

**FLUM AMENDMENT AND ZONE CHANGE STAFF REPORT**



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

DOCKET/CASE/APPLICATION NUMBER

**2018-05-FLUM  
 2018-09-Z-BG**

PUBLIC HEARING DATE

**February 15, 2018**

APPLICANT/PROPERTY OWNER

**Mark and Robin Douglas**

PROPERTY ADDRESS/LOCATION

**Old Tram Road**

PRE-APP DATE

**January 4, 2018**

PVA PARCEL NUMBER

**029B-04C**

**BRIEF SUMMARY OF REQUEST:** The applicants are proposing to amend the FLUM for 8.6265 +/- acres located along Old Tram Road from Low Density Residential to Mixed-Use/Residential, in order for the entire property to have the same FLUM designation of Mixed-Use/Residential. If the FLUM amendment is successful, the applicants would like to rezone all of the 11.3285 +/- acre parcel from AG (Agriculture) to RM-3 (Townhouse/Multi-Family Residential), in order to develop the property with a maximum of one hundred sixty (160) multi-family residential units.



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

CURRENT ZONING	PROPOSED ZONING	FUTURE LAND USE	SIZE OF PROPERTY	OTHER INFORMATION
<b>AG</b>	<b>RM-3</b>	<b>Low Density Residential and Mixed-Use/Residential</b>	<b>11.3285 +/- Acres</b>	<input checked="" type="checkbox"/> Binding Elements <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 <b>Agricultural</b>	PROPOSED LAND USE <b>Multi-Family Residential</b>	FLUM AMENDMENT <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PROPOSED DENSITY <b>14.12 du/ac</b>	

<b>PROPERTY HISTORY:</b> Agriculture (AG) is the original zoning for the property.	<b>COMPATIBILITY with COMPREHENSIVE PLAN:</b> The property is designated as Low Density Residential and Mixed-Use/Residential on the FLUM. The applicants have requested to amend the FLUM to Mixed-Use/Residential. The proposed RM-3 zone is a potentially compatible zoning description in the Mixed-Use/Residential FLUM designation and may be appropriate if deemed compatible with the surrounding area.
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**COMPATIBILITY with the SURROUNDING DEVELOPMENT:** The property is located on the fringes of an urban area of Bowling Green near the William H. Natcher Parkway. A site characteristic review indicates that there are adequate facilities and infrastructure available to support the proposed development. The property is heavily wooded. Site design has been addressed in the General Development Plan (preliminary development plan) and Binding Elements, in conjunction with the requirements of the Zoning Ordinance. The proposed development has a higher density than the surrounding area. However, if the FLUM amendment is approved, the proposed zoning map amendment would generally meet the overall FLUM category description. The Planning Commission should determine if the proposed development compatible with the surrounding area.

**POINTS TO CONSIDER:**

- ❖ If the FLUM amendment is approved, the proposal would be generally consistent with the FLUM and Mixed-Use/Residential category, if deemed compatible with the existing surrounding development.
- ❖ The proposed development generally complies with a majority of the site characteristics review criteria.
- ❖ The proposed General Development Plan (preliminary development plan) generally complies with a majority of the review criteria for site design and compatibility, and meets the minimum requirements in the Zoning Ordinance.
- ❖ Although the attached preliminary development plan shows the proposed structures on one lot under singular ownership, there is not commitment from the applicant requiring the development to be under singular management.

## FLUM Amendment and Zone Change Staff Report

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*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 and Mixed-Use/Residential, with a proposed FLUM amendment to Mixed-Use/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-1.1.4, LU-2, LU-2.1, LU-2.1.1, LU-2.1.4, LU-2.3.1, 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-2.4.1

Housing and Neighborhoods: 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. A portion of the property is Mixed-Use/Residential. The applicants are proposing to amend the FLUM from Low Density Residential to Mixed-Use/Residential. The Mixed-Use/Residential land use 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 proposal may comply with the map and this category, and with LU-1.1.1, LU-1.1.2 and LU-1.1.4, if deemed compatible with the surrounding area, the FLUM amendment is approved, and if the Planning Commission determines that the proposal complies with LU-1.1.3.

The proposal may comply with LU-2 and LU-2.1 if the Planning Commission deems the proposal to be a high quality development that includes design standards tailored to preserve the character of the area.

LU-2.1.1 encourages increased open space standards to ensure that an adequate amount of such space is usable. The applicants have committed in Binding Element 5 to provide 20% open space, which is the minimum required in the proposed RM-3 zone. The Planning Commission should determine compliance with LU-2.1.1.

The proposal may comply with LU-2.1.4 and PR-1.7, which discourage clear-cutting of trees and encourage protection and enhancement of the existing tree canopy. The applicants have committed to a 10-ft natural landscape buffer along the North and South property lines, including preservation of trees larger than 8-inches in diameter. The Planning Commission should determine if the proposed buffer complies with these action items.

The proposal complies with LU-2.3.1 and TR-2.1, as the applicants have committed in the Binding Elements to develop the property with a maximum of two entrances onto Old Tram Road, as well as widen Old Tram Road at the intersection with Russellville Road and provide a new turn lane. Both of these commitments shall be coordinated and approved by the City of Bowling Green Public Works.



## FLUM Amendment and Zone Change Staff Report

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The proposal complies with NCR-2.4.1, as the development is proposed in an area where adequate infrastructure already exists, and would not result in added development pressure to the rural areas of Warren County.

The proposal may comply with HN-2.1 and HN-4 if the FLUM amendment is approved, the location of the planned development is deemed suitable for the proposed housing type, and if the proposed residential units are believed to enhance the array of housing options available in the area.

The proposal may comply with LU-2.8 and LU-2.8.1, if deemed to comply with the Area Specific Policy Review which is detailed further on Pages 4 and 5.

### **SITE CHARACTERISTICS REVIEW**

Layout, lot sizes and setbacks: Setbacks will adhere to the RM-3 standards set forth in Zoning Ordinance.

Transportation Infrastructure: The property has frontage on Old Tram Road, a City maintained urban local roadway with fifty (50) feet of right-of-way and pavement width that varies. A maximum of two entrances to Old Tram Road will be coordinated and approved by the Bowling Public Works. The traffic impact study requirement for this application was waived by the Bowling Green Public Works Department with a commitment from the applicants in the Binding Elements to improve the intersection of Old Tram Road with Russellville Road, including installation of a new turn lane.

Fire protection: This property is served by the Bowling Green Fire Department.

Water adequacy: This property is served by Warren County Water District (WCWD) and will be served by adequate water flow and pressure.

Wastewater adequacy: The property is within 2,000 feet of public sewer and will have to connect if this proposal is approved.

Natural features: The property is heavily wooded. A significant portion of the trees will be removed with this development, however the applicants have committed to preserving a 10-ft natural landscape buffer along the north and south property lines, including preservation of trees larger than 8-inches in diameter.

Prime farmland: N/A

Soil suitability: N/A

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

Cultural or historical features: There are no known unique cultural or historical features on the site.

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

### **SITE DESIGN and COMPATABILITY REVIEW**

Surrounding density: Permitted densities based on Binding Elements for properties in the surrounding area range from 0.12 du/ac to 16.76 du/ac (see attached density map).

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



## FLUM Amendment and Zone Change Staff Report

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**Surrounding architectural features:** The majority of the residences in the area are one-story homes. The recently approved development to the east incorporates a mixture of duplexes and multi-family residential structures, with ranging building heights up to 34 feet.

**Building materials review:** The residences in the area are constructed of a mixture of brick, modern masonry materials and vinyl. Although the Binding Elements for the adjoining property to the east allow vinyl as a permitted building material for residential structures within the development, the building elevations for the approved Detailed Development Plan (DDP) for the multi-family residential structures incorporate nearly 100% brick.

**Building orientation:** Residences along Old Tram Road will be constructed with a front façade oriented toward Old Tram Road.

**Landscaping and screening:** Landscaping will adhere to the standards set forth in the Zoning Ordinance.

**Proposed open space:** The maximum allowable lot coverage in the RM-3 zone is 80%, meaning 20% of the property will remain as open space, which is the minimum the applicants committed to in their Binding Elements.

**Connectivity:** N/A

**Pedestrian, bicycle or transit facilities:** N/A

## **AREA SPECIFIC POLICY REVIEW**

**Applicable plan(s):** The property is located within the boundary of Walnut Valley Focal Point Plan and is subject to the following Walnut Valley Focal Point Plan Policies:

**WV-1** To maximize the use of land in the Focal Point in the most efficient and effective means possible and to provide for an attractive and cohesive development, minimum design standards should be required and incorporated into all General Development Plans submitted for consideration:

- a) All new streets should have curbs, gutters, and sidewalks. Streets, utilities, and drainage features should be of adequate capacity to serve the proposed development. No lot should be developed without connecting to public sanitary sewer. All utility lines should be placed underground. A property owner could offer to upgrade or otherwise provide adequate facilities to support the proposed intensity of the development. Public facilities already included in an adopted Capital Improvements budget could be considered a demonstration of adequate capacity if properly timed with anticipated construction of the development.
- b) A minimum of 50 percent of all required parking should be to the rear of the front building line for office, commercial, and multi-family development. Parking should not be located within any required building setback line. The General Development Plan must provide for vehicular access and internal circulation to adequately support the operational needs of the development itself in a manner which maintains and protects the operational integrity of the community's major streets and highways. Further, the traffic circulation system should be designed in a manner which directs commercial traffic away from residential streets.
- c) Any project should be designed and developed in a manner that will not impair the reasonable long term use of nearby properties in fulfillment of the land use policies of this Focal Point Plan



FLUM Amendment and Zone Change Staff Report  
and the Comprehensive Plan.

- d) Any General Development Plan should be designed to afford opportunity for eventual implementation of the Greenbelt System Master Plan for Warren County and Bowling Green. It should take all reasonable measures to protect the visual and operational integrity of an existing or proposed greenway corridor by means of sensitive orientation and placement of improvements to the land and the protection of mature vegetation and natural land forms. All reasonable measures should be taken to incorporate features of historical or archaeological significance into the design and development of each General Development Plan in a manner which contributes to the protection and preservation of those features.

WV-2 The Focal Point Plan is intended to encourage highly urban residential development offering a variety of styles, design, size, and tenancy. Highly urban residential development is encouraged on the majority of land while preserving the prime space for planned shopping centers to be built when the market is right. Residential design standards, in addition to the general standards listed above, are recommended as follows:

- a) Residential development should be compatible with adjacent land uses. New development should not exceed the overall density of adjacent development by more than 50 percent.
- e) A minimum of 20 percent of the tract to be developed should be set aside and maintained as open space. All open spaces should interconnect by a minimum of a three feet wide walking trail. Actual construction of paved walking trails dedicated to public use may substitute for some portion of the minimum open space requirement. Likewise, dedication, and acceptance by a public entity, of a portion of land for a public purpose may substitute acre for acre for the minimum open space requirement.
- g) In order to provide for the development of housing that is affordable to residents throughout the community, incentives should be considered for construction of such within the Focal Point area. These incentives may include some density or other bonus for a commitment to providing affordable housing.
- h) Multi-family developments should be under a singular management unless the development is undertaken under condominium ownership provisions.

Policies in Compliance	Policies Out of Compliance
WV-1 A, B, C and D WV-2 E	WV-2 A, G and H

**GENERAL DEVELOPMENT PLAN / BINDING ELEMENTS**

The applicants have submitted the following Binding Elements to help address compatibility with the surrounding area:

- 1) The property will be developed with a maximum of one hundred sixty (160) multi-family dwelling units.
- 2) All buildings located on the property shall not exceed two (2) stories.
- 3) All buildings along Old Tram Road shall be constructed with a front façade oriented toward Old Tram Road.



## FLUM Amendment and Zone Change Staff Report

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- 4) No plain face block is permitted as an exterior surface, and will only be permitted below grade or covered by an approved material. Vinyl siding will be permitted.
- 5) A minimum of twenty (20%) percent of the property to be developed shall be set aside and maintained as open space.
- 6) The property will be developed with a maximum of two (2) entrances onto Old Tram Road, a minimum of 500 feet apart, that shall be coordinated and approved by the City of Bowling Green Public Works.
- 7) Old Tram Road will be widened at the intersection with Russellville Road to provide a new turn lane that shall be coordinated and approved by the City of Bowling Green Public Works, prior to issuance of a Certificate of Occupancy.
- 8) The property will be developed with a community mailbox system and uniform site lighting.
- 9) Lighting on the property will be down-lighting, not to exceed 16 feet in height, high intensity discharge shoebox luminary type or wall-packed lighting designed to minimize light trespass onto adjacent residential property and shall not exceed 0.5-foot candles at the property line.
- 10) All utility improvements shall be located underground.
- 11) A 10-ft natural landscape buffer shall be reserved along the North and South property lines to preserve trees larger than 8-inches in diameter.
- 12) A 25-foot greenways easement shall be reserved along Old Tram Road, within the existing building setback and utility easement.

The proposed General Development Plan meets a majority of the review criteria for site design and compatibility. The application appears to meet the minimum requirements of the Zoning Ordinance, but will be subject to further review for compliance at the building permit level.

## **STAFF REVIEW SUMMARY**

If the proposed FLUM amendment is approved, the proposed RM-3 zoning may be appropriate given the Mixed-Use/Residential FLUM designation and category description. The Planning Commission should determine if the proposal is compatible with the area. The applicants are proposing to construct new buildings that contain a mixture of one-, two- and three-bedroom multi-family residential units. The proposed Binding Elements are similar to some of the Binding Elements for the adjacent future development on Russellville Road, approved in 2017. The proposal complies with a majority of the review criteria listed in the review process.



## FLUM Amendment and Zone Change Staff Report

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### **SUGGESTED MOTIONS (FLUM Amendment)**

I make the motion to **APPROVE** the proposed Future Land Use Map Amendment, docket number **2018-05-FLUM**.

Based upon the testimony and documents presented in this public hearing, the proposed FLUM Amendment:

- ❖ Has met the directive to amend the FLUM as outlined in LU-1.1.4 in the Comprehensive Plan.

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

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I make a motion to **DENY** the proposed Future Land Use Map Amendment docket number **2018-05-FLUM**.

Based upon the testimony and documents presented in this public hearing, the proposed FLUM Amendment:

- ❖ Has **not** met the directive to amend the FLUM as outlined in LU-1.1.4 in the Comprehensive Plan.

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



FLUM Amendment and Zone Change Staff Report

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**SUGGESTED MOTIONS (Zone Change)**

I make the motion to **APPROVE** the proposed Zoning Map Amendment, together with and conditioned upon the General Development Plan, docket number **2018-09-Z-BG**.

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:

- LU-1.1.1       TR-2.1
- LU-1.1.2
- LU-1.1.3\*       PR-1.7\*
- LU-2\*
- LU-2.1\*       NCR-2.4.1
- LU-2.1.1\*
- LU-2.1.4\*       HN-2.1\*
- LU-2.3.1       HN-4\*
- LU-2.8\*
- LU-2.8.1\*

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.

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I make the motion to **DENY** the proposed Zoning Map Amendment, docket number **2018-09-Z-BG**.

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:

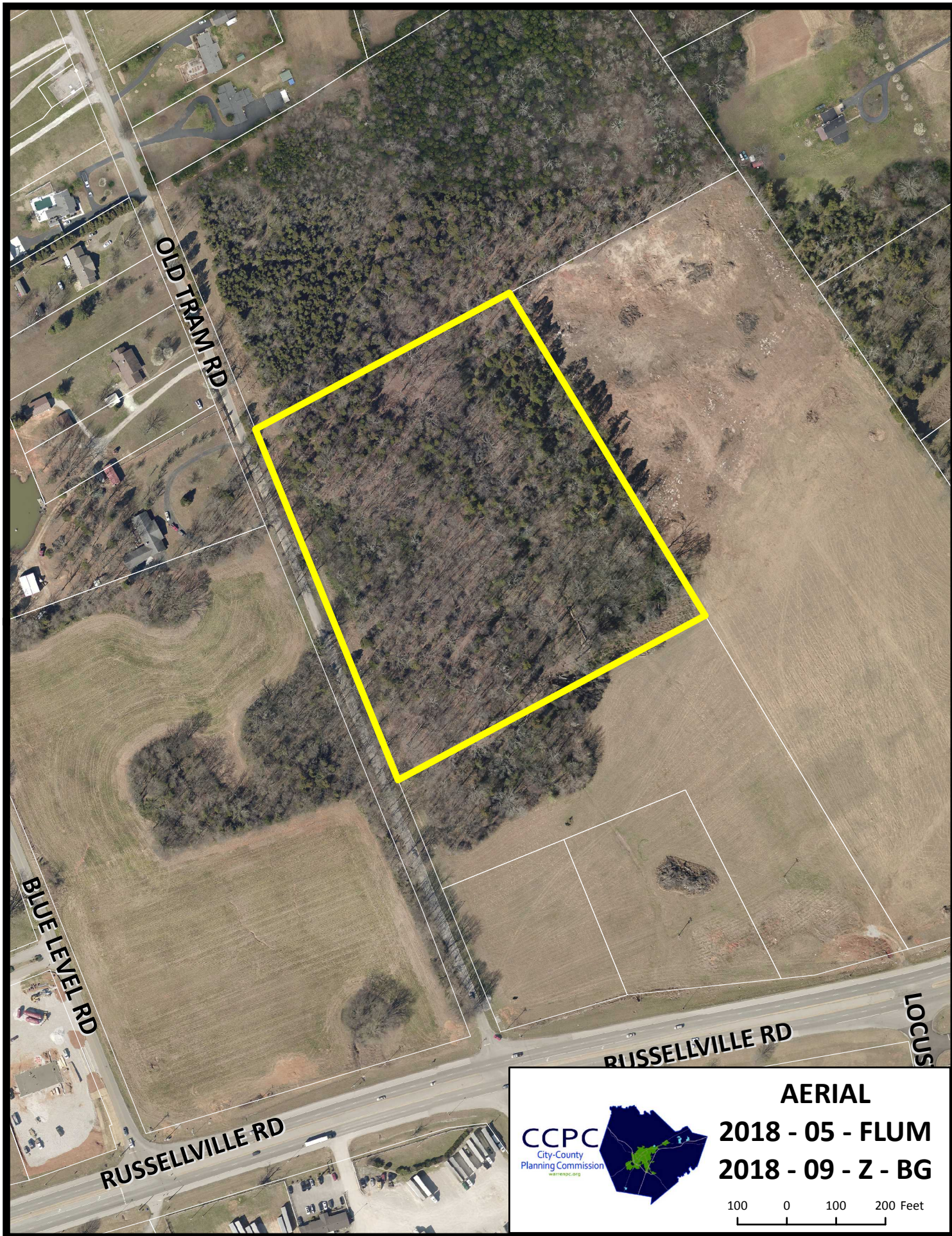
- LU-1.1.3\*       PR-1.7\*
- LU-2\*
- LU-2.1\*       HN-2.1\*
- LU-2.1.1\*       HN-4\*
- LU-2.1.4\*
- LU-2.8\*
- LU-2.8.1\*

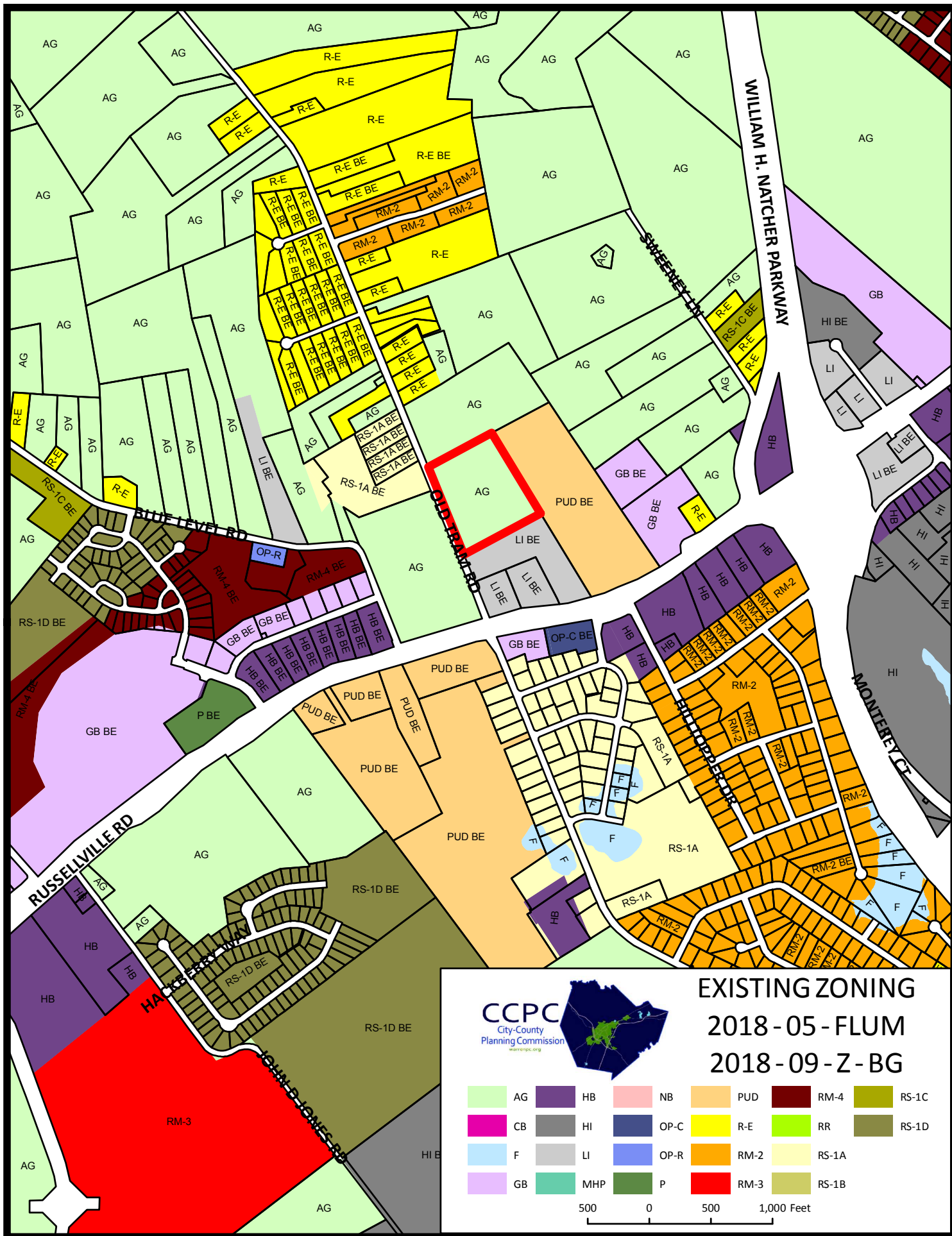
Therefore, the proposed Zoning Map Amendment is **not** in agreement with the adopted Comprehensive Plan. Further, I request that this motion include the summary of evidence and testimony presented by the witnesses at this public hearing.

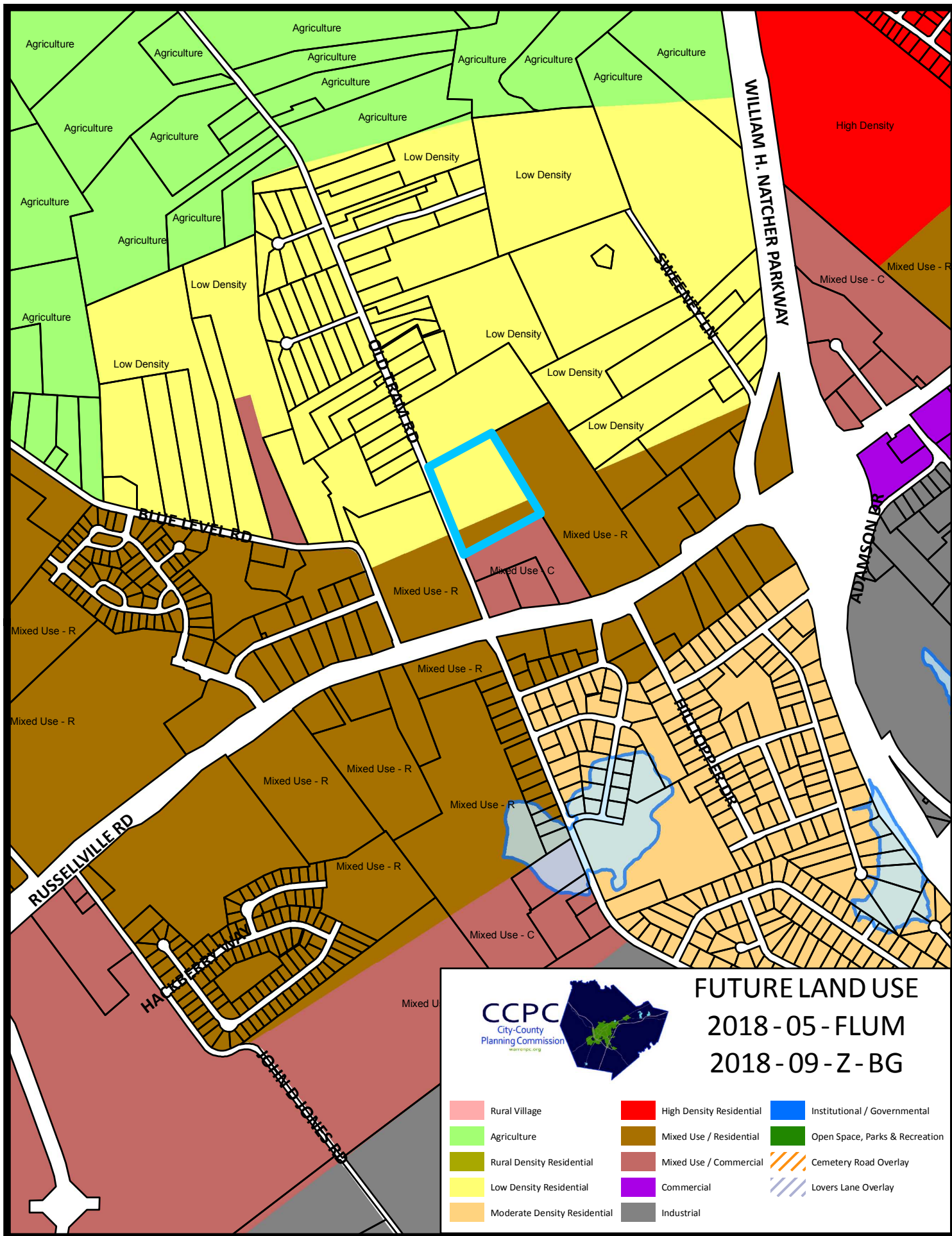
*\*Denotes items in both the APPROVE and DENY motions.*

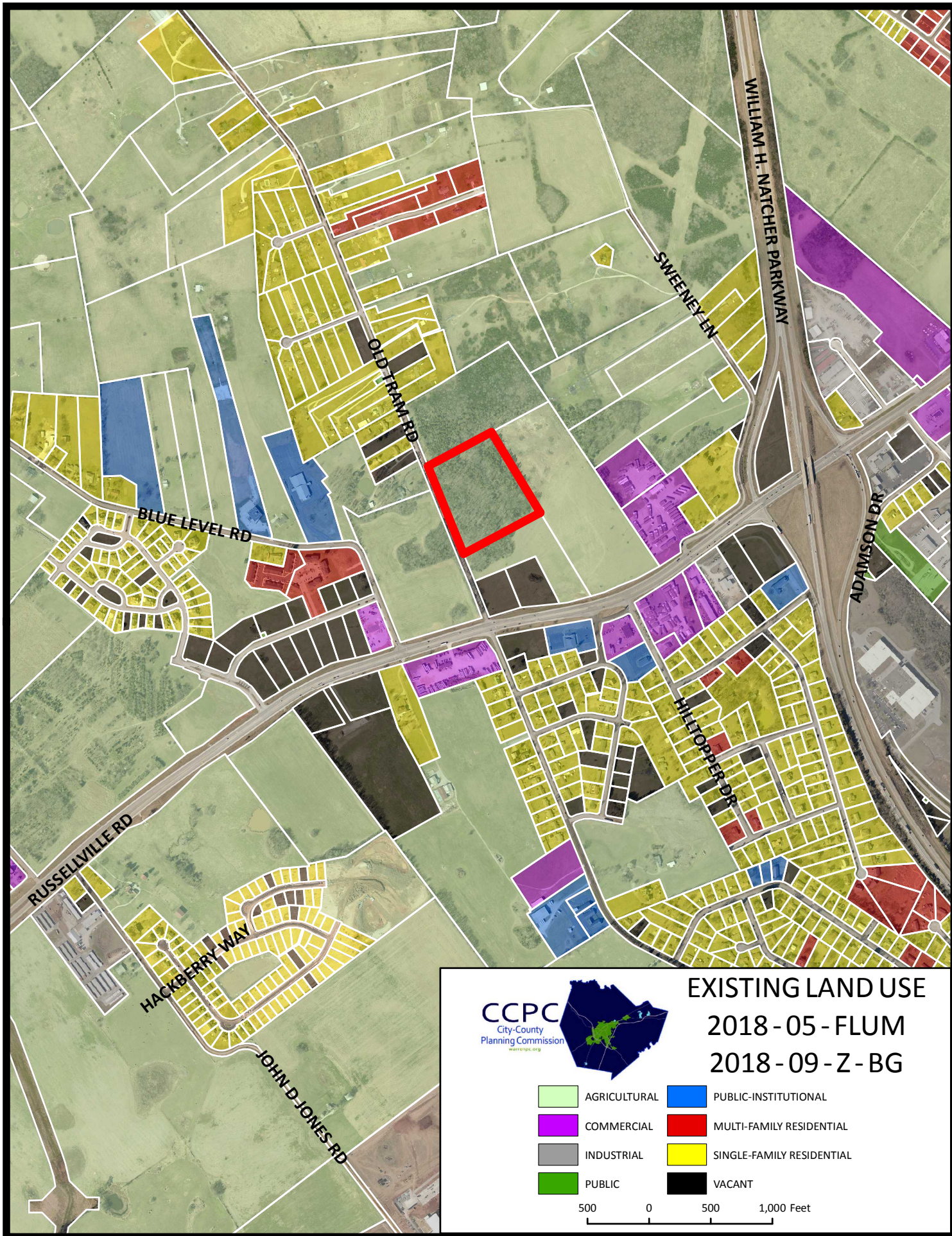

















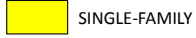
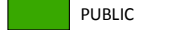

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City-County  
Planning Commission  
warrencpc.org



**EXISTING LAND USE**

2018 - 05 - FLUM

2018 - 09 - Z - BG

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

500 0 500 1,000 Feet

**DENSITY MAP**  
**2018 - 05 - FLUM**  
**2018 - 09 - Z - BG**

**ESTILL BRANHAM ESTATE**  
 # OF LOTS: 10  
 SUM ACREAGE: 80.30  
 MEAN ACREAGE: 8.03  
 DENSITY: 0.12 UNITS/ACRE

**JAMES YOUNG**  
 # OF LOTS: 8  
 SUM ACREAGE: 66.03  
 MEAN ACREAGE: 8.25  
 DENSITY: 0.12 UNITS/ACRE

**POWELL**  
 # OF UNITS: 14  
 SUM ACREAGE: 11.91  
 DENSITY: 1.18 UNITS/ACRE

**EDWARD & PHYLLIS BARBER**  
 # OF LOTS: 4  
 SUM ACREAGE: 18.57  
 MEAN ACREAGE: 4.64  
 DENSITY: 0.22 UNITS/ACRE

**WINDMILL HEIGHTS**  
 # OF LOTS: 24  
 SUM ACREAGE: 25.53  
 MEAN ACREAGE: 1.06  
 DENSITY: 0.94 UNITS/ACRE

**DEER TRAIL**  
 # OF LOTS: 4  
 SUM ACREAGE: 5.50  
 MEAN ACREAGE: 1.38  
 DENSITY: 0.73 UNITS/ACRE

**OLD TRAM (EXCLUDING UTILITY LOT)**  
 # OF LOTS: 4  
 SUM ACREAGE: 8.34  
 MEAN ACREAGE: 2.09  
 DENSITY: 0.48 UNITS/ACRE

**ROBERT & DORA GOVER**  
 # OF LOTS: 5  
 SUM ACREAGE: 34.54  
 MEAN ACREAGE: 6.91  
 DENSITY: 0.14 UNITS/ACRE

**CARLOS TAYLOR**  
 # OF LOTS: 5  
 SUM ACREAGE: 11.82  
 MEAN ACREAGE: 2.36  
 DENSITY: 0.42 UNITS/ACRE

**RECENT ZONE CHANGE**  
 # OF UNITS: 150 (PER B.E.'S)  
 SUM ACREAGE: 15.72  
 DENSITY: 9.54 UNITS/ACRE

**HILLVIEW MILLS**  
 # OF UNITS: 1834 (APPROXIMATE)  
 SUM ACREAGE: 119.22  
 DENSITY: 15.38 UNITS/ACRE

**UNIVERSITY HEIGHTS**  
 # OF UNITS: 114  
 SUM ACREAGE: 71.66  
 DENSITY: 1.59 UNITS/ACRE

**PREVIOUS ZONE CHANGE**  
 # OF UNITS: 230 (PER B.E.'S)  
 SUM ACREAGE: 13.72  
 DENSITY: 16.76 UNITS/ACRE

**WILLOW HEIGHTS**  
 # OF UNITS: 49  
 SUM ACREAGE: 30.67  
 DENSITY: 1.60 UNITS/ACRE

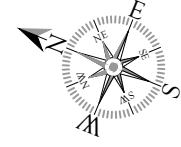
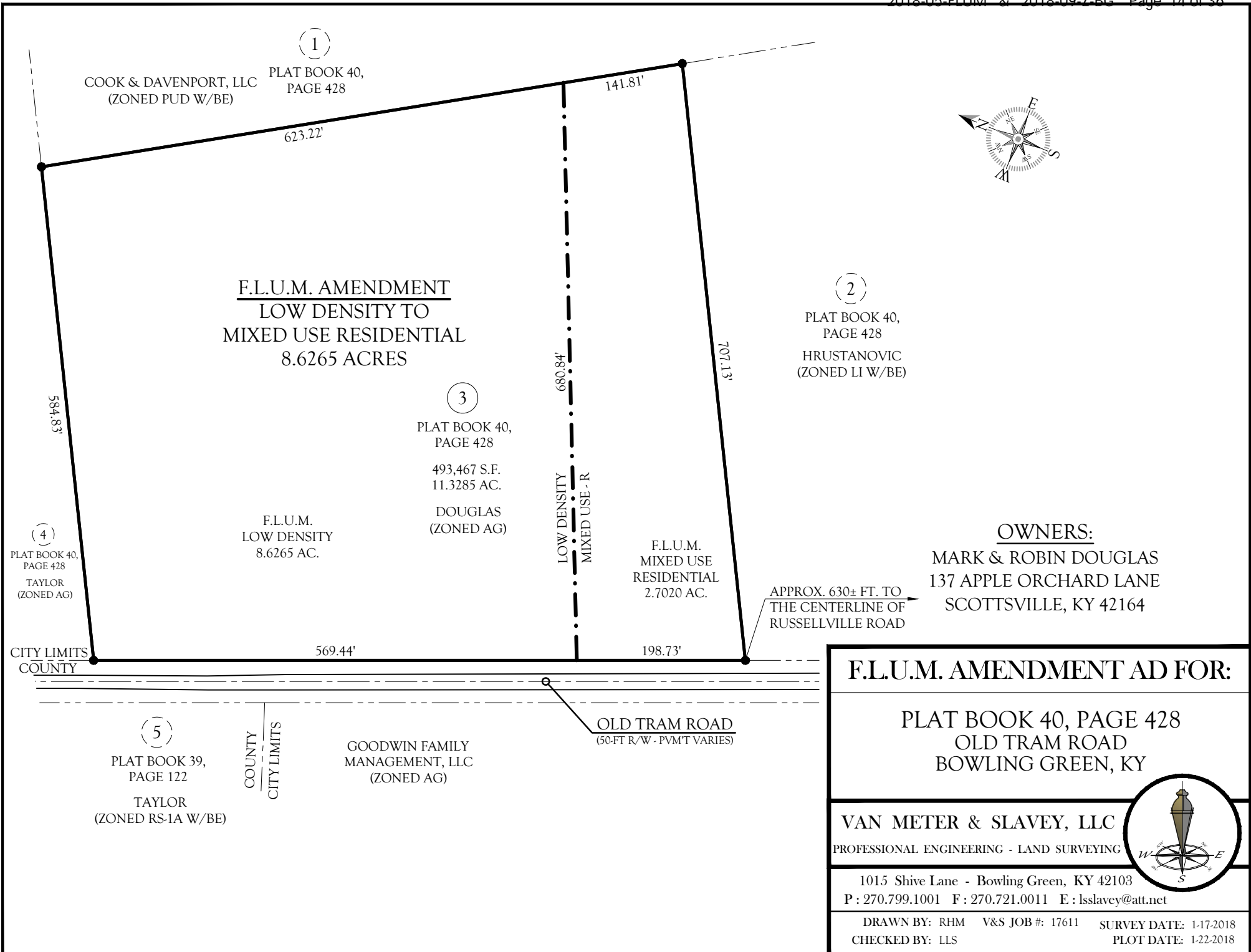
**SPRINGWATER**  
 # OF LOTS: 135 (PER B.E.'S)  
 SUM ACREAGE: 45.22  
 MEAN ACREAGE: 0.33  
 DENSITY: 2.99 UNITS/ACRE

**RECENT ZONE CHANGE**  
 # OF UNITS: 232 (PER B.E.'S)  
 SUM ACREAGE: 53.23  
 DENSITY: 4.36 UNITS/ACRE

**PREVIOUS ZONE CHANGE**  
 # OF UNITS: 200 (PER B.E.'S)  
 SUM ACREAGE: 41.00  
 DENSITY: 4.88 UNITS/ACRE

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 neither the PVA nor the recorded plats.

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!



**OWNERS:**  
 MARK & ROBIN DOUGLAS  
 137 APPLE ORCHARD LANE  
 SCOTTSVILLE, KY 42164

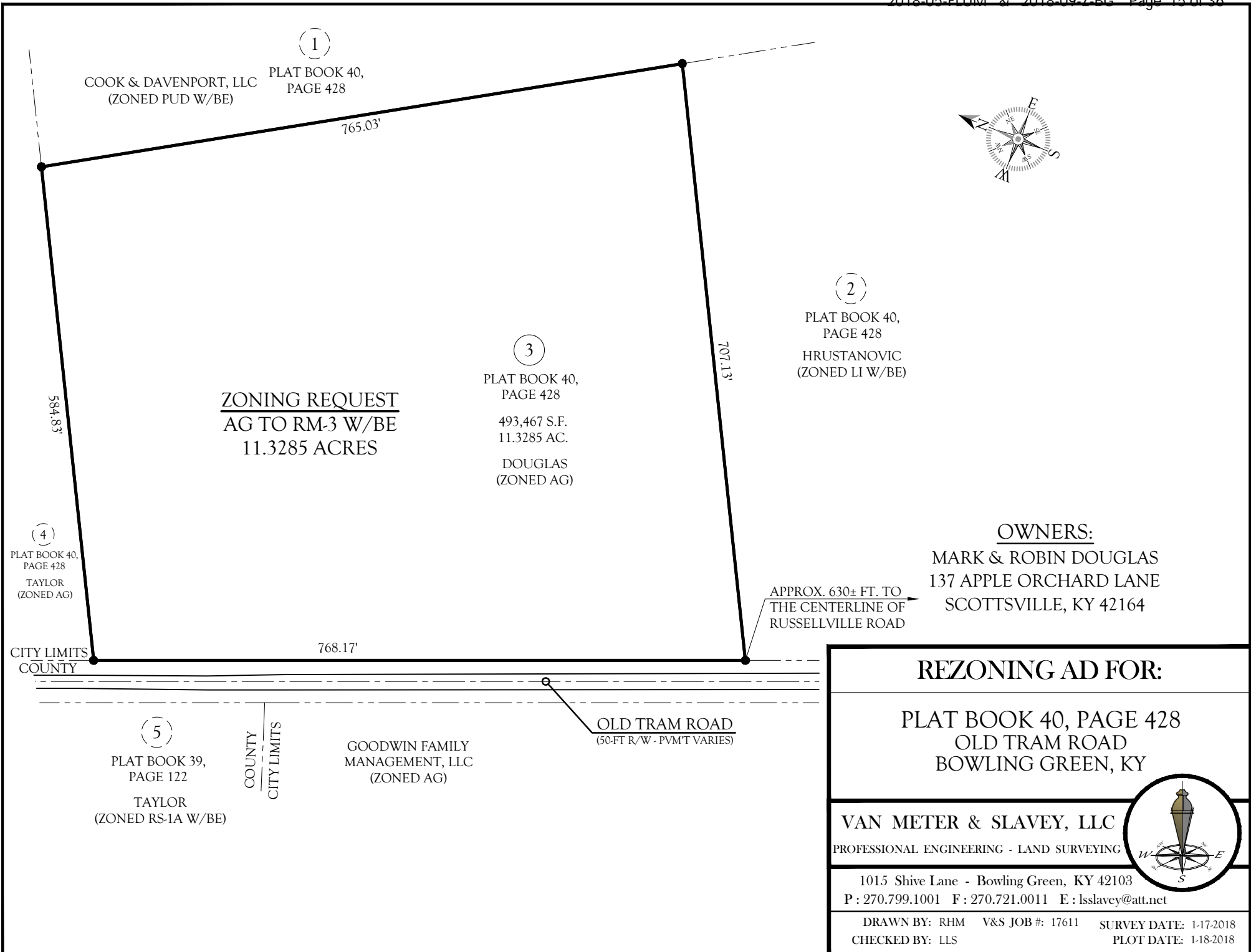
**F.L.U.M. AMENDMENT AD FOR:**

PLAT BOOK 40, PAGE 428  
 OLD TRAM ROAD  
 BOWLING GREEN, KY

**VAN METER & SLAVEY, LLC**  
 PROFESSIONAL ENGINEERING - LAND SURVEYING

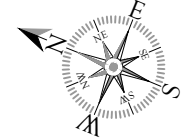
1015 Shive Lane - Bowling Green, KY 42103  
 P : 270.799.1001 F : 270.721.0011 E : lsslavey@att.net

DRAWN BY: RHM V&S JOB #: 17611 SURVEY DATE: 1-17-2018  
 CHECKED BY: LLS PLOT DATE: 1-22-2018



1

COOK & DAVENPORT, LLC  
(ZONED PUD W/BE)  
PLAT BOOK 40,  
PAGE 428



2

PLAT BOOK 40,  
PAGE 428  
HRUSTANOVIC  
(ZONED LI W/BE)

3

PLAT BOOK 40,  
PAGE 428  
493,467 S.F.  
11.3285 AC.  
DOUGLAS  
(ZONED AG)

**ZONING REQUEST**  
**AG TO RM-3 W/BE**  
**11.3285 ACRES**

4

PLAT BOOK 40,  
PAGE 428  
TAYLOR  
(ZONED AG)

OWNERS:

MARK & ROBIN DOUGLAS  
137 APPLE ORCHARD LANE  
SCOTTSDALE, KY 42164

APPROX. 630± FT. TO  
THE CENTERLINE OF  
RUSSELLVILLE ROAD

CITY LIMITS  
COUNTY

768.17'

5

PLAT BOOK 39,  
PAGE 122  
TAYLOR  
(ZONED RS-1A W/BE)

COUNTY  
CITY LIMITS

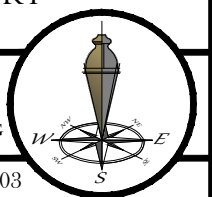
GOODWIN FAMILY  
MANAGEMENT, LLC  
(ZONED AG)

OLD TRAM ROAD  
(50-FT R/W - PVMT VARIES)

**REZONING AD FOR:**

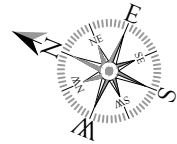
PLAT BOOK 40, PAGE 428  
OLD TRAM ROAD  
BOWLING GREEN, KY

**VAN METER & SLAVEY, LLC**  
PROFESSIONAL ENGINEERING - LAND SURVEYING



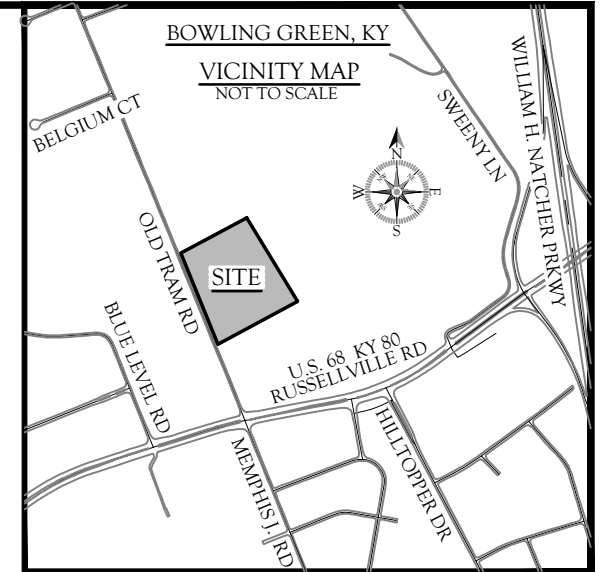
1015 Shive Lane - Bowling Green, KY 42103  
P : 270.799.1001 F : 270.721.0011 E : lsslavey@att.net

DRAWN BY: RHM V&S JOB #: 17611 SURVEY DATE: 1-17-2018  
CHECKED BY: LLS PLOT DATE: 1-18-2018



COOK & DAVENPORT, LLC  
 DB. 1084, P. 908  
 PVA# 029B-04  
 (ZONED PUD W/BE)

(1)  
 PLAT BOOK 40,  
 PAGE 428



**GENERAL LEGEND**

- PROPERTY CORNER
- MONUMENT FOUND
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- OHE EXISTING OVERHEAD ELECTRIC
- OHU EXISTING OVERHEAD UTILITIES
- GAS EXISTING GAS LINE

PROPOSED DRAINAGE AREA

(2)

PLAT BOOK 40,  
 PAGE 428  
 HRUSTANOVIC  
 DB. 1085, P. 116  
 PVA# 029B-04B  
 (ZONED LI W/BE)

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

**GENERAL NOTES:**

1. SOURCE OF TITLE: DEED BOOK 1152, PAGE 458.
2. TOTAL AREA OF THIS SURVEY: 11.3285 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: JANUARY 17, 2018.
5. SOURCE OF BEARING: NAD83, KY SOUTH ZONE (1602).
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.

**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.

**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 MAP #21227C0285E, DATED MAY 2, 2007.

**OWNERS:**

MARK & ROBIN DOUGLAS  
 137 APPLE ORCHARD LANE  
 SCOTTSVILLE, KY 42164

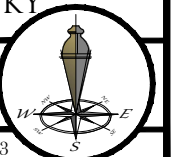
**REZONING EXHIBIT FOR:**

PLAT BOOK 40, PAGE 428  
 OLD TRAM ROAD  
 BOWLING GREEN, KY

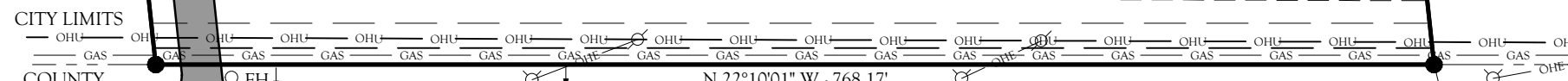
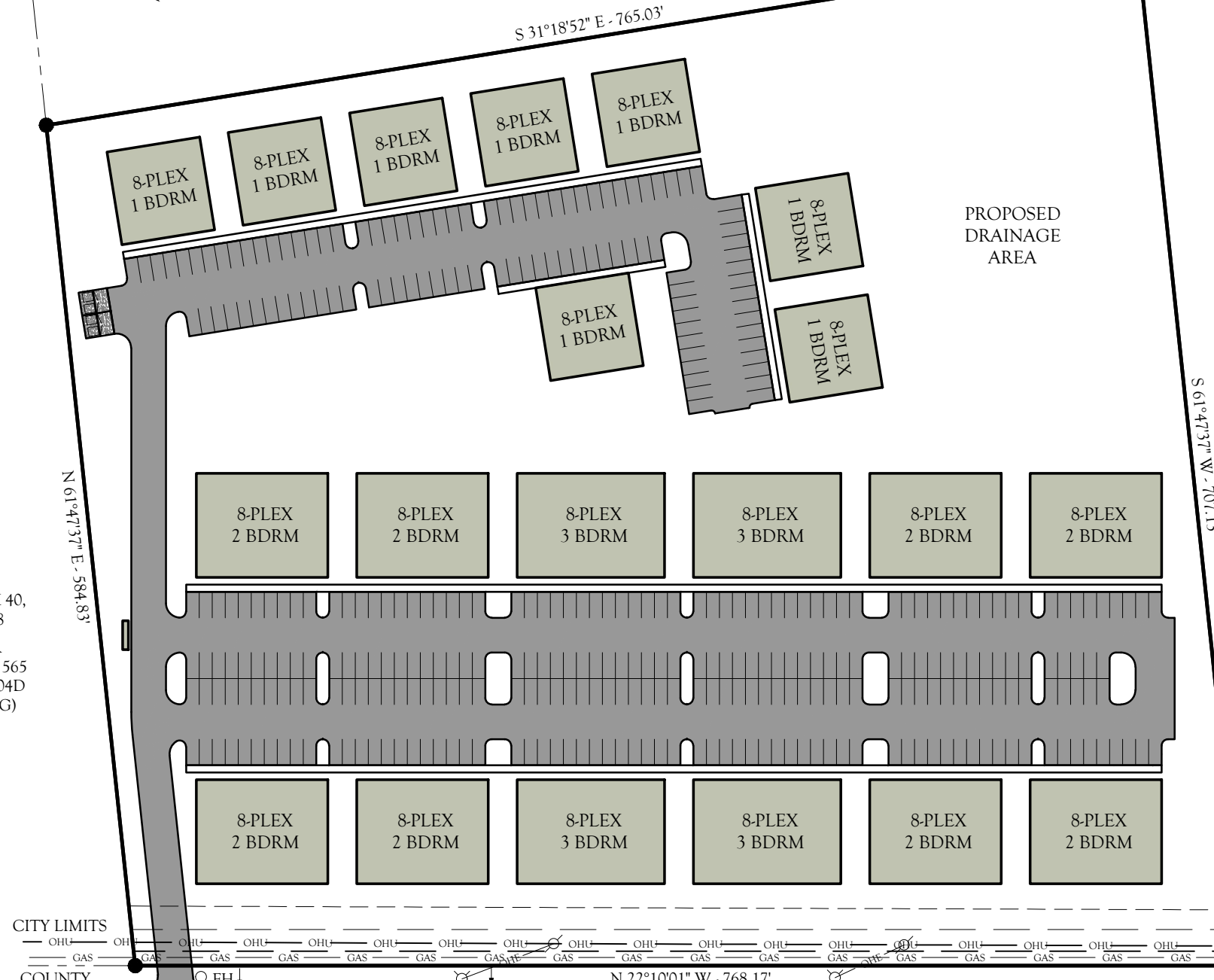
VAN METER & SLAVEY, LLC  
 PROFESSIONAL ENGINEERING - LAND SURVEYING

1015 Shive Lane - Bowling Green, KY 42103  
 P : 270.799.1001 F : 270.721.0011 E : lsslavey@att.net

DRAWN BY: RHM V&S JOB #: 17611 SURVEY DATE: 1-17-2018  
 CHECKED BY: LLS PLOT DATE: 1-18-2018



SCALE: 1 = 100



TAYLOR  
 DB. 740, P. 368  
 PVA# 029B-04A-005  
 (ZONED RS-1A W/BE)

(5)  
 PLAT BOOK 39,  
 PAGE 122

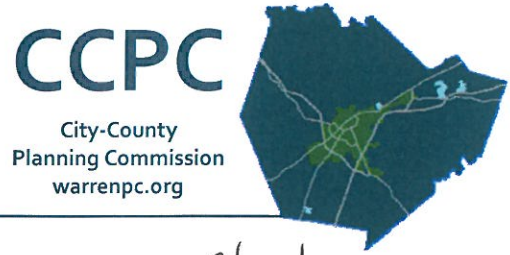
GOODWIN FAMILY  
 MANAGEMENT, LLC  
 DB. 1049, P. 285  
 PVA# 029B-05  
 (ZONED AG)

APPROX. 630± FT. TO  
 THE CENTERLINE OF  
 RUSSELLVILLE ROAD

OLD TRAM ROAD  
 (50-FT R/W - PVM'T VARIES)

(4)  
 PLAT BOOK 40,  
 PAGE 428  
 TAYLOR  
 DB. 1077, P. 565  
 PVA# 029B-04D  
 (ZONED AG)





### APPLICATION FOR FUTURE LAND USE MAP AMENDMENT

Docket Number: 2018-05-FLUM Public Hearing Date: 2/15/18  
 Date Application Filed: 1/18/2018 Pre-Application Meeting Date: 1/4/2018

#### APPLICANT(S) INFORMATION

1) APPLICANT(S) NAME(S): Mark & Robin Douglas

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

Mailing Address: 137 Apple Orchard Lane Phone Number: \_\_\_\_\_  
Scottsville, KY 42164 Cell Number: 270-792-1847  
 E-Mail Address: markdouglas87@gmail.com

2) PROPERTY OWNER(S) NAME(S): Same as applicants.

Mailing Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
 \_\_\_\_\_ Cell Number: \_\_\_\_\_  
 \_\_\_\_\_ E-Mail Address: \_\_\_\_\_

**\*PLEASE USE ADDITIONAL PAGES IF NEEDED\***

3) APPLICANT(S) ATTORNEY: \_\_\_\_\_

Name of Law Firm: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_ Cell Number: \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

#### PROPERTY AND PROPOSED DEVELOPMENT INFORMATION

Property Address: Old Tram Road  
 PVA Parcel Number: 029B-04C Current FLUM Designation: Low Density & Mixed Use - R  
 Acreage: 9.2375 of 11.3285 Proposed FLUM Designation: Mixed Use - R

**PROJECT SUMMARY**

*Please describe the proposed use of the property*

The owners are proposing to build a multi-family community on the subject property consisting of no more than 160 apartments.

**FINDINGS REQUIRED FOR FUTURE LAND USE MAP AMENDMENT**

*In order for the Planning Commission to approve the request for a Future Land Use Map (FLUM) amendment, it must make findings of fact in support of its recommendation. Please provide a detailed explanation as to how the proposed FLUM amendment satisfies 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; or
- 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).

*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 subject property has two Future Land Use designations, Low Density and Mixed Use Residential. The property is question is also entirely within the City limits and has adjoining properties with FLUM designations of Mixed Use Commercial to the South and Mixed Use Residential to the East. It appears that when the line established to designate the divide between Low Density and Mixed Use Residential was created, it was based on the bearing from vacant lots in the Hillview Mills Subdivision on the far side of Blue Level Road and the dividing line was simply extended towards the William H. Natcher Parkway. It is the owners request that the entire property have one FLUM designation of Mixed Use Residential to match the property located directly the the east.

**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
- Filing and Recording Fees
- Concept Plan, or Preliminary Development Plan (please include one (1) 11" x 17" or smaller copy)

**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)  1-18-18  
 \_\_\_\_\_  
 Mark Douglas  
 (please print name and title)

2)  1-18-18  
 \_\_\_\_\_  
 Robin Douglas  
 (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: 275.00/xx Land Use Certificate Fee:             
 Recording Fee:            Date Fees Received: 1/18/18



City-County  
Planning Commission  
warrenpc.org



### APPLICATION FOR ZONING MAP AMENDMENT

Docket Number: 2018-09-Z-BG Public Hearing Date: 2/15/2018  
 Date Application Filed: 1/18/2018 Pre-Application Meeting Date: 1/4/2018

#### APPLICANT(S) INFORMATION

1) APPLICANT(S) NAME(S): Mark & Robin Douglas

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

Mailing Address: 137 Apple Orchard Lane Phone Number: \_\_\_\_\_  
Scottsville, KY 42164 Cell Number: 270-792-1847  
 E-Mail Address: markdouglas87@gmail.com

2) PROPERTY OWNER(S) NAME(S): Same as applicants.

Mailing Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
 \_\_\_\_\_ Cell Number: \_\_\_\_\_  
 \_\_\_\_\_ E-Mail Address: \_\_\_\_\_

**\*PLEASE USE ADDITIONAL PAGES IF NEEDED\***

3) APPLICANT(S) ATTORNEY: \_\_\_\_\_

Name of Law Firm: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_ Cell Number: \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

#### PROPERTY AND PROPOSED DEVELOPMENT INFORMATION

Property Address: Old Tram Road  
 PVA Parcel Number: 029B-04C Acreage: 11.3285  
 Current Zoning: AG Proposed Zoning: RM-3  
 FLUM Designation: Mixed Use Residential

**PROJECT SUMMARY**

*Please describe the proposed use of the property*

The owners are proposing to build a multi-family community on the subject property consisting of no more than 160 apartments.

**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 proposed zoning of RM-3 is in agreement with the FOCUS 2030 Comprehensive Plan and the owners request the approval of said zone change.

**APPLICATION CHECKLIST**

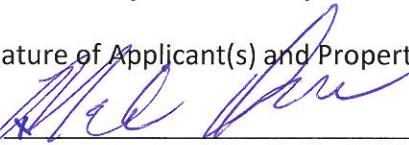
- A completed and signed Application
- Plat prepared by a licensed surveyor (please include one (1) 11" x 17" or smaller copy)
- Adjacent Property Owners Form
- General Development Plan (please include one (1) 11" x 17" or smaller copy)
- Binding Elements, signed and notarized
- Written Narrative Detailing Compliance with Findings Required for Zone Change on Page 2
- Filing and Recording 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)  1-18-18

Mark Douglas  
(please print name and title)

2)  1-18-18

Robert Douglas  
(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: \_\_\_\_\_

Recording Fee: \_\_\_\_\_

Date Fees Received: \_\_\_\_\_

**Pre-Application Conference Information**

Date: 1/4/2018

**CCPC**

City-County  
Planning Commission  
warrenpc.org



**PROPERTY INFORMATION**

Attendees: LUCAS SLAVEY, MARK DOUGLAS, Rodney  
 Property Location: Old Tram Rd PVA Parcel #(s): 029B-04C  
 Property Owner(s): MARK & Robin DOUGLAS Contract Vendee(s): N/A  
 Current Zoning: AG Proposed Zoning: Rm-84  
 Current Land Use: AG Proposed Land Use: MF Residential

**APPLICATION TYPE**

- Zoning Map Amendment
- FLUM Amendment to: Mixed-use/R
- Amend Binding Elements (General Development Plan)
- Conditional Use Permit
- Variance
- Other \_\_\_\_\_

**ADDITIONAL DOCUMENTATION REQUIRED**

- Traffic Impact Study
- Binding Elements
- 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      | From: <input checked="" type="checkbox"/> Low Density Residential |
| <input type="checkbox"/> Moderate Density Residential    | <input type="checkbox"/> High Density Residential       | To: <input checked="" 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 checked="" 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 type="checkbox"/> LU-2.5.3            |
| <input checked="" type="checkbox"/> LU-2.8   | <input type="checkbox"/> LU-2.9              | <input type="checkbox"/> LU-2.10             |  |

LU-2.8.1 > Walnut Valley

**Transportation**

- |                                 |  |                               |                               |
|---------------------------------|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> TR-1.1 | <input checked="" type="checkbox"/> TR-2.1 | <input type="checkbox"/> TR-3 | <input type="checkbox"/> TR-4 |
|---------------------------------|--|-------------------------------|-------------------------------|

**Community Facilities**

- |                                  |                                 |                                 |                                 |
|----------------------------------|---------------------------------|---------------------------------|---------------------------------|
| <input type="checkbox"/> CF-1.1  | <input type="checkbox"/> CF-1.4 | <input type="checkbox"/> CF-2.6 | <input type="checkbox"/> CF-5.3 |
| <input type="checkbox"/> CF-10.1 |                                 |                                 |                                 |

**Parks and Recreation**

- |  |                                 |                               |                                 |
|--|---------------------------------|-------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> PR-1.7 | <input type="checkbox"/> PR-1.8 | <input type="checkbox"/> PR-3 | <input type="checkbox"/> PR-5.2 |
|--|---------------------------------|-------------------------------|---------------------------------|

**Natural and Cultural Resources**

- |                                    |                                    |                                    |   |
|------------------------------------|------------------------------------|------------------------------------|---|
| <input type="checkbox"/> NCR-1.1   | <input type="checkbox"/> NCR-1.1.6 | <input 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 type="checkbox"/> NCR-2.5.3 |   |

**Housing and Neighborhoods**

- |                                 |                                 |                                 |  |
|---------------------------------|---------------------------------|---------------------------------|--|
| <input type="checkbox"/> HN-1   | <input type="checkbox"/> HN-1.2 | <input type="checkbox"/> HN-1.3 | <input checked="" type="checkbox"/> HN-2.1 |
| <input 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

CCPC

City-County Planning Commission warrenpc.org



SITE CHARACTERISTICS REVIEW

Layout, Lot Sizes and Setbacks

- Internal Street(s): Internal Travelways
Proposed Setbacks: RM-3 Standards
Minimum Lot Size: 8,000 SF
Minimum Lot Width: 50'

Transportation Infrastructure

- Warren County
Bowling Green
KYTC
Other

What is the road width of the roadway that will serve the development? 110 +/-

Fire Protection / Water Adequacy

- Does the proposed development meet the minimum requirements? YES NO
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

Natural Features

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

the property is heavily wooded

Soil Suitability n/a

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.)?

n/a



**Pre-Application Conference Information**

**CCPC**

City-County  
Planning Commission  
warrenpc.org



**SITE DESIGN AND COMPATIBILITY REVIEW**

Surrounding Density: ~~0.25~~ 1.77 dulac (see attached map)

Surrounding Land Uses: Ag, SF, Future MF adjacent to property

Surrounding Architectural Features: majority one-story SF ~~at [unclear]~~

Building Materials: mixture of brick/mod. masonry, vinyl

Building Orientation: toward Old Tram Rd

Landscaping / Screening: per Zoning ordinance requirements

Proposed Open Space: minimum 20% in RM-3

Connectivity: \_\_\_\_\_

Pedestrian, Bicycle or Transit Facilities: n/a

**AREA SPECIFIC POLICY REVIEW**

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

- Cemetery Road Overlay District
- Lovers Lane Overlay District
- Scottsville Road Corridor Study Area
- Woodburn Focal Point Plan
- Walnut Valley Focal Point Plan
- Cedar Ridge Focal Point Plan
- Smiths Grove Focal Point Plan
- Oakland Focal Point Plan

applicable policies attached

**STAFF NOTES**

144 units proposed, up to ~~150~~ maybe? } ~~1300~~ dulac  
160 14.12

11.3285 acres

mix of 1, 2, 3 Bedrooms

Rm-4 proposed or Rm-3 w/ FLUM Amendment to Mixed Use-R

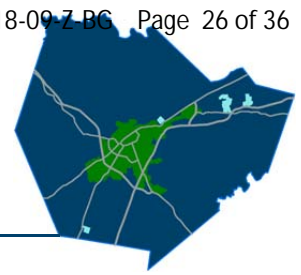
Maintain existing trees around the perimeter to the greatest extent feasible

TIS or waived in lieu of specific improvements

2 story Buildings proposed

20 8-plexes

Building materials - prohibit plain-faced block  
Vinyl permitted, similar to adjoining property.



## 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**

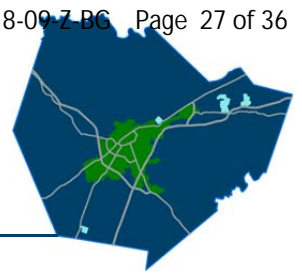
This land use designation comprises areas designated for single-family detached development and attached single-family development including twin homes where each unit is platted on its own individual lot, with gross densities ranging from zero to four and a half (4.5) dwelling units per acre. Higher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

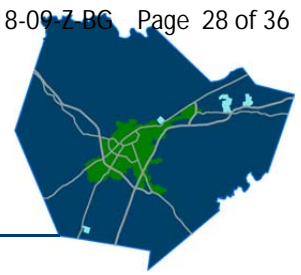
This category applies to mixed-use areas where, taken as a whole, the primary land use is residential in a variety of housing types and densities, balanced by complementary retail, office, institutional and civic uses. The distribution of land among these various activities shall be implemented through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



**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.

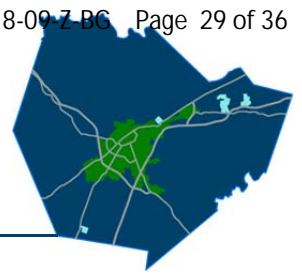
**Rural Village**

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 polies found in Focal Point Plans, area plans, corridor studies, or any other plan created and approved by the Planning Commission.

<b>Future Land Use Category</b>	<b>Residential Density Range</b>	<b>Potentially Compatible Zoning Designations</b>
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

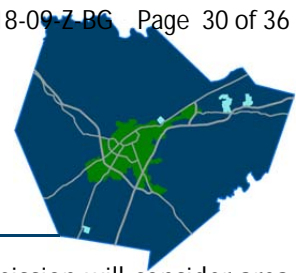
\* Allowed only with Agriculture FLUM exception lots as defined in LU-1.1.4  
 \*\* Higher densities may be allowed in a Conservation Subdivision.



**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)



- ❖ 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

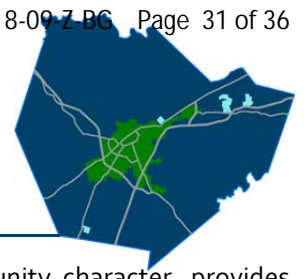
The following types of re-zoning requests shall not require FLUM amendment prior to consideration for approval:

- 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).



**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.

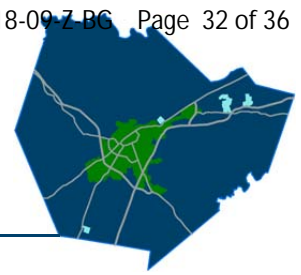
**Action LU-2.5.3:** Continue to identify and promote opportunities for revitalization and redevelopment.

**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.



## 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:

- Adjacent developments shall provide for internal circulation between them in accordance with the subdivision regulations.
- 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.
- 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.
- All residential developments of 10 lots or more shall be served by an interior street system.
- 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.

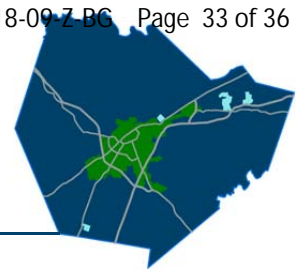
**Action CF-2.6:** On-site sewage disposal systems may continue to be used provided that:

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





## 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.

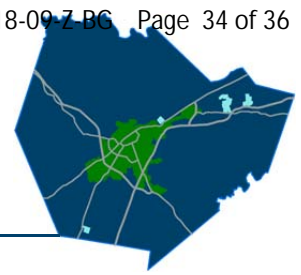
**Objective NCR-2.4:** Implement strategies and tools to preserve and enhance Warren County's rural and agricultural heritage, including its agricultural landscapes and viewsheds, rural village centers, rural landmarks, and scenic rural corridors, etc.

**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.

## Rachel Hurt

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**From:** Rachel Hurt  
**Sent:** Tuesday, January 30, 2018 4:38 PM  
**To:** 'markdouglas87'; Lucas Slavey; 'Rodney McGaughey'  
**Subject:** Staff Comments: Proposed FLUM amendment/Zone Change - Old Tram Road

Mr. Douglas,

In reviewing the application for the proposed FLUM amendment and zone change for the property on Old Tram Road, staff has generated the following comments for your consideration:

- Binding Element 4 addresses building materials. Is it the intent of this Binding Element that plain face block will not be a permitted at all, or that it may be used in construction of foundations, but not visible as a finished material? Can you please clarify?
- Binding Element 7 addresses improvements to Old Tram Road. Do you know when these improvements will need to be constructed? Prior to issuance of a building permit? Certificate of occupancy? Can you please confirm?
- As we discussed in the pre-application meeting, the property is located within the boundary of the Walnut Valley Focal Point Plan. Applicable policies from this plan will be included in the staff report and subject to review by the Planning Commissioners. Your application as currently presented, along with your Binding Elements seem to address the majority of the policies from this plan. I have noted the policies from this plan that are currently listed in the “out of compliance” section of the staff report for your consideration, in case you would like to consider modifying any of your Binding Elements to address such policy(ies):

**WV-1D:** Any General Development Plan should be designed to afford opportunity for eventual implementation of the Greenbelt System Master Plan for Warren County and Bowling Green. It should take all reasonable measures to protect the visual and operational integrity of an existing or proposed green way corridor by means of sensitive orientation and placement of improvements to the land and the **protection of mature vegetation and natural land forms**. All reasonable measures should be taken to incorporate features of historical or archaeological significance into the design and development of each General Development Plan in a manner which contributes to the protection and preservation of those features.

**WV-2A:** Residential development should be compatible with adjacent land uses. New development should not exceed the overall density of adjacent development by more than 50 percent.

**WV-2G:** In order to provide for the development of housing that is affordable to residents throughout the community, incentives should be considered for construction of such within the Focal Point area. These incentives may include some density or other bonus for a commitment to providing affordable housing.

**WV-2H:** Multi-family developments should be under a singular management unless the development is undertaken under condominium ownership provisions.

To ensure timely delivery of meeting materials to our Planning Commissioners, please submit any revisions you may have no later than **Tuesday, February 6th at 2:00 PM**. In the meantime, 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