

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

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

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

The applicant was instructed at TRC of the traffic concerns and staff suggested a meeting with Engineers at the Kentucky Transportation Cabinet, District 7 office. KYTC has indicated in the past that a traffic signal at the intersection of Blossom Park Drive and Connector Road would likely not be approved because it is too close to the intersection at Cherry Blossom Way and Connector Road and it would be difficult to signalize without causing major back-ups on Cherry Blossom Way. The previous applicants for the Shoppes at Cherry Point proposed constructing a new road to Oxford Drive to provide better access to the area. The connection between Oxford Road and Blossom Park Drive is under construction and should be complete by the end of the summer.

The hotel development does not meet the threshold for requiring its own traffic study. The threshold is 100 or more peak hour trips. The hotel development would generate 49 AM peak hour trips and 56 PM peak hour trips according to the latest ITE Trip Generation Manual. However, we have a recent traffic study in hand from the Shoppes at Cherry Point Project from June of last year that we can consult.

That traffic study indicated that existing traffic was functioning at level of service F for PM peak hour at the intersection of Blossom Park Drive and Connector Road and at level of service D for eastbound movements and level of service C for westbound turns from Blossom Park Drive on to Connector Road for the AM peak hour. Staff has concluded from this that traffic situation is only getting worse over time and some intervention is needed before more development occurs.

The applicant indicated at the time of the postponement of the application in August that they were to be conducting a traffic study of the area. No traffic study has been submitted for review at the time of the writing of this updated staff report. More information may be available at the time of the Planning Commission meeting.

#### **PRELIMINARY DEVELOPMENT PLAN REVIEW:**

##### Setbacks and Building Standards:

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

Front: 25 feet local streets; 50 feet State routes

Side: 10 feet

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

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

The proposed building locations on the Final Development Plan meet the required B-5 building setbacks. The Applicant is proposing to develop a four-story hotel, with a maximum height of 55.5-feet, on the center of their lot with parking and drive aisles surrounding the building. The footprint of the proposed structure will cover approximately 20.4% of the lot area, under the 50% maximum building ground coverage allowed.

##### Vehicular Access & Pedestrian Circulation:

*Driveways & Access:* Primary access to the Project Site is from Ikebana Drive which follows the northern boundary of the project site. Blossom Park Drive intersects with Connector Road west of the project site. The Applicant has indicated they will follow KYTC procedures if a new permit is required for off-site improvements to the Connector Road intersection.

The pedestrian facilities are sufficient to serve the site. The applicant was instructed to provide two-way traffic around the building and to provide internal connections to the Harbor Freight lot to the west. They have done that in their updated plan.

*Parking Spaces:* The parking requirement is determined by the hotel use proposed. The hotel requirement is 1 space per room + 1 space per 3 employees + 4 spaces per 50 rental rooms to allow for guests and multiple vehicle per room guests. The applicant is proposing sufficient parking.

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

A road reservation has been provided on the property to the east as it developed in order to provide for a potential collector roadway south of the site that would connect Connector Road with Old Oxford Road. The applicant was requested to provide a land reservation on their property to allow this road to be constructed in the future. They have provided a road reservation across the corner of the site effecting five parking spaces. The proposed dumpster has been relocated to the west side of the site away from the adjoining residential area.

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

*Property Perimeter Requirements; Section 6.12:*

- The Applicant is proposing to meet the perimeter landscaping requirements by providing a 15-foot landscaping buffer between the Project Site and the adjoining residential property and an eight-foot high privacy fence.

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

- Requires VUA perimeter screening for areas greater than 1,800 SF or used by 5 or more vehicles.
- VUA perimeter screening is required when facing public and private streets.
- When VUA faces a public or private street right-of-way, access road, or service road, trees must be from Group A, B, or C plus a 3' average height continuous planting, hedge, fence, wall or earth mound or a 3' decrease in elevation from the adjoining property to the vehicular use area (Row 2).

*Interior Landscaping for Vehicle Use Areas; Section 6.22:*

- Requires interior VUA landscaping for all lots greater than 6,000 SF or used by 20 or more vehicles. Loading areas and driveways are counted since this is not an industrial site.
- For each 100 sq. ft., or fraction thereof, of vehicular use area, ten (10) sq. ft. of landscaped area shall be provided.
- 1 tree/250 SF of interior VUA area is required.

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

*Section 6.14: Minimum Canopy Requirements*

For the approximately 1.8-acre site, a total canopy coverage of 18,933 square feet is required (24% new canopy). A total of 41 trees are being provided. This would be sufficient to meet the required canopy coverage. The applicant will be required to show on the Final Development Plan that they meet the canopy coverage with a specie-specific final landscape plan. No variances to the landscaping canopy requirements are required.

Stormwater: The applicant is proposing to utilize underground detention in the parking lot to meet their detention requirement. They will also be required to meet water quality requirements. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer

meeting all requirements of the Georgetown Stormwater Manual prior to approval of the Final Development Plan.

Lighting: The photometric plan will be reviewed in detail as part of the Final Development Plan review. Staff recommends that all exterior lighting should be designed to minimize off-site impacts. A double row of trees and a six-foot privacy fence are recommended between the hotel site and the adjoining residential lot to the east.

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

#### **CONCLUSION:**

The Preliminary Development Plan complies with all the requirements of the Zoning Ordinance. There remains a substandard level of service at the Blossom Park Drive and Connector Road intersection. The applicant should be prepared to show how the existing plan will not increase traffic congestion at this intersection.

#### **RECOMMENDATION:**

Staff is in support of the project, but is not changing its previous recommendation of denial of the Preliminary Development Plan at this time. Blossom Park Drive and Connector Road intersection is currently functioning at Level of Service F for PM Peak Hour and no additional traffic study or information has been provided at the time of this writing. It is recommended that the applicant show that the project will not increase traffic congestion at that intersection.

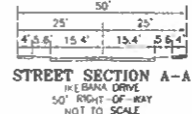
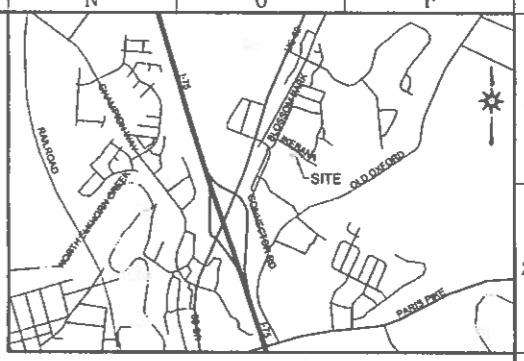
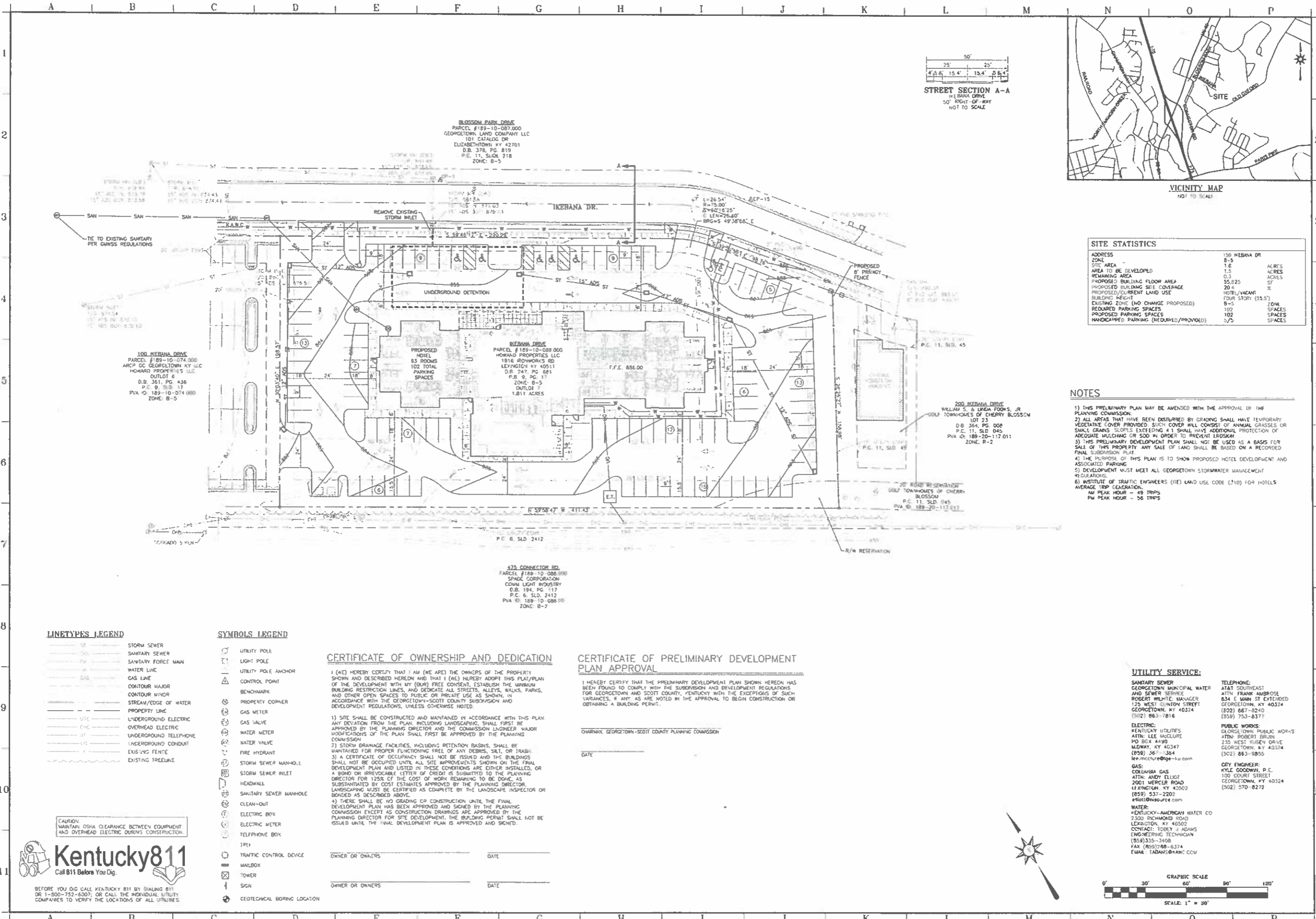
If the Planning Commission were to conclude the traffic impacts at Blossom Park Drive and Connector Road were minimal and since they are off-site, they are beyond the complete control of the applicant to correct, staff would recommend that the project be approved with the following conditions:

#### Conditions of Approval:

1. A 15-foot landscape buffer shall be provided along with a double row of approved plantings and a minimum six-foot high wooden privacy fence along the eastern property line, adjoining the Cherry Blossom subdivision.
2. The applicant shall work with the City of Georgetown and KY Transportation Cabinet to develop a plan with a timeline for improvements at Connector Road and Blossom Park Drive prior to Final Development Plan approval.
3. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
4. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
5. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
6. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-

Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.

7. The Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406, section A, of the *Subdivision and Development Regulations*.
8. A final specie-specific landscape plan shall be provided along with the Final Development Plan.



**SITE STATISTICS**

ADDRESS	150 KIBANA DR
ZONE	B-5
SITE AREA	1.6 ACRES
AREA TO BE DEVELOPED	1.5 ACRES
REMAINING AREA	0.3 ACRES
PROPOSED BUILDING FLOOR AREA	55,125 SF
PROPOSED BUILDING SITE COVERAGE	20.4 %
PROPOSED/CURRENT LAND USE	HOTEL/VACANT
BUILDING HEIGHT	FOUR STORY (55.5')
EXISTING ZONE (NO CHANGE PROPOSED)	B-5
REQUIRED PARKING SPACES	102 SPACES
PROPOSED PARKING SPACES	102 SPACES
HANDICAPPED PARKING (REQUIRED/PROVIDED)	5/2 SPACES

- NOTES**
- THIS PRELIMINARY PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION.
  - ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRASSES SLOPING EXTERIOR AT 1% SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOIL IN ORDER TO PREVENT EROSION.
  - THIS PRELIMINARY DEVELOPMENT PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED FINAL SUBDIVISION PLAN.
  - THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED HOTEL DEVELOPMENT AND ASSOCIATED PARKING.
  - DEVELOPMENT MUST MEET ALL GEORGETOWN STORMWATER MANAGEMENT REGULATIONS.
  - INSTITUTE OF TRAFFIC ENGINEERS (ITE) LAND USE CODE (LUD) FOR HOTELS  
 AVERAGE TRIP GENERATION:  
 AM PEAK HOUR - 49 TRIPS  
 PM PEAK HOUR - 56 TRIPS



CLIENT: HAWKINS REALTY, LLC  
 2240 EXECUTIVE DRIVE  
 LEWISTOWN, KY 40005

PROPERTY OWNER:  
 HOWARD PROPERTIES, LLC  
 1816 BROADWAY RD.  
 LEWISTOWN, KY 40011

**HOTEL DEVELOPMENT**  
 150 KIBANA DRIVE  
 GEORGETOWN, SCOTT CO., KY  
**PRELIMINARY DEVELOPMENT PLAN**

DATE:	5/20/2019
REV:	6/20/2019
REV:	11/09/2019

**PRELIMINARY DEVELOPMENT PLAN**  
**PDP-1.0**

**LINE TYPES LEGEND**

---	STORM SEWER
---	SANITARY SEWER
---	SANITARY FORCE MAIN
---	WATER LINE
---	GAS LINE
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	STREAM/EDGE OF WATER
---	PROPERTY LINE
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC
---	UNDERGROUND TELEPHONE
---	UNDERGROUND CONDUIT
---	EXISTING FENCE
---	EXISTING TREELINE

**SYMBOLS LEGEND**

○	UTILITY POLE
○	LIGHT POLE
○	UTILITY POLE ANCHOR
○	CONTROL POINT
○	BENCHMARK
○	PROPERTY CORNER
○	GAS METER
○	GAS VALVE
○	WATER METER
○	WATER VALVE
○	FIRE HYDRANT
○	STORM SEWER MANHOLE
○	STORM SEWER INLET
○	HEADWALL
○	SANITARY SEWER MANHOLE
○	CLEAN-OUT
○	ELECTRIC BOX
○	ELECTRIC METER
○	TELEPHONE BOX
○	TRAFIC CONTROL DEVICE
○	MAILBOX
○	TOWER
○	SGN
○	GEOTECHNICAL BORING LOCATION

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN/PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, ESTABLISH THE UNIFORM 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.

1) SITE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THIS PLAN. ANY DEVIATION FROM THE PLAN, INCLUDING LANDSCAPING, SHALL FIRST BE APPROVED BY THE PLANNING DIRECTOR AND THE COMMISSION ENGINEER MAJOR INDICATIONS OF THE PLAN SHALL FIRST BE APPROVED BY THE PLANNING COMMISSION.

2) STORM DRAINAGE FACILITIES, INCLUDING RETENTION BASINS, SHALL BE MAINTAINED FOR PROPER FUNCTIONING FREE OF ANY DEBRIS, SILT, OR TRASH.

3) A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED AND THE BUILDINGS SHALL NOT BE OCCUPIED UNTIL ALL SITE IMPROVEMENTS SHOWN ON THE FINAL DEVELOPMENT PLAN AND LISTED IN THESE CONDITIONS ARE EITHER INSTALLED, OR A BOND OR IRREVOCABLE LETTER OF CREDIT IS SUBMITTED TO THE PLANNING DIRECTOR FOR 125% OF THE COST OF WORK REMAINING TO BE DONE, AS SUBSTANTIATED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR. LANDSCAPING MUST BE CERTIFIED AS COMPLETE BY THE LANDSCAPE INSPECTOR OR BONDED AS DESCRIBED ABOVE.

4) THERE SHALL BE NO GRADING OR CONSTRUCTION UNTIL THE FINAL DEVELOPMENT PLAN HAS BEEN APPROVED AND SIGNED BY THE PLANNING COMMISSION EXCEPT AS CONSTRUCTION DRAWINGS ARE APPROVED BY THE PLANNING DIRECTOR FOR SITE DEVELOPMENT. THE BUILDING PERMIT SHALL NOT BE ISSUED UNTIL THE FINAL DEVELOPMENT PLAN IS APPROVED AND SIGNED.

OWNER OR OWNERS	DATE
OWNER OR OWNERS	DATE

**CERTIFICATE OF PRELIMINARY DEVELOPMENT PLAN APPROVAL**

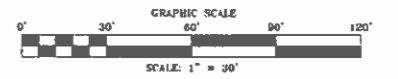
I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE APPROVAL TO BEGIN CONSTRUCTION OR OBTAINING A BUILDING PERMIT.

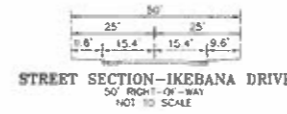
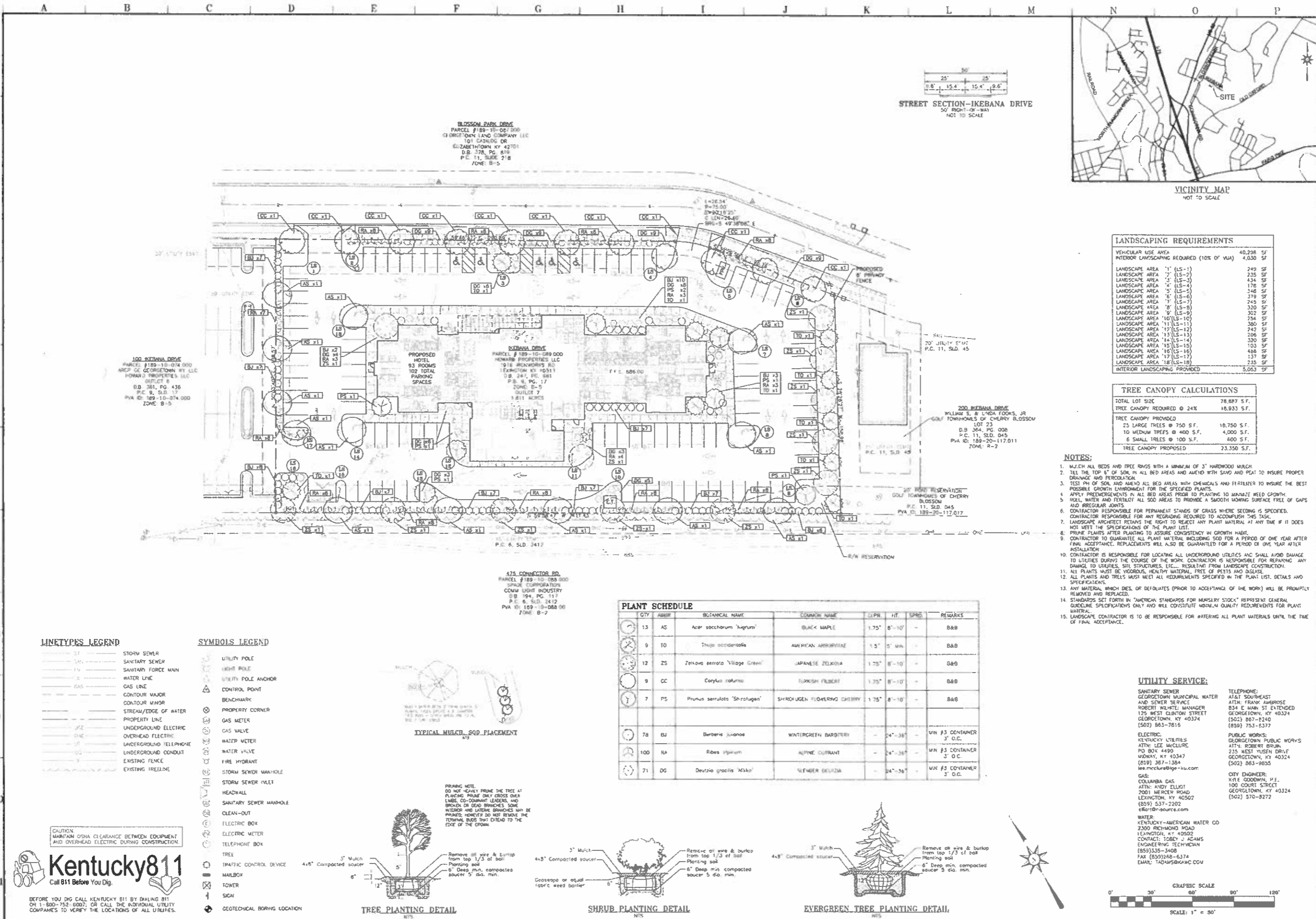
CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

DATE

**Kentucky811**  
 Call 811 Before You Dig.

BEFORE YOU DIG CALL KENTUCKY 811 BY DIALING 811 OR 1-800-752-6007, OR CALL THE INDIVIDUAL UTILITY COMPANIES TO VERIFY THE LOCATIONS OF ALL UTILITIES.





**BLOSSOM PARK DRIVE**  
 PARCEL #189-10-001 000  
 GEORGE OAN LAND COMPANY LLC  
 101 CANTON DR  
 ELIZABETHTOWN KY 42011  
 D.B. 378, PG. 819  
 P.C. 11, SLIDE 218  
 ZONE: B-5

**100 KEBANA DRIVE**  
 PARCEL #189-10-014 000  
 ASEP GC GEORGETOWN KY LLC  
 HOWARD PROPERTIES LLC  
 OUTLET 6  
 D.B. 381, PG. 436  
 P.C. 9, S.D. 17  
 PVA ID: 189-10-074 000  
 ZONE: B-5

**475 CONNECTOR RD.**  
 PARCEL #189-10-088 000  
 SHAWK CORPORATION  
 COMM LIGHT INDUSTRY  
 D.B. 194, PG. 117  
 P.C. 6, S.D. 2412  
 PVA ID: 189-10-088 000  
 ZONE: B-7

**LANDSCAPING REQUIREMENTS**

VEHICULAR USE AREA	40,238 SF
INTERIOR LANDSCAPING REQUIRED (10% OF VUA)	4,030 SF
LANDSCAPE AREA 1 (LS-1)	249 SF
LANDSCAPE AREA 2 (LS-2)	235 SF
LANDSCAPE AREA 3 (LS-3)	434 SF
LANDSCAPE AREA 4 (LS-4)	178 SF
LANDSCAPE AREA 5 (LS-5)	348 SF
LANDSCAPE AREA 6 (LS-6)	378 SF
LANDSCAPE AREA 7 (LS-7)	245 SF
LANDSCAPE AREA 8 (LS-8)	320 SF
LANDSCAPE AREA 9 (LS-9)	322 SF
LANDSCAPE AREA 10 (LS-10)	254 SF
LANDSCAPE AREA 11 (LS-11)	380 SF
LANDSCAPE AREA 12 (LS-12)	242 SF
LANDSCAPE AREA 13 (LS-13)	206 SF
LANDSCAPE AREA 14 (LS-14)	103 SF
LANDSCAPE AREA 15 (LS-15)	488 SF
LANDSCAPE AREA 16 (LS-16)	137 SF
LANDSCAPE AREA 17 (LS-17)	235 SF
LANDSCAPE AREA 18 (LS-18)	235 SF
INTERIOR LANDSCAPING PROVIDED	5,053 SF

**TREE CANOPY CALCULATIONS**

TOTAL LOT SIZE	78,887 S.F.
TREE CANOPY REQUIRED @ 24%	18,933 S.F.
TREE CANOPY PROVIDED	
25 LARGE TREES @ 750 S.F.	18,750 S.F.
10 MEDIUM TREES @ 400 S.F.	4,000 S.F.
6 SMALL TREES @ 100 S.F.	600 S.F.
TREE CANOPY PROVIDED	23,350 S.F.

- NOTES:**
- MULCH ALL BEDS AND TREE BEDS WITH A MINIMUM OF 3" HARDWOOD MULCH.
  - TILL THE TOP 4" OF SOIL IN ALL BED AREAS AND AMEND WITH SAND AND PEAT TO INSURE PROPER DRAINAGE AND FERTILIZATION.
  - TEST PH OF SOIL AND AMEND ALL BED AREAS WITH CHEMICALS AND FERTILIZER TO INSURE THE BEST POSSIBLE GROWTH ENVIRONMENT FOR THE SPECIFIED PLANTS.
  - APPLY PREDETERMINEDS IN ALL BED AREAS PRIOR TO PLANTING TO MANAGE WEED GROWTH.
  - ROLL WATER AND FERTILIZER ALL SOIL AREAS TO PROVIDE A SMOOTH WORKING SURFACE FREE OF GAPS AND IRREGULAR JOINTS.
  - CONTRACTOR RESPONSIBLE FOR PERMANENT STAKES OF GRASS WHERE SEEDING IS SPECIFIED. CONTRACTOR RESPONSIBLE FOR ANY REGRADING REQUIRED TO ACCOMPLISH THIS TASK.
  - LANDSCAPE ARCHITECT RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL AT ANY TIME IF IT DOES NOT MEET THE SPECIFICATIONS OF THE PLANT LIST.
  - PRUNE PLANTS AFTER PLANTING TO ASSURE CONSISTENCY IN GROWTH HABIT.
  - CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL INCLUDING SOIL FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. REPLACEMENTS WILL ALSO BE QUANTIFIED FOR A PERIOD OF ONE YEAR AFTER INSTALLATION.
  - CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE CONSTRUCTION.
  - ALL PLANTS MUST BE VIGOROUS, HEALTHY MATERIAL, FREE OF PESTS AND DISEASE.
  - ALL PLANTS AND TREES MUST MEET ALL REQUIREMENTS SPECIFIED IN THE PLANT LIST, DETAILS AND SPECIFICATIONS.
  - ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
  - STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
  - LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME OF FINAL ACCEPTANCE.

**PLANT SCHEDULE**

QTY	ABBR	BOTANICAL NAME	COMMON NAME	HT	SPR	HT	REMARKS
13	AS	Acer saccharum 'hygum'	BLACK MAPLE	1.75"	8'-10"	-	B&B
9	TO	Thuja occidentalis	AMERICAN ARBORVITAE	1.5"	5' MIN	-	B&B
12	ZS	Zelkova serrata 'Village Green'	JAPANESE ZELKOVA	1.75"	8'-10"	-	B&B
9	CC	Corylus colurna	TURKISH FILBERT	1.75"	8'-10"	-	B&B
7	PS	Prunus serrulata 'Shrotugen'	SHROUDEN FLOWERING CHERRY	1.75"	8'-10"	-	B&B
78	BJ	Berberis julianae	WINTERGREEN BARBERRY	-	24"-36"	-	WIN #3 CONTAINER 3" O.C.
100	RA	Ribes spicatum	ALPINE CURRANT	-	24"-36"	-	WIN #3 CONTAINER 3" O.C.
71	OG	Deutzia gracilis 'Wink'	WEMBER DEUTZIA	-	24"-36"	-	WIN #5 CONTAINER 3" O.C.

**UTILITY SERVICE:**

SANITARY SEWER: GEORGETOWN MUNICIPAL WATER AND SEWER SERVICE, 125 WEST CLINTON STREET, GEORGETOWN, KY 40324, (502) 863-7816.

ELECTRIC: KENTUCKY UTILITIES, ATTN: LEE MCCURE, PO BOX 4499, MIDWAY, KY 40347, (859) 367-1384, lee.mccure@kuc.com.

GAS: COLUMBIA GAS, ATTN: ANDY ELLIOT, 7001 HERGEN ROAD, LEXINGTON, KY 40502, (859) 537-2202, lee@source.com.

WATER: KENTUCKY-AMERICAN WATER CO, 2300 RICHMOND ROAD, LEXINGTON, KY 40502, CONTACT: TOBEY J ADAMS, ENGINEERING TECHNICIAN, (859) 335-3408, FAX: (859) 368-6374, EMAIL: TADAMS@KAWC.COM.

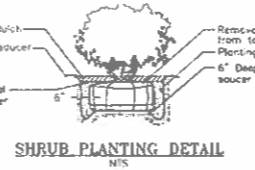
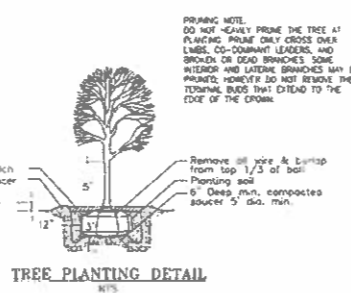
TELEPHONE: AT&T SOUTHEAST, ATTN: BRANK JAMBROSE, 834 E MAIN ST EXTENDED, GEORGETOWN, KY 40324, (502) 867-8240, (859) 753-8277.

PUBLIC WORKS: GEORGETOWN PUBLIC WORKS, ATTN: ROBERT BRUN, 235 WEST YUSH DRIVE, GEORGETOWN, KY 40324, (502) 863-9855.

CITY ENGINEER: KYLE GOODWIN, P.E., 100 COURT STREET, GEORGETOWN, KY 40324, (502) 370-8272.

- LINETYPES LEGEND**
- STORM SEWER
  - SANITARY SEWER
  - SANITARY FORCE MAIN
  - WATER LINE
  - GAS LINE
  - CONTOUR MAJOR
  - CONTOUR MINOR
  - STREAM/EDGE OF WATER
  - PROPERTY LINE
  - UNDERGROUND ELECTRIC
  - OVERHEAD ELECTRIC
  - UNDERGROUND TELEPHONE
  - UNDERGROUND CONDUIT
  - EXISTING FENCE
  - EXISTING TREELINE

- SYMBOLS LEGEND**
- UTILITY POLE
  - WATER POLE
  - UTILITY POLE ANCHOR
  - CONTROL POINT
  - BENCHMARK
  - PROPERTY CORNER
  - GAS METER
  - GAS VALVE
  - WATER METER
  - WATER VALVE
  - FIRE HYDRANT
  - STORM SEWER MANHOLE
  - STORM SEWER INLET
  - HEADWALL
  - SANITARY SEWER MANHOLE
  - CLEAN-OUT
  - ELECTRIC BOX
  - ELECTRIC METER
  - TELEPHONE BOX
  - TREE
  - TRAFFIC CONTROL DEVICE
  - MARLBX
  - TOWER
  - SIGN
  - GEOTECHNICAL BORING LOCATION



**Kentucky811**  
 Call 811 Before You Dig.  
 BEFORE YOU DIG CALL KENTUCKY 811 BY DIALING 811 OR 1-800-752-8007, OR CALL THE INDIVIDUAL UTILITY COMPANIES TO VERIFY THE LOCATIONS OF ALL UTILITIES.

**VISION ENGINEERING**  
 128 E. Reynolds Road, Suite 150, Lexington, KY 40517  
 Phone: (606) 253-1000  
 Fax: (606) 253-1001  
 www.visioneng.com

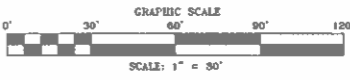
STATE OF KENTUCKY  
 SHAD A. HALLANT  
 20233  
 PROFESSIONAL ENGINEER

CLIENT: HOWARD PROPERTIES LLC  
 1818 INDEPENDENCE RD.  
 LEXINGTON, KY 40511

**HOTEL DEVELOPMENT  
 150 IKEBANA DRIVE  
 GEORGETOWN, SCOTT CO., KY  
 PRELIMINARY DEVELOPMENT PLAN**

DATE: 6/30/2019  
 REVISION: 07/02/2019  
 DRAWN: 07/02/2019

**PDP-2.0**



**THE ESTATE OF RUTH ISHMAEL**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**September 12, 2019**

**FILE NUMBER:** ZMA-2019-33

**PROPOSAL:** Zone change request for property currently zoned A-1 to B-2.

**LOCATION:** 113 & 115 Etter Lane

**APPLICANT:** The Estate of Ruth Ishmael

**CONTACT:** Peggy Petty



**STATISTICS:**

Existing Zone	A-1 (Agricultural)
Proposed Zone	B-2 (Highway Commercial)
Surrounding Zones	R-2, A-1, & R-1
Acreage	3.24 acres (113 Etter Lane: 2.02 acres; 115 Etter Lane: 1.22 acres)
Access	Etter Lane

**BACKGROUND:**

The subject property is 3.24 acres in size located at 113 & 115 Etter Lane. It is located south of McClelland Circle and north of Etterwood neighborhood. The applicant is seeking to annex and rezone this property to B-2.

The uses of the Project Site (113 & 115 Etter Lane) for the past several decades have not been those permitted in the current A-1 zoning district present on the site. It is likely that the somewhat industrial uses on the Project Site predate the adoption of the Zoning Ordinance by Scott County. An application of this type to rezone and annex the Project Site should be a first step in bringing this area into compliance with local regulations.

**LEGAL CONSIDERATIONS:**

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

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

1. *Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that*

one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:

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

**Part 1:** The Comprehensive Plan provides guidance for consideration of zone change requests. The Comprehensive Plan's Future Land Use Map shows the subject property having a commercial land use. The proposed B-2 zoning district is a commercial district.

Relevant Goals and Objectives: *(Goals and Objectives in italics)*

- *CF 1.1: Manage the location of the Urban Service Boundary (USB) and City Annexation to maximize efficiency of city networks and services.* By proposing to annex and rezone property within the USB rather than outside, the city can make a more efficient use of municipal resources and transportation networks.
- *CF 2.8: Require infill and redevelopment projects to be designed for pedestrian use and compatible with the existing character and long-term goals for the surrounding area.* Any redevelopment of the Project Site will include a sidewalk along Etter Lane to meet the objective of providing pedestrian connectivity to the nearby residential area.

Staff finds the application meets the requirements of Part 1 of KRS 100.213, therefore parts a and b need not be considered.

A concept plan was not submitted as part of the application for rezoning of this property. However, staff recommends that any future development of the Project Site examine a future driveway/street connection to the proposed commercial area of the adjoining Ashton Grove development to the west. This would increase the connectivity in the area, increasing the safety and efficiency of the transportation network.

Georgetown Municipal Water and Sewer Service noted at the Technical Review Committee (TRC) meeting that privilege fees will need to be paid prior to a sewer connection for the Project Site.

**RECOMMENDATION:**

Based on the findings above, and that the requested zone change does satisfy the requirements of KRS 100.213, staff recommends **approval** of the zone change request from A-1 to B-2 with the following conditions.

Conditions:

1. The Applicant shall return to the Planning Commission for Preliminary Development Plan and/or Preliminary Subdivision Plat approval prior to any new construction or redevelopment of the Project Site.
2. All applicable requirements of the *Zoning Ordinance and Subdivision and Development Regulations*.
3. Any redevelopment of the Project Site will need to comply with local regulations including, but not limited to, stormwater management, landscaping, and setbacks.
4. Preliminary Development Plans for the Project Site shall include a sidewalk along Etter Lane.
5. The Project Site shall be annexed into the City of Georgetown.
6. Redevelopment of the project site shall require connection to public sewer.

# TINA ROMANO PROPERTY FINAL SUBDIVISION PLAT

## Staff Report to the Georgetown-Scott County Planning Commission September 12, 2019

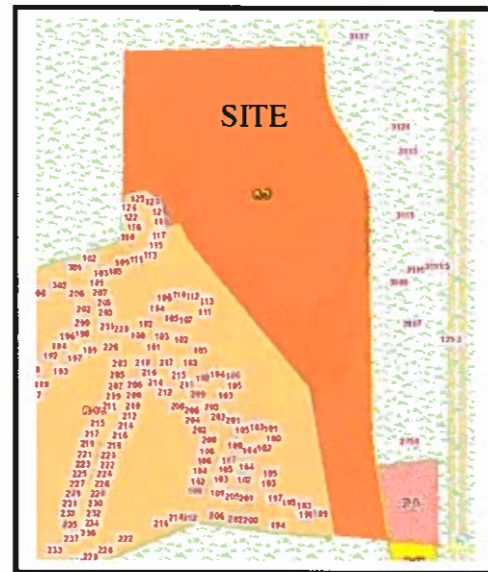
**FILE NUMBER:** FSP-2019-34

**PROPOSAL:** Final Subdivision Plat to subdivide a 5.00-acre lot from a parent tract of 53.844 acres.

**LOCATION:** North of Harbor Village Drive and west of Cincinnati Pike

**OWNER:** Tina M. Romano

**CONSULTANT:** Rich Newton  
Vision Engineering



### STATISTICS:

Zone	R-3 (High Density Residential)
Surrounding Zones	R-1C, A-1 and B-1
Site Acreage	53.844 acres (Parcel 3A: 5.00 acres; Remainder: 48.844 acres)
Access	Cincinnati Pike
Variances/Waivers	None

### BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide a 5.00-acre lot from a parent tract of 53.844 acres. The remainder tract will be 48.844 acres in size. The Project Site was rezoned to R-3 as part of Harbor Village but was not developed.

### Plat Review:

The proposed subdivision meets all planning requirements at this time. The R-3 zoning district requires 30-foot front yard, 7.5-foot side yard, and 25-foot rear yard setbacks. The Applicant received a permit from KYTC for the proposed entrance location off Cincinnati Pike in 2016. The proposed 5-acre tract does not have frontage along Cincinnati Pike. There is a long access and utility easement proposed to reach the project site. Additional utility easements may need to be shown on the Final Subdivision Plat to provide utilities to the site.

### RECOMMENDATION:

Staff recommends **approval** of the Final Subdivision Plat to subdivide the Duncan Property into two tracts with the following conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	695.32	478.12	468.78	N 16°08'23" W	39°20'28"
C2	720.60	319.22	316.62	N 15°40'33" W	25°22'54"

ACCESS & U.E. CENTERLINE CURVE TABLE
C3 75.00' 1117.81' 106.07' N 44°58'07" W 90°00'00"
C4 100.00' 29.25' 29.14' N 08°20'51" W 18°45'28"
C5 200.00' 162.26' 157.84' N 39°58'05" W 46°29'01"
C6 100.00' 163.65' 162.58' N 44°58'30" W 36°28'12"

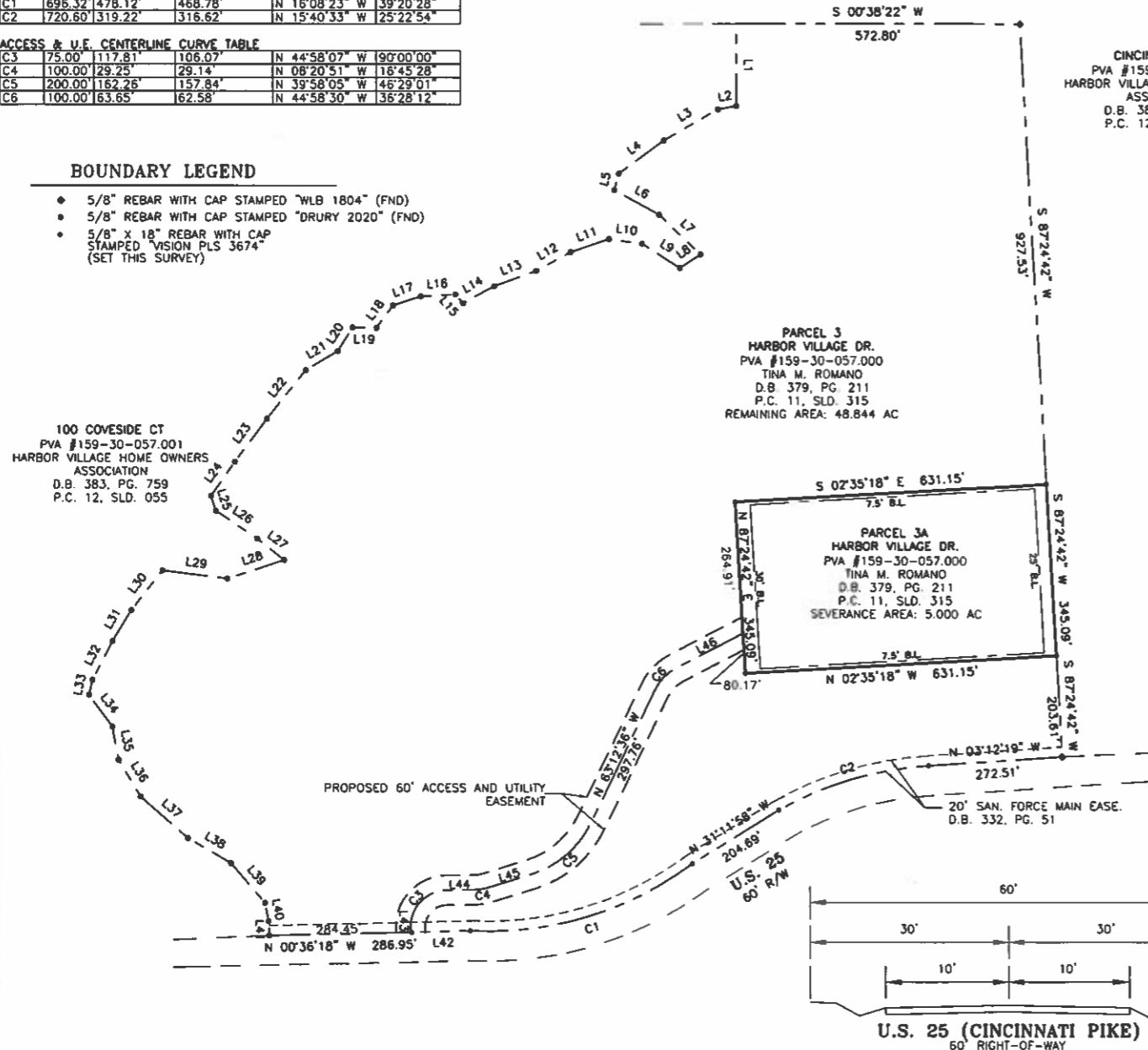
**BOUNDARY LEGEND**

- 5/8" REBAR WITH CAP STAMPED "WLB 1804" (FND)
- 5/8" REBAR WITH CAP STAMPED "DRURY 2020" (FND)
- 5/8" X 18" REBAR WITH CAP STAMPED "VISION PLS 3674" (SET THIS SURVEY)

100 COVESIDE CT  
PVA #159-30-057.001  
HARBOR VILLAGE HOME OWNERS ASSOCIATION  
D.B. 383, PG. 759  
P.C. 12, SLD. 055

PARCEL 3  
HARBOR VILLAGE DR.  
PVA #159-30-057.000  
TINA M. ROMANO  
D.B. 379, PG. 211  
P.C. 11, SLD. 315  
REMAINING AREA: 48.844 AC

PARCEL 3A  
HARBOR VILLAGE DR.  
PVA #159-30-057.000  
TINA M. ROMANO  
D.B. 379, PG. 211  
P.C. 11, SLD. 315  
SEVERANCE AREA: 5.000 AC



LINK	BEARING	DISTANCE
L1	S 89°21'38" E	165.76
L2	S 09°45'59" E	37.54
L3	S 29°09'20" E	125.92
L4	S 35°21'18" E	113.69
L5	S 73°51'27" E	34.50
L6	N 28°59'03" E	104.09
L7	N 44°17'06" E	115.14
L8	S 32°53'53" E	49.98
L9	S 33°05'35" W	91.27
L10	S 08°27'47" W	68.24
L11	S 18°13'41" E	81.57
L12	S 28°00'49" E	79.15
L13	S 19°30'07" E	89.07
L14	S 27°41'19" E	72.67
L15	S 49°49'47" W	23.39
L16	S 02°29'27" E	71.22
L17	S 17°16'21" E	59.38
L18	S 53°14'21" E	55.84
L19	S 02°06'15" W	47.50
L20	S 57°22'54" E	56.47
L21	S 30°04'27" E	74.28
L22	S 50°13'49" E	126.33
L23	S 52°11'07" E	108.56
L24	S 54°03'18" E	84.14
L25	N 72°53'30" E	31.32
L26	N 34°12'48" E	100.99
L27	N 38°38'42" E	69.79
L28	N 17°13'07" E	122.39
L29	S 07°52'39" W	131.27
L30	S 51°18'40" E	101.36
L31	S 58°11'01" E	72.41
L32	S 61°19'37" E	88.40
L33	S 75°49'35" E	31.56
L34	N 53°50'37" E	79.52
L35	N 80°14'05" E	67.39
L36	N 60°29'46" E	86.34
L37	N 41°57'47" E	126.13
L38	N 30°45'12" E	99.79
L39	N 49°49'44" E	105.88
L40	N 79°00'04" E	37.35
L41	N 89°23'42" E	28.77
L42	N 00°53'18" W	120.00

ACCESS & U.E. CENTERLINE CURVE TABLE
L43 N 89°58'07" W 10.01'
L44 N 00°01'53" E 56.90'
L45 N 16°43'35" W 89.75'
L46 N 26°44'24" W 151.68'



VICINITY MAP  
NTS

**CERTIFICATION OF WATER & SEWER SERVICES**

I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS) HAS THE CAPACITY WITHIN THE SEWER COLLECTION SYSTEM TO SUPPLY THE DEPICTED PARCEL(S) WITH SEWAGE DISPOSAL SERVICES. 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 SEWER COLLECTION SYSTEM TO BE BY/AT THE COST OF THE DEVELOPER WITHOUT REIMBURSEMENT. BUILT TO GMWSS APPROVED SPECIFICATIONS AND APPROVAL BY GMWSS OF THE AS-BUILT IMPROVEMENTS AND HEREBY DEDICATED TO GMWSS.

GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

**NOTES**

- THIS PLAT IS BASED ON A FIELD SURVEY CONDUCTED ON JUNE 25, 2019. THE BASIS OF BEARINGS IS KY KYSPC NORTH ZONE (NAD 1983) AS OBTAINED BY FIELD LOCATED MONUMENTATION AS DEPICTED ON PLAT CABINET 11, SLIDE 315. THE FIELD SURVEY UTILIZED TOPCON HIPER V DUAL CHANNEL GPS STATIC AND RTK METHODS. THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY IS .03' + 100 PPM. THIS PLAT AND SURVEY MEET THE MINIMUM STANDARDS FOR AN URBAN SURVEY AS DEFINED IN 201 KAR 18:150.
- THE PARCEL DEPICTED IS SUBJECT TO ALL LEGAL EASEMENTS OF RECORD OR OTHERWISE.
- ALL NOTES, RESTRICTIONS, CERTIFICATIONS AND EASEMENTS REMAIN THE SAME AS DEPICTED ON PREVIOUS PLATS AS RECORDED IN PLAT SLIDES 769, 770, 2226, 2272, CABINET 8, SLIDE 68, CABINET 8, SLIDE 176 AND CABINET 315.
- FURTHER SUBDIVISION OF THIS PROPERTY WILL REQUIRE REVIEW AND APPROVAL BY THE GEORGETOWN-SCOTT COUNTY JOINT PLANNING COMMISSION.
- NO PREVIOUSLY ESTABLISHED UTILITY EASEMENTS OR DRAINAGE EASEMENTS ARE ELIMINATED OR OTHERWISE ALTERED BY THIS PLAT.
- NO TEMPORARY OR PERMANENT STRUCTURES ARE TO BE CONSTRUCTED IN, NOR ENCRDACH UPON ANY DRAINAGE EASEMENT.
- KYTC ENTRANCE PERMIT # 07-2016-00177 OBTAINED 5/2/2016 IS CURRENTLY IN EFFECT. ANY NEW/MODIFIED ENTRANCE ON US 25 WILL REQUIRE A PERMIT FROM KYTC.
- THIS PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH AN APPROVED FINAL DEVELOPMENT PLAN.

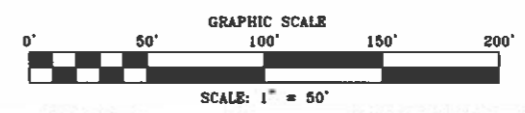
**OWNER'S CERTIFICATION**

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

TINA M. ROMANO \_\_\_\_\_ DATE \_\_\_\_\_  
102 LAKESIDE COURT  
GEORGETOWN, KY 40324

**SITE STATISTICS:**

NO. OF LOTS	2
ZONE	R-3
PARCEL 3	48.844 AC
PARCEL 3A	5.000 AC
TOTAL AREA	53.844 AC



**PURPOSE OF PLAT**  
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 3 CREATING PARCEL 3A, AND CREATE A 60' UTILITY AND ACCESS EASEMENT AS DEPICTED HEREON.

**EASEMENT RELEASE**  
I HEREBY CERTIFY THAT THERE ARE NO RECORDED OR ACCRUED UTILITY AND DRAINAGE EASEMENTS BEING ELIMINATED BY THIS PLAT.

RICHEY B. NEWTON \_\_\_\_\_ PLS 3674



**ACCESS EASEMENT & MAINTENANCE NOTE:**  
THE OWNER/OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING OR ANY OTHER NEEDS RELATED TO THE PRIVATE STREET/ACCESS EASEMENT SHOWN ON THIS PLAT. THIS AGREEMENT RELIEVES THE CITY OF GEORGETOWN FROM ANY SUCH RESPONSIBILITIES. IF THE OWNER/OWNERS REQUEST THAT THE PRIVATE STREET/ACCESS EASEMENT BE DEDICATED AS A PUBLIC STREET, THE OWNER/OWNERS BEAR THE FULL EXPENSE OF ANY RECONSTRUCTION REQUIRED TO COMPLY WITH CITY/COUNTY STANDARDS PRIOR TO DEDICATION AND ACCEPTANCE AND ALL CONDITIONS OUTLINED IN SECTION 4, D, HAVE BEEN MET.

TINA M. ROMANO \_\_\_\_\_ DATE \_\_\_\_\_  
102 LAKESIDE CT.  
GEORGETOWN, KY 40324

ELIZABETH'S VILLAGE \_\_\_\_\_ DATE \_\_\_\_\_  
107 COURT STREET  
GEORGETOWN, KY 40324

**CERTIFICATION OF ELECTRICAL SERVICE**  
I HEREBY CERTIFY THAT KU-LGE SHALL SUPPLY LOT 3 & 3A AS DEPICTED HEREON WITH ELECTRIC SERVICE AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_  
KU-LGE

**LAND SURVEYORS CERTIFICATION**  
I DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BOUNDARIES OF THE PROPERTY BEING TRANSFERRED ARE TRUE AND ACCURATE. SEE NOTE 1 FOR BASIS OF BEARINGS AND CLOSURE DATA.

RICHEY B. NEWTON \_\_\_\_\_ PLS 3674 \_\_\_\_\_ CERT. DATE \_\_\_\_\_

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

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

**VISION ENGINEERING**  
Water Resources, Civil Engineering, Geotechnical, Land Surveying, Materials Testing, and Construction Inspection Consultants  
128 E. Reynolds Road Suite 150, Lexington, KY 40517  
PH: (606) 333-8015 • Fax: (606) 521-0995  
www.visionengr.com

CLIENT:  
ELIZABETH'S VILLAGE  
(A NON-PROFIT ORGANIZATION)  
107 COURT STREET  
GEORGETOWN, KY 40324

PROPERTY OWNER:  
TINA M. ROMANO  
102 LAKESIDE COURT  
GEORGETOWN, KY 40324

TINA M. ROMANO PROPERTY  
PARCEL 3  
U.S. 25  
GEORGETOWN, SCOTT COUNTY, KY  
AMENDED FINAL RECORD PLAT

RECORDATION DATA

**DRAKE PROPERTY ZONE CHANGE**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**September 12, 2019**

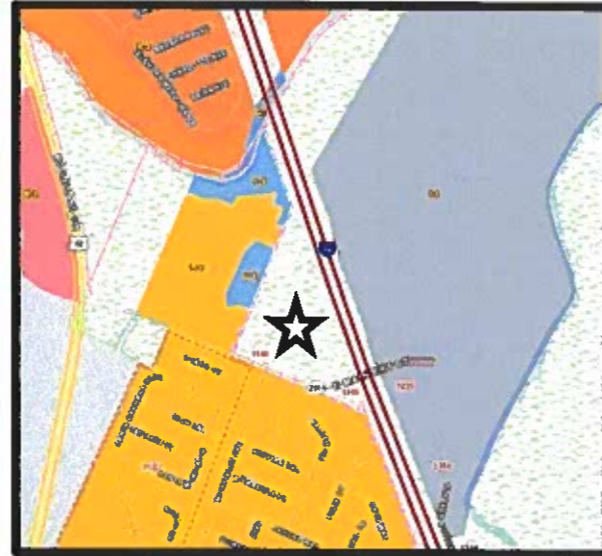
**FILE NUMBER:** ZMA-2019-36

**PROPOSAL:** Zone change request for property currently zoned A-1 to R-2.

**LOCATION:** 1140 East Main Street Extended

**APPLICANT:** Philip Drake & Kathryn Drake DiTardi

**CONTACT:** R. Bruce Lankford,  
Lankford & Lankford  
Attorneys at Law



**STATISTICS:**

Existing Zone	A-1 (Agricultural)
Proposed Zone	R-2 (Medium Density Residential)
Surrounding Zones	R-2, C-1, & I-2 (across the interstate)
Acreage	17.83 acres
Access	East Main Street Extended

**BACKGROUND:**

The subject property is 17.83 acres located at 1140 East Main Street Extended. It is located west of I-75, east of Creekside Elementary, and north of Richfield Farms neighborhood. The applicant is seeking to annex and rezone this property to R-2 and has submitted a concept plan showing a multi-family development.

This is an area that has seen many changes over the past 20 years with the development of East Main Estates, The Mansion Estates, Richfield Farms, and Violet's Trace. This fall Creekside Elementary opened, and the Planning Commission recently recommended approval of a zone change for additional residential and commercial development at the intersection of East Main Street Extended and McClelland Circle. Additionally, the nearby quarry has been in operation for decades. All these developments do or will use East Main Street Extended for some or all of their transportation needs.

**LEGAL CONSIDERATIONS:**

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

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

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

**Part 1:** The Comprehensive Plan provides guidance for consideration of zone change requests. The Comprehensive Plan's Future Land Use Map shows the subject property having an urban residential land use. The Future Land Use Map supports an urban residential development on the project site. Other than the Future Land Use Map, the Zoning Map Amendment does not directly address any of the Goals and Objectives of the Comprehensive Plan.

Objective IF 2.10 of the Infrastructure and Public Facilities chapter of the Comprehensive Plan states, "Maintain or improve the capacity of the transportation road network for collector and arterials at Level of Service (LOS) "C" or higher." In order to meet this objective, the Applicant will need to demonstrate that sufficient infrastructure exists to handle the additional traffic from this development without the level of service dropping below a LOS of C.

Staff finds the application meets the requirements of Part 1 of KRS 100.213, therefore parts a and b need not be considered. While staff finds the proposed R-2 zoning district to agree with the Comprehensive Plan, the Concept Plan contains several items of concern.

**CONCEPT PLAN REVIEW:**

Proposed Use:

Staff looked at the residential uses in a half-mile radius and found that there are roughly 1,600 dwelling units in the area. About 47% of those are apartment units, 43% are single-family homes, and 10% are non-apartment multi-family dwelling units. Non-apartment multi-family dwelling units include townhomes, duplexes, and other similar developments. These make up what is often referred to as "missing middle housing" because most residential developments focus on detached single family or mid-rise apartment units and these in-between style dwellings are often missing from the community's housing profile.

The Concept plan shows the Project Site being developed into apartment buildings. Apartment buildings are a permitted use in the R-2 zoning district being requested by this application. Staff feels that a more appropriate use for this site would be a less intense multi-family development. Townhomes or a mixture of townhomes and smaller scale multi-family (2-6 unit buildings) might be a better fit. A less intensive residential development would have a reduced demand on the transportation network, fit in better with the surrounding single-family developments, and have less of an impact on the environmentally sensitive areas on the property.

Environmentally Sensitive Lands:

The *Subdivision and Development Regulations* define sinkholes as: "Any closed depression formed by removal (typically underground) by water of surface soil, rock, or other material. The existence of a sinkhole shall be indicated by the closed depression contour lines on the U.S.G.S. topographic maps, S.C.S. Soil Survey Maps..." Soil Survey maps and USGS topographic maps both indicate the presence of sinkholes on the project site.

The *Subdivision and Development Regulations* states that development plans and subdivision plats for residential areas (single family detached, attached and multi-family developments); sinkholes and their defined limits shall be noted as non-buildable and may not be treated, filled or enclosed. No structure, right-of-way, including roads (public and private) may be located within the defined limits of a sinkhole.

The Concept Plan shows two sinkhole areas. The first is a relatively small area in the southeast corner of the property. The second is a large depressed area extending across much of the central area of the lot. The Concept Plan shows seven (7) multi-family buildings within the depressed area. Staff acknowledges that the Concept plan is not a development plan or subdivision plat, but still objects to the conceptual proposal for residential buildings to be included in this area that will, in future, need to be identified as non-buildable.

Layout:

The concept plan shows the property will be used for residential purposes with a series of apartment buildings. This style of multi-family development requires a large amount of impervious area for buildings, parking spaces, and drive aisles.

The proposed development currently shows buildings with 8-16 dwelling units per building. The R-2 zoning district allows a maximum of 6 dwelling units per building. Staff would not support a variance at this time, and it would be more appropriate to address this issue later when a preliminary development plan is submitted. The number of units per building, building height, number of parking spaces, etc. are issues better suited to being addressed on a preliminary development plan when the site is being designed with greater detail.

The setbacks for a multi-family development in the R-2 zoning district are:

1. 30 feet front yard setback;
2. 25 feet side yard setback;
3. 25 feet rear yard setback;
4. 100 feet setback from the right-of-way any interstate for residential buildings.

Currently stormwater drainage from this site generally flows towards the depressed areas discussed above rather than flowing directly to nearby North Elkhorn Creek.

Access:

The proposed access for the site is from East Main Street Extended. The concept plan shows two entrances from East Main Street Extended. The concept plan shows a network of sidewalks internally, connecting to a sidewalk along East Main Street Extended.

*Traffic Impact Study*

The Applicant submitted a traffic impact study (dated May 9, 2019) with the concept plan. The traffic study discusses the intersection of East Main Street Extended and McClelland Circle and the two entrance locations and concludes that the proposed development will have "slight effect on the surrounding traffic network." The traffic counts used in the presented study were from February of 2019, September of 2017, and KYTC data from 2015. The City of Georgetown has recently finished upgrades to East Main Street Extended, and a new elementary school has just opened on the property adjoining the Project Site.

In order to provide a more accurate look at the impacts this development would have on the transportation network, staff recommends that any applications for Preliminary Subdivision Plats or Preliminary Development Plans for this site should be accompanied by an updated traffic impact study to determine the impacts and necessary mitigation, including offsite roadway improvements. Such a traffic study should include traffic counts on days when school is in session and the quarry is in operation.

**RECOMMENDATION:**

Based on the findings above, and that the requested zone change does satisfy the requirements of KRS 100.213, staff recommends **approval** of the zone change request from A-1 to R-2 with the following conditions.

Conditions:

1. The Applicant shall return to the Planning Commission for Preliminary Development Plan and/or Preliminary Subdivision Plat approval prior to any development of the Project Site.
2. All applicable requirements of the *Zoning Ordinance* and *Subdivision and Development Regulations*.
3. Preliminary Development Plan or Preliminary Subdivision Plat applications for this site shall require a detailed drainage study for the area.
4. Preliminary Development Plan or Preliminary Subdivision Plat applications for this site shall require a Traffic Impact Study to determine impacts and necessary mitigation including offsite roadway improvements.
5. Preliminary Development Plan or Preliminary Subdivision Plat applications for this site shall label all sinkhole areas as non-buildable, and no residential buildings shall be located in these areas.
6. The Project Site shall be annexed into the City of Georgetown.



# GEORGETOWN INTERNAL MEDICINE PRELIMINARY DEVELOPMENT PLAN

## Staff Report to the Georgetown-Scott County Planning Commission September 12, 2019

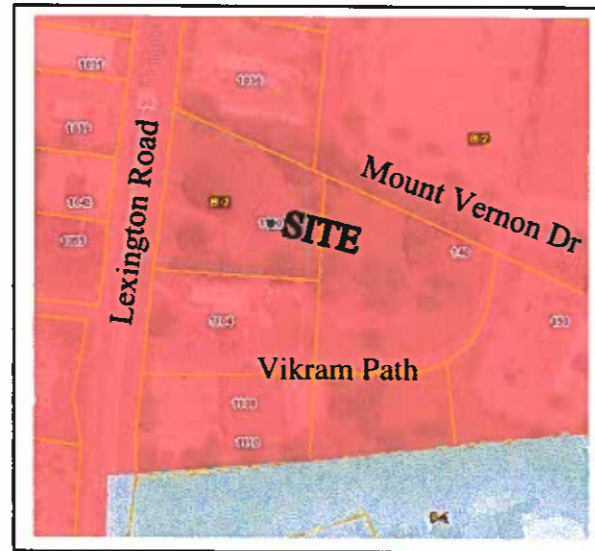
**FILE NUMBER:** PDP-2019-37

**PROPOSAL:** Preliminary Development Plan to construct a 45,000-square foot medical office building.

**LOCATION:** 1100 Lexington Road and 140 Mount Vernon Drive

**APPLICANT:** Georgetown Internal Med

**ENGINEER:** Jonathan McCracken



### STATISTICS:

Zone	B-2 (Highway Commercial)
Surrounding Zones	B-2 (Highway Commercial)
Proposed Use	Medical Office Building
Site Acreage	2.67 acres
Building Area	61,280 square feet
Max. Building coverage	50%
Building Coverage	22%
Parking Required	130 spaces
Parking Provided	191 spaces (6 handicap accessible)
Access	Lexington Road and Vikram Path
Variances/Waivers	1) Variance to exceed the maximum distance between landscaped areas by 95 feet for a maximum distance between landscaped areas of 215 feet

### BACKGROUND:

The application before the Planning Commission is a Preliminary Development Plan to construct a 45,000-square foot medical office building. The Project Site is bordered on the north by Sonic and to the south by Taco Bell. The Project Site consists of two parcels; 1100 Lexington Road is a 1.23-acre parcel that is zoned B-2 (Highway Commercial) and 140 Mount Vernon Drive is a 1.44-acre parcel that is also zoned B-2 (Highway Commercial). All surrounding land is also zoned B-2.

The Applicant will either need to consolidate the two lots or establish a parking, access and maintenance agreement between the two lots.

## **Preliminary Development Plan Review:**

### Setbacks and Building Standards:

The B-2 Zoning District has the following setback requirements:

Front: 50-foot

Side: 0-foot

Rear: 0-foot

The Preliminary Development Plan shows a 50-foot building line along Lexington Road and Mount Vernon Drive. The proposed building location for the Project Site meets the 50-foot building setback requirements. The footprint of the proposed structure will cover 12,256 square feet, or 22% of the lot area, which is under the 50% maximum building ground coverage allowed.

### Vehicular Access & Pedestrian Circulation:

*Driveways & Access:* There is an existing entrance on Lexington Road. However, the Applicant is proposing to remove the existing entrance to construct a new entrance to the south that will need to be approved by KYTC. The Applicant is also proposing a new entrance off Vikram Path that will align with the entrance of the neighboring property owner. The applicant is also proposing to construct a drive on an existing access easement that would connect the Project Site to Georgetown Hospital.

*Parking Spaces:* The proposed number of parking spaces meets the minimum parking requirements. Staff has several concerns with the parking configuration proposed on the Preliminary Development Plan. Staff would ask that the 8 parking spaces proposed along Vikram Path be removed due to safety concerns. In addition, 2 parking spaces that are proposed at the intersection of Vikram Path and the proposed connection to Georgetown Hospital should also be removed. The proposed development would still meet the minimum parking requirement if those spaces are removed.

*Sidewalks:* There are existing sidewalks along Lexington Road. The Applicant will need to provide a pedestrian connection to the sidewalk along Lexington Road. This will need to be shown on the Final Development Plan.

### Traffic Study:

The medical office development meets the threshold for requiring its own traffic study based on ITE Trip Generation Manual. The threshold is 100 or more peak hour trips. Staff has not received a traffic study, or justification that a study is not required, and would recommend postponement of the application until a study is completed and submitted to staff for review.

### Land Use Buffers and Landscaping:

#### *Vehicle Use Area Perimeter Requirements; Section 6.13:*

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

- When VUA adjoins another commercial property the landscaping requirements are the same as above, except trees can only be from Group A or B.

The preliminary development plan shows the appropriate VUA perimeter screening along Vikram Path, Mount Vernon Drive, and the adjoining property. However, the 8 proposed parking spaces along the southern boundary of 140 Mount Vernon Drive have direct access to Vikram Path and do not meet the appropriate landscaping requirements. This will need to be addressed on the Final Development Plan.

*Interior Landscaping for Vehicle Use Areas; Section 6.22:*

- Requires interior VUA landscaping for all lots greater than 6,000 SF or used by 20 or more vehicles. Loading areas and driveways are counted since this is not an industrial site.
- For each 100-sq. ft., or fraction thereof, of vehicular use area, ten (10) sq. ft. of landscaped area shall be provided in addition to the required perimeter landscaping. Interior landscaping shall be peninsular or island types.
- 1 tree shall be required for each 250 SF of required landscape area.
- The maximum distance between landscaped areas shall be 120-feet

The Applicant has proposed 87,172-square feet of Vehicular Use Area on the Project Site, which requires 8,718-square feet of landscaped area. The Applicant has proposed 9,429-square feet of landscaped area, which meets the requirements.

The Applicant has asked for a variance to exceed the maximum distance between landscaped areas by 95 feet for a maximum distance between landscaped areas of 215 feet. Staff feels that the proposed interior VUA landscaping does not meet the intent of the Zoning Ordinance for landscaped areas to be properly dispersed in peninsular or island types. Staff would recommend denial of the variance and this requirement be met on the Final Development Plan.

The Applicant is required to have 35 interior trees and is showing 35.

*Section 6.2215: Minimum Canopy Requirements*

For the 2.67-acre site, a total canopy coverage of 27,913 square feet is required (0% preserved canopy, 24% new canopy). The Applicant is proposing to meet the minimum canopy requirements by planting 38 large trees or the equivalent thereof. This will need to be confirmed with a specie-specific landscape plan on the Final Development Plan.

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

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

**RECOMMENDATION:**

Staff recommends **Postponement** of the Preliminary Development Plan for a 45,000-square foot medical office building, with the following variances and conditions of approval:

Variance

1. Variance to exceed the maximum distance between landscaped areas by 95 feet for a maximum distance between landscaped areas of 215 feet.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
2. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the Subdivision and Development Regulations.
6. The Applicant shall provide necessary documentation for the proposed gate on Vikram Path.
7. A pedestrian connection to the sidewalk on Lexington Road shall be shown on the Final Development Plan.
8. The eight (8) proposed parking spaces along Vikram Path shall be removed on the Final Development Plan.
9. Two (2) parking spaces closest to the intersection of Vikram Path and the proposed connection to Georgetown Hospital shall be removed on the Final Development Plan.

**SITE STATISTICS**

TOTAL SITE:  
 1100 LEXINGTON ROAD  
 GROSS AREA OF SITE = 1.23 ACRES  
 NET AREA OF SITE = 1.23 ACRES  
 ZONE OF SITE B-2  
 PROPOSED BUILDING SQUARE FOOTAGE:  
 1-2 = 45,000 SF NET  
 61,280 SF GROSS

140 MT. VERNON DRIVE  
 GROSS AREA OF SITE = 1.44 ACRES  
 NET AREA OF SITE = 1.44 ACRES  
 ZONE OF SITE B-2

FRONT SETBACK LINE: 5'  
 SIDE AND REAR SETBACK = 0'  
 TOTAL AREA OF SITE: 2.67 ACRES

AREA OF BUILDING OUTER FOOTPRINT = 12,256 SF  
 AREA OF PARKING LOT (VUA) 2.0 AC = 87,172 SF  
 INTERIOR VUA REQUIRED (11%) = 8,718 SF  
 INTERIOR VUA PROVIDED = 9,429 SF  
 INTERIOR TREES REQUIRED: (8,718 / 250) = 35 TREES  
 CANOPY REQUIRED: 24% OF 2.67 AC = 0.641 AC = 27,913 SF  
 27,913 SF / 750 SF = 38 LARGE TREES OR EQUIVALENT  
 INTERIOR TREES SHOWN = 35 TREES  
 PERIMETER TREES SHOWN = 34 TREES  
 PLANTING HEDGE BUSH 1' OC = 239

TOTAL NO. PARKING SPACES REQUIRED: Four spaces per 1000 sq. ft. of gross usable floor area up to 20,000 sq. ft. of gross usable floor area, plus two per 1000 sq. ft. of gross usable floor area for gross usable floor area more than 20,000 sq. ft. (page 215 Subdivision Regulations)  
 20,000 / 1000 = 20 + 4 = 80 spaces  
 25,000 / 1000 = 25 + 2 = 50 spaces  
 Maximum required parking = 130  
 TOTAL NO. PARKING SPACES SHOWN: 191  
 ADA REQUIRED: 6  
 ADA SHOWN: 6

**REQUIRED NOTES**

**I. RESIDENTIAL USES:**  
 1. "ANY SINKHOLE RELATED NON-BUILDABLE AREA IDENTIFIED HERE HAS BEEN DETERMINED TO BE UNSUITABLE FOR ANY CONSTRUCTION ACTIVITY AND NO BUILDINGS, PARKING AREAS OR OTHER STRUCTURES SHALL BE PERMITTED WITHIN THIS AREA."  
 2. "RESIDENTIAL STRUCTURES LOCATED ADJACENT TO THE CLOSED CONTOUR OF A SINKHOLE OR ADJACENT TO AN IMMEDIATE SINKHOLE DRAINAGE AREA SHALL NOT BE PERMITTED TO HAVE A BASEMENT OR FIRST FLOOR ELEVATION LOWER THAN AN ELEVATION, USGS DATUM OR OTHER COMPARABLE SOURCE, TO BE DETERMINED ON A CASE-BY-CASE BASIS, SAID ELEVATION BEING AT LEAST TWO (2) FOOT ABOVE THE 100 YEAR 24-HOUR STORM EVENT (MAXIMUM) ASSUMING NO OUTFLOW FROM THE SINKHOLE. MINIMUM FLOOR ELEVATIONS FOR SUCH LOTS ARE TO BE REFERENCED AND SHOWN ON THE PLAT."

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

**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 \_\_\_\_\_

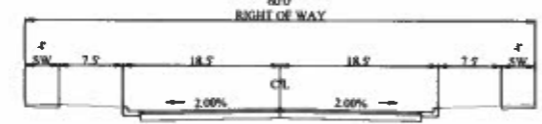
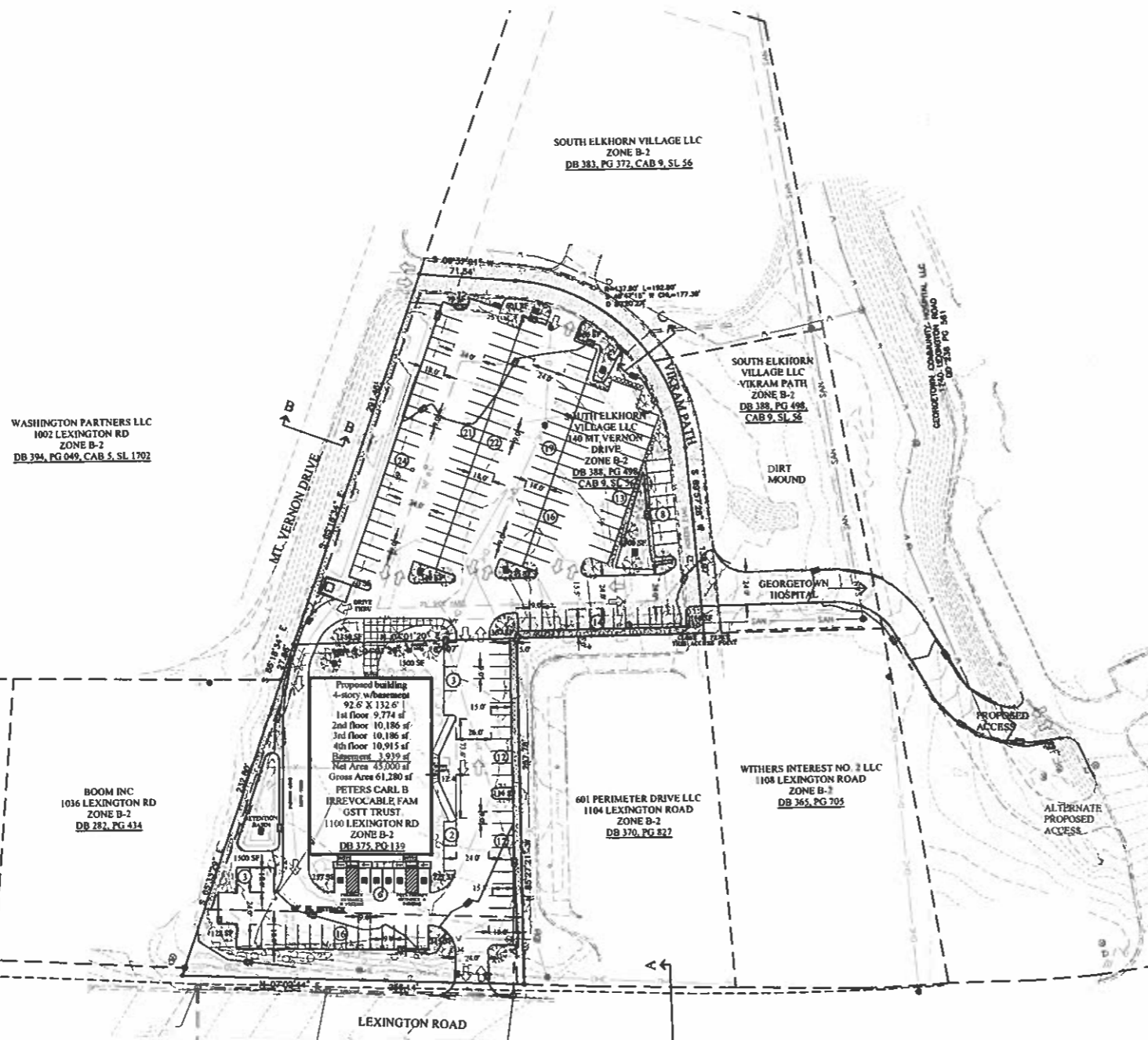
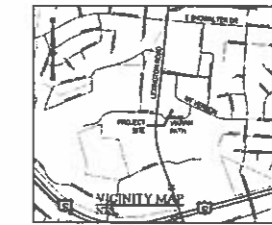
**CERTIFICATE OF PRELIMINARY PLAN APPROVAL**

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

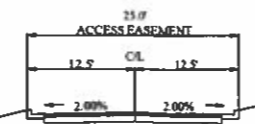
CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

**NOTES**

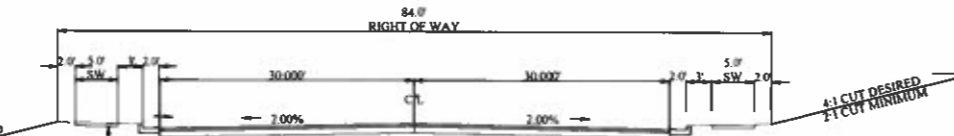
FINAL ENTRANCE LOCATIONS FOR COMMERCIAL PROPERTIES SHALL BE CONFIRMED AT THE TIME OF FINAL DEVELOPMENT PLAN.  
 PRIOR TO FDP A TRAFFIC STUDY FOR THE ENTRANCE SHALL BE COMPLETED AND SUBMITTED TO KYTC AND GSCPC.  
 THE ENTRANCE SHALL REQUIRE A PERMIT FROM KYTC.  
 CROSSWALK LOCATIONS SHALL BE CONFIRMED AT THE TIME OF FINAL DEVELOPMENT PLAN.  
 SIGN LOCATIONS, STOP BARS, STOP SIGNS, AND DIRECTIONAL ARROWS SHALL BE PER KYTC, MUTCD, AND LOCAL GUIDELINES.  
 DETENTION LOCATION AND SIZE IS PRELIMINARY.  
 SITE SHALL MEET ALL STORMWATER MANAGEMENT REQUIREMENTS.  
 PRIOR TO CONSTRUCTION FDP ALL ACCESS EASEMENTS, INCLUDING THE CONNECTION TO GEORGETOWN HOSPITAL SHALL BE OBTAINED BY OWNER/DEVELOPER.



**Mt. VERNON DRIVE**  
 SECTION B-B  
 PER PLAT CAB 1 SL 266



**VIKRAM PATH**  
 SECTION C-C  
 25' ACCESS EASEMENT  
 DB 261 PG 087



**LEXINGTON ROAD**  
 SECTION A-A  
 STA 120+42.62 PER KYTC PLANS

4" FILL DESIRED  
 2" FILL MINIMUM

Concrete Sidewalk

1" 2.5" Asphalt Surface  
 1" 5" Binder  
 2" 2.5" Asphalt Base  
 7" Asphalt Base  
 8" DGA

4" CUT DESIRED  
 2" CUT MINIMUM

WASHINGTON PARTNERS LLC  
 1002 LEXINGTON RD  
 ZONE B-2  
 DB 394, PG 049, CAB 5, SL 1702

BOOM INC  
 1036 LEXINGTON RD  
 ZONE B-2  
 DB 282, PG 414

Proposed building  
 4-story w/basement  
 92.6' X 132.6'  
 1st floor 9,774 sf  
 2nd floor 10,186 sf  
 3rd floor 10,186 sf  
 4th floor 10,915 sf  
 Basement 3,939 sf  
 Net Area 45,000 sf  
 Gross Area 61,280 sf  
 PETERS CARL B  
 IRREVOCABLE FAM  
 GSTT TRUST  
 1100 LEXINGTON RD  
 ZONE B-2  
 DB 375, PG 139

601 PERIMETER DRIVE LLC  
 1104 LEXINGTON ROAD  
 ZONE B-2  
 DB 370, PG 822

WITHERS INTEREST NO. 2 LLC  
 1108 LEXINGTON ROAD  
 ZONE B-2  
 DB 365, PG 705

SOUTH ELKHORN VILLAGE LLC  
 VIKRAM PATH  
 ZONE B-2  
 DB 388, PG 498  
 CAB 9, SL 26

SOUTH ELKHORN VILLAGE LLC  
 ZONE B-2  
 DB 383, PG 372, CAB 9, SL 26

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 Rev A Date: Aug 28, 2019 11:53am  
 User: jda

SEAL

**INTERATED ENGINEERS**  
 105 Progress Place, Suite 230  
 Lexington, KY 40509  
 (606) 261-1115

PROJECT: GEORGETOWN INTERNAL MEDICINE  
 GEORGETOWN, KY  
 SCOTT COUNTY, KENTUCKY

PROJECT NO.: 180224  
 DATE: AUGUST 2019  
 DRAWN BY: WHL/JFM  
 CHECKED BY: JDA

DESCRIPTION OF REVISION

**PRELIMINARY DEVELOPMENT PLAN**

SHEET NO. **PDP**