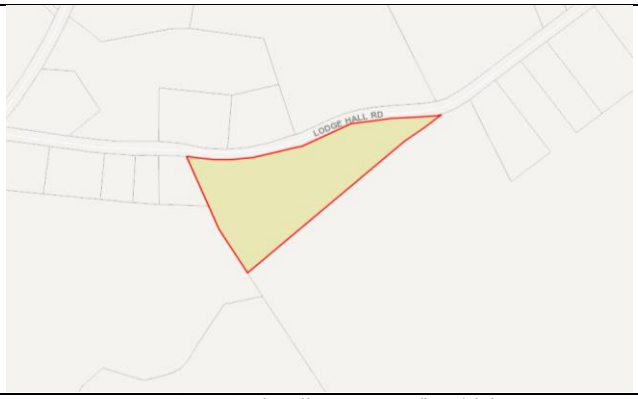
FLUM AMENDMENT AND ZONE CHANGE STAFF REPORT

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

DOCKET/CASE/APPLICATION NUMBER	PROPERTY ADDRESS/LOCATION
2018-07-FLUM **2018-13-Z-CO**	**0 and 2739 Lodge Hall Road**
PUBLIC HEARING DATE	PRE-APP DATE
March 1, 2018	**December 19, 2017**
APPLICANT/PROPERTY OWNER	PVA PARCEL NUMBER
Shawn Hudson	**036A-01-117**

BRIEF SUMMARY OF REQUEST: The applicant is proposing to amend the FLUM for a portion of the property located at 2739 Lodge Hall Road from Agriculture to Rural Village. If the FLUM amendment is successful, the applicant would like to rezone the entire 5.10 acres from AG (Agriculture) and LI (Light Industrial) to R-E (Residential Estate), in order to create four (4) single family residential lots.



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

CURRENT ZONING	PROPOSED ZONING	FUTURE LAND USE	SIZE OF PROPERTY	OTHER INFORMATION
AG and LI	**R-E**	**Agriculture and Rural Village**	**5.10 +/- 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 and Vacant	**Single Family Residential**	☒ Yes ☐ No	**0.78 du/ac**	

PROPERTY HISTORY: The property located at 2739 Lodge Hall Road has been zoned Agriculture (AG) since zoning was established in Warren County in 1972. The property located at 0 Lodge Hall Road was rezoned from AG to Light Industrial (I1) in 1978, and converted to LI in 2001.

COMPATIBILITY with COMPREHENSIVE PLAN: The properties are designated as Agriculture and Rural Village on the FLUM. The applicant has requested to amend the FLUM for the portion of the development currently designated as Agriculture to Rural Village. The proposed R-E zone is a potentially compatible zoning designation in the Rural Village FLUM designation and may be appropriate if the Planning Commission determines the proposed development to be compatible with the surrounding area.

COMPATIBILITY with the SURROUNDING DEVELOPMENT: The properties are located in a rural area of Warren County in the community of Richardsville. A site characteristic review indicates that there are generally adequate facilities and infrastructure, other than adequate water to meet Fire Control Standards, available to support the proposed development. The properties are heavily wooded. 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. 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 is compatible with the surrounding area.

POINTS TO CONSIDER:

- If the FLUM amendment is approved, the proposal would be consistent with the FLUM and Rural Village category.
- 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 in the Zoning Ordinance.

FLUM Amendment and 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 and Rural Village, with a proposed FLUM amendment to Rural Village (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-2.9
Transportation: N/A
Community Facilities: CF-2.6, CF-5.3
Parks and Recreation: PR-1.7
Natural and Cultural Resources: NCR-2.4, NCR-2.4.1, NCR-2.4.3
Housing and Neighborhoods: N/A
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. The Rural Village 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 that 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 multi-family uses may be appropriate in some areas if limited in size and scale.

This proposal may comply with the FLUM and the Rural Village 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.

This proposal may comply with LU-2 and LU-2.9. The Planning Commission should determine if the proposal is a high quality development that protects the character of the area.

The proposal complies with CF-2.6, as the applicant has committed that each lot shall obtain a permit from the Barren River District Health Department for septic system approval prior to the issuance of a building permit. The majority of the proposed development does not have adequate water to meet the Fire Control Standards of Warren County, but complies with CF-5.3 since no more than four (4) lots are proposed with this application.

The proposal complies with PR-1.7, as the applicant has committed to preserving the existing mature trees as much as possible.

The proposed development may comply with NCR-2.4 and NCR-2.4.3. The Planning Commission should determine if the proposed development will preserve and enhance Richardsville's rural village center, if the proposed lots will be compatible with the area, and if it will contribute to the historic character of the community.

The proposal may comply with NCR-2.4.1. The Planning Commission should determine if the proposal is located in area where infrastructure already exists, and whether or not the proposed lots cause an increased amount of development pressure on the countryside.

SITE CHARACTERISTICS REVIEW

Layout, lot sizes and setbacks: Each new lot is proposed to be between 1.15 and 1.46 acres, as shown on the attached Preliminary Development Plan. Setbacks will adhere to the R-E standards set forth in Zoning Ordinance.

Transportation Infrastructure: The properties have frontage on Lodge Hall Road, a County maintained rural local roadway with fifty (50) feet of right-of-way and sixteen (16) feet of pavement width. New driveways to Lodge Hall Road will be coordinated and approved by the Warren County Public Works Department.

Fire protection: The properties are served by the Richardsville Fire Department.

Water adequacy: The properties are served by Warren County Water District (WCWD). The majority of the proposed development does not have adequate water flow to meet the Warren County fire protection requirements.

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

Natural features: The properties are heavily wooded. The applicant has agreed to preserve as much of the existing vegetation as possible.

Prime farmland: The properties are comprised of two soil types. One of which, is classified as farmland of statewide importance, and the other, prime farmland.

Soil suitability: Regarding soil suitability for on-site septic systems, the portion of the property with the existing home is classified as somewhat limited. The undeveloped portion of the property is classified as very limited.

Flood plains and wetlands: There are no known floodplains or wetlands on these properties.

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: The majority of the surrounding area is agricultural. There are some rural density residential tracts in the area, with the majority of existing residential uses being located within the boundary of the Richardsville Rural Village FLUM designation.

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

Surrounding architectural features: The majority of the homes in the area are one story.

Building materials review: There is a mixture of brick and vinyl homes in the area.

Building orientation: The applicant has stated that the proposed residences will be oriented with a front façade facing Lodge Hall Road as much as possible.

Landscaping and screening: N/A

Proposed open space: The maximum allowable lot coverage in the R-E zone is 30%, meaning 70% of the proposed development 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 development.

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 divided into a maximum of 4 lots. There shall be a maximum of 4 access points to Lodge Hall Road, which will be coordinated with and approved by the Warren County Public Works Department.
2) It is stipulated that the water provided to the subject property does not meet the Fire Control Standards of Warren County as required in the Warren County Zoning Ordinance, Section 1.13. The applicant agrees to place on the plat for this property recorded in the office of the Warren County Clerk, the following: At the time of recordation of this plat, the water provided to this property does not meet the Fire Control Standards of Warren County.
3) No manufactured home will be permitted. Plain-faced block as a visible finished material shall be prohibited. Residences will be oriented with a front façade facing Lodge Hall Road as much as possible.
4) The applicant shall obtain a site evaluation from the Barren River District Health Department for the installation of a septic system on each lot prior to the issuance of a building permit.
5) All new residences shall be a minimum of 1,200 square feet.
6) Existing mature trees on the property will be preserved as much as possible. Clear cutting of trees is discouraged.

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

STAFF REVIEW SUMMARY

If the proposed FLUM amendment is approved, the proposed R-E zoning may be appropriate given the Rural Village FLUM designation and category description. 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.

FLUM Amendment and Zone Change Staff Report

SUGGESTED MOTIONS (FLUM Amendment)

I make the motion to **APPROVE** the proposed Future Land Use Map Amendment, docket number **2018-07-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.

I make a motion to **DENY** the proposed Future Land Use Map Amendment docket number **2018-07-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

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 **2018-13-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**
☐ **LU-1.1.2**
☐ **LU-1.1.3***
☐ **LU-2***
☐ **LU-2.9***
☐ **PR-1.7**
☐ **NCR-2.4***
☐ **NCR-2.4.1***
☐ **NCR-2.4.3***
☐ **CF-2.6**
☐ **CF-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 **2018-13-Z-CO**.

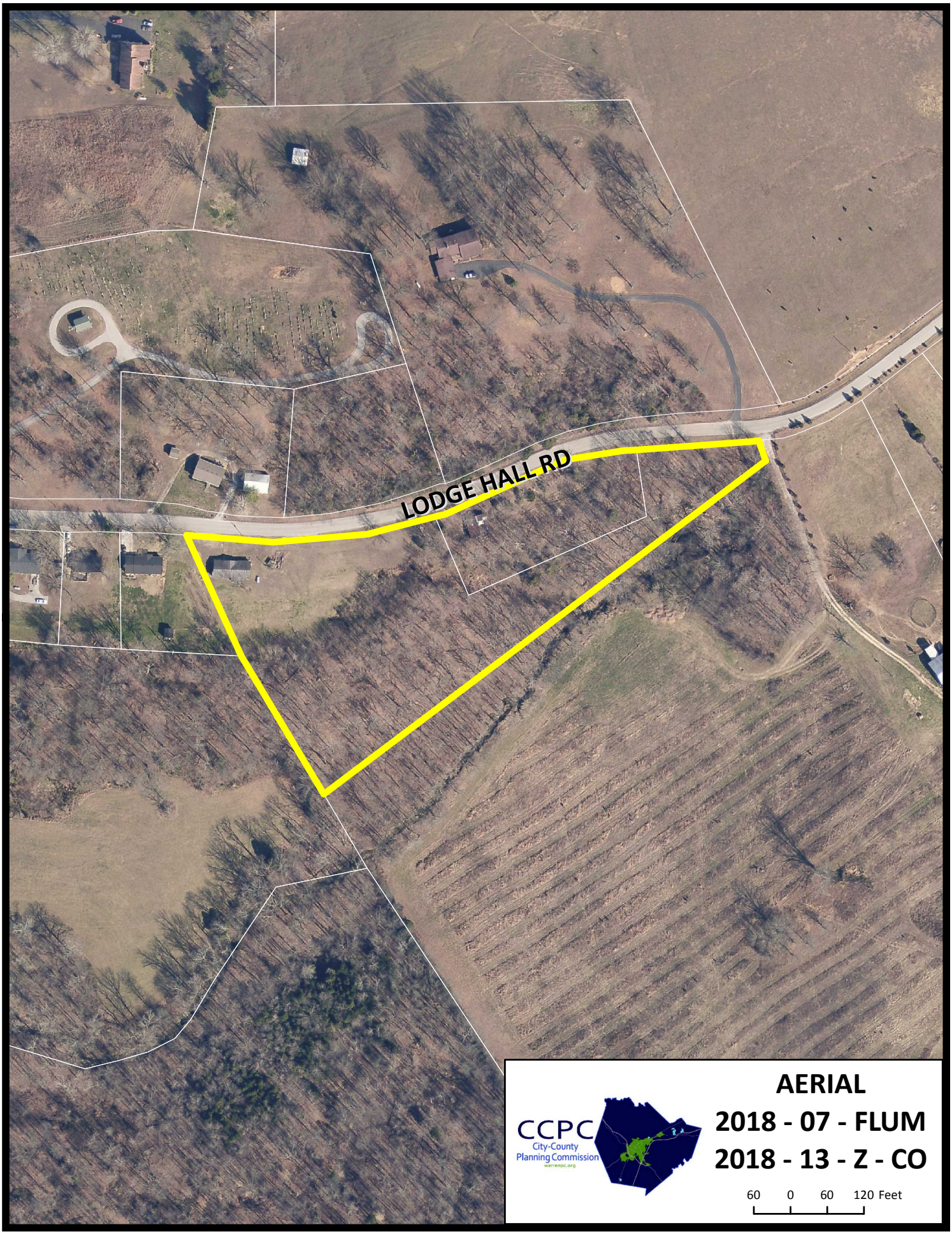
Based upon the testimony and documents presented in this public hearing, the proposed Zoning Map Amendment is **not** consistent with the adopted FOCUS 2030 Comprehensive Plan as demonstrated by its non-compliance with the following objective and action items:

Choose all that apply:

☐ **LU-1.1.3***
☐ **LU-2***
☐ **LU-2.9***
☐ **NCR-2.4***
☐ **NCR-2.4.1***
☐ **NCR-2.4.3***

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. The Planning Commission should determine compliance with these items.*


LODGE HALL RD
CCPC
City-County
Planning Commission
warrenpc.org
AERIAL
2018 - 07 - FLUM
2018 - 13 - Z - CO
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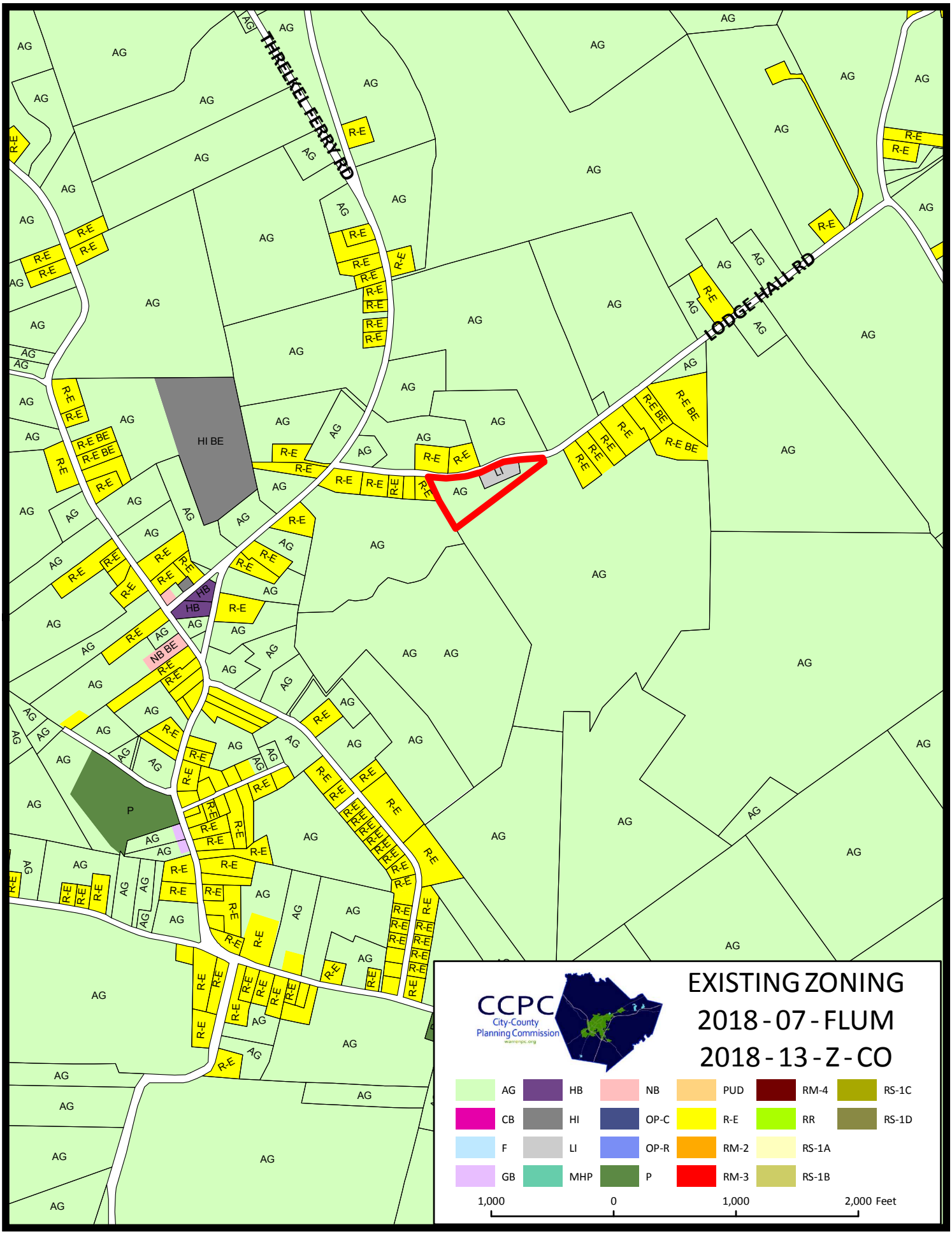
THRELKEL FERRY RD
LODGE HALL RD
HI BE
LI
HB
NB BE
P
AG
R-E
R-E BE
CCPC
City-County
Planning Commission
EXISTING ZONING
2018 - 07 - FLUM
2018 - 13 - Z - CO
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RS-1B
RS-1C
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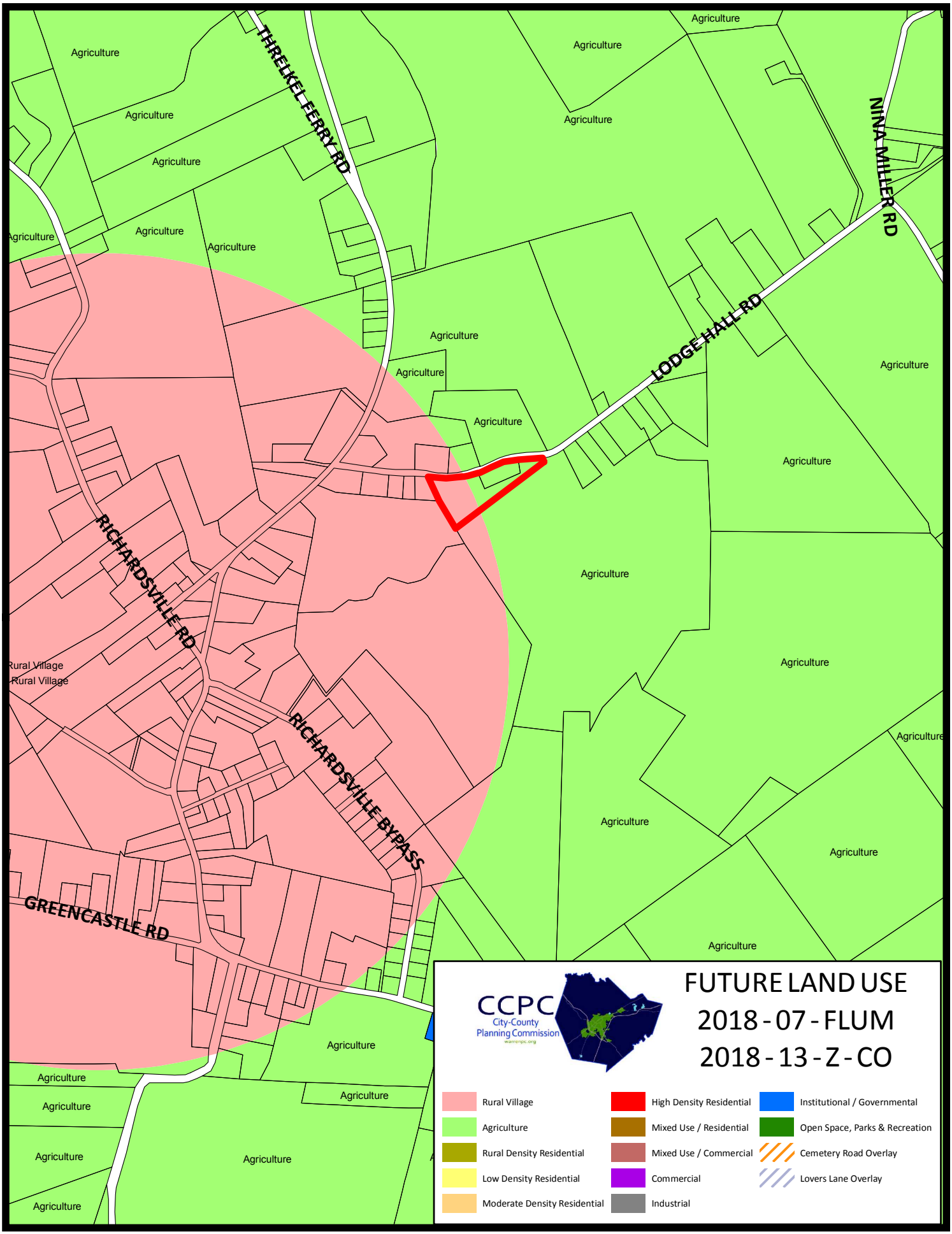
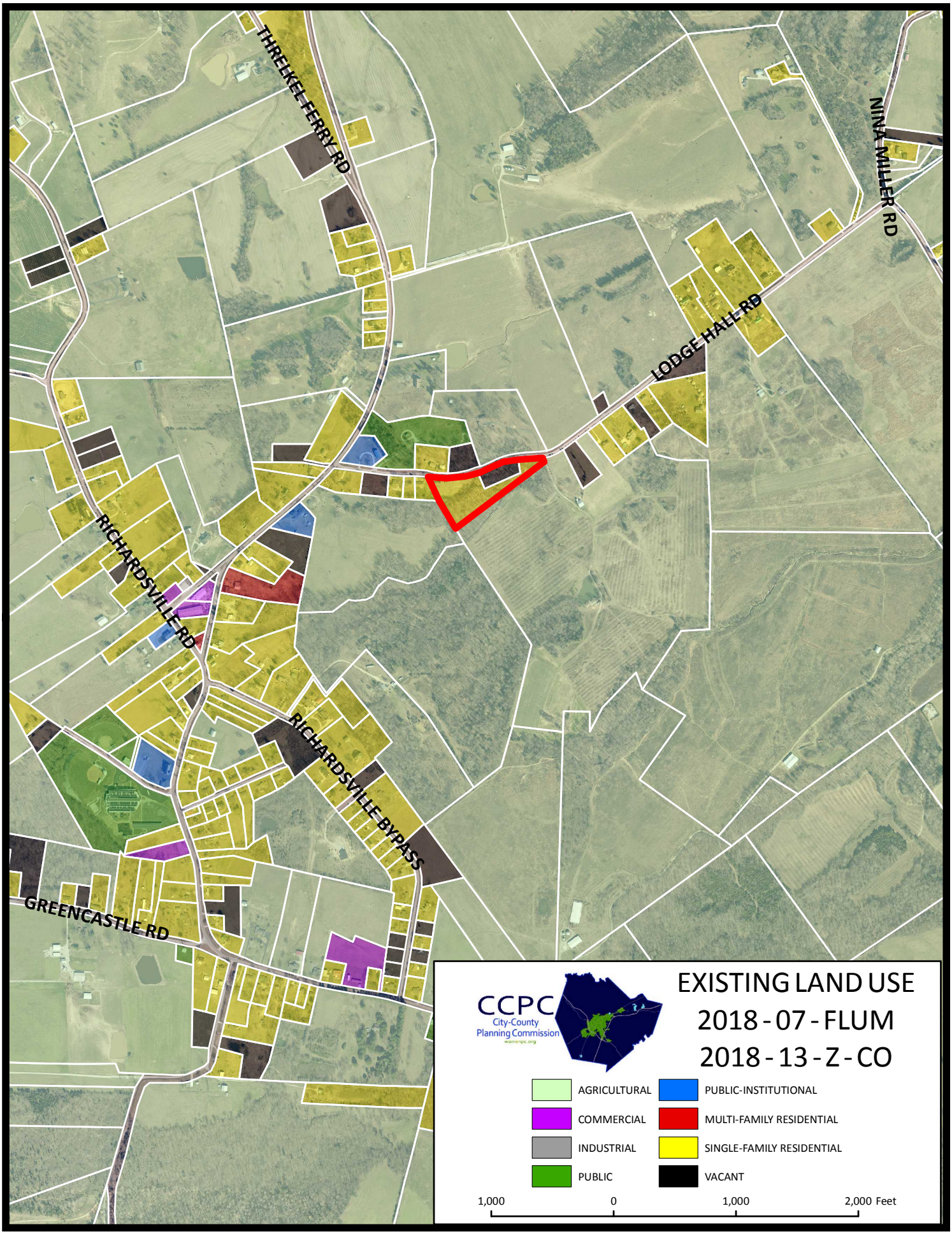

THRELKELD FERRY RD
NINA MILLER RD
LODGE HALL RD
RICHARDSVILLE RD
RICHARDSVILLE BYPASS
GREENCASTLE RD
Agriculture
Rural Village
CCPC
City-County Planning Commission
FUTURE LAND USE
2018 - 07 - FLUM
2018 - 13 - Z - CO
Rural Village
Agriculture
Rural Density Residential
Low Density Residential
Moderate 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


THRELKELD FERRY RD
NINA MILLER RD
LODGE HALL RD
RICHARDSVILLE RD
RICHARDSVILLE BYPASS
GREENCASTLE RD
CCPC
City-County
Planning Commission
EXISTING LAND USE
2018 - 07 - FLUM
2018 - 13 - Z - CO
AGRICULTURAL
PUBLIC-INSTITUTIONAL
COMMERCIAL
MULTI-FAMILY RESIDENTIAL
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SINGLE-FAMILY RESIDENTIAL
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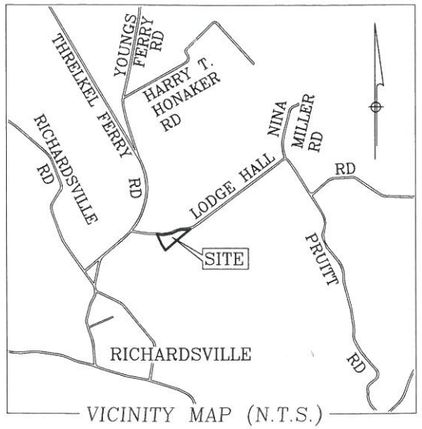


KY STATE PLANE SOUTH ZONE

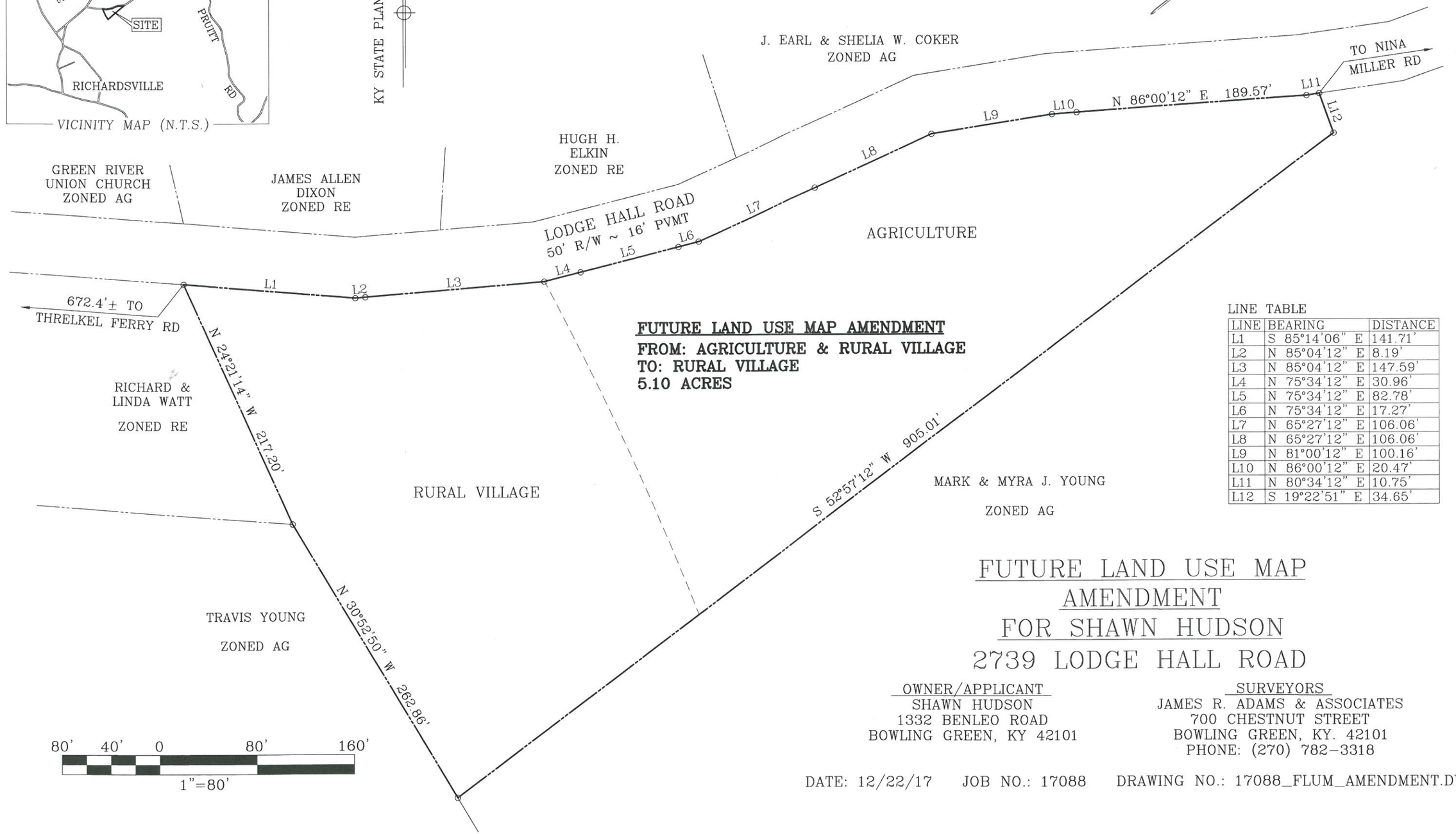
I CERTIFY THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP # 21227CO 155 E DATED 5/2/2007

STATE of KENTUCKY
JAMES R. ADAMS
1891
LICENSED PROFESSIONAL
NOT CERTIFIED UNLESS STAMPED IN RED

LAND SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY OF THIS PLAN WAS MADE UNDER MY SUPERVISION AND THAT THE ANGULAR AND LINEAR MEASUREMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAMES R. ADAMS P.L.S. #1891



FUTURE LAND USE MAP AMENDMENT
FROM: AGRICULTURE & RURAL VILLAGE
TO: RURAL VILLAGE
5.10 ACRES

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 85°14'06" E	141.71'
L2	N 85°04'12" E	8.19'
L3	N 85°04'12" E	147.59'
L4	N 75°34'12" E	30.96'
L5	N 75°34'12" E	82.78'
L6	N 75°34'12" E	17.27'
L7	N 65°27'12" E	106.06'
L8	N 65°27'12" E	106.06'
L9	N 81°00'12" E	100.16'
L10	N 86°00'12" E	20.47'
L11	N 80°34'12" E	10.75'
L12	S 19°22'51" E	34.65'

FUTURE LAND USE MAP AMENDMENT FOR SHAWN HUDSON 2739 LODGE HALL ROAD

OWNER/APPLICANT
SHAWN HUDSON
1332 BENLEO ROAD
BOWLING GREEN, KY 42101

SURVEYORS
JAMES R. ADAMS & ASSOCIATES
700 CHESTNUT STREET
BOWLING GREEN, KY. 42101
PHONE: (270) 782-3318

DATE: 12/22/17 JOB NO.: 17088 DRAWING NO.: 17088_FLUM_AMENDMENT.DWG

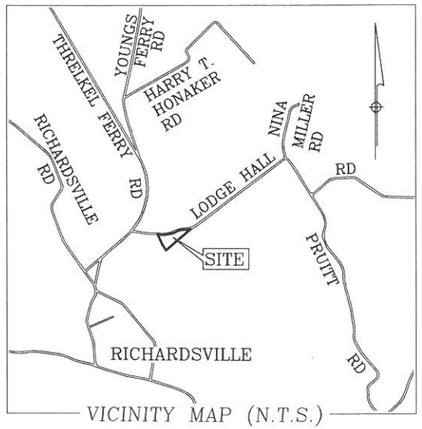
PREPARED FOR:
SHAWN HUDSON
1332 BENLEO ROAD
BOWLING GREEN, KY 42101

ADAMS & ASSOCIATES INC. JAMES R. LAND SURVEYORS

PREPARED BY:
JAMES R. ADAMS & ASSOCIATES
P.O. BOX 407
BOWLING GREEN, KY 42102
PHONE: (270) 782-3318
FAX: (270) 781-6732
E-MAIL: JIMADAMS@JRADAMS.COM
WEBPAGE: WWW.JRADAMS.COM

FLUM AMENDMENT
SHAWN HUDSON
2739 LODGE HALL ROAD
BOWLING GREEN, WARREN CO, KY

DRAWN BY:	DF
DRAWING NAME:	17088
SCALE:	1"=80'
DATE:	12/22/17
JOB NO.:	17088
SHEET NO.:	1 / 1



KY STATE PLANE SOUTH ZONE

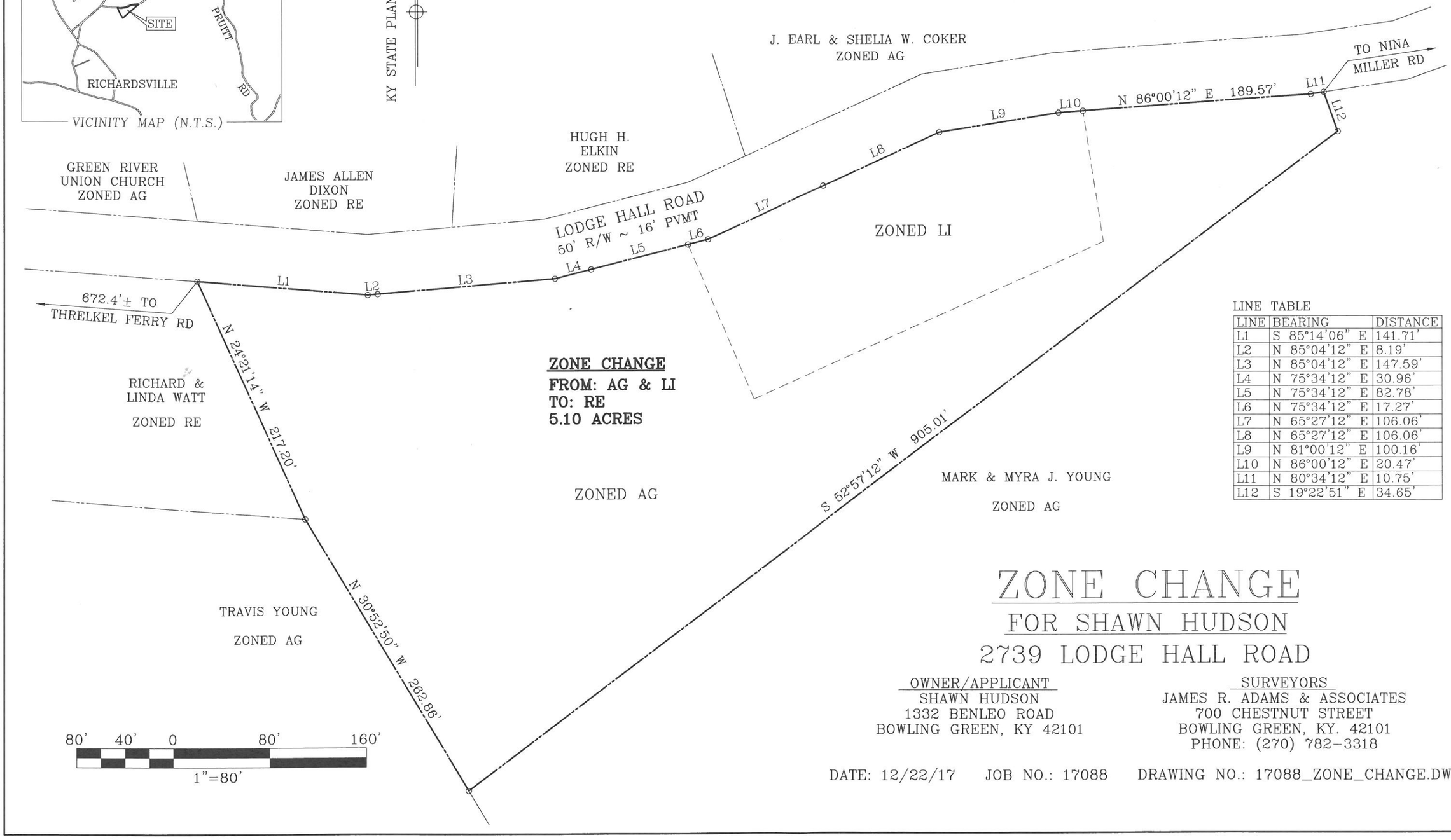
I CERTIFY THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP # 21227C0 155 E DATED 5/2/2007

NOT CERTIFIED UNLESS STAMPED IN RED

LAND SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY OF THIS PLAN WAS MADE UNDER MY SUPERVISION AND THAT THE ANGULAR AND LINEAR MEASUREMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAMES R. ADAMS P.L.S. #1891



ZONE CHANGE
FROM: AG & LI
TO: RE
5.10 ACRES

LINE TABLE

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L11	N 80°34'12" E	10.75'
L12	S 19°22'51" E	34.65'

80' 40' 0 80' 160'
1"=80'

ZONE CHANGE
FOR SHAWN HUDSON
2739 LODGE HALL ROAD

OWNER/APPLICANT
SHAWN HUDSON
1332 BENLEO ROAD
BOWLING GREEN, KY 42101

SURVEYORS
JAMES R. ADAMS & ASSOCIATES
700 CHESTNUT STREET
BOWLING GREEN, KY. 42101
PHONE: (270) 782-3318

DATE: 12/22/17 JOB NO.: 17088 DRAWING NO.: 17088_ZONE_CHANGE.DWG

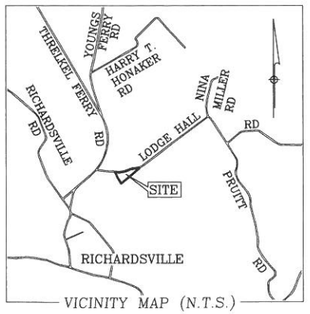
PREPARED FOR:
SHAWN HUDSON
1332 BENLEO ROAD
BOWLING GREEN, KY 42101

ADAMS & ADAMS ASSOCIATES INC. LAND SURVEYORS

PREPARED BY:
JAMES R. ADAMS & ASSOCIATES
P.O. BOX 407
BOWLING GREEN, KY 42102
PHONE: (270) 782-3318
FAX: (270) 781-6732
E-MAIL: JIMADAMS@JRADAMS.COM
WEBPAGE: WWW.JRADAMS.COM

ZONE CHANGE
SHAWN HUDSON
2739 LODGE HALL ROAD
BOWLING GREEN, WARREN CO, KY

DRAWN BY: DF
DRAWING NAME: 17088
SCALE: 1"=80'
DATE: 12/22/17
JOB NO.: 17088
SHEET NO.: 1 / 1



VICINITY MAP (N.T.S.)

NOTES:
1 – ALL PROPERTY CORNERS ARE 5/8" X 18" IRON REBAR WITH A PLASTIC CAP STAMPED "JAMES R. ADAMS PLS 1891" UNLESS OTHERWISE NOTED.
2 – METHOD OF SURVEY, CLOSED TRAVERSE, PRECISION RATIO = 1:43,273
3 – THIS SURVEY IS SUBJECT TO ANY FINDINGS DISCLOSED BY A TITLE REPORT & ALL RIGHTS-OF-WAY, EASEMENTS & RESTRICTIONS OF RECORD.
4 – SOURCE OF TITLE: DEED BOOK 1144 PAGE 756.
5 – TOTAL AREA: 5.10 ACRES
6 – I CERTIFY THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP # 21227CO 155 E DATED 5/2/2007
7 – UTILITIES SHOWN HEREON WERE LOCATED FROM ACTUAL FIELD EVIDENCE, EXISTING UTILITY AGENCIES RECORDS AND ANY OTHER AVAILABLE EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF UTILITIES SHOWN HEREON. BUT NOT VISIBLE FROM THE SURFACE.
8 – THE PURPOSE OF THIS PLAT IS TO REVISE MINOR PLAT BOOK 5 PAGE 87, AND TO CREATE 3 ADDITIONAL LOTS FROM THE SHAWN HUDSON PROPERTY AS SHOWN.
9 – THIS PROPERTY IS CURRENTLY ZONED _____.
10 – BEARINGS SHOWN HAVE BEEN ROTATED FROM PLAT NORTH TO GRID NORTH.

SIGN IN BLACK INK PLEASE

1 LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat depicts a survey, made by me, or under my direction, by methods that meet or exceed standards. The bearings and distances shown hereon have been adjusted for closure. This survey and plat meets or exceeds the minimum standards of governing authorities.

PRELIMINARY

Registered Professional Land Surveyor

FOR REVIEW ONLY

PLS# DATE

2 CERTIFICATE OF OWNERSHIP, ACCESS, EASEMENT AND DEDICATION

I hereby certify that I am owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction lines and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted. The spaces outlined by dashed lines and designated as easements are hereby reserved for the purposes shown, including the right of ingress and egress over all lots to and from the easements and the right to cut down or trim any trees within or without the easements that may interfere with the installation or operation of the lines. The easements shall be kept free of all permanent obstructions. All drainage easements are dedicated for City/County access and storm water management and are hereby established by recordation of this plat. All drainage shall be maintained by the respective owners(s) of the lot(s) over which said easements cross and no drainage easements shall be altered in any way by filling, changing the contour thereof or by building any structure thereon (including fencing), except upon prior written approval of the appropriate governmental authority. This restriction may be enforced by any owner of any lot affected by the drainage over said easement, or by the City, County, Planning Commission or appropriate governmental authority.

Owner Date

Owner Date

3 BARREN RIVER DISTRICT HEALTH DEPARTMENT
1109 STATE STREET

- ☐ Public sewer connection required.
- ☐ On existing public sewer.
- ☐ Has existing private sewer system.
- ☐ Has existing private septic system.
- ☐ Septic system required.
- ☐ On site sewage private disposal system to service any proposed construction/residence shall be pursuant to the current State Sub-Surface Sewage Disposal Regulations and shall be permitted through this office prior to installation of said system.

SIGNATURE DATE

4 WARREN RURAL ELECTRIC COOPERATIVE CORP.
951 FAIRVIEW AVENUE

ELECTRIC DIVISION

WARREN RECC
P.O. BOX 1118
BOWLING GREEN, KY 42101

Signature Date

5 WARREN COUNTY WATER DISTRICT
523 US 31W BYPASS

WATER AND SEWER DIVISION

The Warren County Water District has examined this plat and regarding the services to be provided by the Water District, acceptable easements have been dedicated for the construction and maintenance of existing or proposed water and/or sewer lines disclosed on this plat.

No examination or representation is made by the Water District as to fire flow, availability of water or sewer services to the property, that either water or sewer services can be extended, or that services proposed on this plat are in place or will be provided.

Authorized Signature Date

6 ACCESS CERTIFICATION
CITY ENGINEER OR COUNTY ENGINEER
1017 COLLEGE STREET | 638 5TH AVENUE

Entrance and/or driveways to lots shall be constructed to meet applicable City, County, or State requirements. Grading within the developed area shall be performed in such a manner that no excess water will be diverted to the road right-of-way without approval of the appropriate governmental authority. The same authority certifies that the property has public access to a City, County or State road, but grants the right to make final access approval at the time of an access permit application.

THIS PROPERTY HAS PUBLIC ACCESS TO A

_____ ROAD.
COUNTY
CITY/COUNTY/STATE

SIGNED Date

7 ATMOS ENERGY
2850 RUSSELLVILLE ROAD
Bowling Green, KY, (270) 843-3393

Natural gas service:

☐ is ☐ is not

available in this area. However, the ability to serve facilities is ultimately determined by individual load and pressure requirements.

BY _____
Signature Date

8 AT & T
1061 LOVERS LANE
Bowling Green, Ky. 42101

Signature Title Date

9 SPECTRUM
515 DOUBLE SPRINGS ROAD

UTILITY EASEMENTS AS SHOWN REVIEWED AND APPROVED

BY _____
Engineering Division Date

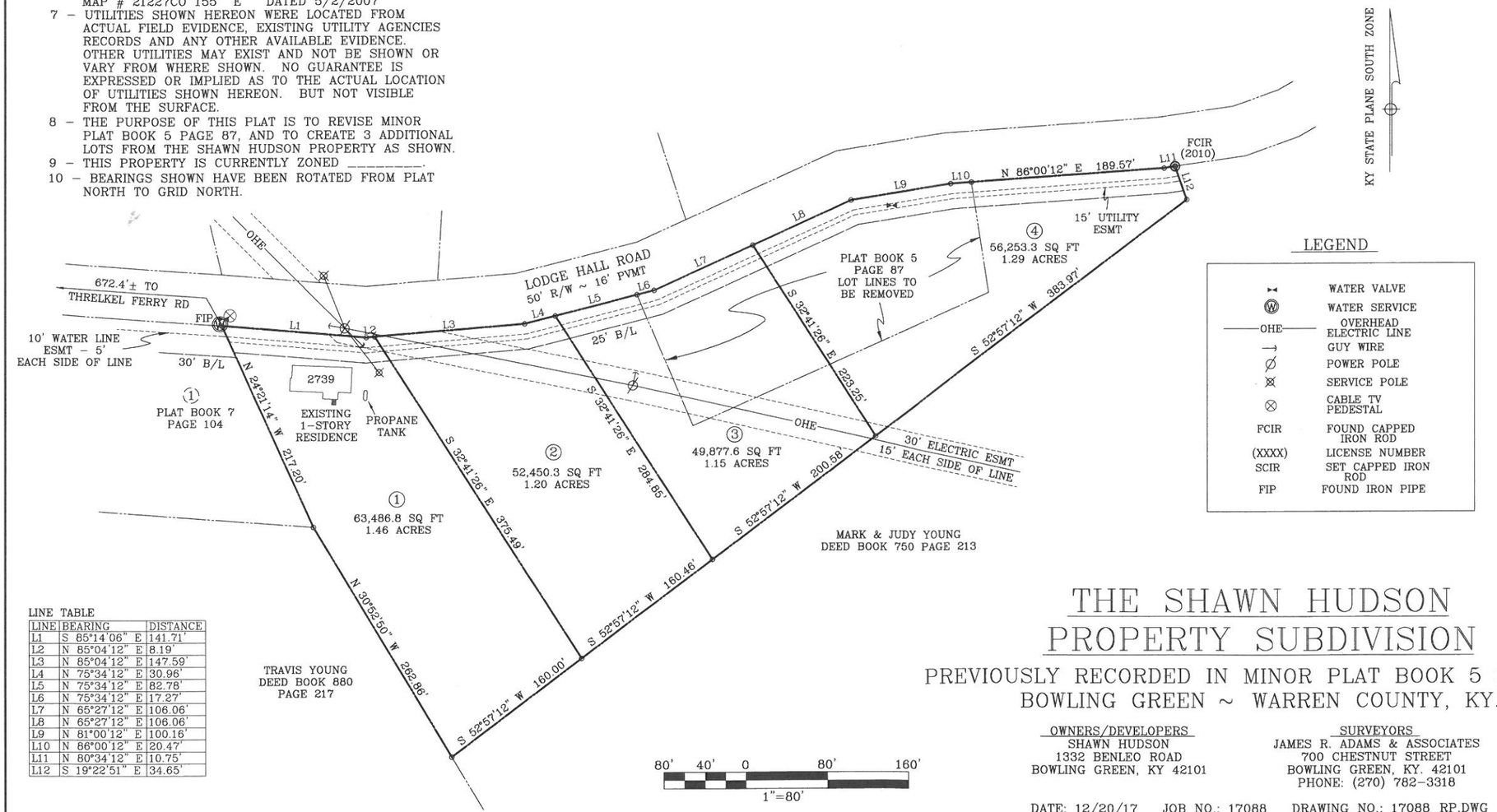
10 CITY-COUNTY PLANNING COMMISSION
1141 STATE STREET
CERTIFICATE OF APPROVAL OF RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the City-County Planning Commission of Warren County, Kentucky, and that it has been approved for recording in the office of the County Clerk.

Date _____ 20 _____

Chairman
City-County Planning Commission of Warren County, Kentucky

Executive Director



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 85°14'06" E	141.71'
L2	N 85°04'12" E	8.19'
L3	N 85°04'12" E	147.59'
L4	N 75°34'12" E	30.96'
L5	N 75°34'12" E	82.78'
L6	N 75°34'12" E	17.27'
L7	N 65°27'12" E	106.06'
L8	N 65°27'12" E	106.06'
L9	N 81°00'12" E	100.16'
L10	N 86°00'12" E	20.47'
L11	N 80°34'12" E	10.75'
L12	S 19°22'51" E	34.65'

LEGEND

⋈	WATER VALVE
Ⓦ	WATER SERVICE
OHE	OVERHEAD ELECTRIC LINE
→	GUY WIRE
∅	POWER POLE
⊠	SERVICE POLE
⊗	CABLE TV PEDESTAL
FCIR	FOUND CAPPED IRON ROD
(XXXX)	LICENSE NUMBER
SCIR	SET CAPPED IRON ROD
FIP	FOUND IRON PIPE

THE SHAWN HUDSON PROPERTY SUBDIVISION

PREVIOUSLY RECORDED IN MINOR PLAT BOOK 5 PAGE 87
BOWLING GREEN ~ WARREN COUNTY, KY.

OWNERS/DEVELOPERS
SHAWN HUDSON
1332 BENLEO ROAD
BOWLING GREEN, KY 42101

SURVEYORS
JAMES R. ADAMS & ASSOCIATES
700 CHESTNUT STREET
BOWLING GREEN, KY. 42101
PHONE: (270) 782-3318

DATE: 12/20/17 JOB NO.: 17088 DRAWING NO.: 17088_RP.DWG

CCPC
City-County Planning Commission
warrenpc.org

APPLICATION FOR FUTURE LAND USE MAP AMENDMENT

Docket Number: 2018-07-FLUM **Public Hearing Date:** 3/1/2018

Date Application Filed: 1/24/2018 **Pre-Application Meeting Date:** 12/19/2017

APPLICANT(S) INFORMATION

1) **APPLICANT(S) NAME(S):** Shawn Hudson

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

Mailing Address: [redacted]

Phone Number:

Cell Number:

E-Mail Address:

2) **PROPERTY OWNER(S) NAME(S):** same

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: 2739 Lodge Hall Road

PVA Parcel Number: 036A-01-117 Current FLUM Designation: Ag & Rural Village

Acreage: 5.10 acres Proposed FLUM Designation: Rural Village

PROJECT SUMMARY

Please describe the proposed use of the property

The Applicant proposes to divide the property into a total of 4 lots for single family residential use.

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 submitted Binding Elements will ensure compatibility with the surrounding area by addressing density, location and bulk of buildings, building materials and capacity of infrastructure.

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) _____ 1-24-18

Shawn Hudson
(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: 375.00/XX Land Use Certificate Fee: —

Recording Fee: — Date Fees Received: 1/24/2018

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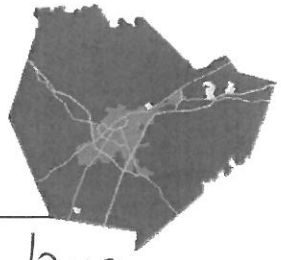
Planning Commission
warrenpc.org



APPLICATION FOR ZONING MAP AMENDMENT

Docket Number: 2018-13-Z-CO **Public Hearing Date:** 3/1/2018

Date Application Filed: 1/24/2018 **Pre-Application Meeting Date:** 12/19/2017

APPLICANT(S) INFORMATION

1) **APPLICANT(S) NAME(S):** Shawn Hudson

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

Mailing Address: [redacted]

Phone Number:

Cell Number:

E-Mail Address:

2) **PROPERTY OWNER(S) NAME(S):** same

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: 2739 Lodge Hall Road

PVA Parcel Number: 036A-01-117 Acreage: 5.10 acres

Current Zoning: AG & LI Proposed Zoning: RE

FLUM Designation: A FLUM Amendment has been filed for Rural Village.

PROJECT SUMMARY

Please describe the proposed use of the property

The Applicant proposes to divide the property into a total of 4 lots for 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.

Being filed concurrently with this request is an application to amend the Future Land Use Map to the designation of Rural Village. Thereafter, this request will be in agreement with the FLUM.

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) [signature] 1-24-18

Shawn Hudson
(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/xx Land Use Certificate Fee: 16.00/xx

Recording Fee: 19.00/xx Date Fees Received: 1/24/2018

-Application Conference
...rmation

Date: 12/19/17

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City-County
Planning Commission
warrenpc.org

[redacted]

PROPERTY INFORMATION

Attendees: Jim Adams, Shawn Hudson

Property Location: 2739 Lodge Hall Rd PVA Parcel #(s): 036A-01-117

Property Owner(s): Shawn Hudson Contract Vendee(s): _____

Current Zoning: AG and LI Proposed Zoning: R-E

Current Land Use: Agricultural Proposed Land Use: SF Residential

APPLICATION TYPE

- ☒ Zoning Map Amendment
- ☒ FLUM Amendment to: Rural Village
- ☐ 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

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

Applicable Goals, Objectives and Action 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-2.1.2
- ☐ LU-2.1.3
- ☐ LU-2.1.4
- ☐ LU-2.3.1
- ☐ LU-2.3.4
- ☐ LU-2.4
- ☐ LU-2.5
- ☐ LU-2.5.2
- ☐ 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
- ☒ CF-2.6
- ☒ CF-5.3
- ☐ CF-10.1

Parks and Recreation

- ☒ PR-1.7
- ☐ PR-1.8
- ☐ PR-3
- ☐ PR-5.2

Natural and Cultural Resources

- ☐ 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
- ☐ 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

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SITE CHARACTERISTICS REVIEW

Layout, Lot Sizes and Setbacks

☐ Internal Street(s): _____ ☐ Proposed Setbacks: R-E standards

☐ Minimum Lot Size: 1 acre ☐ Minimum Lot Width: _____

Transportation Infrastructure

What type of Roadway will serve the proposed development?

☒ Warren County ☐ Bowling Green ☐ KYTC ☐ Other_____

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

Fire Protection / Water Adequacy

Does the proposed development meet the minimum requirements? ☒ YES ☐ NO (property is split (part has 250, part doesn't)

☐ 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.)?

property is heavily wooded

Soil Suitability

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

☐ Not Limited ☒ Somewhat Limited ☒ Very Limited → undeveloped area is area with existing home

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 ZaC2

☒ Not Prime Farmland ☐ Unclassified FrD

ZaC2 & FrD Soil Types

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

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warrenpc.org

SITE DESIGN AND COMPATIBILITY REVIEW

Surrounding Density: Low density, mostly Agriculture outside main Richardsville Area

Surrounding Land Uses: Agriculture, SF residential, vacant, public, public-institutional

Surrounding Architectural Features: mixture of Brick/ vinyl homes

Building Materials: Vinyl, Split-faced foundations

Building Orientation: Toward the Road

Landscaping / Screening: n/a

Proposed Open Space: minimum 70% in R-E

Connectivity: n/a

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

STAFF NOTES

4 Lots maximum
FLUM Amendment to Rural Village

BES
- Fire protection
- # of Lots
- Driveway Access
- Rezone to R-E
- preserve existing trees
- 1200SF min
- 1 car Attached garage
- Vinyl Siding
- plainfaced block prohibited
- gravel or concrete driveways (probably gravel)

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.

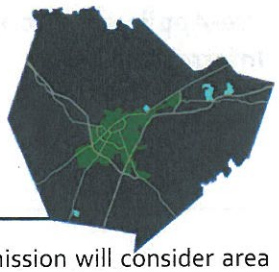
Action LU-1.1.3: Requested re-zonings (zone changes) shall be reviewed for consistency with the FLUM and the Development Review Provisions listed below.

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

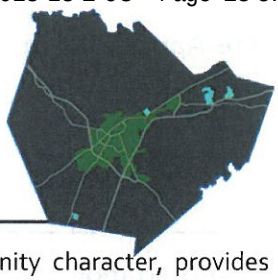
The following types of re-zoning requests shall not require FLUM amendment prior to consideration for approval:

- 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.

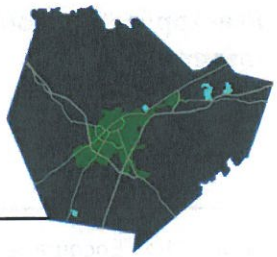
Action LU-2.5.3: Continue to identify and promote opportunities for revitalization and redevelopment.

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.

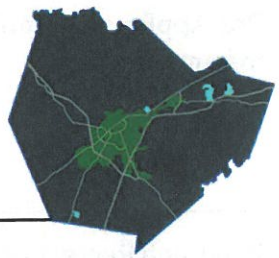
Objective NCR-2.4: Implement strategies and tools to preserve and enhance Warren County's rural and agricultural heritage, including its agricultural landscapes and viewsheds, rural village centers, rural landmarks, and scenic rural corridors, etc.

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: Wednesday, February 14, 2018 4:33 PM
To: [redacted]hudson[redacted]
Cc: 'Jim Adams'; 'Daniel'
Subject: Staff Comments: Proposed Zone Change - 2739 Lodge Hall Road

Mr. Hudson,

In reviewing your application for the proposed FLUM amendment and rezoning application for the property located at 2739 Lodge Hall Road, staff has generated the following comments for your consideration:

BINDING ELEMENTS

- The reference to mobile homes in Binding Element 3 can be deleted, as this is already a prohibited dwelling type in the proposed R-E zoning district.

- Would you consider rewording Binding Element 4 to require a site evaluation prior to "recordation of a plat?" Currently, the language reads "prior to issuance of a building permit." This will ensure that the any future septic system can be accommodated on each property. We have had instances in the past where a property has been platted, a site evaluation performed before a building permit was issued, only to find out the lot lines needed to shift one way or another, and then a revised plat had to be filed. Performing a site evaluation prior to platting should help to alleviate this type of issue.

- Would you consider additional Binding Elements to address the following items?

    - Access to the property – Would you consider limiting the number of access points to the property? Perhaps a maximum of 4 access points to Lodge Hall Road to be coordinated with and approved by the Warren County Public Works Department?

    - Preservation of existing trees - Two of the items from the FOCUS 2030 Comprehensive Plan (LU-2.1.4 and PR-1.7) encourage preservation of existing mature trees. Do you have plans to maintain any of the existing vegetation on the property? If so, would you consider adding a Binding Element to address these items from the comprehensive plan?

    - In reviewing the notes from our pre-application meeting, I see that you plan to utilize vinyl for the exterior of the proposed homes. Do you have any plans for foundation materials? Would you consider incorporating a Binding Element a prohibition of plain-faced block as a visible finished material?

    - I have also noted from our pre-application meeting notes that we discussed each new residence having a minimum of a one car attached garage. Is this something you would consider incorporating into the Binding Elements?

    - I also have a note that we discussed building orientation of the proposed homes, and that they would be designed with a front façade facing Lodge Hall Road. Is this something you would consider adding to your Binding Elements?

To ensure timely delivery of meeting materials to our Planning Commissioners, please submit any revisions you may have no later than **Wednesday, February 21st 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

CCPC
City-County Planning Commission
warrenpc.org

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