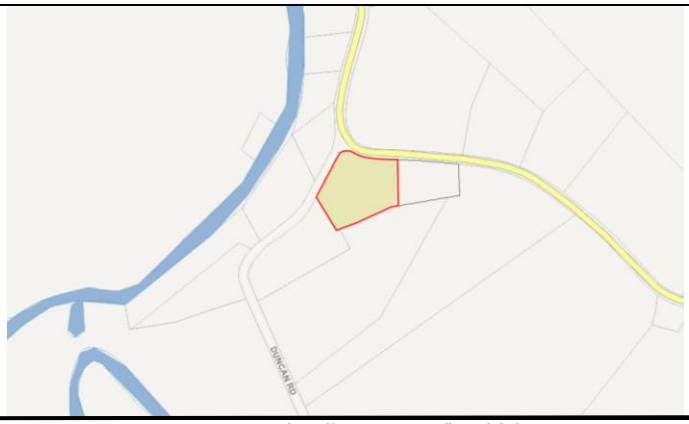
ZONE CHANGE STAFF REPORT

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

DOCKET/CASE/APPLICATION NUMBER	PROPERTY ADDRESS/LOCATION
2018-11-Z-CO	**8633 Woodburn-Allen Springs Road**
PUBLIC HEARING DATE	PRE-APP DATE
February 15 2018	**January 3, 2018**
APPLICANT/PROPERTY OWNER	PVA PARCEL NUMBER
K & M Properties, LLC c/o Luke Williams	**056A-27A**

BRIEF SUMMARY OF REQUEST: The applicants are proposing to rezone 2.38 +/- acres located at 8633 Woodburn-Allen Springs Road from AG (Agriculture) to R-E (Residential Estate), in order to subdivide the property into a maximum of two (2) single family residential lots.



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

CURRENT ZONING	PROPOSED ZONING	FUTURE LAND USE	SIZE OF PROPERTY	OTHER INFORMATION
AG	**R-E**	**Agriculture**	**2.38 +/- Acres**	☒ Binding Elements ☒ General Development Plan ☐ Neighborhood Meeting ☐ Traffic Impact Study (TIS) ☐ Environmental Assessment ☐ Public Comments
CURRENT LAND USE	PROPOSED LAND USE	FLUM AMENDMENT	PROPOSED DENSITY	
Single Family Residential	**Single Family Residential**	☐ Yes ☒ No	**0.84 du/ac**	

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

COMPATIBILITY with COMPREHENSIVE PLAN: The property is designated Agriculture on the FLUM. Because the property is less than five (5) acres in size, and only one additional lot is proposed. No FLUM amendment was required, as outlined in LU-1.1.4.

COMPATIBILITY with the SURROUNDING DEVELOPMENT: The property is located in a rural area of Warren County near Drakes Creek. A site characteristic review indicates that there are adequate facilities and infrastructure available to support the proposed development. The property contains several mature trees. Site design has been addressed in the General Development Plan (preliminary lot layout) and Binding Elements, in conjunction with the requirements of the Zoning Ordinance. The proposed zoning map amendment may be appropriate if the Planning Commission deems the proposed development compatible with the surrounding area.

POINTS TO CONSIDER:

- The property is a nonconforming AG (Agriculture) lot, and only one new lot is proposed, so the proposal is exempt from the FLUM.
- The proposed development generally complies with a majority of the site characteristics review criteria.
- The proposed General Development Plan generally complies with a majority of the review criteria for site design and compatibility, and meets the minimum requirements of the Zoning Ordinance.

Zone Change Staff Report

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

FUTURE LAND USE MAP and CATEGORY REVIEW

FLUM Designation: Agriculture (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-2.1.4, LU-2.3.1, LU-2.5.3
Transportation: N/A
Community Facilities: CF-2.6, CF-5.3
Parks and Recreation: PR-1.7
Natural and Cultural Resources: N/A
Housing and Neighborhoods: HN-2.3
Economic Development: N/A

The Agriculture land use designation applies to those rural areas relatively remote from the expanding rural-suburban fringe, where agricultural 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.

This proposal is exempt from FLUM compliance and complies with LU-1.1.1, LU-1.1.2 and LU-1.1.4. The Planning Commission should determine if the proposal complies with LU-1.1.3.

The proposal does not comply with LU-2.1.4 and PR-1.7, as the applicants have not committed to preserving any of the existing vegetation.

The proposal may comply with LU-2, if the Planning Commission deems the proposal to be a high quality development that protects the character of the community.

The proposal may comply with LU-2.5.3, if identified as an opportunity for redevelopment.

The proposal does not comply with LU-2.3.1, as the applicants have not committed to any Binding Elements regarding access to the development.

The proposal complies with CF-2.6, as the applicants have committed that each lot shall obtain a permit from the Barren River District Health Department for septic system approval prior to the recordation of a plat. The proposal of 2 lots also complies with CF-5.3, as the applicants have verified that the property has adequate water pressure.

The proposal may not comply with HN-2.3, as the existing home, built in 1895, is proposed to be demolished and does not appear to be in severe disrepair, though the structure is not a locally designated historic site, nor is it on the National Register of Historic Places.

SITE CHARACTERISTICS REVIEW

Layout, lot sizes and setbacks: Each new lot is proposed to be approximately an acre in size, as shown on the attached Preliminary Development Plan. Setbacks will adhere to the R-E standards set forth in Zoning Ordinance.

Zone Change Staff Report

Transportation Infrastructure: The property has frontage on Woodburn-Allen Springs Road (KY 240), a State maintained rural minor collector with sixty (60) feet of right-of-way and twenty-four (24) feet of pavement width. The property also has frontage on Duncan Road, a County maintained rural local roadway with fifty (50) feet of right-of-way and fifteen (15) feet of pavement width.

Fire protection: This property is served by the Plano Volunteer Fire Department.

Water adequacy: This property is served by Warren County Water District (WCWD) and has adequate water flow to meet the fire protection requirements of Warren County.

Wastewater adequacy: Each lot will utilize existing or install a new on-site septic system, to be approved by the Barren River District Health Department prior to recordation of a plat.

Natural features: The property contains several mature trees. Staff suggests maintaining these to the greatest extent feasible.

Prime farmland: N/A

Soil suitability: This property is comprised of two soil types, which, in some instances, are very limited regarding soil suitability for septic tank absorption fields.

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

Cultural or historical features: The existing home on the property was built in 1895. However, the property is not a locally designated site, nor is it listed on the National Register of Historic Places.

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

SITE DESIGN and COMPATABILITY REVIEW

Surrounding density: The majority of the surrounding area is agricultural. There are a handful of one-acre tracts scattered throughout the area.

Surrounding land uses: Please see the attached existing land use map. The surrounding area is mainly comprised of agricultural and single family residential uses. The Neel Masonic Lodge is nearby. There are also several vacant tracts in the general vicinity.

Surrounding architectural features: There are a mixture of stick-built and manufactured homes in the area.

Building materials review: Most of the homes in the area are constructed a mixture of aluminum and vinyl.

Building orientation: The proposed homes will face Woodburn-Allen Springs Road and Duncan Road.

Landscaping and screening: N/A

Proposed open space: The maximum allowable lot coverage in the R-E zone is 30%, meaning 70% of the property will remain as open space.

Connectivity: N/A

Pedestrian, bicycle or transit facilities: N/A

AREA SPECIFIC POLICY REVIEW

Applicable plan(s): There are no focal point plans or corridor studies applicable to this property.

GENERAL DEVELOPMENT PLAN / BINDING ELEMENTS

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

1) Minimum square footage for each residence shall be 1,200 sf with a minimum one-car garage.

2) There shall be no manufactured homes erected on the property.

3) The existing home is to be removed and the lot divided into a maximum of two lots.

4) Each lot will have one single family house constructed.

5) Foundation shall be split faced block or other natural looking material. Foundation shall not be plain faced block.

6) Prior to platting, the property shall have a site septic evaluation from the Warren County Health Department.

The proposed General Development Plan meets a majority of the review criteria for site design and compatibility.

STAFF REVIEW SUMMARY

The proposed R-E zoning may be appropriate, as the proposal complies with a majority of the criteria assessed in the review process. The Planning Commission should determine if the proposal is compatible with the area.

At the time of the authoring of this report, staff was still awaiting correspondence from the applicants regarding comments for consideration, included in the attached e-mail.

Zone Change Staff Report

SUGGESTED MOTIONS

I make the motion to **APPROVE** the proposed Zoning Map Amendment, together with and conditioned upon the General Development Plan, docket number **2018-11-Z-CO**.

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

Choose all that apply:

☐ **LU-1.1.1**	☐ **CF-2.6**
☐ **LU-1.1.2**	☐ **CF-5.3**
☐ **LU-1.1.3***	
☐ **LU-1.1.4**	☐ **HN-2.3***
☐ **LU-2***	
☐ **LU-2.5.3***	

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

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

I make the motion to **DENY** the proposed Zoning Map Amendment, docket number **2018-11-Z-CO**.

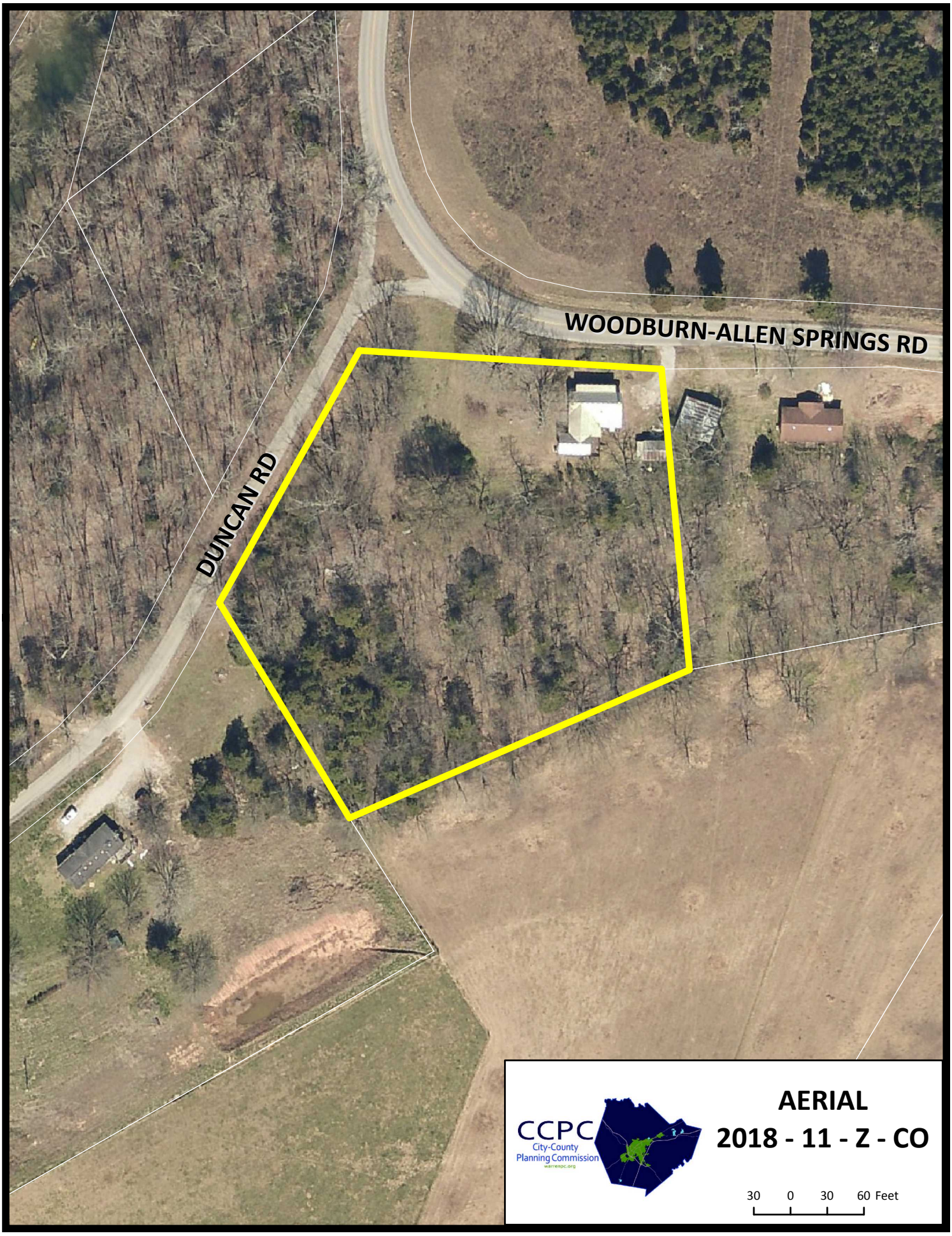
Based upon the testimony and documents presented in this public hearing, the proposed Zoning Map Amendment is **not** consistent with the adopted FOCUS 2030 Comprehensive Plan as demonstrated by its non-compliance with the following objective and action items:

Choose all that apply:

☐ **LU-1.1.3***	☐ **PR-1.7**
☐ **LU-2***	☐ **HN-2.3***
☐ **LU-2.1.4**	
☐ **LU-2.3.1**	
☐ **LU-2.5.3***	

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

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


WOODBURN-ALLEN SPRINGS RD
DUNCAN RD
CCPC
City-County
Planning Commission
AERIAL
2018 - 11 - Z - CO
30 0 30 60 Feet

OLD DEARING RD
WOODBURN-ALLEN SPRINGS ROAD
DUNCAN RD
DUNCAN RD
PLANO RD
R-E
R-E BE
AG
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CCPC
City-County
Planning Commission
EXISTING ZONING
2018 - 11 - Z - CO
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RM-3
RM-4
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RS-1B
RS-1C
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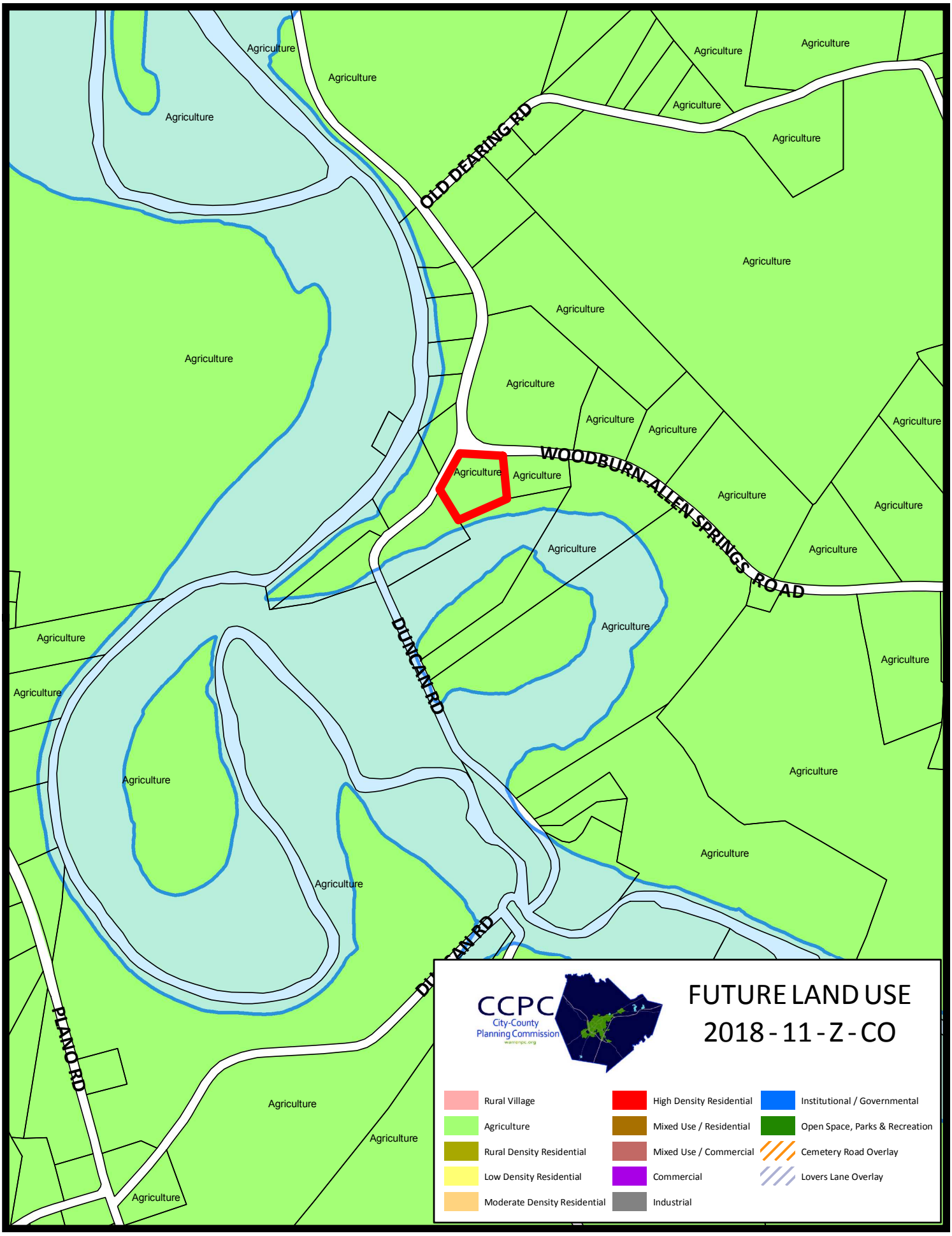
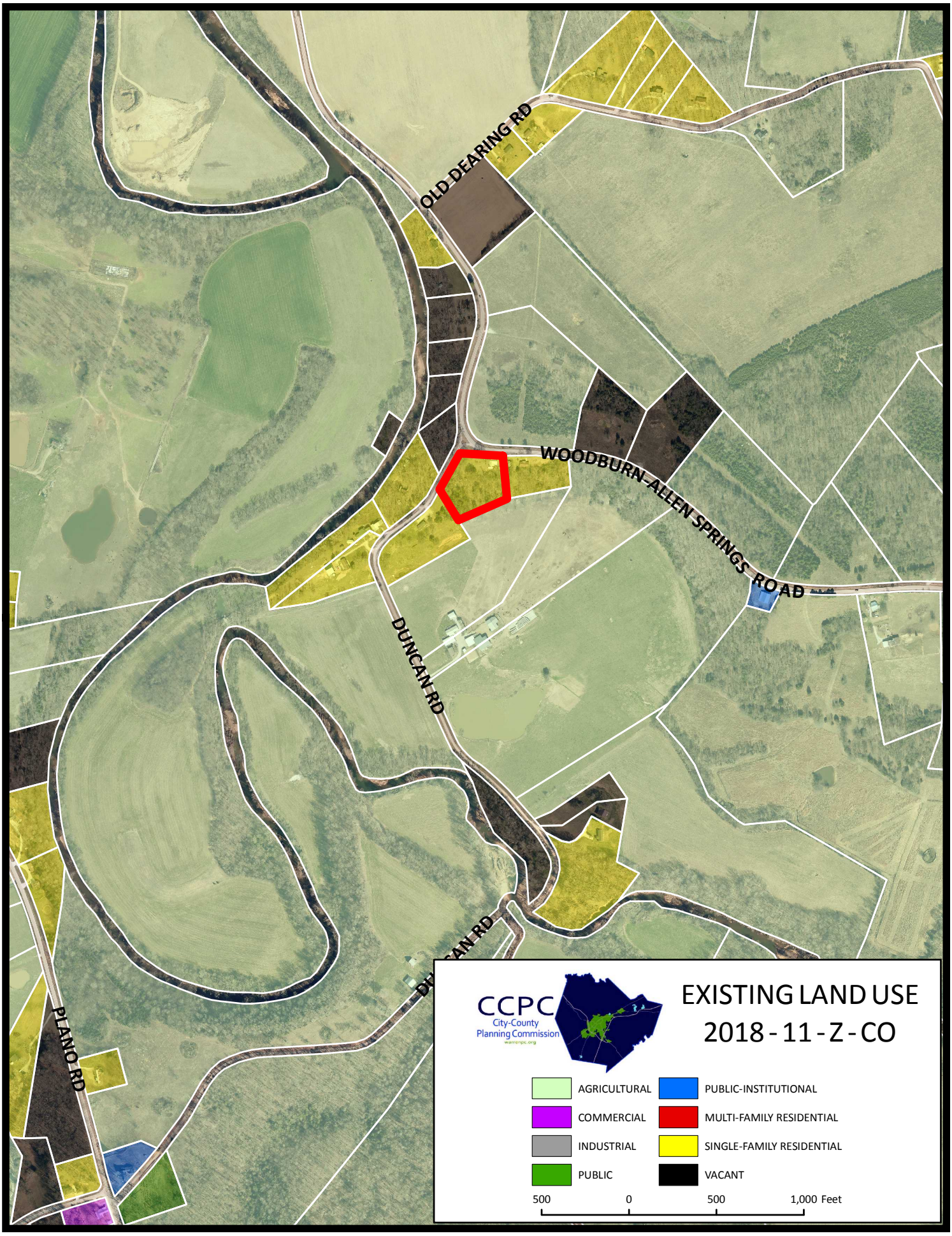
1,000 Feet


OLD DEARING RD
WOODBURN-ALLEN SPRINGS ROAD
DUNCAN RD
PLANO RD
Agriculture
CCPC
City-County
Planning Commission
FUTURE LAND USE
2018 - 11 - Z - CO
Rural Village
Agriculture
Rural Density Residential
Low Density Residential
Moderate Density Residential
High Density Residential
Mixed Use / Residential
Mixed Use / Commercial
Commercial
Industrial
Institutional / Governmental
Open Space, Parks & Recreation
Cemetery Road Overlay
Lovers Lane Overlay


OLD DEARING RD
WOODBURN-ALLEN SPRINGS ROAD
DUNCAN RD
PLANO RD
CCPC
City-County
Planning Commission
EXISTING LAND USE
2018 - 11 - Z - CO
AGRICULTURAL
COMMERCIAL
INDUSTRIAL
PUBLIC
PUBLIC-INSTITUTIONAL
MULTI-FAMILY RESIDENTIAL
SINGLE-FAMILY RESIDENTIAL
VACANT
500
0
500
1,000 Feet

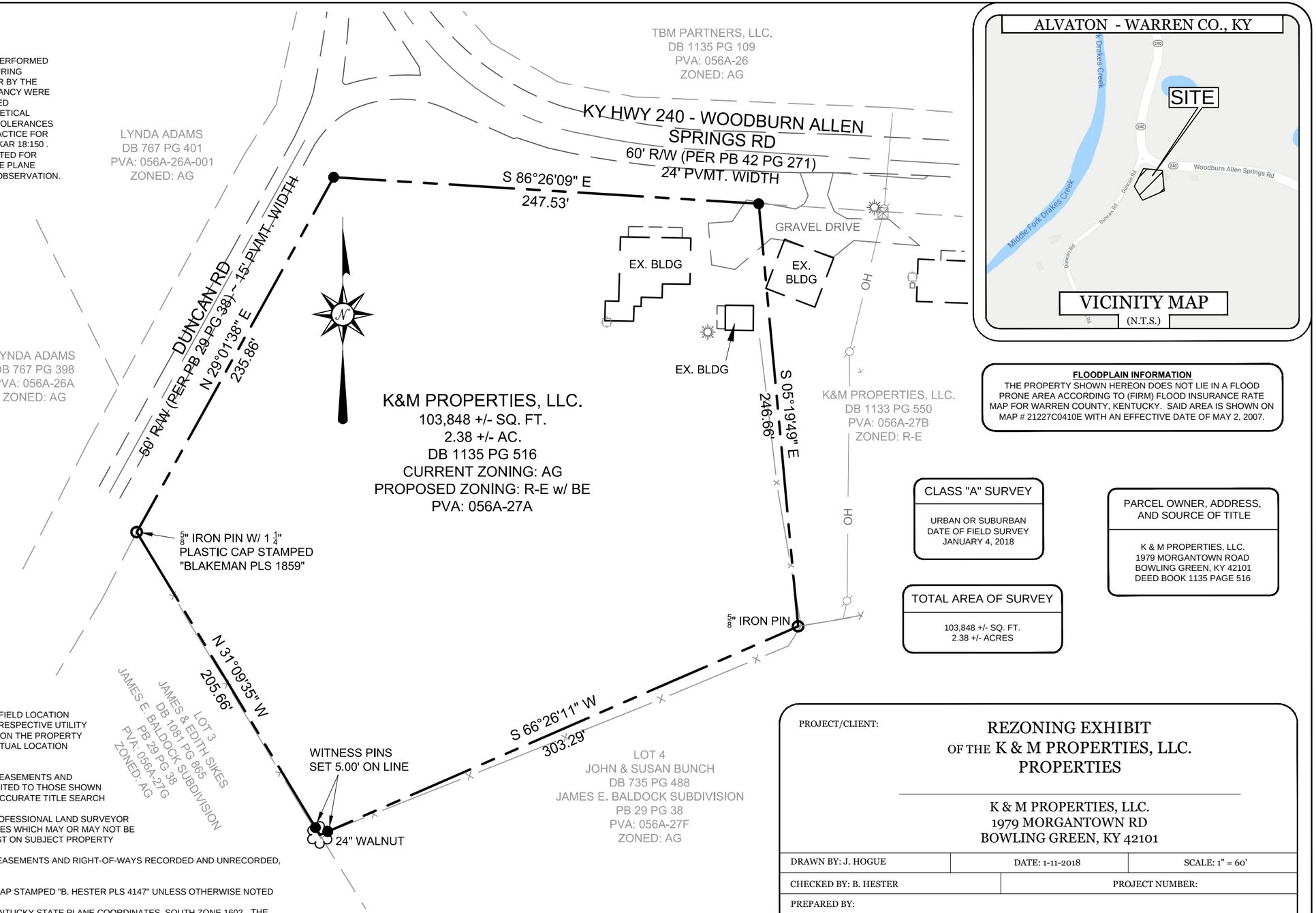
SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THE URBAN SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION USING APPROPRIATE G.P.S. METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHING SURVEY CONTROL AND/OR BY THE METHOD OF RANDOM TRAVERSE. CONVENTIONAL METHODS OF REDUNDANCY WERE EMPLOYED TO ENSURE THE QUALITY OF THE GPS DATA. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE TRAVERSE AND THE THEORETICAL UNCERTAINTY OF THE CORNERS ESTABLISHED EXCEED THE SPECIFIED TOLERANCES SET FORTH BY THE COMMONWEALTH OF KENTUCKY, STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS FOR A SURVEY OF THIS CLASS IN 201 KAR 18:150 . THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE BASED ON GRID NORTH AS ESTABLISHED BY KY STATE PLANE COORDINATES (SOUTH ZONE 1602, GEOID 12), TAKEN FROM STATIC GPS OBSERVATION.

_____ DATE_____
CHARLES B. HESTER PLS 4147

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- CENTERLINE
- INTERIOR LOT LINE



FLOODPLAIN INFORMATION
THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR WARREN COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP # 21227C0410E WITH AN EFFECTIVE DATE OF MAY 2, 2007.

CLASS "A" SURVEY
URBAN OR SUBURBAN
DATE OF FIELD SURVEY
JANUARY 4, 2018

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE
K & M PROPERTIES, LLC.
1979 MORGANTOWN ROAD
BOWLING GREEN, KY 42101
DEED BOOK 1135 PAGE 516

TOTAL AREA OF SURVEY
103,848 +/- SQ. FT.
2.38 +/- ACRES

GENERAL NOTES

1. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE BASED ON THE FIELD LOCATION OF FOUND VISIBLE STRUCTURES OR AS FLAGGED OR MARKED BY THEIR RESPECTIVE UTILITY COMPANIES. THERE MAY BE OTHER UNDERGROUND UTILITIES LOCATED ON THE PROPERTY SHOWN HEREON. NO GUARANTEE IS EXPRESSED OR IMPLIED TO THE ACTUAL LOCATION OF SAID UTILITIES.

2. THE PROPERTY SHOWN HEREON IS SUBJECT TO: ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON; ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

3. A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP, A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED BOUNDARY LINES WHICH MAY OR MAY NOT BE UPHELD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON SUBJECT PROPERTY

4. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.

5. ALL IRON PINS SET ARE 1/2" X 18" PINS SET WITH 1" YELLOW PLASTIC CAP STAMPED "B. HESTER PLS 4147" UNLESS OTHERWISE NOTED

6. THE DATUM FOR THIS SURVEY IS GRID NORTH AS ESTABLISHED BY KENTUCKY STATE PLANE COORDINATES, SOUTH ZONE 1602. THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 88 AS OBTAINED FROM STATIC OPUS OBSERVATION.

7. IT IS THE SPECIFIC INTENT OF THIS EXHIBIT TO REZONE THE ENTIRETY OF THE PROPERTY OWNED BY K&M PROPERTIES, LLC AND RECORDED IN DEED 1133 PAGE 550 AND DEED BOOK 1135 PAGE 516. THE RIGHT OF WAY SHOWN ALONG KY HWY 240 NEAR IT'S INTERSECTION WITH DUNCAN ROAD IS BASED OFF OF DEED CALLS IN COMBINATION WITH FOUND MONUMENTATION AS SHOWN HEREON, HOWEVER, NO HIGHWAY PLANS NOR R/W CONVEYANCE DEEDS WERE FOUND THEREFORE THE LOCATION OF THE RIGHT OF WAY COULD NOT BE CONFIRMED. DEEDS FOR THIS PROPERTY SPECIFICALLY CALL FOR THE PROPERTY TO RUN WITH THE RIGHT OF WAY OF KY HWY 240, THUS ANY ADDITIONAL PROPERTY THAT MAY EXIST BETWEEN THE RIGHT OF WAY LINE SHOWN HEREON AND THE ACTUAL RIGHT OF WAY OF KY HWY 240 SHOULD BE CONSIDERED A PART OF DEED BOOK 1135 PAGE 516 WITH NO GAPS OR GORES.

PROJECT/CLIENT:

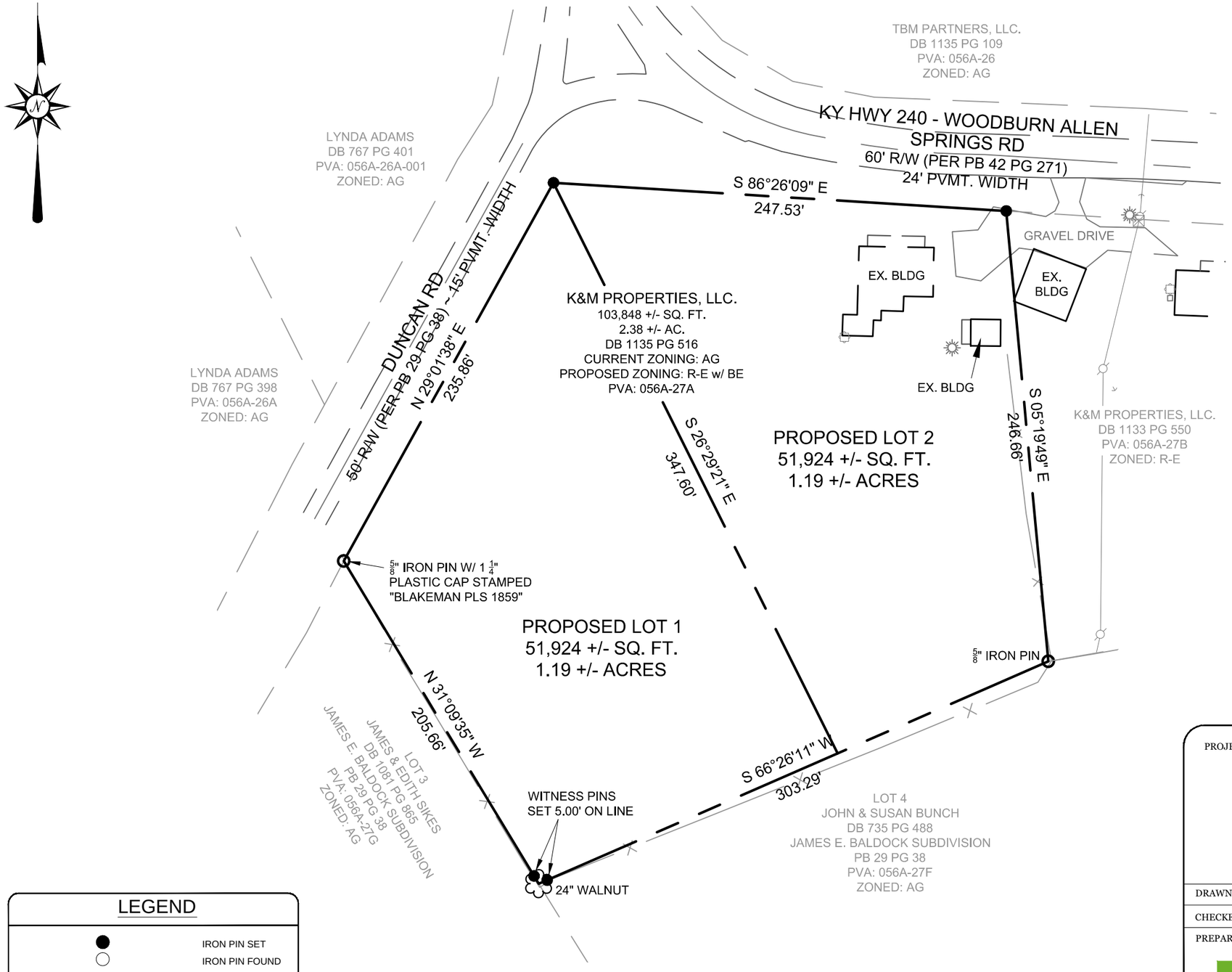
REZONING EXHIBIT
OF THE K & M PROPERTIES, LLC. PROPERTIES

K & M PROPERTIES, LLC.
1979 MORGANTOWN RD
BOWLING GREEN, KY 42101

DRAWN BY: J. HOGUE	DATE: 1-11-2018	SCALE: 1" = 60'
CHECKED BY: B. HESTER	PROJECT NUMBER:	

PREPARED BY:

ARNOLD CONSULTING ENGINEERING SERVICES, INC.
P.O. BOX 1338 BOWLING GREEN, KY 42101
PHONE (270) 780-9445



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TOTAL AREA OF SURVEY
103,848 +/- SQ. FT. 2.38 +/- ACRES

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE
K & M PROPERTIES, LLC. 1979 MORGANTOWN ROAD BOWLING GREEN, KY 42101 DEED BOOK 1135 PAGE 516

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- CENTERLINE
- INTERIOR LOT LINE

PROJECT/CLIENT:

CONCEPTUAL EXHIBIT OF THE K & M PROPERTIES, LLC. PROPERTIES

K & M PROPERTIES, LLC.
1979 MORGANTOWN RD
BOWLING GREEN, KY 42101

DRAWN BY: J. HOGUE	DATE: 1-11-2018	SCALE: 1" = 60'
CHECKED BY: B. HESTER	PROJECT NUMBER:	

PREPARED BY:

ARNOLD CONSULTING ENGINEERING SERVICES, INC.
P.O. BOX 1338 BOWLING GREEN, KY 42101
PHONE (270) 780-9445

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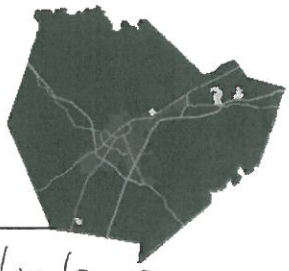

APPLICATION FOR ZONING MAP AMENDMENT

Docket Number: 2018-11-Z-CO **Public Hearing Date:** 2/15/2018

Date Application Filed: 1/18/2018 **Pre-Application Meeting Date:** 11/3/2018

APPLICANT(S) INFORMATION

1) **APPLICANT(S) NAME(S):** K & M Properties, LLC.

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

% Luke Williams

Mailing Address: 1979 Morgantown Rd, Bowling Green, KY 42101

Phone Number: 270-782-1811

Cell Number:

E-Mail Address: caseyashby@kw.com

2) **PROPERTY OWNER(S) NAME(S):** K & M Properties, LLC.

Mailing Address: 1979 Morgantown Rd, Bowling Green, KY 42101

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: 8633 Woodburn Allen Springs Rd

PVA Parcel Number: 056A-27A Acreage: 2.38 +/-

Current Zoning: AG Proposed Zoning: RE w/ BE

FLUM Designation:

PROJECT SUMMARY

Please describe the proposed use of the property

The proposed use for the property is to allow single family residential use.

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 current zoning is improper because the proposed use for the property is single family use and will be subdivided into two lots. Thus the use will create two non-conforming lots due to the minimum lot size requirement not being met.

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

Luke Williams
(please print name and title)

2) _____ _____

_____
(please print name and title)

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

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

Application Fee: 275.00
Recording Fee: 19.00
Land Use Certificate Fee: 16.00
Date Fees Received: 1/18/2018

Pre-Application Conference Information

Date: 11/3/18

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City-County Planning Commission
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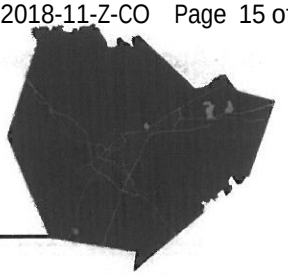


PROPERTY INFORMATION

Attendees: Luke Williams, Brandon Hester

Property Location: 8633 Woodburn Allen Springs Rd

PVA Parcel #(s): _____

Property Owner(s): _____

Contract Vendee(s): _____

Current Zoning: AG

Proposed Zoning: R-E

Current Land Use: Single Family

Proposed Land Use: Single Family

APPLICATION TYPE

- [x] Zoning Map Amendment
- [ ] FLUM Amendment to: _____
- [ ] Amend Binding Elements (General Development Plan)
- [ ] Conditional Use Permit
- [ ] Variance
- [ ] Other _____

ADDITIONAL DOCUMENTATION REQUIRED

- [ ] Traffic Impact Study
- [x] Binding Elements
- [x] General Development Plan
- [ ] Water / Sewer Verification
- [ ] Geologic Analysis
- [ ] Other _____

COMPREHENSIVE PLAN / FLUM COMPLIANCE REVIEW

(FLUM and Category Descriptions are Attached)

FLUM Designation

- [ ] Agriculture
- [ ] Rural Density Residential
- [ ] Low Density Residential
- [ ] Moderate Density Residential
- [ ] High Density Residential
- [ ] Mixed-Use / Residential
- [ ] Mixed-Use / Commercial
- [ ] Commercial
- [ ] Industrial
- [ ] Institutional / Governmental
- [ ] Open Space, Parks & Recreation
- [ ] Rural Village
- [ ] Special Focal Point Plan / FLUM

Applicable Goals, Objectives and Action Items

Future Land Use

- [x] LU-1.1.1
- [x] LU-1.1.2
- [x] LU-1.1.3
- [x] LU-1.1.4
- [x] LU-2
- [ ] LU-2.1
- [ ] LU-2.1.1
- [ ] LU-2.1.2
- [ ] LU-2.1.3
- [x] LU-2.1.4
- [x] LU-2.3.1
- [ ] LU-2.3.4
- [ ] LU-2.4
- [ ] LU-2.5
- [ ] LU-2.5.2
- [x] LU-2.5.3
- [ ] LU-2.8
- [ ] LU-2.9
- [ ] LU-2.10

Transportation

- [ ] TR-1.1
- [ ] TR-2.1
- [ ] TR-3
- [ ] TR-4

Community Facilities

- [ ] CF-1.1
- [ ] CF-1.4
- [x] CF-2.6
- [ ] CF-5.3
- [ ] CF-10.1

Parks and Recreation

- [x] PR-1.7
- [ ] PR-1.8
- [ ] PR-3
- [ ] PR-5.2

Natural and Cultural Resources

- [ ] NCR-1.1
- [ ] NCR-1.1.6
- [ ] NCR-1.3
- [ ] NCR-1.4
- [ ] NCR-2.1
- [ ] NCR-2.2
- [ ] NCR-2.4
- [ ] NCR-2.4.1
- [ ] NCR-2.4.3
- [ ] NCR-2.5
- [ ] NCR-2.5.3

Housing and Neighborhoods

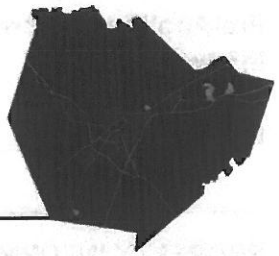
- [ ] HN-1
- [ ] HN-1.2
- [ ] HN-1.3
- [ ] HN-2.1
- [x] HN-2.3
- [ ] HN-3.2
- [ ] HN-3.6
- [ ] HN-4
- [ ] HN-6

Economic Development

- [ ] ED-1
- [ ] ED-1.8
- [ ] ED-3
- [ ] ED-4.5
- [ ] ED-9.1
- [ ] 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): n/a ☐ Proposed Setbacks: R-E standards

☐ Minimum Lot Size: 1 acre ☐ Minimum Lot Width: 100'

Transportation Infrastructure

What type of Roadway will serve the proposed development? 24'

☒ Warren County 15' ☐ Bowling Green ☒ KYTC ☐ Other_____

What is the road width of the roadway that will serve the development? see ZC plat

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.)?

several mature trees

Soil Suitability

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

☐ Not Limited ☒ Somewhat Limited ☒ Very Limited → B2E

B2C

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.)?

Existing home constructed in 1895.

Pre-Application Conference Information

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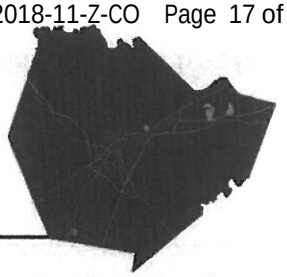


SITE DESIGN AND COMPATIBILITY REVIEW

Surrounding Density: mainly agricultural uses, handful of 1 acre tracts scattered throughout area.

Surrounding Land Uses: SF residential, ag, vacant

Surrounding Architectural Features: Mixture of stick-built and manufactured homes

Building Materials: no visible plain-faced block

Building Orientation: toward Woodburn-Allen Springs/Duncan Rd

Landscaping / Screening: n/a

Proposed Open Space: min 70% required in R-E

Connectivity: n/a

Pedestrian, Bicycle or Transit Facilities: n/a

AREA SPECIFIC POLICY REVIEW

n/a

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

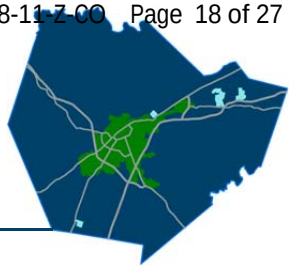
- ☐ Cemetery Road Overlay District
- ☐ Lovers Lane Overlay District
- ☐ Scottsville Road Corridor Study Area
- ☐ Woodburn Focal Point Plan
- ☐ Walnut Valley Focal Point Plan
- ☐ Cedar Ridge Focal Point Plan
- ☐ Smiths Grove Focal Point Plan
- ☐ Oakland Focal Point Plan

[redacted]

STAFF NOTES

Binding Elements

- ~~1,000 SF~~ 1,200 SF to 1,400 SF, one car attached garage
- no manufactured homes
- Tear down existing home, subdivide into 2 Lots
- 2 new homes
- no plainfaced block/foundation materials?
- Septic evaluation prior to platting



FLUM AND CATEGORY DESCRIPTIONS

Future Land Use

Objective LU-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.

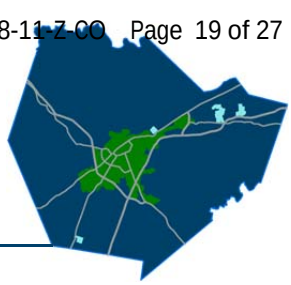
While the presence of R-E zoned land is acknowledged, and in some small areas, this zoning may even be prevalent, a new "conservation development alternative" to development under conventional AG or R-E zoning, will become available to landowners. Conservation development is an approach to the design 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.

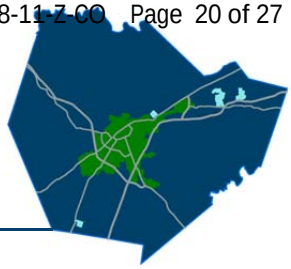
The development pattern in mixed-use areas may include different uses housed in different structures (sometimes on a single site), or different uses stacked one on top of another in a single structure. Generally, both of these development types are likely to be found in the mixed land use districts, 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.

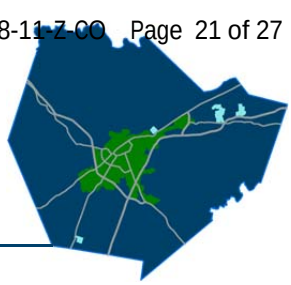
Open Space, Park and Recreation
This land use designation applies to all existing City and County owned public parks, golf courses, other recreational facilities, and permanently protected open spaces of countywide significance.

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.

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



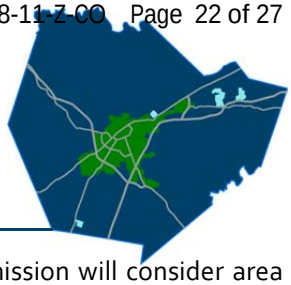
Action LU-1.1.3: Requested re-zonings (zone changes) shall be reviewed for consistency with the FLUM and the Development Review Provisions listed below.

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

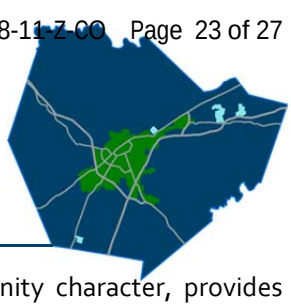
The following types of re-zoning requests shall not require FLUM amendment prior to consideration for approval:

- o Emergency situations requiring immediate actions to protect public health, safety and welfare (e.g., providing temporary housing for those displaced by a natural disaster) .
- o Corrections of zoning map errors
- o 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.
- o 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.
- o 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:

- o 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).
- o The request is a correction of inconsistencies or mapping errors contained within the FLUM.
- o 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.

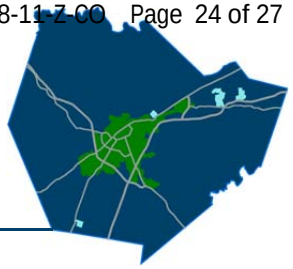
Action LU-2.5.3: Continue to identify and promote opportunities for revitalization and redevelopment.

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.

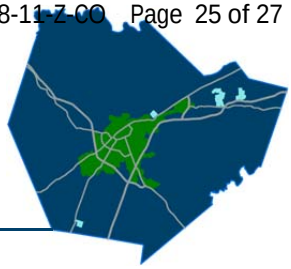
Action CF-1.4: Consider establishing a process for coordinated development review with utility providers, Planning Commission staff, parks department representatives, school district representatives, postal service representatives, fire and police representatives and other such relevant agencies, to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

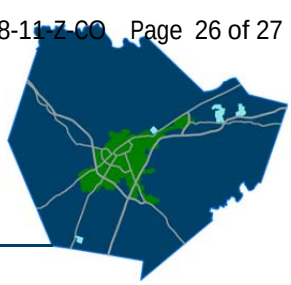
Objective NCR-2.4: Implement strategies and tools to preserve and enhance Warren County's rural and agricultural heritage, including its agricultural landscapes and viewsheds, rural village centers, rural landmarks, and scenic rural corridors, etc.

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

From: Rachel Hurt
Sent: Tuesday, January 30, 2018 4:53 PM
To: 'lukewilliams[redacted] 'Brandon Hester'; 'caseyashby[redacted] 'gabegraves[redacted]
Subject: Staff Comments: Proposed Zone Change - 8633 Woodburn-Allen Springs Road

Good Afternoon,

In reviewing the application for the proposed zone change for the property located at 8633 Woodburn Allen Springs Road, staff has generated the following comments for your consideration:

- Binding Element 4 can be omitted, as it is already a requirement of the zoning ordinance.

- Would you consider incorporating additional Binding Elements as a part of your application to address building materials? Perhaps a prohibition of plain-faced block as a visible finished material? Is it the intent to utilize 100% vinyl on the proposed structures? If not, would you consider incorporating restrictions on the types of building materials to be utilized?

- Would you consider incorporating a Binding Element to address access to the property? Perhaps a maximum of two access points to be reviewed and approved by WCPW (Duncan Road), KYTC (Woodburn-Allen Springs Road)?

- Since our initial pre-application meeting, staff has noted that the existing residence on the property (the one that is to be demolished) was constructed in 1895. One of the goals from the FOCUS 2030 Comprehensive Plan, HN-2.3, states that, "Where housing is in sever 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."

  I believe it is your intent with this proposal, based on proposed square footages as stated in the Binding Elements to provide a product that would serve the moderate-income families, as encouraged by HN-2.3. The historical significance of the existing residence, however is noted in the staff report. Staff would like to note this for your consideration, in case you would like to supply additional evidence as a part of your application that speaks to the feasibility (or not) of rehabilitating the existing historic structure on the property.

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