

TRIPLE S PLANNING COMMISSION

AGENDA

AUGUST 21, 2012

6:30 p.m.

Stratton Center

215 Washington Street, Shelbyville, Kentucky

Each item will be presented to the Commission in the order that they appear on the agenda. At the time the item is presented to the Commission, the Commissioners may comment and ask questions. After the item has been heard by the Commission, the floor will be open for the audience to address the Commission with concerns and/or comments, which will be considered by the Commissioners and made a part of the public record. When all discussion is complete, a motion will be called for regarding the item presented. The Commissioners will then vote on the motion. If the item presented is a zone change request or a zoning regulation change, the Commissioner's vote will be a recommendation to the governing body. All other votes by the Commission result in final action.

CALL TO ORDER

I. GENERAL BUSINESS

A. Minutes from the July 17, 2012 Regular Meeting **Tab 1**

B. July 2012 Financial Statement **Tab 2**

II. OLD BUSINESS

A. TRANSCRIPT AND FINDINGS OF FACT

1. The Vistas of Jeptha Knob – Z-384-12 – 5900 Block of Frankfort Road
between Jeptha Knob Road & Sacree Lane – RE to A **Tab 3**

2. The Outlet Shoppes – Z-385-12 – Veechdale-Clark Station Road (a.k.a. KY
1399), Proctor Lane and Buck Creek Road (a.k.a. KY 1848) – A to X-1 and
C to X-1 **Tab 4**

B. ZONE CHANGES

1. **The Outlet Shoppes – Z-385-12 – Veechdale-Clark Station Road (a.k.a. KY 1399), Proctor Lane and Buck Creek Road (a.k.a. KY 1848)** – A zone change request by (Developer/Applicant) Horizon Group Properties – (Owners/Applicants) AKDB, LLC, Commonwealth of Kentucky for the use and benefit of the Transportation Cabinet, James Robert Walters & Carolyn J. Walters, Elizabeth Walters Settle & Jess M. Settle, Kitty Walters Caudill (Trustee of Kitty Walters Revocable Trust), Ada Green, Raymond Yocum, Benny Yocum, Red Acres, LLC, and Redline Properties, LLC for property located on Veechdale-Clark Station Road (a.k.a. KY 1399), Proctor Lane and Buck Creek Road (a.k.a. KY 1848) between Interstate 64 to the north, Norfolk Southern Railroad to the west and Buck Creek Road to the east from Agricultural (A) to Limited Interchange (X-1) on 19.34 acres and Commercial (C) to Limited

Interchange (X-1) on 4.42 acres in the city limits of Simpsonville and place a PUD on the entire site **Tab 5**

C. PLANNED UNIT DEVELOPMENTS

1. **Preliminary Planned Unit Development – S-1353-12 – The Outlet Shoppes – KY 1399 and KY 1848** – Horizon Group Properties, (Developer), AKDB, LLC, Commonwealth of Kentucky for the use and benefit of the Transportation Cabinet, James Robert Walters & Carolyn J. Walters, Elizabeth Walters Settle & Jess M. Settle, Kitty Walters Caudill (Trustee of Kitty Walters Revocable Trust), Ada Green, Raymond Yocum, Benny Yocum, Red Acres, LLC, and Redline Properties, LLC (Owners) – The Preliminary Planned Unit Development Plan proposes five (5) tracts of land (50.7 acres), three (3) outlots (2.22 acres), and a total building area of 363,704 square feet distributed on the five (5) tracts of land – This PUD is required as part of the zone change process per Article XIV, Section 1490 of the Regulations – The proposed zoning is X-1 and IC **Tab 6**

III. NEW BUSINESS

A. ZONE CHANGES

1. **Woodfield, Inc. – Z-386-12 – 167 Harrington Mill Road** – A zone change request by Woodfield, Inc. for property located at 167 Harrington Mill Road from Agricultural (A) to Medium Density Residential (R-3) Single-family Only on 3.70 acres in the City of Shelbyville **Tab 7**

B. SUBDIVISION PLATS

1. **Amended Preliminary Plat – S-1357-12 – Old Mill Village – Harrington Mill Road** – An amended preliminary plat request by Woodfield, Inc. to add the 3.70 acres at 167 Harrington Mill Road being requested for a zone change (Z-386-12) to the total acreage, and to reduce the number of dwelling units from 135 to 114 – The existing and proposed zoning is R-3 and R-3 Single-family Only **Tab 8**
2. **Final Plat – S-1358-12 – Meadowbrook, Section III, Phase III – Oakview Drive** – Woodfield, Inc., Owner/Applicant – A Final Plat for the final phase of Meadowbrook Subdivision – 21 Lots – 6.10 acres – The property is zoned R-2 **Tab 9**
3. **Amended Plat – S-1360-12 – Stonecrest Industrial Property Divided – Stonecrest Road and Brooks Industrial Road** – An amended plat request to divide Lot 23 of Stonecrest Industrial Property Divided into two new lots to be known as Lot 23A and Lot 23B and amends Lot 22 – 5.644 acres – The property is zoned Commercial (C) **Tab 10**

C. DEVELOPMENT PLANS

1. **Development Plan – S-1359-12 – Fresenius Medical Care – Stonecrest Industrial Property, Lot 23A – Stonecrest Road** – A development plan for a 8,459 square feet medical office building – The property is zoned Commercial (C)..... **Tab 11**

2. **Development Plan – S-1356-12 – Fowler State Lease Space – Brighton Business Center, Lot 13A – Brunerstown Road** – A development plan for a 5,643 square feet office building – The property is zoned X-2..... **Tab 12**

D. BOND RELEASES

1. **Cloverbrook Farms, Section III** – Partial Release – Amount of Release = \$257,454.20

IV. EXECUTIVE DIRECTOR’S REPORT

1. July 2012 Monthly Report **Tab 13**

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be September 18, 2012 at 6:30 p.m.