

# TRIPLE *S* PLANNING COMMISSION

## AGENDA

June 21, 2022  
6:30 p.m.  
Stratton Center  
215 Washington Street, Shelbyville, Kentucky

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

### CALL TO ORDER

#### I. GENERAL BUSINESS

- A. Minutes from the May 18, 2022 Special Meeting
- B. May 2022 Financial Statement
- C. Resolution 2022-01 – Authorizing Signatures on Financial Accounts

#### II. OLD BUSINESS

##### A. TRANSCRIPT AND FINDINGS OF FACT

- 1. Zoning Map Amendment – Z-450-22 – Zoning Map Amendment with Variance Request – Presequity, LLC – Stallard Springs South, Tract 3 – South Stallard Drive – Unincorporated (U) & Agricultural (A) to Residential Estate (RE) – Shelby County

#### III. NEW BUSINESS

##### A. ZONE CHANGES

- 1. **Zoning Map Amendment – Z-451-22 – Key Homes, LLC – 161 Gloria Drive/Rocket Lane/Benson Pike – Agricultural (A) & Residential (R) to Multi-family Residential (R-4) – Shelby County** – A zone change request by Key Homes, LLC, for property located at 161 Gloria Drive (49.4 acres) from Agricultural (A) and Residential (R) to Multi-family Residential (R-4) – The preliminary subdivision/PUD plat proposes 125 single-family lots and 31 multi-family units. A waiver request to reduce the open space from 8.79 acres to 8.7 acres.
- 2. **Zoning Map Amendment – Z-452-22 – Rickhaus Design/LDG Development – Freedom's Way – Light Industrial (I-1) to Multi-family Residential (R-4) – Shelbyville** – A zone change request by Rickhaus Design/LDG Development for property located on Freedom's Way at the intersection of Legacy Court (24.95 acres) from Light Industrial (I-1) to Multi-family Residential (R-4) – The conceptual plan proposes 312 multi-family units.
- 3. **Zoning Map Amendment – Z-453-22 - RCW Properties, LLC/Ardmore Properties, LLC – 784 Ardmore Lane – Residential (R) to Multi-family Residential (R-4) – Shelbyville** – A zone change request by RCW Properties,

LLC/Ardmore Properties, LLC for property located at 784 Ardmore Lane (1.42 acres) from Residential (R) to Multi-family Residential (R-4). The 1.42 acres is proposed to be added to the Ardmore Crossing Subdivision (Pulte Group) and the proposed amended preliminary subdivision plat proposes to add an additional 10 single-family dwellings to bring the number of lots up to 266.

#### **B. SUBDIVISION PLATS**

- 1. Preliminary Plat – S-1870-22 – Seven Mile Run – Old Seven Mile Pike – Shelby County** – The preliminary plat proposes 58 lots on 21.5 acres. The property is zoned Low Density Residential (R-2).

#### **C. BOND RELEASES**

- 1. Persimmon Ridge, Section 16** – Final Bond Release – Amount of Release = \$31,341.89
- 2. Persimmon Ridge, Section 18** – Final Bond Release – Amount of Release = \$32,340.00

#### **IV. REPORTS**

1. May 2022 Monthly Report

#### **ADJOURN**

**Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be July 19, 2022 at 6:30 p.m.**