

SECTION 10.13 WD (WATERFRONT DEVELOPMENT) ZONE

- A. **PURPOSE:** The purpose of this Zone is to provide for the combining of residential uses, retail and service uses, public parks/recreation areas, marinas and other river-oriented activities within a planned development. Such development is intended to be designed to provide for an internally oriented group of activities which are functionally integrated relative to land uses, vehicular and pedestrian circulation and the arrangement of structures. In addition, the intent of the zone is to promote flexibility in design and planned diversification in the relationships between location of and types of uses and structures; promote the advantages of modern large scale site planning for community development through the efficient use of land, facilitating a more economic arrangement of buildings, circulation systems, land uses, and utilities; preserve to the greatest extent possible, the existing landscape features and amenities, and to utilize such features in a harmonious fashion; provide for more usable and suitably located open space facilities and common facilities than would otherwise be provided under conventional land development procedures, but always with the intention of furthering the public health, safety, and general welfare.
- B. **GENERAL:** A Waterfront Development (WD) Zone may be permitted provided that all conditions or provisions of this section of the ordinance, the applicable requirements of the subdivision regulations and any additional requirements as may be determined necessary to provide for the most efficient layout of the WD and its proper integration with the surrounding development are met; and a public hearing is held on the WD application.
- C. **APPLICATION AND PROCESSING:** Applications for Waterfront Development Zone shall be processed as follows in two stages:
1. **STAGE I --** Applications for a map amendment to zone an area for Waterfront Development shall be accompanied by a development plan, in accordance with the Stage I Plan Requirements, provided for within Section 9.20, A., of this ordinance. If an area, however, is zoned WD at the time the original zoning for the area is established (through annexation) the submission of the Stage I development plan for review by the planning commission and the legislative body, shall not be required until the area is proposed to be developed.
 - a. The planning commission shall hold a public hearing on the proposed application (development plan Stage I and where applicable, the zoning map amendment), in accordance with the requirements of KRS Chapter 424, and review said application with regard to its compliance with the stated purposes of the WD Zone, the required elements of the Stage I Plan and other applicable

requirements of this section. Upon holding such hearing, the planning commission shall make one of the following recommendations to the legislative body: approval, approval with conditions, or disapproval. The planning commission shall submit along with their recommendations, a copy of the Stage I Plan and the bases for their recommendation.

- b. The legislative body shall, within forty-five (45) days after receiving the recommendations of the planning commission, review said recommendations and take action to approve, or disapprove said WD application. Such action may incorporate any conditions imposed by the planning commission. However, should the legislative body take action to impose different conditions than were reviewed and considered by the planning commission, then said conditions shall be resubmitted to the planning commission for further review and recommendation, in accordance with Subsection C., 1., a., above. Approval of the WD Zone shall require that development be in conformance with the Stage I approved plan.

The legislative body shall forward a copy of the approved plan to the planning commission for further processing, in accordance with the requirements for Stage II Plan and Record Plat.

Zoning Map Amendment - Upon approval of the WD Zone, the official zoning map shall be amended by adding the area as identified in the application or as shown on the Stage I Approved Plan.

2. STAGE II - PLAN & RECORD PLAT - A Stage II plan and record plat shall be developed in conformance with the Stage I approved plan and in accordance with the requirements of Section 9.20, B. and C., and submitted to the planning commission and the legislative body for its review and approval. Except for the manner of submission and processing, the subdivision regulations may be waived, where applicable, and the requirements of Section 9.20, B. and C., shall be substituted therefore. Those requirements not specifically waived by the planning commission shall conform with the subdivision regulations.
 - a. The planning commission, or its duly authorized representative, shall review the submitted Stage II Plan with regard to its compliance with the required elements of Section 9.20, B., for Stage II plans, other applicable elements of this ordinance and other applicable regulations, and its conformity with the Stage I approved plan. Minor adjustments from the Stage I approved plan may be permitted, provided that the adjustments do not change

land uses, increase overall density, significantly alter circulation patterns (vehicular and pedestrian) or decrease the amount and/or usability of open space or recreation areas, or conflict with other applicable requirements of this ordinance (e.g., parking requirements). The planning commission, or its duly authorized representative, upon completion of its review of the proposed Stage II Plan, shall make one of the following recommendations to the legislative body: approval, approval with conditions, or disapproval. The planning commission shall submit along with their recommendations, a copy of the Stage II Plan and the bases for their recommendation.

- b. The legislative body shall, within 45 days after receiving the recommendations of the planning commission, review said recommendations and take action to approve or disapprove the Stage II Plan. Such action may incorporate any conditions imposed by the planning commission. However, should the legislative body take action to impose different conditions than were reviewed and considered by the planning commission, then said conditions shall be resubmitted to the planning commission for further review and recommendation, in accordance with Subsection C., 2., a., above.

Upon approval of the Stage II Plan, by the legislative body, a copy of said plan shall be forwarded to the: (1) zoning administrator, who shall grant permits only in accordance with the Stage II approved plan and other regulations, as may be required by this ordinance; (2) the planning commission.

- c. Upon approval of the Stage II Plan, the planning commission, or its duly authorized representative, shall review the submitted Record Plat, if applicable, with regard to its compliance with the required elements of Section 9.20, C., for Record Plats, the applicable requirements of the subdivision regulations, and its conformance with the Stage II approved plan.

Upon planning commission approval of the Record Plat, copies of said plat, certified by the planning commission, and suitable for recording, shall be forwarded by the planning commission to the office of the County Clerk to be recorded.

- D. PERMITTED USES: One or more of the following uses may be permitted. Said uses shall be clearly delineated on the Stage I and II Plans:
 1. Residential -- including Single-family attached and detached, and two family and multi-family

2. Restaurants, eating and drinking places, including entertainment facilities, excluding drive-ins
3. Retail sales and services businesses (includes permitted uses in the Neighborhood Commercial Zone, Section 10.9, A)
4. Publicly owned and/or operated parks and/or recreational areas
5. Private recreational uses other than those publicly owned and/or operated
6. Marinas and other related uses

E. ACCESSORY USES

1. Customary accessory buildings and uses

F. AREA REQUIREMENTS

1. No WD Zone shall be permitted on less than 10 acres of land. However, an area of less than 10 acres may be zoned WD, provided it is adjacent to an area with an existing approved Stage I development plan and is currently zoned WD. In addition, an area of less than 10 acres may be zoned WD, provided the proposal is consistent with the officially adopted Waterfront Development Plan.
2. The minimum area for submission of a Stage I Development Plan, within an existing WD Zone, shall be not less than 5 acres. However, a Stage I Development Plan may be submitted for an area of less than 5 acres, provided is consistent with the officially adopted Waterfront Development Land Use Plan for the area in question, and said Stage I Development Plan is in agreement with all other requirements of the WD Zone.

- G. Access shall be provided to the site via a major arterial or collector street, as identified within the locally adopted comprehensive plan.

- H. HEIGHT, YARD, AND SETBACK REGULATIONS: Requirements shall be as approved in the plan.

- I. OFF-STREET PARKING AND LOADING AND/OR UNLOADING: Off-street parking and, when applicable, loading and/or unloading facilities shall be provided in accordance with Articles XI and XII of this ordinance.

- J. FENCES, WALLS, AND SIGNS: The location, height, and type of all fences, walls, and signs shall be as approved in the plan.

- K. EROSION AND SEDIMENTATION CONTROL: Effective erosion and sedimentation controls shall be planned and applied in accordance with Section 9.7 of this ordinance.

- L. OPEN SPACE/RECREATION AREA: At least twenty percent (20%) of the total acreage of the proposed WD development shall be retained as open space or recreation areas. Such open space/recreation areas shall be physically situated so as to be readily accessible, available to, and usable by all activities within the WD development. Open space and recreation areas shall be that part of the total project exclusive of buildings, parking areas, access drives and streets. At such time as the Stage II Development Plan for a particular development is submitted to the planning commission, notwithstanding Section 10.13, C., 2., a., open space requirements of less than 20% may be considered for the development if: unusual topographic conditions exist, unique treatment of parking areas is provided for, and unique conditions and circumstances exist on or adjacent to the site.
- M. CRITERIA: The applicant shall be required to submit information so that the proposed development plan can be evaluated against the following criteria:
1. Agreement with the various elements of the Area-Wide Comprehensive Plan and where applicable, the Officially adopted Waterfront Development Land Use Plan by the planning commission or the city legislative body, or other adopted plan.
 2. Extent to which the proposed development plan is consistent with the purpose of the WD Zone.
 3. Adequacy of the proposed site, considering such factors as the sufficiency of the size of the site to comply with the established criteria, the configuration of the site, and the extent to which the site is formed by logical boundaries (based on topography, natural features, streets, relationship of adjacent uses, etc.).
 4. Nature and extent of the proposed uses in relation to the unique characteristics of the site; the current or anticipated need for such use(s) and the specific size and locale of the market area from which the specific uses of the site will draw or serve; and the extent to which the proposed development economically impacts the Ludlow community.
 5. Extent to which the proposed design, as indicated in the Stage I Plan, is compatible and coordinated with existing and/or proposed development contiguous to the site. Compatibility and coordination with existing and/or proposed development shall be reviewed in terms of intensity of land use type in relation to the general character of the surrounding areas, including coordination of vehicular and pedestrian circulation; the scale (e.g., height and mass of structures) of the proposed development; location of open spaces and size of setbacks; provisions of screening areas or utilization of natural features; the transition of land use types based on the proposed design; and the impact of the proposed development on adjacent uses, such as noise, visual impact, hours of operation, traffic circulation, etc.
 6. Amount of traffic that would be generated by the proposed operation and the ability of the existing highway system to adequately handle said traffic.

Where deficiencies exist, proposed traffic improvements that would correct such deficiencies shall be considered.

7. Extent to which the design of the internal street system provides for the efficient and safe movement of traffic within and adjacent to the site.
 8. Extent to which all necessary public utilities and facilities are available to service the development including police and fire protection, water and sewer services, and other services normally provided within the area. Where deficiencies exist, improvements that would correct such deficiencies may be considered.
- N. AMENDMENTS: Any amendments to plans, except for the minor adjustments which may be permitted by the planning commission, shall be made in accordance with the procedure required by Subsection C, of this section.
- O. EXPIRATION: Development plans within the WD Zone shall be subject to the time constraints, as noted below. Upon expiration of said time period and extensions thereto, the legislative body may initiate a request for a public hearing by the planning commission, in accordance with the requirements of KRS Chapter 100, for the purpose of determining the appropriateness of the approved development plan. A public hearing may be initiated if either of the following conditions apply:
1. Stage II Plan has not been approved by the planning commission within a period of 24 consecutive months from the date of the Stage I approved plan, except as agreed upon for the phasing of development by the legislative body; provided that an extension may be permitted upon approval of the legislative body or their duly authorized representative if sufficient proof can be demonstrated that prevailing conditions have not changed appreciably to render the Stage I approved plan obsolete.
 2. Substantial construction has not been initiated within a period of twelve (12) consecutive months from the date of approval of the Stage II plan by the planning commission; provided that an extension may be permitted upon approval of the legislative body, or its duly authorized representative, if sufficient proof can be demonstrated that the construction was delayed due to circumstances beyond the applicant's control, and that prevailing conditions have not changed appreciably to render the Stage I approved plan obsolete. The amount of construction constituting initiating substantial construction shall be as approved in the Stage II approved plan.