

PUBLIC HEARING NOTICE
WILDER PLANNING AND ZONING COMMISSION

The Wilder Planning and Zoning Commission will meet and conduct a public hearing on Monday, January 25, 2021 at 7:00 P.M., at the Wilder City Building, 520 Licking Pike, Wilder, Ky. to consider the following applications:

- 1) Proposed Zoning Map Amendment by Grand Communities LLC for property known as The Overlook at Sunrock from R-RE, R-1A, R-2, R-3 to R1-B/RCD.

All interested parties are invited to seek information and give testimony regarding the above referenced application, which may be reviewed at the office of the Wilder Zoning Administrator, 520 Licking Pike, Wilder, Ky. Any questions regarding the above application should be directed to the Zoning Administrator at 581-8884.

Orest Melnyk
Chairman

The Overlook at Sunrock Project Narrative

Grand Communities, LLC. ("GCL") provides this project narrative to complete the rezoning and preliminary development plan applications for The Overlook at Sunrock. The project site is comprised of a total area of approximately fifty-eight and one tenth (58.1) acres. The site is currently undeveloped land. Residential uses border the project site on the north, south and west sides. An existing right-of way on to Brentwood Hills Drive will provide access to the project site. The Overlook at Sunrock plan proposes 238 condominium units and over forty-five acres of open space including an amenity, consistent with the requirements of the proposed RCD R-1B zoning district. The homesites are expected to have scenic views. This narrative introduces the project and summarizes some of the key design elements of the proposal.

Site Plan, Density, and Dimensions

The preliminary site plan and supporting technical data submitted with this application are a result of discussion with City staff, coordination with the various members of the project team, and alternative analyses. Site design is driven by the existing topography on the site. The property is currently zoned R-RE, R-1A, R-2 and R-3. The rezoning of the property to R-1B/RCD allows the site to be developed consistently with the topography and consistently with the residential development to the west.

Access and Roadways

Access to the project site will be through an existing public street, Brentwood Hills Drive.

Site Soils, Grading, and Storm Drainage

Geo-technical investigations have been completed. The geo-technical investigative report was taken into consideration during the site design and support development of the site as currently planned. Grading and earthwork activities will be limited to the extent necessary to support site development.

The site's stormwater will be captured on site. The accompanying preliminary development plan provides additional detail of the proposed stormwater and drainage system for the project.

Utilities

Public sanitary and water systems will provide service to the site. GCL, LLC is in the process of reserving sanitary sewer capacity through SD1.

Parks, Recreation, and Open Space

The Overlook at Sunrock will provide approximately forty-five and seven tenths (45.7) acres of openspace. A central amenity center will be provided which may include but not limited a pool, gathering spaces and a fitness area. Landscape plans are not included with this application, however, it is planned that entry monuments, the amenity center, and various open spaces throughout the community will be aesthetically landscaped.

WILDER, KY PLANNING AND ZONING COMMISSION

APPLICATION FOR ZONING ACTION

I/We, the undersigned, hereby apply for the following indicated zoning action:

- | | |
|---|--|
| <input type="checkbox"/> Zoning Regulation Text Amendment | <input checked="" type="checkbox"/> Zoning Map Amendment (Zone Change) |
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> Subdivision Regulation Text Amendment |
| <input checked="" type="checkbox"/> Preliminary Plat Approval | <input type="checkbox"/> Improvement Plan Approval |
| <input type="checkbox"/> Final Subdivision Plat Approval | <input type="checkbox"/> Identification (deed) Plat Approval |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Site Plan Review & Approval |
| <input type="checkbox"/> Concept Development Plan Change | <input type="checkbox"/> Preliminary Development Plan Approval |
| <input type="checkbox"/> Change of Non-Conforming Use | <input type="checkbox"/> Dimensional Variance |
| <input type="checkbox"/> Appeal to Board of Adjustments | <input type="checkbox"/> Certificate of Occupancy |
| <input type="checkbox"/> Revisions | |

Applicant: Grand Communities, LLC Owner ☐ or Agent ☒
Address: 3940 Olympic Blvd, Suite 400 Phone: 859-991-0257
City, State, Zip: Erlanger, Kentucky, 41018 Other Phone: _____

Name of Property Owner: Hills Land & Development Company Phone: NA
Address: 4901 Hunt Road City & State: Cincinnati, Ohio, 45242
Location of Property: At the southeastern stub of Brentwood Hills Drive + north of Three Mile Road
PIDN: 999-99-18-724 00

Present Zoning Classification: R-3, R-2, R-RE, and R-1A Map Page No.: _____
Deed Book: 806 Page: 604 Group: _____
Recorded at: Alexandria ☐ Newport ☐ Land Area in Acres: Approx. 57 acres
Description of Action Requested: Rezoning and Development Plan Approval

Subscribed and Sworn to before me this _____ day of _____, 20____.

Notary Public

My Commission Expires _____

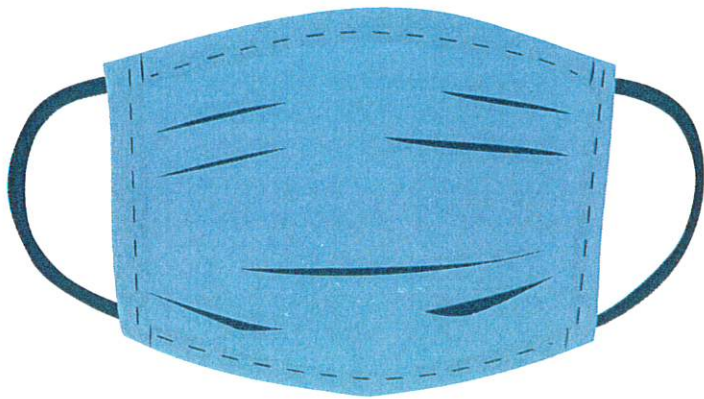
[Signature]
Owner's Signature

Amanda Webb
Applicant's Signature

FOR COMMISSION USE ONLY

CASE NO.: _____ FEE AMOUNT: \$495.00 DATE RECEIVED: 12-28-2020 CHECK NO: 626757
Referred to: Wilder Planning & Zoning Hearing Date: 01-25-2021
Action Taken: _____ Date of Action: _____
Referred to: _____ Hearing Date: _____
Action Taken: _____ Date of Action: _____

**We are committed to protecting
our customers and employees.**



**Face coverings are
required. You
must cover your
nose and mouth.**

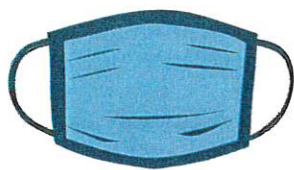
Thank you for your cooperation.

#TeamKentucky Needs YOU.



HANDS

**Clean hands
frequently.**



FACE

**Wear a
mask.**



SPACE

**Maintain
6 feet distance.**



STAY HOME

**Stay Home
if sick.**

**TEAM
KENTUCKY**

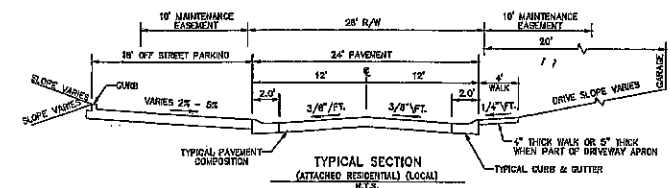


Kentucky Public Health

BEARINGS ARE BASED ON THE KENTUCKY STATE PLANE COORDINATE SYSTEM,
NORTH ZONE (NAD 83) PER GPS OBSERVATION UTILIZING THE NORTHERN
KENTUCKY COORS VIRTUAL REFERENCE STATIONING.

PEDESTRIAN SIDEWALK ☒ ☐ ☐

FLOOD ZONE:
SUBJECT PROPERTY LIES WITHIN ZONE AE - (BASE FLOOD ELEVATION DETERMINED) & ZONE X - (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER FLOOD INSURANCE RATE MAP FOR CAMPELLE COUNTY, COMMUNITY PANEL NO. 21037C00306, EFFECTIVE MARCH 3, 2014.



PROPOSED ZONE INFORMATION	
RCO/R-1B (RESIDENTIAL CLUSTER DEVELOPMENT OVERLAY/RESIDENTIAL ONE-B)	
MINIMUM BUILDING SEPARATION:	TWENTY (20) FEET
MINIMUM SETBACK FROM R/W:	TWENTY (20) FEET
MAXIMUM BUILDING HEIGHT:	FORTY (40) FEET

MULTI-FAMILY	
LOTS 1-17	(17) 14 UNIT BLDG
TOTAL = 238 UNITS	
PARKING	
REQUIRED PARKING (2 SPACES PER UNIT) = 476	
GARAGE SPACES = 336	
OFFSTREET PARKING = 355	
TOTAL PARKING = 491	

SUMMARY	
TOTAL AREA:	56.1011 Acres
APPROXIMATE R/W AREA:	3.0958 Acres
APPROXIMATE OPEN SPACE:	45.7857 Acres
APPROXIMATE LOT AREA:	9.2498 Acres
APPROXIMATE NET ACREAGE	59.0053 Acres
TOTAL UNITS	238 UNITS
APPROXIMATE DENSITY	4.33 D.U./ACRE

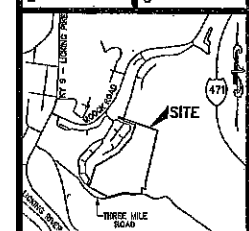
[illegible]

WEBSITE: <http://www.cardinalengineering.net>

**GUTMAN PROPERTY
STAGE I DEVELOPMENT PLAN**

GRAND COMMUNITIES, LLC
100 OLYMPIC BOULEVARD, SUITE 100
BERLANGER, KENTUCKY 41018

PROJECT:

VICINITY MAP
1"=2500'

DRAWN BY: SEAL

T&C

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CHECKED BY:

JGK

PROJECT

**PROJECT
MANAGER:**

JGK

PROJECT NO. 20-040

SCALE 1" = 100'

SCALE 1 = 100
DATE 12.07.78

DATE 12-07-20

UTILITY & GRADING REVISIONS

UTILITY & GRADING PLAN

SHEET 1 OF 1

C-2

7-2

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