

ZONE CHANGE STAFF REPORT

DOCKET/CASE/APPLICATION NUMBER

DEVELOPMENT ADDRESS/LOCATION



CCPC
 City-County
 Planning Commission
 warrenpc.org | (270) 842-1953
 1141 State Street
 Bowling Green, KY 42101

2018-51-Z-CO

687 Carter-Sims Road

PUBLIC HEARING DATE

PRE-APP DATE

October 18, 2018

August 22, 2018

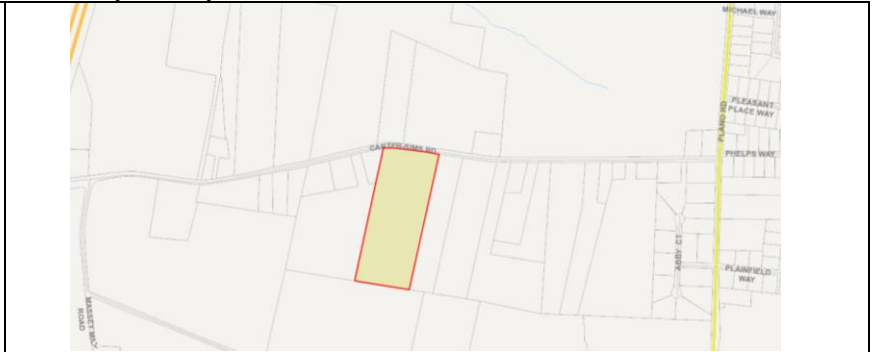
APPLICANTS/PROPERTY OWNER

PVA PARCEL NUMBER

**Barrett Hammer (applicant)
 Carolyn Clark (owner)**

054A-36-003

BRIEF SUMMARY OF REQUEST: The applicants are proposing to rezone 16.1783 +/- acres located at 687 Carter-Sims Road from AG (Agriculture) to RS-1C (Single Family Residential) in order to subdivide the properties into a maximum of sixty-four (64) single family residential lots.



MAP SOURCE: <http://warrenpc.org/beta/gis/>

CURRENT ZONING	PROPOSED ZONING	FUTURE LAND USE	SIZE OF DEVELOPMENT	OTHER INFORMATION
AG	RS-1C	Low Density Residential	16.1783 +/- Acres	<input checked="" type="checkbox"/> Development Plan Conditions <input checked="" type="checkbox"/> General Development Plan <input type="checkbox"/> Neighborhood Meeting <input checked="" type="checkbox"/> Traffic Impact Study (TIS) <input type="checkbox"/> Environmental Assessment <input type="checkbox"/> Public Comments
CURRENT LAND USE	PROPOSED LAND USE	FLUM AMENDMENT	PROPOSED DENSITY	
Agricultural	Single Family Residential	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.95 du/ac	

ZONING HISTORY: The property has been zoned Agriculture (AG) since zoning was established in Warren County in 1972.

COMPATIBILITY with COMPREHENSIVE PLAN: The property is designated as Low Density Residential on the FLUM. The proposed RS-1C district is not listed as a potentially compatible zoning designation in the Low Density Residential FLUM category. However, the proposed density of 3.95 du/ac fits within the Low Density Residential FLUM category. The Planning Commission should determine if the proposal is compatible with the surrounding area.

COMPATIBILITY with the SURROUNDING DEVELOPMENT: The proposed development is located in a rural area of Warren County in the Plano community. A site characteristic review indicates that there are not adequate facilities and infrastructure available to support the proposed development, but the applicant is proposing to provide adequate facilities to the property. The property contains a portion of an existing sinkhole in the southwest corner of the property. The existing home on the property was constructed in 1881. Site design has been addressed in the General Development Plan (preliminary lot layout) and development plan conditions, in conjunction with the requirements of the Zoning Ordinance. The proposed zoning map amendment may be appropriate if the Planning Commission deems the proposed development compatible with the surrounding area.

POINTS TO CONSIDER:

- ❖ The proposed RS-1C zone is not listed as a potentially compatible zone within the Low Density Residential FLUM category, but the proposed density of 3.95 du/ac is consistent with the FLUM and Low Density Residential FLUM category. Subdivisions in the vicinity contain a mixture of densities ranging from 0.15 du/ac to 2.42 +/- du/ac.
- ❖ The proposed development generally complies with a majority of the site characteristics review criteria.
- ❖ The Planning Commission should determine if the proposed General Development Plan complies with the review criteria for site design and if the proposed development, including the proposed RS-1C zone, is compatible with the surrounding area.
- ❖ The existing home on the property was built in 1881 and is proposed to be demolished if this application is approved.

Zone Change Staff Report

Note: Please see attached pre-application information for FLUM category descriptions and other below-referenced material.

FUTURE LAND USE MAP and CATEGORY REVIEW

FLUM Designation: Low Density Residential (please see the attached Future Land Use Map).

Applicable Goals, Objectives and/or Actions Items:

Future Land Use: LU-1.1.1, LU-1.1.2, LU-1.1.3, LU-2, LU-2.1, LU-2.1.1, LU-2.1.4, LU-2.3.1, LU-2.5.3, LU-2.8, LU-2.8.1

Transportation: TR-2.1

Community Facilities: N/A

Parks and Recreation: PR-1.7

Natural and Cultural Resources: NCR-1.1, NCR-1.3, NCR-2.4.1, NCR-2.5.3

Housing and Neighborhoods: HN-1, HN-1.3, HN-2.1, HN-4

Economic Development: N/A

The Low Density Residential land use designation comprises areas designated for single family detached development and attached single family development including twin homes where each unit is platted on its own individual lot, with gross densities ranging from zero to four and a half (4.5) dwelling units per acre. Higher densities may be possible with a Conservation style development as permitted by the Zoning Ordinance. This proposal generally complies with the FLUM and this category, and with LU-1.1.1 and LU-1.1.2. The Planning Commission should determine if the proposal is compatible with the area and therefore in compliance with LU-1.1.3.

The Planning Commission should determine if the proposal is high quality development, including design standards tailored to preserve the character of the area, and if it complies with LU-2 and LU-2.1.

LU-2.1.1 encourages increased open space standards to ensure that an adequate amount of such space is usable. The RS-1C zone requires a minimum of 30% open space. The proposal does not comply with LU-2.1.1, as there is no commitment from the applicant to provide any additional open space other than the minimum required in the RS-1C zone.

The proposed development generally complies with LU-2.1.4 and PR-1.7. The applicants have committed to preserve to the fullest extent practicable all mature trees on the perimeter property lines of the development in development plan condition #7.

The proposal complies with LU-2.3.1 and TR-2.1. The applicants have stated in development plan condition #5 that the proposed subdivision will be served by internal streets, and that stub streets will be provided to the adjacent properties. The applicants have also agreed to improvements along Carter-Sims Road as required by the Warren County Public Works Department.

The proposal may comply with LU-2.5.3. The Planning Commission should determine if the proposal is an opportunity for revitalization and redevelopment.

The Planning Commission should determine compliance with LU-2.8 and LU-2.8.1. The applicants have addressed the majority of the recommendations from the Plano Focal Point Plan outlined on page 4 and 5 of this report.

The proposal complies with NCR-1.1 and NCR-1.3. The applicants have committed in development plan condition #8 that sinkholes detected on the Property prior to or during construction will be repaired or protected with a sinkhole structure using methods approved by the Warren County Department of Public Works Stormwater Management, depending upon whether such sinkholes are located in a proposed drainage area.



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The development is proposed in an area where adequate infrastructure does not already exist. The Planning Commission should determine if the development will result in premature development pressure on the countryside and if it complies with NCR-2.4.1.

The proposal does not comply with NCR-2.5 or NCR-2.5.3, as the applicants have not made any provisions to preserve the existing historical home on the property.

The proposal may comply with HN-1 and HN-1.3. The Planning Commission should determine if the proposal is a suitable redevelopment project that is compatible with the area.

The proposal may comply with HN-2.1 and HN-4. The Planning Commission should determine if the location of the planned development is suitable for the proposed housing type, and if the proposed residences are believed to enhance the array of housing options available in the area.

SITE CHARACTERISTICS REVIEW

Layout, lot sizes and setbacks: The development will be served by internal streets, as shown on the attached Preliminary Development Plan. The development will adhere to the RS-1C standards set forth in Zoning Ordinance.

Transportation Infrastructure: The property has frontage on Carter-Sims Road, a County maintained rural minor collector with fifty (50) feet of right-of-way and approximately eighteen (18) feet of pavement width. The concept plan indicates stub streets provided to the properties to the east and west. The Warren County Public Works Department waived a Traffic Impact Study (TIS) in lieu of installation of a right turn lane into the development from Carter-Sims Road. The applicants have agreed to this improvement in development plan condition #5.

Fire protection: This development is served by the Plano Volunteer Fire Department. Staff forwarded to the proposed layout to the Plano Fire Department for their review. Chief Kevin Bailey requested the hydrant placement within the development be coordinated with their department, however this was not addressed by the applicants.

Water adequacy: This development is served by Warren County Water District (WCWD) and will be provided with adequate water flow to meet the fire protection requirements for Warren County.

Wastewater adequacy: The property is not within 2,000 feet of existing sewer on Plano Road, but sewer will be extended to the development if this application is approved.

Natural features: A portion of an existing sinkhole is located in the southwest corner of the property.

Prime farmland: The development is comprised of a soil type that is classified as prime farmland.

Soil suitability: N/A

Flood plains and wetlands: There are no known floodplains or wetlands located on the property.

Cultural or historical features: The existing residence on the property was constructed in 1881. The applicants do not intend to preserve the existing residence as part of the proposed development, but have agreed to allow Habitat for Humanity the opportunity to inspect the residence and salvage any materials it desires prior to demolition.

This application generally complies with the majority of the items in the Site Characteristics Review.



Zone Change Staff Report

SITE DESIGN and COMPATIBILITY REVIEW

Surrounding density: See the attached density map. The properties on Carter-Sims Road are mainly large agricultural tracts, with some rural density residential lots also present in the area. Subdivisions in the vicinity contain a mixture of densities ranging from 0.15 du/ac to 2.42 +/- du/ac. The applicant is proposing 64 lots on 16.1783 +/- acres, resulting in a density of 3.95 du/ac.

Surrounding land uses: Please see the attached existing land use map. The surrounding area is mainly comprised of agricultural and single family residential uses. There are a few public and public-institutional uses in the area, as well as a commercial use and a multi-family residential use. There are also some vacant tracts in the general vicinity.

Surrounding architectural features: There is a mixture of agricultural buildings and residential structures along Carter-Sims Road. Structures in the area are a mix of one- and two-story.

Building materials review: The existing home is vinyl. Other homes in the area are constructed of brick, vinyl and metal. The applicant has stated in their development plan conditions that the proposed homes will be constructed of at least eighty percent (80%) stone, brick, EIFS or other cementitious or modern masonry materials.

Building orientation: The applicant has committed in their development plan conditions that homes on lots adjacent to Carter-Sims Road will be oriented with a front façade facing Carter-Sims Road and access from an interior street. The Property will be developed with an internal system of streets which will connect to Carter-Sims Road.

Landscaping and screening: N/A

Proposed open space: The maximum allowable lot coverage in the RS-1C zone is 70%, meaning 30% of the development will remain as open space.

Connectivity: The proposed development will provide connections to the properties to the east and west, as shown on the preliminary development plan.

Pedestrian, bicycle or transit facilities: Sidewalks will be required within the proposed development.

AREA SPECIFIC POLICY REVIEW

Applicable plan(s): The proposed development is located within the boundary of the Plano Focal Point Plan, to be considered for adoption by the Planning Commission on October 18, 2018.

Applicable Policies or Recommendations:

PL-1 To ensure suitable development of vacant and infill sites within the Plano community, the Future Land Use Map should guide all zoning and development decisions.

Although the RS-1C zoning district is not listed as a potentially compatible zoning designation in the Low Density Residential FLUM category, the proposed density of 3.95 du/ac fits within the maximum density of 4.5 du/ac in the Low Density Residential FLUM category. The Planning Commission should determine compliance with this policy.

PL-3 and PL-6 Future development should be sensitive to the existing pattern of development in the area, including building orientation and setbacks and that consideration should be given to the existing pattern of development in the surrounding area, including building setbacks along existing roadways.



Zone Change Staff Report

The applicants have stated in development plan condition #6 that homes on lots adjacent to Carter-Sims Road will be oriented with a front façade facing Carter-Sims Road and access from an interior street. The applicants have also stated that the building setback along Carter-Sims Road shall be fifty (50) feet, however several homes in the immediate area are zoned R-E and are set back at least 140 feet from Carter-Sims Road. The Planning Commission should determine compliance with these policies.

PL-7 All non-residential development and residential development served by internal streets should have underground utilities (including infrastructure within the right-of-way).

Development plan condition #1 states that all service utilities will be located underground. The proposed development complies with this policy.

PL-8 and PL-9 Future development should incorporate high-quality design material. Plain-faced block should be prohibited for all facades and split-faced block should be permitted only for building foundations for single family residential structures. Vinyl may be permitted on a limited basis. No more than 30% of homes within subdivisions encompassing 10 lots or more should have a front façade constructed of 100% vinyl. Façade variation among homes in the same block is also encouraged.

The proposed development complies with PL-8 and PL-9. Development plan condition #3 states that all exterior facades of principal structures located on the Property will be constructed of at least eighty percent (80%) stone, brick, EIFS or other cementitious or modern masonry materials and that plain- and split-faced block are prohibited.

GENERAL DEVELOPMENT PLAN / DEVELOPMENT PLAN CONDITIONS

The applicants have submitted the following Development Plan Conditions to help address compatibility with the surrounding area:

- 1) All service utility lines will be located underground.
- 2) The Property may be developed into a maximum of sixty-four (64) dwelling units.
- 3) All exterior facades of principal structures located on the Property will be constructed of at least eighty percent (80%) stone, brick, EIFS or other cementitious or modern masonry materials. Block foundations, including both plain-faced block and split-faced block, shall be prohibited. Each residence shall have an attached two-car garage and a minimum of 1,600 square feet of heated living space exclusive of porches and garage.
- 4) The Property will be developed with uniform street lighting.
- 5) The Property will be developed with a right turn lane on Carter-Sims Road in coordination with and as specified by the Warren County Public Works Department, and with an internal system of streets which will connect to Carter-Sims Road. The Property will be developed with stub streets to the adjacent properties to the South and West.
- 6) Residences on lots adjacent to Carter-Sims Road will be oriented with a front façade facing Carter-Sims Road and access from an interior street. The building setback on Carter-Sims Road shall be fifty (50) feet.
- 7) The Developer will preserve to the fullest extent practicable all mature trees on the perimeter property lines of the development.
- 8) Sinkholes detected on the Property prior to or during construction will be repaired or protected with a sinkhole structure using methods approved by the Warren County Department of Public Works Stormwater Management, depending upon whether such sinkholes are located in a proposed drainage area.



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- 9) The existing mobile home on the property shall be removed by October 1, 2019, or prior to the issuance of a building permit for any residential structure on the property, whichever occurs first.
- 10) Prior to demolition of the existing residence on the property, Habitat for Humanity will be offered the opportunity to inspect the residence and salvage any materials it desires prior to demolition.
- 11) Development Plan Condition III shall remain a Development Plan Condition only until recordation of a Subdivision Plat of the Property or a Declaration of Restrictive Covenants after which it shall be included in such Plat and/or Declaration and shall no longer be Development Plan Condition.

The Planning Commission should determine if the proposed General Development Plan meets the review criteria for site design and compatibility.

STAFF REVIEW SUMMARY

The proposal may be appropriate given the Future Land Use Map and Low Density Residential category. The RS-1C zone is not listed as a potentially compatible zoning designation in the Low Density Residential FLUM category, however, the proposed density is less than 4.5 du/ac. The applicant is proposing a maximum of 64 single family residential building lots, resulting in a density of 3.95 du/ac. The Planning Commission should determine compliance with the criteria assessed in the review process, including the compatibility of the RS-1C zone in this location. The Planning Commission should also determine if the proposal is compatible with the area.



Zone Change Staff Report

SUGGESTED MOTIONS

I make the motion to **APPROVE** the proposed Zoning Map Amendment, together with and conditioned upon the General Development Plan, docket number **2018-51-Z-CO**.

Based upon the testimony and documents presented in this public hearing, the proposed Zoning Map Amendment **is** consistent with the adopted FOCUS 2030 Comprehensive Plan as demonstrated by its compliance with the following objectives and action items:

Choose all that apply:

- | | | |
|------------------------------------|------------------------------------|-------------------------------------|
| <input type="checkbox"/> LU-1.1.1* | <input type="checkbox"/> LU-2.5.3* | <input type="checkbox"/> NCR-1.1 |
| <input type="checkbox"/> LU-1.1.2* | <input type="checkbox"/> LU-2.8* | <input type="checkbox"/> NCR-1.3 |
| <input type="checkbox"/> LU-1.1.3* | <input type="checkbox"/> LU-2.8.1* | <input type="checkbox"/> NCR-2.4.1* |
| <input type="checkbox"/> LU-2* | | |
| <input type="checkbox"/> LU-2.1* | <input type="checkbox"/> TR-2.1 | <input type="checkbox"/> HN-1* |
| <input type="checkbox"/> LU-2.1.4 | | <input type="checkbox"/> HN-1.3* |
| <input type="checkbox"/> LU-2.3.1 | <input type="checkbox"/> PR-1.7 | <input type="checkbox"/> HN-2.1* |
| | | <input type="checkbox"/> HN-4* |

Therefore, the proposed Zoning Map Amendment is in agreement with the adopted Comprehensive Plan.

Further, I request that this motion include the summary of evidence and testimony presented by the witnesses at this public hearing.

I make the motion to **DENY** the proposed Zoning Map Amendment, docket number **2018-51-Z-CO**.

Based upon the testimony and documents presented in this public hearing, the proposed Zoning Map Amendment is **not** consistent with the adopted FOCUS 2030 Comprehensive Plan as demonstrated by its non-compliance with the following objective and action items:

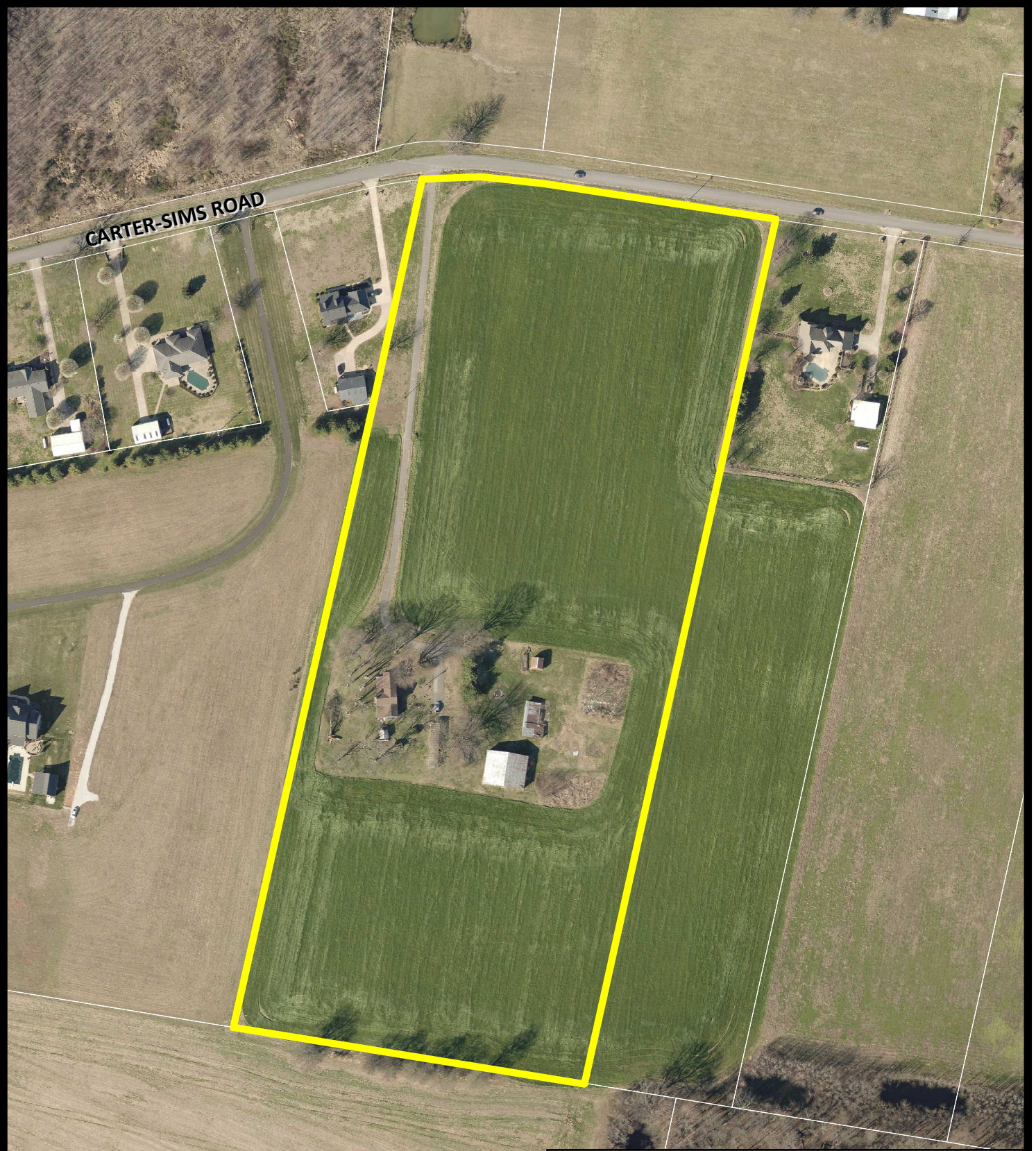
Choose all that apply:

- | | | |
|------------------------------------|-------------------------------------|----------------------------------|
| <input type="checkbox"/> LU-1.1.1* | <input type="checkbox"/> LU-2.5.3* | <input type="checkbox"/> HN-1* |
| <input type="checkbox"/> LU-1.1.2* | <input type="checkbox"/> LU-2.8* | <input type="checkbox"/> HN-1.3* |
| <input type="checkbox"/> LU-1.1.3* | <input type="checkbox"/> LU-2.8.1* | <input type="checkbox"/> HN-2.1* |
| <input type="checkbox"/> LU-2* | | <input type="checkbox"/> HN-4* |
| <input type="checkbox"/> LU-2.1* | <input type="checkbox"/> NCR-2.4.1* | |
| <input type="checkbox"/> LU-2.1.1 | <input type="checkbox"/> NCR-2.5 | |
| | <input type="checkbox"/> NCR-2.5.3 | |

Therefore, the proposed Zoning Map Amendment is **not** in agreement with the adopted Comprehensive Plan. Further, I request that this motion include the summary of evidence and testimony presented by the witnesses at this public hearing.

**Denotes items in both the APPROVE and DENY motions.*



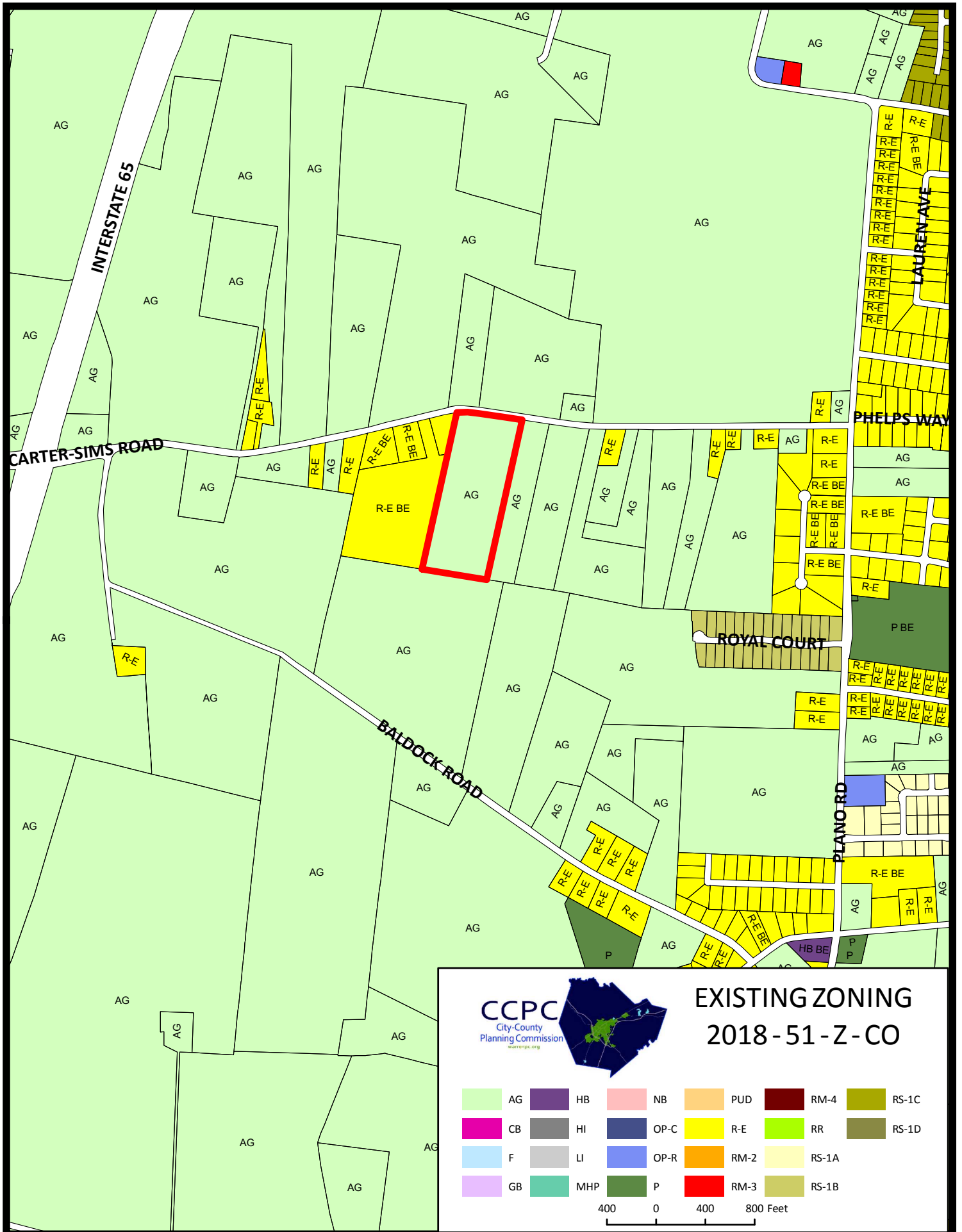


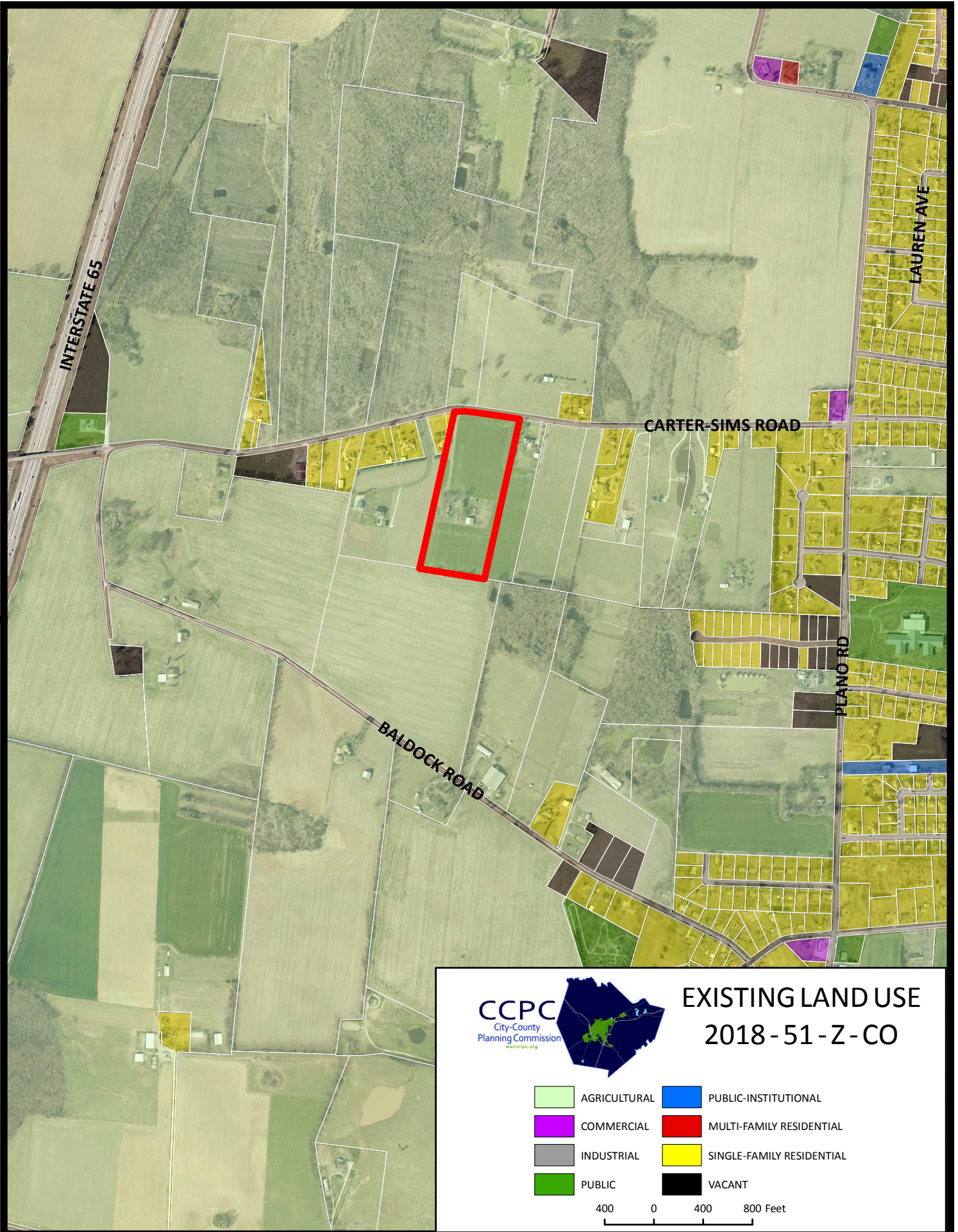
CARTER-SIMS ROAD



AERIAL
2018 - 51 - Z - CO

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











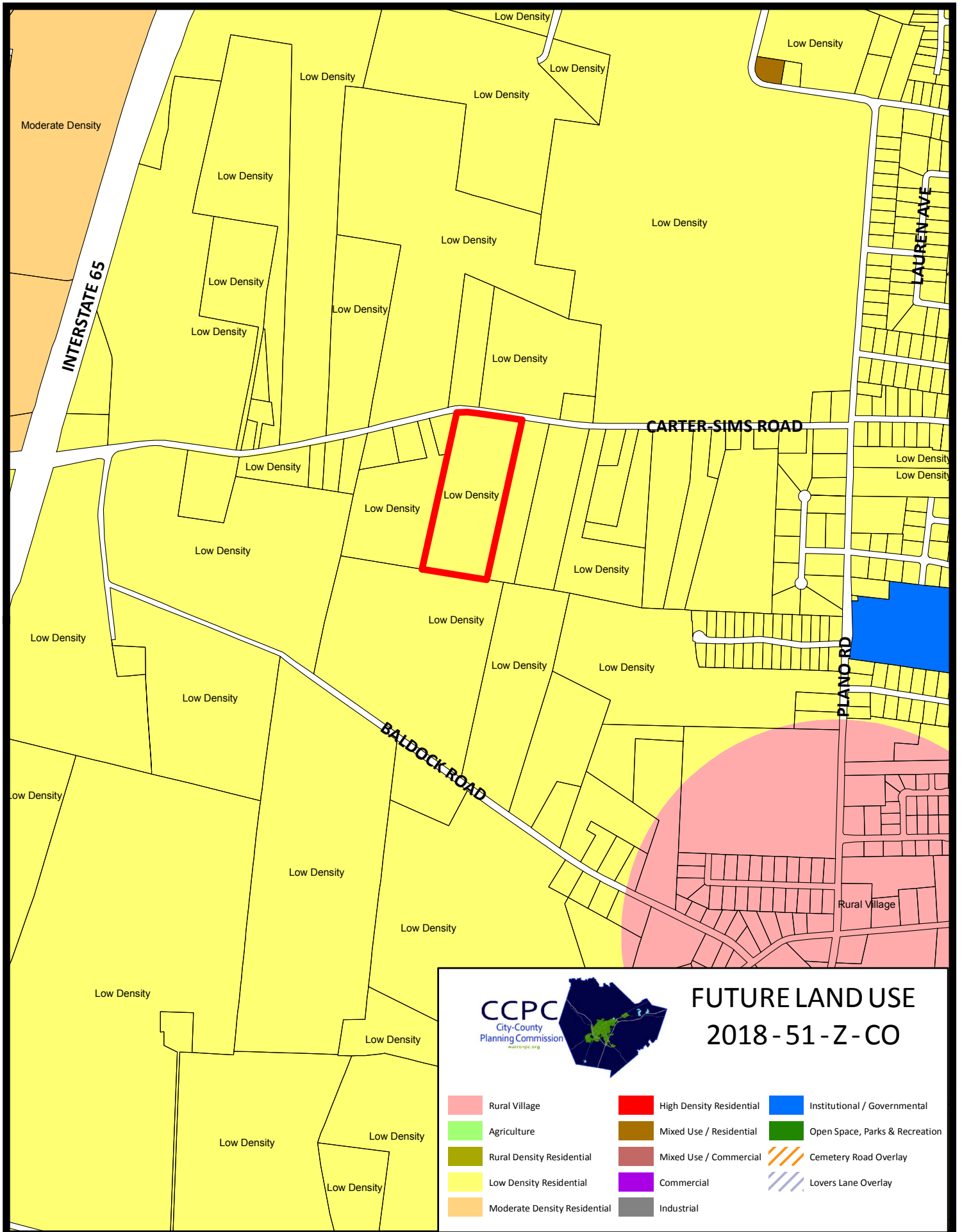
CCPC
City-County
Planning Commission
warrencpc.org



EXISTING LAND USE 2018 - 51 - Z - CO

- | | |
|--|---|
|  AGRICULTURAL |  PUBLIC-INSTITUTIONAL |
|  COMMERCIAL |  MULTI-FAMILY RESIDENTIAL |
|  INDUSTRIAL |  SINGLE-FAMILY RESIDENTIAL |
|  PUBLIC |  VACANT |

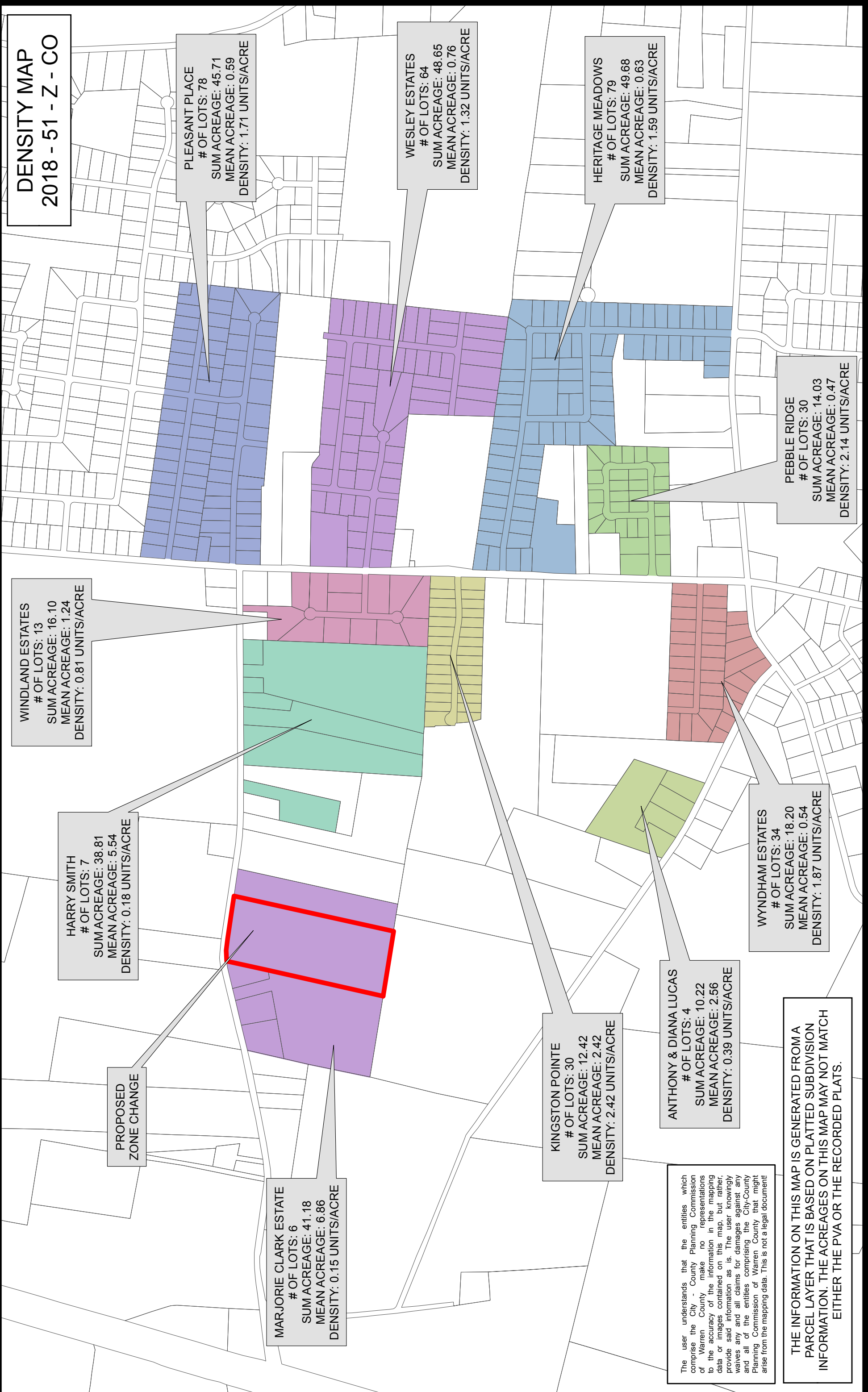
400 0 400 800 Feet



FUTURE LAND USE 2018 - 51 - Z - CO

- | | | |
|------------------------------|--------------------------|--------------------------------|
| Rural Village | High Density Residential | Institutional / Governmental |
| Agriculture | Mixed Use / Residential | Open Space, Parks & Recreation |
| Rural Density Residential | Commercial | Cemetery Road Overlay |
| Low Density Residential | Industrial | Lovers Lane Overlay |
| Moderate Density Residential | | |

DENSITY MAP 2018 - 51 - Z - CO



The user understands that the entities which comprise the City - County Planning Commission of Warren County make no representations to the accuracy of the information in the mapping data or images contained on this map, but rather, provide said information as is. The user knowingly waives any and all claims for damages against any and all of the entities comprising the City-County Planning Commission of Warren County that might arise from the mapping data. This is not a legal document!

THE INFORMATION ON THIS MAP IS GENERATED FROM A PARCEL LAYER THAT IS BASED ON PLATTED SUBDIVISION INFORMATION. THE ACREAGES ON THIS MAP MAY NOT MATCH EITHER THE PVA OR THE RECORDED PLATS.

GENERAL NOTES:

1. SOURCE OF TITLE: DEED BOOK 617, PAGE 364.
2. TOTAL AREA OF THIS SURVEY: 16.1783 ACRES.
3. THIS SURVEY IS SUBJECT TO ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. DATE OF FIELD SURVEY: AUGUST 30, 2018.
5. SOURCE OF BEARING: NAD83, KY SOUTH ZONE.
6. THE SURVEY AS SHOWN HEREON IS A RURAL SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.
7. THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.
8. THE BEARINGS AND DISTANCES AS SHOWN HEREON ARE BASED ON AN UNADJUSTED RANDOM TRAVERSE. UNADJUSTED CLOSURE 1:83,678.
9. ALL SET IRON PINS SHOWN ARE 5/8-INCH DIAMETER BY 18-INCHES LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "L SLAVEY KY 3922".



FLOOD NOTE:
I HEREBY CERTIFY THAT THE PROPERTY AS SHOWN HEREON IS NOT IN A 100 YEAR FLOOD PLAIN AS LOCATED BY FLOOD INSURANCE RATE MAPS #21227C0320E, DATED MAY 2, 2007.

UTILITY NOTE:
UTILITIES SHOWN HEREON WERE LOCATED FROM FIELD EVIDENCE AND OTHER AVAILABLE RECORDS. OTHER UTILITIES MAY EXIST THAT MAY NOT BE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE LOCATION OF THE UTILITIES.

(2)

P.B. 23,
PG. 32
MUSSNUG
DB. 803, P. 505
PVA# 054A-36-002
(ZONED AG)

(3)

P.B. 23,
PG. 32
CLARK
DB. 617, P. 364
PVA# 054A-36-003
(ZONED AG)
704,727 S.F.
16.1783 AC.

(4)

P.B. 24,
PG. 55
HAMMER
DB. 1019, P. 946
PVA# 054A-36-004
(ZONED R-E)

(5)

P.B. 24,
PG. 55
BALL
DB. 1007, P. 813
PVA# 054A-36-005
(ZONED R-E)

(2)

P.B. 35,
PG. 154
WAND
DB. 606, P. 441
PVA# 054A-35
(ZONED AG)

(3)

P.B. 35,
PG. 154
WAND
DB. 606, P. 441
PVA# 054A-35
(ZONED AG)

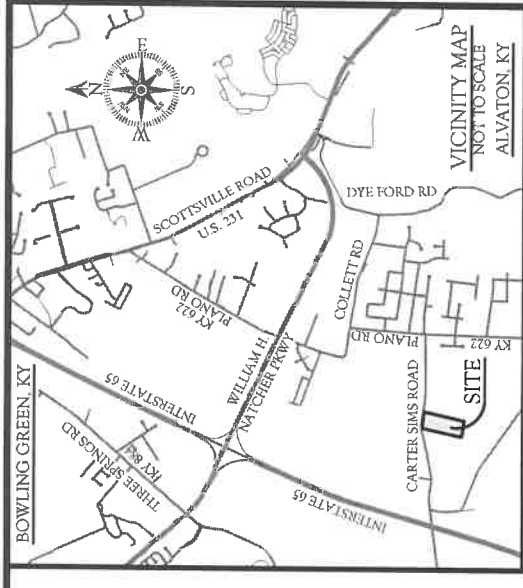
ZONE CHANGE REQUEST
AG TO RS-1C
TOTAL: 16.1783 ACRES

S 12°27'39" W 1,330.43'

N 80°41'45" W 532.85'

N 12°29'11" E 1,304.11'

APPROX. 2,680-FT
TO THE C/L OF
PLANO RD (KY622)



VICINITY MAP
NOT TO SCALE
ALVATON, KY

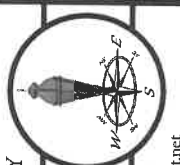
JAMES E. BALDOCK
FAMILY TRUST
DB. 877, P. 158
PVA# 043A-15
(ZONED AG)



Lucas Slavey
9-4-2018

REZONING PLAT FOR:

CAROLYN CLARK PROPERTY
DEED BOOK 358, PAGE 546
687 CARTER SIMS ROAD
WARREN COUNTY, KY



VAN METER & SLAVEY, LLC
PROFESSIONAL ENGINEERING - LAND SURVEYING
1015 Slave Lane - Bowling Green, KY 42103
P: 270.799.1001 F: 270.791.0011 E: lslavey@vms.net
DRAWN BY: RHM V&S JOB #: 18165 SURVEY DATE: 8-30-2018
CHECKED BY: LLS PLOT DATE: 9-4-2018

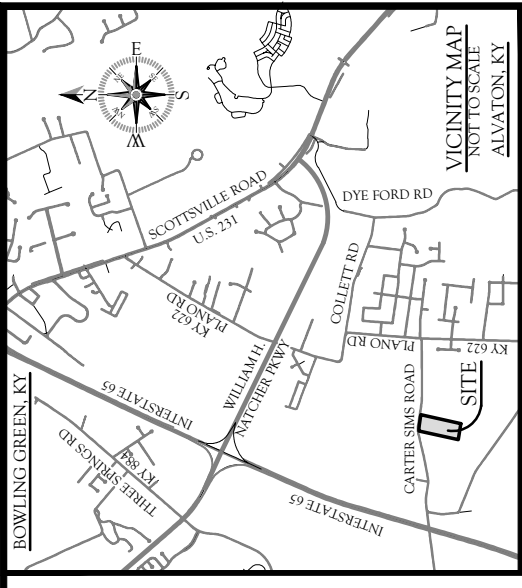
OWNER:
CAROLYN CLARK
687 CARTER SIMS ROAD
BOWLING GREEN, KY 42104



SCALE: 1 = 120

GENERAL LEGEND:

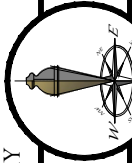
- MONUMENT FOUND
- IRON PIN SET
- ⤴ EXISTING GUY WIRE
- ⤵ EXISTING POWER POLE



JAMES E. BALDOCK
FAMILY TRUST
DB. 877, P. 158
PVA# 043A-15
(ZONED AG)

REZONING EXHIBIT FOR:

CAROLYN CLARK PROPERTY
DEED BOOK 358, PAGE 546
687 CARTER SIMS ROAD
WARREN COUNTY, KY



VAN METER & SLAVEY, LLC
PROFESSIONAL ENGINEERING - LAND SURVEYING

1015 Slave Lane - Bowling Green, KY 42108
P: 270.799.1001 F: 270.721.0011 E: ls@slavey.com
DRAWN BY: RHM V&S JOB #: 18165 SURVEY DATE: 8-30-2018
CHECKED BY: LLS PLOT DATE: 10-3-2018

FLOOD NOTE:
I HEREBY CERTIFY THAT THE PROPERTY AS SHOWN HEREON IS NOT IN A 100 YEAR FLOOD PLAIN AS LOCATED BY FLOOD INSURANCE RATE MAPS #21227C0320E, DATED MAY 2, 2007.

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(2)

P.B. 23,
PG. 32

MUSSNUG
DB. 803, P. 505
PVA# 054A-36002
(ZONED AG)

GENERAL NOTES:
1. SOURCE OF TITLE: DEED BOOK 617, PAGE 364.
2. TOTAL AREA OF THIS SURVEY: 16.1783 ACRES.
3. THIS SURVEY IS SUBJECT TO ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

4. DATE OF FIELD SURVEY: AUGUST 30, 2018.
5. SOURCE OF BEARING: NAD83, KY SOUTH ZONE.
6. THE SURVEY AS SHOWN HEREON IS A RURAL SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.
7. THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.
8. THE BEARINGS AND DISTANCES AS SHOWN HEREON ARE BASED ON AN UNADJUSTED RANDOM TRAVERSE. UNADJUSTED CLOSURE 1:83,678.
9. ALL SET IRON PINS SHOWN ARE 5/8-INCH DIAMETER BY 18-INCHES LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "L SLAVEY KY 3922".

APPROX. 2,680-FT
TO THE C/L OF
PLANO RD (KY622)

(2)

P.B. 35,
PG. 154
WAND
DB. 606, P. 441
PVA# 054A-35
(ZONED AG)

(3)

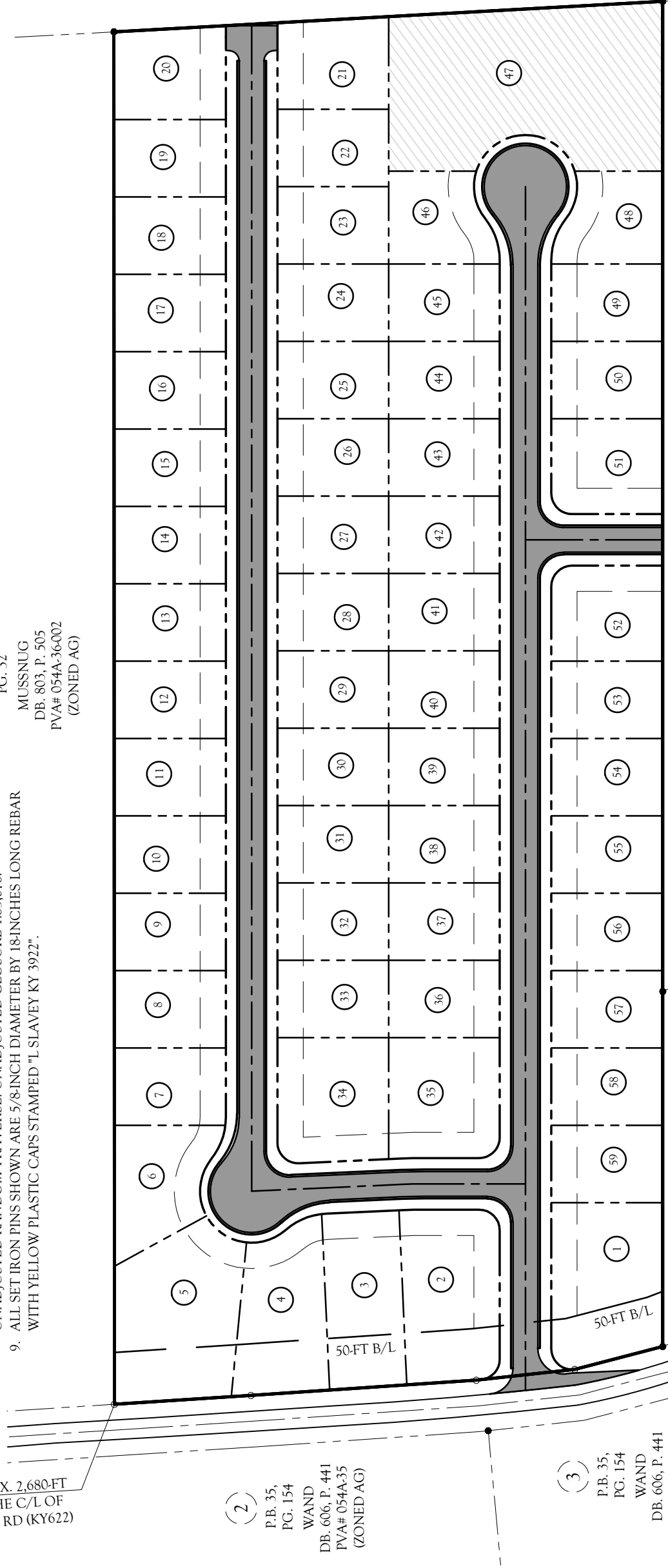
P.B. 35,
PG. 154
WAND
DB. 606, P. 441
PVA# 054A-35
(ZONED AG)

(5)

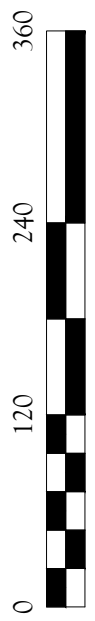
P.B. 24,
PG. 55

(4)

P.B. 24,
PG. 55
HAMMER
DB. 1019, P. 946
PVA# 054A-36004
(ZONED RE)



**PRELIMINARY
FOR REVIEW ONLY
NOT FOR LAND TRANSFER
OR CONSTRUCTION**



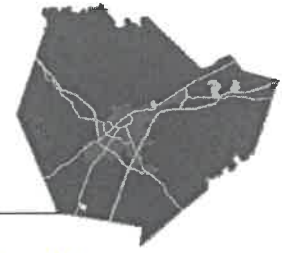
SCALE: 1 = 120

GENERAL LEGEND:

- MONUMENT FOUND
- IRON PIN SET
- EXISTING GUY WIRE
- ⊗ EXISTING POWER POLE

OWNER:
CAROLYN CLARK
687 CARTER SIMS ROAD
BOWLING GREEN, KY 42104

CCPC

City-County
Planning Commission
warrenpc.org

APPLICATION FOR ZONING MAP AMENDMENT

Docket Number: 2018-51-Z-COPublic Hearing Date: 10-18-18Date Application Filed: 9-20-18Pre-Application Meeting Date: 9-22-18

APPLICANT(S) INFORMATION

1) APPLICANT(S) NAME(S): Barrett Hammer

Names of Officers, Directors, Shareholders or Members (If Applicable):

N/A

Mailing Address:

687 Carter Sims Road
Bowling Green, KY 42104

Phone Number: _____

Cell Number: (270) 202-6411

E-Mail Address: _____

2) PROPERTY OWNER(S) NAME(S): Carolyn Clark

Mailing Address:

687 Carter Sims RoadBowling Green, KY 42104-7828

Phone Number: _____

Cell Number: _____

E-Mail Address: _____

PLEASE USE ADDITIONAL PAGES IF NEEDED3) APPLICANT(S) ATTORNEY: Kevin C. Brooks, Attorney

Name of Law Firm:

Bell, Orr, Ayers & Moore, PSC

Phone Number:

270-781-8111

Cell Number:

270-791-2817

E-Mail Address:

brooks@boamlaw.com

PROPERTY AND PROPOSED DEVELOPMENT INFORMATION

Property Address:

687 Carter Sims Road, Bowling Green, Kentucky

PVA Parcel Number:

054A-36-003

Acreage:

16.16

Current Zoning:

AG

Proposed Zoning:

RS-1C

FLUM Designation:

Low Density Residential

PROJECT SUMMARY

Please describe the proposed use of the property

The Property will be developed with a maximum of sixty-four (64) lots for single-family residences generally consistent with the Concept Plan filed together with this Application.

FINDINGS REQUIRED FOR ZONE CHANGE

In order for the Planning Commission to make a recommendation for a zoning map amendment, it must make findings of fact in support of its recommendation. Please provide a detailed explanation as to:

- What major economic, physical or social changes, if any, have occurred in the vicinity of the property in question that were not anticipated by the Comprehensive Plan and which have substantially altered the basic character of the area, which make the proposed amendment to the Official Zoning Map appropriate. This explanation shall contain a list of such specific changes, a description as to how said changes were not anticipated by the comprehensive plan, a description as to how said changes have altered the basic character of the area and a description as to how said changes make the proposed amendment to the official zoning map appropriate; or
- Why the original zoning classification of the property in question is inappropriate or improper; or
- How the proposed zoning map amendment is in agreement with the FOCUS 2030 Comprehensive Plan, Including the Future Land Use Map (Please see attached Comprehensive Plan Compliance Checklist).

Please check (✓) one of the above findings of fact and cite specific evidence to address such finding in the space provided below. Please attach additional sheets if more space is needed.

The Future Land Use Map designation for this area is low density residential which will accommodate the proposed use. The proposed Development Plan Conditions establish the compatibility of the development by imposing aesthetic requirements equal to or greater than residential development in the Plum Springs Road area to assure that there are no compatibility concerns raised by the neighbors, the Developer has discussed his proposed development with neighbors on Plum Springs Road. Water supply is sufficient. Although sewer would not be required for the development, the Developer plans to extend sewer to this new development.

APPLICATION CHECKLIST

- A completed and signed Application
- Plat prepared by a licensed surveyor (please include one (1) 11" x 17" or smaller copy)
- Adjacent Property Owners Form
- General Development Plan (please include one (1) 11" x 17" or smaller copy)
- Development Plan Conditions
- Written Narrative Detailing Compliance with Findings Required for Zone Change on Page 2
- Application Fees
- Water/Sewer Verification
- Traffic Impact Study (If Applicable)
- Geologic Analysis (Heavy Industrial development with a DRASTIC Index > 160)
- Neighborhood Meeting Date (If Conducted): _____

APPLICANT'S CERTIFICATION

I do hereby certify that, to the best of my knowledge and belief, all application materials have been submitted and that the information they contain is true and correct. Please attach additional signature pages if needed.

Signature of Applicant(s) and Property Owner(s):

Date:

1) Kevin C Brooks
 Kevin C. Brooks, Attorney
 (please print name and title)

9/20/18

2) _____

 (please print name and title)

The foregoing signatures constitute all of the owners of the affected property necessary to convey fee title, their attorney, or their legally constituted attorney-in-fact. If the signature is of an attorney, then such signature is certification that the attorney represents each and every owner of the affected property. Please use additional signature pages, if needed.

REQUIRED FILING FEES MUST BE PAID BEFORE ANY APPLICATION WILL BE ACCEPTED

Application Fee: _____
 Land Use Certificate Fee: _____
 Date Fees Received: _____

Pre-Application Conference Information

CCPC

City-County
Planning Commission
warrenpc.org



Date: August 22, 2018

PROPERTY INFORMATION

Attendees: Lucas Slavey, Barrett Hammer, Joe Valielouga

Property Location: 687 Carter Sims Road PVA Parcel #(s): 054A-36-003

Property Owner(s): Carolyn Clark Contract Vendee(s): Barrett Hammer

Current Zoning: AG Proposed Zoning: RS-1C

Current Land Use: Agriculture Proposed Land Use: Single Family Residential

APPLICATION TYPE

- Zoning Map Amendment
- FLUM Amendment to: _____
- Development Plan/ Development Plan Conditions Amendment
- Conditional Use Permit
- Variance
- Other _____

ADDITIONAL DOCUMENTATION REQUIRED

- Traffic Impact Study */or improvements in lieu of?*
- Development Plan Conditions
- General Development Plan
- Water / Sewer Verification
- Geologic Analysis
- Other _____

COMPREHENSIVE PLAN / FLUM COMPLIANCE REVIEW

(FLUM and Category Descriptions are Attached)

FLUM Designation

- | | | |
|--|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Rural Density Residential | <input checked="" type="checkbox"/> Low Density Residential |
| <input type="checkbox"/> Moderate Density Residential | <input type="checkbox"/> High Density Residential | <input type="checkbox"/> Mixed-Use / Residential |
| <input type="checkbox"/> Mixed-Use / Commercial | <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Institutional / Governmental | <input type="checkbox"/> Open Space, Parks & Recreation | <input type="checkbox"/> Rural Village |
| <input type="checkbox"/> Special Focal Point Plan / FLUM | | |

Applicable Goals, Objectives and Action Items

Future Land Use

- | | | | |
|--|--|--|--|
| <input checked="" type="checkbox"/> LU-1.1.1 | <input checked="" type="checkbox"/> LU-1.1.2 | <input checked="" type="checkbox"/> LU-1.1.3 | <input type="checkbox"/> LU-1.1.4 |
| <input checked="" type="checkbox"/> LU-2 | <input checked="" type="checkbox"/> LU-2.1 | <input checked="" type="checkbox"/> LU-2.1.1 | <input type="checkbox"/> LU-2.1.2 |
| <input type="checkbox"/> LU-2.1.3 | <input checked="" type="checkbox"/> LU-2.1.4 | <input checked="" type="checkbox"/> LU-2.3.1 | <input type="checkbox"/> LU-2.3.4 |
| <input type="checkbox"/> LU-2.4 | <input type="checkbox"/> LU-2.5 | <input type="checkbox"/> LU-2.5.2 | <input checked="" type="checkbox"/> LU-2.5.3 |
| <input checked="" type="checkbox"/> LU-2.8 | <input checked="" type="checkbox"/> LU-2.8.1 | <input type="checkbox"/> LU-2.9 | <input type="checkbox"/> LU-2.10 |

Transportation

- TR-1.1 TR-2.1 TR-3 TR-4

Community Facilities

- CF-1.1 CF-1.4 CF-2.6 CF-5.3
- CF-10.1

Parks and Recreation

- PR-1.7 PR-1.8 PR-3 PR-5.2

Natural and Cultural Resources

- | | | | |
|---|------------------------------------|---|---|
| <input checked="" type="checkbox"/> NCR-1.1 | <input type="checkbox"/> NCR-1.1.6 | <input checked="" type="checkbox"/> NCR-1.3 | <input type="checkbox"/> NCR-1.4 |
| <input type="checkbox"/> NCR-2.1 | <input type="checkbox"/> NCR-2.2 | <input type="checkbox"/> NCR-2.4 | <input checked="" type="checkbox"/> NCR-2.4.1 |
| <input type="checkbox"/> NCR-2.4.3 | <input type="checkbox"/> NCR-2.5 | <input checked="" type="checkbox"/> NCR-2.5.3 | |

Housing and Neighborhoods

- | | | | |
|--|---------------------------------|--|--|
| <input checked="" type="checkbox"/> HN-1 | <input type="checkbox"/> HN-1.2 | <input checked="" type="checkbox"/> HN-1.3 | <input checked="" type="checkbox"/> HN-2.1 |
| <input checked="" type="checkbox"/> HN-2.3 | <input type="checkbox"/> HN-3.2 | <input type="checkbox"/> HN-3.6 | <input checked="" type="checkbox"/> HN-4 |
| <input type="checkbox"/> HN-6 | | | |

Economic Development

- | | | | |
|---------------------------------|---------------------------------|-------------------------------|---------------------------------|
| <input type="checkbox"/> ED-1 | <input type="checkbox"/> ED-1.8 | <input type="checkbox"/> ED-3 | <input type="checkbox"/> ED-4.5 |
| <input type="checkbox"/> ED-9.1 | <input type="checkbox"/> ED-9.3 | | |

Pre-Application Conference Information



SITE CHARACTERISTICS REVIEW

Layout, Lot Sizes and Setbacks

- Internal Street(s): Proposed (except 4 lots) Proposed Setbacks: 25' front, 10' rear, 7.5' side
 Minimum Lot Size: 8,000 sf Minimum Lot Width: 60' minimum (75' on concept)

Transportation Infrastructure

What type of Roadway will serve the proposed development?

- Warren County Bowling Green KYTC Other _____

What is the road width of the roadway that will serve the development? 16-18' +/-

- Fire Protection / Water Adequacy** – *Water will be extended to property to meet*
 Does the proposed development meet the minimum requirements? YES *NO minimum requirements*
 All property located within the designated Bowling Green / Warren County Urbanized Area: 600 gallons per minute at 20 pounds of residual pressure.
 All property located outside the designated Bowling Green/ Warren County Urbanized Area: 250 gallons per minute with 20 pounds of residual pressure for Agriculture, Rural Residential and/or Residential Estate districts and **600 gallons per minute at 20 pounds of residual pressure for all other districts.**

Wastewater Considerations

- Public Sewer Available Property within 2,000' of Public Sewer On-Site Septic System
Property is not within 2,000' feet of existing sewer on Plano Road, but sewer is proposed to be extended to the development.

Natural Features

Are there any natural features present on the property (i.e. steams, ponds, woodlands, sinkholes, etc.)?

A portion of an existing sinkhole is located in the southwest corner of the property.

Soil Suitability *n/a - connect to sewer*

How is the property classified in terms of soil suitability (See Figure 27, APP-63)?

- Not Limited Somewhat Limited Very Limited

Prime Farmland

How is the property classified in terms of farming suitability (See Figure 28, APP-64)?

- Prime Farmland Prime Farmland if Protected from Flooding Farmland of Statewide Importance
 Not Prime Farmland Unclassified

Flood Plains and Wetlands

Is the property (or a portion of the property) located within a flood plain or wetland? YES NO

Cultural and Historical Features

Are there any cultural/historical features located on the property (i.e. cemetery, historic structure, etc.)?

The existing residence on the property was constructed in 1881.

**Pre-Application Conference
Information**



SITE DESIGN AND COMPATIBILITY REVIEW

- Surrounding Density:** The properties on Carter Sims are mainly large agricultural tracts, with some rural density residential lots also present in the area. Subdivisions along and east of Plano Road contain a mixture of densities ranging in 1 du/ac to 5 +/- du/ac.
- Surrounding Land Uses:** Agriculture and Single Family
- Surrounding Architectural Features:** There is a mixture of agricultural buildings and residential structures along Carter Sims Road. Structures in the area are a mix of one and two-story structures.
- Building Materials:** The existing home in vinyl. Other homes in the area are constructed of brick, vinyl and metal.
- Building Orientation:** Homes along Cater Sims Road should face Carter Sims Road. Homes within the remaining portion of the development should face internal streets.
- Landscaping / Screening:** Potential screening for homes along Carter Sims with a side/rear facing facing facade.
- Proposed Open Space:** Minimum 30% in proposed RS-1C zone.
- Connectivity:** A stub street is required into the property to the south.
- Pedestrian, Bicycle or Transit Facilities:** Sidewalks are required within the proposed development.

AREA SPECIFIC POLICY REVIEW YES NO

Is the property located within the boundary of any special Focal Point Plans, Overlay Districts, etc?

- Cemetery Road Overlay District
- Walnut Valley Focal Point Plan
- Lovers Lane Overlay District
- Cedar Ridge Focal Point Plan

Property is located within the boundary of the Plano Focal Point Plan. The plan is currently in DRAFT form, but will likely be adopted by the Planning Commission sometime in September. Applicable DRAFT policies are attached.

STAFF NOTES

- 16.16 +/- acres. Proposed density is 3.47 du/ac
- 56 +/- RS-1C lots proposed
- To be served by internal streets with exception of 4 lots fronting Carter Sims Road.
- FLUM is Low Density Residential. The proposed RS-1C zone is not listed as a potentially compatible district in the Low Density FLUM designation, however the proposed density (3.47 du/ac) is within the acceptable density range outlined in this FLUM category.
- Will a TIS or improvements in lieu of be required for this development (Carter Sims Road, intersection at Plano Road or internal streets within the proposed subdivision) by WCPW/KYTC?
- Existing sewer line along Plano Road is more than 2,000' connection requirement.
- Stub street is required into 40 +/- acre tract to the south, but is not shown on conceptual lot layout.
- The existing homes on either side of the development on the south side of Carter Sims Road are set back between 140'-150'. The majority of other homes on the south side of Carter Sims Road are also set back much more than the minimum 25' setback that is required. DRAFT policy PL-6 from the Plano Focal Point Plan states that consideration should be given to the existing pattern of development in the surrounding area, including building setbacks along existing roadways. The BSBL along Carter Sims that is depicted on the conceptual lot layout depicts a 25' front setback along Carter Sims Road and is not consistent with the existing pattern of development.
- Additional DRAFT policies include suggestions for underground utilities, building orientation, prohibition on plain-faced block and limited vinyl for front facades within new developments (see attached).



FLUM AND CATEGORY DESCRIPTIONS

Future Land Use

Objective LU-1.1.1: Upon Plan adoption, utilize the Future Land Use Map (FLUM, Figure FLU-4) to guide decision-making regarding land uses and development proposals.

Action LU-1.1.1: The Future Land Use Map (FLUM, Figure FLU-4) shall be used to determine the consistency which exists between future land use and development proposals.

Action LU-1.1.2: The following land use categories are depicted on the FLUM and shall be used in conjunction with the map to determine the consistency of land use and development proposals:

Agriculture (AG)

This land use designation applies to those rural areas relatively remote from the expanding rural-suburban fringe, where agriculture uses are predominant with small and large-scale farm operations. This classification can also include undeveloped areas used for open space and large tract single family residential property.

While the presence of R-E zoned land is acknowledged, and in some small areas, this zoning may even be prevalent, a new "conservation development alternative" to development under conventional AG or R-E zoning, will become available to landowners. Conservation development is an approach to the design of residential subdivisions, which is highly suited to rural areas where the retention of open space, farmland, or uninterrupted vistas of the scenic, rural landscape is desired (See Page FLU-24 for a map of proposed Land Conservation Development Areas). Higher densities may be possible with a Conservation style development as permitted by the Zoning Ordinance.

Rural Density Residential

This land use designation applies to those rural areas relatively close to the suburban fringe. It also applies to areas where property fragmentation has occurred within unincorporated areas or near farming activities through provisions for "exception lots" in the AG zoning district or through re-zoning and incremental subdivision of land as Residential Estate lots with gross densities ranging from zero (0) dwelling units per acre to one (1) dwelling units per acre. Higher densities may be possible with a Conservation style development as permitted by the Zoning Ordinance.

Low Density Residential

This land use designation comprises areas designated for single-family detached development and attached single-family development including twin homes where each unit is platted on its own individual lot, with gross densities ranging from zero to four and a half (4.5) dwelling units per acre. Higher densities may be possible with a Conservation style development as permitted by the Zoning Ordinance.

Moderate Density Residential

This land use designation encourages areas developed for higher density single-family detached and attached (RS-1C & RS-1D), as well as semi-detached multi-family development such as duplexes and townhouses, apartment buildings, condominiums and mobile home parks. Densities in this land use should range between three and a half (3.5) and thirteen (13) dwelling units per acre.

High Density Residential

This land use designation consists of areas occupied by multifamily housing, including higher density duplexes, townhomes, apartment buildings and condominiums. Densities exceeding eight (8) dwelling units per acre are encouraged in this Future Land Use category. High density single family may also be acceptable at five and a half (5.5) dwelling units per acre or greater.



Commercial

This land use designation consists of a broad array of commercial development, including individual commercial (retail, service, hotel or office) businesses that may exist along a highway corridor or a business district, as well as larger planned shopping centers and office parks. Limited high density multifamily uses are allowed to be mixed into commercial areas. These uses should be limited to upper stories or blended in or scattered among commercial uses. No more than 25% of any contiguous area designed Commercial should contain a multifamily uses. Compatibility will be assessed by applying policies in LU-1.1.3 below in conjunction with a general development plan.

Mixed Use

The Future Land Use Map includes two categories of mixed land use. They refer to areas that combine complementary activities – for example, retail, office or other commercial uses with residences, or industry with commerce. These can be existing developed areas, such as downtown Bowling Green, which retain a mixture of uses; or undeveloped or developing areas where the basic qualities of those existing mixed-use areas (efficient use of land, higher development intensities, and pedestrian friendliness) are intended to be replicated. Bringing a diversity of uses together, in close proximity with one another, makes it possible to encourage the pedestrian orientation and to reduce vehicular trips and traffic congestion.

The development pattern in mixed-use areas may include different uses housed in different structures (sometimes on a single site), or different uses stacked one on top of another in a single structure. Generally, both of these development types are likely to be found in the mixed land use districts, which differ primarily in the relative amount of each land use that is encouraged in them. There are two sub-categories of mixed-use, based on the predominant character encouraged in each:

Mixed-Use/Residential

This category applies to mixed-use areas where, taken as a whole, the primary land use is residential in a variety of housing types and densities, balanced by complementary retail, office, institutional and civic uses. The distribution of land among these various activities shall be implemented through specific zoning, with standards addressing the form and character of development to ensure compatibility.

This designation applies to the historic core of downtown Bowling Green or urbanized areas being redeveloped with the primary use as residential where complementary commercial and services are provided in a contiguous area. Here, development standards should be tailored to emphasize an urban character and a mix and intensity of development appropriate to this unique center of activity. When proposed as part of a mixed-use development, Commercial uses should comprise of only twenty five percent (25%) of such development. Standalone Commercial developments should not exceed ten percent (10%) of any contiguous area designated Mixed-Use Residential. No commercial footprint should exceed ten thousand (10,000) square feet. Compatibility will be assessed by applying policies in LU-1.1.3 below in conjunction with a general development plan.

Mixed-Use/Commercial

This category applies to strategic areas, mostly undeveloped today, that are located near designated industrial parks and accessible from major transportation corridors. These areas are envisioned as predominately large-scale employment and business centers, albeit supplemented by compatible light industrial, retail, services, hotels and, where appropriate, higher density residential development (stand-alone or in mixed-use developments). The distribution of land among these various activities shall be addressed through specific zoning. However, primary activities in these areas may include low and medium-rise office complexes, as well as environmentally friendly manufacturing and business centers.

On large tracts, these uses should be encouraged to develop in a campus-like setting, with quality architecture and generous, connected open space to maximize value, promote visual quality, and encourage pedestrian activity between employment areas and areas of supporting uses such as retail, restaurants, and residential. The primary focus of this category is commercial mixed uses with complementary residential comprising of up to 50% of the contiguous area. Compatibility will be assessed by applying policies in LU-1.1.3 below in conjunction with a general development plan.

Pre-Application Conference Information



Industrial

This land use designation consists of areas developed or suitable for the uses permitted in the light (LI) and heavy (HI) industrial zoning categories. Because such areas require rail and truck access, future industrial development will continue to gravitate to the rail corridors and I-65 interchanges. Complementary service and commercial uses are allowed up to 25% of the total contiguous area. Compatibility will be assessed by applying policies in LU-1.1.3 below in conjunction with a general development plan.

Institutional / Government

This land use designation consists of major public institutions, including the WKU campus and public schools, and governmental functions and operations such as the airport, government offices, and police and fire stations.

Open Space, Park and Recreation

This land use designation applies to all existing City and County owned public parks, golf courses, other recreational facilities, and permanently protected open spaces of countywide significance.

Rural Village

This land use designation is intended to provide for the continued vitality of the existing commercial and residential mixed use areas found in the smaller rural agricultural centers throughout Warren County. The rural village brings a sense of community and identification to the surrounding rural areas with an emphasis on providing essential goods and services to rural residents, but are not intended as employment designations for urban residents.

Neighborhood scale commercial uses are encouraged as pockets of mixed use developments. Commercial uses should be limited in size and scale (less than 10,000 square feet) and only allow uses permitted in the zones outlined in the table below. When proposed as part of a mixed-use development, commercial components should only comprise of no more than 10% of any such development. Standalone commercial development should not exceed more than 25% of any contiguous area designated Rural Village. Limited moderate density multifamily uses may be appropriate in some areas if limited in size and scale. Compatibility will be assessed by applying policies in LU-1.1.3 below, in conjunction with a general development plan, and by applying specific polices found in Focal Point Plans, area plans, corridor studies, or any other plan created and approved by the Planning Commission.

Future Land Use Category	Residential Density Range	Potentially Compatible Zoning Designations
Agriculture	0-0.2**	AG, RR*, RE*
Rural Density Residential	0-1.0**	RR, RE
Low Density Residential	0-4.5**	RR, RE, RS-1A, RS-1B, PUD
Moderate Density Residential	3.5-13	RS-1A, RS-1B, RS-1C, RS-1D, RM-2, RM-3, PUD, MHP
High Density Residential	5.5 or greater	RS-1D, RM-3, RM-4, GB, OP-R, CB, PUD, MHP
Commercial	25% of development or 10% of total contiguous area	RM-3, RM-4, GB, HB, OP-C, CB, PUD
Mixed-Use / Residential	75% of development or 90% of total contiguous area	RS-1A, RS-1B, RS-1C, RS-1D, RM-2, RM-3, NB, GB, OP-R, CB, PUD
Mixed-Use / Commercial	50% of contiguous area	RS-1A, RS-1B, RS-1C, RS-1D, RM-2, RM-3, RM-4, OP-C, HB, LI, PUD
Industrial	Not allowed	OP-C, HB, LI, HI
Institutional / Government	Not allowed	P
Open Space, Parks and Recreation	Not allowed	P
Rural Village	75% of development or 90% of total contiguous area	RR, RE, RS-1A, RS-1B, RM-2, RM-3, NB, OP-R, GB, PUD

* Allowed only with Agriculture FLUM exception lots as defined in LU-1.1.4

** Higher densities may be allowed in a Conservation Subdivision.

Pre-Application Conference Information



Action LU-1.1.3: Requested re-zonings (zone changes) shall be reviewed for consistency with the FLUM and the Development Review Provisions listed below.

Development Review Provisions

- ❖ **Map and General Policy Review** – The first step in determining compliance with the Comprehensive Plan is determining if the proposed use and zone are in agreement with the Future Land Use Map (LU-1.1.1) and Future Land Use categories listed in LU-1.1.2. Additionally, applicable goals, objectives, and action items found in the Comprehensive Plan that may apply to the proposed use and zone should be identified as part of the community wide development compliance.
- ❖ **Site Characteristics Review** – Unless specifically exempted by the zoning ordinance or by the Planning Commission, all zone change requests must be accompanied by a General Development Plan including any or all of the following: location and bulk of buildings and other structures, intensity of use, density of development, streets, ways, parking facilities, signs, drainage of surface water, access points, a plan for screening and buffering utilities, existing and man-made and natural conditions, and all other conditions requested by the Planning Commission and agreed to by the applicant. Each site shall identify the applicable site specific characteristics below and incorporate them on the general development plan, or in the application. The Planning Commission will consider how these items relate to relevant goals, objectives, and action items contained within the comprehensive plan as well as any other applicable codes, regulations or policies.
 - Proposed development layout, lot sizes, and setbacks (HN-1.2)
 - Transportation system adequacy or provisions for improvements (LU-2.3.1, TR-2.1)
 - Fire protection district, nearest station and hydrant locations (CF-1.1, CF-1.4, TR-3, TR-4)
 - Public water location, provider and certification of availability (CF-1.1, CF1.4)
 - Waste water location, provider and certification of availability (CF-1.1, CF-1.4)
 - Existing natural features (NCR-1.1, NCR-1.3)
 - Identification of prime farmland (Map FLU-2, NCR-2.4)
 - Soil suitability (Map 32)
 - Location of flood plains or wetlands (NCR-1.1)
 - Cultural and/or historical assets being removed or preserved (NCR-2.1, NCR-2.2)
- ❖ **Site Design and Compatibility Review** – All proposals for new development must be assessed to determine their compatibility with the existing surrounding development. Compatibility may be shown because the proposed use is the same as the surrounding neighborhood, or it may be established by site design, buffering, control of access through the adjacent neighborhood, or other measures. Developments should address the following site design and compatibility considerations:
 - Surrounding density (HN-1.2)
 - Surrounding land uses (LU-2)
 - Surrounding building architecture including height, bulk, scale, massing, etc. (HN-1.2)
 - Proposed building materials (HN-1.2)
 - Building orientation in relation to the roadway (HN-1.2)
 - Proposed landscape buffering and/or screening (HN-1.2)
 - Proposed open space (LU-2.1.1, PR-2)
 - Connectivity to adjacent properties (LU-2.1.2)
 - Any pedestrian, bicycle or greenway facilities existing or proposed connections (LU-2.1.3, TR-3, TR-4, NCR-1.4, PR-3)

Pre-Application Conference Information



- ❖ Area Specific Policy Compliance – In addition to the review items above, the Planning Commission will consider area specific policies created in focal point plans, area plans, corridor studies, and/or other similar plans created by the Planning Commission or other local and state government organizations. (LU-2.4, LU-2.8)

Action LU-1.1.4: The following is a recommended protocol for the use of the Future Land Use Map and amending the FLUM.

Purpose / Relationship to Zoning

While the Zoning Map, and its associated zoning districts, defines specific uses and development types currently permitted for individual properties, the Future Land Use Map depicts more broadly the likely pattern of land uses that may exist in the future. Therefore, the FLUM does not directly determine the specific development that may be approved for a particular property. Applicants for zoning changes must demonstrate that the proposed use / development is consistent with the land use designation on the FLUM. However, consistency with the FLUM is only one of several considerations, and all other development criteria must be met for a rezoning approval, per the process laid out in the zoning ordinance and in KRS 100.213. Because FLUM designations are considerably broader than provided in specific zoning districts, several different zoning districts may conform to the provisions of a single FLUM land use category. However, in cases where a proposed development type and associated zoning district is clearly inconsistent with the FLUM, and/or other provisions of the Comprehensive Plan, such rezoning approvals shall not be granted until and unless the FLUM is amended.

Exceptions

The following types of re-zoning requests shall not require FLUM amendment prior to consideration for approval:

- Emergency situations requiring immediate actions to protect public health, safety and welfare (e.g., providing temporary housing for those displaced by a natural disaster) .
- Corrections of zoning map errors
- Single Family Residential rezoning requests for single family non-conforming parcels that are less than 5 acres in size, and are compatible with existing residential land uses, and where only one new lot is being created from a parent tract that existed prior to July 1, 2001.
- Rezoning requests of 10 acres or less, where a proposed development site lies within two or more future land use designations, if at least 50% of the property lies within a future land use designation which is consistent with the proposed zoning district.
- Rezoning requests for property located within the Agriculture FLUM designation where the result will be the enlargement of an existing agricultural tract and the number of lots will remain the same as (or less than) what existed at the time the rezoning application was filed. The remaining lot must meet the requirements of the proposed zone and no lot resulting may be non-conforming.

Procedures for Amending the FLUM

The Planning Commission's approval of a FLUM amendment request should be based on at least one of the following criteria:

- A demonstrated over-riding public benefit of the proposed development (this may include the provision of a major public facility or amenity, the provision of a major source of employment or an economic development asset that cannot be accommodated in a location consistent with the current FLUM).
- The request is a correction of inconsistencies or mapping errors contained within the FLUM.
- That the proposed use is clearly compatible with existing surrounding development as demonstrated by the applicant. This review should include a compatibility assessment of the proposed use, which includes, but is not limited to, location and bulk of buildings and other structures, building height, building materials, intensity of use, density of development, location of parking and signage within the surrounding area. In addition, the applicant must prove that the proposed amendment will not result in development that exceeds the capacity of existing infrastructure (such as roads, water, sewer and stormwater).

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Goal LU-2: Encourage compact, sustainable, high quality development which protects community character, provides balanced land uses and which is tailored to the variety of urban, suburban and rural sections of Warren County.

Objective LU-2.1: Improve design standards and establish incentives for urban and suburban residential development.

Action LU-2.1.1: Consider increasing or refining the standards for open space retention in new residential development, to ensure an adequate share of such space is usable and of scenic or ecological value.

Action LU-2.1.2: Consider adoption of a "roadway connectivity index" applicable to new residential development or other developments with a significant residential component (40% or more).

Action LU-2.1.3: Consider encouraging new developments to incorporate planned greenway links (as per the Greenbelt Master Plan) into their developments or, at a minimum, to provide connections to the greenway system whenever possible.

Action LU-2.1.4: Consider adopting incentives to promote the preservation of existing trees on private property before, during, and after development, and standards that discourage clear cutting of trees.

Action LU-2.3.1: Improve standards for access management (e.g., review spacing of driveways, consider requiring driveway sharing or parking lot connectivity, etc.) in order to reduce traffic "friction" and enhance safety.

Action LU-2.3.4: Require that proposals for heavy industrial development in areas with a DRASTIC index of greater than 160 be accompanied by a detailed geologic analysis to determine the carrying capacity of the underlying soils with respect to the possibility of accidental spills of hazardous materials and storm water management.

Objective LU-2.4: Establish a consistent sector/small area planning process to focus on areas of the County or the City that require special attention and a more detailed level of planning.

Objective LU-2.5: Stabilize and protect Bowling Green's older neighborhoods.

Action LU-2.5.2: Prepare guidelines to ensure the compatibility of infill development, particularly next to historic structures and sites.

Action LU-2.5.3: Continue to identify and promote opportunities for revitalization and redevelopment.

Objective LU-2.8: Continue to apply selected policies established in prior focal plans and overlay districts, in particular those pertaining to the smaller incorporated cities and corridors.

Action LU-2.8.1: Continue to implement the adopted policy plans for Lovers Lane, Cemetery Road, Walnut Valley, the Cedar Ridge Neighborhood and the rural villages of Smiths Grove, Oakland and Woodburn. Any discrepancies between the 2030 Comprehensive Plan Future Land Use Map and the adopted policy plan maps shall follow that of the adopted policy plan (Volume 2 - Appendix 3).

Objective LU-2.9: Identify techniques to protect the County's small municipalities and rural settlements from development that is out-of-character.

Objective LU-2.10: Identify and designate "special character areas" such as scenic roads and viewsheds for protection.

Pre-Application Conference Information



Transportation

Action TR-1.1: In reviewing development applications, identify the need to retain rights-of-way for roadways depicted in the long-range plans of the MPO and the KYTC.

Action TR-2.1: Continue to require that all private and public development is undertaken in a manner which promotes connectivity and minimizes traffic congestion on the existing road network, by implementing measures such as (but not limited to) the following:

- o Adjacent developments shall provide for internal circulation between them in accordance with the subdivision regulations.
- o At least one stub street should be constructed into each adjacent undeveloped property of 10 acres or more. The design of future alignment of street extensions onto adjacent tracts should benefit the surrounding community. Subsequent development of these adjacent tracts shall connect to the original stub street.
- o Access to existing collector and arterial roads shall be provided by newly constructed public streets spaced not closer than 600 feet on collectors and not closer than 1,320 feet on arterials.
- o All residential developments of 10 lots or more shall be served by an interior street system.
- o Development within the City limits of Bowling Green shall comply with the City's adopted Traffic Access Management Manual.

Objective TR-3: Pedestrian and Bicycle Mobility: Promote pedestrian and bicycle mobility through an integrated network of sidewalks, paths and trails and through the encouragement of bicycle and pedestrian-friendly streets and land use and development patterns.

Objective TR-4: Transit System: Expand opportunities for transit alternatives to auto-dependence for local, citywide, countywide and regional travel.

Community Facilities

Action CF-1.1: Proactively plan all public facilities to support desired land use patterns. Complete plans within timeframes sufficient to allow strategies for meeting future needs to be implemented before current planned capacities are exceeded.

Action CF-1.4: Consider establishing a process for coordinated development review with utility providers, Planning Commission staff, parks department representatives, school district representatives, postal service representatives, fire and police representatives and other such relevant agencies, to expedite and more effectively coordinate development reviews.

Action CF-2.6: On-site sewage disposal systems may continue to be used provided that:

- o The Health Department must perform a site evaluation to determine the location, size and type of on-site system to install.
- o The site evaluation must be performed and the on-site disposal system located on the site before obtaining a building permit.
- o Every on-site disposal system installation, regardless of lot size, must be approved by the Health Department.

Action CF-5.3: Any new subdivision encompassing 5 lots or more shall be required to provide a minimum fire flow of 250 GPM. An exemption for subdivisions consisting of no more than 4 lots will continue to apply.

Action CF-10.1: Promote technologies that reduce the impact of development and human activities on the environment, including sustainable development patterns, green building (e.g., encourage the use of green technologies in new construction, but also place an emphasis on adaptive reuse of existing buildings, and responsible deconstruction and reuse of building materials), alternative transportation, etc.

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Parks and Recreation

Action PR-1.7: As necessary, review and enhance standards for new residential developments to ensure:

- Connectivity of open spaces to the County's greenways system.
- Protection of stream corridors and floodplains.
- Protection and enhancement of tree canopy.

Action PR-1.8: Adopt conservation/cluster subdivision design provisions to encourage the protection of open space, farmland, and rural character, making this approach an attractive alternative to conventional development in the AG zoning district.

Objective PR-3: Continue to implement the Greenbelt System Master Plan and other programs that support bicycle and pedestrian recreation and mobility.

Action PR-5.2: Provide and encourage appropriate levels of public access and amenities along the County's blueways, where feasible.

Natural and Cultural Resources

Objective NCR-1.1: Review and, as necessary, modify the land development regulations to ensure that land use and development decisions consider the physical suitability and natural resources of individual sites or areas anticipated for development.

Action NCR-1.1.6: Consider amending the Zoning Ordinance and/or Subdivision Regulations to include standards and incentives for the protection of existing trees on infill and redevelopment sites before, during and after land development. The standards should take into account the health and maturity of existing trees to determine whether trees should remain in place, may be removed, or should be relocated (either on- or off-site) upon development.

Objective NCR-1.3: Ensure that development is compatible with the natural environment, preserves unique landscapes and natural areas, conserves environmental resources and minimizes human impact on the natural environment.

Objective NCR-1.4: Take advantage of local natural resources to create, protect, and enhance, and maintain recreational, educational, and cultural opportunities and activities, as long as such uses are compatible with those resources.

Objective NCR-2.1: Gather, analyze and continuously update data about Warren County's unique cultural resources.

Objective NCR-2.2: Support educational efforts to increase awareness of Warren County's cultural resources and to foster their preservation.

Objective NCR-2.4: Implement strategies and tools to preserve and enhance Warren County's rural and agricultural heritage, including its agricultural landscapes and viewsheds, rural village centers, rural landmarks, and scenic rural corridors, etc.

Action NCR-2.4.1: Use the Future Land Use Map, together with the policies in the Land Use, Transportation, and Community Facilities elements, in particular, to direct development first to areas where infrastructure already exists, in order to reduce the premature development pressure on the countryside.

Action NCR-2.4.3: Adjust zoning and subdivision regulations to require development in rural village centers to be compatible in design and placement with existing surrounding structures, and to contribute to the historic character of the community.

Objective NCR-2.5: Promote the economic viability and vitality of historic neighborhoods, historic districts, and rural landscapes, adjusting local government decision-making processes, as necessary, to adequately consider cultural resources and historic preservation.

Action NCR-2.5.3: Consider cultural historical resources in applicable development review.



Housing and Neighborhoods

Objective HN-1: Promote the development of infill sites with existing urban services and suitable redevelopment projects that maintain or improve existing character, development patterns and urban design.

Action HN-1.2: Establish in the Zoning Ordinance clear compatibility criteria for new redevelopment and infill projects based on factors such as (but not limited to): building scale (massing, height), setbacks, parking location, landscaping and architectural character. Criteria may also include such items as requirements for compatible densities, street patterns, etc. (e.g., average density of new development should not exceed the density by more than 50 percent of the surrounding area, defined as that area located within a 1,000 foot radius).

Action HN-1.3: Continue to identify and promote opportunities for infill and redevelopment, particularly projects which may strengthen existing neighborhoods and districts.

Action HN-2.1: Promote the diversification of new housing stock by applying variable zoning densities and allowing a range of housing types in suitable locations, consistent with the Future Land Use Map. (e.g., mixed-use centers, etc.).

Action HN-2.3: Where housing is in severe disrepair to the point that rehabilitation is financially unfeasible, explore the possibility of acquiring and razing the structure to facilitate developing new housing for low and moderate-income families. In cases of residential structures with historical significance, a higher threshold should apply for determining that rehabilitation is financially unfeasible.

Action HN-3.2: Make revitalization of the "Shake Rag" neighborhood a priority, including housing rehabilitation activities, streetscape improvements, residential infill development, relocation of selected businesses, relocation of overhead utility lines, creation of a "heritage walk" from Fountain Square to the Barren Riverfront, development of minority-owned businesses and identification of historic properties.

Action HN-3.6: Revisit and, as necessary, adjust zoning in neighborhoods which are predominantly single family, but designated for multi-family use. Characteristics of existing zoning designations that may need to be adjusted could include, but are not limited to: (a) failure to protect the primarily single-family neighborhood from more intensive development; and/or (b) failure to promote new residential development that is sensitive in scale, form, and density to the established neighborhood character.

Objective HN-4: Encourage an array of housing options in all parts of Warren County.

Objective HN-6: Provide for the housing needs of the elderly, disabled and those in need of transitional housing.

Economic Development

Objective ED-1: Pursue actions to strengthen core industries, retain existing businesses and industries in the community and attract new businesses and industries, particularly those that will help to diversify the local economy.

Action ED-1.8: Encourage the development and expansion of healthcare facilities and support facilities for those of retirement age.

Objective ED-3: Support local small businesses, entrepreneurial endeavors and industries.

Action ED-4.5: Allow and encourage agri-tourism, farmers' markets, local Co-ops and community supported agriculture (CSAs), farmstands, accessory farm businesses, agricultural festivals, equestrian events and other activities that help to support a viable agriculture economy.

Action ED-9.1: Support new cultural and entertainment venues, such as the development of a whitewater course on the Barren River, and completion of the Heritage Trail (a walking path from Fountain Square to the Riverfront), in Downtown Bowling Green, that complement current establishments such as the minor league baseball stadium, the Southern Kentucky Performing Arts Center and the Historic Railpark and Train Museum.

Action ED-9.3: Consider the need for tourist support facilities (hotels, restaurants, etc.) when making land use and zoning decisions.

TABLE 16 | ADJUSTMENTS BETWEEN CURRENT FLUM AND PROPOSED PLANO FLUM

FLUM Categories	Difference in Acreage				Plano Area Total
	Section 1	Section 2	Section 3	Section 4	
Agriculture	-	-	-	+ 594.82	+ 594.82
Rural Density Residential	-	+ 3.04	+ 1,126.09	+ 1,165.9	+ 2,295.03
Low Density Residential	- 110.07	- 3.92	- 941.52	- 1,760.72	- 2,816.23
Moderate Density Residential	+ 156.21	+ 0.88	-	-	+ 157.09
High Density Residential	- 62.31	-	-	-	- 62.31
Mixed-Use/Residential	- 76.03	-	-	-	- 76.03
Mixed-Use/Commercial	+ 122.54	-	-	-	+ 122.54
Commercial	- 30.34	-	-	-	- 30.34
Industrial	-	-	-	-	-
Institutional/Governmental	-	-	-	-	-
Open Space, Parks and Recreation	-	-	+ 7.15	-	+ 7.15
Rural Village	-	-	- 191.72	-	- 191.72

PLANO FOCAL POINT PLAN POLICIES

In order to ensure appropriate development in the Plano community in the future, the following policies are also hereby incorporated as a part of this plan. These polices were developed using a combination of public input, current development plan conditions applicable to properties within the region and existing patterns of development in the focal point area. All new development proposals should address these policies through voluntary development plan conditions. The Planning Commission should consider applicable policies for all future development requests within the Plano community.

General Policies

PL-1 - To ensure suitable development of vacant tracts and infill sites within

the Plano community, the Future Land Use Map should guide all zoning and development decisions.

PL-2 - The following uses should be prohibited: bingo; pawn shop; tattoo parlor; adult entertainment (including the sale, rental or display of pornography or adult books); sale of alcoholic beverages by the drink except in conjunction with a restaurant; commercial parking; billboards; self-service storage (Sections 2, 3 and 4 only); manufactured and mobile home sales.

Design Elements

Future development within the Plano community should incorporate design elements that are sensitive to the existing patterns of development within the community and give careful consideration to the character of the surrounding

area. The following policies address design features for future development and should be evaluated with each zoning map amendment application:

PL-3 - Future development should be sensitive to the existing pattern of development in the area, including building orientation and setbacks.

PL-4 - All non-residential development fronting Plano Road should be designed in such a way to appear to face Plano Road, regardless of the location of the driveway, access and parking. If unable to be designed in this manner, some type of screening/landscaping requirement should be incorporated into the proposed development.

PL-5 - Residential development fronting Plano Road should not incorporate rear facades oriented toward Plano Road. If unable to be designed in this manner, some type of screening/landscaping requirement should be incorporated into the proposed development.

PL-6 - Consideration should be given to the existing pattern of development in the surrounding area, including building setbacks along existing roadways.

PL-7 - All non-residential development and residential development served by internal streets should have underground utilities (including infrastructure within the right-of-way).

PL-8 - Future development should incorporate high-quality design materials. Plain-faced block

should be prohibited for all facades and split-faced block should be permitted only for building foundations for single family residential uses.

PL-9 - Vinyl may be permitted on a limited basis. No more than 30% of homes within subdivisions encompassing 10 lots or more should have a front facade constructed of 100% vinyl. Facade variation among homes in the same block is also encouraged.

Signage

There is a limited amount of signage currently present in the Plano community. Most signage is limited to Plano Road. The following policies should be evaluated with future development proposals to ensure compatibility of future signage in the area, and to encourage signage that will complement the existing character of the area:

PL-10 - Freestanding signage in Section 1 should be monument-style, limited to a maximum of 8 feet in height, with a maximum sign face area of 75 square feet.

PL-11 - Freestanding signage in Sections 2, 3 and 4 should be monument-style, limited to a maximum of 8 feet in height, with a maximum sign face area of 32 square feet. Such signage should be externally illuminated only, with the exception of signage for time, temperature or fuel prices.

PL-12 - Billboards should be prohibited.

Transportation Considerations

Few parking lots presently exist along Plano Road. To address compatibility of future parking areas along Plano Road, the following policies should be considered:

PL-13 - Parking areas for non-residential and multi-family residential development should not be located within the building setback along Plano Road and should be located to the side and rear of the building(s) when possible.

PL-14 - Fully consider the MOU between the KYTC, County, City, and Planning Commission to achieve within a collaborative effort the following:

(a) New access points along the Plano Road (KY 622) corridor shall be governed by the following guidance that reduce the number of access points and/or establish minimum spacing between access points.

1) New access points should not be situated within the functional area of a signalized intersection including the limits of any auxiliary lanes being utilized. For a 45-mph roadway such as Plano Road (KY 622), the KYTC recommends 500 feet minimum spacing, measured from stop bar to end of access radius.

2) Spacing for unsignalized access should also be restricted to no less than the minimum stopping sight distance for a 45-mph roadway;

the KYTC recommends 360 feet minimum spacing.

- 3) If the posted speed limit along the affected section of Plano Road (KY 622) is reduced in the future, or if future roadway expansion includes other access management techniques, like raised medians, adjustments to the minimum spacing may be appropriate.
- 4) If frontage roads are proposed within a development, all signatory parties require 150 feet minimum spacing on the cross road between the frontage road and Plano Road.
- (b) Limit the number of new signalized intersections along the entire corridor, but specifically within the section of Plano Road (KY 622) between the Natcher Parkway interchange signal and the signalized intersection with US 231 (Scottsville Road). Traffic signals may be proposed, when warranted, at no more than two intersections within this segment of the corridor. These intersections are located at Sylvia Way (mile point 7.482), which is approximately 930 feet from the existing signal at the Natcher Parkway Interchange, and at Hilldale Ave. (mile point 8.043), which is approximately 1,430 feet from the existing signal at Scottsville Road.

CONCLUSION

In summary, the Plano focal point plan provides an in-depth analysis of the area through historic documentation and information related to physical resources and community facilities, land use analysis, zoning history and future land use. This study also provides a thorough review of transportation amenities and issues within the corridor. It presents past, present and future development trends and depicts the general character of the region through a visual survey. The findings contained within this document will assist the Planning Commission, Planning Commission staff, and its sister agencies with decision-making regarding development proposals, as well as guide future policy within the area for years to come. It is recommended that all participating government bodies follow the recommendations and policies set forth in this focal point plan in order to help guide growth in the Plano community.



Rachel Hurt

From: Rachel Hurt
Sent: Tuesday, October 02, 2018 9:07 AM
To: 'Lucas Slavey'; 'BARRETT
 'val
 brooks
Cc: 'Moore, Josh (WARCO)'; Ben Peterson
Subject: Staff Comments: Proposed Zone Change - 687 Carter-Sims Road

Good Morning,

In reviewing your proposed rezoning application for the property located at 687 Carter-Sims Road, staff has generated the following comments for your consideration:

- Please recall from the pre-application meeting notes that a traffic impact study (TIS) or improvements in lieu of a TIS were discussed. It is my understanding that Mr. Hammer has had discussions with Josh Moore, WCPW Director, regarding potential improvements that may be needed for this development. Can you please consult with Mr. Moore and determine if improvements will be needed, and if so, incorporate such improvement(s) into the development plan conditions to satisfy the requirements of Section 3.1.4.B of the Zoning Ordinance?
- Development plan condition #5 states that lots adjacent to Carter-Sims Road will be oriented with a front façade facing Carter-Sims road. I believe it is the intent of this development plan condition that residences constructed on lots adjacent to Carter-Sims Road would be subject to this requirement. Can you please clarify/revise accordingly?
- Development plan condition #5 also states that the property will be developed with stub streets to the adjacent properties to the North and South. I believe that this should reference properties to the South and West. A stub street is also shown to the east on the rezoning exhibit, but is not required since the property at 575 Carter-Sims Road contains less than 10 acres.
- Staff forwarded a copy of your rezoning exhibit to the Plano Fire Department for their review. Chief Kevin Bailey stated that their department has concerns about being able to turn around at the end of each stub street. I explained that the Subdivision Regulations require a hammerhead-style turnaround at the end of all stub streets serving more than one lot. These are depicted on your exhibit and would meet this requirement, with the exception of the stub street that is proposed between lots 46 and 48. This street appears to dead-end into a drainage area. In speaking with Chuck Phillips, Construction Coordinator, he explained that this would need to be a cul-de-sac and not a hammerhead-style turnaround. Can you please revise the exhibit accordingly?
- Chief Kevin Bailey also expressed concerns regarding water availability to the property and placement of fire hydrants within the development. I explained that if your application is approved, adequate water would have to be provided to the development to meet the minimum requirements outlined in the Zoning Ordinance. Regarding hydrant placement, would you consider incorporating an additional development plan condition stating that you will coordinate with the Plano Fire Department, the placement and location of hydrants within the development?
- The last portion of development plan condition #9 incorporates language pertaining to multiple development plan conditions, but only one is referenced. Can you please revise?
- Aerial photo records show evidence of a mobile home existing on the property. Is the mobile home still present on the property? Mobile homes are not a permitted residential unit type in the proposed RS-1C zone. Would you consider incorporating an additional development condition addressing removal of this structure within X days of final action of the rezoning application?

- LU-2.1.1 of the FOCUS 2030 Comprehensive Plan encourages increased open space standards, to ensure that an adequate amount of such space is usable. The submitted lot layout does not appear to incorporate any type of open space. Would you consider incorporating additional open space within the development?
- According to PVA records, the existing residence located on the property was constructed in 1881. NCR-2.5 and NCR-2.5.3 from the FOCUS 2030 Comprehensive Plan promote the preservation of historic resources and structures and state that these items should be considered in development plan review. Staff has noted that the existing residence was not addressed in your application or development plan conditions. Would you consider preserving the residence as part of the proposed development? Or perhaps consider donating any salvageable materials from the existing home to the Habitat for Humanity ReStore or similar organization?
- PL-3 and PL-6 from the DRAFT Plano Focal Point Plan, scheduled for consideration and adoption by the Planning Commission on October 18th, state that future development should be sensitive to the existing pattern of development in the area including building setbacks. The majority of homes in the immediate area on the south side of Carter-Sims Road are set back at least 140' from Carter-Sims Road. The front yard setback in the proposed RS-1C zone is 25'. Would you consider incorporating an additional building setback for homes along Carter-Sims Road to address these items from the Plano Focal Point Plan?
- PL-8 states that plain-faced block should be prohibited for all facades and that split-faced block should be limited to building foundations in single family developments. Are these materials something you would consider addressing in development plan condition #3?
- Development Plan Condition #6 is required by the Subdivision Regulations and can be omitted from the development plan conditions.

To ensure timely delivery of meeting materials to our Planning Commissioners, please submit any revisions you may have no later than **Tuesday, October 9th at 10:00 AM.**

Please note that failure to submit revisions prior to this deadline may result in postponement of your application to another hearing date and assessment of a \$100 re-advertising fee; OR the staff report will be sent out as-is and it will be the responsibility of the applicant to address deficient items with the Planning Commission during the public hearing.

Please let me know if you have any questions or concerns regarding the above comments. I am happy to assist however I can!

Sincerely,

Rachel Hurt
Planner III



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Bowling Green, KY 42101
270.842.1953