



August 19 , 2022

Campbell County & Municipal Planning Commission

Campbell County Staff Comments, Findings, and Recommendations

Case to be heard on September 13, 2022 at 6:30 PM at the Campbell County Fiscal Court Chambers, 1098 Monmouth Street in Newport, KY.

File Number: PZ-22-028
Location: Approximately 47 acres located at 10743 S Licking Pike, Alexandria KY
Applicant: Maronda Homes / LSSE
Request: Approval of Stage II plans for a single-family residential development

LSSE Civil Engineers and Architects on behalf of the developer, Maronda Home LLC, has submitted an application for Stage II Improvement Plans for Dominion Acres (Burns farm parcel). The site consists of 47.32 acres.

The application included

A. Site Improvement Plans

- Sheet 1 – Existing Conditions
- Sheets 2 through 6 – Construction Plan
- Sheets 7 and 8 – Utility Plan
- Sheets 9 and 10 – Road Profiles
- Sheets 11 through 13– Cross sections
- Sheets 14 and 15 – Sanitary Profiles
- Sheets 16 and 17 – Waterline Profiles
- Sheets 18 – Landscape Plan
- Sheets 19 through 21 – Sanitary Profiles
- Sheet 23 – Storm Details
- Sheets 24 through 26 – Utility Details
- Sheets 27 through 28 – Site details

Sheets ES1 through ES4 – Erosion and Sediment Control Plan

Sheets ES5 through ES7 – Erosion and Sedimentation Control Details

Sheet PCMS1 – Post Construction Stormwater Management Plan

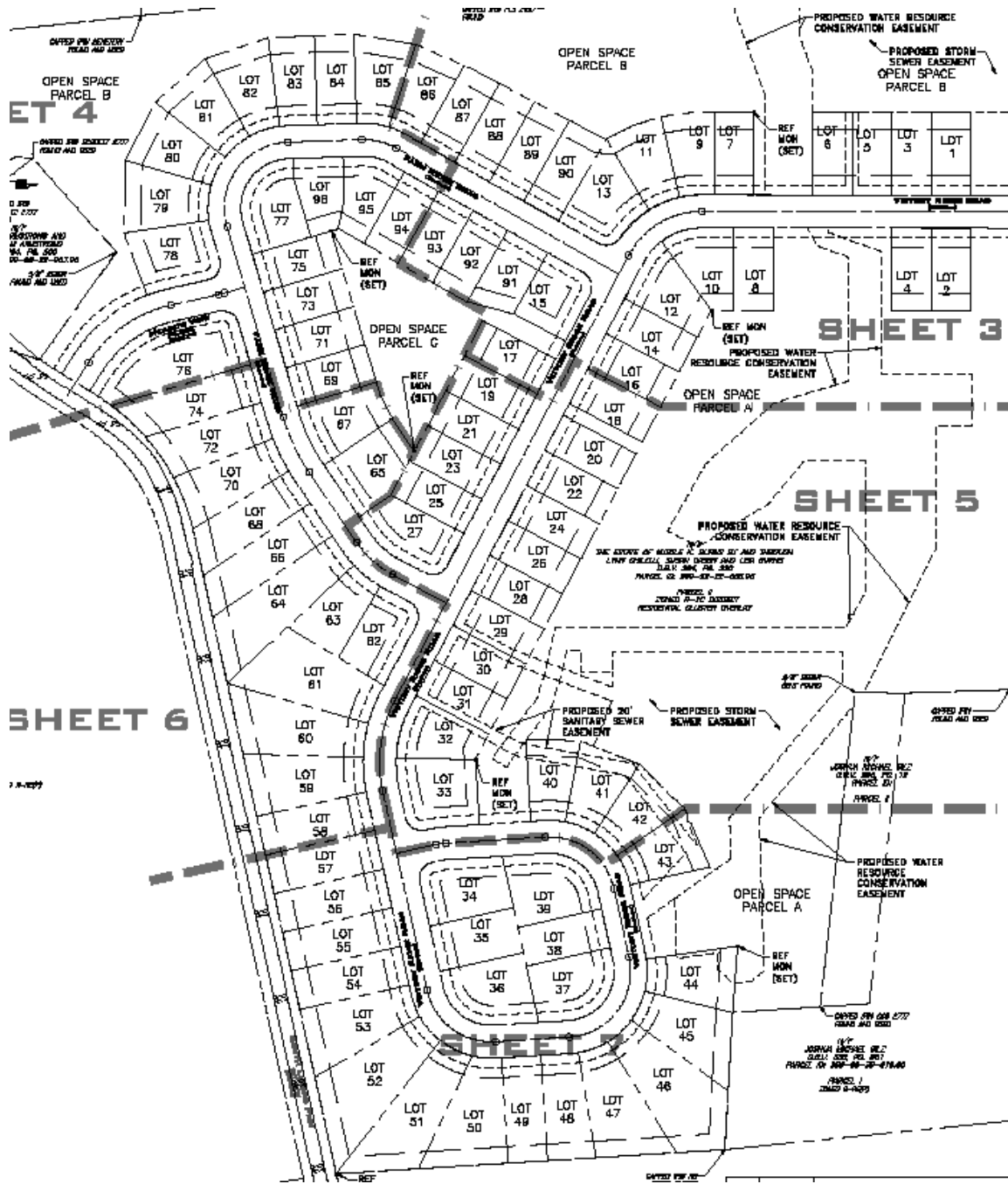
Plan of Lots with survey markings

B. Supplemental reports include:

Geotechnical Exploration Report
Construction Stormwater Pollution Prevention Plan Report
Stormwater Management / Post Construction Stormwater Management Report

C. Schedule of Development Staging

These items were submitted electronically to allow detailed viewing.



The site plan identifies 96 detached single-family home lots. This is less than the 98 lots previously approved by the Planning Commission in April 2022. A detailed survey and higher level of design engineering was completed between the Stage I and Stage II plans resulting a larger amount of land being dedicated the residential lots.

The location, elevation and arrangement of all lots are indicated. The proposed acreage and square footage for each lot is identified. Lots range from 7,500 square feet to 19,784 square feet of 0.172 to 0.454 acres in size. There are 24 lots proposed to be in excess of quarter acre lots.

	Stage I	Stage II
Acreage	46.51	47.32
ROW	5.11	5.018
LOTS	18.05	21.678
Open Space	23.35	20.624
Open Space %	50%	44%
Proposed Lots	98	96
Density DU/A	2.1	2.03

Three parcels, totaling over 20.62 acres are indicated as open space. These open space parcels are readily accessible via a trail system as shown on the plans.

The proposed right-of-way is 5.018 acres. There are no non-residential buildings proposed. Recreational trails within the open space areas are included.

A landscaping plan for the common spaces and streetscapes are indicated.

Signage locations and details are indicated on the plan. It is noted that a proposed monument sign is planned along US 27. This sign is to be designed by others



Approval of this sign is not included this request, and would be permitted separately.

Utility plans and details are included. The applicant has submitted evidence of coordination with Duke Energy (gas & electric), Sanitation District #1 (sanitary sewer & stormwater), Northern Kentucky Water District (water) and Alta fiber (Tele communications). Approval from the respective utility agencies is required prior to construction.

The default speed limit for a County Maintained road is 35 MPH. This subdivision is requesting to be signed for a speed limit of 25 MPH. (Staff notes that a plan note should be added).

Parking should be restricted on the side of the street where fire hydrants are located, entrances to the trail heads, Dominion Way and at the subdivision entrance along Victory Ridge Road. (Staff notes that a plan detail and note should be added).

A school zone sign has been installed on Alexandria Pike this summer.

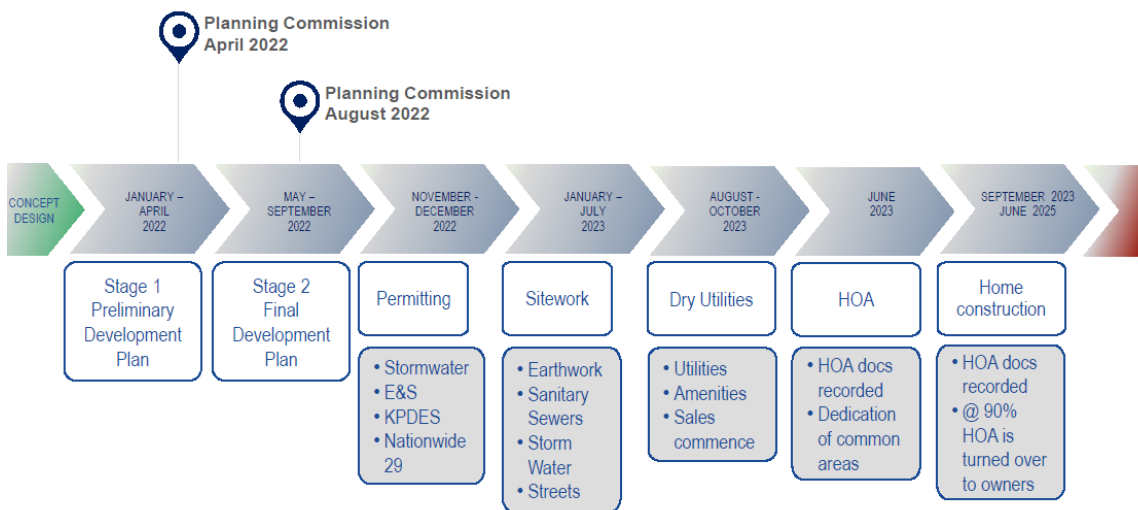
Proposed driveway locations for each home are indicated but will be subject to final home design.

Pavement details for streets, sidewalks and trails are provided.

An Erosion and Sediment Control Plan, Erosion and Sedimentation Control Details and Post Construction Stormwater Management Plan are included.

Lighting details indicate dawn to dusk street lamps on each lot optional to the homeowner.

A development schedule is included.



The Stage II Plans have undergone a secondary engineering review by a representative for the County.

Staff Recommendations:

To approve the Stage II Plans for Dominion acres noting details related to the speed limit and on street parking restrictions shall be added. In addition, final utility plan

coordination must be completed with the applicable utility agencies prior to construction of those utilities.

Bases for Recommendation:

1. Notice has been given regarding the Stage II Plan consistent with the Campbell County Zoning Ordinance and KRS Chapter 424.
2. The proposed improvements have been reviewed for consistency with the recommendations of the 2008 Campbell County Comprehensive Plan Update, 2016 Goals and Objectives, the Campbell County Subdivision Regulations and Campbell County Zoning Ordinance.

If you need additional information or clarification prior the meeting, you may contact us at 859-292-3880.

Attachments: Dominion Acres Residential Development Improvement Plans, Schedule

Supplemental Plans available upon request: Geotechnical Exploration Report, Construction Stormwater Pollution Prevention Plan Report, and Stormwater Management / Post Construction Stormwater Management Report