

**Application for Zoning District
Map Amendment**
 Scottsville-Allen County Planning Commission
 PO Box 736
 Scottsville, KY 42164

DOCKET (SACPC Use Only) Docket Number: _____ Pre-app. Date: _____ Date App. Filed: _____ Hearing Date: _____

Applicant and Property Information: *To be completed by the applicant*

Property Address: _____
 Location by Landmarks: _____
 Size of Property (Acres): _____
 Road Frontage (Feet): _____
 Existing Zone classification (Circle) AO SF MF MH1 MH2 B1 B2 I1 I2
 Existing Use: _____
 Request Zone classification (Circle) AO SF MF MH1 MH2 B1 B2 I1 I2
 Proposed Use: _____
 Within flood zone (Circle): Yes No
 Deed Book and Page Number(s): _____
 Lessees or Option Holders: _____

 Developer: _____
 Applicants Name: _____
 Address: _____
 Day Phone: _____
 Co-owner's names: _____
 Address: _____
 Day Phone: _____
 Applicant's Attorney: _____
 Firm: _____
 Address: _____
 Day Phone: _____

Applicant's Certification:

I have been advised whether a General Development Plan is required for this application. If required a General Development Plan is attached to this Application. I have attached the following forms:

- Utility Certification Form
- Demonstration of Appropriateness Form
- Adjacent Property Owners Form
- Boundary survey of the property

I do certify that, to the best of my knowledge and belief, all application materials have been submitted and that the information they contain are true and correct.

_____ Signature	_____ Printed Name	_____ Date
_____ Signature	_____ Printed Name	_____ Date
_____ Signature	_____ Printed Name	_____ Date
_____ Signature	_____ Printed Name	_____ Date

The foregoing signatures constitute all of the owners of the affected property necessary to convey fee title, their attorney, or their legally constituted attorney-in-fact. If the signature is of an attorney, then such signature is certification that the attorney represents each and every owner of the affected property.

Utility Certification Form

Briefly describe how basic utilities will be provided: _____

(Check appropriate)

Storm Drainage is proposed to be handled by
_____ On Site or _____ by an on-or off-site existing detention facility

Electric supply is _____ existing or _____ proposed and is/will be provided
by _____

Natural Gas is _____ existing or _____ proposed and is/will be provided
by _____

(Take form to Utility provider to obtain remaining information and signatures)

WATER

Is public water available on this particular piece of property? YES _____ NO _____

If yes, please indicate the location and size of the water line for each road frontage:

Line size: _____

Comments: _____

Does this system adequately meet the FIRE PROTECTION and/or POTABLE DRINKING WATER standards of the appropriate ordinances and/or current policies of the utility company?
YES _____ NO _____ If no, please answer the following:

Is an adequate water line available within two (2) miles of this property?
YES _____ NO _____

SEWER

Is public sewer available on this particular piece of property? YES _____ NO _____

If yes, please indicate the location and size of the sewer line for each road frontage:

Line size: _____

Comments: _____

Utility Provider Signatures

Signature

Date

Please Print Name

Title

Demonstration of Appropriateness Form

Indicate your reason for the requested zone change and document your response in the space provided below:

- There have been major changes of an economic, physical or social nature within area to be rezoned that were not anticipated in the comprehensive plan and which substantially altered the basic character of such area..
- Existing zoning classification is inappropriate and proposed classification is appropriate
- Proposed rezoning is consistent with the adopted comprehensive plan

Use the space below to demonstrate the appropriateness of your choice above. Complete on the sections which apply to your choice. Mark NA in all non-applicable sections.

<p>To show that there have been major changes, within the area, you must provide:</p> <ol style="list-style-type: none"> 1. A list of such specific changes 2. A description as to how said changes were not anticipated by the Comprehensive Plan 3. A description as to how said changes altered the basic character of the area 4. A description as to how said changes made the proposed amendment to the Official Zoning Map appropriate. 	<p>Describe the major changes not anticipated by the Comprehensive Plan and how they have altered the basic character of the area. (Use additional sheets if needed.)</p>
<p>To show that the original zoning was inappropriate, you must provide facts showing that the existing use was established prior to the time the zoning classification was established and that the use has not been discontinued.</p>	<p>Describe why the original zoning classification was inappropriate. (Use additional sheets if needed.)</p>

<p>To show that the proposed map amendment would conform to the comprehensive plan identify elements of the Goals and Objectives which apply to this amendment.</p>	<p>Describe how the proposed map amendment would conform to the Comprehensive Plan. (Use additional pages as necessary)</p>
<p><u>Economic Development</u> Scottsville and Allen County shall look toward economic development as a community effort, with a focus on ED-1) retention and expansion of existing industry, ED-2) recruitment of new quality industries, ED-3) retention and expansion of the retail and service business sector, ED-4) expansion and development of tourism related activities that support community business activities, and ED-5) retention and expansion of existing agricultural enterprises and seeking new opportunities through diversification. These efforts shall be focused on actions and activities that are compatible and complimentary to an exceptional quality of life.</p>	
<p><u>Housing</u> The provision of safe and standard housing shall be a top priority of local government which can be achieved by : H-1) encouraging the development of new housing stock which meets and exceeds local and state building requirements, H-2) encouraging individual property maintenance as a means to retain a safe housing inventory for the future, as well as maintaining a high property values for the owner, H-3) encouraging the elimination and redevelopment of the existing substandard housing inventory, H-4) establishing and maintaining guidelines for manufactured, modular and mobile home developments, H-5) encouraging the development of an adequate supply of special needs housing for the elderly as well as low income families, and H-6) encouraging the reuse of vacant structures for mixed use housing alternatives.</p>	
<p><u>Transportation</u> Scottsville and Allen County must strive to maintain and improve its transportation system to maximize access by: T-1) Transportation Planning through long range planning T-2) Local Transportation Improvements as a part of local development efforts</p>	

Community Development

Scottsville and Allen County must be given every possible opportunity to succeed. Efforts shall include

- CD-1) Community Facilities and infrastructure which meets current and future needs,
- CD-2) Public Services which protect and service citizens, must work with its support agencies, the public, non-profit agencies, and the general public to plan for and finance each endeavor.
- CD-3) To provide human resources for the development of the citizenry to their highest potential.

Natural Resources and Physical Environment

The protection and preservation of our natural resources and physical environment are vital activities which must be undertaken to insure a dynamic, harmonious, growing community. We undertake these efforts to insure a livable environment today, as well for the future. Efforts include:

- NR-1) The protection of our living environment must be undertaken in manner which protects the population, the landscape of our community, the air that we breathe and the water that we drink.
- NR-2) Preservation of our natural resource is a community effort that must be reasonable within our limited capital resources and achievable in all other respects.
- NR-3) Conservation of natural resources can be achieved through design and development which takes advantage of natural barriers, slopes, topography and new technologies.
- NR-4) Historic Preservation efforts link heritage and the promotion of the restoration of currently built structures and infrastructure.

Land Use and Development

Local land use regulations have been established, to provide personal property protection to local property owners. Without adequate guidelines, land use development in Scottsville and Allen County would be random and haphazard and contrary to the objective of being a dynamic, harmonious, growing community that emphasizes respect for its small town atmosphere, values, and rural heritage.

- LU-1) Land Use Guidelines shall encourage the location and development of different land uses in the most appropriate manner
- LU-2) Land Development Guidelines shall require land development to occur in a systematic manner which protecting the rights of existing land owners, future land owners and the community.

Development Plan (Sample form)

_____ (Project Title)

Developers: _____ (Company)

Property Location: _____ (Street Address)

Site Conditions: _____

Development Type: _____

Zoning: _____

Utilities: _____

Entrance: _____

Building: _____

Parking Requirements: _____

Site Grading and/or Excavation: _____

Site Landscape: _____

Signage: _____

Unique Features: _____

_____ (Other Topics :) _____

Adjacent Property Owners' Name & Mailing Address Form

This form shall be submitted along with the following applications:

- o Zone Change
- o Variance and Conditional Use
- o Home Occupancy

The applicant is required to furnish the current name and mailing address of all adjacent property owners. The Commission considers adjacent property any property across roads, streets, rivers, etc. and any property abutting the subject property. The applicant may rely upon the records maintained by the Property Valuation Administrator (PVA) to determine the identity and address of the adjacent property owners. After submission of the application the Commission will notify each adjacent property owner of the application request within fourteen (14) days of the scheduled public hearing.

Instructions for completing this form:

1. To determine the PVA map code number, the applicant should refer to the PVA property location maps.
2. To determine the name of adjacent property owners and their property address, the applicant should refer to the property cards maintained by the PVA.
3. To determine the mailing address of the adjacent property owners, the applicant should refer to the computer records of the PVA.

PVA Map No.	Name of Property Owner	Location of Property	Mailing Address of Property Owner

PVA Map No.	Name of Property Owner	Location of Property	Mailing Address of Property Owner

STATEMENT OF BINDING ELEMENTS

This Statement of Binding Elements is filed pursuant to Article XIV of the Zoning Ordinance/Resolution of Scottsville and Allen County, Kentucky.

PROPERTY OWNERS:

LEGAL DESCRIPTION: Being the same land as described in Deed Book _____ page _____.

BINDING ELEMENTS

I

Any and all aspects of the approved General Development Plan as filed with the Scottsville-Allen County Planning Commission shall meet or exceed the recommendations of the Zoning Ordinance of the City of Scottsville and the Scottsville-Allen County Planning Commission's Office of Community Planner. These items include but are not limited to, building alignment, parking requirements, site grading or excavation, site drainage including retention basins, site landscaping and ingress/egress to and from the above described property, with the exception to variances approved by the Scottsville-Allen County Planning Commission or Board of Adjustments.

II

The placement of a properly installed sanitary sewer line in conjunction with the existing sanitary sewer line adjoining said property. This line must be placed in conjunction with the specifications of the City of Scottsville, the Scottsville-Allen County Planning Commission and the Subdivision Regulations and Zoning Ordinances of Scottsville and Allen County.

III

The placement of an adequate water line in conjunction with the existing water line adjoining said property. This line must be placed in conjunction with the specifications of the City of Scottsville, the Scottsville-Allen County Planning Commission and the Subdivision Regulations and Zoning Ordinances of Scottsville and Allen County.

IV

The placement of an adequate roadway to connect the existing roadways and parking lots in a manner that would be consistent with the specifications of the City of Scottsville, the Scottsville-Allen County Planning Commission and the Subdivision Regulations and Zoning Ordinances of Scottsville and Allen County. The owner shall create adequate parking as required by the zoning ordinance in accordance with the use and size of the proposed structures.

V

A Final Development Plan, containing elements identified below, shall be submitted and approved by the Planning Commission prior to issuance of building permit and building construction activity.

- | | | |
|----|----------|--|
| 1. | ED-3 (6) | Impact analysis on existing markets |
| 2. | T-2 (5) | Traffic impact analysis if warranted by the size of the business |
| 3. | T-2 (7) | Parking Plan |

LEGAL DESCRIPTION

