

October 27, 2023

Items 6, 7 and 21 revised 11/6/2023

Campbell County & Municipal Planning Commission

Campbell County Staff Comments, Findings, and Recommendations

Issue to be heard: November 14, 2023 at 6:30 PM at the Campbell County Fiscal Court Chambers, 1098 Monmouth Street in Newport, KY.

File Number: PZ-23-047
Applicant: Grand Communities, LLC
Request: Zone map amendment of approximately eighty-five (85) acres at Mook Road and Fox Chase Drive in Southgate, Kentucky from R-1E/PUD (Residential-1E/Planned Unit Development) and R-3 to R-3 with a PUD Overlay.

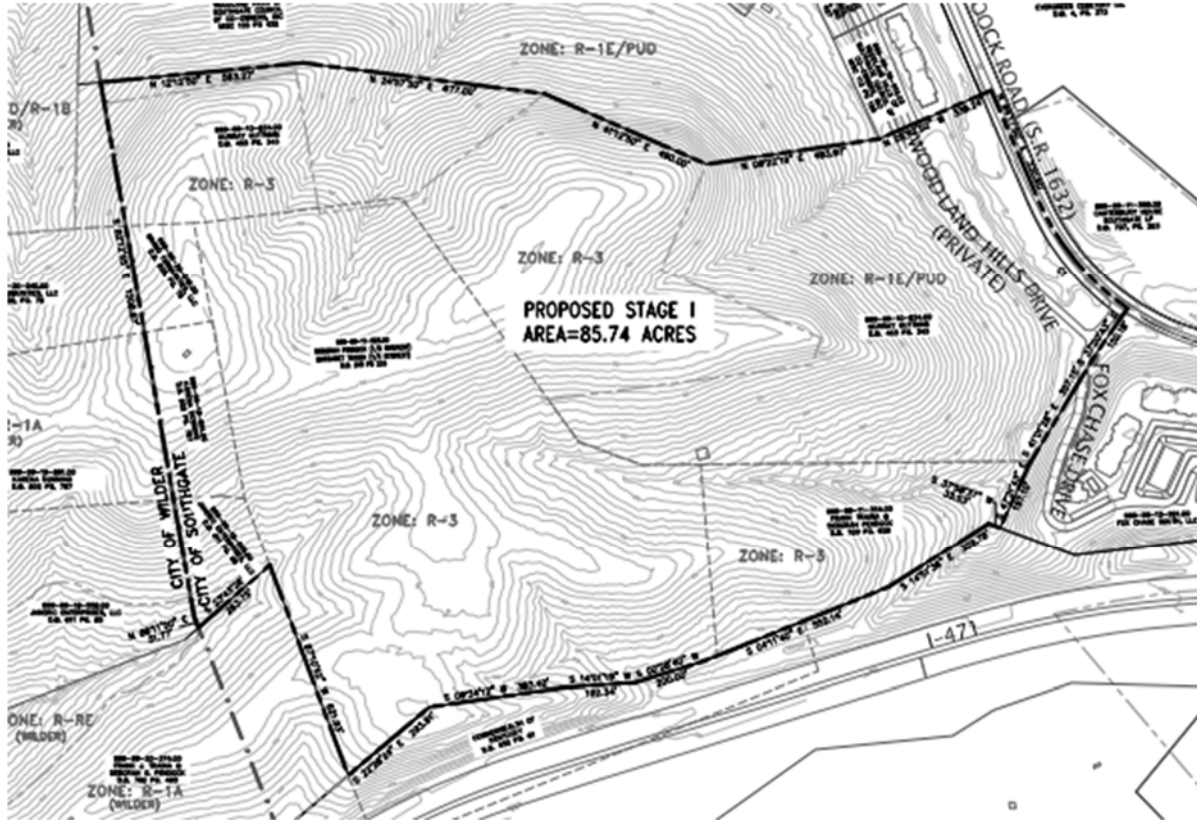
File Number: PZ-23-048
Applicant: Grand Communities, LLC
Request: Approval of Stage I Plan for a 575-unit residential development with public improvements in Southgate.

Overview:

The area under review consists approximately 85.7 acres in Southgate KY between Mook Road (SR 1632) and I-471 at Fox Chase Drive in Southgate KY.



The applicant, Grand Communities LLC, is managed by Fischer Land Development LLC. The request is for a zone map amendment and approval of a Stage I Plan to accommodate a proposed residential development of approximately 85.7 acres in Southgate KY.



This current design of the residential development consists of 575 units. The units will include a variety of single-family and multi-family style units as proposed below:

Unit Type (Style)		Proposed Unit Count
Detached Units		
Single-Family (Masterpiece)		45
Attached Units		
Townhomes (Gallery, Tustin, Brookline)		236
Carriage Homes (Gallery above garage)		11
Paired Patio Homes		40
Apartment Homes (Breezeway, Garden Flat)		243
Apartments 1 Bedroom	50%	
Apartments 2 Bedroom	36%	
Apartments 3 Bedroom	14%	
TOTAL		575

Styles, including the number of bedrooms, may vary within each unit type. It is not uncommon between stage I and stage II design to see a 1% increase in the number of units.

Staff would request that the Planning Commission allow up to 580 household units subject to final design.



Considerations of Zone Map Amendment

The request is for zone change to Residential-Three (R-3) as a Planned Unit Development (PUD overlay). The current zoning is a combination of R-3 and R-1E / PUD.

Southgate Zoning Ordinance Section 10.6 Residential-Three (R-3) Zone and Section 10.8 Planned Unit Development (PUD) Overlay Zone outlines the applicable details for these zones.

A PUD requires Stage I Plans as a condition to establish the overlay. Section 9.20 Plan Requirements outlines the information required for Stage I Plans. The plans were submitted electronically to assist in the review. (see attached)

For discussion purposes the developer has included a graphic image to assist the reviewer with visualizing the products within the plan.

Relevant details are summarized as follows:

1. The total acreage consists of numerous parcels under contract by the developer, Grand Communities, LLC. The parcels, approximate acreage, and owners are as follows:

<u>PIDN</u>	<u>Approximate Acreage</u>	<u>Owner(s)</u>
999-99-11-354.00	7.0	TRAINA FRANK, PENDOCK DEBORAH
999-99-20-040.00 <i>Partial</i>	1.5	GRAND COMMUNITIES LLC
999-99-20-374.00 <i>Partial</i>	3.5	TRAINA FRANK J, PENDOCK DEBORAH
999-99-11-525.00	29.5	PENDOCK DEBORAH, TRAINA MARGARET
999-99-18-558.00 <i>Partial</i>	1.8	JANERIC ENTERPRISES LLC
999-99-10-834.00	39.4	GUTTMAN MURRAY
999-99-19-891.00 <i>Partial</i>	<u>3.1</u>	DOWNING KARENA
<i>Approximate Total</i>	85.8	

Article 17 of the Southgate 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. A PUD requires a minimum of 25 acres. *The proposed zoning change is for over 85 acres.*

2. The existing acreage is vacant and heavily wooded.



- The 2008 Campbell County & Municipal Comprehensive Plan identifies the future land use plan for the area as a mix of Multi-family and Higher Density Single-Family residential.

Per Article X, Section 10.8, All types of Residential Housing units (attached and detached) may be permitted in the PUD Overlay zone.

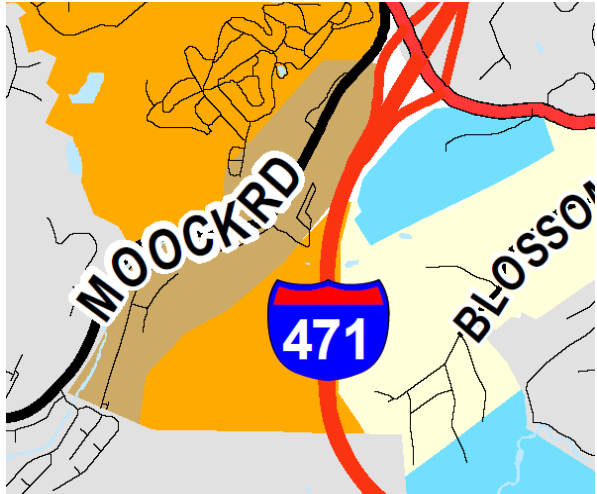
The existing zones would allow multi-family units throughout the entire property. However, the overall density shall not exceed the density requirement of the underlying zone.

The lots sizes and setbacks may be reduced from the underlying zone provided that at least 20% greenspace is reserved.

Future Land Use Category

Land Use Category

- Lower Density Single Family Residential
- Higher Density Single Family Residential
- Multi-Family Residential



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 (e.g. detached single family dwelling on ¼ acre, patio homes, duplex, etc.).



Multi-Family Residential – Residential developments housing three or more families in individual units in one or more buildings (e.g. Condominiums, Apartments, Townhouses, etc.).



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 is a dynamic community that provides meaningful opportunities for all people in which to live, learn, work, play, worship, and achieve their goals. The County promotes lifelong learning, innovative enterprises, quality neighborhoods, agricultural heritage, diverse recreational opportunities, environmental balance, and participatory governance. We draw from the strength of our rich history of values, creativity, and decisions to realize the vision for Campbell County.....

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: Land Use - *Balance existing and future land use patterns to provide various well-planned, high quality, and effective developments.*

- *Cultivate future development and redevelopment, which reinforces the County's high quality natural and livable environment through its buildings, site development, traffic patterns, signage, and landscaping.....*
- *Evaluate and implement strategies to balance development and mitigate risk to public infrastructure, private property and environmental degradation within unstable soils and special flood hazard zones.*

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

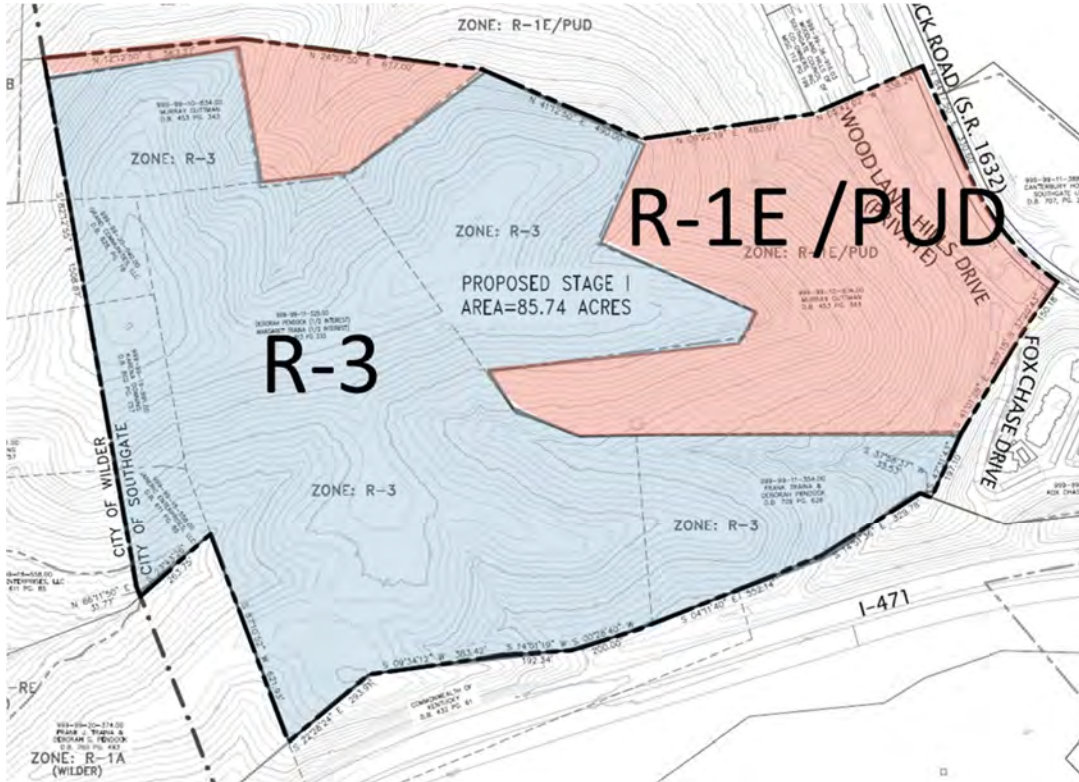
- *Encourage a variety of densities and housing types that will provide options for a range of household sizes, age groups, and income levels to promote a high-quality environment.*
- *Facilitate neighborhood-scale and mixed-use developments that promote a sense of community and provide housing, employment, recreation, community gathering, educational, and service options.....*
- *Utilize performance standards for housing development that incorporate the effects on water and sanitary sewer needs, traffic congestion, and open space preservation.*

5. Southgate Zoning Ordinance Article VII provides the following relevant definitions:
- DWELLING, ATTACHED, SINGLE-FAMILY: A dwelling unit which is attached to one or more dwelling units, each of which has independent access to the outside of the building to ground level and which has no less than two (2) exterior walls fully exposed and not in common with the exterior walls of any other units.*
- DWELLING, DETACHED, SINGLE-FAMILY: A dwelling standing by itself and containing only one (1) dwelling unit, separate from other dwellings by open space, but shall not include mobile homes.*
- DWELLING, MULTI-FAMILY: A residential building having three (3) or more dwelling units, as separate housekeeping units.*

DWELLING, TWO-FAMILY: A residential building designed, arranged, or used exclusively by two (2) families, living independently of each other.

DWELLING UNIT: A building or portion thereof providing complete housekeeping facilities for one (1) person or one (1) family.

- The acreage is currently zoned R-1E/PUD and R-3. Details from the current PUD overlay for this area are not known. The parcel currently zoned R-1E/PUD was not indicated to be part of the adjacent existing condominium development and it under separate ownership. The surrounding zones include R-1A, R-RE, R-1E, P-1B/PUD and R-1E/PUD.



- As defined in Article 10 of the Southgate Zoning Ordinance the following uses are permitted for the zones under discussion:

R-1E	Single-family dwellings (detached)
R-3	Two-family residential dwellings Multi-family residential dwellings
PUD Overlay	Over an R Zone – All types of residential housing units (attached and detached) including single-family, two-family and multi-family units

The existing R-1E / PUD zone has a density of approximately 4.3 units per acre. The existing R-3 Zone has a maximum density of 10 dwelling units per acre.

Based upon the current zoning and the zoning regulations, a development could have up to 704 units within the acreage.

PIDN	Approximate Acreage	Current Zoning	
		Zone	Density
999-99-11-354.00	7	R-3	70
999-99-20-040.00 <i>Partial</i>	1.5	R-3	15
999-99-20-374.00 <i>Partial</i>	3.5	R-3	35
999-99-11-525.00	29.5	R-3	295
999-99-18-558.00 <i>Partial</i>	1.8	R-3	18
999-99-10-834.00	27.3	R-1E / PUD	119
	12.1	R-3	121
999-99-19-891.00 <i>Partial</i>	<u>3.1</u>	R-3	<u>31</u>
	85.8		704

The developer is proposing an R-3 zone with a PUD overlay over the roughly 85.8 acres. Approximately 12 acres would be dedicated to rights-of-way, leaving a net acreage (less rights of-way) of approximately 74 acres. The proposal concept would be for 575 to 580 units. This would result in an average density of 7.8 units per acre.

SUMMARY	
TOTAL AREA TO BE REZONED:	85.74 Ac.
APPROXIMATE R/W AREA:	12.12 Ac.
APPROXIMATE NET ACREAGE	73.62 Ac.
TOTAL UNITS	575 UNITS
APPROXIMATE DENSITY	7.81 D.U./ACRE
MAXIMUM DENSITY OF R-3 ZONE	10.00 D.U./ACRE
REQUIRED OPEN SPACE (@20%)	17.15 Ac.
APPROXIMATE OPEN SPACE:	25.00 Ac.

The density would be less than that permitted under the current zoning.

The required open space for a PUD is twenty percent (20%) or approximately 17 acres. The development has set aside approximately 25 acres for open space.

8. A Stage I plan requires the depiction of all existing and proposed residential areas in the project. This plan shall include:
 - (1) Detached housing – location and approximate number of lots, including a typical section(s) identifying approximate lot sizes and dimensions, and setback and height of buildings;
 - (2) Attached housing – location and description of the various housing types (i.e., townhouse, fourplex, garden apartment, etc.) including approximate heights of typical structures, and the approximate number of units by housing type.

The setbacks for a PUD are set per plan.

Single family (attached or detached) and two family dwellings	
MINIMUM LOT WIDTH	TWENTY (20) FEET
MINIMUM FRONT YARD SETBACK	FIVE (5) FEET
MINIMUM SIDE YARD SETBACK	THREE (3) FEET*
MINIMUM REAR YARD SETBACK	FOUR (4) FEET
MAXIMUM HEIGHT	THREE (3) STORY
<i>*0 FT SETBACK ON COMMON WALLS FOR ATTACHED SINGLE-FAMILY</i>	

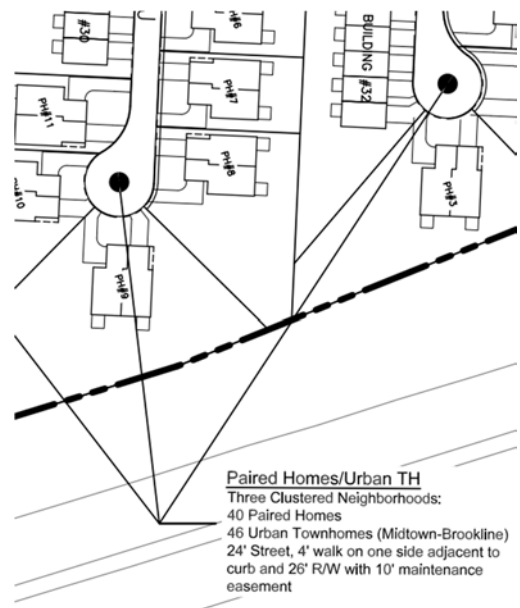
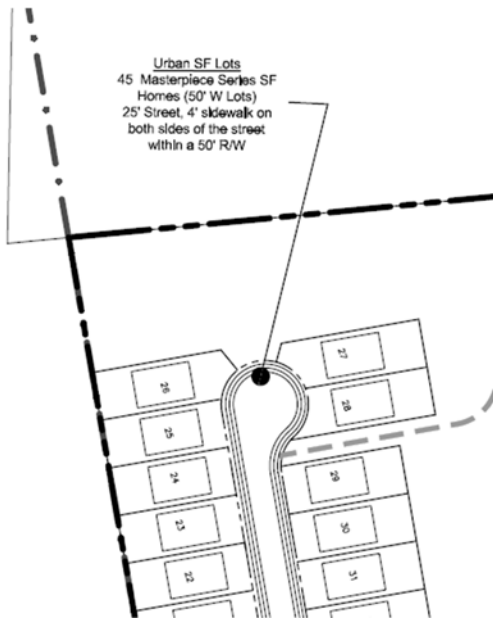
Single-family dwelling (attached) - A dwelling unit which is attached to one or more dwelling units, each of which has independent access to the outside of the building to ground level and which has no less than two (2) exterior walls fully exposed and not in common with the exterior walls of any other units

Single-family dwelling: A dwelling standing by itself and containing only one (1) dwelling unit, separate from other dwellings.

Two-family Dwelling: A residential building designed, arranged, or used exclusively by two (2) families, living independently of each other.

The single-family detached home lots would be 50 feet in width. Flag lots are proposed at the cul-de-sac that widen out to 50 feet. The paired patio home lots will be a minimum of 40 feet wide per paired units. Flag lots are proposed at the cul-de-sac which widen out to 40 feet for the paired units. The attached single-family units (townhomes), range from 4 to 6 units in a row.

The front yard setback from the property line will be a minimum of five (5) feet.



9. Proposed street right-of-way and pavement widths are indicated. The named streets are to be publicly maintained. The streets within the Apartment areas will be privately maintained.

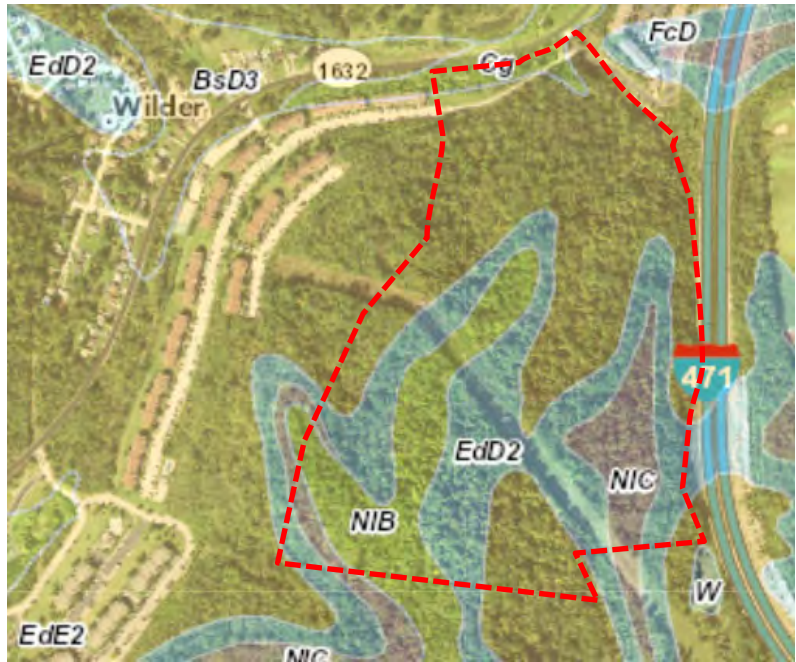
Street	Primary Service Area	ROW	Pavement	Sidewalks	On Street Parking
Street A	Entryway	50'	25'	6' one side	None
	Townhomes / Carriage Homes	26' + 10' Maintenance easement	24'	4' one side	None
Street B	Single Family Homes	50'	25'	4' both sides	Permitted
	Townhomes / Carriage Homes	26' + 10' Maintenance easement	24'	4' one side	None
Street C	Single Family Homes	50'	25'	4' both sides	Permitted
Street D	Townhomes / Carriage Homes	26' + 10' Maintenance easement	24'	4' one side	None
Street E	Townhomes / Carriage Homes	26' + 10' Maintenance easement	24'	4' one side	None
Street F	Townhomes / Carriage Homes	26' + 10' Maintenance easement	24'	4' one side	None
Street H	Paired Patio Homes	26' + 10' Maintenance easement	25'	4' one side	Permitted
Street I	Paired Patio Homes	26' + 10' Maintenance easement	25'	4' one side	Permitted
Street J	Paired Patio Homes	26' + 10' Maintenance easement	25'	4' one side	Permitted
Street K	Paired Patio Homes / Townhomes	26' + 10' Maintenance easement	25'	4' one side	Permitted
Unnamed privately maintained	Apartments	22'	22'	4' one side	As depicted

The connections to Woodland Hills Drive and Fox Chase Drive will be realigned. Both Woodwind Hills Drive and Fox Chase Drive will remain private.

Note, the City of Southgate does not accept sidewalks for public maintenance.

10. The site is partially encumbered by electrical transmission lines. As indicated, a 100-foot easement running the length of the property. The site plan indicates streets and parking within this easement. The developer is in discussion with DUKE Energy regarding this use.
11. Soil Conditions – Soil data from the United States Department of Agriculture (USDA) Natural Resources Conservation Services was reviewed. The variation in soils largely follows the ridgelines.

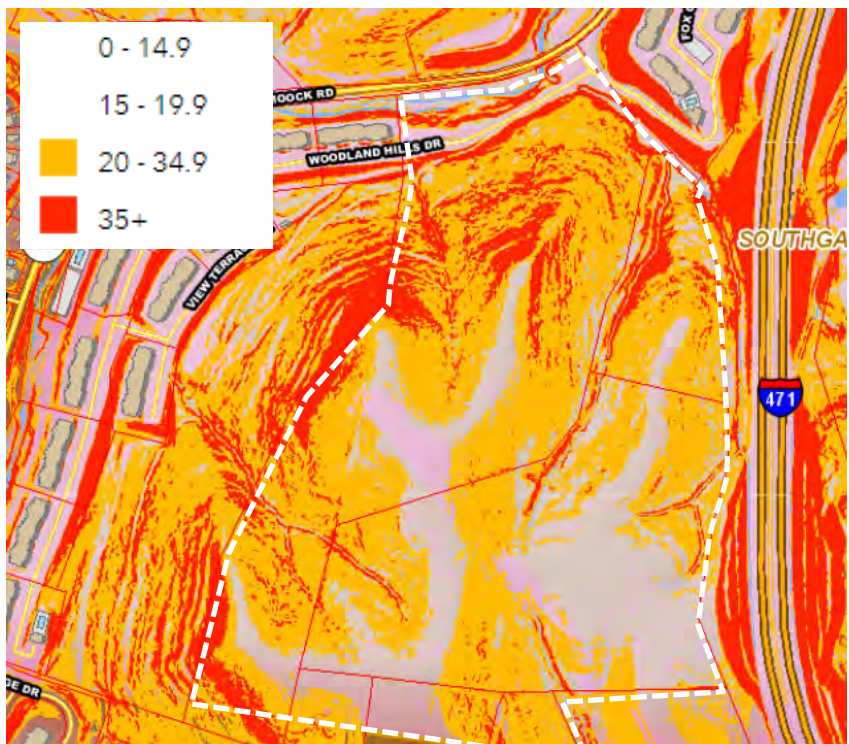
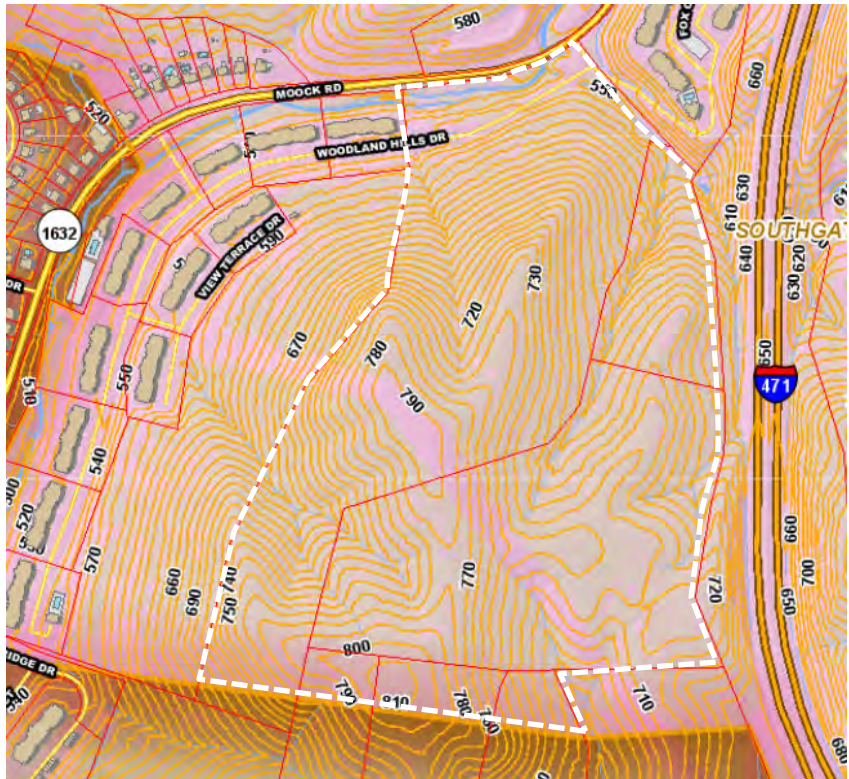
- Cg – Chagrin, gravelly silty clay loam 1-4% slopes
- EdD2 – Eden, silty clay loam 12%-20% slopes
- EdE2 – Eden, silty clay loam 20%-35% slopes
- NIB – Nicholson, silt loam 0 – 6% slopes
- NIC – Nicholson, silt loam 6 – 12% slopes



The site as NOT classified a prime farm land.

Additional geotechnical reviews are expected as part of the Stage II plans.

12. Topography and Slopes – A review of the topographical contours identifies a series of ridges that are suitable for development within the 85.7 acres. However, areas of increasing slopes exist particularly to north side of the property. These are proposed to remain as open space.

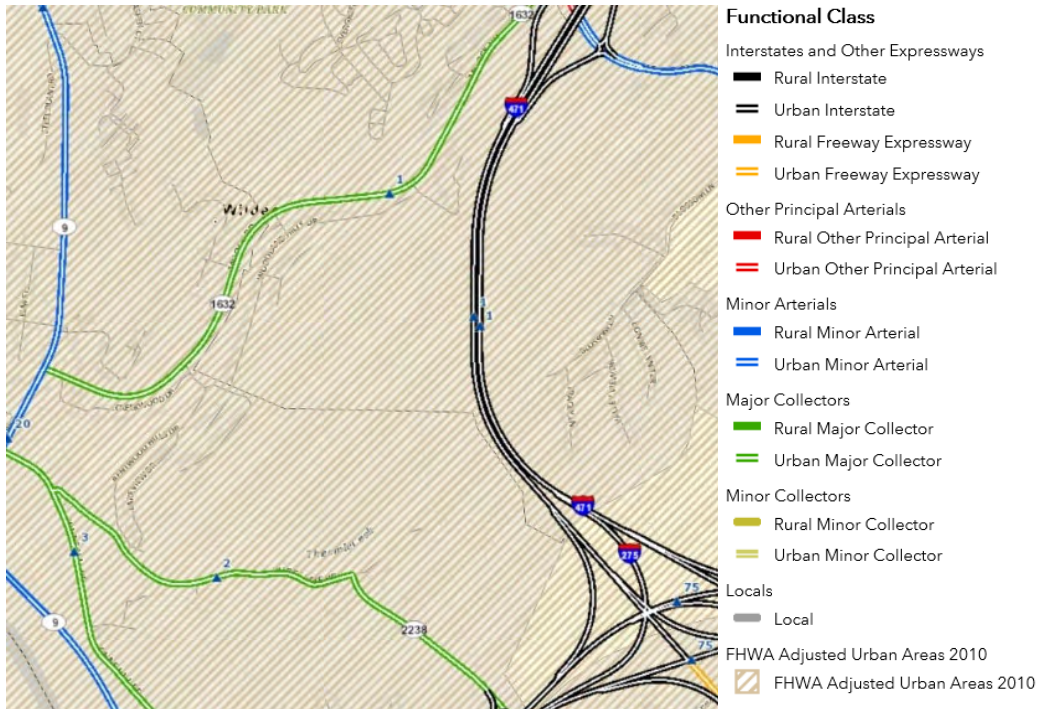
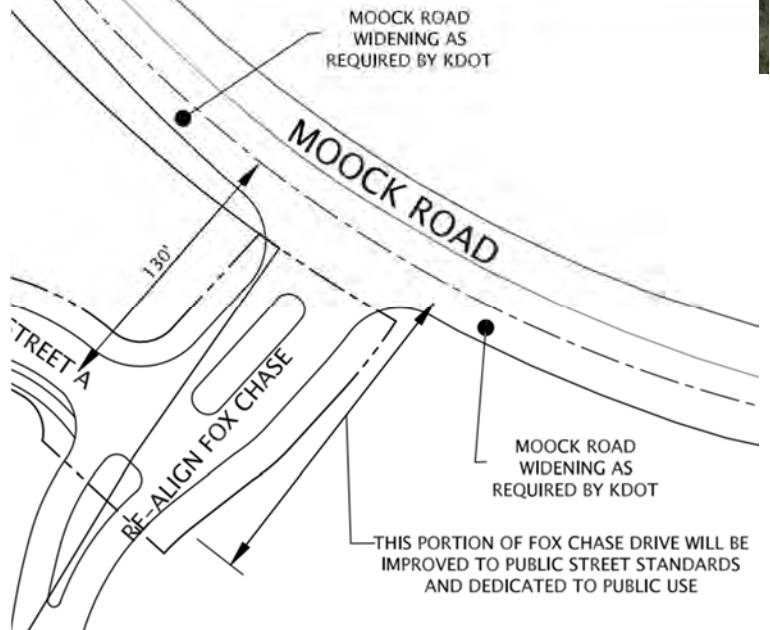
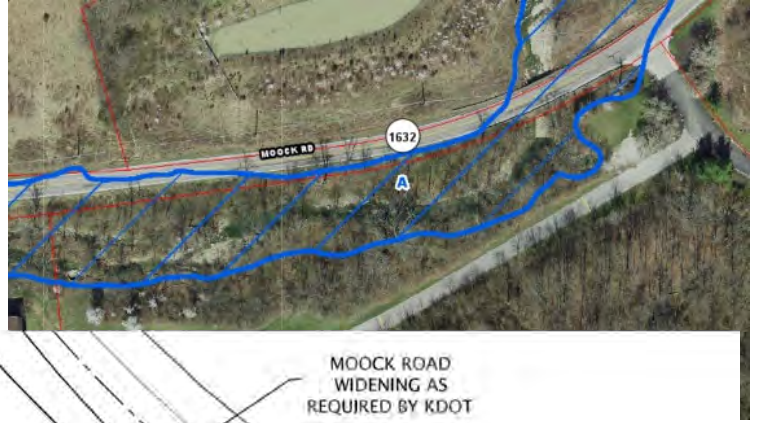


13. Areas abutting Moock Road are within Flood Zone A as indicated.

No development is proposed along the creek however the entrance to the site will be upgraded.

Coordination with the KDOW will be required for the upgraded entrance.

The Kentucky Transportation Cabinet identifies Moock Road (KY1632) as an Urban Major Collector. KYTC defines that Urban Major Collector serve both land access and traffic circulation in higher density residential areas.



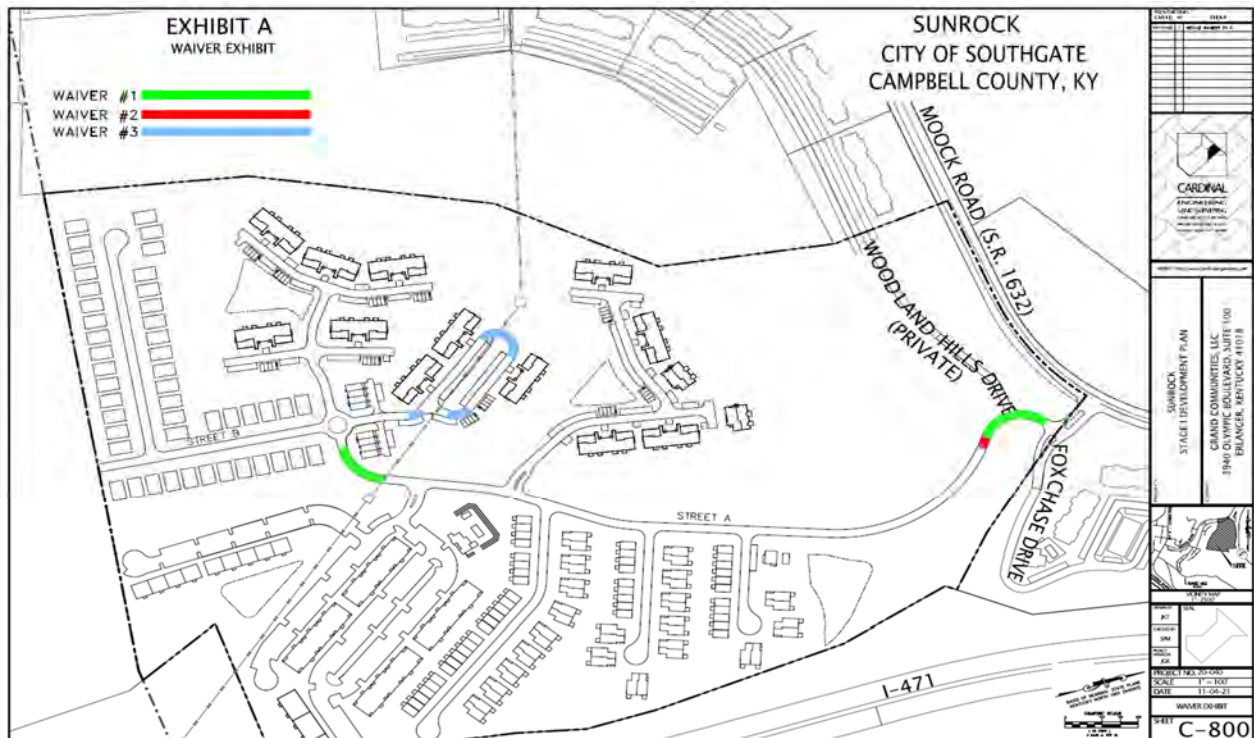
- Street design standards - The streets shall be designed and constructed per the Subdivision Regulations. The applicant stated that the depth of curb and pavement for all streets will be based on the road classification and pavement specifications within the Campbell County Subdivision Regulations.

However, the applicant has requested three waivers related to the street design. The detail of these waiver requests is attached. Overall, these waivers that will help reduce the amount of excavation and clearing on the site.

CC&M Subdivision Regulations § 405, J specify that:
“Central angles of horizontal curves shall be kept to a minimum unless there is sufficient radius length to minimize the severity of the curve. At no time shall the radius of the centerline of a proposed street be less than two hundred feet (200') for collector streets, and one hundred feet (100') for local streets, except at intersections or divided roadways. The tangent distance between horizontal curves of proposed street centerlines shall not be less than one hundred feet (100') for any arterial and any collector streets.”

The American Association of State Highway and Transportation Officials (AASHTO) provides the guidelines that are used in highway design and construction throughout the United States. AASHTO maintains the industry standard publication entitled “A Policy on Geometric Design of Highways and Streets” (the AASHTO Greenbook).

The subdivision regulations are based upon a typical design speed of 25 MPH. The applicant has indicated that all streets in this subdivision will have a design speed of 20 MPH or less. Reducing the design speed and adding intersection features like the roundabout discourages pass through traffic.



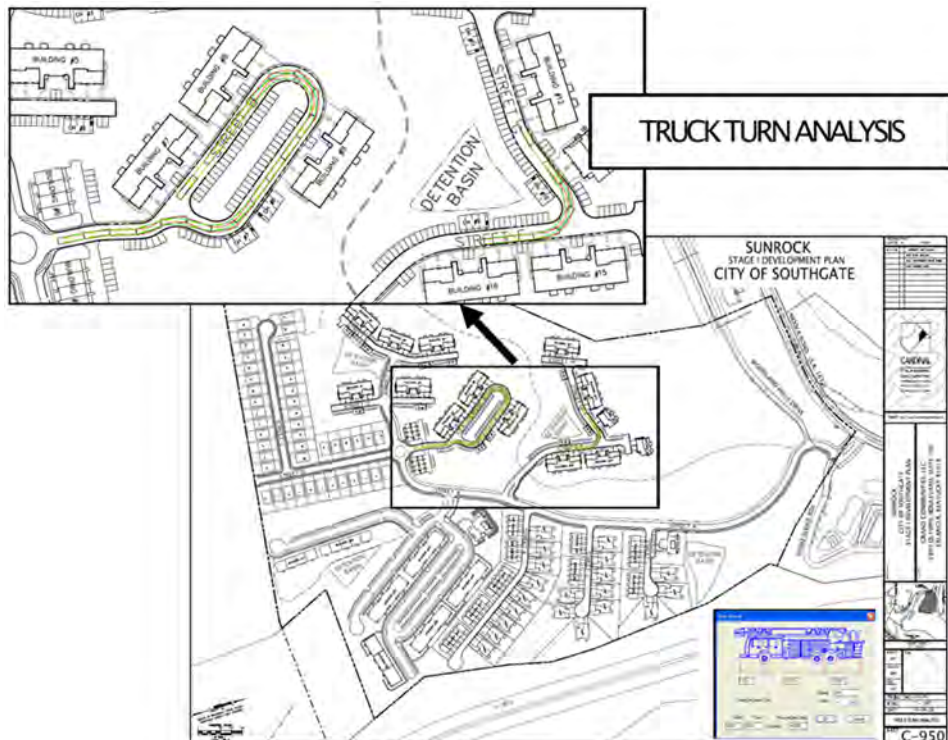
Waiver 1: Minimum Centerline Radius from 200 feet to 100 feet at 2 locations along Street A. To make the transition horizontally at the top and bottom of the hill, Street A has been designed with a centerline radius of 100 feet. The above exhibit shows the two locations where this is being proposed. The AASHTO Greenbook lists a minimum radius of 99 feet for a design speed of 20 MPH with 0% superelevation for low speed streets in urban areas.

Waiver 2: Minimum Distance Between Horizontal Curves waiver from 100 feet to 0 feet at the base of the hill on Street A. Compound curves (curves that have no tangents between them) are used at the bottom of the hill to transition collector Street A to Fox Chase where traffic is decelerating to a stop. The AASHTO Greenbook states that “When the design speed of the turning roadway is 70 km/h [45 mph] or less, compound curvature can be used to form the entire alignment for the turning roadway.”

Waiver 3: Minimum Centerline Radius for areas serving the condominiums on Street B. The design speed of the streets in this area will be 15 MPH. The design speed selected is due to the many continuous driveways serving condominiums on one side of the street and off-street parking on the other side of the street. Horizontal street radii are requested to be 47 feet. The AASHTO Greenbook lists a minimum radius of 47 feet for a design speed of 15 MPH with 0% superelevation. Given the geometry that is being used within this area, this will help keep traffic speeds at a minimum.

No on-street parking will be permitted within these curved areas to allow for the safe movement of service trucks and other large equipment.

- 15. The applicant has provided a study indicating the accessibility of full-size fire apparatus.



16. The applicant is in coordination with Sanitation District Number 1 (SD1) regarding this project. SD1 notes the following:
- Stormwater:
- a. This project will need to apply for and obtain a Storm Water Permit from SD1 with a disturbance of 1-acre and greater.
- Sanitary:
- a. A reservation of sanitary sewer capacity has been reserved for this development.
 - b. New sanitary sewers will need to be submitted to SD1 and KDOW for review and approval.
 - c. New sanitary connection(s) with this project will need to obtain the appropriate sanitary sewer connection permits from SD1.
- Plats:
- a. All plats with an SD1 easement(s) will need to be reviewed and signed off on by SD1.
17. Plan Note 4 indicates that watermains will be 6", 8" and 12" and will be owned by Northern Kentucky Water District (NKWD). The applicant is in coordination with NKWD regarding a hydraulic analysis of the site. The analysis was based on the following:
- Two 12" waterline feeds from a high pressure (1017) water pressure system.
 - 8" branch watermains throughout the site.
 - Domestic demand for 1,529 units in the development.
 - 500 gpm fire flow demand at a fire hydrant.
 - 600 gpm sprinkler demand for an apartment building.
 - 68 PSI residual pressure during peak demand.
18. Plan notes 5 and 6 indicate that Gas and Electric would be provided by Duke Energy. Proposed utilities are to be underground. The existing overhead transmission lines will remain.
19. A sanitary sewer capacity reservation has been made with and verified by SD1. The Stage II Plans will note the location.

- 20. SD1’s storm water boundary focuses on the urbanized areas of Northern Kentucky. This site is within the SD1’s stormwater boundary. Plan note 13 identifies that erosion and sediment controls will be in accordance with the requirements of SD1.

The plans note four areas for detention facilities. Additional details concerning their capacity will be developed as part of the Stage II Plans.



- 21. Plan note 14 indicates that off-street parking will be provided at a ratio of 1.5 spaces for one-bedroom units and 2 spaces per 2 or more bedroom units.

The single-family attached and detached homes each provide a two-car garage. The town homes provide blend of garage space and off-street parking. Sufficient surface parking is indicated for the apartment units.

- 22. Two clubhouse areas are indicated.
- 23. The plan indicates that 25 acres will remain as open space. The narrative indicates the existing vegetated areas to remain. A conceptual landscape plan was included in the narrative.

The open space will be delineated on the Stage II Plans.

- 24. The applicant has provided the following timeline of development:

	2024	2025	2026	2027	2028	2029	2030
Gallery + Carriage Homes		35	37	30	28	28	35
Urban Single Family + Townhome Lots				8	10	15	20
Paired + Urban Townhome Collections		20	22	22	22		
Apartments			180	63			
Total 575 units	0	55	239	123	60	43	55
<i>*Site development will begin in 2024</i>							

In summary, the applicant Grand Communities LLC is requesting:

- A zone map amendment of approximately eighty-five (85) acres at Mook Road and Fox Chase Drive from R-1E/PUD (Residential-1E/Planned Unit Development) and R-3 to R-3 with a PUD Overlay; and
- Approval of the Stage I Plans for a residential development with public improvements in Southgate, Kentucky.

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 Recommendation - Zone Map Amendment

To approve the request for a zone map amendment and forward the action the City of Southgate for consideration.

Bases for Recommendation:

1. Notice has been given regarding the Zone Map Amendment consistent with Article 17 of the Southgate 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 1 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 and Southgate Zoning Ordinance.

Staff Recommendation - Waivers

To approve the following three (3) waivers of the Subdivision Regulations:

1. Reduce the Minimum Centerline Radius from 200 feet to 100 feet at 2 locations along Street A.

2. Reduce the Minimum Distance Between Horizontal Curves waiver from 100 feet to 0 feet at the base of the hill on Street A.
3. Reduce the Minimum Centerline Radius for areas serving the condominiums on Street B.

Bases for Recommendation:

1. The Planning Commission may reasonably waive or modify, with conditions, the requirements of these regulations, if it is determined that such action is warranted give the nature of an individual project and such action will serve to preserve the purpose and intent of these regulations.
2. The City Engineer has reviewed the proposed street waivers and found that the analysis provided by the developer to be applicable and acceptable.
3. The waivers are the minimum necessary for the site

Staff Recommendation – Stage I Plans

To approve the Stage 1 Plans with waivers.

Bases for Recommendation:

1. Evidence was presented and/or heard which confirms that the project complies with the City Zoning Ordinance including Section 9.20 - Site Plans.
2. Proper notice has been given in accordance with Southgate Zoning Ordinance Article XVII, Section 17.0 D.
3. The proposed development is consistent with the recommendations of the Comprehensive Plan Update, Subdivision Regulations and Zoning Ordinance;

Should you have any questions, please do not hesitate to call our office at (859) 292-3880 for assistance.

Respectfully,



Cindy Minter, AICP CFM
Director - Campbell County Planning and Zoning

SUNROCK STAGE I DEVELOPMENT PLAN CITY OF SOUTHGATE

EXISTING ZONE INFORMATION - SOUTHGATE

R-3 (RESIDENTIAL THREE)	MINIMUM FRONT YARD SETBACK:	FORTY (40) FEET
	MINIMUM SIDE YARD SETBACK:	FIFTEEN (15) FEET
	MINIMUM REAR YARD SETBACK:	THIRTY (30) FEET
	MINIMUM BUILDING HEIGHT:	THIRTY-FIVE (35) FEET
	MAXIMUM DENSITY:	TEN (10) DWELLING UNITS PER ACRE

R-1E/PUD-NO PLAN AVAILABLE FOR PREVIOUSLY APPROVED PUD
THE TABLE BELOW REPRESENTS R-1E REQUIREMENTS:

MINIMUM LOT AREA:	TEN THOUSAND (10,000) SQUARE FEET
MINIMUM LOT WIDTH @ BUILDING SETBACK (MINIMUM):	THIRTY (30) FEET
MINIMUM FRONT YARD SETBACK:	TWENTY-FIVE (25) FEET
MINIMUM SIDE YARD SETBACK:	FIVE (5) FEET
MINIMUM REAR YARD SETBACK:	TWENTY-FIVE (25) FEET
MAXIMUM BUILDING HEIGHT:	THIRTY-FIVE (35) FEET

Single family (attached or detached) and two family dwellings

MINIMUM LOT WIDTH:	TWENTY (20) FEET
MINIMUM FRONT YARD SETBACK:	FIVE (5) FEET
MINIMUM SIDE YARD SETBACK:	THREE (3) FEET
MINIMUM REAR YARD SETBACK:	FOUR (4) FEET
MINIMUM BUILDING HEIGHT:	THREE (3) STORY
*10' FT SETBACK ON COMMON WALLS FOR ATTACHED SINGLE-FAMILY	

Single-family dwelling (attached) - A dwelling unit which is attached to one or more dwelling units, each of which has independent access to the outside of the building to ground level and which has no less than two (2) exterior walls fully exposed and not in common with the exterior walls of any other units.

Single-family dwelling: A dwelling standing by itself and containing only one (1) dwelling unit, separate from other dwellings.

Two-family Dwelling: A residential building designed, arranged, or used exclusively by two (2) families, living independently of each other.

Multi-Family

Permitted Uses:	Two-Family Dwellings Multi-Family (rental) Multi-Family (condominium) Accessory structures Community Facilities
Minimum Lot Width:	Twenty Feet (20')
Minimum Front Setback:	Five Feet (5')
Minimum Rear Yard Setback:	Four Feet (4')
Maximum Building Height:	Four (4) Stories from grade
Minimum Building Separation:	Twenty Feet (20') - Multi-Family
Minimum Side Yard Setback:	Three Feet (3') - Two-Family
*10' FT SETBACK ON COMMON WALLS FOR ATTACHED SINGLE-FAMILY	

SUMMARY

TOTAL AREA TO BE REZONED:	85.74 AC.
APPROXIMATE R/W AREA:	12.12 AC.
APPROXIMATE NET ACREAGE:	73.62 AC.
TOTAL UNITS:	575 UNITS
APPROXIMATE DENSITY:	7.81 DU/ACRE
MAXIMUM DENSITY OF R-3 ZONE:	10.00 DU/ACRE
REQUIRED OPEN SPACE (R2005):	17.15 AC.
APPROXIMATE OPEN SPACE:	25.00 AC.

- NOTES:**
- PRESENT ZONING OF PROPERTY = R-1E/PUD & R-3
 - PROPOSED ZONING = PUD / R-3
 - PRESENT USE = VACANT LAND
 - OWNER - ALL SHARED OWNER WILL BE PUBLIC R/W AND WILL OWNED BY SANITATION DISTRICT NO. 1. THE LOCATIONS WILL BE SHOWN ON A SUBSEQUENT STAGE II PLAN.
 - OWNER - ALL STORM SEWER WILL BE OWNED BY SANITATION DISTRICT NO. 1. THE LOCATIONS WILL BE SHOWN ON A SUBSEQUENT STAGE II PLAN.
 - WATER - PROPOSED PUBLIC WATER MAINS WILL BE 42" AND 12" AND WILL BE OWNED BY NORTHERN KENTUCKY WATER DISTRICT. THE LOCATIONS WILL BE SHOWN ON A SUBSEQUENT STAGE II PLAN.
 - GAS - GAS ENERGY
 - ELECTRIC - GAS ENERGY
 - TELEPHONE - CINCINNATI BELL
 - ALL PROPOSED UTILITIES TO BE UNDERGROUND
 - EXISTING SOIL TYPES = C₁ - CHALKY GRAVELLY SILTY CLAY LOAM 18-4% SLOPES; E₂ - E₃ - E₄ - E₅ - E₆ - E₇ - E₈ - E₉ - E₁₀ - E₁₁ - E₁₂ - E₁₃ - E₁₄ - E₁₅ - E₁₆ - E₁₇ - E₁₈ - E₁₉ - E₂₀ - E₂₁ - E₂₂ - E₂₃ - E₂₄ - E₂₅ - E₂₆ - E₂₇ - E₂₈ - E₂₉ - E₃₀ - E₃₁ - E₃₂ - E₃₃ - E₃₄ - E₃₅ - E₃₆ - E₃₇ - E₃₈ - E₃₉ - E₄₀ - E₄₁ - E₄₂ - E₄₃ - E₄₄ - E₄₅ - E₄₆ - E₄₇ - E₄₈ - E₄₉ - E₅₀ - E₅₁ - E₅₂ - E₅₃ - E₅₄ - E₅₅ - E₅₆ - E₅₇ - E₅₈ - E₅₉ - E₆₀ - E₆₁ - E₆₂ - E₆₃ - E₆₄ - E₆₅ - E₆₆ - E₆₇ - E₆₈ - E₆₉ - E₇₀ - E₇₁ - E₇₂ - E₇₃ - E₇₄ - E₇₅ - E₇₆ - E₇₇ - E₇₈ - E₇₉ - E₈₀ - E₈₁ - E₈₂ - E₈₃ - E₈₄ - E₈₅ - E₈₆ - E₈₇ - E₈₈ - E₈₉ - E₉₀ - E₉₁ - E₉₂ - E₉₃ - E₉₄ - E₉₅ - E₉₆ - E₉₇ - E₉₈ - E₉₉ - E₁₀₀
 - ALL DEVELOPMENT TO BE IN ACCORDANCE WITH GEOTECHNICAL REPORT PREPARED BY CSR OF OHIO.
 - EROSION AND SEDIMENT CONTROLS WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANITATION DISTRICT #1'S REGULATORY PLAN.
 - STREET CONSTRUCTION - FINISHED COMPLETION TO THE STANDARDS OF UNINCORPORATED CAMPBELL COUNTY SUBDIVISION REGULATIONS.
 - WORKER PROTECTION UNITS.
 - STREET CONSTRUCTION - FINISHED COMPLETION TO THE STANDARDS OF UNINCORPORATED CAMPBELL COUNTY SUBDIVISION REGULATIONS.
 - ALL OPEN SPACE PARCELS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL EXISTING PROPERTY LINES AND OWNERSHIP INFORMATION IS BASED ON DEEDS AND PLATS OF RECORD AND A FIELD SURVEY BY CARDINAL ENGINEERS.
 - ALL TOPOGRAPHIC INFORMATION BASED ON CSR AND DOES NOT REPRESENT A FIELD SURVEY BY CARDINAL ENGINEERS.
 - MARKED AND SHOWN LOCATIONS TO BE DETERMINED IN STAGE II PLAN.
 - SHADES WILL BE SHOWN ON A SUBSEQUENT STAGE II PLAN.
 - SUBJECT PROPERTY LIES WITHIN ZONE AE - (BASE FLOOD ELEVATION DETERMINED) & ZONE X - (AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PROTECTION). PER FLOOD INSURANCE RATE MAP FOR CAMPBELL COUNTY.
 - CAMPBELL COUNTY PANEL NO. 213700000, EFFECTIVE MARCH 3, 2014.
 - ALL HAZARD ZONES OF THIS PLAN ARE SUBJECT TO THE STANDARDS OF UNINCORPORATED CAMPBELL COUNTY SUBDIVISION REGULATIONS.
 - THESE SHALL BE NO OTHER REASONING WITHIN THE CONCRETE RECORD.
 - THERE SHALL BE A MAXIMUM OF 6 UNITS IN EACH URBAN TOWNHOME BUILDING.
 - THE GARAGE CEILING WITHIN THE URBAN TOWNHOME SHALL HAVE A MINIMUM OF 2 LAYERS OF 5/8" THICK-X DRYWALL OR EQUIVALENT FIRE RATING.

DEVELOPER:
GRAND COMMUNITIES LLC
3940 OLYMPIC BOULEVARD, SUITE 400
ERLANGER, KENTUCKY 41018
859-341-4709

OWNERS:
MURRAY GUTTMAN
4901 HUNT ROAD, SUITE 300
CINCINNATI, OHIO 45242

FRANK TRAINA & DEBORAH PENDOCK
103 OGBSON LANE
WILDER, KY 41076

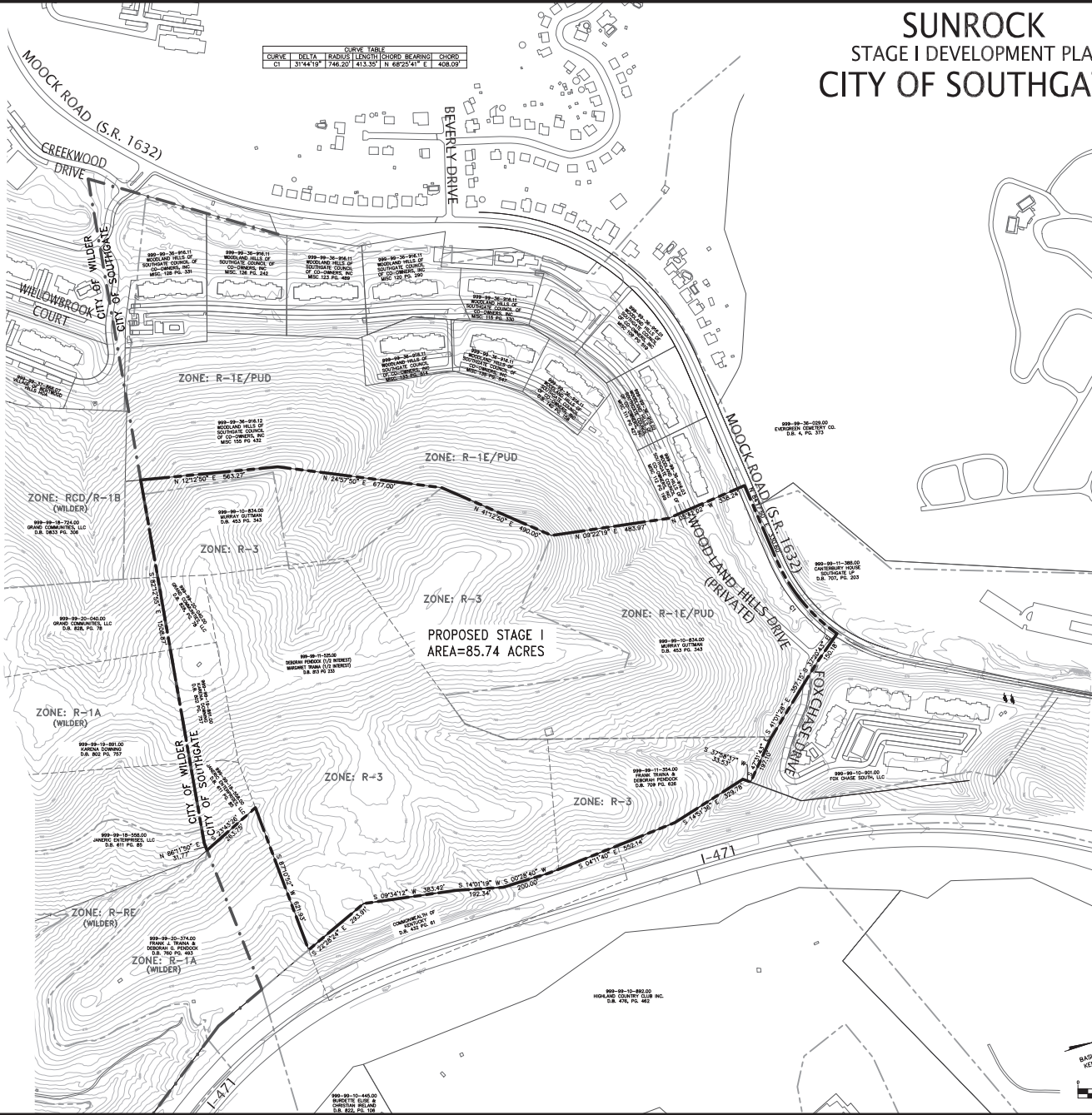
GRAND COMMUNITIES, LLC
3940 OLYMPIC BOULEVARD, SUITE 400
ERLANGER, KENTUCKY 41018

KARENA DOWNING
2025 WASHINGTON MILL ROAD
XENIA, OH 45385

JANERIC ENTERPRISES, LLC
42 STARBUST LANE
FORT THOMAS, KY 41075

LEGEND:

EXISTING ZONE LINE	---
PROPOSED ZONE LINE	---
MUNICIPAL BOUNDARY LINE	---
OWNER TRACT LINE	---



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	374°41'9"	1746.20'	413.35'	11.6925°41'	E 408.09'

REVISIONS

DATE	#	ITEM
10-11-23	1	CORRECT UNIT COUNT
10-30-23	2	ADD NOTES #24 & #25
10-31-23	3	EXTEND APARTMENT DRIVE



WEBSITE: <http://www.cardinalengland.com>

SUNROCK
CITY OF SOUTHGATE
STAGE I DEVELOPMENT PLAN

CLIENT:
GRAND COMMUNITIES, LLC
3940 OLYMPIC BOULEVARD, SUITE 100
ERLANGER, KENTUCKY 41018



DRAWN BY: JKT

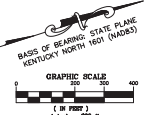
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PROJECT MANAGER: JCK

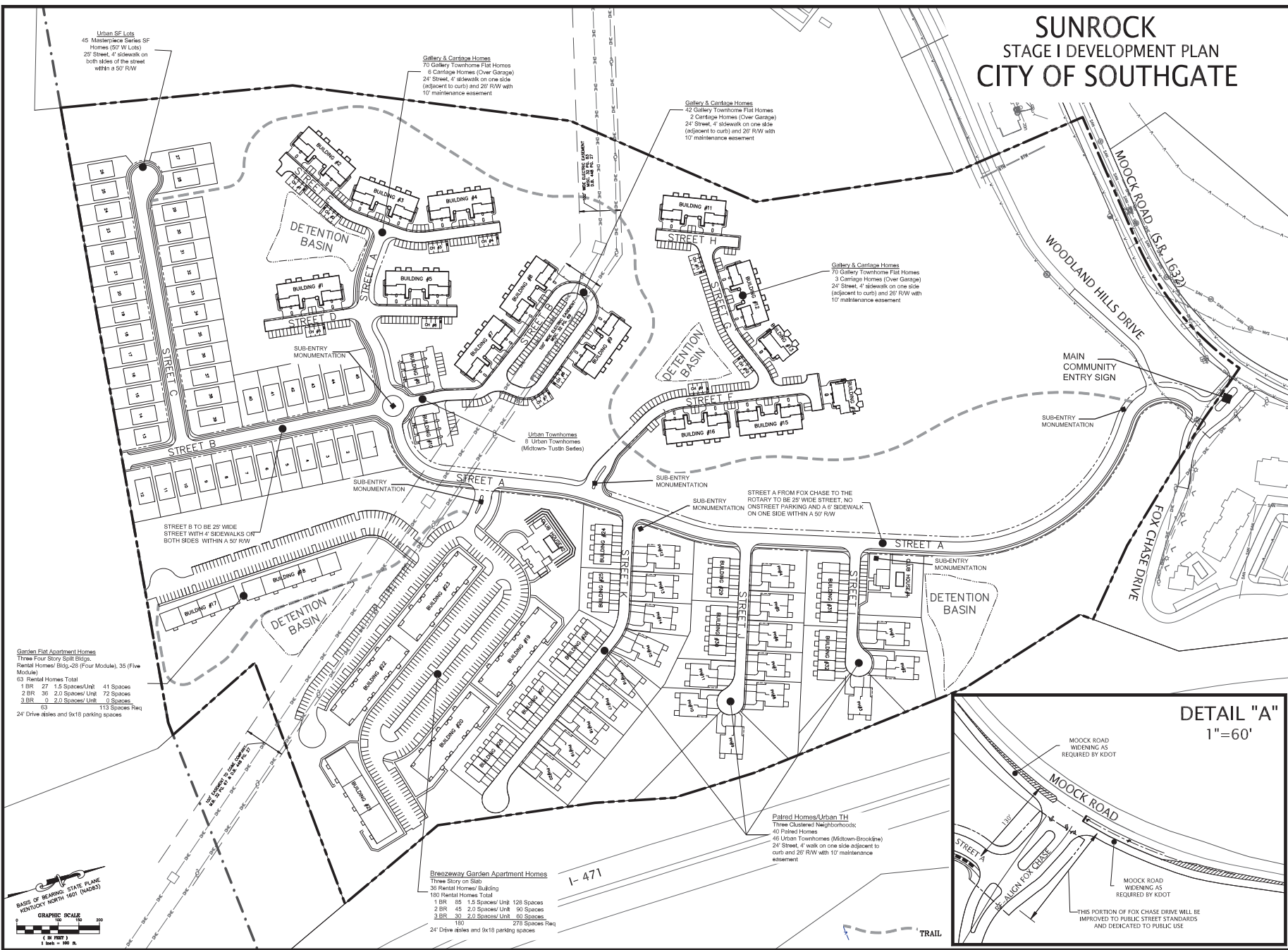
PROJECT NO. 20-040
SCALE 1" = 200'
DATE 10-04-23

EXISTING ZONING

SHEET C-000



SUNROCK STAGE I DEVELOPMENT PLAN CITY OF SOUTHGATE



REVISIONS	DATE	#	ITEM
10-11-23		1	CORRECT UNIT COUNT
			ADD TURN AROUND
			ADD APARTMENT DRIVE AISLE
			ADD PARKING INFO
10-31-23		3	EXTEND APARTMENT DRIVE

CARDINAL
ENGINEERING
AND SURVEYING
INC.
2000 WOODLAND HILLS DRIVE
SOUTHGATE, KY 40188
PHONE: (502) 581-2600
WEBSITE: www.cardinalengsurvey.com

PROJECT: SUNROCK
CITY OF SOUTHGATE
STAGE I DEVELOPMENT PLAN

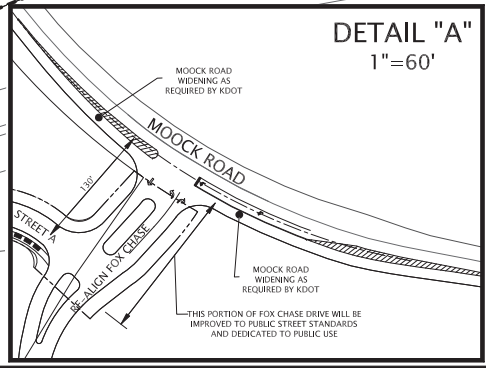
CLIENT: GRAND COMMUNITIES, LLC
3940 OLYMPIC BOULEVARD, SUITE 100
ERLANGER, KENTUCKY 41018



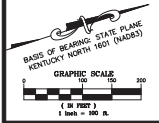
DRAWN BY:	JKT	SEAL
CHECKED BY:	SPM	
PROJECT MANAGER:	ICK	

PROJECT NO. 20-040
SCALE 1" = 100'
DATE 10-04-23

SITE LAYOUT PLAN
SHEET C-400



Garden Flat Apartment Homes
Three Four Story Split Slugs
Rental Homes/ Bldg-28 (Four Module), 35 (Five Module)
63 Rental Homes Total
1 BR 27 1.5 Spaces/Unit 41 Spaces
2 BR 30 2.0 Spaces/Unit 72 Spaces
3 BR 0 2.0 Spaces/Unit 0 Spaces
63 113 Spaces Req
24' Drive aisles and 9x18 parking spaces



Breezeway Garden Apartment Homes
Three Story on Slab
36 Rental Homes/ Building
160 Rental Homes Total
1 BR 65 1.5 Spaces/Unit 128 Spaces
2 BR 45 2.0 Spaces/Unit 90 Spaces
3 BR 30 2.0 Spaces/Unit 60 Spaces
160 278 Spaces Req
24' Drive aisles and 9x18 parking spaces

Paired Homes/Urban TH
Three Clusters Neighborhoods:
40 Paired Homes
40 Urban Townhomes (Midtown-Brookline)
24' Street, 4' walk on one side adjacent to curb and 20' R/W with 10' maintenance easement

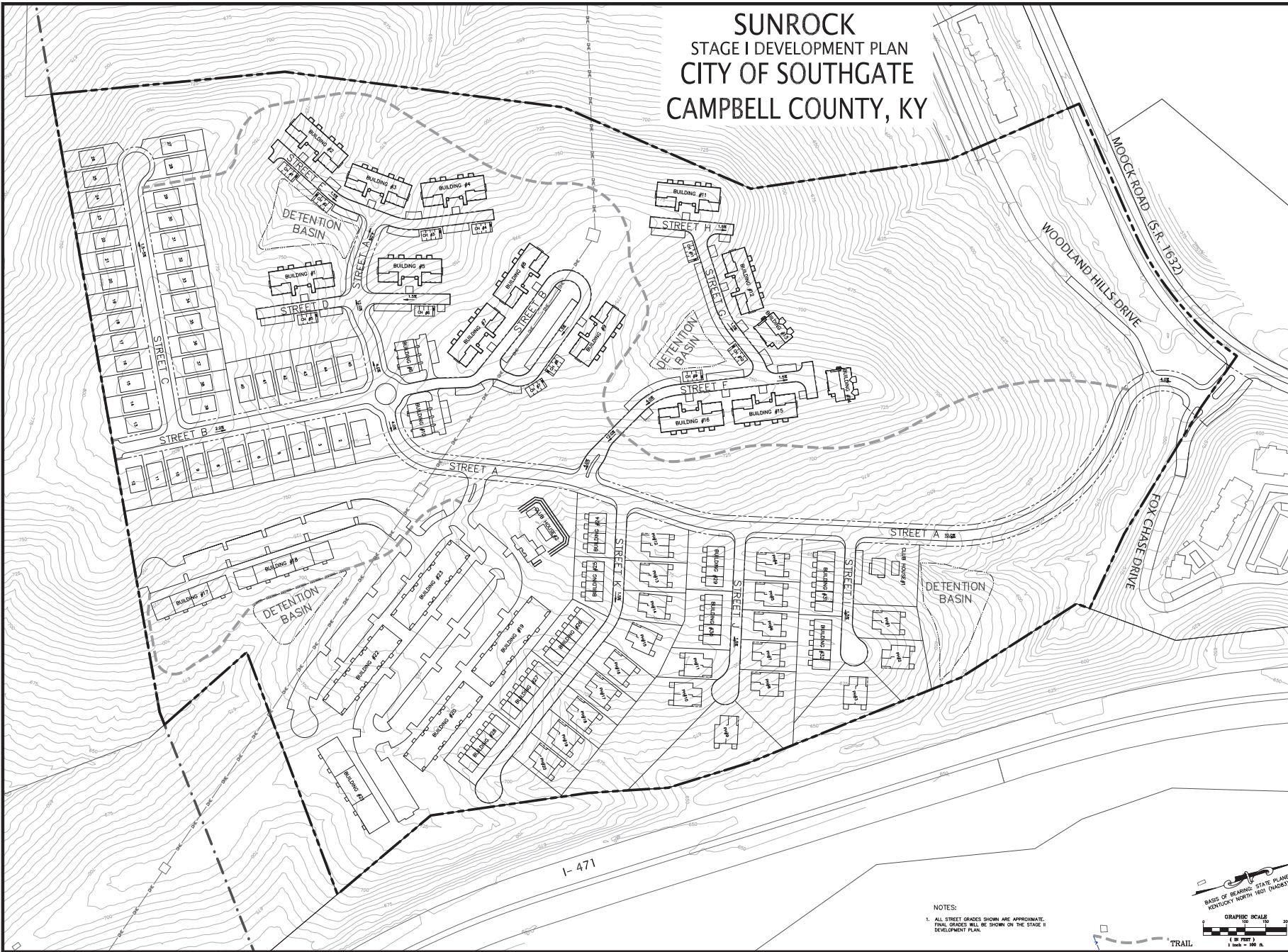
Gallery & Carriage Homes
70 Gallery Townhome Flat Homes
8 Carriage Homes (Over Garage)
24' Street, 4' sidewalk on one side (adjacent to curb) and 20' R/W with 10' maintenance easement

Gallery & Carriage Homes
42 Gallery Townhome Flat Homes
2 Carriage Homes (Over Garage)
24' Street, 4' sidewalk on one side (adjacent to curb) and 20' R/W with 10' maintenance easement

Gallery & Carriage Homes
70 Gallery Townhome Flat Homes
3 Carriage Homes (Over Garage)
24' Street, 4' sidewalk on one side (adjacent to curb) and 20' R/W with 10' maintenance easement

Urban Townhomes
8 Urban Townhomes (Midtown-Tustin Series)

SUNROCK STAGE I DEVELOPMENT PLAN CITY OF SOUTHGATE CAMPBELL COUNTY, KY



REVISIONS	DATE	#	ITEM
10-11-23	1		CORRECT UNIT COUNT
			ADD TURN AROUND
			ADD APARTMENT DRIVE AISLE
			AND PARKING INFO
10-31-23	3		EXTEND APARTMENT DRIVE

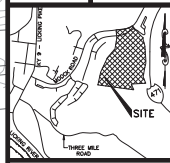


CARDINAL
ENGINEERING
LAND SURVEYING
ONE MIDCOT WOODS
WILSON, KENTUCKY 40391
PHONE: (502) 583-0000

WEBSITE: <http://www.cardinalengland.com>

PROJECT: **SUNROCK
STAGE I DEVELOPMENT PLAN**

CLIENT: **GRAND COMMUNITIES, LLC
3940 OLYMPIC BOULEVARD, SUITE 100
ERLANGER, KENTUCKY 41018**



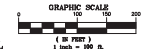
DRAWN BY:	SEAL
JKT	
CHECKED BY:	
SPM	
PROJECT MANAGER:	
ICK	

PROJECT NO. 20-040
SCALE 1" = 100'
DATE 09-25-23

OVERALL SITE PLAN WITH
EXISTING CONTOURS
SHEET **C-500**

NOTES:
1. ALL STREET GRADES SHOWN ARE APPROXIMATE.
FINAL GRADES WILL BE SHOWN ON THE STAGE II
DEVELOPMENT PLAN.

BASED ON BEARING STATE PLANS
KENTUCKY NORTH 1601 (MAD02)



PROPOSED RESTORED WOODLAND AREAS
 Note: Restoration program to include:
 1. Establishment of erosion control and planting a cover crop.
 2. Two year monitoring program that includes removal of invasive plant species as they occur.

-  EXISTING FORESTED AREA
-  PROPOSED SHADE TREES
-  PROPOSED INTERMEDIATE TREES
-  PROPOSED EVERGREEN TREES
-  COMMUNITY ENTRANCE SIGNS A/B
-  NEIGHBORHOOD ENTRANCE SIGN
-  SPECIAL FEATURES SIGN

PRELIMINARY SITE DATA

Proposed Land Use	Total Area	Unit Count
Single Family		
Masterpiece SF	-- Ac.	45
Urban Detached SF	-- Ac.	0
Total Single Family		45
Duplex/Townhomes		
Paired Homes	-- Ac.	40
Midtown/Brookline	-- Ac.	46
Midtown/Tustin	-- Ac.	8
Gallery TH	-- Ac.	182
Carriage Homes	-- Ac.	11
Total Townhomes		287
Rental MF Homes		
Garden Breezeway	-- Ac.	180
Garden Flats	-- Ac.	63
Total Rental MF Homes		243
Total Residential	-- Ac.	575 Units
Gross Site Area		85.74



Gallery and Carriage Homes
 70 Gallery 2+bedroom Flat Homes
 3 Carriage Homes (Over Garage)

Gallery and Carriage Homes
 112 Gallery Townhome Flat Homes
 8 Carriage Homes (Over Garage)

Urban SF Lots, Urban Townhomes
 60 Masterpiece Duplex SF Homes (20' W Lots)
 6 Urban Townhomes (Midtown- Tustin Series)

Major Community Entrance Sign A

Neighborhood Entrance Sign
 Located in Entrance Median

Paired Homes/Urban TH
 Three Clustered Neighborhoods
 40 Paired Homes
 46 Urban Townhomes (Midtown-Brookline)

Breezeway Garden Apartment Homes
 Three Story on 36x
 30 Rental Homes Building
 160 Rental Homes Total
 1 BR: 66 1.0 Bedroom Unit: 120 Spaces
 2 BR: 45 2.0 Bedroom Unit: 90 Spaces
 3 BR: 30 3.0 Bedroom Unit: 60 Spaces
 75
 270 Square Feet
 240 Square Feet

Garden Flat Apartment Homes
 Three Four Story Split Entry
 Paired Homes Bldg: 25 (Four Models), 20 (Two Models)
 63 Rental Homes Total
 1 BR: 57 1.5 Bedroom Unit: 41 Spaces
 2 BR: 36 2.0 Bedroom Unit: 72 Spaces
 3 BR: 0 2.0 Bedroom Unit: 0 Spaces
 83
 770 Square Feet
 113 Square Feet

Product Plan



Gallery Homes



Urban Townhomes



Masterpiece Homes



Paired Patio Homes



Townhomes



Class A Apartments



Class A Apartments