

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
AGENDA
February 12, 2026
6:00 p.m.**

I. COMMISSION BUSINESS

- A. Approval of January invoices
- B. Approval of January 8, 2026 minutes
- D. Approval of February 12, 2026 agenda
- E. Items for postponement or withdrawal

II. OLD BUSINESS

- A. ZMA-2025-36/PDP-2025-37 The Stables at Blossom Park - WITHDRAWN

III. NEW BUSINESS

- A. PSP-2026-04 Gaines Farm - Preliminary Subdivision Plat for 254 single-family detached residential lots, 1 HOA pocket park, 3 connections to conservation open space amenity and roads and the review of the Area Master Plan located southwest of the intersection of Paynes Depot Road and McClelland Circle.

IV. OTHER BUSINESS

- A. Accessory Dwelling Unit and Cluster Development Regulations
- B. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
January 8, 2026**

The regular meeting was held in the Scott County Courthouse on January 8, 2026. The meeting was called to order by Vice Chairman Mary Singer at 6:00 p.m. Present were Commissioners Duwan Garrett, David Vest, James Stone, Harold Dean Jessie, Jessica Canfield, Brad Green, Tristin Black, Director Holden Fleming, Planners Elise Ketz, Rhett Shirley, Mark Carper, Toshi Tusam, Noah Smith, Engineer Ben Krebs and Attorney Charlie Perkins. Commissioner Malissa Adair was absent.

Vice Chairman Singer welcomed the new Commissioner Tristin Black.

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

Motion by Jessie, second by Garrett to approve the December invoices. Motion carried.

Motion by Garrett, second by Black to approve December 11, 2025 minutes. Motion carried.

Motion by Black, second by Jessie to approve the January agenda including moving the Georgetown Commons Master Sign Plan up under old business. Motion carried.

Postponements/Withdrawals

Vice Chairman Singer stated that The Stables at Blossom Park (ZMA-2025-36/PDP-2025-37) will be postponed until the next regularly scheduled meeting.

Georgetown Commons Master Sign Plan Amendment

Mr. Fleming stated that when the preliminary development approval was granted in late 2024 for Georgetown Commons the approval included approval of a Master Sign Plan that included a 25' tall sign for outlots 1 and 2. He stated now they are requesting approval for the sign to be 35' tall.

He stated the applicant has submitted several site line views that indicate the topography of the area of the sign is not visible until you are past the turn lane of the development. He stated staff are recommending granting the applicant a variance of total height being no more than 35' in height and finished top elevation cannot exceed 915' above sea level.

Jon Woodall, representing applicant, stated the applicant is requesting the variance for height due to the topography of the site.

Motion by Jessie, second by Green, to approve the amendment to the Georgetown Commons Master Sign Plan.

PDP-2023-10 Scott County Humane Society - Relief variance from article 6.14 of Landscape & Land Use Buffer Ordinance/change in approved conditions pertaining to PDP-2023-10 located at 1376 Lexington Road.

Mr. Smith stated the request is for relief/reduction of the requirements. He stated the site is 4.52 acres with A-1 zoning and surrounded by A-1 zoning. He stated the applicant is requesting the variance for the northern and western boundaries of the property.

He stated this request usually does not come before the Planning Commission but a previous motion by the Scott County Board of Adjustment deferred the fencing to the Development Plan.

He stated the applicant appeared before the Scott County Board of Adjustment twice as well as being heard by the Planning Commission once.

He stated the preliminary development plan showed a fenced in area interior to the property boundary where the animals would be kept.

He stated the applicant appeared before the Board of Adjustment again in the spring of 2025 and was granted expanding the operating hours from Monday - Sunday from 9am - 6pm and overnight housing of up to four dogs.

He stated perimeter fencing requirement have been discussed for the site since the beginning but not enacted since the ordinance wasn't approved until 2024. He stated the only difference between the current development plan from the previously approved development plan is the fencing requirement.

He stated the applicant requests excluding the boundary fencing on the north and west property lines due to an existing fence line. He stated the property on the northern property line operates on a conditional use permit and there is existing vegetation on the property line. He stated the western property line adjoins Lexington Road.

He stated the dogs housed on the property would be within the fenced exercise area and not near the property lines. He stated the exercise area will have evergreen vegetation screening.

Commissioner Jessie questioned when the fence repair would occur. Mr. Smith stated the applicant is under construction. Mr. Fleming stated all conditions would need to be met before operations could begin.

Commissioner Garrett questioned if the applicant had a date. Mr. Smith stated the applicant could answer the question.

Commissioner Black questioned if the facility is an additional facility or replacing the existing facility. It was stated that it is replacing the existing facility in Indian Acres.

Mr. Fleming stated staff received one letter from Mr. Quarles with questions and concerns regarding the application. He stated the letter had been given to all Commissioners to review.

Commissioner Garrett questioned the concern Mr. Quarles spoke of the adjoining dogs getting onto his property. Mr. Fleming stated the required fencing when installed on the south and east property lines would prevent that from happening again.

Alex Cantrill, Board Member with the Humane Society, and Cassandra Ernst, member of the building committee for the Humane Society, stated removing the tree line to install a fence would increase the noise from the pet resort. They stated the fencing would be completed before occupancy and expected occupancy is June 2026.

Commissioner Jessie questioned if the pet resort has responsibility to help repair the fence. Mr. Cantrill stated Kentucky statutes do say cost is to be split but he stated they have not discussed that with the pet resort. Mr. Fleming stated the current applicant would bear the cost of fence but then in the future it could be discussed between the applicant and neighbor regarding cost of repairs.

After further discussion, **Motion by Garrett, second by Stone, to approve PDP-2023-10 subject to 12 conditions of approval. Motion carried 7 - 1 with Vest dissenting.**

PDP-2025-67-PSP-2025-68 Woodland Park – Phase 3 – (1) Preliminary development plan and Plat for a mixed residential development consisting of single-family detached homes, townhomes, apartments, and a community center. (2) Preliminary Subdivision Plat for 91 single-family detached residential, 4 multi-family residential, 1 community center, 4 open space and 2 floodplain lots located at 1341 Cincinnati Pike .

Ms. Ketz stated this is a 68.67-acre parcel within the Woodland Park development currently zoned R-2 PUD and C-1. She stated access is from Rattler Lane, Star Gazer Drive or Birdseye Boulevard.

Ms. Ketz explained the history of the development. She stated in July 2025 the applicant was approved by the Planning Commission for a rezoning of the property and sent to the City of Georgetown for consideration. She stated after the required 90 days for consideration the Planning Commission's recommendation was finalized in October 2025.

She stated the preliminary development plan is the same as the concept plan submitted with the zone change. She stated that overall density is 9.26 dwelling units per net acre which is less than the R-2 standard of 12 dwellings units per net acre.

She stated the different housing types in the preliminary development plan each have several requested waivers.

She stated the single-family detached homes are along the northern and southern boundaries and are requesting 4 waivers.

She stated the townhomes are in the center and south side of the property and are requesting 2 waivers.

She stated the apartments are in the south central of the property and are requesting 4 waivers.

She stated for all 3 housing types the applicant is requesting reduction in front yard setback and rear yard setback. She stated for the apartments the applicant is requesting more 24 units per building and 3-story buildings.

Commissioner Green requested clarification of the parking spaces for the townhome areas.

She stated overall the development is still mainly a single-family home neighborhood even with the addition of townhomes and apartments.

She stated the applicant has dedicated open space along with the floodplain area.

Commissioner Jessie questioned if anyone could use the open space or if it is for residents only.

She stated the applicant has a community center included in the open space.

She stated staff recommends approval of the requested waiver for the agricultural buffer along the southern property line due to the adjoining property being a school.

She stated the preliminary development plan is consistent with the R-2 PUD zoning and the approved concept plan.

She stated the total dwelling units, building coverage, and site density comply with the zoning district.

She stated that the development provides 7.14 acres of open space.

She stated the property perimeter buffers, vehicle use area landscaping, interior landscaping and tree canopy coverage are shown on the plans.

She stated staff recommends approval of the 5 requested waivers.

Dick Murphy, representing applicant, stated the application is in the R-2 PUD zone which allows different design standards on a development plan. He stated typically there are waivers associated with the

development plan. He stated phases 1 and 2 had waivers and many of the requested waivers are just a continuance of those waivers. He stated the development plan follows the concept plan from the zone change 6 months ago.

He stated there are 3 categories of waivers requested. He stated the setbacks are the same as in the previous phases. He stated the agricultural buffering was not required when phases 1 and 2 were approved. He stated they are not requesting a waiver for the fence and plan to build it as required.

He stated the third waiver is for the apartment building height. He stated the applicant wants to keep the buildings together and keep more available green space. He stated the first floor of the apartment buildings is lower in grade than the buildings to the west of the location.

He stated that the applicant meets the requirements for parking. He stated the applicant plans to have parking passes for the apartment parking and overflow parking will be at the community center.

Commissioner Vest questioned who will maintain the crossing on the green space area. Mr. Murphy stated the HOA.

Commissioner Black questioned if students will be able to walk to the school. Mr. Murphy stated due to security concerns that sidewalks were ruled out.

Dan Holman, 503 S Broadway, stated that the decision not to have accessibility to the school is disappointing.

Mr. Holman questioned having street trees. Kevin Rich, Rich Land Design, stated originally, they had street trees shown but there is not a street tree ordinance in Georgetown due to the location of utilities.

After further discussion, **Motion by Black, second by Garrett, to recommend approval of PDP-2025-67 including 22 conditions of approval, and (5) waivers. Motion carried 5 – 3 with Jessie, Vest, and Green dissenting.**

After further discussion, **Motion by Garrett, second by Black, to recommend approval of PSP-2025-68 including 17 conditions of approval, and (5) waivers. Motion carried 5 – 3 with Jessie, Vest, and Green dissenting.**

Accessory Dwelling Unit and Cluster Development Regulations Discussion

Mr. Fleming stated after several meetings last year with agricultural stakeholders on how to preserve farmland for the future. He stated there were two ideas that were decided upon.

He stated there is an existing ordinance that allows for secondary residences on a property if the required number of acres are met. He stated 5 acres is the minimum lot size in the agricultural zone and with 10 acres you can apply for a conditional use to add a house for a family member.

He stated the accessory dwelling unit ordinance would allow a secondary house on a legal lot of record at 50% square foot or smaller than the primary dwelling unit. He stated the house must be lived in and could not be a short-term rental.

He stated staff plans to present at next month's meeting and are having another community meeting next week at the library for residents.

He stated the rural cluster regulations have a few changes. He stated a major change is the requirement of 50% of total acreage must be preserved for agricultural use.

He stated the other major change is that if the Health Department can approve septic systems the lots can be smaller. He stated 0.5 acre will be the minimum lot size allowed. He stated 2 acres will be the maximum and is the existing lot size.

He stated the preserved area can have one house located on the property. He stated the preserved area cannot be smaller than 10 acres.

He stated each cluster would require a rezoning to A-5. He stated that it would allow the Planning Commission to review every application.

Mr. Fleming and Ms. Ketz discussed options with the Commission regarding paper packets and/or digital packets for the meetings.

Vice Chairman Singer adjourned the meeting.

Attest:

Mary Singer, Vice Chairman

Charlie Perkins, Secretary

GAINES FARM PRELIMINARY SUBDIVISION PLAT & AREA MASTER PLAN

PSP-2026-04

Staff Report to the Georgetown-Scott County Planning Commission

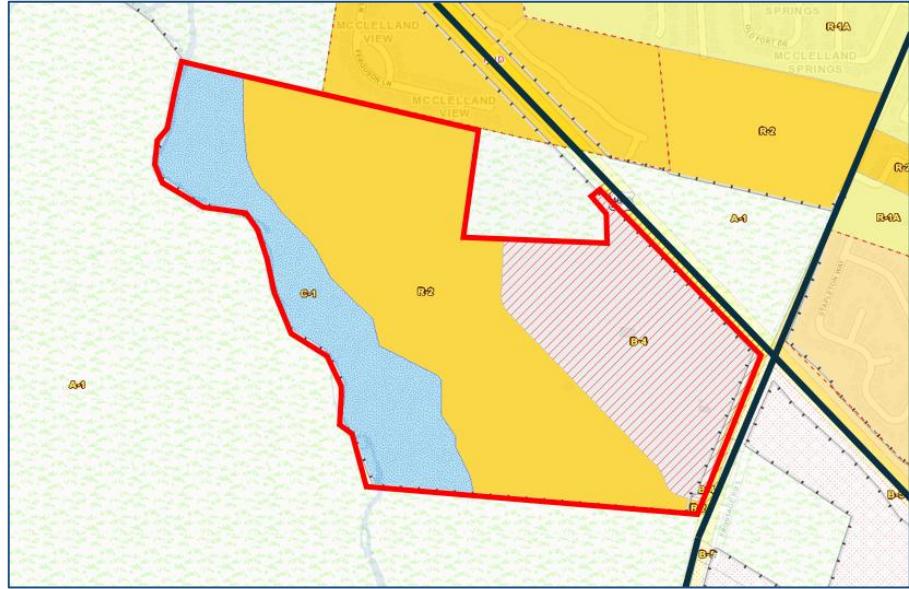
February 12, 2026

(Addendum dated February 11, 2026)

FILE NUMBER: PSP-2026-04

PROPOSAL: Preliminary Subdivision Plat for 254 single-family detached residential lots, 1 HOA pocket park, 3 connections to conservation open space amenity and roads and the review of the Area Master Plan

LOCATION: Paynes Depot Road (140-30-002.000, 140-30-002.001, 140-30-002.002, & 140-30-002.003)



OWNER &

APPLICANT: Ball Homes,

CONSULTANT: EA Partners, Rory Kahly

STATISTICS:

Gross Site Acreage [Total]: 62.61 acres (Single-Family), 18.28 acres (Multi-Family), 52.81 acres (Neighborhood Business), and 40.44 acres (Conservation)
[182.45 gross acres]

Zone [Acreage]: R-2 PUD (Medium-Density Residential) [107.36 acres]
B-4 PUD (Neighborhood Business) [52.81 acres]
C-1 (Conservation) [40.44 acres]

Access: McClelland Circle [US-460 Bypass], Paynes Depot Road [US-62], and/or Leota Way

Surrounding Zone: A-1, R-2 PUD, B-5

Description of Master Plan: Multi-Use Planned Development Project

Proposed Subdivision Plat: 254 Single-Family Residential Lots, 1 Conservation Lot, and 1 HOA Lot

Density: 5.31 DU per Net Acre



BACKGROUND:

The Gaines Farm Multi-Use Development Project is located southwest of the intersection of McClelland Circle and Paynes Depot Road, north of Cane Run, and south of the McClelland View neighborhood. The parent tract (Gaines Farm) was a 182.44-acre property which was rezoned in 2025 from A-1 to B-4 PUD, R-2 PUD, and C-1. The concept plan showed the parent tract having four sections, the B-4 area located along McClelland Circle and Paynes Depot Road which transitions to a R-2 area intended for multi-family development before transitioning to a R-2 area spanning from the McClelland View neighborhood to Paynes Depot Road intended for single-family and a C-1 area for the 100-year floodplain of Cane Run.

Access is from Paynes Depot Road, McClelland Circle, and Leota Way. Adjacent properties to the Area Project Site are a mixture of residential subtypes, including single-family detached small-lot and rural single-family large-lot residences. Additionally, properties to the north have an approved final development plan for a grocery store, to the east have preliminary approvals for single-family detached and multi-family residential and an approved final development plan for a distillery, and to the north have preliminary subdivision plat approval for single-family detached residential.

The purpose of the application is two-fold, firstly to consider the area master plan for the larger Gaines Farm Multi-Use Development Project (Area Master Plan), and secondly to consider the preliminary subdivision plat for the 254 lots in the single-family residential area (PSP Project Area).

AREA MASTER PLAN REVIEW:

Zoning Map Amendment Summary:

The Area Master Plan represents the implementation of the concept plan presented as a supplemental exhibit associated the zoning map amendment (ZMA-2024-68). The zoning map amendment for the Gaines Farm property included approval of planned-unit development waivers for the single-family residential lots and conditioned public improvements, environmental preservation, open space area, and diversity of housing types, detailed below:

PUD Waivers:

1. Reduce minimum lot widths for single-family lots to 50-foot-wide.
2. Reduce front yard setback for single-family lots to 25 feet.
3. Reduce the minimum lot area for single-family lots to 6,500 SF.
4. Increase the density of the apartment areas and decrease the density of the single-family areas, resulting in the overall R-2 PUD area not to exceed 6.25 units per acre.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance and Subdivision and Development Regulations*.
2. The Applicant shall annex the Project Site into the City of Georgetown.
3. All areas within the greenbelt shall be rezoned to C-1 conservation.
4. The applicant shall be responsible for all offsite road and public water and sewer improvements required to serve the proposed development.
5. The approval of the zone change includes approval of the general Concept Plan proposed for the property.
6. The total number of dwelling units for the site area shall not exceed 659 units per the approved concept plan.

7. The Applicant shall return to the Planning Commission for a Preliminary Development Plan for an Area Master Plan for the Project Site prior to individual site Preliminary Development Plan and Preliminary Subdivision Plat approval(s). The Area Master Plan shall follow the general layout of the submitted Concept Plan. As part of Area Master Plan submittal, the Applicant shall submit an up-to-date traffic study for the correct sized area of commercial development and residential areas.
8. The Applicant shall provide a minimum usable open space of 10% of the total site area. The usable open space shall be improved and shall include only those amenities that are accessible to all residents and the general public. At least 50% of the usable open space shall be located outside the areas proposed to be rezoned to C-1 Conservation and said usable open space shall be located in the residential zoned areas. At least three connections shall be made from the residential areas to the C-1 area. A plan for usable open space, including amenities proposed in each area, shall be submitted as part of the Area Master Plan.
9. The Planning Commission shall not approve more than 150 dwelling units until such time that the development area has at least two connections to off-site public roads. New roadway construction shall not originate from Leota Way, instead coming from either Paynes Depot Road or McClelland Circle. A road stub to the property to the south shall be constructed as part of new roadway construction.
10. If the applicant does not progress to Preliminary or Final Development Plat/Plan approval within 3 years of Zoning Map Amendment approval, the approved Concept Plan shall expire and the Planning Commission may initiate a rezoning of the property back to A-1 (Agricultural) or some other appropriate zone.

The Area Master Plan proposes a mix of land-use types, including neighborhood business, diverse housing types, open spaces, and conservation areas, arranged to transition in intensity across the site. Multi-family residential units are located adjacent to the neighborhood business zoned sections located along McClelland Circle and Paynes Depot Road. Single-family detached lots are located adjacent to the existing neighborhood to the north transversing south and east towards Paynes Depot Road and east of conservation areas and open space buffering Cane Run and floodplain.

Area Master Plan Review

The Area Master Plan is broken up into three phases. The areas of Phases 1 and 2 are zoned R-2 PUD and Phase 3 is zoned B-4 PUD.

Phase 1 is nearest to the Conservation area, zoned C-1, and includes for the construction of roadways and 149 single-family detached residential lots. Phase 2 includes the construction of additional roadways, an additional 105 single-family detached residential lots, and the development of up to 408 apartment buildings. The R-2 zoning district permits single-family detached residential as well as duplexes and multi-family dwellings with a maximum of six (6) dwelling units per building and 12 units per net acre.

Phase 3 includes the construction of the commercial area, including commercial outlots and a central anchor tenant(s) area. The commercial outlots would be located along McClelland Circle and Paynes Depot Road. The *Zoning Ordinance* includes the following description for the B-4 zone:

Community Commercial districts are those which provide for the sale of convenience goods such as food, drugs, hardware, and personal services, as well as professional services, banking, and recreation. These districts are intended to serve an extended neighborhood within the City.

Community Commercial districts are not intended to attract consumers on a county- or region-wide level.

Community Commercial districts should promote community attractiveness by integrating with surrounding residential areas through pedestrian connections, landscaping, and screening.

The commercial outlet users referenced on the plan include, but are not limited to gas stations, restaurants, retail, medical offices, and banks; and the central anchor tenants referenced on the plan include, but are not limited to retail, home improvement, and superstore.

While the listed commercial operations are permitted in the B-4 zone, there are limitations on uses requiring/proposing a facility area greater than 100,000 square feet, uses which require a large outdoor surface area for the display of products, and those which require a large service area to be practicable (such as hotels, theme attractions, and/or malls). For those uses with buildings between 50,000 and 100,000 square feet, the requirements of the *Big Box Development & Regulations* are applicable.

Important items of note include (but are not limited to) varying and high-quality exterior building design features and materials, roof line variations and the concealment of flat roofs with architectural features, distinct and well-defined entryways, installation of pedestrian walkways throughout the property, and the screening of the back and sides of buildings and storage, trash, and loading areas from rights-of-way and adjoining residential areas. These features are intended to enhance the commercial area creating a unified and aesthetically appealing campus for the community.

The final commercial users are to be determined, but Staff finds that they generally satisfy the requirements of the zoning district. As preliminary development plans are submitted for the central tenants or commercial outlots, the Planning Commission Staff will evaluate for appropriateness and compliance with the regulations.

Determination & Recommendation

Staff ultimately finds that the area master plan submitted satisfies the conditions of approval associated with the Zoning Map Amendment. The proposed uses are those permitted in the underlying zoning districts for the properties. Site design items such as landscaping, parking, roadway construction, and building layout will be reviewed as part of the preliminary development plan and/or subdivision plat process.

Access & Circulation

Primary access to the site is proposed through the utilization, extension, and at times expansion of existing driveways and roadways from McClelland Circle, Paynes Depot Road, and Leota Way. The roadways proposed from McClelland Circle and Paynes Depot Road are proposed to be 41-foot-wide (60-foot ROW) and the extension of Leota Way is proposed to match the existing roadway with a 29-foot-wide pavement with 50-foot ROW. Per the *Subdivision & Development Regulations*, Article X, 1000, A, 3:

"Traffic from higher intensity residential uses shall not pass through lower intensity residential uses, except where the road is classified or designed as a collector or greater."

The *Subdivision & Development Regulations* identify that roads measuring at least 32-foot-wide with at least 60 feet of road ROW shall be considered a collector road. The proposed roadways from McClelland Circle and Paynes Depot Road meet this requirement for both pavement width and ROW and are therefore sized to handle diverse land uses as shown in this development. A road stub is also shown to access the adjoining property to the south. The location of the road stub is directly adjacent to lot 87 along the south boundary. The curve of the proposed roadway from Paynes Depot Road does not satisfy

the geometric requirements outlined in the *Regulations*, and the final subdivision plat and civil engineering plans for the road will need to address this issue.

It was noted previously that alignment and cross sections of major access locations are not currently acceptable and should be revised. The access from McClelland Circle has been identified as needing additional review as the geometry of the roadway does not satisfy the requirements of the *Subdivision & Development Regulations*. Furthermore, notes regarding access to McClelland per additional linework and note what is being proposed regarding timing and coordination with the adjoining property owner to allow for acceptable tangent are also required. The Paynes Depot access should provide sufficient tangent and standard intersection to allow for adjoining stub street connection to the property to the south. The geometry of the road does not meet design requirements and will need to be rectified as part of the civil engineering plan and final subdivision plat.

Staff advises that the previously approved Condition of Approval #9 be maintained if the preliminary subdivision plat and area master plan are approved. The Condition of Approval states that the development area shall have two connections to off-site public roads and that new roadway construction shall not originate from the terminus of Leota Way, an existing public road serving the McClelland View neighborhood. The intent of this condition is to ensure that no one roadway absorbs traffic greater than what it is rated for, as Leota Way is not constructed to the "Collector Road" standard set forth by the *Subdivision & Development Regulations*, while Paynes Depot Road and McClelland Circle are constructed to that standard. Furthermore, the condition of approval is intended to ensure that the existing neighborhood is not subject to the heavy machinery traffic associated with new roadway construction.

The full-access connection to two public roadways prior to the recording of the 150th single-family residential lot is also advised to remain. The requirement for a secondary road connection would be triggered after completion of the first phase of residential development, as part of the first phase of residential development given that the phase is identified to include 171 lots. The connection to McClelland Circle, shaded and shown on the submitted plat, is identified as "Temporary Construction Access" and does not, at the time of application, show any indication that it will be constructed for public access. While a temporary road may be installed for the purpose of installation of utilities and road construction, to satisfy the Condition of Approval, the connection must be a public road. A connection to Leota Way, an existing public road built to residential traffic standards, would satisfy that requirement. Staff advises that, for both the safety of existing and new residents to this area as well as emergency services access, a full-access public road connection to Leota Way is required.

Traffic Impact Study

A traffic study was performed by EA Partners as part of the application for preliminary subdivision plat and area master plan review. The report is dated February 2025 and looked at three intersections:

1. McClelland Circle [US-460 Bypass] and Paynes Depot Road [US-62]
2. Existing Driveway and McClelland Circle [US-460 Bypass], located approximately 1,600 feet west of the intersection of McClelland Circle & Paynes Depot Road
3. Existing Driveway and Paynes Depot [US-62], located approximately 1,200 feet south of the intersection of McClelland Circle & Paynes Depot Road

In addition, in an addendum to the Traffic Impact Study Report, the applicant reviewed a fourth intersection, specifically:

4. Leota Way to Ferguson Lane/Fincastle Way and McClelland Circle.

A full version of the study is available for examination in the Planning Commission office. Staff has provided the Commission with a copy of the main analysis portion of the study. The purpose of a Traffic Impact Study for new development is to help the Planning Commission see what impacts the proposed development will have on the existing transportation network, and what steps might be taken to mitigate those impacts if they cause an unacceptable decrease in the Level of Service. As a clarification, we would not expect a Traffic Impact Study to identify how a new development would solve pre-existing traffic volume or congestion issues.

	LUC	Metric	Entering (%)	Exiting (%)	Total Trips (% of whole)
Anchor Tenants	813, 822, & 862	258.0k SF GFA	239 (12.67%)	179 (9.49%)	418 (22.16%)
Outlot – Sit Down Food	932	16.0k SF GFA	83 (4.40%)	68 (3.61%)	151 (8.01%)
Outlot – Drive-Thru Food	937 & 934	14.0k SF GFA	361 (19.14%)	345 (18.29%)	706 (37.43%)
Outlot – Auto	944 & 948	21.0k SF GFA	102 (5.41%)	104 (5.51%)	206 (10.92%)
Outlot –Services & Other	150, 899, & 911	51.0k SF GFA	36 (1.91%)	23 (1.22%)	59 (3.13%)
Single-Family Detached Res.	210	263 DU	46 (2.44%)	138 (7.32%)	184 (9.76%)
Multi-Family Res. (low-rise)	220	406 DU	39 (2.07%)	133 (7.05%)	162 (8.59%)
TOTAL TRIPS			906 (48.04%)	990 (51.96%)	1,886

Table 1 (above): AM Peak Hour Trips by Land Use Category

	LUC	Metric	Entering (%)	Exiting (%)	Total Trips (% of whole)
Anchor Tenants	813, 822, & 862	258.0k SF GFA	369 (15.76%)	381 (16.27%)	750 (32.02%)
Outlot – Sit Down Food	932	16.0k SF GFA	87 (3.71%)	55 (2.35%)	142 (6.06%)
Outlot – Drive-Thru Food	937 & 934	14.0k SF GFA	246 (10.50%)	228 (9.74%)	474 (20.24%)
Outlot – Auto	944 & 948	21.0k SF GFA	179 (7.64%)	177 (7.56%)	356 (15.20%)
Outlot – Services & Other	150, 899, & 911	51.0k SF GFA	82 (3.50%)	84 (3.59%)	166 (7.09%)
Single-Family Detached Res.	210	263 DU	156 (6.66%)	91 (3.89%)	247 (10.55%)
Multi-Family Res. (low-rise)	220	406 DU	130 (5.55%)	77 (3.29%)	207 (8.84%)
TOTAL TRIPS			1,249 (53.33%)	1,093 (46.67%)	2,342

Table 2 (above): PM Peak Hour Trips by Land Use Category

The tables above (Table 1 & 2) show the anticipated AM & PM peak hour trips generated by the development when built out.¹ The trip information was supplied by the Applicant to the consultant and checked against the ITE Trip Generation Manual. If the site were proposed to be developed differently than the Area Master Plan or redeveloped, staff would request an updated Traffic Impact Study.

The traffic study makes several conclusions. Firstly, at the 2035 full build-out, the existing intersection of Paynes Depot Road and McClelland Circle would need to have signal timing adjustments to accommodate additional activity at the intersection. The study indicates that, by 2035, the intersection would need timing improvements regardless of site development. Secondly, at the 2035 full build-out, the development access intersections with McClelland Circle and Paynes Depot Road would require changes in intersection typology as well as roadway improvements in order to maintain appropriate levels of service. Both junctions function as two-stop control intersections, which allow for the larger arterials to continuously flow, but by 2035 would degrade to the point where alternative traffic control mechanisms would be necessary. For the intersection with McClelland Circle, the study considers either through a traffic signal or an R-CUT, while for the intersection with Paynes Depot Road, the study considers a traffic signal. As a state-maintained roadway, the ultimate determination on intersection typology would be at the discretion of KYTC, however it is essential to note that the study concludes that improvements would need to be made by or before 2030 and 2031, respectively.

¹This data is from the Traffic Impact Study performed by EA Partners, dated February 2025. Land Use Codes (LUCs) were consolidated by use similarity for ease of review, reference the Traffic Impact Study for a breakdown of trip generation by specific LUCs.

Finally, the traffic study addendum reviewed traffic patterns to and from Leota Way, Ferguson Lane, and Fincastle Way to McClelland Circle. The public road network in this area serves a 44-unit residential subdivision (McClelland View) and a 16,000 SF church (Northside Christian). The addendum found that approximately 41 AM peak hour trips and 54 PM peak hour trips are generated by both types of use. For the purposes of review, the study extrapolates that 75 single-family residential units associated with the Gaines Farm property may choose to utilize the existing public road connections of McClelland View. The peak hour trip generation total when considering Gaines Farm, McClelland View, and Northside Christian is 97 AM trips (28 in, 69 out) and 128 PM trips (77 in, 51 out). In light of the potential increase in intersection activity, however, the no-build and full-build intersection performance of Fincastle Way and McClelland Circle would remain at a LOS of C, and intersection delays would not exceed 4 seconds in either the AM (15.1 no-build versus 18.2 full-build) or PM (15.7 no-build versus 18.4 full-build). The addendum concludes, stating that the intersection of Fincastle Way and McClelland Circle would not be significantly impacted if Gaines Farm and McClelland Circle were to be connected to one another.

Ultimately, Staff recommends that the Planning Commission adopt the recommendations and conclusions of the traffic impact study and traffic impact study addendum as submitted by the applicant.

PRELIMINARY SUBDIVISION PLAT REVIEW

Planned Unit Development

Gaines Farm is a planned development project, otherwise known as a planned unit development (PUD). PUDs are flexible, non-Euclidean zoning mechanisms which promote the creation of open spaces, mixed-use housing and land-uses, environmental protection, and development flexibility. While the uses and density of development shall comply with the regulations set forth in the associated base zone (i.e. R-2), the way the uses are constructed and interact with one another is allowed additional options to create unique neighborhoods and communities. A planned-development project may depart from the literal conformance with the individual lot dimension and area regulations. A planned development project is subject to regulations in Section 2.32 of the Zoning Ordinance, excerpts of which are as follows:

- **Uses and densities:** The uses of premises and development densities shall conform with the permitted uses and densities of the zoning district in which it is located.
- **Standards:** In any planned-development project, although it is permissible to depart from the literal conformance with the individual lot dimension and area regulations, there shall be no diminution of total equivalent lot area, parking area and loading and unloading area requirement that would be necessary for the equivalent amount of individual lot development with one exemption; the Planning Commission may allow reductions in these requirements if the developer can satisfactorily prove that large scale development may permit such reductions without destroying the intent of these regulations.
- **Special Conditions:** The Planning Commission shall attach reasonable special conditions to insure that there shall be no departure from the intent of this Zoning Ordinance ... Because a planned-development project is inherently more complex than individual lot development and because each such project must be tailored to the topography and neighboring uses, the standards for such projects shall be flexible ... The Planning Commission may also attach any other reasonable special conditions.

Land Uses & Density

The proposed plan has an overall density 5.31 dwelling units per net acre of development, which is less than the standard 12 dwelling units per net acre set forth in the R-2 Medium Density Residential zone and less than the density . The *Zoning Ordinance* Section 4.33 lists the following permitted uses in the R-2 District.

- A. Single-Family Dwellings
- B. Duplexes & Multi-Family Dwellings with a maximum of six (6) dwelling units per building and 12 units per net acre.
- C. Planned development projects for residential use only. The procedure under Section 2.32 shall be followed.

All uses proposed in the preliminary development plan are within the permitted uses in the R-2 Medium Density Residential district.

Setbacks, Dimensions, & Standards

Pursuant to the *Zoning Ordinance*, a planned-development project may depart from literal conformance with individual lot dimension and area regulations. As referenced in the *Zoning Map Amendment Summary* (above), three waivers related to single-family detached residence construction were approved as part of the zone change application, specifically to permit minimum lot widths of 50 feet wide, minimum lot areas of 6,500 square feet, and front yard setbacks of 25 feet in depth.

The R-2 zone district is a medium density residential district with the following dimension and area restrictions. The following table lists the typical standards for the zone, the approved waivers associated with the Gaines Farm project, and the nearest existing neighborhood of McClelland View.

	Typical Standards	Gaines Farm Approved Waivers	McClelland View Neighborhood (PSP-2006-30) ²
Zone	R-2	R-2 PUD	R-2 PUD
Minimum Lot Area	7,500 square feet	6,500 square feet	6,600 square feet
Maximum Density	12 DU per net acre	12 DU per net acre ³	12 DU per net acre
Maximum Building Coverage	40%	40%	40%
Minimum Lot Width	60 feet	50 feet	42.5 feet
Front Setback	30 feet	25 feet	30 feet
Side Setback	7.5 feet per side	7.5 feet per side	7.5 feet per side
Rear Setback	25 feet	25 feet	25 feet

Table 3 (above): Dimensional Standards for the R-2 Zoning District, Gaines Farm, and McClelland View

² The McClelland Springs neighborhood was approved in 2006 in conjunction with a section of the Buchanan Property located across the Bypass. Statistics utilized reference the collective neighborhood in accordance with the approved Preliminary Subdivision Plat (Buchanan Property, PSP-2006-30) and subsequent record plats for the neighborhoods.

³ The overall R-2 PUD density is capped at 6.25 DU per net acre across all housing typologies per the conditions of approval associated with the Zoning Map Amendment.

Single-Family Detached Layout & Phasing

The plan proposes 254 single-family detached lots developed across two phases. The first phase contains 149 lots and would transverse along the Conservation (C-1) parcel from Paynes Depot Road to the northern property line, before transversing towards the eastern property line. The second phase contains 105 lots and would be central to the Phase 1 lots, between Phase 1 and the commercial and multi-family residential areas. A summary of lot statistics overall and broken down into Phases 1 and 2 are as follows:

	Overall	Phase 1	Phase 2
Lot Count	254	149	105
Lot Areas			
Minimum	6,415 SF	6,425 SF	6,415 SF
Average	8,658 SF	9,030 SF	8,131 SF
Maximum	30,328 SF	30,328 SF	17,514 SF
Lot Widths			
Minimum	46 feet	46 feet	49 feet
Average	60 feet	59 feet	61 feet
Maximum	139 feet	96 feet	139 feet

Table 4 (above): Summary of Lot Statistics Overall and By Phase

Lot Areas	Count	Percent
Less than 6,500 SF	2	0.79%
Between 6,500 SF and 7,000 SF	54	21.26%
Between 7,000 SF and 7,500 SF	51	20.08%
Between 7,500 SF and 8,000 SF	37	14.57%
Between 8,000 SF and 10,000 SF	67	26.38%
Greater than 10,000 SF	43	16.93%

Table 5: Lot Areas by Count and Percent of Single-Family Detached Area

The lot areas are wide-ranging, with approximately 41% (105 lots) measuring between 6,500 SF and 7,500 SF. In light of this, however, the average lot area across both phases is 8,658 SF (or 8,857 SF for Phase 1 and 8,196 SF for Phase 2) which exceeds the minimum for the R-2 zone. Staff has identified several lots which do not adhere to the approved waiver for lot area, specifically lots 246 and 66. If the Preliminary Subdivision Plat was approved, Staff would advise that the lots in violation be brought into compliance regarding lot area.

Lot Widths	Count	Percent
Less than 50 feet	4	1.57%
Between 50 feet and 55 feet	125	49.21%
Between 55 and 60 feet	25	9.84%
Between 60 and 65 feet	26	10.24%
Between 65 and 70 feet	16	6.30%
Greater than 70 feet	58	22.83%

Table 6: Lot Widths by Count and Percent of Single-Family Detached Area

A majority of the lots, approximately 60%, are within the 50-to-60-foot-wide lot width range. The average lot width across both phases is 60 feet, which is the minimum for the R-2 zone. While the lots are narrow when referring to lot width and road frontage, the average depth of the proposed lots is 141 feet, giving sufficient space for residences and appropriately sized yards. Staff has identified several lots which do not adhere to the approved waiver for lot width, specifically lots 59, 60, 61 and 171. If the Preliminary Subdivision Plat was approved, Staff would advise that the lots in violation be brought into compliance regarding lot width.

Special Conditions

Open Space

As part of the zoning map amendment, the Planning Commission recommended in favor of the following special condition regarding open space:

- The Applicant shall provide a minimum usable open space of 10% of the total site area. The usable open space shall be improved and shall include only those amenities that are accessible to all residents and the general public. At least 50% of the usable open space shall be located outside the areas proposed to be rezoned to C-1 Conservation and said usable open space shall be located in the residential zoned areas. At least three connections shall be made from the residential areas to the C-1 area. A plan for usable open space, including amenities proposed in each area, shall be submitted as part of the Area Master Plan.

The preliminary subdivision plat shows one HOA lot, the Conservation area, and three connections from the single-family detached lots to the Conservation area. Furthermore, wider sidewalks (6-foot-wide versus the typical 4-foot-wide) with shade trees are proposed to guide residents towards the Conservation area.

The preliminary subdivision plat shows the construction of an open space trailway in the Conservation area. Staff recommends requiring the trailway construction be completed at the time that Phase 1 is platted, or prior to the platting of the 150th residential lot, whichever is first. Clear pathways to the trail should be installed and extended to guide residents of the neighborhood to each of the three Conservation area access points. This would offer residents multiple options for utilizing the open space required for the total site area development. The shaded tree sidewalks should be required to measure at least 6 feet wide. Tree plantings should be installed at time of lot platting. If a tree is removed as part of the construction of a residence, it is the responsibility of the home builder to replace the tree prior to issuance of the certificate of occupancy.

Landscape & Land Use Buffers

Section 6.12 & 6.14: Perimeter & Agricultural Buffering Requirements

The *Landscape & Land Use Buffers Ordinance* requires a 50-foot-wide buffer area along the property perimeter landscaping for all residential zones which adjoin agricultural zones, and for those areas to be populated with 1 large tree per 40 feet of linear boundary planted 35 feet from the property line (Section 6.12.9). In addition, the *Ordinance* also requires the installation of a minimum 6-foot-tall diamond mesh wire or equivalent no-climb wire fence along the property boundaries when adjoining Agricultural (A-1). Lots 14 through 21, 79 through 87 and 126 through 140 (or applicable) adjoin Agriculturally zoned properties, and the preliminary subdivision plat reflects this requirement. The final subdivision plat for these lots must include a species-specific landscape plan reflecting the planting requirement.

In addition, the *Ordinance* also requires the same installation of a minimum 6-foot-tall diamond mesh wire or equivalent no-climb wire fence along the property boundaries when adjoining Conservation (C-1) Lots 21 through 78 adjoin the Conservation zone so subsequently the final plat for those lots will need to reflect this requirement. Staff recommends an additional condition be established that the three conservation accessway lots shown between lots 29 and 30, 53 and 54, and 73 and 74 be required to install a minimum 4-foot-tall fence denoting the location of the accessway along the respective lot side yards. The 4-foot-tall fence shall be connected to the 6-foot-tall no-climb Conservation zone fence required for the residential lots. The additional fencing would ensure that the access easements are clearly defined and not imposed upon by residential uses, thus protecting its continued use as access to the neighborhood's open space amenity.

Staff is aware that the temporary construction access route from McClelland Circle is shown which adjoins an agriculturally (A-1) zoned property. In the interest in protecting agricultural use while simultaneously considering that this is a temporary construction access route, Staff recommends a condition of approval that a fence be installed along the periphery of the temporary construction access route as part of the recording of the final subdivision plat. A note regarding maintenance of said fence for its duration shall be included on the plat. Furthermore, Staff recommends a second condition of approval be that the 6-foot-tall fence pursuant to section 6.14 be required with the civil engineering plans for full-access public road from McClelland Circle and installed prior to the start of road construction if the adjoining property in question is zoned agricultural at time of plan submittal.

Section 6.13: Vehicular Use Area Perimeter Requirements

The regulations of Section 6.13 are not applicable.

Section 6.22: Interior Landscaping for Vehicular Use Areas

The regulations of Section 6.22 are not applicable.

Section 6.2215: Minimum Canopy Requirements

Total, post development, tree canopy requirements are on a stepped scale depending on the land use and volume of tree canopy preserved through development. As a single-family residential use, a range of 10% to 15% of the site area must be under tree canopy, as determined by the volume of existing tree canopy retained post-development. With a total single-family detached (R-2 PUD) site acreage of 62.61 acres and only 0.4 acres being preserved (equivalent to 0.6%), 15% of post-development site canopy is required. At the time of plat submittal, the canopy coverage associated with required landscape buffering and shade trees for the widened sidewalks are not provided. For the canopy planted to be credited, it shall be located within the areas zoned R-2 PUD. The final subdivision plat for the single-family detached residential area shall satisfy the 15% canopy requirement as set forth in the *Landscape &*

Land Use Buffers Ordinance and shall include the species utilized. A note shall be included on the plat to ensure that trees are not to be removed as part of the home construction process nor during the duration of home ownership post construction. Staff shall perform a site visit to ensure compliance with this condition as deemed appropriate.

Engineering & Design Requirements

The preliminary grading plan for the single-family detached residential area has been submitted with the preliminary subdivision plat. Staff has identified that there is a potential karst area across lots 162-165 where the anomaly is shown by existing contours. If approved, staff recommends a condition of approval which would require that the area to be studied and any remedial action documented prior to construction in the area.

The preliminary subdivision plat does not include a stormwater management plan for the Gaines Farm Development Area. The stormwater management plan must meet all requirements of the *Regulations*.

Concluding Comments

The *Zoning Ordinance* states that a planned development project or planned unit development may depart from literal conformance with individual lot dimensions and area regulations if the developer can satisfactorily prove that the waivers requested do not diminish the intent of these regulations. All uses proposed in Gaines Farm are permitted by-right. Staff finds that the application satisfies its' zoning map amendment's conditions of approval as the traffic impact study and its addendum has been found to meet the requirements of the adopted *Traffic Access and Impact Study Guidelines and Procedures*. After thorough review of the preliminary subdivision plat and associated area master plan, Staff finds that the application meets the requirements set forth in the adopted regulations for planned unit developments and recommends in favor of the preliminary subdivision plat subject to the findings, waivers, and conditions of approval below.

FINDINGS

1. Staff finds that the Preliminary Development Plan for Gaines Farm is consistent with the approved R-2 PUD zoning and the Concept Plan approved by the Planning Commission on February 13, 2025.
2. Staff finds that the total number of dwelling units, building coverage, and overall site density comply with the maximum density permitted in the R-2 zoning district, with a proposed net residential density of 5.31 units per acre, which is below the 12 units per acre maximum.
3. Staff finds that the subdivision plat provides appropriate access to 40.44 acres of open space in the Conservation area, while also providing internal expanded sidewalks with canopy and an HOA pocket park, exceeding the minimum ten percent requirement for PUD as set forth in the zoning map amendment, and that the proposed open space network, including designated open space lots, greenways, and conservation areas, supports the goals of the adopted Comprehensive Plan. The areas within the floodplain and along Cane Run are appropriately designated as C-1 Conservation and that development within or adjacent to these areas will be subject to applicable floodplain regulations and permitting requirements.
4. Staff finds that property perimeter buffers and tree canopy coverage are generally shown on the plans and can be reviewed for full compliance with the Landscape and Land Use Buffer Ordinance at the Final Subdivision Plat stage.

5. Staff finds that stormwater management, utility service, and fire protection can be adequately provided to serve the proposed development, subject to approval by the appropriate agencies and compliance with all Technical Review Committee comments.

PRELIMINARY SUBDIVISION PLAT RECOMMENDATION

Staff recommends **Approval** of the Gaines Farm Preliminary Subdivision Plat for 254 single-family detached lots, 1 HOA pocket park, 3 connections to the conservation district open trail parcel, and 20-foot-wide mulched walking path as well as for the Area Master Plan. If the Planning Commission approves the application, Staff advises the following waivers and conditions of approval:

Planned Unit Development Waivers:

1. Reduce minimum lot widths for single-family lots to 50-foot-wide.
2. Reduce front yard setback for single-family lots to 25 feet.
3. Reduce the minimum lot area for single-family lots to 6,500 SF.
4. Increase the density of the apartment areas and decrease the density of the single-family areas, resulting in the overall R-2 PUD area not to exceed 6.25 units per acre.

Conditions of Approval:

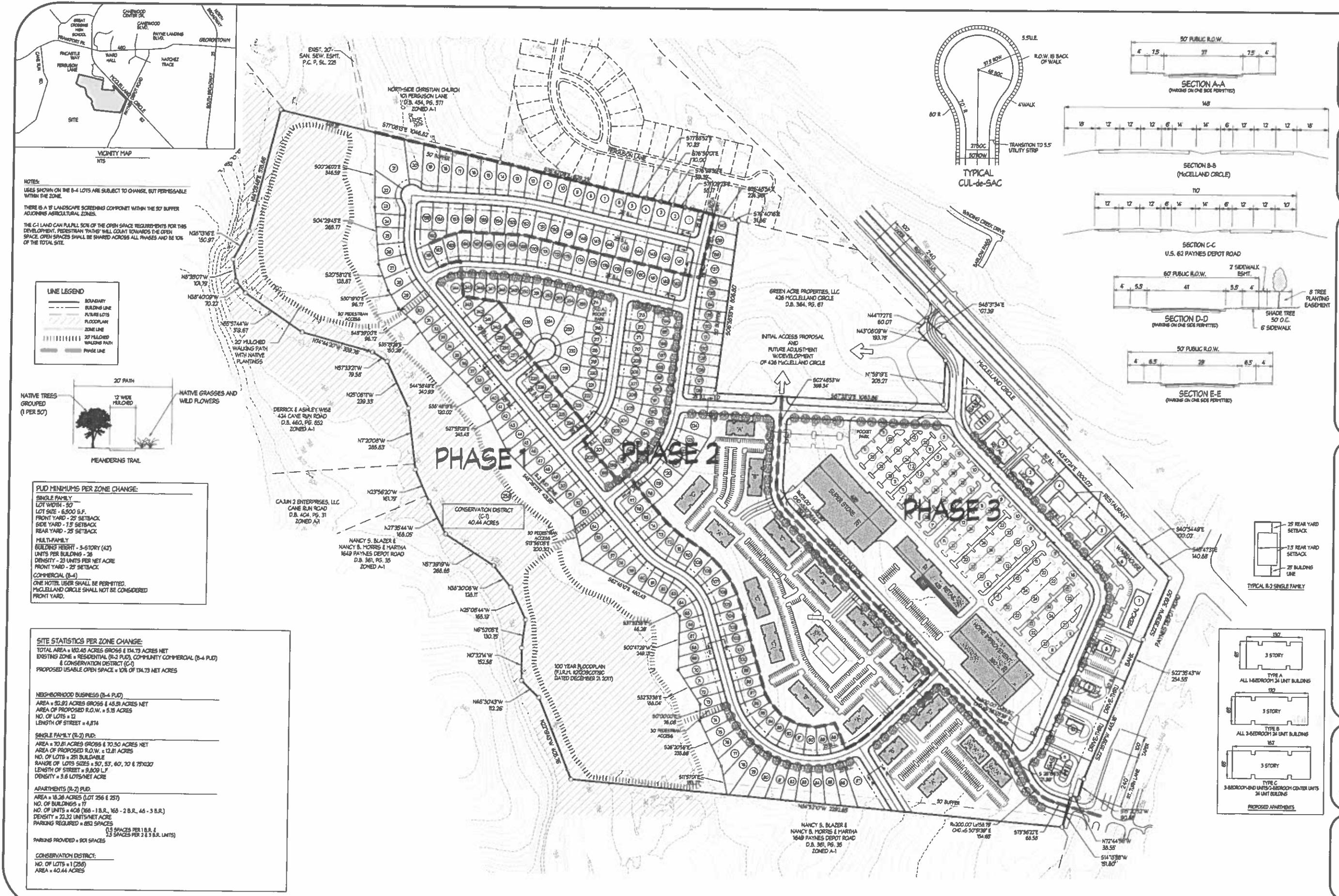
1. All applicable requirements of the *Zoning Ordinance, Subdivision and Development Regulations, and Landscape & Land Use Buffers Ordinance*.
2. All conditions of approval from ZMA-2024-68.
3. The applicant shall be responsible for all offsite road and public water and sewer improvements required to serve the proposed development.
4. 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).
5. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 406 section A of the Subdivision and Development Regulations.
6. Prior to any construction or grading, 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. 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 plan.
8. Per City Ordinance 15-014, documentation of an HOA, open space maintenance, and common scheme of development for the Gaines Farm Single-Family phases are required prior to or simultaneous to recording of the Final Plat.
9. The final subdivision plat shall satisfy all requirements of the Georgetown Fire Department and all other area service providers.
10. The final subdivision plat shall satisfy all requirements of all area utility providers.
11. All roadways shall satisfy all applicable regulations and requirements regarding construction and design.
12. The Applicant shall obtain KYTC encroachment approval for off-site roadway improvements prior to construction plan approval or grading.
13. Road improvements required to serve the development shall be the responsibility of the applicant and shall be completed prior to Final Plat approval.

14. Prior to the initiation of Phase 2, or prior to the recording of the 150th lot, whichever is first, the applicant shall provide an updated traffic impact study identifying the levels of service of all intersections analyzed in the traffic impact study report dated February 2025 and including the connection with Leota Way.
15. Upon full-build out, the development access with McClelland Circle shall not perform less than a Level of Service C overall.
16. Upon full-build out, the development access with Paynes Depot Road shall not perform less than a Level of Service C overall.
17. The Applicant shall be subject to the recommendations and conclusions associated with the submitted traffic impact study and its submitted addendum.
18. The second full-access connection to an existing public roadway (McClelland Circle, Paynes Depot Road or Leota Way) shall occur prior to the recording of the 150th single-family residential lot.
19. Applicant shall follow all requirements of the Environmentally Sensitive Lands Ordinance.
20. All identified potential karst areas, including but not limited to the area located around Lots 162-165, shall be studied and any remedial action documented prior to construction in the area.
21. All required and preserved plantings and buffering shall be indicated on the Final Subdivision Plat(s), including but not limited to species and location.
22. All open spaces shall be platted at or before the entirety of phase 1 is platted, or prior to the recording of the 150th lot, whichever is first.
23. The trail in the Conservation area (zoned C-1) shall be constructed and completed at such time that phase 1 is platted, or prior to the recording of the 150th lot, whichever is first.
24. The final subdivision plat shall include a defined tree protection easement for the street/shade trees. If a tree is removed as part of the construction of a residence, utilities, or other site development, it is the responsibility of the developer or developer's agent to replace the tree prior to the issuance of the certificate of occupancy for the applicable residence. The shade tree planting shall be managed and maintained by the Homeowners Association. In the absence of an HOA, the maintenance and management of the tree planting shall be the responsibility of the developer or developer's agent. A note shall be on the plat requiring definition, protection and replacement of all required plantings detailing these requirements.
 - a. The minimum width of the tree protection easement with a minimum width of 8 feet.
 - b. The tree protection easement shall not include any utilities outside of underground laterals from the central lines to the residence unless approved by Planning Commission Executive Committee.
 - c. Street/shade trees shall be installed pursuant to the locations identified on the preliminary subdivision plat at the time of lot platting with the associated phase within which they are shown at a frequency of no less than one tree per 55 linear feet of road frontage.
 - d. The final subdivision plat shall include a species-specific landscape plan for all shade tree plantings.
25. The final subdivision plat shall include all required fencing and plantings along the agricultural (A-1) boundaries as described in the staff report. The final subdivision plat shall include a defined buffer area measuring at least 50 feet, within which no accessory structures, including, but not limited to, private pools, recreational equipment, or sheds are permitted. Fencing and buffer plantings shall be installed pursuant to Section 6.14 and Section 6.12 of the *Landscape & Land Use Buffers Ordinance*, respectively. The plat shall also include a species-specific landscape plan

for all required agricultural (A-1) buffer plantings. If a tree or fencing is removed as part of the construction of a residence, utilities, or other site development, it is the responsibility of the developer or developer's agent to replace the tree prior to the issuance of the certificate of occupancy for the applicable residence. The agricultural buffer planting and fencing shall be managed and maintained by the individual lot owner after issuance of the certificate of occupancy. A note shall be on the plat requiring the care, protection, and replacement of all required plantings and fencing detailing this requirement.

26. The final subdivision plat shall include all required fencing along the conservation (C-1) boundaries as described in the staff report. The final subdivision plat shall include a defined buffer area measuring at least 50 feet, within which no accessory structures, including, but not limited to, private pools, recreational equipment, or sheds are permitted. Fencing shall be installed pursuant to Section 6.14 of the *Landscape & Land Use Buffers Ordinance*. If a fencing is removed as part of the construction of a residence, utilities, or other site development, it is the responsibility of the developer or developer's agent to replace the tree prior to the issuance of the certificate of occupancy for the applicable residence. The fencing shall be managed and maintained by the individual lot owner after issuance of the certificate of occupancy. A note shall be on the plat requiring the care, protection, and replacement of all required fencing detailing this requirement.
27. The three conservation accessway lots, located between lots 29 and 30, 53 and 54, and 73 and 74, shall be platted as individual lots independent of the conservation (C-1) area prior to completion of phase 1, or prior to the recording of the 150th lot, whichever is first.
28. All conservation accessway lots shall have a minimum four-foot-tall fence denoting the location of the accessway along the respective lot side yards, not including where the lot adjoins the C-1 district or road frontage. The four-foot-tall fence shall be connected to the six-foot-tall no-climb Conservation fence required for all residential lots adjoining the C-1 zoning district. All fencing shall be installed prior to completion of phase 1, or prior to the recording of the 150th lot, whichever is first. If fencing is removed or damaged as part of the construction of a residence, utilities, or other site development, it is the responsibility of the developer or developer's agent to replace the fence prior to the issuance of the certificate of occupancy for the applicable adjacent residence. The conservation accessway lots and associated fencing shall be managed and maintained by the Homeowners Association. In the absence of an HOA, the maintenance and management of the conservation accessway lots and fencing shall be the responsibility of the developer or developer's agent. A note shall be on the plat requiring protection and replacement of all required conservation accessway lot maintenance and associating fencing detailing this requirement. A note shall also denote the accessway lots as non-buildable.
29. Upon the completion of Phase 1, or before the platting of the 150th residential lot, the developer or developer's agent shall construct and install the conservation trailway open space amenity located in the conservation (C-1) area. A plat indicating trailway location, easement, and any associated plantings shall be recorded. If a fencing is removed as part of the construction of a residence, utilities, or other site development, it is the responsibility of the developer or developer's agent to replace the tree prior to the issuance of the certificate of occupancy for the applicable residence. The conservation open space and trailway shall be managed and maintained by the Homeowners Association. In the absence of an HOA, the maintenance and management of the conservation open space and trailway shall be the responsibility of the developer or developer's agent.

30. The pocket park (Lot 214) shall be platted as an individual lot as part of the platting of phase 2. The pocket park shall be managed and maintained by the Homeowners Association. In absence of an HOA, the maintenance and management of the fence and pocket park shall be the responsibility of the developer or developer's agent. A note shall be included on the plat regarding the maintenance responsibilities associated with pocket park (Lot 214). A note shall also denote the pocket park as non-buildable PUD open space.
31. Construction plans for the temporary construction access route shall be submitted prior to utilization of the route and shall include a 6-foot-tall fence constructed to the standards of Section 6.14 of the *Landscape & Land Use Buffers Ordinance*, along the agriculturally (A-1) zoned property to the north. The fence shall be installed prior to the start of full-access public road construction. A note regarding maintenance of said fence for its duration shall be included on the plat.
32. The civil engineering plans for the construction of a full-access public road from McClelland Circle shall include a 6-foot-tall fence, no-climb fence along the agriculturally (A-1) zoned property.
33. The 62.61-acre area of the Gaines Farm property designated for single-family detached residential shall have a collective tree canopy across all final subdivision plats recorded of at least 15% of the defined area as required by the *Landscape & Land Use Buffers Ordinance*. Canopy shall be distributed evenly across all phases and areas of development. Statistics regarding each sub-phase's total canopy overall site canopy over time shall be included on all plats. All required canopy shall be installed prior to the issuance of the certificate of occupancy. If a canopy tree is removed as part of the construction of a residence, utilities, or other site development, it is the responsibility of the developer or developer's agent to replace the canopy tree prior to the issuance of the certificate of occupancy for the applicable residence. Any additional plantings required associated with this condition shall be identified on the associated lot's plat, including but not limited to location, species, and count. The canopy tree planting shall be managed and maintained by the individual lot owner. A note shall be on the plat requiring care, protection and replacement of all canopy tree plantings detailing these requirements.



MASTER PLAN

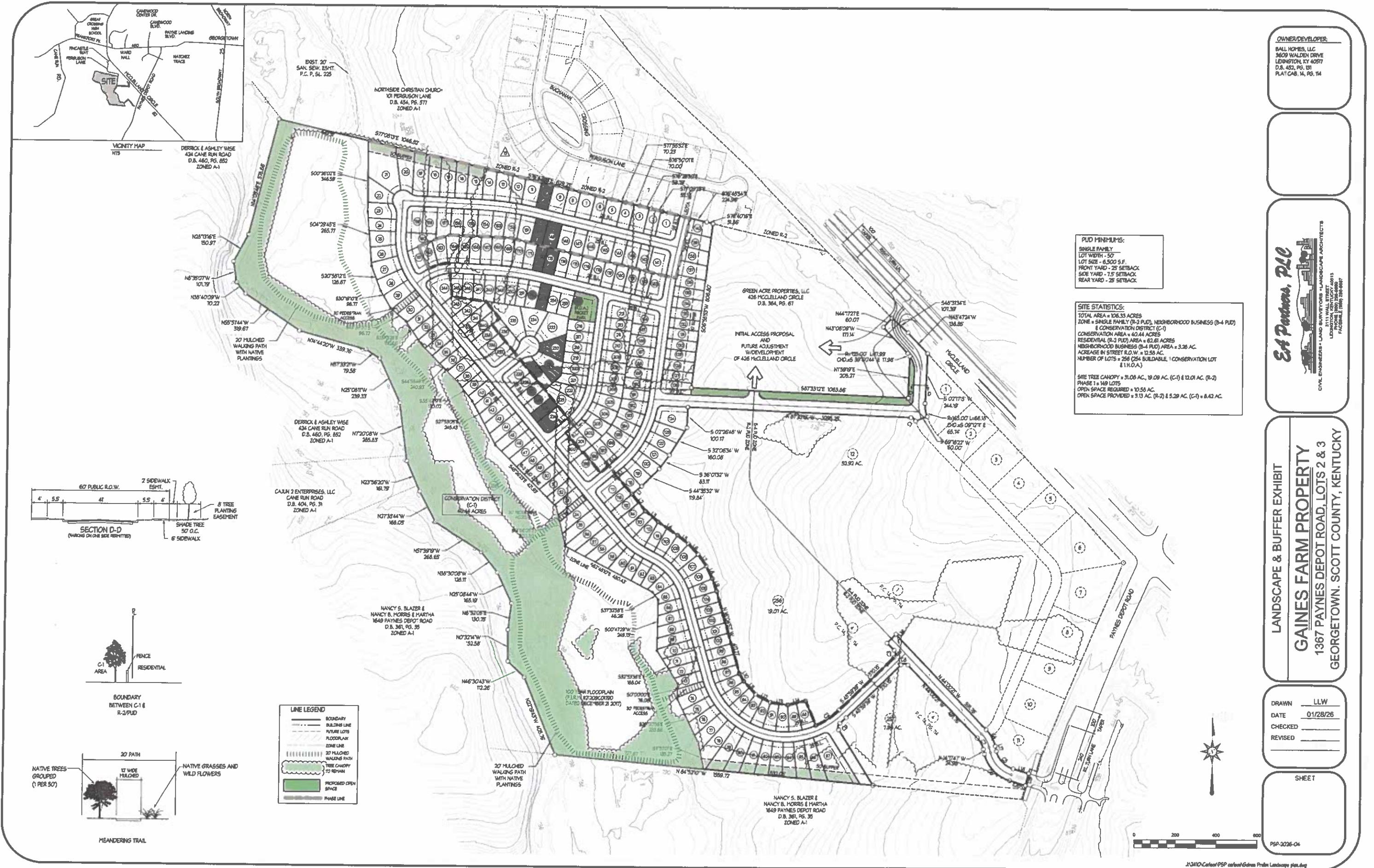
GAINES FARM PROPERTY

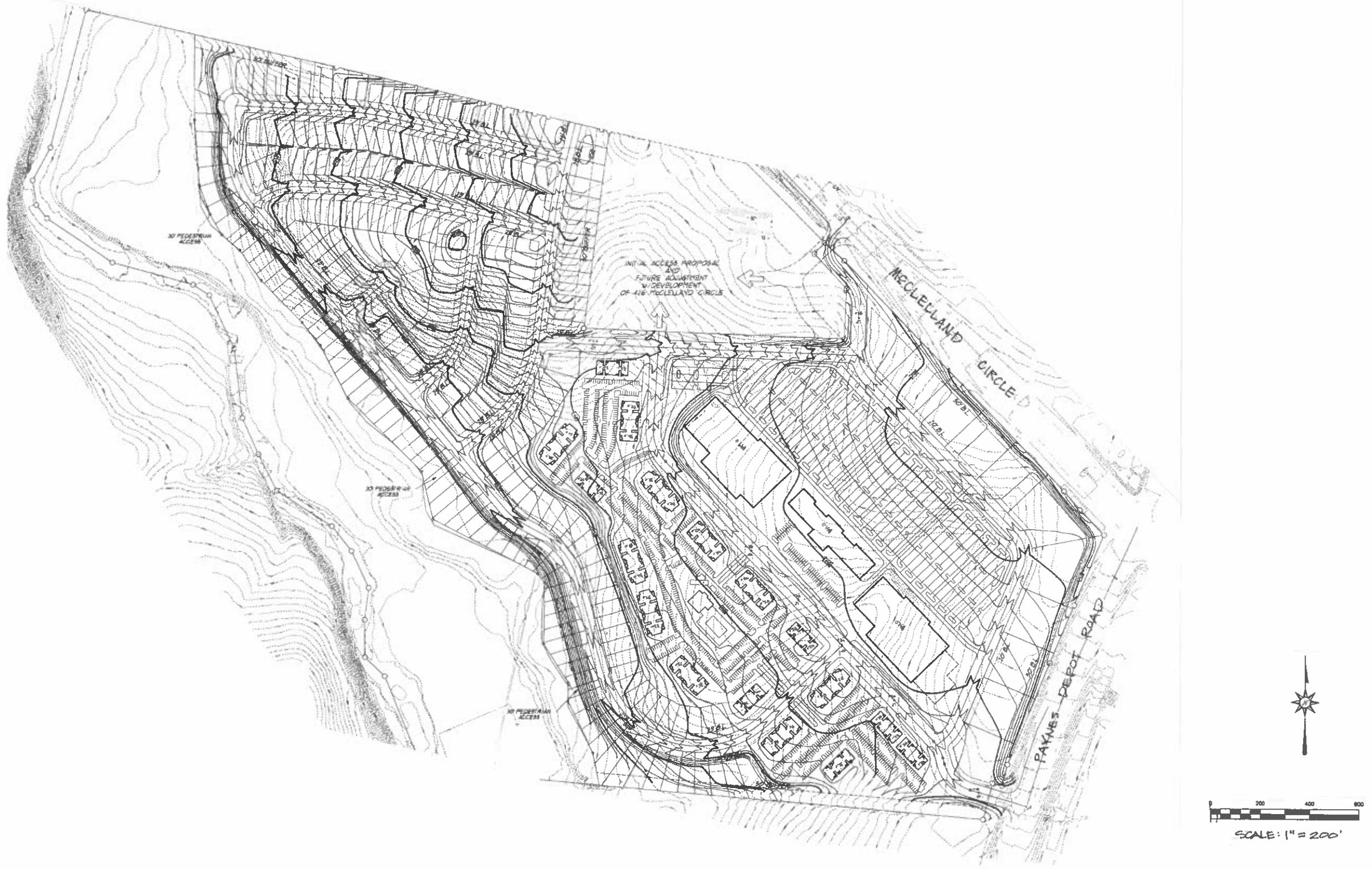
1367 PAYNES DEPOT ROAD

LEXINGTON, FAYETTE COUNTY, KENTUCKY

DRAWN LLW
DATE 01/28/26
CHECKED _____
REVISED _____

SHEET





PRELIMINARY GRADING PLAN

GAINES FARM PROPERTY

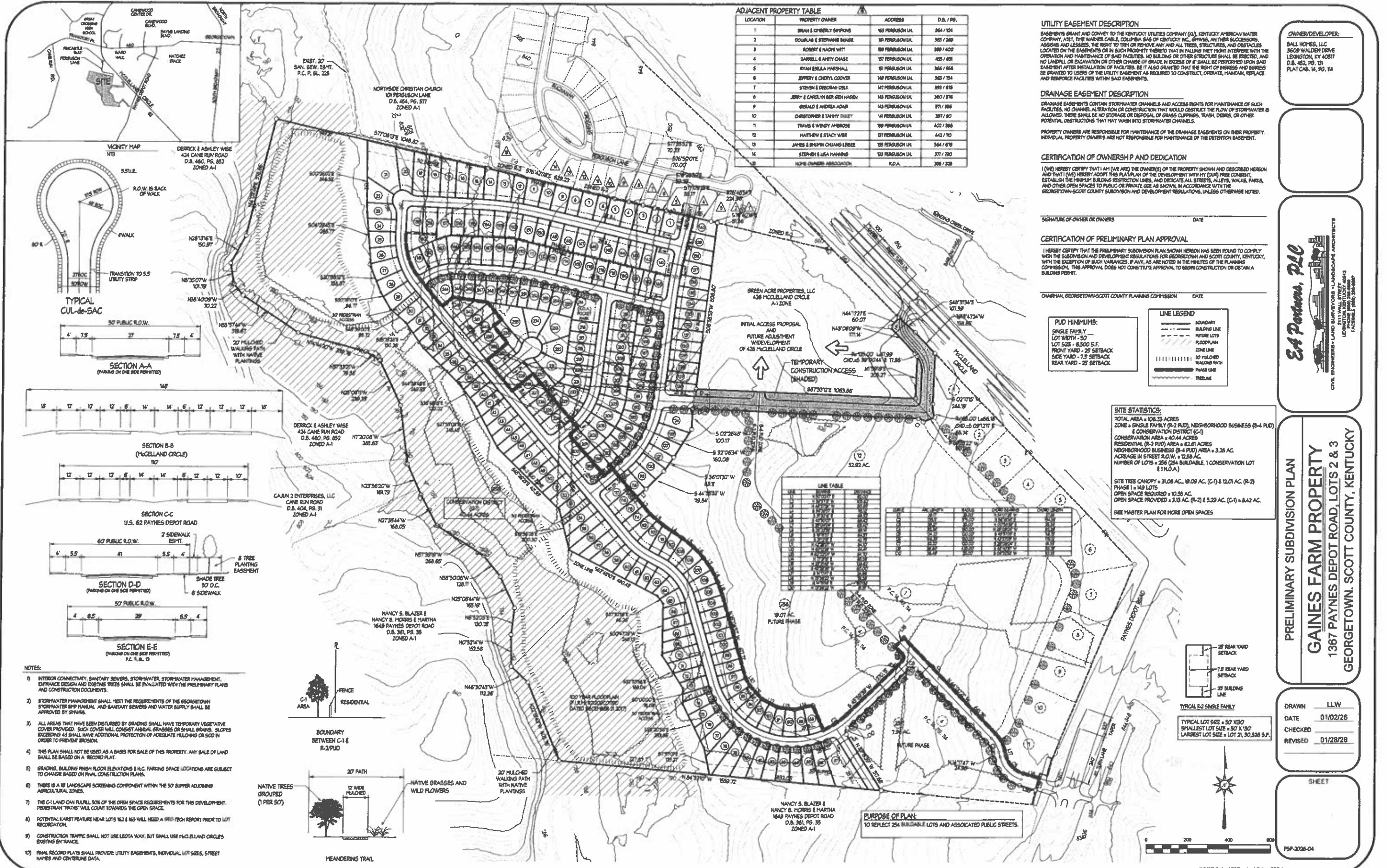
1367 PAYNES DEPOT ROAD, LOTS 2 & 3

GEORGETOWN. SCOTT COUNTY, KENTUCKY

EA Partners, PLC



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GAINES FARM PROPERTY
1367 PAYNES DEPOT ROAD, LOTS 2 & 3
GEORGETOWN, SCOTT COUNTY, KENTUCKY

ARTICLE II

2.1 DEFINITIONS

- **ACCESSORY DWELLING UNIT (A.D.U.):** A separate dwelling unit, containing habitable space, bathroom(s), and a kitchen, within a single-family dwelling or a separate structure associated with a single-family dwelling which is incidental and subordinate to the primary residential use of the property. Accessory dwelling units are further defined as follows:
 - A. **ACCESSORY DWELLING UNIT, DETACHED:** Those accessory dwelling units that are lawfully constructed within existing outbuildings, or stand alone, where the ADU does not share a common wall with the primary residential dwelling unit. ADUs that are connected to a primary residential structure only by a covered breezeway or similar appurtenant structure shall be considered detached.
 - B. **ACCESSORY DWELLING UNIT, ATTACHED:** Those accessory dwelling units that share a common wall or floor/ceiling with the primary dwelling unit and do not meet the definition of detached accessory dwelling unit.
- **AGRICULTURAL USES:** Agricultural use means the use of a tract of at least five (5) contiguous acres for the production of agricultural or horticultural crops; including but not limited to livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard fruits, vegetables, flowers or ornamental plants, including provisions for dwellings for persons and their families who are engaged in the above agricultural use on the tract.
 - A. **AGRICULTURAL USE, RESIDENTIAL:** Agricultural residential use means residential use in an ~~A-1 agricultural zone, including Accessory Dwelling Units~~. The density of ~~which such uses~~ shall not exceed one dwelling unit per five contiguous acres held under common title and residential cluster development ~~into A-1 zone, in any agricultural zone. Accessory Dwelling Units, as defined by this Ordinance, shall not count against such a density maximum.~~

2.5 SPECIFIC USE REGULATIONS

2.5.17 ACCESSORY HOUSING

1. **Purpose**
 - a. ~~Scott County recognizes the benefits that accessory housing can provide as a housing alternative where such benefits consider and are balanced with other community goals.~~
 - b. ~~The purpose and intent of this chapter is to:~~
 - i. ~~Ensure that accessory housing remains clearly an incidental and subordinate use to the existing single-family dwelling.~~

- ii. Protect the rural and neighborhood character in areas where accessory housing is allowed.
- iii. Accommodate unique or special housing needs and circumstances.
- iv. Provide for the general convenience of area landowners to accommodate family and guests with independent living quarters.
- v. Create alternative housing opportunities that promote more efficient use of existing or planned public and private transportation facilities and utilities.
- vi. Encourage accessory housing where public and private utilities, transportation facilities, and other facilities already exist.

2. Applicability

- a. Accessory housing units are allowed land uses in all residential and agricultural zones where otherwise consistent with the standards of this chapter and the Scott County Code. Accessory housing includes accessory dwelling units (ADUs).
- b. Accessory housing which conforms to the standards in this chapter shall not be considered to exceed the allowable density for the lot upon which it is located.
- c. Accessory Dwelling Units shall be considered a residential use which is consistent with the comprehensive plan and zoning designation for the lot.

3. General Requirements: The requirements listed below apply to all accessory housing.

a. Certificate of Occupancy.

- i. A certificate of occupancy is required to be obtained from the Building Official and posted within the accessory housing unit.
- ii. The code inspection required to obtain a certificate of occupancy in an existing structure shall be restricted to the portion of the structure to be occupied by the accessory housing unit and shall apply only to new construction, and not the existing components of the primary dwelling.

b. Structure Type.

- i. Accessory housing units shall not be travel trailers, recreational vehicles, buses, truck storage containers, or similar manufactured units which are not originally intended to be used for permanent residences.
- ii. If such structures are occupied for a period of 90 or more calendar days in the same year, such occupation shall be considered a violation of this chapter and subject to enforcement.

c. Water and Wastewater Disposal.

- i. Accessory housing shall be required to utilize the same potable water source as the associated primary residential dwelling.
- ii. Accessory housing shall not be permitted unless the water supply and sewage disposal facilities are adequate for the number of bedrooms.

d. Recording.

- i. To ensure continued compliance with owner-occupancy and other ordinance requirements by current, as well as any subsequent owners, a registration of the accessory housing unit in the form of a notice to title shall be filed and recorded with the County.
- ii. The notice to title shall be on a form provided by the Administrator and filled out completely by the applicant prior to filing.
- iii. The notice to title shall run with the land and serve as notice to all future purchasers/owners of the subject property of the presence of the accessory housing unit and applicable restrictions regarding accessory housing units contained in the Scott County Zoning Ordinance.
- iv. Proof of registration, in the form of a copy of the filed document, shall be submitted to the Georgetown - Scott County Planning Commission prior to issuance of a certificate of occupancy
- v. Said registration may only be removed upon a demonstration to the Georgetown - Scott County Planning Commission that the accessory housing unit has been lawfully removed from the subject property, or the portion of the subject property containing the accessory housing unit is legally subdivided from the remainder of the property pursuant to local regulations.

e. Sale or Transfer of Accessory Housing Units.

- i. Accessory housing units shall not be sold as separate dwelling lots from the subject property, unless the portion of the subject property containing the accessory housing unit is legally subdivided from the remainder of the property pursuant to local regulations.

f. Density.

- i. There shall be no more than one accessory housing unit allowed per lot.

4. Additional Standards: In addition to the general requirements listed above, accessory dwelling units shall be subject to the following requirements.

a. Size.

- i. Size of Detached ADU. Detached ADUs shall not exceed 50 percent of the gross floor area of the primary dwelling unit, nor exceed 1,250 square feet in gross floor area. This requirement shall not apply to any detached ADU 400 square feet or less.
- ii. Size of Attached ADU. Attached ADUs shall not exceed 35 percent of the gross floor area of the primary dwelling unit.

b. Density.

- i. The property on which an ADU is to be located must be a legally created parcel.
- ii. The property on which a detached ADU is to be located shall be at least 5 acres in size.

c. Occupancy.

- i. The owner of the parcel shall live either in the primary dwelling or ADU as their primary residence. For the purpose of this standard, "primary residence" shall mean occupancy by the underlying property owner for no less than 120 days during a calendar year.
- ii. ADUs may be used for occupation by family members, guests, renters, lessees, and estate caretakers/groundskeepers.
- iii. The ADU may not be used as a short-term rental.

d. Design.

- i. When development abuts or is accessed by a state or county road, all building entrances shall be located so that only one entrance faces the road frontage of the development.
- ii. On-site parking area shall be provided.
- iii. Access for vehicle ingress and egress shall share the same legal access onto a public or private road as the primary dwelling unit and no new access shall be established for the ADU.
- iv. The primary dwelling and the ADU may be no more than 300 linear feet from each other.

ARTICLE II

2.1 DEFINITIONS

- **AGRICULTURAL USES:** Agricultural use means the use of a tract of at least five (5) contiguous acres for the production of agricultural or horticultural crops; including but not limited to livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard fruits, vegetables, flowers or ornamental plants, including provisions for dwellings for persons and their families who are engaged in the above agricultural use on the tract.
 - A. **AGRICULTURAL USE, RESIDENTIAL:** Agricultural residential use means residential use in an ~~A-1 agricultural~~ zone, including Cluster subdivision lots. The density of which such uses shall not exceed one dwelling unit per five contiguous acres held under common title and residential cluster development ~~into A-1 zone, in any agricultural zone. This density maximum of 1 du/5 acres shall not apply to rural Cluster Subdivisions.~~
- **CLUSTER SUBDIVISION:** A major residential subdivision ~~creating four (4) or more parcels~~ of agriculturally-zoned land that separates residential lots from preserved agricultural lots with a total density not to exceed ~~1 unit per 5 acres, 1 residential dwelling unit per 2 acres~~.

ARTICLE II DEFINITIONS

American Association of State Highway and Transportation Officials (AASHTO): A nonprofit association that represents highway and transportation departments across the nation and serves as a liaison between State departments of transportation and the Federal government.

Agricultural or Horticultural Use: For the purpose of this regulation, Agricultural and horticultural use shall be defined as agricultural uses are defined in the Zoning Ordinance, Article II, General Regulations, 2.1 Definitions, 2. Agricultural Uses. That definition, in appropriate part, is as follows:

"Agricultural use means the use of a tract of at least five (5) contiguous acres for the production of agricultural or horticultural crops; including but not limited to livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard fruits, vegetables, flowers, or ornamental plants, including provisions for dwellings for persons and their families who are engaged in the above agricultural use on the tract, but not including residential building development for sale or lease to the public." "Agricultural and Horticultural use" shall have the same definition as "Agricultural Uses" outlined in Article II, Section 2.1 of the Georgetown-Scott County Zoning Ordinance.

Cluster Subdivision: A major subdivision of agriculturally-zoned land that separates dwelling lot from agricultural reserve at a ratio of one acre to four acres minimum with a total density not to exceed 1 unit per 5 acres.

A major residential subdivision of agriculturally-zoned land creating four (4) or more parcels of agriculturally-zoned land, that separates residential dwelling lots from preserved agricultural lots with a total density not to exceed 1 residential dwelling unit per 2 acres. Such agricultural preserve must meet or exceed a minimum of fifty (50) percent of the total acreage.

Institute of Transportation Engineers (ITE): Shall refer to the official accredited group of engineers, planners, consultants, and other transportation professionals that monitor national traffic and mobility trends.

Traffic Impact Study (TIS): An assessment conducted by credible or accredited traffic engineers with the purpose of analyzing how new or redeveloped property will affect existing transportation networks.

Kentucky Revised Statute (KRS): Codified statutory laws governing the state of Kentucky.

ARTICLE X

SITE DESIGN STANDARDS FOR SUBDIVISION AND DEVELOPMENT

1020 CLUSTER SUBDIVISION

- A. ~~Cluster development density: one dwelling unit per five acres (1du/5ac).~~
- B. ~~Lot size: 1.75 minimum, with a maximum of 2.0 acres for all lots on traditional septic fields. Developments with approved public utility septic systems may be approved for a minimum lot size of 0.5 acre. All applications for cluster residential development must receive approval by the Health Department prior to Planning Commission approval of a final plat. Areas devoted to septic treatment for cluster development with approved public utility septic systems or other community septic systems may not be counted as part of any preserved tract.~~
- C. ~~The remaining acreage (i.e., 3.0-4.5 acres per cluster lot/dwelling unit) must be preserved for agriculture or open space. The preserved acreage must be set aside in one lot and must be contiguous with the boundary of the residential lots. A note shall be placed on the Final Plat restricting future subdivision of the reserved area. Non contiguous property cannot be tethered as preserved acreage.~~
- D. ~~If a property is proposed for both cluster development and 5-acre tract development, each type of development must be reviewed by the Planning Commission as a separate application.~~
- E. ~~The maximum number of cluster lots is based on the acreage of the farm proposed for cluster development. All property associated with a cluster development should be under the ownership of the applicant(s) or under contract to the applicant(s), prior to preliminary approval of the cluster development by the Planning Commission.~~
- F. ~~For cluster developments containing 100 lots or more, accel/decel lanes, turn lanes, and secondary access points will be required [Note: see also Item L-6].~~
- G. ~~Individual lot standards are as follows:~~
 1. ~~Lot size: 0.5 acre minimum, 2.0 acre maximum (outside the floodplain).~~

Lot width: 150' minimum at the building setback line (The lot cannot exceed a 2:1 depth-to-width ratio).

2. Front Yard Setback: 50'; however, for corner lots (or double frontage lots) the setback along an existing public road = 75' (from edge of pavement).
3. Rear Yard Setback: 100'; however, for lots that abut any property other than other cluster residential lots, a minimum 50' tree preservation easement must be established adjacent to the common property line, and within the required rear yard setback, where no existing vegetation could be removed/disturbed, unless demonstrated to be sick or dead. The preservation area shall also include required or additional landscaping/buffering as outlined in this Item.
4. Side Yard Setback: 25' OR 100' if side yard abuts any property other than another cluster lot; in such circumstance, the side yard shall be treated as a rear yard regarding building setbacks and landscape buffers.

H. Environmentally Sensitive Areas may not be included within the cluster lot development, without a variance to increase the allowable lot size by the amount of acreage that is environmentally sensitive; otherwise, those areas must be part of the preserved acreage.

I. All cluster proposals that include more than 30 lots (includes cluster lots and preserved lots) shall submit, for review and approval, a traffic impact study (TIS) per the attached guidelines and procedures. The TIS will be required prior to final plat review and approval of the 30th lot. If it is determined that the parent tract has been prematurely subdivided in order to avoid this requirement, the Planning Commission may require the TIS based on the configuration of the parent tract and any existing lots at the time these regulations were adopted. The required TIS may be waived upon recommendation of the Commission staff, where the road upon which the cluster is proposed is adequate for the anticipated traffic generated by the development. The adequacy of the road will be reviewed based on the carrying capacity of the existing roads based on the ITE Trip Generation Manual, 6th (or latest) Edition and the AASHTO Policy on Geometric Design of Highways and Streets, 1990 (or latest) Edition.

All cluster proposals will be subject to the road improvement policies established in the Comprehensive Plan – Transportation Element and subject to the carrying capacity of the existing roads based on the ITE Trip Generation Manual, 6th (or latest) Edition and the AASHTO Policy on Geometric Design of Highways and Streets, 1990 (or latest) Edition.

J. Cluster lots may share a common rear lot line with other cluster lots subject to all Health Department requirements.

K. Required Landscaping/Buffering: Landscaping and buffering shall be required as follows [Note: existing screening/trees may be used towards these requirements subject to review and approval of the Planning Commission]:

1. Where cluster lots abut any property other than other cluster residential lots (as described in Item I), a minimum 50' tree preservation easement shall be established adjacent to the common property line, and within the required rear yard setback, where no existing vegetation could be removed/disturbed, unless demonstrated to be sick or dead. The preservation area shall also include required or additional landscaping buffering as determined by the following formula: there shall be a double row of evergreens/deciduous trees on 40' centers and fencing. The ratio of evergreens and deciduous trees shall not exceed 2:1.
2. Where cluster lots abut an existing road, trees shall be required on 30' centers along the existing road frontage of the cluster lots. The ratio of evergreens and deciduous trees shall not exceed 2:1.
3. All proposed landscaping shall exclude any species of trees and shrubs that may be deemed harmful to livestock.
4. Proposed cluster lots may be located adjacent to the public road and existing property lines subject to the Planning Commission review and approval and subject to the landscaping standards in this item.

L. Sufficiency of infrastructure: New road construction required, as follows (items 1-8 apply to both public and private roads, unless otherwise noted):

1. Pavement width: 20'
Pavement depth: 8" base (rock); 2" binder; 1" asphalt
2. Shoulders: Public Roads = 6" gravel plus 6' earth shoulders on each side
Private Roads = 2' gravel shoulders on each side.
3. Ditches & Cross-Drains: Both sides of the road must be ditched at a 2:1 slope. Cross drains for driveways and roads (existing or new) are also required (to allow stormwater to flow to the nearest drainage structure).
4. Cul-de-sacs: Cul-de-sac geometry shall conform to the requirements contained in Appendix VII. Alternative cul-de-sac designs may be allowed where approved by the Fire

~~Chief and the Commission Engineer/Planning Director, so long as all lots have sufficient and safe access for emergency vehicles.~~

- ~~5. Turn Lanes/Accel & Decel Lanes: For cluster developments containing 100 lots or more, accel/decel lanes, turn lanes, and secondary access points will be required.~~
- ~~6. Entrance improvements at county/state roads shall include 55' radii at intersections and 100' taper for the new street back to the edge of the public road. For accesses onto a state road, a copy of the approved entrance permit must be submitted prior to final plat review and approval.~~
- ~~7. Stub streets must be provided to adjacent property where future connectivity will enhance the overall development.~~
- ~~8. A note is required on the final plat regarding Scott County's policy on road dedication and acceptance if the roads are to be public; a homeowners' agreement is required for private roads showing ownership and maintenance.~~

~~M. Any cluster proposal for mobile homes must be located within 5 minute response time of a fire station and have adequate water pressure for fire protection, including the installation of fire hydrants per Item N.~~

~~N. All cluster lots shall have municipal water. In addition, fire hydrants are required to be installed where the appropriate (required) size water lines are present (in order to maximize fire protection).~~

~~O. One dwelling credit must remain with the preserved acreage.~~

~~P. Fencing: Each cluster development shall be fenced at its edges prior to final plat approval, with #9 diamond mesh wire or equivalent with 16' fencing plank on top, and post spacing 8' on center. A note is required on the final plat regarding this requirement. A note is also required that prospective owners of any property are subject to any requirements of the Kentucky Fence Law (KRS 256.10 et.seq.). The required fence may not be bonded.~~

~~Q. Notice of the cluster application is required to be sent to all adjacent property owners by First Class Mail and a sign must be placed on the property. The notices and the sign must contain information regarding the nature of the proposal, date and time of the Planning Commission meeting, location of the Planning Commission meeting, and the Planning Commission's address and phone number where additional information may be obtained. The notices and the sign must be mailed/installed at least 14 days prior to the Planning Commission's meeting, but not more than 21 days. The~~

day of the Planning Commission meeting should be excluded in calculating this number.

- ~~R. All applicable standards of the Subdivision & Development Regulations will be required, including Erosion Control, Drainage Plans, and Construction Plans.~~
- ~~S. The final plat of the cluster development and reserved property including all required restrictive covenant/deed restrictions, and homeowner's association documents (if applicable), shall note and convey that the acreage reserved for agricultural/open space is restricted to its noted use. This covenant shall terminate at such time as the property is annexed into a city and approved by the appropriate legislative body of that city for a zone classification change (rezoning) to an urban use.~~
- ~~T. A note is required on the final plat, "Prospective purchasers of residential lots are placed upon notice that hunting and fishing within accepted safety guidelines and agricultural use and production, including the use of machinery in the normal course of activity, are common and legal practices in the A-1 zone. It is understood that these uses must be expected to occur in and around A-1 developments. These practices, if conducted within accepted safety guidelines, shall not constitute a nuisance within the meaning of KRS 401.500 et seq. Also see the Kentucky Right to Farm Act".~~
- ~~U. The developer must note on the preliminary and final subdivision plat(s) the types of dwellings (e.g. mobile homes, conventional frame construction, manufactured homes, etc.) which shall be permitted within this development. This requirement shall avoid potential buyer misunderstanding of the consequences of their investment.~~
- ~~V. A note shall be placed on the final plat that the preserved area cannot be further subdivided. Property that is set aside as "preserved acreage," by a recorded plat, cannot be removed from "preserved" status unless the entire cluster development is annexed. A copy of the land use and deed restrictions, including preservation areas must be reviewed and approved by the Planning Commission and recorded with the Scott County Clerk's Office; a note shall be placed on the final subdivision plat indicating the recording reference.~~
- ~~W. Preserved acreage has no Conditional Uses permitted. These tracts are not eligible for consideration of Conditional Use Permits~~

~~by the Board of Adjustment.~~

- ~~X. The Planning Commission may require a master plan of the entire farm illustrating overall cluster/rural lot layout, access, internal road system, fencing, landscaping/buffering.~~
- ~~Y. All cluster lots shall have access to internal roads only, no direct access (driveways) onto the existing public road.~~
- ~~Z. Existing stone fences may not be removed or altered except where the proposed road is to be installed, including the required sight triangle. Any portions of a stone fence removed for the above reasons, must be replaced elsewhere on the property.~~
- ~~AA. All applicants for cluster residential subdivision approval must provide a copy of the soils map for the subject property or a soil certification from the USDA-NRCS office prior to Planning Commission review and approval. Soils that are less desirable for agriculture are preferential for cluster lot location as a means of maintaining preserved acreage for agricultural purposes.~~
- ~~BB. A Homeowner's Agreement is required for cluster proposals. Until such time as Scott County accepts any roads designed to public road standards, the ownership and maintenance of the roads, right-of-ways, and any drainage structures will be the responsibility of the homeowners.~~

DEFINITIONS/KEY TERMS:

AASHTO—American Association of State Highway and Transportation Officials.

ITE—Institute of Transportation Engineers.

TIS—Traffic Impact Study.

KRS—Kentucky Revised Statutes.

Preserved Area—The 3.0-4.5 acres remaining from each cluster dwelling unit that must be maintained for agricultural use.

Agricultural Use—as defined in Article II of this ordinance.

- A. Cluster development density:** Cluster density shall not exceed one dwelling unit per two acres. A cluster development must result in no fewer than four parcels.

B. Lot size: Cluster developments shall be a maximum of 2.0 acres for all lots outside the preserve acreage. Lots with approved septic systems may be approved for a minimum lot size of 0.5 acre. All applications for cluster residential development must receive approval by the Health Department prior to Planning Commission approval of a final plat. All applicants for cluster residential development with lots proposed smaller than 1.75 acres must receive approval by the Health Department prior to Planning Commission approval of the preliminary plat. Preserve acre tracts may be no smaller than 40 acres.

C. The preserved acreage must be no less than 50% of the total development acreage and must be preserved for agriculture or open space. The preserved acreage must be set aside in one lot and must be contiguous with the boundary of the residential lots. A note shall be placed on the Final Plat restricting future subdivision or development of the reserved area. Non-contiguous property cannot be tethered as preserved acreage.

D. If a property is proposed for both cluster development and 5-acre tract development, each type of development must be reviewed by the Planning Commission as a separate application.

E. The maximum number of cluster lots is based on the acreage of the farm proposed for cluster development. All property associated with a cluster development should be under the ownership of the applicant(s) or under contract to the applicant(s), prior to preliminary approval of the cluster development by the Planning Commission.

F. For cluster developments containing 100 lots or more, accel/decel lanes, turn lanes, and secondary access points will be required [Note: see also Item L-6].

G. Individual lot standards are as follows:

1. Lot size: 0.5 acre minimum, 2.0 acre maximum (outside the floodplain).
2. Lot width: 150' minimum at the building setback line (The lot cannot exceed a 2:1 depth-to-width ratio).
3. Front Yard Setback: Shall be the same as all other residential setbacks in the A1 zone.
4. Rear Yard Setback: 50';

5. Side Yard Setback: 25' OR 50' if side yard abuts any property other than another cluster lot.

H. Environmentally Sensitive Areas may be included in the preserve acreage. These areas may not be included within the any other lots within the development, without a variance to increase the allowable lot size by the amount of acreage that is environmentally sensitive; otherwise, those areas must be part of the preserved acreage.

I. All cluster proposals will be subject to the road improvement policies established in the adopted subdivision regulations and subject to the carrying capacity of the existing roads based on the ITE Trip Generation Manual, 11th (or latest) Edition and the AASHTO Policy on Geometric Design of Highways and Streets, 1990 (or latest) Edition.

J. Cluster lots may share a common rear lot line with other cluster lots subject to all Health Department requirements.

K. Required Landscaping/Buffering & Fencing: All Cluster developments are required to meet relevant requirements of the adopted Landscape & Land Use Buffer Ordinance.

1. Proposed cluster lots may be located adjacent to the public road and existing property lines subject to the Planning Commission review and approval and subject to the landscaping standards in this item.

L. Sufficiency of infrastructure: New road construction required, as follows (items 1-8 apply to both public and private roads, unless otherwise noted):

1. Pavement width: 20'
Pavement depth: 8" base (rock); 2" binder; 1" asphalt
2. Shoulders: Public Roads = 6" gravel plus 6' earth shoulders on each side
Private Roads = 2' gravel shoulders on each side.
3. Ditches & Cross-Drains: Both sides of the road must be ditched at a 2:1 slope. Cross-drains for driveways and roads (existing or new) are also required (to allow stormwater to flow to the nearest drainage structure).
4. Cul-de-sacs: Cul-de-sac geometry shall conform to the

requirements contained in Appendix VII. Alternative cul-de-sac designs may be allowed where approved by the Fire Chief and the Commission Engineer/Planning Director, so long as all lots have sufficient and safe access for emergency vehicles.

5. Turn Lanes/Accel & Decel Lanes: For cluster developments containing 100 lots or more, accel/decel lanes, turn lanes, and secondary access points will be required.
6. Entrance improvements at county/state roads shall include 55' radii at intersections and 100' taper for the new street back to the edge of the public road. For accesses onto a state road, a copy of the approved entrance permit must be submitted prior to final plat review and approval.
7. Stub streets must be provided to adjacent property where future connectivity will enhance the overall development.
8. A note is required on the final plat regarding Scott County's policy on road dedication and acceptance if the roads are to be public; a homeowners' agreement is required for private roads showing ownership and maintenance.

M. All cluster lots shall have public water supply. In addition, fire hydrants are required to be installed where the appropriate (required) size water lines are present (in order to maximize fire protection).

N. One dwelling credit must remain with the preserved acreage.

O. Notice of the cluster application is required pursuant to Planning Commission noticing requirements

P. All applicable standards of the Subdivision & Development Regulations will be required, including Erosion Control, Drainage Plans, and Construction Plans.

Q. The final plat of the cluster development and reserved property including all required restrictive covenant/deed restrictions, and homeowner's association documents (if applicable), shall note and convey that the acreage reserved

for agricultural/open space is restricted to its noted use. This covenant shall terminate at such time as the property is annexed into a city and approved by the appropriate legislative body of that city for a zone classification change (rezoning) to an urban use.

- R. A note is required on the final plat, "Prospective purchasers of residential lots are placed upon notice that hunting and fishing within accepted safety guidelines and agricultural use and production, including the use of machinery in the normal course of activity, are common and legal practices in the A-1 zone. It is understood that these uses must be expected to occur in and around A-1 developments. These practices, if conducted within accepted safety guidelines, shall not constitute a nuisance within the meaning of KRS 401.500 et.seq. Also see the Kentucky Right to Farm Act".
- S. The developer may note on the preliminary and final subdivision plat(s) the types of dwellings (e.g. mobile homes, conventional frame construction, manufactured homes, etc.) which shall be permitted within this development. This requirement shall avoid potential buyer misunderstanding of the consequences of their investment.
- T. A note shall be placed on the final plat that the preserved area cannot be further subdivided. Property that is set aside as "preserved acreage," by a recorded plat, cannot be removed from "preserved" status unless the entire cluster development is annexed. A copy of the land use and deed restrictions, including preservation areas must be reviewed and approved by the Planning Commission and recorded with the Scott County Clerk's Office; a note shall be placed on the final subdivision plat indicating the recording reference.
- U. Preserved acreage has no Conditional Uses permitted. Those tracts are not eligible for consideration of Conditional Use Permits by the Board of Adjustment.
- V. The Planning Commission may require a master plan of the entire farm illustrating overall cluster/rural lot layout, access, internal road system, fencing, landscaping/buffering.
- W. All cluster lots shall have access to internal roads only, no direct access (driveways) onto the existing public road.

- X. Existing stone fences may not be removed or altered except where the proposed road is to be installed, including the required sight triangle. Any portions of a stone fence removed for the above reasons must be replaced elsewhere on the property.
- Y. All applicants for cluster residential subdivision approval are encouraged to provide a copy of the soils map for the subject property or a soil certification from the USDA-NRCS office prior to Planning Commission review and approval. Soils that are less desirable for agriculture are preferential for cluster lot location as a means of maintaining preserved acreage for agricultural purposes.
- Z. A Homeowner's Agreement is required for cluster proposals. Until such time as Scott County accepts any roads designed to public road standards, the ownership and maintenance of the roads, right-of-ways, and any drainage structures will be the responsibility of the homeowners.

List of all Active Projects/Status

Application	Project Name	Type	Status
2024-25	150 Mt Vernon Dr - Parking addition	DEV-C	No Activity
2025-26	214 Colony Blvd - Townhomes	DEV-R	Under Review
2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C	No Activity
2020-47	American Mini-Storage (South) Expansion	DEV-C	Under Construction
2017-20	Amerson - Schoolhouse Road Unit 1	DEV-C	Approved/Bonded
2017-20	Amerson Commercial Grading and Site Work	DEV-C	Approved/Bonded
2018-43	Amerson North Townhomes	DEV-R	Under Construction
2025-02	Baptist Healthcare MOB - 115 Amerson Way	DEV-C	Under Construction
2023-35	Bieman Development - 1925 Lexington Rd	DEV-C	Complete
2025-03	Bluegrass Baptist - 2085 Ironworks Road	DEV-C	Under Review
2024-62	Bluegrass Storage - 3036 Paris Pike	DEV-C	Under Review
2003-35	Buffalo Springs (Phase 2) Stamping Ground	RES	Approved/Bonded
2024-55	Cherry Blossom Centre - 100 Osborne Way	DEV-C	Complete
2021-10	Cherry Blossom Subdivision - Phase 9	RES	Approved/Bonded
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	No Activity
2025-09	Country Boy - Hiview - 6325 Cinc	DEV-C	Under Review
2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C	No Activity
2023-21	Dan Cummins Auto - 215 Connector Rd	DEV-C	Under Construction
2024-06	Drake & Ditardi (944 E Main) - Site Grading	DEV-C	Final Inspection
2023-31	Eckart Supply - Corporate Blvd	DEV-C	Final Inspection
2023-56	Fairfield Inn Update - 200 Tiger Way	DEV-C	Final Inspection
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2021-11	Falls Creek Phase 2 (Res) Townhomes	DEV-R	Under Construction
2021-04	Falls Creek Residential - Phase 2	RES	Approved/Bonded
2017-43	Fox Run - Phase 2	RES	Approved/Bonded
2021-06	Georgetown Auto Sales - 136 Darby Dr	DEV-C	No Activity
2024-47	Georgetown Commons - Subdivision Infrastructure	DEV-C	Under Review
2024-48	Georgetown Commons - Tract 1 Build-out	DEV-C	Under Review
2024-48	Georgetown Commons - Tract 1-3 Developments	DEV-C	Under Review
2025-01	Goodwill Industries - 100 Ashton Grove	DEV-C	Under Construction

Application	Project Name	Type	Status
2023-36	Grace Christian Church - Gymnasium	DEV-C	Under Construction
2019-39	Harbor Village Unit 1, Phase 3C	RES	Approved/Bonded
2023-50	Hucks Market - 1000 Lemons Mill	DEV-C	Under Construction
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	Under Construction
2018-15	Landmark (South, Kelley-Owen) Parking Exp	DEV-C	Under Review
Util	LGE & KU Substation - Pavilion Dr	DEV-C	Under Construction
2023-57	Limestone Farms Distillery - 1438 Paynes Depot	DEV-C	No Activity
2024-53	Marketplace-460 & McClelland - Infrastructure	DEV-C	Under Review
2024-46	Marketplace-460 & McClelland (Publix)	DEV-C	Under Construction
2006-28	McClelland Springs Ph IIB & IIC	RES	No Activity
2006-30	McClelland Springs Ph IIB & IIC Section A (Delong)	RES	Approved/Bonded
2002-62	Minnfield Townhomes 1 & 2 - Barbara Blvd	DEV-R	No Activity
2023-32	Moonlight Investments, LLC - Corporate Blvd	DEV-C	Final Inspection
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	No Activity
2023-38	Online Transport Storage-656 Old Delaplaine	DEV-C	Under Construction
2025-41	Oser Paint & Flooring -Proposed Warehouse Addition	DEV-C	Final Inspection
SCS	Oxford Elementary School - 2425 Cynthiana Rd	DEV-C	Under Construction
2022-34	Parkview Medical Outlot-Grading of Excess	DEV-C	Final Inspection
2021-44	Penn Alley Townhomes - Tivoli Path Bldg 1	DEV-R	Under Construction
2025-11	Penn Alley Townhomes (Buildings B&C)	DEV-R	Under Review
2017-24	Pinnacle At Mallard Point	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 5 (Remainder)	RES	Under Construction
2004-51	Pleasant Valley Phase 5-A	RES	Approved/Bonded
2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D	RES	Dedication/Final Work
2022-51	Price Farm (Abbey) Townhomes - Herndon Blvd	DEV-R	Under Construction
2018-57	Price Farm(Abbey) Ph3 Units 1A, 1B, 1C, 1D	RES	Warranty Period
2018-57	Price Farm(Abbey) Phase 4	RES	Under Construction
2023-33	Pure Air KY - 117 Eastside Dr	DEV-C	No Activity
2021-42	R&L Carriers - Cherry Blossom Spur	DEV-C	Under Construction
2022-21	Redwood Apartments - Old Oxford (Finley)	DEV-R	Under Construction
2024-34	Rumpke Parking & Storage - 225 W Yusen	DEV-C	Under Construction

Application	Project Name	Type	Status
2023-10	Scott Co Humane Society - 1376 Lexington Rd	DEV-C	Under Construction
2007-43	Scott Co Safe Storage Phase 2	DEV-C	Under Review
2022-14	Singer Property - Phase 1 (822 Cinc Pike)	RES	No Activity
2019-02	South Crossing - Phase 1 Units 1A, 1B, 1C	RES	Warranty Period
2019-02	South Crossing - Phase 1 Units 1D, 1E, 1F	RES	Warranty Period
2023-48	South Crossing Subdiv - Phase 2, Units 2D & 2E	RES	Approved/Bonded
2023-48	South Crossing Subdivision - Phase 2	RES	Final Inspection
2024-57	St Francis & St John New Parish Life at Cardome	DEV-C	Under Construction
2018-38	Sutton Place Remaining - Phase 4	RES	No Activity
2024-29	Tee Times - 1040 Paris Pike	DEV-C	Final Inspection
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
Minor	TMMK - Paint Reborn 2 - SW1-Parking and Roadwor	DEV-C	Under Construction
2025-30	TMMK - PEMC Phase 2 - Parking Exp	DEV-C	Under Construction
2024-27	TMMK Solar Project - Lexus & Cherry Blossom	DEV-C	Final Inspection
2023-51	Triport Circle (Motor Pool) Truck Wash	DEV-C	Under Construction
2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)	RES	Dedication/Final Work
2021-20	Village at Lanes Run - Ph 3, Sect 3 (2B) (Briggs)	RES	Approved/Bonded
2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)	RES	Warranty Period
2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)	RES	Warranty Period
2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)	RES	Dedication/Final Work
2022-05	Village at Lanes Run - Phase 4, Remaining	RES	Under Review
2022-05	Village at Lanes Run - Phase 4, Sect 1	RES	Approved/Bonded
2022-05	Village at Lanes Run - Phase 4, Sect 2A	RES	Under Construction
2023-34	Village at Lemons Mill(Welch) - Infrastructure	DEV-C	Under Construction
2025-63	Vuteq 2026 Building/Parking Expansion	DEV-C	Under Review
2011-03	Ward Hall Unit 2B - 460W (Ball)	RES	Under Review
2023-30	Wawa - McClelland and E Main	DEV-C	Complete
2018-05	Woodland Park - Phases 3 & 4	RES	No Activity
2018-05	Woodland Park (Betty Yancey) Phase 2	RES	Approved/Bonded

Total Number of Active Projects:

91

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction		Number of Projects: 24	
2020-47		American Mini-Storage (South) Expansion	DEV-C
2018-43		Amerson North Townhomes	DEV-R
2025-02		Baptist Healthcare MOB - 115 Amerson Way	DEV-C
2023-21		Dan Cummins Auto - 215 Connector Rd	DEV-C
2021-11		Falls Creek Phase 2 (Res) Townhomes	DEV-R
2025-01		Goodwill Industries - 100 Ashton Grove	DEV-C
2023-36		Grace Christian Church - Gymnasium	DEV-C
2023-50		Hucks Market - 1000 Lemons Mill	DEV-C
2018-52		Jimmy Johns - 121 Southgate Dr	DEV-C
Util		LGE & KU Substation - Pavilion Dr	DEV-C
2024-46		Marketplace-460 & McClelland (Publix)	DEV-C
2023-38		Online Transport Storage-656 Old Delaplaine	DEV-C
SCS		Oxford Elementary School - 2425 Cynthiana Rd	DEV-C
2021-44		Penn Alley Townhomes - Tivoli Path Bldg 1	DEV-R
2022-51		Price Farm (Abbey) Townhomes - Herndon Blvd	DEV-R
2021-42		R&L Carriers - Cherry Blossom Spur	DEV-C
2022-21		Redwood Apartments - Old Oxford (Finley)	DEV-R
2024-34		Rumpke Parking & Storage - 225 W Yusen	DEV-C
2023-10		Scott Co Humane Society - 1376 Lexington Rd	DEV-C
2024-57		St Francis & St John New Parish Life at Cardome	DEV-C
Minor		TMMK - Paint Reborn 2 - SW1-Parking and Roadwork	DEV-C
2025-30		TMMK - PEMC Phase 2 - Parking Exp	DEV-C
2023-51		Triport Circle (Motor Pool) Truck Wash	DEV-C
2023-34		Village at Lemons Mill(Welch) - Infrastructure	DEV-C
Final Inspection		Number of Projects: 8	
2024-06		Drake & Ditardi (944 E Main) - Site Grading	DEV-C
2023-31		Eckart Supply - Corporate Blvd	DEV-C
2023-56		Fairfield Inn Update - 200 Tiger Way	DEV-C
2023-32		Moonlight Investments, LLC - Corporate Blvd	DEV-C
2025-41		Oser Paint & Flooring -Proposed Warehouse Addition	DEV-C
2022-34		Parkview Medical Outlot-Grading of Excess	DEV-C
2024-29		Tee Times - 1040 Paris Pike	DEV-C
2024-27		TMMK Solar Project - Lexus & Cherry Blossom	DEV-C

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	3
	2004-51	Pleasant Valley Phase 5 (Remainder)
	2018-57	Price Farm(Abbey) Phase 4
	2022-05	Village at Lanes Run - Phase 4, Sect 2A
Final Inspection	Number of Projects:	1
	2023-48	South Crossing Subdivision - Phase 2
Dedication/Final Work	Number of Projects:	3
	2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D
	2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)
	2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)
Approved/Bonded	Number of Projects:	12
	2003-35	Buffalo Springs (Phase 2) Stamping Ground
	2021-10	Cherry Blossom Subdivision - Phase 9
	2021-04	Falls Creek Residential - Phase 2
	2017-43	Fox Run - Phase 2
	2019-39	Harbor Village Unit 1, Phase 3C
	2006-30	McClelland Springs Ph IIB & IIC Section A (Delong)
	2017-24	Pinnacle At Mallard Point
	2004-51	Pleasant Valley Phase 5-A
	2023-48	South Crossing Subdiv - Phase 2, Units 2D & 2E
	2021-20	Village at Lanes Run - Ph 3, Sect 3 (2B) (Briggs)
	2022-05	Village at Lanes Run - Phase 4, Sect 1
	2018-05	Woodland Park (Betty Yancey) Phase 2