



October 6, 2026

Campbell County & Municipal Planning Commission

Campbell County Staff Comments, Findings, and Recommendations

Issue to be heard: October 13, 2026 at 6:30 PM ET (5:30 PM CT) at the Campbell County Fiscal Court Chambers, 1098 Monmouth Street in Newport, KY.

Case: PZ-26-038
Applicant: Grand Communities LLC
Owner: Plum Creek Partners LLC
Location: 10280 Alexandria Pike, Unincorporated Campbell County
Request: Zone Change from R-RE to R-1D with RCD Overlay

Case: PZ-26-039
Applicant: Grand Communities LLC
Location: 10280 Alexandria Pike, Unincorporated Campbell County
Request: Approval of Stage I Plans for Camelot Ridge Subdivision

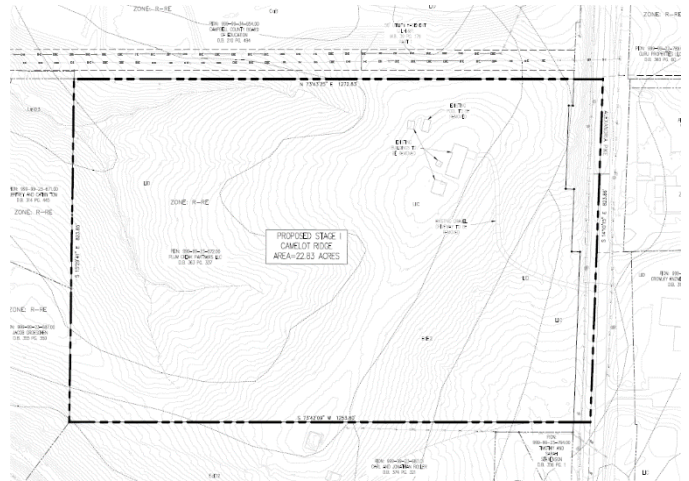


VICINITY MAP

Overview:

The area under review consists of approximately 23 acres in unincorporated Campbell County on Alexandria Pike (old US 27). The applicant has this site under contract. The site meets the minimum zone size for a new zone.

The request is for a zone map amendment from Rural Residential Estate (R-RE) to Residential One-D (R-1D) with a Residential Cluster Development Overlay (RCD), and approval of a Stage I Plan to accommodate a proposed single family home subdivision consisting of 87 detached units.



Considerations of Zone Map Amendment:

The current zoning is Rural Residential Estate (P) (R-RE(P)) indicating that public utilities are available in the area. The area to the south and west is also zoned R-RE (P) with several adjacent single-family home sites. The area to the east is zoned Highway Commercial (Grants Lick Veterinary and Industrial One (Wieda Marine). Campbell County High School is located to the north.

The requested zone is Residential One D (R-1D) with a Residential Cluster Development Overlay (RCD). The Campbell County Zoning Ordinance Section 10.7 Residential One-D (R-1D) Zone outlines the applicable details for the zone. The Section 10.14 Residential Cluster Development (RCD) Overlay Zone allows the homes to be clustered with reduced dimensional characteristics when specific conditions are met (see attached).

SUMMARY	
TOTAL AREA TO BE REZONED:	23.88 Ac.
TOTAL AREA OF PROPERTY:	22.83 Ac.
APPROXIMATE R/W AREA:	2.92 Ac.
APPROXIMATE NET ACREAGE:	19.91 Ac.
TOTAL UNITS	87 UNITS
APPROXIMATE DENSITY	4.37 D.U./ACRE
MAXIMUM DENSITY OF R-1D ZONE	4.84 D.U./ACRE
REQUIRED OPEN SPACE (20%)	4.57 Ac.
APPROXIMATE OPEN SPACE:	4.57 Ac.

EXISTING ZONE INFORMATION

R-RE	
MINIMUM LOT AREA:	43,560 SQUARE FEET
MINIMUM LOT WIDTH:	ONE HUNDRED (100) FEET
MINIMUM FRONT YARD DEPTH:	FIFTY (50) FEET
MINIMUM SIDE YARD WIDTH:	TEN (10) FEET, TWENTY-FIVE (25) TOTAL
MINIMUM REAR YARD DEPTH:	TWENTY-FIVE (25) FEET
MAXIMUM BUILDING HEIGHT:	THIRTY-FIVE (35) FEET

PROPOSED ZONE RCD – R-1D

MINIMUM LOT AREA:	5,000 SQUARE FEET
MINIMUM LOT WIDTH:	FIFTY (50) FEET
MINIMUM FRONT YARD DEPTH:	TWENTY (20) FEET
MINIMUM SIDE YARD WIDTH:	FIVE (5) FEET
MINIMUM REAR YARD DEPTH:	TWENTY (20) FEET
MAXIMUM BUILDING HEIGHT:	FORTY-FIVE (45) FEET

The applicant has provided the following narrative to describe the site.



Camelot Ridge

Grand Communities, LLC. ("GCL") is providing this Narrative to complete the Zone Change/Stage I Development Plan Application for Camelot Ridge, a proposed residential development in Campbell County, Kentucky. The name, "Camelot Ridge" draws its name from the neighboring Campbell County High School mascot, which is the Camels. This name reinforces the community's identity and location within Campbell County, highlighting it as an extension of the existing community. The theming of this community draws its inspiration from much of the surrounding landscape, including the rolling hills, and the sense of learning and discovery that the school offers. This project site is comprised of a total area of approximately 22.83 acres. This site is currently undeveloped and is bordered by residential uses to the south and west, and Campbell County High School to the north. It is currently zoned Residential Rural Estate (R-RE), and the proposal is to amend the property's zoning classification to Residential One-D Zone (R-1D) with a Residential

Cluster Development Overlay Zone (RCD) to allow for smaller lot sizes. The proposed amendment to a Residential One-D Zone (R-1D) with a Residential Cluster Development Overlay Zone (RCD) will preserve the existing residential character of the area while providing quality housing for a growing community.

Development Plan and Product Mix

The submitted development plan and supporting documents within this application are a result of discussions with staff and coordination with the various members of the project team. This development plan was driven by the existing topography, market studies, and conversations with Campbell County Staff and project team members.

As previously mentioned, this site is currently zoned Residential Rural Estate (R-RE). This zoning classification only allows large-lot single-family detached housing. The minimum lot area for this district is one (1) acre with a minimum lot width of one hundred (100) feet. The setback requirements for this zoning classification include a minimum front yard depth of fifty (50) feet, a minimum side yard setback of twenty-five (25) feet for both sides (total) and ten (10) feet for each side, and a minimum rear yard setback of twenty-five (25) feet. The Future Land Use Map outlined in the Campbell County Comprehensive Plan Update from 2008 identifies this site as being designated Higher Density Single Family Residential, highlighting that the lower density housing allowed under the current zoning district is unsuitable for this area based on the anticipated future growth of Campbell County. The Higher Density Single Family Residential land use designation allows smaller lots for one- or two-family residential dwellings, typically on lots smaller than one acre. By rezoning the site to Residential One-D Zone (R-1D) with a Residential Cluster Development Overlay Zone (RCD), Grand Communities, LLC is providing higher density detached residential options for Campbell County residents in an area that is expected to accommodate this type of development.

Camelot Ridge will consist of a total of eighty-seven (87) dwelling units, all of which will be the Maple Street product (Single-Family Residential). This results in a net density of approximately 4.37 dwelling units per acre (excludes right-of-way acreage per Section 154.089 (F) of Campbell County's Zoning Ordinance). Listed below are the proposed development standards for this development. The proposed development standards listed herein are intended to govern the Camelot Ridge Residential Cluster Development Overlay Zone (RCD-R-1D) in lieu of the dimensional standards of the existing R-RE and standard R-1D zoning districts:

- ***Development Standards***

- *RCD-R-1D – Single-Family Residential (Maple Street)*
 - *Minimum Lot Area – Five Thousand (5,000) Square Feet*
 - *Minimum Lot Width at Building Setback Line – Fifty (50) Feet*
 - *Minimum Front Yard Setback – Twenty (20) Feet*
 - *Minimum Side Yard Setback – Five (5) Feet*

- *Minimum Side Yard Setback from Right of Way (Corner Lot) – Ten (10) Feet*
- *Minimum Rear Yard Setback - Twenty (20) Feet*

Construction buildout for this community is expected to occur in three (3) phases. Development of the first phase is expected to begin Fall 2027 (likely around October) with grading work and paving for roadways and infrastructure expected to begin late Winter 2028 (likely around February). We expect the first homes to go up around Spring 2028, and we expect this to be an approximately three-year buildout.

Access and Roadways

Access to Camelot Ridge will be off Alexandria Pike (U.S. Route 27) and public streets will provide internal circulation throughout the community. Street rights-of-way will be fifty feet (50'), which includes twenty-five (25) feet of pavement, a four (4) foot sidewalk on each side, a four (4) foot tree lawn on each side, and easements to allow utilities and maintenance. All public streets within the community will have sidewalks on both sides, creating a walkable community that provides pedestrian connectivity throughout.

Site Soils, Grading, and Storm Drainage

Geo-technical investigations will be completed prior to development of the site. Grading and earthwork activities will be limited to the extent necessary to support site development.

The site currently has two stormwater management basins, one located at the southeast corner and one located at the northwest corner of the site. The detention basin designs will meet the requirements of the Northern Kentucky Regional Stormwater Management Program and adhere to all other local, regional, and state requirements.

Utilities

Water will be available via an existing eight (8) inch line running along the west side of Alexandria Pike and an eight (8) inch sanitary sewer line will be extended from offsite via a twenty (20) foot utility easement extending from South Licking Pike across the Campbell County High School property to the project site. All sanitary sewer lines on site will be eight (8) inches and all water mains on site will be six (6) and eight (8) inches. Stormwater will be available throughout the site with lines ranging from twelve (12) inches, fifteen (15) inches, and eighteen (18) inches. We have received a will-serve letter from Duke for Gas, a letter from Northern Kentucky Water District (NKWD) for Stormwater, and a letter from Duke for Electric. We are still waiting for a will-serve letter from Sanitation District No. 1 (SD1) for Sanitary Sewer.

Parks, Recreation, and Open Space

Per the Unincorporated Campbell County Zoning Ordinance, at least twenty (20) percent of the total acreage of the proposed Residential Cluster Development Overlay Zone (RCD) shall be retained as common open space and recreation, and dedicated to a public and/or private entity for operation and maintenance. Camelot Ridge will have approximately four-and-a-half (4.57 exactly) acres of common open space, making up twenty (20) percent of the total site acreage. All common open space within the site will be maintained by a professionally managed Homeowners Association (HOA). All open spaces within the community will have direct access from the sidewalks and public right-of-way.

The main entrance will feature a thoughtfully designed entry monument with accompanying landscaping to reinforce the community's theme and create a sense of place for residents. See the proposed entry monument design below:



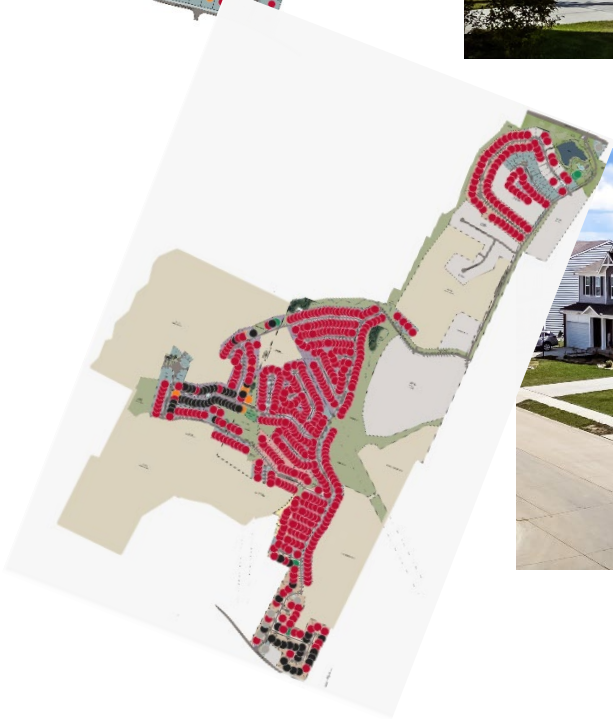
Proposed Entry Monument Design for Camelot Ridge

There will also be a landscape buffer located along Alexandria Pike (U.S. Route 27) at the eastern edge of the property to provide screening from the road. Additionally, there will be thoughtfully placed landscaping throughout the community's open spaces to enhance its aesthetic value.

Examples of the Maple Street product were provided.



Sawgrass (Hebron, KY)



Ballyshannon (Union, KY)

A zone map amendment requires a development plan as a condition to establish the new zone district. Section 9.19 Plan Requirements outlines the information required. The Plan requirements are repeated with the RCD Overlay Zone. The plans were submitted electronically to assist in the review.

Relevant details are summarized as follows:

1. The property is currently owned by Plum Creek Partners LLC.
2. Article 17 of the Campbell County Zoning Ordinance states that the zoning map or maps shall not be amended, changed, or modified in such manner as to create a freestanding zone of less than five (5) acres. This proposed zone change will be over 23 acres.



3. The 2008 Campbell County & Municipal Comprehensive Plan identifies the future land use plan for the area as “Mixed Office/ Industrial” transitioning to “Higher Density Single Family Residential”. US 27 was relocated to the east following the adoption of this map, making it challenging for industrial use to be viable west of Alexandria Pike (old US 27).

The Comprehensive Plan defined Higher Density Single Family Residential as follows:



Higher Density Single Family Residential – Smaller lot, one or two family detached residential dwellings, on lots smaller than one acre, where sanitary sewer is readily available. Higher density single family residential developments typically occur in a subdivision type setting.

The 2023 Northern Kentucky Housing Area Development Housing Study indicated that Campbell County's supply profile has been largely focused in the middle to upper middle housing ranges. A regional shortage exists which focuses on the workforce needs of Campbell County.

NKADD Housing Data Analysis



Key takeaways for the northern and southern counties

Housing needs assessment
The NKADD region has a **5-year housing production need of 6,650 units**, which equates to 1,300 units per year.

Boone, Kenton, Campbell

- **Workforce job creation is out-pacing workforce housing:** The logistics industry is central to job growth in the region, generating demand for high-growth but lower wage "workforce" jobs. Today, there are 2.68 workforce jobs for each housing unit they could afford.
- **Monoculture of single-family homes is not aligned with household income and size:** The supply of single-family, 3-4 bedroom homes outpaces the demand. Targeting 'missing middle' homes would better account for the diversity of incomes and smaller household sizes.
- **'Missing middle' houses and affordability strategies are required to continue economic growth:** Economic growth creates a strong labor demand. A lack of housing affordable for jobs being created will make it harder and more expensive for employers to find and recruit labor at prevailing market wages.

Campbell County, KY – Addressing Housing Needs

This development proposes utilizing a Residential Cluster Development (RCD) overlay to balance cost, greenspace, and density thereby by providing 87 units in the missing middle. The proposed plan would average 4.37 dwelling units per acres. This is below the allowable density of 4.84 units per acre within the R-1D Zone. Utilizing an RCD overlay, the required setbacks are offset with recreational open space.

4. The Campbell County & Municipal Vision Statement and Goals and Objectives as updated in 2016 highlights the importance of a variety of quality housing options. Excerpts from this document include:

Vision

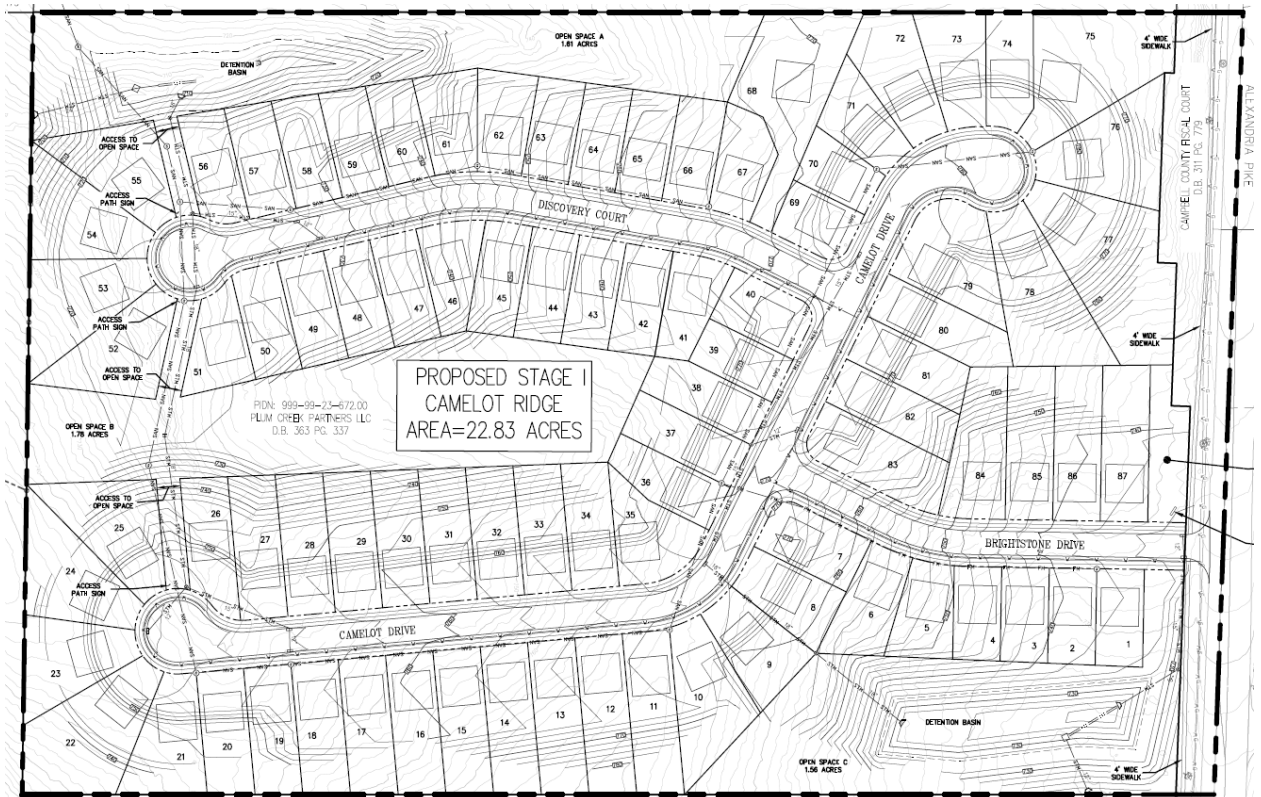
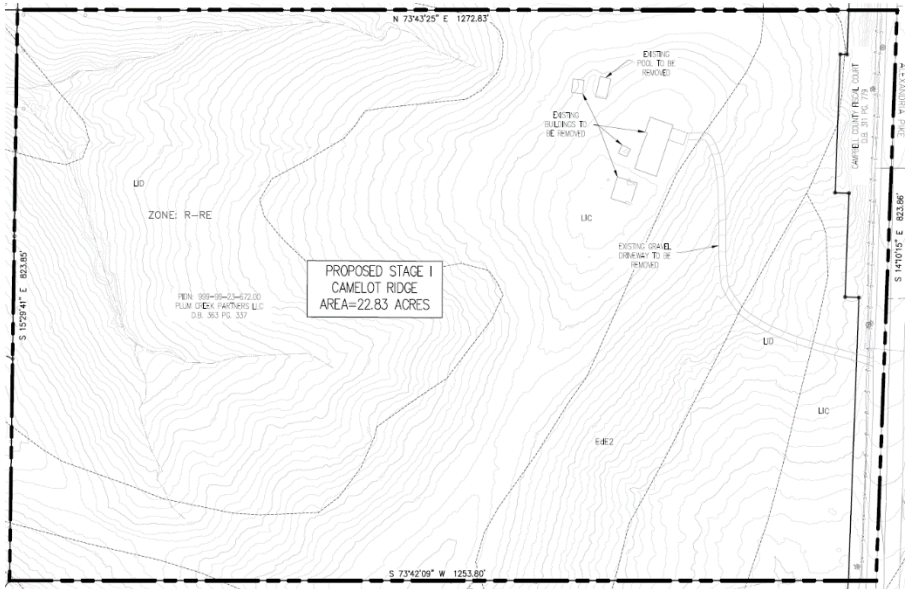
Campbell County offers a variety of housing options for people in all life phases spanning a wide income level. We have a diversified mix of high-quality housing to support the educational and economic objectives of our community.

Goal: Residential Development - Foster a safe, healthy, attractive and life-long residential environment for Campbell County's residents.

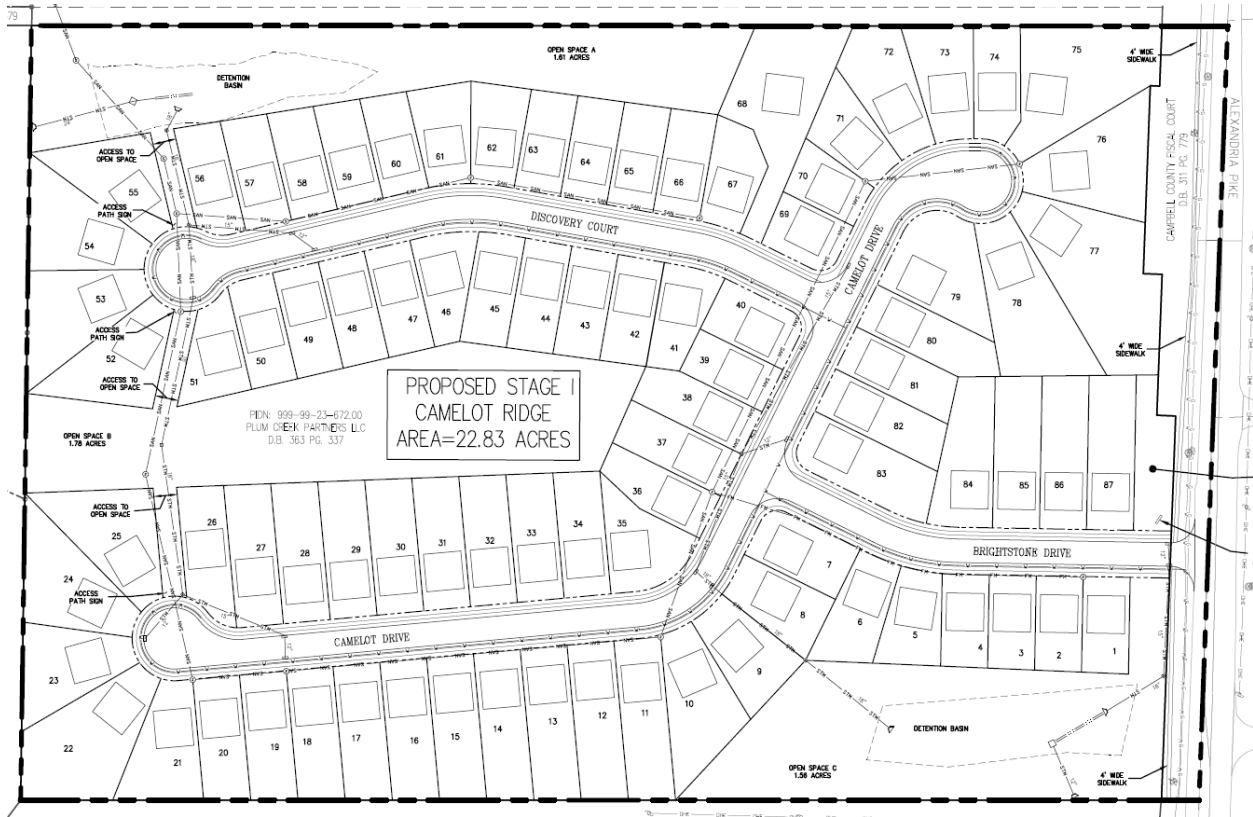
Encourage a variety of densities and housing types that will provide options for a range of household sizes, age groups, and income levels to promote a high-quality environment.

Facilitate neighborhood-scale and mixed-use developments that promote a sense of community and provide housing, employment, recreation, community gathering, educational, and service options.....

5. Existing and Proposed Topography as well as soil conditions are indicated.



6. The housing units are proposed as Single Family detached homes on 50-foot-wide lots. Two flag lots are proposed (lots 68 and 75).



7. No nonresidential buildings are proposed.
8. Open space areas are indicated for a total 4.57 acres. The detention basins are included in the open space areas. Access points are indicated on the plan to allow residents use of this open space.

9. Conceptual landscaping features, including a proposed monument sign were provided.



The orientation, size and height for the monument sign is required for the Stage II Plans.



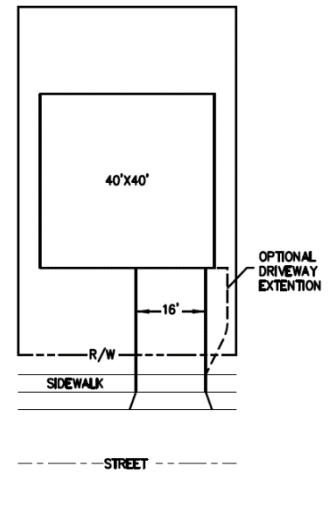
10. Capacity reservations were obtained from NKWD and DUKE. The project is within the SD1 Urban Service Boundary. Approximate utility lines are depicted on the Plan.

NOTES:

1. THIS PLAN SET IS FOR PLANNING AND ZONING PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION.
2. PRESENT ZONING OF PROPERTY = R-RE
3. PROPOSED ZONING = RCD - R-1D
4. SEWER - ALL SANITARY SEWER WILL BE PUBLIC 8" AND WILL BE OWNED BY SANITARY DISTRICT NO. 1.
5. STORM - ALL STORM SEWER WILL BE REVIEWED BY SANITATION DISTRICT NO. 1.
6. WATER - PROPOSED PUBLIC WATER MAINS WILL BE 6" AND 8" AND WILL BE OWNED BY NORTHERN KENTUCKY WATER DISTRICT.
7. ALL PROPOSED UTILITIES TO BE UNDERGROUND AND FINAL GRADES TO BE SHOWN ON STAGE II PLANS.
8. EXISTING SOIL TYPES = EdD2 - EDEN SILTY CLAY LOAM, 12%-20% SLOPES, EdE2 - EDEN SILTY CLAY LOAM 20%-35% SLOPES, LIC - LICKING SILTY CLAY LOAM, 6%-12% SLOPES, LID - LICKING SILTY CLAY LOAM, 12%-20% SLOPES, & LmD3 - LICKING SILTY CLAY, 12%-20% SLOPES.
9. ALL DEVELOPMENT TO BE IN ACCORDANCE WITH GEOTECHNICAL REPORT PREPARED BY CSI OF OHIO.
10. EROSION AND SEDIMENT CONTROLS WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANITATION DISTRICT NO. 1'S REGULATIONS.
11. STREET CONSTRUCTION - PAVEMENT COMPOSITION TO THE STANDARDS OF UNINCORPORATED CAMPBELL COUNTY SUBDIVISION REGULATIONS.
12. ALL OPEN SPACE PARCELS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
13. ALL EXISTING PROPERTY LINES AND OWNERSHIP INFORMATION IS BASED ON DEEDS AND PLATS OF RECORD AND A FIELD SURVEY BY CARDINAL ENGINEERING..
14. ALL TOPOGRAPHIC INFORMATION BASED ON GIS AND DOES NOT REPRESENT A FIELD SURVEY BY CARDINAL ENGINEERING..
15. ALL STREETS ON THIS PLAN WILL BE PUBLIC STREETS BUILT TO THE PAVEMENT SPECIFICATIONS OF THE CAMPBELL COUNTY SUBDIVISION REGULATIONS.
16. ALL HOMES SHOWN ON THIS PLAN ARE 40' X 40'.
17. ALL SPEED LIMITS WILL BE 20 MPH.
18. GRADING FOR LOTS IS BASED ON THE FISCHER GRADING TEMPLATES. THE 2:1 SLOPES ARE TEMPORARY DEVELOPER GRADES. THE FINAL SLOPES WILL BE 2.5:1 OR GREATER IN ACCORD WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
19. ON-STREET PARKING WILL BE ON THE SIDE OF THE STREET OPPOSITE TO THE WATERLINE AND THERE WILL BE NO PARKING IN THE CUL-DE-SACS.
20. FLAG LOTS SHALL HAVE THE SAME AREA AND SETBACK AS CONVENTIONAL LOTS.

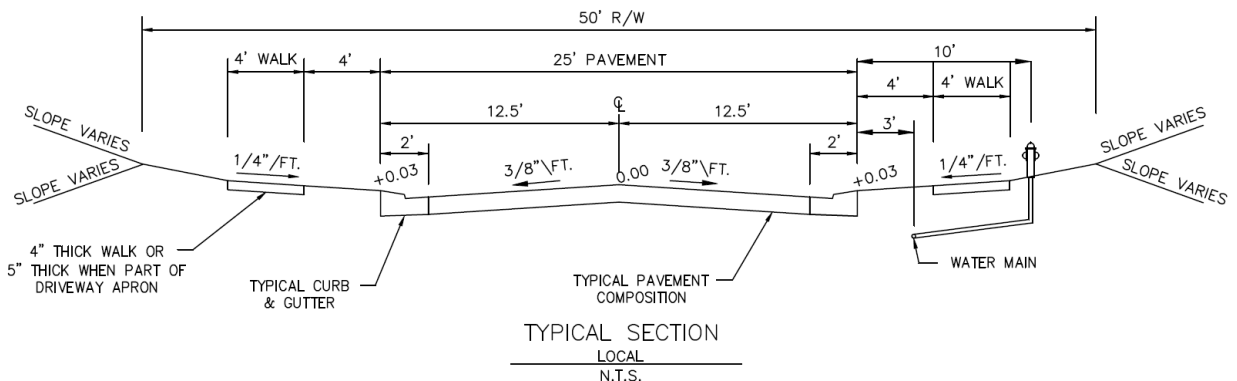
11. Within an RCD, the off-street parking shall be permitted according to approval of a final development plan. Each home is proposed to have a two-car garage and 16-foot driveway.

An optional extension to each driveway for one parking spot is indicated. The taper for this optional parking spot shall begin behind the sidewalk.



TYPICAL LOT DETAIL
N.T.S.

12. On street parking is limited to one side of the street. No parking is permitted within the cul-de-sacs.
13. Pedestrian walkways are indicated on both sides of each proposed street. Alexandria Pike is a county-maintained road. A sidewalk is indicated along Alexandria Pike.
14. Streets, including alignment, grades, type of surfacing, width of pavement and right-of-way, geometric details, and typing cross sections. A speed limit of 20 MPH is indicated.



15. Traffic data was estimated based upon the Institute of Transportation Engineers (ITE) Trip-Generation Manual. The proposed development meets ITE Land Use Code 210 (Single-Family residential), with anticipated trips generated as follows:

Alternative 1 Summary : Weekday AM Peak Hour of Generator						
ITE	Description	Size	Units	Enter	Exit	Total
210	SFHOUSE 1	87	Dwelling Units	17	49	66

Alternative 1 Summary : Weekday PM Peak Hour of Generator						
ITE	Description	Size	Units	Enter	Exit	Total
210	SFHOUSE 1	87	Dwelling Units	56	31	87

The above trip-generation rates fall well below the 100 vehicle-per-hour threshold to require a more detailed traffic impact study under KYTC regulations.

16. Provisions for control of erosion will follow SD1 regulations.
17. Construction buildout for this community is expected to occur in three (3) phases. These 3 phases were not defined.

In summary, the applicant is requesting:

- A zone map amendment of approximately 23.88 acres including Parcel 999-99-23-672.00 at 10280 Alexandria Pike from R-RE to R-1D with RCD Overlay.
- Approval of the Stage I Plans for a Residential Cluster Development subdivision consisting of 87 single family detached homes.

Article XVII, Section 17.0 Amendment of Maps and Zones indicates the FINDINGS NECESSARY FOR MAP AMENDMENT:

Before any map amendment is granted, the Planning and Zoning Commission, or legislative body, must find that the amendment is in agreement with the adopted comprehensive plan by the Planning and Zoning Commission or in the absence of such a finding, that one or more of the following apply, including the making of a written report, setting forth explicitly, the reasons and substantiation as to how each would apply, and such finding and report shall be recorded in the minutes and records of the Planning and Zoning Commission or legislative body.

1. That the original zoning classification given to the property was inappropriate or improper; and
2. That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the comprehensive plan and which have substantially altered the basic character of such area.

Staff Comment:

As evidenced by the discernable difference in focus between the 2008 and 2016 update, the Comprehensive Plan is shifting toward more housing options. The zone change would allow a high-density residential subdivision on 50-foot-wide lots by right.

The 2016 Comprehensive Plan Update further emphasizes that the County offer a "*variety of housing options for people in all life phases spanning a wide income level.*"

The plan's *Residential Development Goal* encourages a *variety of densities and housing types that will provide options for a range of household sizes, age groups, and income levels to promote a high-quality environment.*

A recent study completed by the Northern Kentucky Area Development District (NKADD) citing an overarching need entry-level single-family homes designed to support workforce housing.

Staff Recommendation - Zone Map Amendment

To approve the request for a zone map amendment for approximately 24 acres including Parcel 999-99-23-672.00 at 10280 Alexandria Pike from R-RE to R-1D with RCD Overlay be approved based upon a concept plan with no more than 87 detached single-family homes and forward the action the Fiscal Court for consideration.

Bases for Recommendation:

1. Notice has been given regarding the Zone Map Amendment consistent with Article 17 of the Zoning Ordinance.
2. As defined in Article 17, the Planning Commission has the authority to review such Zone map Amendments and provide recommendations to the legislative body.
3. The proposed Zone Map Amendment and associated Stage I Development Plan has been reviewed and found to be consistent with the recommendations of the 2008 Campbell County & Municipal Comprehensive Plan Update, the Goals and Objectives as adopted in 2016, the Campbell County & Municipal Subdivision Regulations.

SECTION 10.7 R-ID RESIDENTIAL ONE-D ZONE:

A. USES PERMITTED

1. Single family dwellings with a central sewage system, in the county; or within the city limits

B. ACCESSORY USES:

1. Customary accessory buildings and uses.
2. Fences and walls as regulated by Article XIII of this Ordinance.
3. Signs as regulated by Article XIV of this Ordinance.
4. Home occupations subject to the restrictions and limitations established in Section 9.11 of this Ordinance.
5. Public Utility Stations, after the approval of the Commission.

C. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of said uses shall have been applied for and approved of by the Board of Adjustment as set forth in Section 9.14 of this Ordinance.

1. Cemeteries.
2. Churches and other accessory buildings for the purpose of recognized religious worship providing they are located adjacent to an arterial or collector or local street.
3. Institutions for human medical care--hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged providing they are located adjacent to an arterial street.
4. Nursery school.
5. Public and parochial schools.
6. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries.
7. Recreational uses other than those publicly owned and/or operated as follows:
 - a. golf courses
 - b. country clubs
 - c. semi-public swimming pools
8. Police and Fire Stations.

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES: No buildings shall be erected or structurally altered hereafter except in accordance with the following regulations:

1. Minimum Lot Area - Nine thousand (9,000) square feet
2. Minimum Lot Width - Seventy (70) feet
3. Minimum Front Yard Depth - Thirty (30) feet
4. Minimum Side Yard Width
 - a. Total - 18 feet
 - b. One side - 6 feet

5. Minimum Rear Yard Depth - Twenty-five (25) feet
6. Maximum Building Height - Thirty-five (35) feet

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES: No conditional building and/or use shall be erected or structurally altered hereafter except in accordance with the following regulations:

1. Minimum Lot Area - Twenty-two thousand five hundred (22,500) square feet
2. Minimum Lot Width - One hundred (100) feet

3. Minimum Front Yard Depth - Fifty (50) feet
4. Minimum Side Yard Width - Twenty-five (25) feet
5. Minimum Rear Yard Depth - Twenty-five (25) feet
6. Maximum Building Height - Thirty-five (35) feet

F. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading or unloading shall be provided in accordance with Articles XI and XII of this Ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers.
3. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right-of-way or into any adjacent property.
4. Where any yard of any conditional use permitted in this zone property in a single family zone, a ten (10) foot wide screening area as regulated by Section 9.17 of this Ordinance shall be required.

SECTION 10.14 RCD - RESIDENTIAL CLUSTER DEVELOPMENT OVERLAY ZONE

- A. **PURPOSE:** The purpose of the Residential Cluster Development (RCD) Overlay Zone is to provide a means whereby clusters of attached and detached single-family residential units may be constructed in the R-1 Single-Family Residential Zones, and therein, through a development plan, permit a wide flexibility in the design, location, siting of buildings, in order to provide for, to the greatest extent possible, the preservation of hillside areas, and other natural geographic and topographic features, and to provide for more usable and suitable located recreation facilities and open space than would otherwise be provided under conventional R-1 Single-Family Residential land development procedures.
- B. **GENERAL:** A residential Cluster Development Overlay Zone may be permitted only to be superimposed over any of the R-1 Single-Family Residential Zones provided that all conditions on provisions of this section of the ordinance the applicable requirements of the subdivision regulations, and any additional requirements as may be determined necessary to provide for the most efficient layout of the RCD Zone and its proper integration with the surrounding development are met; and a public hearing is held.
- C. **APPLICATION AND PROCESSING:** Applications for Residential Cluster Development Overlay Zone shall be processed in two stages:
1. **STAGE I Development Plan and Zoning Map Amendment.** Applications for amendment to RCD Overlay Zone shall include a development plan in accordance with the requirements of Subsection D.
 - a. The Planning Commission shall hold a public hearing on the proposed application, duly noticed, in accordance with the requirements of KRS Chapter 424, and review said application with regard to its compliance with the stated purposes of the RCD Overlay Zone, the required elements of the Stage I Development Plan and other applicable requirements of this section. Upon holding such hearing, the Planning commission shall make one of the following recommendations to the legislative body; approval, approval with condition of disapproval. The planning commission shall submit along with their recommendations a copy of the Stage I Development Plan and the bases for their recommendations.
 - b. The legislative body shall, within forty-five (45) days after receiving the recommendations of the Planning Commission, review said recommendation and take action to approve or disapprove said RCD application. Such action may incorporate any conditions imposed by the legislative body. However, should the legislative body take action to impose different conditions than were reviewed and considered by the Planning Commission then said conditions shall be resubmitted to the Planning Commission. for further review and recommendations in accordance with Section c, a. Approval of the RCD Overlay Zone shall require that development be in conformance with the Stage I approved Development Plan.
- The legislative body shall forward a copy of the approved Development Plan, certified as such by said body, to the Planning Commission for further processing in accordance with the requirements for Stage II Development Plan and Record Plat.
- Zoning Map Amendment - Upon approval of the RCD Overlay Zone, the official zoning map shall be amended by adding the prefix "RCD" to the existing residential (R) Zone (e.g., RCD-R-1B, RCD-R-1C, etc.) for the area as shown on the Stage I approved development plan.

2. STAGE II DEVELOPMENT PLAN AND RECORD PLAT: A Stage II development plan and Record Plat shall be developed in conformity with the Stage I approved development plan and in accordance with the requirements of Subsection E, and submitted to the Planning Commission for its review and approval. Except for the manner of submission and processing the subdivision regulations may be waived, where applicable, and the requirements of Subsection E shall be substituted therefore. Those requirements not specifically waived by the Planning Commission shall conform with the subdivision regulations.
 - a. The Planning Commission shall review the submitted Stage II development plan with regard to its compliance with the required elements of Subsection E. 1, for Stage II development plans, other applicable elements of this ordinance, other applicable regulations, and its conformity with the Stage I approved development plan. The Planning Commission, in approving the Stage II development plan, may authorize minor adjustments from the Stage I approved development plan, provided that the adjustments do not: affect the spatial relationship of structures, change land uses, increase overall density, alter circulation patterns (vehicular and pedestrian) or decrease the amount and/or usability of open space or recreation areas of affect other applicable requirements of this ordinance. Upon Planning Commission approval of the Stage II development plan, a copy of said plan, shall be forwarded to the local zoning administrator, who shall grant permits only in accordance with the Stage II approved development-plan and other plans as may be required by this ordinance.
 - b. Upon approval of the Stage II development plan, the Planning Commission shall review the submitted Record Plat with regard to its compliance with the required elements of Subsection E.2, for Record Plats, the applicable requirements of the Subdivision Regulations, and its conformity with the Stage II approved development plan. Upon Planning Commission approval of the Record Plat, copies of said plat, certified by the Planning Commission, and suitable for recording, shall be forwarded by the Planning Commission to the office of the County Clerk to be recorded.
- D. STAGE I DEVELOPMENT PLAN REQUIREMENTS: The street development plan shall identify and provide the following information;
1. Plan(s) of the subject property drawn to a scale not smaller than one (1) inch equals two hundred (200) feet showing:
 - a. The total area in the project; by aerial photograph.
 - b. The present zoning of the subject property and all adjacent properties.
 - c. All public and private rights-of-way and easement lines located on or adjacent to the subject property which are proposed to be continued, created, enlarged, relocated, or abandoned;
 - d. Existing and proposed topography shown by contour with intervals not to exceed five (5) feet;
 - e. All existing and proposed housing units on the subject property:
 - (1) Detached housing - Location, arrangement and number of all lots, including a typical section(s) identifying approximate lot sizes and dimensions, and setbacks and height of buildings.
 - (2) Attached housing - Location, height, and arrangement of all buildings, number of units within each building and all lot lines with approximate dimensions where applicable.

- f. Location, arrangement, height and identification of all existing and proposed nonresidential buildings & uses on the subject property;
- g. The amount of area proposed for common open space, including the location and arrangement of recreational facilities, identification of unique natural features to be retained and a statement indicating the means of maintaining all common areas;
- h. Location of proposed pedestrian walkways, identifying type of surfacing and approximate dimensions;
- i. Location of proposed streets identifying approximate dimensions of pavement and right-of-way widths, type of surfacing and approximate grades;
- j. Location of off-street parking, loading and/or unloading and driveway areas, identifying the number of off-street parking spaces to be provided, type of surfacing and approximate dimensions;
- k. Location of all existing and proposed water, sanitary sewer and storm drainage lines, indicating approximate pipe sizes and grades. Indication should also be given regarding the provision of electric and telephone service which will be required to be installed underground.
- l. Certification from appropriate water and sewer agencies that services will be available;
- m. Landscaping features including identification of planting areas and the location, type, and approximate height of fences and walls;
- n. Location of signs, indicating their orientation and approximate size and height;
- o. Identification of the soil types and geologic formations on the subject property, indicating anticipated problems and proposed method of handling said problems;
- p. A schedule of development, including the staging and phasing of:
 - (1) Residential areas, in order of priority, by type of dwelling unit;
 - (2) Streets, utilities, and other public facility improvements, in order of priority;
 - (3) Dedication of land to public use or set aside for common ownership; and
 - (4) Nonresidential buildings and uses, in order of priority.

The information required in items a through p, may be combined in any suitable and convenient manner so long as the data required is clearly indicated. A separate plan or drawing for each element is not necessary, but may be provided at the option of the applicant.

E. STAGE II DEVELOPMENT PLAN & RECORD PLAT REQUIREMENTS: The Stage II development plan and record plat shall conform to the following requirements:

- 1. Stage II Development Plan: The applicant shall submit a Stage II Development Plan, in conformance with the Stage I approved Development Plan, at a scale not smaller than one (1) inch equals fifty (50) feet, that identifies and provides the following information:
 - a. The existing proposed finished topography of the subject property shown by contours with intervals not to exceed five (5) feet. Where conditions exist that may require more detailed information on the proposed topography, contours with intervals of less than five (5) feet may be required by the Planning Commission.
 - b. All housing units on the subject property:
 - (1) Detached housing - Location, arrangement and number of all lots, including exact lot dimensions and setbacks, and maximum height of buildings;
 - (2) Attached housing - Location, height, and arrangement of all buildings indicating the number of units in each building and, where, applicable, location and arrangement of all lots with exact lot dimensions.

- c. Location, height, arrangement and identification of all non-residential buildings and uses on the subject property and, where applicable, location and arrangement of all lots with exact lot dimensions.
- d. All common open space areas, including accurate lot dimensions and the location and arrangement of all recreational facilities.
- e. Landscaping features, including identification of planting areas and the location, type and height of walls, and fences.
- f. Location of signs indicating their orientation and size and height.
- g. All utility lines and easements:
 - (1) Water distribution systems including line sizes, width of easements, type of pipe, location of hydrants and valves, and other appurtenances;
 - (2) Sanitary sewer system, including pipe sizes, width of easements, gradients, type of pipes, invert elevations, location and type of manholes, the location, type, size of all lift or pumping stations, capacity, and process of any necessary treatment facilities, and other appurtenances;
 - (3) Storm sewer and natural drainage system, including pipe sizes, gradients, location of open drainage courses, width of easements, location and size of inlets and catch basins, location and size of retention and/or sedimentation basins, and data indicating the quantity of storm water entering the property, the quantity of flow at each pickup point (inlet), the quantity of storm water generated by development of the subject area, and the quantity of stormwater to be discharged at various points to areas outside the subject property.
 - (4) Other utilities (e.g. electric, telephone, etc.) including the type of service and the width of easements revealing the underground installation of the wiring.
- h. Location of all off-street parking, loading and/or unloading, and driveway areas, including typical cross sections, the type of surfacing, dimensions, and the number and arrangement of off-street parking, and loading and/or unloading spaces.
- i. Circulation System:
 - (1) pedestrian walkways, including alignment, grades, type of surfacing and width;
 - (2) streets, including alignment, grades, type of surfacing, width of pavement and right-of-way, geometric details, and typical cross sections.
- j. Provisions for control of erosion, hillside slippage and sedimentation, indicating the temporary and permanent control practices and measures which will be implemented during all phases of clearing, grading, and construction;
- k. The schedule of development staging and phasing-in accordance with the requirement in Subsection D.3, and as approved in the Stage I Approved Development Plan.

The Information required by Section E, items a through k, may be combined in any suitable and convenient manner so long as the data required is clearly indicated.

- 2. Record Plat: A Stage II development plan and record plat shall be developed in conformity with the Stage II approved Development Plan, at a scale not smaller than one-inch equals fifty (50) feet. If the record plat is submitted in sections, an If the Record Plat is submitted in sections, an index shall be developed showing the entire RCD. The particular number of the section, and the relationship of each adjoining section shall be clearly shown by a small key map on each section submitted. The Record Plat shall conform to the applicable requirements of the subdivision regulations, unless specifically waived by the Planning Commission, and in addition thereto, the following.

- a. All areas reserved for common ownership with an indication of the properties the owners will share in common;
 - b. Such lot or parcel lines indicating tracts which are now in separate ownership or which may be transferred to other ownership during or after development. (Resubdivision of large lots containing several buildings may be accomplished at a later date upon application and approval of the Planning Commission)
 - c. Indication of areas to be developed for residential (by type of housing unit), commercial, public and semi-public uses.
- F. **RESIDENTIAL USES AND DENSITIES:** All types of residential housing units (attached or detached) may be permitted within an RCD Overlay zone, including single-family, two-family, and multi-family units. The density of dwelling units in a RCD, shall be determined by the density (dwelling units per acre) as calculated from the existing residential (R) zone superimposed by the RCD Overlay Zone. This density shall be applied to the total project area excluding that land devoted to commercial uses and streets (public and private).
- G. **public and semi-public uses:** Public and semi-public structures and uses may be permitted in the RCD. these structures shall be delineated on the Stage I Development Plan and shall be limited to one or more of the following uses:
 - 1. Schools (nursery, elementary, and secondary).
 - 2. Churches (parish houses included).
 - 3. Community centers, including day care facilities.
 - 4. Country Clubs.
 - 5. Libraries.
 - 6. Fire and Police stations.
- H. **AREA REQUIREMENTS:** No RCD Overlay Zone shall be permitted on less than ten (10) acres of land. However, development of a smaller tract adjacent to an existing RCD Overlay Zone, may be permitted, if the proposed development conforms to and extends the original development as if the new area had been a part of the original development.
- I. **HEIGHT, YARD AND SETBACK REGULATIONS:** Requirements shall be as approved in the Stage I Development Plan.
- J. **OFF-STREET PARKING AND LOADING AND/OR UNLOADING:** Off-street parking and, when applicable, loading and/or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
- K. **FENCES, WALLS, AND SIGNS:** The location, height and type of all fences, walls, and signs shall be as approved in the Stage I Development Plan.
- L. **EROSION AND SEDIMENTATION CONTROL:** Effective erosion and sediment controls shall be planned and applied in accordance with Section 9.7 of this ordinance.
- M. **COMMON OPEN SPACE - RECREATION AREA:** At least twenty percent (20%) of the total acreage of the proposed RCD shall be retained as common open space and recreation area, and dedicated to a public and/or private entity for operation and maintenance. Such open space and recreation areas shall be physically situated so as to be readily accessible, available to, and usable by all residents of the RCD. Common open space and recreation area shall be that part of the total project exclusive of dwellings, streets, parking areas, single-family lots, commercial areas, and other non-open space and non-recreationally oriented facilities.

- N. AMENDMENTS: Any amendments to plans, shall be made in accordance with the procedure required by this ordinance, subject to the same limitations and requirements as those under which such plans were originally approved.
- O. EXPIRATION: Any amendment to RCD Overlay Zone shall be subject to the time constraint, as noted below. Upon expiration of said time period, and any extensions thereto, the legislative body may initiate a request for a public hearing by the Planning Commission, in accordance with the requirements of KRS Chapter 100, for the purpose of determining whether said RCD Overlay Zone should revert to its original zoning designation. A public hearing may be initiated if either of the following conditions apply:
1. A Stage II Development Plan has not been approved by the Planning Commission within a period of twelve (12) consecutive months from the date of the Stage I approved Development Plan and RCD Overlay Zone Amendment by the legislative body; provided that an extension may be permitted upon approval of the legislative body or their duly authorized representative if sufficient proof can be demonstrated that prevailing conditions have not changed appreciably to render the Stage I approved Development Plan obsolete.
 2. Substantial construction has not been initiated within a period of twelve (12) consecutive months from the date of approval of the Stage II Development Plan by the Planning Commission; provided that an extension may be permitted upon approval of the legislative body or their duly authorized representative if sufficient proof can be demonstrated that the construction was delayed due to circumstances beyond the applicant's control, and that prevailing conditions have not changed appreciably to render the Stage I approved Development Plan obsolete. The amount of construction constituting initiating substantial construction shall be as approved in the Stage I approved Development Plan.