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Commission Members  
Steve Rice, Chairperson  
Ken Dozer, Vice Chairperson  
Kendra Scott  
Kasey McCrary  
Maurice Young

## CITY OF ELIZABETHTOWN PLANNING AND DEVELOPMENT

ELIZABETHTOWN PLANNING COMMISSION  
REGULAR MEETING AGENDA  
JUNE 13, 2023  
6:00 P.M.

CITY HALL, COUNCIL CHAMBERS, 200 WEST DIXIE AVENUE

1. Call to Order
2. Approval of Minutes – May 9, 2023
3. Public Hearing No. 2023-PC-13  
Zoning Map Amendment from FDH Future Development Holding to C-3 Regional Commercial and R-6 High Density Residential  
Location: 2800 Rineyville Road  
*(This item has been rescheduled to the June 27, 2023 meeting)*
4. Amended Development Plan of the Hardin County Schools Nutrition Facility  
Location: 2490 Leitchfield Road
5. Commercial Design Review Guidelines for the Dixie Pawn & Gun Shop  
Location: 4540 North Dixie Avenue
6. Public Hearing No. 2023-PC-11  
Text Amendments of the Elizabethtown Zoning Ordinance to amend minimum parking requirements for certain uses
7. Public Hearing No. 2023-PC-12  
Text Amendments of the Elizabethtown Zoning Ordinance to amend the variable density calculation in certain zoning districts and amend the buffering and setback requirements between zoning districts
8. Director's Report
9. Commission Member Items
10. Adjournment



**MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION  
JUNE 13, 2023**

**Commission Members Present:**

Steve Rice, Chairperson

Ken Dozer, Vice Chairperson

Kendra Scott

Kasey McCrary

Maurice Young

Julia Springsteen, City Council Representative (non-voting member)

**Staff Members Present:**

Joe Reverman, Planning Director

Jim Shaw, Senior Planner

Aaron Hawkins, Planner II

Matt Hess, Commission Attorney

Ed Poppe, City Administrator

**The following matters were considered:**

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**APPROVAL OF MINUTES**

**MAY 9, 2023 PLANNING COMMISSION REGULAR MEETING MINUTES**

On a motion by Commissioner McCrary, seconded by Young, the following resolution was adopted.

**RESOLVED**, that the Planning Commission does hereby **APPROVE** the minutes of its meeting conducted on May 9, 2023.

**The vote was as follows:**

**YES:** Commissioners Rice, Dozer, Scott, McCrary, and Young

PLANNING COMMISSION MINUTES  
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**PUBLIC HEARING No. 2023-PC-13**

**Request:** Zoning Map Amendment from FDH Future Development Holding to C-3  
Regional Commercial and R-6 High Density Residential  
**Project Name:** Rineyville Road  
**Location:** 2800 Rineyville Road  
**Owner:** West Point Bank  
**Applicant:** West Point Bank

Chairperson Rice introduced the agenda item. Joe Reverman stated that due to higher-than-normal interest received for this proposal, the public hearing that was scheduled for tonight has been moved to the June 27, 2023, meeting and the location has been changed to the Elizabethtown Police Department to allow for a larger capacity.

A second notice was sent to all adjoining property owners notifying them of the location and date change. Additional signage was placed on the property, as well as a second notice placed in The News Enterprise, June 14, 2023 edition, notifying the public of the change.

**AMENDED DEVELOPMENT PLAN for 2490 Leitchfield Road**

Request: Amended Development Plan  
Project Name: Hardin County Schools Nutrition Facility  
Location: 2490 Leitchfield Road  
Owner: Hardin County Board of Education  
Applicant: Hardin County Board of Education

**Agency Testimony:**

The Chairperson introduced the agenda item. Joe Reverman presented the staff report and accompanying PowerPoint presentation. He oriented the Commission with the location of the property and identified nearby zoning classifications. The property was developed for maintenance facilities and a school nutritional facility. The nutritional facility is proposed to be demolished and a new building constructed in its place. Mr. Reverman discussed access points stating one of the entrances from Leitchfield Road is proposed to be closed. Since, KRS 100 defines this type of facility as a "Public Facility", a specific process is to be followed by local jurisdictions. Prior to a permit being issued, the Planning Commission must advise the school district how the project will comply with the Comprehensive Plan. Staff recommends approval of the amended development plan.

Commissioner McCrary had a question about reducing the number of access points off Leitchfield Road. Mr. Reverman stated that it is usually encouraged to reduce the number of access points.

**Those speaking in favor of the request:**

Mike Billings, 315 South Mulberry Street, Elizabethtown, KY 42701

**Summary of those speaking in favor to the request:**

Mike Billings, Engineering Design Group, stated that since Leitchfield Road is a state-maintained road, KYTC has requested one of the entrances on Leitchfield Road be removed, however, they are planning to widen the remaining entrance to accommodate the large trucks coming and going. Mr. Billings discussed sidewalks and pedestrian access. With the facility being used for distribution purposes, the need for pedestrian access should be limited, therefore no sidewalks are being proposed from Leitchfield Drive to the entrance.

**Summary of those speaking in opposition to the request:**

No one spoke in opposition.

**Amended Development Plan for Hardin County Schools Nutrition Facility**

On a motion by Commissioner McCrary, seconded by Dozer, the following resolution was adopted based on staff analysis and testimony heard today.

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**RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Amended Development Plan with the following recommendations:

1. Consider reducing the amount of pavement within the 10 ft landscape buffer area along Leitchfield Road, as measured from the property line.
2. Provide a continuous 3 ft high planting between pavement and the Leitchfield Road property line.
3. Th façade of the building facing Leitchfield Road should incorporate wall projections and/or recesses and provide architectural features and patterns that provide visual interest.
4. A pedestrian walkway should be provided from the Leitchfield Road public sidewalk to the building entrance.

**The vote was as follows:**

**YES:** Commissioners Rice, Dozer, Scott, McCrary, and Young

**COMMERCIAL DESIGN REVIEW GUIDELINES for property located at 4540 North Dixie Avenue**

**Request:** Commercial Design Review with Waiver Requests  
**Project Name:** Dixie Pawn & Gun Shop  
**Location:** 4540 North Dixie Avenue  
**Owner:** Dixie Pawn Shop, Inc.  
**Applicant:** Blevins Construction, Inc.

**Agency Testimony:**

The Chairperson introduced the agenda item. Joe Reverman presented the staff report and accompanying PowerPoint presentation. He oriented the Commission with the location of the property and identified nearby zoning classifications and uses. Mr. Reverman stated the property had a fire in the back portion of the building and the owner has chosen to demolish the entire back portion and reconstruct a similar size building, using the existing concrete slab. The building is proposed to partially match the existing building that remains on site. Staff recommends approval of the Commercial Design Guidelines and the requested waivers for Section 154.134(A)(1) – Materials and Colors, Section 154.135(D)(1) – Pedestrian Walkways, and Section 154.135(E)(2) & (4) – Landscaping.

**The following spoke in favor of the request:**

No one spoke in favor.

**The following spoke in opposition to the request:**

No one spoke in opposition.

**Commercial Design Review for 4540 North Dixie Avenue**

On a motion by Commissioner Dozer, seconded by Scott, the following resolution was adopted based on staff analysis and testimony heard today.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Commercial Design Review Guidelines with waivers of Section 154.134(A)(1) – Materials and Colors, Section 154.135(D)(1) – Pedestrian Walkways, and Section 154.135(E)(2) & (4) – Landscaping, based on the following:

1. There are special circumstances with the requested waiver because the former building was demolished because of a fire that partially damaged the building, and the owner wanted to construct a new building that would be of better quality and better serve the needs of the business.
2. The proposed building will be compatible with the existing building on site, and with surrounding developments on adjacent properties.
3. The proposed building will be of better quality than the former building that was demolished due to a fire that partially damaged the building.

**The vote was as follows:**

**YES:** Commissioners Rice, Dozer, Scott, McCrary, and Young

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**PUBLIC HEARING No. 2023-PC-11**

**Request:** Amendments to the Zoning Ordinance to amend minimum parking requirements for certain uses  
**Applicant:** City of Elizabethtown

The Chairperson introduced the agenda item and opened the public hearing at 6:37p.m. and 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, Zoning Ordinance, staff report, and accompanying PowerPoint presentation.

**Agency Testimony:**

Jim Shaw presented the staff report and accompanying PowerPoint presentation. Mr. Shaw stated after researching recent developments, staff advised the Planning Commission that restaurant and multi-family residential parking requirements did not appear to be in accord with market demand and recommended that the minimum requirements be reduced. Staff advised the Commission that further consideration of other parking requirements is likely warranted in the near future, but there was an immediate need to consider amendments to restaurant and multi-family residential uses. Staff also recommended eliminating parking requirements for multi-family residential uses in the downtown zoning district, which was just added in 2008. Other relatively minor amendments were recommended for clarification purposes. Staff recommends approval of the zoning text amendments to amend minimum parking requirements for certain uses.

Commissioner Young asked about the parking requirements for hotels when there are multiple shared properties with only one owner. Commission Attorney Matt Hess said typically the City recommends a shared parking agreement be signed by the owner/owners and recorded at the Hardin County Clerk's Office. The recording information will then be referenced on the plat and development plan. Commissioner McCrary asked about private street parking regulations. Mr. Shaw stated he has begun research into private street parking regulations. Commissioner Young also asked about the mandatory requirement to park facing the curb in the downtown area. City Administrator Ed Poppe stated the requirement is from a City ordinance that was put in place when parking meters were installed downtown. Mr. Poppe stated the parking meters have since been removed and with no plans to reinstall, there have been discussions to repeal the ordinance.



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**Those speaking in favor to the request:**

No one spoke in favor.

**Those speaking in opposition to the request:**

No one spoke in opposition.

**Those speaking neither in favor nor in opposition:**

Karen Macy, 1027 Pawnee Drive, Elizabethtown, KY 42701

**Summary of those speaking neither in favor nor opposition:**

Karen Macy, resident of Indian Hills Subdivision, addressed the Commission about a semi-truck that makes deliveries to the former KSS building, which backs up to the Indian Hills Subdivision, that remains hours after delivery and idles. Ms. Macy stated that it has become a nuisance and she has been working with the Planning Director and City Administrator to remedy the issue.

**Zoning Text Amendment for minimum parking requirements**

On a motion by Commissioner Young, seconded by McCrary, the following resolution was adopted based on staff analysis and testimony heard today.

**WHEREAS**, the Elizabethtown Planning Commission (the Commission) finds that the proposal complies with the goals and objectives of the Elizabethtown Comprehensive Plan; and

**WHEREAS**, the Commission finds the proposal complies with goal 1.A, action step 3 of the Comprehensive Plan, which calls to review and update zoning and subdivision regulations to encourage infill development and high-density housing when appropriate; and

**WHEREAS**, the Commission finds the proposal complies with goal 2.B, action step 2 of the Comprehensive Plan, which calls to update zoning and subdivision regulations to encourage redevelopment of existing sites by allowing for density bonuses, reduced parking, and other similar incentives for specific redevelopment areas; and

**WHEREAS**, the Commission finds the proposal complies with goal 13.D, action step 2 of the Comprehensive Plan, which calls to review the zoning and subdivision regulations to encourage creativity, flexibility, and innovation in the design of new developments and neighborhoods; and

**RESOLVED**, that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council that the Zoning Text Amendment, regarding minimum parking requirements, and attached hereto, be **APPROVED**.

**The vote was as follows:**

**YES:** Commissioners Rice, Dozer, Scott, McCrary, and Young

The Chairperson closed the hearing at 6:53p.m

## Attachment

### § 154.058 R-4 URBAN RESIDENTIAL-4 GENERAL

(H) Parking, R-4 Zone. Additional information and standards for parking as well as specific requirements are found in §§ 154.175 through 154.192.

Land Use	Parking Required	Notes
Residential, Two family	2 spaces/D.U.	<del>+1 space for each 4 units (OFT) if more than 1 building on a parcel</del>

### § 154.059 R-5 URBAN RESIDENTIAL MIXED

(H) Parking, R-5 Zone. Additional information and standards for parking as well as specific requirements are found in §§ 154.175 through 154.192.

Land Use	Parking Required	Notes
Residential, Multi family, <u>10 or fewer units</u>	2 spaces/D.U.	<del>1 additional space for each 4 D.U./OFT</del>
<u>Residential, Multi family, more than 10 units</u>	<u>1.5 spaces/D.U.</u>	
Residential, Two family	2 spaces/D.U.	<del>+1 space for each 4 units (OFT) if more than 1 building on a parcel</del>

### § 154.060 R-6 HIGH DENSITY RESIDENTIAL

(H) Parking, R-6 Zone. Additional information and standards for parking as well as specific requirements are found in §§ 154.175 through 154.192.

Land Use	Parking Required	Notes
Residential, Multi family, <u>10 or fewer units</u>	2 spaces/D.U.	<del>1 additional space for each 4 D.U./OFT</del>
<u>Residential, Multi family, more than 10 units</u>	<u>1.5 spaces/D.U.</u>	
Residential, Two family	2 spaces/D.U.	<del>+1 space for each 4 units (OFT) if more than 1 building on a parcel</del>

### § 154.062 C-2 NEIGHBORHOOD COMMERCIAL

(H) Parking, C-2 Zone. Additional information and standards for parking as well as specific requirements are found in §§ 154.175 through 154.192.

Land Use	Parking Required	Notes
<del>Restaurant, Fast Food</del>	<del>1 space/75 s.f. 150 s.f. g.f.a.</del>	<del>Includes outdoor dining areas</del>
<del>Restaurant, Full Service</del>	<del>1 space/60 s.f.</del>	

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**§ 154.063 C-3 REGIONAL COMMERCIAL**

(H) Parking, C-3 Zone. Additional information and standards for parking as well as specific requirements are found in §§ 154.175 through 154.192.

Land Use	Parking Required	Notes
Restaurant, <del>Fast Food</del>	1 space/75 s.f. <u>150 s.f.</u> g.f.a.	<u>Includes outdoor dining areas</u>
Restaurant, Full Service	1 space/60 s.f.	

**§ 154.064 C-4 GENERAL SERVICE COMMERCIAL**

(H) Parking, C-4 Zone. Additional information and standards for parking as well as specific requirements are found in §§ 154.175 through 154.192.

Land Use	Parking Required	Notes
Restaurant, <del>Fast Food</del>	1 space/75 s.f. <u>150 s.f.</u> g.f.a.	<u>Includes outdoor dining areas</u>
Restaurant, Full Service	1 space/60 s.f.	

**§ 154.065 C-5 DOWNTOWN MIXED USE.**

(A) *Generally. This district is comprised of residential and commercial uses conducive to a compact coordinated development pattern historically associated with downtown central business districts. Residential uses are limited to a maximum density of twenty (20) dwelling units per acre.*

(E) *Special provisions.*

(1) All permitted business uses shall confine storage to principal or accessory structures.

~~(2) Maximum residential density is 20 D.U./acre. A density bonus of 1 d.u./acre will be allowed if 0.2 parking space per d.u. in excess of the minimum requirement is provided. To qualify for the bonus, a minimum of 1.0 excess parking space per d.u. must be provided. The total density cannot exceed 40 d.u./acre. The excess parking spaces must be available for unrestricted public use.~~

~~(3) Residential developments must provide on-site or off-site parking. If off-site parking is provided, it shall be under the same ownership or a long-term lease. Off-site parking must be located within 500 of the development.~~

(H) *Parking requirements, C-5 Zone.*

(1) Additional information and standards for parking as well as specific requirements are found in §§154.175 through 154.192.

(2) Uses located within the C-5 Zone, ~~except for residential~~, are not required to provide on-site parking. Should on-site parking be provided, it ~~is recommended that the parking~~ must meet the specific location and other standards as found in this zoning chapter to the extent possible.

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**§ 154.068 PNR-1 PLANNED NEIGHBORHOOD RESIDENTIAL-1**

(I) Parking, PNR-1 Zone. Additional information and standards for parking as well as specific requirements are found in §§ 154.175 through 154.192.

Land Use	Parking Required	Notes
Residential, Multi family, <u>10 or fewer units</u>	2 spaces/D.U.	<del>1 additional space for each 4 D.U./OFT</del>
<del>Residential, Multi family, more than 10 units</del>	<del>1.5 spaces/D.U.</del>	
Residential, Two family	2 spaces/D.U.	<del>+1 space for each 4 units (OFT) if more than 1 building on a parcel</del>
Restaurant, <del>Fast Food</del>	<del>1 space/75 s.f. 150 s.f. g.f.a.</del>	<del>Includes outdoor dining areas</del>
<del>Restaurant, Full Service</del>	<del>1 space/60 s.f.</del>	

**§ 154.070 PNC PLANNED NEIGHBORHOOD COMMERCIAL**

(I) Parking requirements, PNC Zone. Additional information and standards for parking as well as specific requirements are found in §§ 154.175 through 154.192.

Land Use	Parking Required	Notes
Residential, Multi family, <u>10 or fewer units</u>	2 spaces/D.U.	<del>1 additional space for each 4 D.U./OFT</del>
<del>Residential, Multi family, more than 10 units</del>	<del>1.5 spaces/D.U.</del>	
Residential, Two family	2 spaces/D.U.	
Restaurant, <del>Fast Food</del>	<del>1 space/75 s.f. 150 s.f. g.f.a.</del>	<del>Includes outdoor dining areas</del>
<del>Restaurant, Full Service</del>	<del>1 space/60 s.f.</del>	

**§ 154.071 WCD-1, WCD-2 WOODLAND CORRIDOR DISTRICT**

(H) Parking, WCD Zone. Additional information and standards for parking as well as specific requirements are found in §§ 154.175 through 154.192.

Land Use	Parking Required	Notes
Residential, Multi family, <u>10 or fewer units</u>	2 spaces/D.U.	<del>1 additional space for each 4 D.U./OFT</del>
<del>Residential, Multi family, more than 10 units</del>	<del>1.5 spaces/D.U.</del>	
Residential, Two family	2 spaces/D.U.	
Restaurant	<del>1 space/75 s.f. 150 s.f. g.f.a.</del>	<del>Includes outdoor dining areas</del>

**§ 154.189 ~~OFF-STREET PARKING REQUIREMENTS. WAIVER OF PARKING STANDARDS~~**

~~(A) Off-street parking requirements for all zones except C-5. Permitted uses within the C-5 Downtown Mixed Use Zone shall not be required to comply with the provisions of this section requiring off-street parking unless ten or more spaces are provided.~~

~~(B) (A) Waiver of parking standards.~~

(1) A property owner may request a waiver from the off-street parking requirements contained within the zoning regulations by filing an application for parking waiver with the Commission. A request for a waiver may be made for any permitted use in any zone. Waivers granted will be for the specific use stated in the request only. Waivers will not run with the land and are not transferable to other uses or other lots.

(2) A request for parking waiver shall be accompanied by a development plan and completed application form. The application shall contain the name of all adjoining property owners, so that notification of the waiver request may be sent to those owners. As part of the waiver request, the applicant shall have the burden of proof in showing that there will be no adverse impact upon the neighborhood or general area by the granting of the waiver.

(3) In granting a waiver for parking, the Commission shall consider the following:

- (a) The special circumstance of the proposed use;
- (b) The peak demand for parking that the proposed use would require;
- (c) The potential for on street parking or public parking in the general area: and
- (d) The guidelines listed in the ~~transportation and land use sections of the~~ comprehensive plan.

(4) The Commission may also consider other factors it may deem relevant in making its decision. In granting a waiver, the Commission shall not reduce the number of parking spaces by more than 50% when 50 or fewer spaces are required and shall not reduce the number of parking spaces by more than 30% when 51 or more spaces are required. ~~The Commission may not or~~ increase the number of parking spaces by more than 50% of the required number of parking spaces as provided by the zoning regulations. A waiver of the required number of parking spaces does not exempt the parking area and development from any other requirements of the zoning regulations.

~~(C) (B) Waiver not required.~~ A property owner does not have to request a waiver from the off-street parking requirements when there is a reciprocal (joint use) parking agreement on file with the Department, the properties involved in the agreement are adjacent or are part of a shopping center or other common development project and the properties involved in the agreement jointly meet the minimum off-street parking requirements for all properties involved in the agreement.

**§ 154.192 ~~PARKING TABLES AND DIAGRAMS ACCESSIBLE PARKING SPACE REQUIREMENT.~~**

Move all tables to new 154.193.

A minimum number of accessible parking spaces shall be provided in accordance with the Kentucky Building Code or Americans with Disabilities Act (ADA) Accessibility Guidelines, whichever is greater.

**§ 154.193 PARKING TABLES AND DIAGRAMS.**

Delete Table 2

<b>Table 2: Minimum Parking Allowed</b>	
<b>Number of Spaces</b>	<b>Minimum Parking Allowed</b>
0—50 spaces	No more than 50% reduction
More than 51 spaces	No more than 30% reduction

<b>Table 3: Accessible Parking Space Requirements</b>			
<b>Minimum Number of Accessible Parking Spaces ADA Accessibility Guidelines</b>			
<b>Total Number of Parking Spaces Provided (Per Lot)</b>	<b>Total Minimum Number of Accessible Parking Spaces (60 In. And 96 In. Aisles)</b>	<b>Van Accessible Parking Spaces with Min. 96 In. Wide Access Aisle</b>	<b>Accessible Parking Spaces with Min. 60 In. Wide Access Aisle</b>
<b>Column A</b>		<b>Column B</b>	
1 to 25	2	2	0
26 to 50	2	2	0
51 to 75	3	2	2
76 to 100	4	2	3
101 to 150	5	2	4
151 to 200	6	2	5
201 to 300	7	4	3
301 to 400	8	4	4
401 to 500	9	4	5
501 to 1000	2% of total parking provided in each lot	2 van accessible spaces for every 6 or fraction of 6	
1001 and over	20 plus 1 for each 100 over 1000	2 van accessible spaces for every 6 or fraction of 6	

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**PUBLIC HEARING No. 2023-PC-12**

**Request:** Amendments to the Zoning Ordinance to amend the variable density calculation in certain zoning districts and amend the buffering and setback requirements between zoning districts

**Applicant:** City of Elizabethtown

The Chairperson introduced the agenda item and opened the public hearing at 6:54p.m.

Jim Shaw reviewed the KRS 100 notification requirements and introduced into the record the Elizabethtown Comprehensive Plan, Subdivision Regulations, Zoning Ordinance, staff report, and accompanying PowerPoint presentation.

**Agency Testimony:**

Jim Shaw presented the staff report and accompanying PowerPoint presentation. Mr. Shaw stated the Comprehensive Plan recommends updates to the zoning code to encourage infill development and appropriate high density developments. Staff recommended eliminating the variable density allowances in R-5 and R-6, to allow the maximum density as a right, and to increase the buffer area between R-5, R-6 and lower density residential zoning districts. Staff recommends approval of the zoning text amendments to amend the variable density calculation in certain zoning districts and amend the buffering and setback requirements between zoning districts.

The Commission briefly discussed the proposed text amendments and how they will affect future proposed zone changes and proposed developments that come before the Commission.

**Those speaking in favor to the request:**

No one spoke in favor.

**Those speaking in opposition to the request:**

No one spoke in opposition.

**Zoning Text Amendments to amend the variable density requirements in the R-5 and R-6 zoning districts**

On a motion by Commissioner Scott, seconded by Dozer, the following resolution was adopted based on staff analysis and testimony heard today.

**WHEREAS**, the Elizabethtown Planning Commission (the Commission) finds that the proposal complies with the goals and objectives of the Elizabethtown Comprehensive Plan; and

**WHEREAS**, the Commission finds the proposal complies with goal 1.A, action step 3 of the Comprehensive Plan, which calls to review and update zoning and subdivision regulations to encourage infill development and high-density housing when appropriate; and

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**WHEREAS**, the Commission finds the proposal complies with goal 2.B, action step 2 of the Comprehensive Plan, which calls to update zoning and subdivision regulations to encourage redevelopment of existing sites by allowing for density bonuses, reduced parking, and other similar incentives for specific redevelopment areas; and

**WHEREAS**, the Commission finds the proposal complies with goal 8.A, action step 4 of the Comprehensive Plan, which calls to support a mix of lot sizes, densities, and housing prices and styles.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council that the Zoning Text Amendment regarding variable density requirements in the R-5 and R-6 zoning districts, and attached hereto, be **APPROVED**.

**The vote was as follows:**

**YES:** Commissioners Rice, Dozer, Scott, McCrary, and Young

The Chairperson closed the hearing at 7:11p.m.



## Attachment

### 154.059 R-5 URBAN RESIDENTIAL MIXED.

(F) Lot criteria.

Minimum lot frontage, single-family detached	50 ft.
Exception: Corner lots, minimum frontage	100 ft. each street frontage
Minimum lot frontage, single-family attached and two-family	30 ft. D.U.
Exception: Corner lots, minimum frontage	65 ft. each street frontage
Minimum lot frontage, multi-family	100 ft.
Exception: Corner lots, minimum frontage	185 ft. each street frontage
Minimum lot frontage, single-family attached (3 or more residences)	20 ft. D.U.
Exception: Corner lots	65 ft. each street frontage
Minimum lot frontage, assembly and commercial	100 ft.
Exception: Corner lots, minimum frontage	150 ft. each street frontage
Minimum lot area, per dwelling unit, <u>except multifamily</u>	8,712 sq. ft. when abutting R-1
	5,124 sq. ft. when abutting R-2
	3,630 sq. ft. when abutting all other zones
<u>Minimum lot area, per dwelling unit, multifamily</u>	<u>3,630 sq. ft.</u>
Minimum front yard setback	25 ft.
Minimum front yard setback, assembly and commercial	30 ft.
Minimum side yard setback, single-family detached	10 ft.
Minimum side yard setback, single-family detached zero lot line	15 ft. one side yard, 0 ft. other side yard
Minimum side yard setback, single-family attached (2 residences)	10 ft. each end wall, 0 ft. each common wall
Minimum side yard setback, multi-family and single-family attached (3 or more residences)	<del>15</del> <u>20</u> ft. each end wall, 0 ft. each common wall
Minimum side yard setback, assembly and commercial	20 ft.
Minimum rear yard setback, single-family and single-family attached (2 residences)	15 ft.
Minimum rear yard setback, multi-family and single-family attached (3 or more residences)	<del>20</del> <u>30</u> ft.
Minimum rear yard setback, assembly and commercial	20 ft.
Maximum impervious surface ratio (I.S.R.), multi-family, single-family attached (3 or more residences), commercial and assembly uses	.80
Maximum building height, single-family, and two-family	35 ft.
Maximum building height, multi-family	45 ft.
Maximum building height, commercial and assembly uses	75 ft.
Note: For the purposes of this chapter abutting shall address each lot line to determine applicable setbacks for each yard	

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- (l) *Landscaping, R-5 Zone.* Additional information and standards for vehicular use area (VUA) landscaping as well as specific requirements are found in §§ 154.150 through 154.164.

<i>R-5 Perimeter Landscape Buffer Area</i>		
<i>Landscape Buffer Area Category</i>	<i>Width Options (In Feet)</i>	<i>Planting Density Multiplier</i>
Category <u>A</u> <u>D</u>	<del>5 ft.</del> <u>20 ft.</u>	1.5
	<del>40 ft.</del> <u>25 ft.</u>	1.33
	<del>15 ft.</del> <u>30 ft.</u>	1

<i>R-5 Buffering Requirements</i>		
<i>Landscape Buffer Area Category</i>	<i>Buffering Use Classification</i>	
	<i>Buffered Use</i>	<i>Buffering Use</i>
Category <u>A</u> <u>D</u>	R-1, R-2	R-3, R-4, R-5, R-6

<i>Perimeter Planting Density *(OFT) Or Fraction Thereof</i>			
<i>Planting Density Requirement Categories</i>			
<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>
2 large trees or 1 medium and 2 small trees + 3 ft. screening/80 ft. of linear boundary (OFT)*	2 large trees or 1 medium and 2 small trees + 4 ft. screening/60 ft. of linear boundary (OFT)*	3 large trees or 2 medium and 2 small trees + 5 ft. screening/60 ft. of linear boundary (OFT)*	3 large trees or 2 medium and 2 small trees <del>+ 6 ft. screening</del> /60 ft. of linear boundary (OFT)* <u>+ 6 ft. high solid fence or evergreen shrubs</u>

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**§ 154.060 R-6 HIGH DENSITY RESIDENTIAL.**

(F) Lot criteria.

Minimum lot frontage, single-family detached	50 ft.
Exception: Corner lots, minimum frontage	100 ft. each street frontage
Minimum lot frontage, single-family attached (2 residences) and two-family	30 ft. D.U.
Exception: Corner lots, minimum frontage	65 ft. each street frontage
Minimum lot frontage, multi-family	100 ft.
Exception: Corner lots, minimum frontage	185 ft. each street frontage
Minimum lot frontage, single-family attached (3 or more residences)	20 ft. D.U.
Exception: Corner lots	65 ft. each street frontage
Minimum lot frontage, assembly and commercial	100 ft.
Exception: Corner lots, minimum frontage	150 ft. each street frontage
Minimum lot area, per dwelling unit, <u>except multifamily</u>	8,712 sq. ft. when abutting R-1
	5,124 sq. ft. when abutting R-2
	3,960 sq. ft. when abutting R-3
	3,630 sq. ft. when abutting R-4
	2,178 when abutting all other zones
<u>Minimum lot area, per dwelling unit, multifamily</u>	<u>2,178 sq. ft.</u>
Minimum front yard setback	25 ft.
Minimum front yard setback, assembly and commercial	30 ft.
Minimum side yard setback, single-family detached	10 ft.
Minimum side yard setback, single-family detached zero lot line	15 ft. one side yard, 0 ft. other side yard
Minimum side yard setback, single-family attached (2 residences) and two-family	10 ft. each end wall, 0 ft. each common wall
Minimum side yard setback, multi-family and single-family attached (3 or more residences)	<del>15</del> 20 ft. each end wall, 0 ft. each common wall
Minimum side yard setback, assembly and commercial	20 ft.
Minimum rear yard setback, single-family, single-family attached (2 residences) and two-family	15ft.
Minimum rear yard setback, multi-family and single-family attached (3 or more residences)	<del>20</del> 30 ft.
Minimum rear yard setback, assembly and commercial	20 ft.
Maximum impervious surface ratio (I.S.R.), multi-family, single-family attached (3 or more residences) - commercial and assembly uses	.80
Maximum building height, single-family and two-family	35 ft.
Maximum building height, multi-family	45 ft.
Maximum building height, commercial and assembly	75 ft.
Note: For the purposes of this chapter abutting shall address each lot line to determine applicable setbacks for each yard	

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- (l) *Landscaping, R-6 Zone.* Additional information and standards for vehicular use area (VUA) landscaping as well as specific requirements are found in §§ 154.150 through 154.164.

<i>R-6 Perimeter Landscape Buffer Area</i>		
<i>Landscape Buffer Area Category</i>	<i>Width Options (In Feet)</i>	<i>Planting Density Multiplier</i>
Category <b>A</b> <u><b>D</b></u>	<del>5 ft.</del> <u>20 ft.</u>	1.5
	<del>40 ft.</del> <u>25 ft.</u>	1.33
	<del>15 ft.</del> <u>30 ft.</u>	1

<i>R-6 Buffering Requirements</i>		
<i>Landscape Buffer Area Category</i>	<i>Buffering Use Classification</i>	
	<i>Buffered Use</i>	<i>Buffering Use</i>
Category <b>A</b> <u><b>D</b></u>	R-1, R-2	R-3, R-4, R-5, R-6

<i>Perimeter Planting Density *(OFT) Or Fraction Thereof</i>			
<i>Planting Density Requirement Categories</i>			
<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>
2 large trees or 1 medium and 2 small trees + 3 ft. screening/80 ft. of linear boundary (OFT)*	2 large trees or 1 medium and 2 small trees + 4 ft. screening/60 ft. of linear boundary (OFT)*	3 large trees or 2 medium and 2 small trees + 5 ft. screening/60 ft. of linear boundary (OFT)*	3 large trees or 2 medium and 2 small trees <del>+ 6 ft. screening</del> /60 ft. of linear boundary (OFT)* <u>+ 6 ft. high solid fence or evergreen shrubs</u>

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**Director's Report:**

The Chairperson introduced the agenda item. Joe Reverman gave an update on building permits issued and developments currently under construction, current and completed city improvement projects, and reviewed the upcoming meeting schedule and potential agenda items.

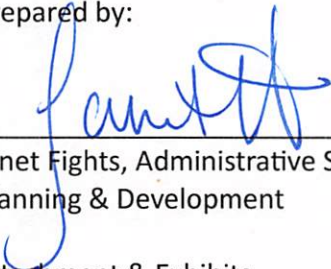
**Commission Member Items:**

The Chairperson introduced the agenda item. Chairperson Rice stated he would be absent for the July 25, 2023, meeting. There was also discussion about a home in poor condition near Brown Funeral Home. Staff are aware and Code Enforcement is handling the situation.

**Adjournment:**

Commissioner Dozer made a motion to adjourn, seconded by McCrary. The Chairperson declared the meeting adjourned at 7:22p.m.

Prepared by:

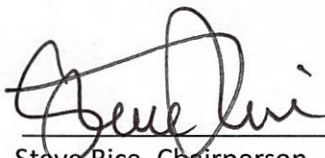


Janet Fights, Administrative Secretary  
Planning & Development

Attachment & Exhibits  
DVD of the meeting available for review

ADOPTED AND APPROVED

21 day of June, 2023



Steve Rice, Chairperson  
Elizabethtown Planning Commission