

BURNS FARM – RESIDENTIAL DEVELOPMENT
10743 S LICKING PIKE
CAMPBELL COUNTY
ALEXANDRIA, KY

STAGE 1
MAJOR DIVISION OF LAND
PRELIMINARY PLAT

PROJECT NARRATIVE AND SUPPLEMENTAL INFORMATION

EXISTING CONDITIONS

The proposed site is dormant farmland held by the Burns Myrtle K Trust, located at 10743 South Licking Pike, Campbell County, Ohio, between South Licking Pike and Alexandria Pike. The 46.51-acre site is currently zoned R-1A- Residential One-A and R-RE – Residential Rural Estate; The Reiley Elementary School is located across Alexandria Pike from the site. There are existing wetland resource areas on the site, which have been mapped.

PROPOSED DEVELOPMENT

Maronda Homes, Inc. is proposing to construct 98 single family residential lots. The applicant is requesting approval to modify the current zoning to R-1C, Residential Cluster Overlay. The proposed lot gross density would be 2.1 DU/AC; The net density (Total project area less area devoted to streets and commercial uses) will be 2.4 DU/AC. The proposed R-1C allows up to 3.5 DU/AC. The total site area of 46.51 acres would be developed as +/- 18 acres of residential lots; +/- 5 acres of ROW; and +/-23 acres of open space. Lots are proposed at 60' wide by 125' depth; Setbacks would be adjusted to 30' Front Yard; minimum 5' Side yard, the Rear yard would be the 25' minimum depth. All homes will be single family detached units. Examples of homes styles have been provided. (Exhibit A) Parking for individual homes has been provided as follows: two (2) vehicle garage spaces and two driveway spaces. On-street visitor parking is not prohibited. The ROW is proposed as 50' width with 4' sidewalks. The applicant will evaluate the option to place sidewalk on one side of the street and use walking trails through the open space in-lieu of sidewalks on both sides. The ROW is proposed as 50' width with 4' wide sidewalks. A 50' buffer along Alexandria Pike will incorporate a public sidewalk. 25' buffers have been provided along the north, south and western

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boundaries. Buffers will be landscape with a combination of existing and supplemental native vegetation. Lot sizes are proposed smaller than the existing Zoning requirements to appropriately accommodate the existing wetland resource areas and provide for generous conservation of open space for community enjoyment. Multi-use paths may be woven through the open space connecting proposed playgrounds and community amenities. The HOA would manage and maintained community amenities and open space preserve areas.

A wetland resource assessment has been performed. (Exhibit B). Road, lots and amenity locations have been adjusted to minimize disturbance. Wetland resource protection and crossing will be in compliance with NPDES standards and requirements. A Geotechnical survey has been performed and the soils have been analyzed by a geotechnical engineer. The Geotechnical report is included. (Exhibit C). The Engineer has made recommendations for locations on the site for building, avoidance and soil amendments as necessary to ensure safe construction.

Utilities (water, sanitary sewer) connections are available. Sanitary capacity, has been granted through the Sanitation District No. 1 of Northern Kentucky (SD1) portal. (Exhibit D). Water service is available along both South Licking Pike and Alexandria Pike. Potential locations for small cell towers have been identified as requested, per anticipated local need.

The stormwater will be managed in several facilities each serving a section of the site. A revised Stormwater Management/ Post-Construction Stormwater Management Plan will be submitted to Campbell County Engineering for review as part of the Stage II, Final Development Approval.

Kentucky Traffic Cabinet (KTC) requires a traffic study for sites with 99 lot or greater. The development proposes 98 lots; A traffic study has not been performed. A traffic Assessment has been performed at the request of the Campbell County Planning and

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Engineering Departments. (Exhibit E). A transportation engineer will continue to work with state and local authorities to design all proposed entrances per State and County standards. Emergency vehicle and school bus requirements for width and turning radii have been incorporated into the road design. Considerations for accommodating School bus stops have been included in the design; final design and locations will be made in coordination with the School Director of Transportation.

A proposed development schedule has been provided (Exhibit F). The applicant will submit additional copies of the Preliminary Plat to appropriate organizations and agencies as identified in Article 3, Section 310 of the Subdivision Approval.

SUMMARY

Zoning Change:

R-1A / R-RE(P) to R-1C with Residential Cluster Development overlay

Allowable density: 3.5 DU/AC

Stage 1 application:

- Total project area: 46.51 AC
- Lot density: 2.4 net DU/AC
- Lots: 60' wide x 125' depth
- Front yard setback: 30'
- Rear yard setback: 25' minimum
- Side yard setback: 5' minimum
- Open space preserved: +/- 20 acres