CITY OF
ELIZABETHTOWN
Joe Reverman, AICP
Director
Planning & Development
Department
JEFFREY H. GREGORY, MAYOR

Elizabethtown Planning Commission
Regular Meeting Agenda
October 14, 2025
6:00 p.m.
Pritchard Community Center, 404 S. Mulberry Street

1. Call to Order

2. Approval of Minutes – September 23, 2025

3. Amended Development Plan and Waiver for Fischbach, USA, Inc.
   Location: 900 Peterson Drive

4. Public Hearing No. 2025-PC-20
   Zoning Map Amendment, R-4 to R-5, with Development Plan
   Location: 325 Helm Street
   (This item has been rescheduled to the October 28, 2025 meeting)

5. Public Hearing No. 2025-PC-14
   Zoning Map Amendment, R-2 to R-4, with Amended Preliminary Plat
   Location: 320 Pear Orchard Road NW

6. Director's Report

6. Commission Member Items

7. Adjournment

200 WEST DIXIE AVENUE | ELIZABETHTOWN, KY | 42701 | ELIZABETHTOWNKY.ORG | (270) 982-3264

MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION
SEPTEMBER 23, 2025

A meeting of the Elizabethtown Planning Commission was held on September 23, 2025 at 6:00 p.m. at the Pritchard Community Center, 404 South Mulberry Street, Elizabethtown.

Commission members present:
Steve Rice, Chairperson
Maurice Young
Kyle Souleyrette
Alicia Jenkins

Commission members absent:
Ken Dozer, Vice Chairperson

Staff members present:
Joe Reverman, Planning Director
Aaron Hawkins, Senior Planner
Madeline Drake, City Planner
Commission Attorney Matt Hess

The following matters were considered:

APPROVAL OF MINUTES

AUGUST 26, 2025, PLANNING COMMISSION REGULAR MEETING MINUTES

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

RESOLVED, that the Elizabethtown Planning Commission does hereby **APPROVE** the minutes of its meeting conducted on August 26, 2025.

The vote was as follows:
YES: Commissioners Rice, Young, Souleyrette, and Jenkins
NOT PRESENT: Commissioner Dozer

MAY 13, 2025, PLANNING COMMISSION REGULAR MEETING MINUTES

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

RESOLVED, that the Elizabethtown Planning Commission does hereby **APPROVE** the minutes of its meeting conducted on May 13, 2025, with corrections.

The vote was as follows:
YES: Commissioners Rice, Young, Souleyrette, and Jenkins
NOT PRESENT: Commissioner Dozer

PLANNING COMMISSION MINUTES
SEPTEMBER 23, 2025

DEVELOPMENT PLAN AND COMMERCIAL DESIGN GUIDELINE REVIEW for 2500 Ring Road

Request:	Development Plan and Commercial Design Guideline Review
Project Name:	WaWa Convenience Store
Location:	2500 Ring Road
Owner:	WaWa Midwest, LLC
Applicant:	WaWa Midwest, LLC

Agency Testimony:
The Chairperson introduced the agenda item. Aaron Hawkins presented the staff report and accompanying PowerPoint presentation. He oriented the Commission to the location of the property and identified nearby zoning classifications and uses. This development plan was previously approved by the Commission on August 8, 2023. With construction not taking place within a year of approval, this plan has expired. This request is to approve the development plan as it was presented in 2023 with minor changes. Staff recommend approval of both the Commercial Design Guidelines and the Development Plan with the same conditions as was recommended in 2023.

Those speaking on the request:
No one spoke on this request.

Development Plan

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

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Development Plan for WaWa Convenience Store, located at 2500 Ring Road, with the following condition:

1. Approval by all reviewing departments and agencies and the provision of access to the adjoining lots.

The vote was as follows:
YES: Commissioners Rice, Young, Souleyrette, and Jenkins
NOT PRESENT: Commissioner Dozer

Commercial Design Guideline

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

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Commercial Design Guideline Review for WaWa Convenience Store, located at 2500 Ring Road, with no conditions.

The vote was as follows:
YES: Commissioners Rice, Young, Souleyrette, and Jenkins
NOT PRESENT: Commissioner Dozer

DEVELOPMENT PLAN for 600 Commerce Drive

Request:	Development Plan Review
Project Name:	Elizabethtown Outdoor Music Venue
Location:	600 Commerce Drive
Owner:	City of Elizabethtown
Applicant:	City of Elizabethtown

Agency Testimony:
The Chairperson introduced the agenda item. Aaron Hawkins presented the staff report and accompanying PowerPoint presentation. He oriented the Commission to the location of the property and identified nearby zoning classifications and uses. The City of Elizabethtown, in partnership with Elizabethtown Tourism and Convention Bureau, plans to construct a 10,000 seat outdoor music venue on the site. Multiple access points are proposed via an extension of Commerce Drive. There will be a total of 1,805 parking spaces provided, most of which will be crushed stone lots and will be paved over a multi-year paving schedule as the budget allows. Staff recommended approval of the development plan with no conditions.

Chairperson Rice has concerns about the crushed stone proposed for designated areas of the parking lot and would like to see the entire parking lot paved before the project is complete. Mr. Hawkins stated the crushed stone was proposed due to budget constraints. Commissioner Souleyrette asked if crushed stone is similar to gravel. Jason Dailey, Project Manager, was present to answer questions on behalf of the City.

Those speaking in favor of the request:
Jason Dailey, 200 West Dixie Avenue, Elizabethtown, KY 42701

Summary of those speaking in favor:
Jason Dailey noted parking lots 1 and 2 will be paved before construction is complete. Parking Lots 3 – 6 will be compacted and striped for parking spaces. Mr. Dailey also stated if other areas of the project are under budget, paving the entire parking area could be feasible before completion of the project.

Development Plan

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

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby find that the Development Plan for the Elizabethtown Outdoor Music Venue, located at 600 Commerce Drive, is in compliance with the goals and objectives of the Comprehensive Plan, with the following recommendation:

1. Paving parking lots 3 through 6 remains a priority as the budget allows.

The vote was as follows:

YES: Commissioners Rice, Young, Souleyrette, and Jenkins
NOT PRESENT: Commissioner Dozer

PLANNING COMMISSION MINUTES
SEPTEMBER 23, 2025

PUBLIC HEARING No. 2025-PC-19

Request:	Uniform Application for Cellular Antenna Tower and Amended DP
Project Name:	New Cingular Wireless Cellular Antenna and Goodman DP
Location:	1110 Alex Drive
Owner:	Vertical Bridge BTS III, LLC and Owens Family, LLC
Applicant:	New Cingular Wireless, PCS, LLC and Vertical Bridge BTS III, LLC

The Chairperson introduced the agenda item and opened the public hearing at 6:21 p.m. Matt Hess Administered the oath to all those who intended to testify at the hearing.

Agency Testimony:
Madeline Drake presented the staff report and accompanying PowerPoint presentation. She oriented the Commission with the location of the property and identified nearby zoning classifications and uses. The applicant is proposing the construction of a monopole cellular antenna tower reaching a total height of 199 feet. The proposed site is the current location of Goodman Heating and Air Conditioning. The Zoning Ordinance identifies thirteen regulatory components for the design of all new cellular antenna towers. This cellular tower meets all those standards. The proposed tower location is on the south side of the property. The addition of the antenna and the 50x50 fenced gravel area requires two parking spaces and a landscape area to be relocated on site. Staff recommend approval of the amended development plan.

One waiver is being requested. Section 154.091(F)(2) states all Cellular Antenna Towers must be setback from property lines by at least the height of the tower. The applicant is requesting to waive this requirement from the properties to the east and south of the tower. Staff recommend approval of the cellular antenna tower uniform application and requested waiver.

Commissioner Young asked if the tower would have any guywires. Ms. Drake stated this tower would not.

Those speaking in favor of this request:
Robert Grant, 1578 KY-44 #6, Shepherdsville, KY 40165

Summary of those speaking in favor:
Robert Grant described the benefits of cellular antenna towers due to improved cellular coverage to an area which could assist in emergency service response time.

Questions of the applicant:
Yusuf Deshmukh, 1418 Pear Orchard Road, Elizabethtown, KY 42701

Summary of questions:
Yusuf Deshmukh asked the applicant to describe how the tower would collapse should it fail and if there are any concerns with radio frequency waves. Mr. Grant stated the tower would buckle or collapse in on itself. Matt Hess reminds the Commission that radio frequency waves are regulated by the federal government and not by the state or local jurisdictions and cannot be taken into consideration.

Deliberation:
Commissioner Young asked Mr. Hess if the Commission could consider the potential risk to public safety while making its decision. Mr. Hess stated the Commission cannot consider emissions from radio frequency waves as a risk to public health while making their decision. Commissioner Souleyrette asked staff what the building setback is in the C-3 zone for the property to the south. Ms. Drake stated 20 feet.

Amended Development Plan

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

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Amended Development Plan for Goodman, located at 1100 Alex Drive, with no conditions.

The vote was as follows:
YES: Commissioners Rice, Young, Souleyrette, and Jenkins
NOT PRESENT: Commissioner Dozer

Public Hearing No. 2025-PC-19

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

WHEREAS, this property is zoned C-3, Regional commercial. The proposed tower is a single self-supporting monopole; and

WHEREAS, the total height of the proposed tower and attached lightning rod is 199 feet. The setbacks from each property line, starting with the Alex Drive r/w to the north and going clockwise, would be 277.9’, 199’, 69.8’, 221.2’, an 125.2’ with this proposed layout. A waiver of the 199’ setback requirement has been requested for two property lines; and

WHEREAS, the total height of the proposed tower is 199’; and

WHEREAS, the proposed fence around the compound is to be chain-link with grey vinyl slats, providing an opacity of 75%; and

WHEREAS, the submitted Amended Development Plan of Goodman shows a total of 16 Leyland Cypress trees surrounding the fenced area, 6’ tall upon planting; and

WHEREAS, the proposed tower is designed to accommodate three service providers; and

WHEREAS, Exhibit L of the uniform application submitted by the applicant is their “Site Selection Report”. This report, prepared by Vertical Bridge, gives a step-by-step outline of the process for selecting this site for a facility. AT&T radio frequency engineers identified a coverage/capacity gap in Elizabethtown and narrowed it down to a .65-mile radius of land where an antenna must be placed to close this gap. The site development team reviewed the area for any FCC-registered towers or any existing structure suitable for co-location and discovered none.

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Uniform Application for Cellular Antenna Tower, located at 1100 Alex Drive, with no conditions, with the following waiver:

- Waiver of Section 154.091(F)(2) – Cellular Antenna Towers, to reduce the setback requirement from the cemetery lot to the east to 69.8 feet and the adjacent, vacant lot to the south to 125.2 feet.

The vote was as follows:
YES: Commissioners Rice, Young, Souleyrette, and Jenkins
NOT PRESENT: Commissioner Dozer

Chairperson Rice closed the hearing at 7:04 p.m.

Director's Report:
The Chairperson introduced the agenda item. Mr. Reverman gave an update on current development in the city and discussed upcoming agenda items.

Commission Member Items:
The Chairperson introduced the agenda item. There was a brief discussion on short-term rentals.

Adjournment:
There being no further items to discuss, Commissioner Souleyrette made a motion to adjourn with a second by Commissioner Jenkins. The Chairperson declared the meeting adjourned at 7:10 p.m.

Prepared by:

____
Janet Rodgers, Administrative Secretary
Planning & Development

Attachment & Exhibits
DVD of the meeting available for review

ADOPTED AND APPROVED

______day of ____________, 2025

____
Steve Rice, Chairperson
Elizabethtown Planning Commission

Amended Development Plan and Waiver

Fischbach, USA, Inc.
900 Peterson Drive

Staff Report

Elizabethtown Planning Commission
October 14, 2025

REQUESTS
Development Plan and Landscape Buffer Waiver

APPLICANT
Fischbach USA Inc

OWNER
Fischbach USA Inc

PROPERTY INFORMATION
Address: 900 Peterson Drive
Size: 11.571 acres

Current Zoning: I-1 General Industrial

Current Use: Fischbach
Proposed Use: Fischbach (Parking Expansion)

SUMMARY
The applicant is proposing construction of a 13,075 square foot parking lot featuring 29 new parking spaces on the subject property. Fischbach needs additional parking for staff due to an increase in production volume. A previous expansion in 2021 took the remaining open space portion of this lot and left the facility without additional room for any further substantial changes/additions. The only remaining space to add parking onsite is the northeast corner of the property to the rear of the building. With an existing residential development to the rear of this site, they are required to maintain a minimum of a 30' perimeter landscape buffer. To fit a single row of parking, an encroachment ranging from 9.5' to 3.5' into that 30' buffer is proposed. The property to the east and southeast are existing single-family developments. The remaining adjacent properties are all industrially zoned/utilized properties.

To install the parking area, the existing tree line along the common boundary with the residential properties must be removed. To accommodate the buffering requirements, 20 green giant arborvitae's are proposed 13' on center to provide year-round screening as they grow to a typical 50'-60' in height. To provide immediate screening, a 6' tall privacy fence is proposed between the trees and property line for approximately 240 linear feet.

No changes to the building or access to the site are proposed. Stormwater will be directed to the existing detention basin on the southeastern side of this site.

BACKGROUND
This property was originally platted as Lot 19 of Section 1 of the Hughes Commerce Center Subdivision. This building was originally built in 1991, and added on to in 1996, 2000, 2006, 2013, 2014, 2016 and 2021.

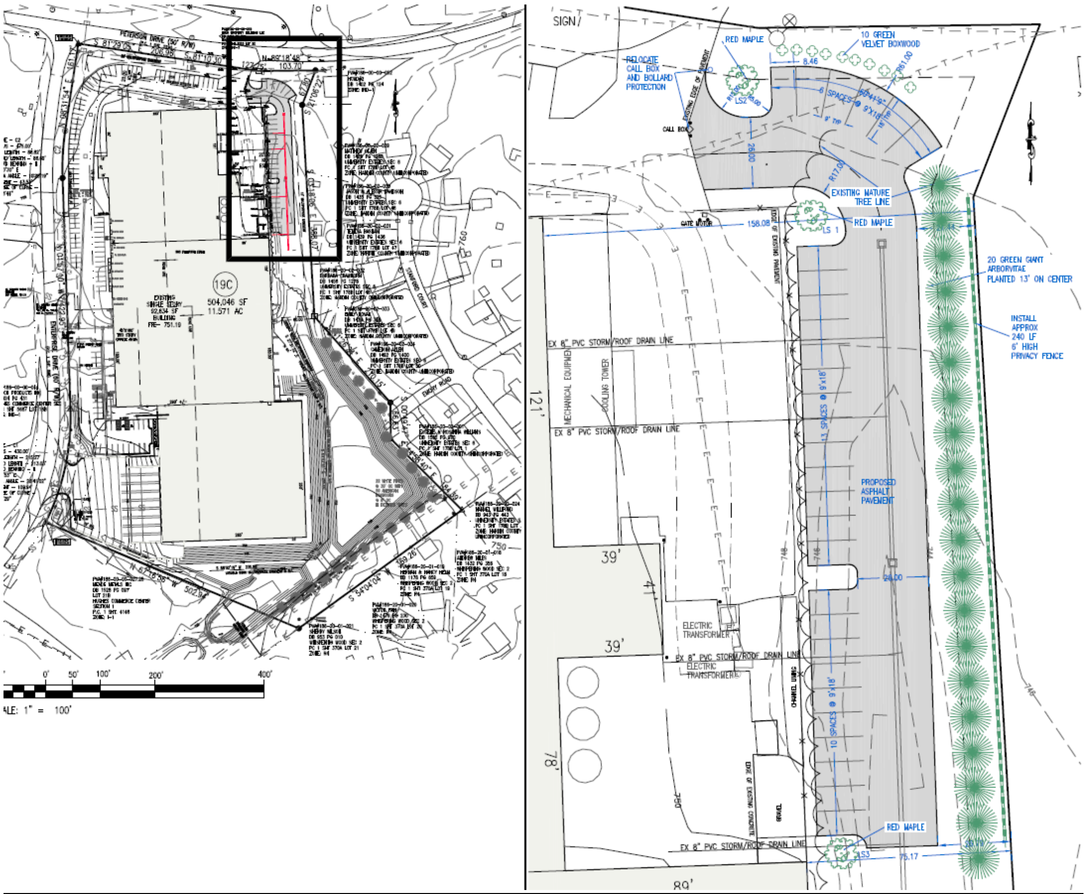


Figure 1: Amended DP

DEVELOPMENT PLAN REVIEW

The development plan and landscape plan were filed as the requirement to construct a parking lot. The plan has been reviewed by all appropriate departments and jurisdictions and complies. The reduced landscape buffer is requested to allow the encroachment into the minimum 30' landscape buffer.

DEVELOPMENT PLAN REVIEW RECOMMENDATION

Staff recommends approval of the development and landscape plan and the requested waiver with the following condition.

- That 20 green giant arborvitaes planted 13 feet on center, and a 6 ft tall privacy fence be provided between the parking and property line.

Public Hearing No. 2025-PC-14

Zoning Map Amendment
R-2 to R-4
&
Amended Preliminary Plat
320 Pear Orchard Road NW

Staff Report
Elizabethtown Planning Commission
October 14, 2025

2025-PC-14

REQUEST
Change in zoning from R-2, Suburban Residential, to R-4, Urban Residential, General

Preliminary Plat of Heartland Meadows

APPLICANT
Omni Land & Development LLC

OWNER
Omni Land & Development LLC
POC TJ Bryant & Michael Brantingham

PROPERTY INFORMATION
Address: 320 Pear Orchard Road Northwest
Size: 25.58 Acres

Current Zoning: R-2, Suburban Residential
Proposed Zoning: R-4, Urban Residential, General

Current Use: Vacant
Proposed Use: Single-unit detached residential

SUMMARY
This request for a change of zoning is proposed to allow the development of 74 detached single-unit homes. The current R-2 zoning requires single-unit detached homes to have a minimum lot width of 75'. In the proposed R-4 zone, single-unit detached home lots are required to have a 50' minimum width. The applicant is proposing a preliminary plat following R-4 standards with 77 total lots (74 buildable lots, 1 open space lot, 1 open space stormwater management lot, and one lot reserved for a mail kiosk). Access will come from two new city streets via Pear Orchard Road Northwest, two new interior city streets, and an extension of Natalie Drive. As part of the platting process, the property owner will also dedicate an additional of 0.44 acres of right-of-way to the City as part of the Pear Orchard Road Northwest improvement project.

The adjacent city properties are zoned R-2 (south, east, and west), R-4 (northeast), and R-5 (north). The properties to the south, across Pear Orchard Road Northwest, are part of the Cardinal Acres Subdivision. The properties to the east make up the Cove at Heartland Subdivision and the Pleasant Acres Subdivision. To the west is the Hunters Ridge Estates Subdivision and to the north is an undeveloped property in the Village at Pine Valley Subdivision.

Utilities along Pear Orchard Road Northwest and Natalie Drive are available to this site and will be improved and extended for this development. Water quality measures will be required for the proposed development as the disturbance is greater than one acre. Stormwater will be directed to the proposed basins on the northeast portion of the development (lot 76).

BACKGROUND

This property is currently divided into five lots, platted as Lots 1, 2, 3, 4, and 5A of the DS Acres Subdivision, Section 2. These lots were annexed into the City of Elizabethtown in April of 2025 and zoned as R-2, Suburban Residential, pursuant to the recommendation of the Planning Commission based upon the public hearing conducted on March 11, 2025.

STANDARD OF REVIEW FOR ZONING MAP AMENDMENTS

KRS 100.213 states that before a zoning map amendment is granted, it must be found to be in agreement with the adopted Comprehensive Plan. Or, in the absence of such a finding that one or more of the following apply:

a. That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;
b. That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

COMPREHENSIVE PLAN ANALYSIS

Staff finds that the proposal complies with the Envision Elizabethtown 2040 Comprehensive Plan.
The Envision Elizabethtown 2040 Comprehensive Plan lays out a five step process for determining whether a proposal complies with the Comprehensive Plan. Following is staff's analysis for compliance with the Comprehensive Plan.

Step 1: Compliance with the Community-Wide Development Policies

This step reviews policies that are applicable to new construction and redevelopment throughout the city. A list of all of the policies can be found on page 28 of the comprehensive plan. The following policies are applicable to this request:

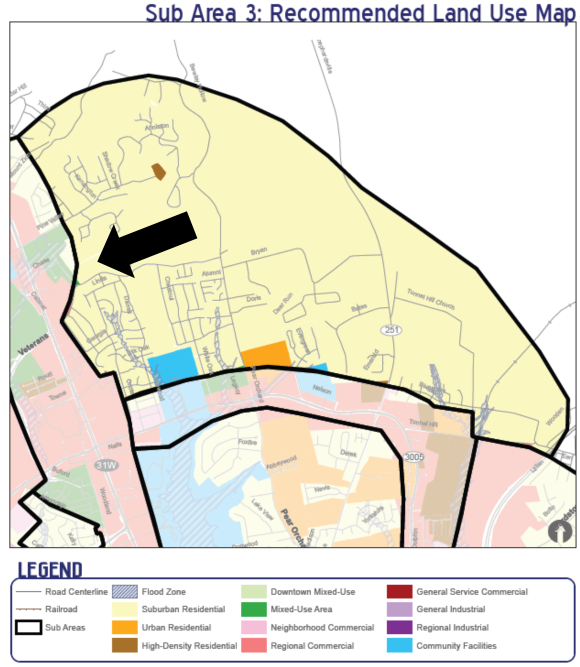
- Emphasis is placed on reuse and redevelopment of existing parcels and structures versus development of vacant (undeveloped) or unplatted parcels.
- The size and scale of all development and redevelopment should reflect the character and style of surrounding uses, regardless of the nature and desirability of the particular project.
- Access points to all public roadways should be defined and minimized.
- Developments should be interconnected in order to minimize traffic conflicts and to provide alternative access points and routes for traffic flow.
- New development should only occur in areas where water and sewer services are available from public agencies and can meet additional demand.
- New development should only occur where there is an adequate water supply and pressure for fire protection services.

Staff Analysis:

- The size and scale of an R-4 residential development would be compatible with nearby existing development, including the single-unit developments on the south, east, and west.
- Access to the property is available from Pear Orchard Road Northwest and Natalie Drive.
- Development of this property allows the opportunity to provide interconnectivity and alternate access points for the existing Pleasant Acres Subdivision. Right-of-way may also be dedicated to provide for a future connection to Birkdale Way to the north.
- Water and sewer are available to the property and can be extended to support further development.
- Water supply and pressure are adequate for residential development of the lot.

Step 2: Compliance with the Recommended Land Use Plan
In order to determine compliance with the comprehensive plan, property subject to a development proposal should be located on the Recommended Land Use Map to identify the sub area in which it is located, the recommended land use for the property, and whether it is considered to be in a transition area.

Sub Area 3: Recommended Land Use Map



This property is in the Outer Ring Road East Sub Area (Sub Area 3) and is not in a transition area. The Recommended Land Use Map designates the property as Suburban Residential, which is intended for single-family residential uses in a variety of development patterns. This classification is usually applied in areas away from the city center, traditionally considered as suburban or rural rather than urban. A minimum net density of two (2) units per acre is recommended for this category, with a maximum recommended density of six (6) units per acre. Areas recommended for Suburban Residential can exceed a density of six (6) units per acre if the development provides the desired thresholds for quality-of-life amenities, higher-quality aesthetic features, and appropriate transitions to adjacent sites. However, specific attention should be placed on how the land use, density, building mass, and scale transitions to all adjacent sites, even if they are undeveloped, because of the potential for a conflict between urban, suburban, and rural areas.

Staff Analysis:

- The Recommended Land Use Map designates this property as Suburban Residential, which has a suggested density range between 2 and 6 residential units per acre.
- The proposed R-4 zoning district allows a maximum of 10 dwelling units per acre.
- Uses in R-4 are compatible with surrounding developments.
- Proposals that exceed 6 dwelling units per acre should be encouraged to provide amenities and open space for enhanced quality of life.

Step 3: Compliance with the Community-Wide Guidelines
This step builds upon Step 1 by providing more detailed direction for development. It focuses on redevelopment, scale, transition between land uses, access management and vehicular connectivity, pedestrian connectivity, environment, and utilities. A list of all the guidelines can be found on pages 34-36 of the comprehensive plan. The following guidelines are applicable to the request:

A. *Redevelopment Emphasis:* Emphasis should be placed on reuse and redevelopment of existing parcels and structures versus vacant (undeveloped) parcels. Redevelopment of existing sites and structures not only improves sites that typically lack investment, but it also places less burden on extending utilities, public services, and other city services.

   Staff Analysis:

   - The property in question is mostly undeveloped, with one vacant single-unit home abutting Pear Orchard Road Northwest. A redevelopment of this site would extend utilities and infrastructure.

B. Scale and Density: The size and scale of all development and redevelopment should reflect or transition to a similar character and style of surrounding uses regardless of the nature and desirability of the proposed project or development. Higher-density residential should also be encouraged within the current city limits with appropriate transitions to adjacent parcels.

Staff Analysis:

- The size and scale of an R-4 residential development would be compatible with nearby existing development, including the single-unit detached developments to the south, east, and west of this property.

C. Transition between Land Uses: Development should provide appropriate transitions between conflicting land uses and densities/intensities. While this plan identifies areas for specific recommended land uses, it is important to consider how development transitions between land uses and densities to avoid conflicts.

Staff Analysis:

- An R-4 residential development on this property would be compatible with nearby, existing residential development.

D. Access Management & Vehicular Connectivity: All developments should use access management techniques and encourage connectivity to adjacent development to minimize traffic conflicts and provide alternative access points and routes for traffic flow. Traffic congestion and safety should be considered on all development through access management measures. Cross-development connectivity is important in preserving the level of service on adjacent thoroughfares by providing routes for traffic to access adjacent developments without using a higher classification road that is not intended for individual site access. This encourages fewer curb cuts, or access points, into a development and, therefore, allows traffic to flow and improves safety on the adjacent roadway.

Staff Analysis:

- The property has opportunities to provide connectivity and alternate access points to adjacent subdivisions and would not adversely affect the level of service of Pear Orchard Road Northwest.

E. Pedestrian Connectivity: New pedestrian facilities should be encouraged and connected to adjacent development. Providing pedestrian connections can be just as important as vehicular connections. Providing ways for people to walk between adjacent developments and from surrounding residential areas provides an alternative mode of transportation and encourages healthy lifestyles.

Staff Analysis:

- A sidewalk will be required to be constructed along both sides of all new city streets to encourage pedestrian accessibility.

G. Utilities: New development should be served by adequate water and sewer services. Water and sewer services are a critical element for new development to occur, but those agencies also need to have the capacity to meet the additional demand placed on the system.

Staff Analysis:

- Water and sewer are available to allow for appropriate development of the property.

Step 4: Compliance with the Sub Area Guidelines
This step provides five guidelines that are more specific to the sub area in which the property is located. The subject property is located in the Outer Ring Road East Sub Area (Sub Area 3). The following guidelines are applicable to this request:

1. *Access Management & Vehicular Connectivity*: Access and connectivity should be considered for all residential developments. Large subdivisions should include multiple entry points when possible and should allow future connectivity to adjacent development.

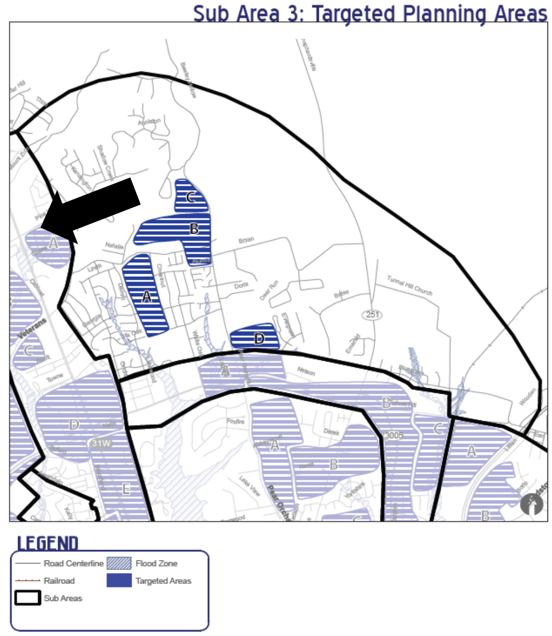
4. *Open Space*: Open and recreational spaces should be considered with residential subdivisions. Medium and large residential subdivisions should consider dedicated open space or a pocket park that is owned and maintained by the property owner(s) or a homeowner's association.

   Staff Analysis:
   - Development of this property would provide connectivity and alternate access points to surrounding subdivisions and would not adversely affect the level of service of Pear Orchard Road Northwest.
   - Development proposals that exceed 6 dwelling units per acre will be evaluated to provide enhanced amenities and recreational opportunities.

Step 5: Compliance with Targeted Planning Area Guidelines
This step provides guidelines for a targeted planning area within a sub area. Targeted planning areas have been identified for areas needing more intensive analysis and guidance. This property is not located in a Targeted Planning Area.

Staff Analysis:
- The subject property is not located in a Targeted Planning Area.

Sub Area 3: Targeted Planning Areas



RECOMMENDATION

Staff recommends approval of the requested map amendment to R-4, Urban Residential, General, as it is found to be in compliance with the community-wide development policies and guidelines, the recommended land use plan, and the sub area guidelines of the Elizabethtown comprehensive plan.

PROPOSED FINDINGS OF FACT FOR ZONING MAP AMENDMENT

WHEREAS, the Elizabethtown Planning Commission (Commission) finds that the proposed zoning map amendment from R-2 to R-4 complies with the Envision Elizabethtown 2040 Comprehensive Plan (The Plan); and

WHEREAS, the Commission finds that the proposal complies with the Community-Wide Development Policies of The Plan, that the size and scale of an R-4 residential development would be generally compatible with nearby existing residential development, that access to the property is available from Pear Orchard Road Northwest and Natalie Drive, that development of this property would provide interconnectivity and alternate access points for the existing Pleasant Acres Subdivision, that water and sewer are available to the property and can be extended to support further development, and that water supply and pressure are adequate for residential development of the lot; and

WHEREAS, the Commission finds that the property is located in Sub Area 3, Outer Ring Road East, that the proposal complies with the Recommended Land Use Map of The Plan which designates this property as Suburban Residential between 2 and 6 residential units per acre, that the proposed R-4 zoning district allows a maximum of 10 dwelling units per acre, that uses in R-4 are compatible with surrounding developments, and that proposals that exceed 6 dwelling units per acre should provide enhanced amenities; and

WHEREAS, the Commission finds that development of this property would extend utilities and infrastructure, the size and scale of an R-4 development would be compatible with nearby existing development, that this property has opportunities to provide connectivity and alternate access points to adjacent subdivisions, that a sidewalk will be required to be constructed along both sides of all new city streets to encourage pedestrian accessibility, that water and sewer are available to allow for appropriate development of the property; and

WHEREAS, the Commission finds that the subject property is not located in a Targeted Planning Area within Sub Area 3, Outer Ring Road East of The Plan.

PRELIMINARY PLAT ANALYSIS

A preliminary plat has been submitted with 77 total lots (74 buildable lots, 1 open space lot, 1 for stormwater management lot, and one lot reserved for a mail kiosk). Access will come from two new city streets via Pear Orchard Road Northwest, two new interior city streets, and an extension of Natalie Drive.

Transportation and Street Design

A total of four new city streets and an extension of Natalie Drive are proposed with this subdivision. Two new streets will be cul-de-sacs, Omni Court branching from Pear Orchard Road Northwest and Charis Court branching from the Natalie Drive extension. Two will be local streets, with Meadow Cross Lane branching from Natalie Drive and offering potential future connection to Birkdale Way and Sherman Drive connecting the Cecil Court intersection to the Natalie Drive extension. A temporary hammerhead will be constructed at the end of Meadow Cross Lane to allow any future developer of the adjacent parcel to the north to finish the Birkdale Way connection. All new rights-of-way will be 50' wide, with 28' of pavement and 5' sidewalks on both sides. This pavement width allows on-street parking for both sides of each street.

Utilities

Adequate utilities are existing and/or available in the area. The developer is proposing to extend sewer into this property to provide sewer to each lot. There are no concerns from either the City's Engineering Department or other utility agencies about providing service to these lots.

Drainage

Stormwater will be covered at the development level on this property utilizing two proposed basins on the northern portion of the site. The basins will be part of a larger Open Space lot, which will have a 12' paved access path for maintenance and inspection by the Elizabethtown Stormwater Department. Each lot will also be individually graded to direct water flow at the time of construction. Water quality measures are required for a development of this size and the proposed preliminary plat includes measures that meet City requirements.

Access

Access for each lot will come from the new city rights-of-way being platted. No direct vehicular access to Pear Orchard Road Northwest will be allowed for any lot in this subdivision. Individual driveways will be reviewed and approved by the City's Engineering Department before Encroachment Permits are issued. This subdivision will also dedicate a total of 0.44 acres to the Pear Orchard Road Northwest right-of-way to support City-led road improvements.

WAIVER REQUEST

Subdivision Regulations 4.2.3: All lots shall abut an approved right-of-way for at least the minimum frontage required by the zoning category in which the lot is located. Frontage shall be measured at the street right-of-way line, except that in cases where curved streets or cul-de-sac radii are involved, measurement shall be taken at the building setback line as set forth in the zoning category in which the lot is located, or if more restrictive, as set forth on the subdivision plat. All lots shall be designed so as to provide safe, convenient vehicular traffic and pedestrian access to the street.

Land reserved for public use, as stated in 4.5.1, may have this frontage requirement waived by the Commission to no less than twenty (20) feet.

Requested Lots: 33, 76, and 77.

Staff Analysis:

- This waiver request is for the two (2) proposed open space lots and one mail kiosk lot for this subdivision. Lot 76 will be reserved for community use and will have three public access points leading to a paved path and open grassy area. Lot 77 will have two stormwater basins for this subdivision and a paved access path for residents and Stormwater staff to view and evaluate the basins. Lot 33 will serve as a small, dedicated lot for the mail kiosk, which are a USPS requirement for all new single-unit developments. These lots are to provide an amenity for the residents and do not have the same need for access as inhabited lots.

PRELIMINARY PLAT RECOMMENDATION

Staff recommends approval of the preliminary plat with the following condition:

1. At the record plat stage, provide a means of common ownership, management, funding and maintenance of platted common space.

PRELIMINARY PLAT NOTES:

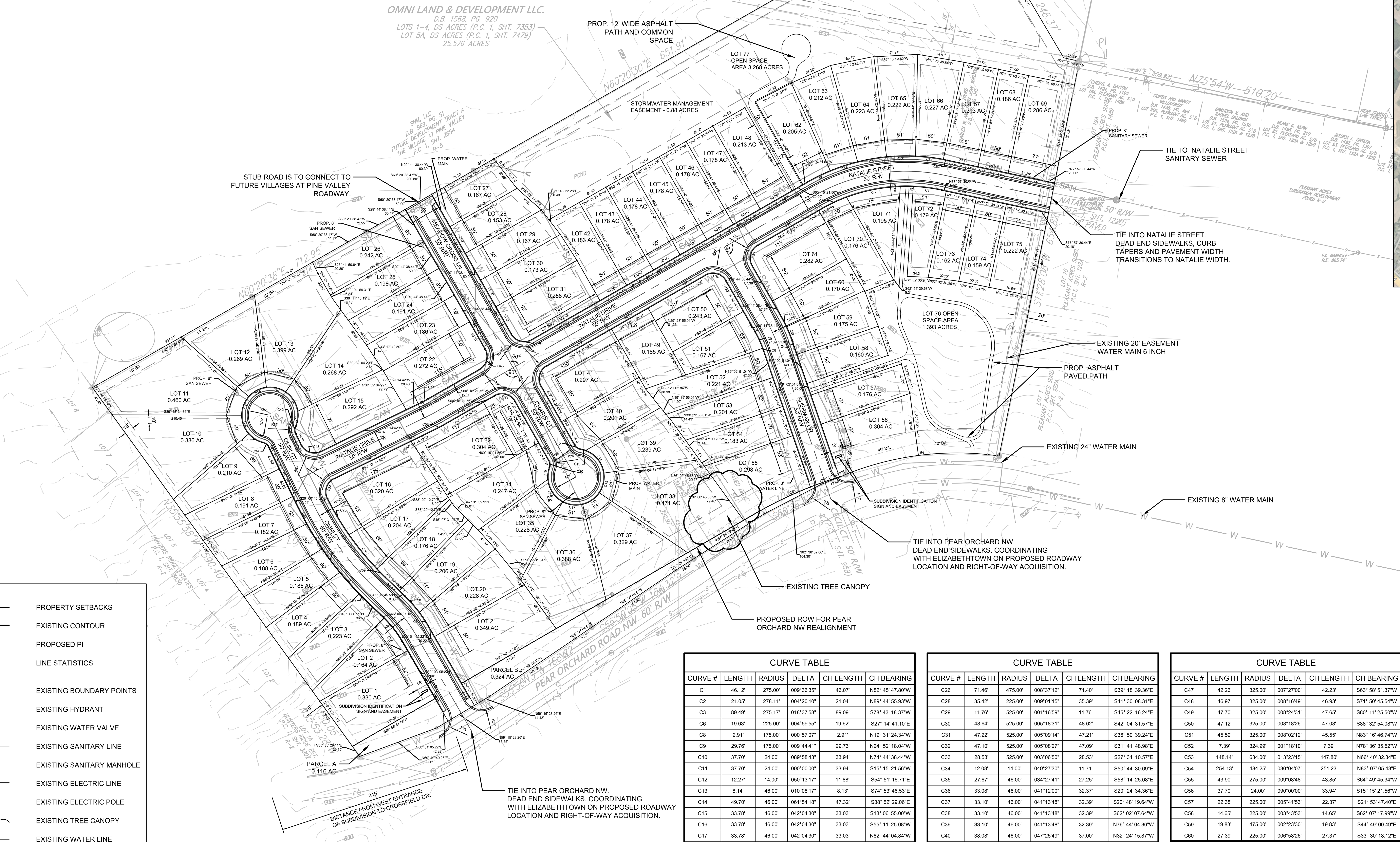
1. PARCELS A AND B ARE PART OF THE LAND ACQUISITION PROPOSED BY THE NEW ROADWAY DESIGN FOR PEAR ORCHARD NW. LOTS 75 AND 76 ARE OPEN SPACE AREAS AND WILL BE MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION (HOA). SUBDIVISION IDENTIFICATION SIGN EASEMENTS ARE TO BE MAINTAINED BY SUBDIVISION HOA. SUBDIVISION IDENTIFICATION SIGN WILL BE WITHIN AN EASEMENT, AS SHOWN, CONNECTED TO THE RIGHT OF WAY ON THE FINAL RECORD PLAT.
2. CHANGE IN RUNOFF VOLUME PER HYDROFLOW FROM CIVIL 3D 2024 IS 2.02 ACRE-FEET FOR THE 100-YEAR, 24 HOUR RAINFALL (7.02 INCH) EVENT. DETENTION BASIN IS TO BE DESIGNED AND CONSTRUCTED AS PART OF THE SUBDIVISION DEVELOPMENT TO MITIGATE INCREASES IN RUNOFF PEAK FLOW AND PROVIDE WATER QUALITY FOR THE DEVELOPMENT. DETENTION BASIN IS TO BE ACCESSIBLE VIA THE 20' ACCESS PATH LOCATED BETWEEN LOTS 47 AND 61. DETENTION BASIN WILL SERVE AS RAINFALL EVENT MITIGATION FOR THE 2-YEAR, 10-YEAR, 25-YEAR, AND 100-YEAR EVENTS PER CITY ORDINANCE NO. 07-2012. DETENTION BASIN AREA OF APPROXIMATELY 1.65 ACRE LOCATED ON THE NORTH SIDE OF DEVELOPMENT TO BE SHOWN IN CONSTRUCTION PLANS.
3. WATER QUALITY VOLUME OF 0.65 ACRE-FEET (BASED ON 0.75" RAINFALL (80%)) WILL BE PROVIDED UNLESS REGIONAL WATER QUALITY IS ALREADY PROVIDED BY A CITY / COUNTY BEST MANAGEMENT PRACTICE (BMP).
4. SWPPP AND STORMWATER MANAGEMENT REPORT ARE TO BE DEVELOPED WITH THE CONSTRUCTION PLANS FOR THE PROPOSED DEVELOPMENT.
5. PROPOSED ROADWAY GRADES ARE ESTIMATED TO RANGE BETWEEN 1-9% SLOPES BASED ON EXISTING TERRAIN. PROPOSED ROAD GRADES ARE NOT TO EXCEED 10%.
6. SURROUNDING PROPERTY OWNER INFORMATION IS BASED OFF CURRENT PROPERTY VALUATION ASSOCIATION RECORDS.
7. AN 8 INCH WATER LINE WILL BE BROUGHT INTO THE DEVELOPMENT. COORDINATION WITH HARDIN COUNTY WATER DISTRICT 2 HAS BEEN MADE TO BRING IN AN 8 INCH LINE THAT CONNECTS TO THE COVE AT HEARTLAND SUBDIVISION DEVELOPMENT. THE 8 INCH LINE WILL BE CONNECTED TO THE 24 INCH MAIN ON PEAR ORCHARD NORTHWEST. MULTIPLE CONNECTIONS WILL BE PROVIDED FOR THE PROPOSED DEVELOPMENT.
8. EXISTING SANITARY SEWER MAIN ON NATALIE STREET WILL BE UTILIZED FOR PROPERTY AND EVALUATED THROUGH DESIGN TO FIND THE EXTENT OF THE EXTENSION. SANITARY SEWER MAIN TO THE NORTHWEST OF THE DEVELOPMENT MAY BE UTILIZED IF NECESSARY FOR THE WESTERN PORTION OF THE PROPOSED DEVELOPMENT.
9. UTILITY TIE-IN POINTS AND ANY EXISTING EASEMENTS TO BE RELEASED ARE TO BE COORDINATED WITH UTILITY PROVIDERS.
10. ALL SIDE YARD SETBACKS ARE TO BE 5 FEET IN WIDTH, REAR YARD SETBACKS MINIMUM 15 FEET WIDTH, FRONT YARD BUILDING LIMIT MINIMUM 25 FEET, BUILDING LIMIT SETBACK OFF OF PEAR ORCHARD NW IS 40 FEET MINIMUM. THE SETBACKS ARE ALSO MULTIPURPOSE EASEMENTS FOR UTILITIES AND STORMWATER INFRASTRUCTURE.
11. EXISTING WATER MAIN ON PEAR ORCHARD NORTHWEST WILL BE MOVED DURING CONSTRUCTION OF THE PEAR ORCHARD NORTHWEST IMPROVEMENTS PROJECT AND WILL BE COORDINATED WITH INSTALLATION OF SUBDIVISION WATER MAIN.
12. LOT 77 WILL BE A DEDICATED LOT TO THE MAIL KIOSK FOR THE SUBDIVISION. SIDEWALKS WILL TIE INTO THE MAIL KIOSK AREA.

MAINTENANCE NOTE:

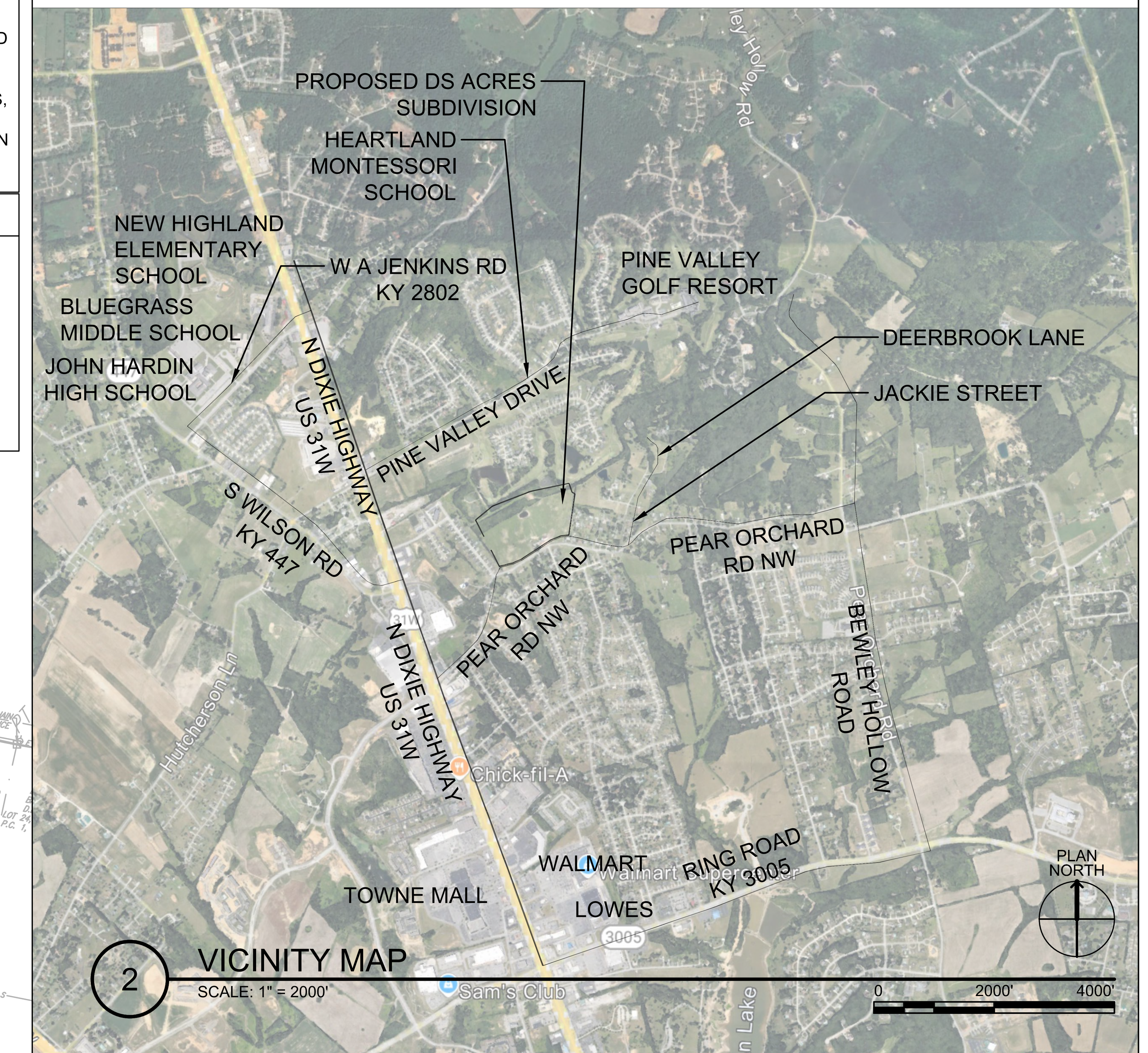
ALL LOT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF EASEMENTS ON THEIR LOT, INCLUDING EASEMENT SURFACE MATERIALS SUCH AS PAVEMENT AND GRASSES. UTILITY EASEMENTS ARE DEDICATED TO PROVIDE UTILITY COMPANIES THE RIGHT TO BUILD, OPERATE, MAINTAIN AND EXPAND THEIR RESPECTIVE PUBLIC UTILITY. EASEMENTS SHOWN ON THIS PLAT SHALL BE MAINTAINED BY THE LOT OWNERS AND PRESERVED IN THEIR APPROVED CONDITION INCLUDING ANY AND ALL DRAINAGE FEATURES, SUCH AS SWALES, DITCHES, PIPES, INLET/JUNCTION BOXES, BASINS, AND OUTLET STRUCTURES AND NO ENCROACHMENT THEREIN AND NO CHANGE IN THE GRADE OR ELEVATION SHALL BE MADE BY ANY PERSON OR LOT OWNER WITHOUT THE CONSENT AND APPROVAL OF THE CITY OF ELIZABETHTOWN AND THE APPROPRIATE UTILITY COMPANY.

DESIGNER OF RECORD

STATE OF KENTUCKY
CLIFTON CARTER
33801
LICENSED
PROFESSIONAL ENGINEER



VICINITY MAP



2 VICINITY MAP
SCALE: 1" = 2000'

FLOOD HAZARD AREA NOTE:

AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) 21093C0144D, EFFECTIVE 16 AUGUST 2007, THIS SITE APPEARS TO BE LOCATED IN ZONE X. SAID ZONE X IS DEFINTED ON SAID MAP AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF HTE FLOOD INSURANCE RATE MAPS (FIRM) (LATEST REVISION) AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL.

EXISTING CONTOURS NOTE:

THE EXISTING CONTOURS SHOWN WERE ESTABLISHED BY LIDAR MAPPING AS PERFORMED SPECIFICALLY FOR THIS PROJECT IN FEBRUARY 2025. CONTOURS REFERENCED TO KENTUCKY STATE PLANE SOUTH ZONE, NAD83 HORIZONTAL DATUM AND NAVD88 VERTICAL DATUM.

SITE STATISTICS:

TOTAL AREA	1,114,088 SQ FT = 25.576 ACRES
TOTAL NUMBER OF LOTS	77
AREA IN OPEN SPACE	202,912.52 SQ FT = 4.658 ACRES
PARCEL A (FUTURE ROW)	5,045.79 = 0.116 ACRES
PARCEL B (FUTURE ROW)	6,583.61 = 0.324 ACRES
TOTAL LINEAL FEET OF STREET	2,924 LF
OMNI COURT	612 LF
SHERMAN DRIVE	447 LF
CHARIS COURT	205 LF
MEADOW CROSS LANE	310 LF
NATALIE DRIVE	1350 LF
AREA IN STREET R/W	148,014.38 SQ FT = 3.398 ACRES
AREA IN LOTS	743,998.2 SQ FT = 17.08 ACRES
AVERAGE LOT SIZE	9,919.98 SQ FT = 0.228 ACRES
DENSITY	74 BUILDABLE LOTS / 25.576 ACRES = 2.89 LOTS / ACRE
CONTOUR INTERVAL	2 FOOT
ZONING PROPOSED	R4
EXISTING TREE CANOPY	12,002 SQ FT / 12,002 SQ FT TO REMAIN
SITE USE	SINGLE-UNIT DETACHED RESIDENCES
TOTAL PROPOSED DWELLINGS	74

PLAN LEGEND:

— — — —	PROPERTY SETBACKS
— — XXX — —	EXISTING CONTOUR
○	PROPOSED PI
DIRECTION LENGTH	LINE STATISTICS
⊕	EXISTING BOUNDARY POINTS
⊙	EXISTING HYDRANT
⋈	EXISTING WATER VALVE
—— S ——	EXISTING SANITARY LINE
MH	EXISTING SANITARY MANHOLE
—— E ——	EXISTING ELECTRIC LINE
⊙	EXISTING ELECTRIC POLE
⌒⌒⌒	EXISTING TREE CANOPY
—— W ——	EXISTING WATER LINE

CURVE TABLE

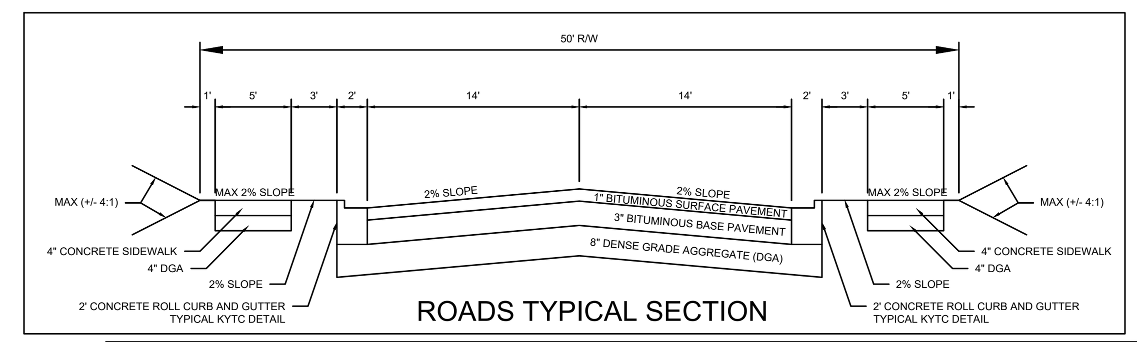
CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C1	46.12'	275.00'	009°36'35"	46.07'	N82° 45' 47.80"W
C2	21.05'	278.11'	004°20'10"	21.04'	N89° 44' 55.93"W
C3	89.49'	275.17'	018°37'58"	89.09'	S78° 43' 18.37"W
C6	19.63'	225.00'	004°59'55"	19.62'	S27° 14' 41.10"E
C8	2.91'	175.00'	000°57'07"	2.91'	N19° 31' 24.34"W
C9	29.76'	175.00'	009°44'41"	29.73'	N24° 52' 18.04"W
C10	37.70'	24.00'	089°58'43"	33.94'	N74° 44' 38.44"W
C11	37.70'	24.00'	090°00'00"	33.94'	S15° 15' 21.56"W
C12	12.27'	14.00'	050°13'17"	11.88'	S54° 51' 16.71"E
C13	8.14'	46.00'	010°08'17"	8.13'	S74° 53' 46.53"E
C14	49.70'	46.00'	061°54'18"	47.32'	S38° 52' 29.06"E
C15	33.78'	46.00'	042°04'30"	33.03'	S13° 06' 55.00"W
C16	33.78'	46.00'	042°04'30"	33.03'	S55° 11' 25.08"W
C17	33.78'	46.00'	042°04'30"	33.03'	N82° 44' 04.84"W
C18	45.43'	46.00'	056°34'57"	43.60'	N33° 24' 21.21"W
C19	19.31'	46.00'	024°03'26"	19.17'	N06° 54' 50.62"E
C20	11.90'	14.00'	048°41'12"	11.54'	N05° 24' 02.29"W
C21	37.70'	24.00'	090°00'00"	33.94'	N74° 44' 38.44"W
C24	38.03'	24.00'	090°47'36"	34.18'	S18° 35' 26.45"W
C25	67.94'	475.00'	008°11'42"	67.88'	S30° 54' 12.42"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C26	71.46'	475.00'	008°37'12"	71.40'	S39° 18' 39.36"E
C28	35.42'	225.00'	009°01'15"	35.39'	S41° 30' 08.31"E
C29	11.76'	525.00'	001°16'59"	11.76'	S45° 22' 16.24"E
C30	48.64'	525.00'	005°18'31"	48.62'	S42° 04' 31.57"E
C31	47.22'	525.00'	005°09'14"	47.21'	S36° 50' 39.24"E
C32	47.10'	525.00'	005°08'27"	47.09'	S31° 41' 48.98"E
C33	28.53'	525.00'	003°06'50"	28.53'	S27° 34' 10.57"E
C34	12.08'	14.00'	049°27'30"	11.71'	S50° 44' 30.69"E
C35	27.67'	46.00'	034°27'41"	27.25'	S58° 14' 25.08"E
C36	33.08'	46.00'	041°12'00"	32.37'	S20° 24' 34.36"E
C37	33.10'	46.00'	041°13'48"	32.39'	S20° 48' 19.64"W
C38	33.10'	46.00'	041°13'48"	32.39'	S62° 02' 07.64"W
C39	33.10'	46.00'	041°13'48"	32.39'	N76° 44' 04.36"W
C40	38.08'	46.00'	047°25'49"	37.00'	N32° 24' 15.87"W
C41	25.80'	46.00'	032°08'06"	25.46'	N07° 22' 41.63"E
C42	12.08'	14.00'	049°27'30"	11.71'	N01° 17' 00.46"W
C43	37.70'	24.00'	090°00'00"	33.94'	N71° 00' 45.58"W
C44	11.40'	175.00'	003°43'53"	11.39'	S62° 07' 17.99"W
C45	37.70'	24.00'	090°00'00"	33.94'	S15° 15' 21.56"W
C46	37.70'	24.00'	090°00'00"	33.94'	N74° 44' 38.44"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C47	42.26'	325.00'	007°27'00"	42.23'	S63° 58' 51.37"W
C48	46.97'	325.00'	008°16'49"	46.93'	S71° 50' 45.54"W
C49	47.70'	325.00'	008°24'31"	47.65'	S80° 11' 25.50"W
C50	47.12'	325.00'	008°18'26"	47.08'	S88° 32' 54.08"W
C51	45.59'	325.00'	008°02'12"	45.55'	N83° 16' 46.74"W
C52	7.39'	324.99'	001°18'10"	7.39'	N78° 36' 35.52"W
C53	148.14'	634.00'	013°23'15"	147.80'	N66° 40' 32.34"E
C54	254.13'	484.25'	030°04'07"	251.23'	N83° 07' 05.43"E
C55	43.90'	275.00'	009°08'48"	43.85'	S64° 49' 45.34"W
C56	37.70'	24.00'	090°00'00"	33.94'	S15° 15' 21.56"W
C57	22.38'	225.00'	005°41'53"	22.37'	S21° 53' 47.40"E
C58	14.65'	225.00'	003°43'53"	14.65'	S62° 07' 17.99"W
C59	19.83'	475.00'	002°23'30"	19.83'	S44° 49' 00.49"E
C60	27.39'	225.00'	006°58'26"	27.37'	S33° 30' 18.12"E



ROADS TYPICAL SECTION

OWNER'S CERTIFICATION:

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY PLATTED HEREON AND ACCEPT THIS AS OUR PRELIMINARY FOR DEVELOPMENT OF THIS PROPERTY.

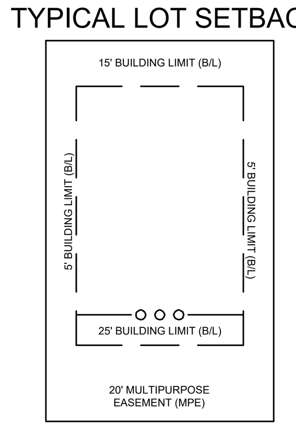
DATE ____________ CHAIRMAN OR AUTHORIZED AGENT ____________

COMMISSION'S CERTIFICATION:

CERTIFY THAT THIS PRELIMINARY PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS ADMINISTERED BY THE ELIZABETHTOWN PLANNING COMMISSION.

DATE ____________ CHAIRMAN OR AUTHORIZED AGENT ____________

TYPICAL LOT SETBACKS



1 PRELIMINARY SUBDIVISION SCHEMATIC
SCALE: 1" = 60'

PLAN NORTH

0 100' 200'

PRELIMINARY SUBDIVISION PLAT FOR:

HEARTLAND MEADOWS SUBDIVISION

320 PEAR ORCHARD NORTHWEST
ELIZABETHTOWN, KY 42701
PVA MAP NO.: 200-00-00-(027, 027.01, 027.02, 027.03 & 027.04)

PROFESSIONAL LAND SURVEYOR INFORMATION
DOUGLAS LAND SURVEYING, LLC
DOUGLAS JOHNSON, PLS
21500 SONORA SPRINGS HARDIN RD
BIG CLIFTY, KY 42712
(270) 766-7722

OWNER/DEVELOPER INFORMATION
OMNI LAND DEVELOPMENT, INC.
555 ALPAR LANE
SHEPHERDSVILLE, KY 40165
MICHAEL BRANTINGHAM & T.J. BRYANT - PHONE: (270) 401-1625

DRAWING INFORMATION
DRAWN BY: C. CARTER
CHECKED BY: C. CARTER
PREPARED: 7/18/2025

ENGINEER / DESIGNER INFORMATION
CEC ENGINEERING, PLLC
CLIFTON CARTER, PE, CPESC
9004 CARDIFF RD
LOUISVILLE, KY 40242
(270) 871-2650