

**SPECIAL MEETING OF THE
ELIZABETHTOWN PLANNING COMMISSION
JULY 12, 2022
6:00 P.M.
MULBERRY ROOM PRITCHARD COMMUNITY CENTER
404 SOUTH MULBERRY STREET**

AGENDA

- 1. Call to Order**
- 2. Approval of Minutes – June 28, 2022**
- 3. Public Hearing #2022-PC-19**
Review of a map amendment request for property located at 822-836 New Glendale Road to change the zoning classification from Urban Residential, General (R-4) to High Density Residential (R-6) as requested by TDA Properties, Inc.
- 4. Public Hearing #2022-PC-20**
Review of a map amendment request to change the zoning classification from Planned Neighborhood Residential-1 (PNR-1) to Regional Commercial (C-3) for property located at 7121 South Wilson Road, to change the zoning classification from Planned Neighborhood Residential-1 (PNR-1) to High Density Residential (R-6) for property located at 426 Hutcherson Lane, and to change the zoning classification from Planned Neighborhood Residential-1 (PNR-1) to Urban Residential, General (R-4) for property located at 398 and 596 Wise Lane, and to change the zoning classification from Urban Residential, Limited (R-3) to Urban Residential, General (R-4) at 139 Robinbrooke Boulevard as requested by Shamrock Communities, LLP
- 5. Review of a preliminary plat and waiver request for SKI/Arlington Park Subdivision located at 7121 South Wilson Road, 426 Hutcherson Lane, 398 Wise Lane, 596 Wise Lane and 139 Robinbrooke Boulevard**
- 6. Review of a development plan for property located at 426 Hutcherson Lane (Shamrock Communities)**
- 7. Review of a preliminary plat for Mall Park Center Tract A & B for property located at 1901 and 2001 Veterans Way**
- 8. Review of a Master Plan for property located at 1901 & 2001 Veterans Way (Veterans Way Apartments)**
- 9. Review of a development plan with commercial design for property located at 410 West Dixie Avenue (Slim Chickens and Ace Hardware)**
- 10. Director's Report**

11. Commission Member Items

12. Adjournment

**ELIZABETHTOWN PLANNING COMMISSION
MEETING MINUTES
JULY 12, 2022
MULBERRY ROOM PRITCHARD COMMUNITY CENTER**

Members Present: Steve Rice, Kasey McCrary, and Maurice Young

Staff Present: Jim Shaw, Planning Director; Aaron Hawkins, Planner I; and Matt Hess, Commission Attorney

I. CALL TO ORDER: Chairperson Rice called the meeting to order at 6:00 p.m. and introduced the Commission and staff members.

II. APPROVAL OF MINUTES-June 28, 2022: After review of the minutes of the June 28, 2022 meeting and no corrections made to the minutes, Commissioner McCrary made a motion to approve the minutes with a second by Commissioner Young. All Commissioners voted in favor of the motion. The Chairperson voted in favor of the motion and the motion was passed 3-0.

III. PUBLIC HEARING #2022-PC-19: The Chairperson introduced the agenda item and opened the public hearing at 6:03 p.m. Chairperson Rice presented the hearing procedures. Matt Hess administered the oath to all those intending to testify at the hearing.

Jim Shaw reviewed the KRS 100 notification requirements and introduced into the record the Elizabethtown Comprehensive Plan, Subdivision Regulations, and Zoning Ordinance, the staff report (Exhibit #1) and PowerPoint presentation (Exhibit #2). Mr. Shaw oriented the Commission with the location of the property at 822-836 New Glendale Road and identified the nearby zoning classifications and uses. The property is owned by TDA Properties, Inc. and is currently zoned Urban Residential, General (R-4) and the owner is proposing High Density Residential (R-6). He stated the applicant is proposing to construct a multi-family development consisting of four buildings. Each building will be three stories in height with a total of 92 dwelling units.

Mr. Shaw discussed compliance with the Community-Wide Development Policies and Guidelines as well as the Recommended Land Use Plan. Staff recommends denial.

At the conclusion of the presentation, the Chairperson asked for questions of the staff. There being none he asked for testimony in favor of the request. Ed Hawkins, representing the applicant, stated at the time of the map amendment submittal, the new amendments to the comprehensive plan had not yet been adopted. Mr. Hawkins believes this request should be considered under the previous plan. He also discussed the building design, cost of construction, interconnectivity with nearby development, and the housing shortage in the area.

There being no more testimony in favor of the request, the Chairperson asked for testimony in opposition to the request. There being none, Chairperson Rice asked for questions from the audience. There being none, Chairperson Rice closed the testimony phase of the hearing and asked for Commission discussion. There was discussion about density and interconnectivity.

There being no more discussion, Chairperson Rice asked for a motion. Commission McCrary made a motion to recommend approval of the requested map amendment from Urban Residential, General (R-4) to High Density Residential (R-6) for 822-836 New Glendale Road based on the findings of fact in the staff report with a second by Commissioner Young. Commissioners McCrary and Young voted in favor of the motion. Chairperson Rice voted in opposition of the motion and the motion was passed 2-1. Chairperson Rice closed the hearing at 6:41 p.m.

IV. PUBLIC HEARING #2022-PC-20: The Chairperson introduced the agenda item and opened the public hearing at 6:43 p.m.

Aaron Hawkins reviewed the KRS 100 notification requirements and introduced into the record the Elizabethtown Comprehensive Plan, Subdivision Regulations, Zoning Ordinance, map amendment application and all attachments, staff report (Exhibit #1) and accompanying PowerPoint presentation (Exhibit #2). Mr. Hawkins oriented the Commission with the location of the property at 426 Hutcherson Lane, 7121 South Wilson Road, 398 & 596 Wise Lane, and 139 Robinbrooke Boulevard. He identified nearby zoning classifications and uses. The property is owned by Mouser Custom Cabinetry, LLC and SKI Partnership, LLC. The applicant, Shamrock Communities, is requesting to change the zoning classification from Planned Neighborhood Residential-1 (PNR-1) to High Density Residential (R-6) for property located at 426 Hutcherson Lane, to change the zoning classification from Planned Neighborhood Residential-1 (PNR-1) to Regional Commercial (C-3) for property located at 7121 South Wilson Road, to change the zoning classification from Planned Neighborhood Residential-1 (PNR-1) to Urban Residential, General (R-4) for property located at 398 & 596 Wise Lane, and to change the zoning classification from Urban Residential, Limited (R-3) to Urban Residential, General (R-4) for property located at 139 Robinbrooke Boulevard. Mr. Hawkins stated the applicant is proposing to construct a mixed-use development. He noted a preliminary plat and development plan were submitted showing 27 apartment buildings with a total of 624 dwelling units, two senior living buildings with a total of 180 dwelling units, and 100 single-family lots and two commercial lots.

Mr. Hawkins discussed compliance of the request with the Community-Wide Development Policies and Guidelines, Recommended Lane Use Plan, Sub Area Guidelines and Targeted Planning Area Guidelines. Staff recommends approval.

At the conclusion of the presentation, Chairperson Rice asked for questions of staff. There being none he asked for testimony in favor of the request. Ellen Weinstein, CEO of Shamrock Communities, provided an overview of the project. Derek Triplett, Land Design and Development, discussed more specifics of the project including interconnectivity, density, stormwater, the and amenities offered in the multi-family portion of the project. Patrick Nall, architect, discussed the buildings and materials. Cliff Ashburne, representing Shamrock Communities, discussed how the proposed development matches the style and character of the surrounding area.

There being no more testimony in favor of the request, the Chairperson asked for testimony in opposition to the request. Mattias Lambert shared concerns about traffic and the increase in density. Javier Jimenez shared similar concerns and asked if South Wilson Road would be widened or a traffic light installed. Pricilla Brown asked what uses are permitted in the C-3 zoning district and stated concerns about the potential traffic some of those uses could generate. Cari Slenker stated she would like to see the land behind her home on Wise Lane remain farmland. Sulema Jimenez stated she already has problems with a ditch in the front of her property and wonders if this development will affect that.

There being no more questions or testimony, Chairperson Rice closed the testimony phase of the hearing and asked for Commission discussion. There was discussion about the proposed development being a good fit and a need for more housing in the area.

There being no more discussion, Chairperson Rice asked for a motion. Commissioner Young made a motion to recommend approval of the requested map amendment from Planned Neighborhood Residential-1 (PNR-1) and Urban Residential, Limited (R-3) to High Density Residential (R-6), Urban Residential, General (R-4), and Regional Commercial (C-3) for properties located at 426 Hutcherson Lane, 7121 South Wilson Road, 398 & 596 Wise Lane, and 139 Robinbrooke Boulevard based on the findings of fact in the staff report with a second by Commissioner McCrary. All Commissioners voted in favor of the motion. The Chairperson voted in favor of the motion and the motion was passed 3-0. Chairperson Rice closed the hearing at 7:38 p.m.

V. REVIEW OF A PRELIMINARY PLAT FOR PROPERTY LOCATED AT 7121 SOUTH WILSON ROAD, 426 HUTCHERSON LANE, 398 & 596 WISE LANE, AND 139 ROBINBROOKE BOULEVARD (SHAMROCK SUBDIVISION): The Chairperson introduced the agenda item. Aaron Hawkins presented the staff report (Exhibit #1) and accompanying PowerPoint presentation (Exhibit #2). He oriented the Commission with the location of the subdivision. Mr. Hawkins stated the plat includes two commercial lots, three multifamily lots, and 100 single-family lots. He stated new city streets are proposed to provide access to the individual lots and connect South Wilson Road with Robinbrooke Boulevard. Mr. Hawkins also discussed utilities, drainage, and access locations. He stated no waivers are being requested and staff recommends approval.

At the end of the presentation, Chairperson Rice asked for questions of staff. There being none, the Chairperson asked for a motion. Commissioner McCrary made a motion to approve the preliminary plat of Shamrock Subdivision as presented with a second by Commissioner Young. All Commissioners voted in favor of the motion. Chairperson Rice voted in favor of the motion and the motion was passed 3-0.

VI. REVIEW OF A DEVELOPMENT PLAN FOR PROPERTY LOCATED AT 426 HUTCHERSON LANE (SHAMROCK COMMUNITIES): The Chairperson introduced the agenda item. Aaron Hawkins presented the staff report (Exhibit #1) and accompanying PowerPoint presentation (Exhibit #2). He oriented the Commission with the location of the development, reviewing the adjoining zoning classifications and development. He noted the applicant is proposing a multifamily development, which will be divided into three parts. Mr. Hawkins stated the two traditional multifamily developments will have 26 three-story residential buildings with 24 units each and amenities such as a clubhouse, pool, and dog park. The senior living development will have two three-story buildings, with 90 units each, and a clubhouse and pool. Mr. Hawkins reviewed access points, parking requirements, and landscaping. He stated no waivers are being requested and staff recommends approval.

At the conclusion of the presentation, Chairperson Rice asked for questions of staff. There being none he asked for a motion. Commissioner McCrary made a motion to approve the development plan conditioned upon obtaining the necessary approvals of all City departments and outside agencies, approval of the Planning and Development Department for a landscape plan and providing a shared parking agreement and to indicate it on the record plat and development plan with a second by Commissioner Young. All Commissioners voted in favor of the motion. The Chairperson voted in favor of the motion and the motion was passed 3-0.

VII. REVIEW OF A PRELIMINARY PLAT FOR PROPERTY LOCATED AT 1901 & 2001 VETERANS WAY (MALL PARK CENTER TRACTS A & B): The Chairperson introduced the agenda item. Aaron Hawkins presented the staff report (Exhibit #1) and accompanying PowerPoint presentation (Exhibit #2). He oriented the Commission with the location of the subdivision along Veterans Way. Mr. Hawkins stated the preliminary plat has been filed to develop the remaining property of the Mall Park Center Subdivision and to extend the right-of-way of Candice Avenue to Veterans Way. He also noted that the plat indicates two developable lots and one non-buildable lot that will be utilized for drainage/detention. Mr. Hawkins also discussed street design, utilities, drainage, and access points. He stated no waivers are being requested and staff recommends approval.

At the end of the presentation, Chairperson Rice asked for questions of staff. There being none, he asked for a motion. Commissioner McCrary made a motion to approve the amended preliminary plat of Mall Park Subdivision, Tracts A & B as presented with a second by Commissioner Young. All Commissioners voted in favor of the motion. Chairperson Rice voted in favor of the motion and the motion was passed 3-0.

VIII. REVIEW OF A MASTER PLAN FOR PROPERTY LOCATED AT 1901 & 2001 VETERANS WAY (VETERANS WAY APARTMENTS): The Chairperson introduced the agenda item. Aaron Hawkins presented the staff report (Exhibit #1) and accompanying PowerPoint presentation (Exhibit #2). He oriented the Commission with the location of the development, reviewing the adjoining zoning classifications and development. He noted planned neighborhood developments are required to file and gain approval of a master plan, development plan, signage plan, landscaping plan, and architectural plans. He stated the master plan is for a new multifamily development that will have 13 apartment buildings, totaling 340 dwelling units, a clubhouse and a pool. Mr. Hawkins briefly reviewed the development, signage, landscaping, and architectural plans that were submitted. He stated no waivers are being requested and staff recommends approval.

At the conclusion of the presentation, Chairperson Rice asked for questions of staff. There were questions about where the sidewalks would be placed along Veterans Way.

There being no more questions, Chairperson Rice asked for a motion. Commissioner McCrary made a motion to approve all the components of the master plan conditioned upon obtaining necessary approvals of all City departments and outside agencies and obtaining Planning and Development Department approval of a landscape plan with a second by Commissioner Young. All Commissioners voted in favor of the motion. The Chairperson voted in favor of the motion and the motion was passed 3-0.

IX. REVIEW OF A DEVELOPMENT PLAN WITH COMMERCIAL DESIGN FOR PROPERTY LOCATED AT 408 WEST DIXIE AVENUE (ACE HARDWARE AND SLIM CHICKENS): The Chairperson introduced the agenda item. Jim Shaw presented the staff report (Exhibit #1) and accompanying PowerPoint presentation (Exhibit #2). He oriented the Commission with the location of the site, reviewing the adjoining zoning classifications and development. He noted the applicant is proposing to redevelop the property with a new restaurant and retail store. The portion of the existing building adjacent to South Maple Street will be converted to Ace Hardware and the remaining buildings will be demolished. A Slim Chickens restaurant will be constructed on the northwest portion of the site. Mr. Shaw reviewed access points, building elevations, and landscaping. He presented and reviewed each waiver.

Mr. Shaw summarized the review of the proposal stating staff recommends approval of the commercial design elements for Ace Hardware with waivers for the use of metal siding and smooth –faced CMU as predominant materials on all facades, projections or recesses on the southeast façade, detail features on all facades, and roofline variation on all facades. Mr. Shaw stated staff recommends approval of the commercial design elements for Slim Chickens with a waiver for the use of fiber cement siding as the predominant material on all facades.

At the conclusion of the presentation, Chairperson Rice asked for questions of staff. There were no questions.

Chairperson Rice asked for a motion for the commercial design review for Ace Hardware. Commissioner McCrary made a motion to approve the commercial design elements with waivers for the use of metal siding and smooth-faced CMU as predominant materials on all facades, projections or recesses on the southeast façade, detail features on all facades, and roofline variation on all facades with a second by Commissioner Young. All Commissioners voted in favor of the motion. The Chairperson voted in favor of the motion and the motion was passed 3-0.

Chairperson Rice asked for a motion for the commercial design review for Slim Chickens. Commissioner McCrary made a motion to approve the commercial design elements with a waiver for the use of fiber cement siding as the predominant material on all facades conditioned upon obtaining approval of a landscape plan by the Planning and Development Department with a second by Commissioner Young. All Commissioners voted in favor of the motion. The Chairperson voted in favor of the motion and the motion was passed 3-0.

Mr. Shaw presented the development plan. He stated staff recommends approval of the plan conditioned upon obtaining approval of improvement plans from the City Engineering Department.

Chairperson Rice asked for questions of staff. There were no questions.

Chairperson Rice asked for a motion. Commissioner McCrary made a motion to approve the development plan conditioned upon approval of improvement plans from the City Engineering Department with a second by Commissioner Young. All Commissioners voted in favor of the motion. Chairperson Rice voted in favor of the motion and the motion was passed 3-0.

X. DIRECTOR’S REPORT: The Chairperson introduced the agenda item. Mr. Shaw presented the staff memorandum dated July 7, 2022. He discussed the construction activity for June 2022 and the upcoming meeting schedule.

XI. COMMISSION MEMBER ITEMS: The Chairperson introduced the agenda item. There were no items to discuss.

XII. ADJOURNMENT: There being no further items to discuss, Commissioner Young made a motion to adjourn with a second by Commissioner McCrary. Chairperson Rice declared the meeting adjourned at 8:19 p.m.

Prepared by:

Janet M. Fights, Administrative Secretary
Planning & Development

Attachment & Exhibits
DVD of the meeting available for review

ADOPTED AND APPROVED

26 day of July, 2022

Steve Rice, Chairperson
Elizabethtown Planning Commission