

CITY-COUNTY PLANNING COMMISSION OF WARREN COUNTY



**January 4, 2007
7:00 p.m.
Bowling Green City Commission Chambers
1001 College Street**

I. ADMINISTRATIVE REVIEW:

A. ROLL CALL

B. APPROVAL OF DECEMBER 7, 2006 MINUTES

C. REPORT ON SUBDIVISION APPROVALS

D. LETTERS OF CREDIT AND PERFORMANCE BONDS

1. Call, extend, reduce or release the letter of credit for Faith United Methodist Church in the amount of \$43,700.00 from Faith United Methodist Church.
2. Call, extend, reduce or release the letter of credit for Meadowview Subdivision Section 3, Phase 2 in the amount of \$77,750.00 from Edward Gravid.
3. Call, extend, reduce or release the letter of credit for landscaping Xpress Liquors in the amount of \$4,050.00 from Xpress Liquors.
4. Reduce or release the cash surety for The Registry at Western Kentucky University in the amount of \$73,000.00 from Brossier Company.
5. Release cash surety for Park Hills Subdivision Section 4, Phase 1 in the amount of \$1500.00 from Kenway Contracting.
6. Release or reduce the cash surety for Ewing Ford Place in the amount of \$18,960.00 from Ewing Ford Place, LLC.

II. PUBLIC HEARINGS:

A. DETAILED DEVELOPMENT PLANS, CONDITIONAL USE PERMIT, ZONE CHANGES AND AMENDMENT TO BINDING ELEMENTS:

1. 2006-22-DP Universal Health Services has filed an application for approval of a Detailed Development Plan on a tract of land containing 49.2642 acres, located at 1035 Porter Pike. The Plan proposes an addition of 23,000 square feet to the existing 63,221 square foot residential treatment facility to make a total of 86,221 square feet. The plan also proposes all required parking, drainage and landscaping. This property is zoned RM-4 (Multi-Family Residential).
2. 2006-C-15 Rivendell Behavioral Health Services and Universal Health Services have filed an application for a conditional use permit in order to expand their residential treatment facility at 1035 Porter Pike. This property is zoned RM-4 (Multi-Family Residential).
3. 2007-05-DP James and Judy Bishop have filed an application for approval of a Detailed Development Plan on a tract of land containing 52.1600 acres located on Matlock Road between Richards Road and Richpond Road. The Plan proposes the creation of 25 building lots for single family homes, and one lot to be used as common area. This property is zoned PUD (Planned Unit Development) with Binding Elements.
4. 2006-23-DP Luke Williams has filed an application for approval of a Detailed Development Plan on a tract of land containing 20.00 acres located on a new proposed street, 810' off of Morgantown Road. The proposed street will be located on the north side of Morgantown Road between Veterans Memorial Lane and Willoughby Lane, and across from Brewster Lane. The Plan proposes the creation of 90 building lots for single family residences. This property is zoned PUD (Planned Unit Development) with Binding Elements.
5. 2007-01-Z-CO Jeanette Kays has filed an application to rezone a tract of land containing 3.23 acres, located at 305 Slim Island Road, approximately 595' from KY 185, from AG (Agriculture) to RE (Residential Estate).
6. 2007-01-DP William B. Hildreth has filed an application to amend the general development plan on a tract of land containing 1.31 acres located at 227 Riverwood Avenue, 631' from Brockley Way. This property is zoned LI (Light Industry) with Binding Elements and F (General Flood Plain District).
7. 2007-02-Z-CO Design Builders, Inc. and Arlo Richardson & Son Construction, Inc. have filed an application to rezone a tract of land containing 10.1531 acres located off of Dillard Road, between Dillard Road and Timbercrest Court, Neal Howell Road and Spindletop Drive from RE (Residential Estate) with Binding Elements to PUD (Planned Unit Development).

8. 2007-04-DP Design Builders, Inc. and Arlo Richardson & Son Construction, Inc. have filed an application to amend the general development plan on a tract of land containing 32.3517 acres located on Crimson Lane and Neal Howell Road, 1528' from Dillard Road. This property is zoned RE (Residential Estate) and PUD (Planned Unit Development) with Binding Elements, with a pending application to rezone the RE portion to PUD.
9. 2007-02-DP Cumberland Ridge, Inc. has filed an application to amend the general development plan on a tract of land containing 301.7645 acres located on Cumberland Trace between Middle Bridge Stub Road, Drakes Creek and Cumberland Trace. This property is zoned PUD (Planned Unit Development) with Binding Elements and F (General Flood Plain District).
10. 2007-03-DP Cumberland Ridge, Inc. has applied for approval of a Detailed Development Plan on a tract of land containing 22.0372 acres located at the intersection of Cumberland Ridge Way and Wilderness Trace. The Plan proposes the creation of 36 building lots for single family homes, and 4 non-building lots to be used as common area. This property is zoned PUD (Planned Unit Development) with Binding Elements and F (General Flood Plain District).

III. ADDITIONAL BUSINESS: