RECEIVED
MAY 28 2024
BOONE COUNTY
PLANNING COMMISSION

BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION

Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

Site Plan Review is not granted by the appropriate Board of Adjustment

An application consists of all fees paid in full, submitted drawings, and a completed application form

SECTION A: (To be completed by applicant)

1. Check One ☐ Boone ☑ Florence ☐ Walton ☐ Union

2. Check One ☐ Conditional Use Permit ☐ Variance ☑ Appeal
☐ Change in Non-Conforming Use

3. Applicant: City of Florence, Kentucky

Address: 8100 Ewing Blvd.

Florence (City) KY (State) 41042 (Zip Code)

Phone Number: 859.647.8168 Fax Number:

Email: Joshua.Hunt@Florence-KY.gov

4. Description of Request:
An Appeal pursuant to KRS 100.257 and KRS 100.261. In support of this Appeal, Florence would submit the attached Memorandum and accompanying Exhibits.

5. Name of Development: Hopeful Trace Townhomes

6. Location of Development: Hopeful Church Road

Florence (City) KY (State) 41042 (Zip Code)

7. Acreage Under Review: 7.8 acres

8. Lot Number and Name of Subdivision (if part of a subdivision:
n/a

9. Current Owner: Greene Corp 1, LLC and Greene Corp 2, LLC

Address: 2050 Stapleton Court

Cincinnati (City) Ohio (State) 45240 (Zip Code)

Phone Number: Fax Number:

Email:

Serve Registered Agent:
Mr. Timothy Michel
65 Walden Lane
Ft. Thomas, KY 41075

10. Proposed Use(s) on Site: Current zoning of the site is SR-2 w/ a Conditional Use Permit issued on 03/13/2019.

11. Total Square Footage of Existing and/or Proposed Buildings: 63 townhouse dwelling units

12. Current Zoning: SR-2 with a Conditional Use Permit issued on March 13, 2019.

13. 1178 (Deed Book) 95 (Page) 2039 (Group Number)

14. Is the site subject to a zone change: ☐ Yes ☑ No
If yes, date of approval: _____

15. Have you submitted a Site Plan with this request: ☐ Yes ☑ No (not applicable)

16. Have you submitted a list of adjoining property owners with this request: ☐ Yes ☑ No (not applicable)

17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Appellate's Signature: CITY OF FLORENCE, KENTUCKY
BY: JOSHUA HUNT

Applicant's Signature: _____

18. The City of Florence would request that the following entities/individuals be notified of the Appeal and the Hearing Date thereof:

VME Properties, LLC
5810 Orchard Hills Lane
Cincinnati, OH 45252

Greene Corp 1, LLC and
Greene Corp 2, LLC
2050 Stapleton Court
Cincinnati, OH 45240

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 5/28/2024 Fee Received: $716.00 Receipt #: 90576
2. Is application complete: Yes
3. Staff Reviewer: M. Schwartz
4. Scheduled Board Action Date: 7/10/2024
5. Board Action: 3/12/2025

   ____ Approved

   ____ Approved with Conditions (see #6)

   ✓ ~~Denial (See #7)~~ Overturn Zoning Administrator's Determination

6. Conditions of Approval: _____

7. Reasons for Denial: See Minutes

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196 Fax: 859-334-2264
plancom@boonecountyky.org
www.boonecountyky.org

STAFF REPORT

#1

APPLICANT: City of Florence, per Joshua Hunt, Administration Director/City Administrator

LOCATION: Located along the east side of Hopeful Church Road, between Pheasant Drive and Palmetto Court, approximately 700 feet north of Pheasant Drive, having a Parcel Identification Number (PIDN) of 061.00-00-089.00, Florence, Kentucky

ZONING: Suburban Residential Two (SR-2)

DATE: March 12, 2025

DESCRIPTION OF ISSUE

1. The applicant is appealing the Zoning Administrator's decision determining that the Hopeful Trace Townhome project can have an unlimited number of rental units.

PERTINENT REGULATIONS

1. The Boone County Zoning Map identifies the property as being zoned Suburban Residential Two (SR-2).

2. Section 505.2 of the zoning regulations identify 'townhouse dwelling unit' as a conditional use within the SR-2 district in the City of Florence.

3. Section 4000 of the zoning regulations defines 'townhouse dwelling unit' as a single-family attached dwelling consisting of one dwelling from ground to roof, a separate entrance and having more than one floor or story, but sharing walls with another dwelling unit or an accessory structure of another dwelling unit, where three or more dwelling units are so combined (attached).

4. Section 4000 of the zoning regulations defines 'apartment dwelling unit' as a residential structure used for occupancy by three or more families living independently of each other and which contains three or more dwelling units, but not including townhouse dwelling units.

PREVIOUS ACTIONS

1. On March 13, 2019, the Florence Board of Adjustment approved a Conditional Use Permit allowing the development of sixty-three (63) townhouse dwelling units, subject to the following conditions (FBOA-19-001):

a. The approval is based on the following:

(1) The updated 3/13/19 Concept Plan unless it is modified by other conditions. The plan shows forty-two (42) two-bedroom units and eighteen (18) three-bedroom units. Boone County Building Department shall verify as a bedroom under the Kentucky Building Code.
(2) The building elevation drawings and renderings included in the 1/9/19 staff report.
(3) The building material samples, photometric plan, and pool/detention fencing exhibits that were submitted into the record at the 1/9/19 Florence Board of Adjustment meeting.

b. The clubhouse building shall be constructed with the same brick, stone, hardi plank siding, and roofing that is being used in the townhouse buildings. The amount of masonry used in the clubhouse building shall correlate to the amount of masonry used in the townhouse buildings.

c. All pool and detention basin fencing shall be limited to 6' in height.

d. The following lighting conditions shall apply to the development:

(1) All light poles shall be limited to 12' in height.
(2) All light pole fixtures shall be downcast oriented.
(3) The light pole locations shall be generally consistent with the photometric plan that was submitted into the record at the 1/9/19 Florence Board of Adjustment meeting.
(4) Spot lights or wall packs shall not be permitted on the townhouse buildings. Low wattage fixtures can be mounted to buildings to illuminate porches, patios, or driveways.

e. The following landscaping conditions:

(1) The street frontage buffers along Hopeful Church Road and Hopeful Road shall be enhanced and comply with Section 308 B of the Boone County Subdivision Regulations.
(2) All other perimeter buffers shall comply with Article 36 of the Boone County Zoning Regulations.

f. The permitted monument sign for the development shall be limited to 4'-6" in height and 24 square feet in area. The base of the sign use masonry

materials that match the clubhouse and townhouse buildings. The sign shall not be internally illuminated.

g. A condominium Regime Plat(s) shall be required for the proposed development to verify that the individual townhouse style units will be legitimate condominium units. The plat(s) shall be approved by Boone County Planning Commission and recorded at the Boone County Clerk's Office before any units can be sold or rented.

2. On May 11, 2020, the Boone County Planning Commission approved an Improvement Plan/Major Site Plan for the development.

3. On September 9, 2022, the Boone County Planning Commission approved a Grading Plan for a retaining wall.

4. On May 8, 2024 and December 17, 2024, the Boone County planning Commission approved Condominium Plats for the site in question.

COMMENTS MADE AT THE FLORENCE BOARD OF ADJUSTMENT MEETINGS

1. The following is a summary of comments made by the applicant during the three (3) Florence Board of Adjustment meetings, relative to the occupation of the dwelling units:

   a. Mr. Flaherty said the townhouse units will be purchased and there will be an HOA to maintain the clubhouse and common areas (January 9, 2019, page 3).
   b. Mr. Flaherty said that the project would not be a rental or apartment project and that they plan on building and selling all the units, however, there could be cases where somebody buys a unit and rents it out (January 9, 2019, page 3).
   c. Mr. Flaherty stated that the residents had concerns about this development turning into an apartment development but the land isn't zoned for an apartment project (February 13, 2019, page 2).
   d. Mr. Morgan asked if there would be any provisions for the number of people that could rent out their units after they bought them. Mr. Wolff said this really has to be a market driven decision. The Comprehensive Plan does talk about the need for rental units. The way they have the draft HOA document right now is that the units are rentable. However, there are controls. The homeowner must have permission from the HOA and give them the lease (February 13, 2019, page 4).

e. Ms. Wolff stated that HOA Board members would be required to be a homeowner but would not have to live in the community (February 13, 2019, page 5).

f. The draft HOA document was submitted and it covers both owner occupied and rental situations because it is anticipated that there will be both (March 13, 2019, page 3).

g. Article 8.1.11 of the HOA document calls out the rules for an owner to lease their unit and that there is no set ownership versus lessee provision (March 13, 2019, page 3).

h. Mr. Knecht said his understanding was that the project was going to be market driven and that it could be a mix of owners and renters (March 13, 2019, page 3).

i. Mr. Flaherty said these will be deeded properties. He added that apartments are not allowed. Mr. Morgan said the zoning code would allow a townhouse style rental development in this zone. Mr. Flaherty said this property will be recorded with a condominium plat. Ms. Begley said there is a condo development in Florence that prohibits rentals. Mr. Flaherty said that is typically an HOA restriction. He owns property in Florida which has rental restrictions. Ms. Evans said she lives in a condo community and owns her home. She feels like the applicant intends on selling the units and for the units to be owner occupied. However, there could be a point and time where an owner wants to lease their property. Mr. Flaherty said the owner intends on selling the units. However, he might need to lease them if he builds them and they are sitting empty too long. Ms. Begley said she just wants the record to be clear because during the first meeting it was stated that the units would all be owner occupied and at the second meeting it was stated there could be a mix of owners and renter. Mr. Flaherty said it will be mixed use. Mrs. Schaffer said she has concerns because the number of units to be rented is market driven March 13, 2019, page 3).

j. Mr. Knecht said the zoning code makes a distinction between single-family homes and apartments. It does not make a distinction between owner occupied and rental properties (March 13, 2019, page 4).

k. Mr. Morgan said he believes the Board could require a condominium plat to be submitted with a condition. This would show that purchasers would own their units. This would not prevent the owner/developer from renting out units if they didn't sell quickly. Mrs. Schaffer says she knows projects where the project was approved as a condominium development and the developer decided to keep all the units and rented them out (March 13, 2019, page 5).

l. Mrs. Schaffer feels an owner occupied condition is reasonable because that is how the project was originally presented (March 13, 2019, page 6).

m. Mr. Wilson said the applicant indicated earlier that the plan is to have all the units for sale but they might have to rent some to generate revenue until they all sell. Mr. Morgan brought up earlier that a condominium plat could be required as a condition. This would effectively make the units owner occupied units but would give the owner/developer the flexibility to lease them until they sell. Ms. Evans asked if the owner/developer could rent the units for an indefinite period. Mr. Morgan replied he could if he still owned them (March 13, 2019, page 6).

ANALYSIS

1. The Boone County zoning regulations regulate land uses and the type of development that is allowed. It does not regulate ownership with regard to residential developments.

2. The Boone County Planning Commission approved a Major Site Plan determining that the building type met the requirement for townhome style building(s).

3. During the deliberations for the above referenced Conditional Use Permit, the record is clear that the issue of owner occupied versus rental units was an important matter and was thoroughly discussed. So much so, that a condition relative to the number of rentals units allowed was considered.

4. In approving the Conditional Use Permit, the Board of Adjustment did not include any condition limiting the number of rental units that would be allowed in the development.

CONCLUSION

Section 203 of the Boone County Zoning Regulations give the Boone Board of Adjustment the authority to act on this request. In order for an appeal to be granted, the Board must determine that the administrative decision in question is in error.

Respectfully submitted,

Michael D. Schwartz
Director, Zoning Services
Zoning Administrator

Attachments
- Packet submitted by applicant

BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION
KRS 100.261 APPEAL
KRS 100.257 APPEAL

Comes now the City of Florence, Kentucky, by and through its Administration Director/City Administrator, Joshua J. Hunt ("Hunt"), and for its KRS 100.257 and KRS 100.261 Appeal ("Appeal") from Michael E. Schwartz, Director, Zoning Services, Zoning Administrator's ("Schwartz") Zoning Administrator's Opinion ("ZAO") dated May 3, 2024, issued pursuant to KRS 100.271 states as follows:

1. Joshua J. Hunt is and was at all times herein the Administration Director/City Administrator for the City of Florence, Kentucky, so authorized to file this Appeal on behalf of the City of Florence, Kentucky ("Florence").

2. Florence is a City of the Home Rule Class pursuant to KRS 81.005, whose principal address is 8100 Ewing Blvd., Florence, Kentucky.

3. Michael E. Schwartz is and was at all times mentioned herein the Director, Zoning Services, Zoning Administrator serving as Boone County Planning Commission and Florence Zoning Administrator pursuant to KRS 100.261. On April 26, 2024, Hunt requested a ZAO from Schwartz (Exhibit "1"). Therein, Hunt requested a determination as to whether or not Hopeful Trace Apartments is operating in conformity with a Conditional Use Permit issued by the Florence Board of Adjustment; whether or not Hopeful Trace Apartments transition from Town Homes to Apartments violates Florence's Zoning Ordinance; and whether or not the current owner of Hopeful Trace Apartments should be required to obtain a Zoning Map Amendment to lawfully operate an apartment complex in a SR-2 Zone.

4. On May 3, 2024, Schwartz issued his ZAO (Exhibit "2").

5. This Appeal is taken from Schwartz's ZAO pursuant to KRS 100.257 and KRS 100.261 in that:

   (A) Schwartz, in his capacity as an administrative official of the Boone County Planning Commission ("Commission"), has refused to properly enforce the Florence Zoning Ordinance; and

   (B) Schwartz, in his capacity as Zoning Enforcement Officer has improperly interpreted, enforced and applied a certain Conditional Use Permit and has issued an Opinion which is contrary to and in violation of Florence's Zoning Ordinance.

6. On December 18, 2018, VME Properties, LLC, submitted an Application ("Application") (Exhibit "3") to the Florence Board of Adjustment ("FBOA") seeking a Conditional Use Permit ("CUP") to allow the construction of 63 TownHomes in an SR-2 Zone. The real estate in question is a 7.8 (±) tract of real estate located generally on Hopeful Road, Florence, Kentucky ("Real Estate"). Nowhere in the initial Application does the term "apartments" occur. As a part of the Application, VME Properties, LLC, stated that the proposed development would be for "townhouses" as defined in Article 40 of the Boone County Zoning Regulations. It was further stated that **all** of the units in the proposed development would be townhomes and not apartments. Again, the word apartments is not found anywhere in the Application. As further evidence the intended development would consist of "townhouses", the Applicant stated that all driveways are to be "private". It was also stated that each townhome would be responsible for placing trash at the end of their driveway to be picked up by a garbage truck, all of which suggest and support Applicant's request for developing townhomes and not apartments. In a subsequent memo from the Applicant, it was stated that "units will be purchased". Various supporting documentation was submitted to FBOA prior to the scheduled Public Hearing which included renderings and drawings which all identified the proposed development as "condominiums" and/or "townhomes" (Exhibit "4") and not apartments.

7. Nowhere in any of the supported drawings and/or Application does the word "apartments" occur.

8. Upon information and belief, the Applicant sold the Real Estate to its current owners, Greene Corp 1, LLC and Greene Corp 2, LLC (Exhibit "5").

9. On January 9, 2019 and February 13, 2019, Public Hearings were held before the FBOA on Applicant's request for a CUP.

10. The Real Estate in question is and was at all times mentioned herein zoned SR-2, Suburban Residential Two. Apartments are not a conditional or principally permitted use in an SR-2 Zone.

11. FBOA called the first Public Hearing on the pending Application on January 9, 2019. The then Developer/Owner, VME Properties, LLC, indicated that the proposed development would be 63 single family owner-occupied units and not apartments. The January 9, 2019 Minutes (Exhibit "6") confirm the following statements and representations made by VME Properties, LLC representatives:

> "Mr. Flaherty stated that the townhouse units will be purchased and there will be an HOA to maintain the

clubhouse and common areas." (January 9, 2019, Page 3)

"Mr. Flaherty represented that the project would not be a rental or apartment project and that they plan on building and selling all units." (January 9, 2019, Page 3)

"Mr. Morgan stated that the HOA document would allow owners to rent units, however, property owners must have permission from the HOA." (February 13, 2019, Page 4)

12. The Minutes of the February 13, 2019 Public Hearing (Exhibit "7") indicate that the Applicant repeatedly confirmed the proposed development would be for "owner-occupied" residential units and not apartments. Comments at the January 9, 2019 and February 13, 2019 Public Hearings, from the applicant's representative, Mr. Flaherty, include the following:

"Mr. Flaherty said these will be deeded properties. He added that apartments are not allowed." (February 13, 2019)

"Mr. Flaherty said the owner intends on selling the units." (February 13, 2019)

"Ms. Begley, she wants the record to be clear during the first meeting it was stated that the units would all be owner occupied and at the second meeting it was stated there could be a mix of owners and renters. Mr. Flaherty said it would be mixed use." (February 13, 2019)

"These units will be individually deeded, but someone could rent them out." (February 13, 2019)

"The plan shows 60 units and they will all be for sale. However, it is possible that he may need to lease some of them if they do not sell quickly." (February 13, 2019)

"Mr. Kontopos plans on selling all the units as quickly as possible." (February 13, 2019)

"Mr. Morgan brought up earlier that a condominium plat could be required as a condition. This plat would be reviewed by the Planning Commission and be recorded in the Clerk's Office. This would effectively make the Units owner-occupied units, but would give the owner/developer flexibility to lease them until they sell." (February 13, 2019)

"Mr. Flaherty represented that the townhouse units would be under the control of an HOA to maintain the clubhouse and common areas." (January 9, 2019 Minutes, Page 3)

"Mr. Flaherty represented that the project would not be a rental or apartment project and that they plan on building and selling all the units. There could be cases where somebody might purchase a unit and rent it out." (January 9, 2019 Minutes, Page 3)

"Mr. Wolf stated that if an owner was going to lease their unit, the prospective lease would have to be submitted to the HOA for approval." (February 13, 2019 Minutes, Page 4)

"Mr. Wolf stated that the HOA Board Members would be required to be a homeowner, but would not have to live in the community." (February 13, 2019 Minutes, Page 5)

13. The significant and misleading testimony of the Applicant and its representatives underscores the critical role that honest and comprehensive disclosures be made during the Public Hearing process. When substantial misrepresentations are made, this undermines the integrity of the permitting and public hearing process and raises questions as to the Applicant's commitment to transparency and adherence to regulatory requirements.

14. After discussion by the FBOA, upon motion of Mr. Pieper, the requested CUP was approved with seven (7) conditions (Exhibit "8").

15. During or about early 2024, it was brought to the attention of Hunt that the Real Estate in question was being promoted and marketed as an "apartment complex" under the name Hopeful Trace Apartments. A search of the internet confirmed this suspicion. A copy of "Hopeful Trace Apartments" website from February 12, 2024,

states that the Real Estate is indeed an apartment complex and nothing more (Exhibit "9").

16. On May 14, 2024, a subsequent review of the development would confirm again that "Hopeful Trace Apartments" is indeed being operated, promoted and marketed as an apartment complex and not a condominium/townhome project with units for sale (Exhibit "10").

17. Hunt's search of the internet into the promotion of Hopeful Trace Apartments would indicate that there is no evidence whatsoever to suggest that any of the units within Hopeful Trace Apartments are being offered for sale. Clearly, the intention and objective of Greene Corp 1, LLC and Greene Corp 2, LLC is to obfuscate the intent, meaning, and letter of Florence's Zoning Ordinance in conducting a use that is not permitted and is in fact unlawful.

18. The conditions established by FBOA during the approval process were meticulously crafted to ensure that the Real Estate adhered to all zoning regulations and aligned with the expectations of the community-at-large and the representations made by the Applicant at the Public Hearing that the Real Estate would in fact be a townhome project and not an apartment complex.

19. Pursuant to KRS 100.257 and KRS 100.261, Florence has been injured and aggrieved by the action and conduct of the Applicant, current owner of Hopeful Trace Apartments, and the ZAO issued by Schwartz for the following reasons:

    (A) The current owners use of the Real Estate clearly violates Florence's Zoning Ordinance in that it is conducting an unauthorized use which is not a principally permitted use and/or conditional use.

    (B) Greene Corp 1, LLC and Greene Corp 2, LLC's conduct, operation, and promotion of an "apartment complex" in an SR-2 Zone is unauthorized and illegal.

    (C) The intentional and deliberate deviation from the approved CUP undermines the trust of Florence's citizens in the zoning process and erodes the integrity of the Public Hearing and zoning approval process. To allow Greene Corp 1, LLC and Greene Corp 2, LLC to operate as an "apartment complex" is a complete violation of Florence's Zoning Ordinance.

    (D) Florence is entrusted with and duty bound to enforce its Zoning Ordinances. As such, Florence is duty bound to

prohibit and restrict Greene Corp 1, LLC and Greene Corp 2, LLC's use of the Real Estate in a manner which is not approved and unlawful.

(E) Florence is a representative of its citizens. Citizens attended the Public Hearing and expressed strong objection to any use of the Real Estate as an apartment complex. Florence, through its Comprehensive Plan designated the Real Estate for single family residences which characterize the entire area where the Real Estate is located. To allow Greene Corp 1, LLC and Greene Corp 2, LLC to operate an apartment complex on the Real Estate would totally undermine the planning and zoning process which Florence has engaged over many years.

(F) Florence is duty bound to hold developers and property owners accountable for their commitments and to ensure that property uses proceed in accordance with the currently approved Zoning Ordinance.

(G) Schwartz's ZAO is in error because it is utterly inconsistent with the original CUP request; testimony provided at the Public Hearing; and FBOA's ultimate decision based upon evidence from the Public Hearing; and it violates Florence's Zoning Ordinance.

(H) Schwartz's ZAO is based upon conclusions that completely ignore and/or disregard all of the representations and statements made to FBOA during the Public Hearing process that indeed the proposed project would be for townhomes and not an apartment complex.

(I) Schwartz's ZAO is contrary to law in that it essentially authorizes a land-use which is not principally permitted and/or conditionally permitted within a particular zone.

(K) Schwartz's ZAO is in violation of KRS 100.271 in that it basically permits a land use which does not conform to the literal terms of Florence's Zoning Ordinance.

20. The current property owner, Greene Corp 1, LLC and Greene Corp 2, LLC, is notified of this Appeal in that it has an interest in the Real Estate which is the subject matter of this Appeal.

21. Florence would request that all adjoining property owners identified with the original Application be notified of this Appeal in that many of those adjoining property owners testified and/or appeared at the initial Public Hearing to protect their interests and to ensure that the Real Estate was not developed as an "apartment complex". Those property owners are requested to appear at this Appeal Hearing to assert any interest in this matter.

22. At the Public Hearing before FBOA, a sign-in sheet was maintained to allow both opponents and proponents of the Applicant's CUP request to speak for or against the Application. A copy of that sign-in sheet is attached as Exhibit "11".

23. The approved development and CUP requested by the original Owner and Applicant must be maintained.

Respectfully submitted,

CITY OF FLORENCE, KENTUCKY

BY: _____
JOSHUA J. HUNT, ADMINISTRATION DIRECTOR/CITY ADMINISTRATOR

EXHIBIT LIST

Exhibit No.	Description
1	HUNT REQUEST FOR ZONING ADMINISTRATOR OPINION
2	SCHWARTZ ZONING ADMINISTRATOR OPINION
3	VME PROPERTIES, LLC, APPLICATION TO FBOA SEEKING A CONDITIONAL USE PERMIT
4	SUPPORTING DOCUMENTATION SUBMITTED TO FBOA PRIOR TO THE SCHEDULED PUBLIC HEARING WHICH INCLUDED VARIOUS RENDERINGS AND DRAWINGS WHICH ALL IDENTIFIED THE PROPOSED DEVELOPMENT AS "CONDOMINIUMS" AND/OR "TOWNHOMES"
5	PVA REPORT AND GENERAL WARRANTY DEED
6	MINUTES OF JANUARY 9, 2019 PUBLIC HEARING
7	MINUTES OF THE MARCH 13, 2019 PUBLIC HEARING
8	CUP ISSUED
9	HOPEFUL TRACE APARTMENTS WEBSITE PRINTOUT 02/12/24
10	HOPEFUL TRACE APARTMENTS WEBSITE PRINTOUT 05/14/24
11	FBOA PUBLIC HEARING SIGN-IN SHEET

Michael,

Thanks for the note. I am writing to formally request your review and ruling on this matter.

Below is an email thread which outlines the details of the issue at hand. In summary, it has come to our attention that there has been a substantial deviation from the original proposal outlined in the conditional use permit issued for a particular parcel of property.

As indicated in the conditional use application submitted on December 18, 2018, and reiterated in subsequent hearings, the Florence Board of Adjustment emphasized that the primary use of the property would be for owner-occupied dwellings, specifically proposing a single-family owner occupied townhome project. However, the recently provided plat designates the development as condominiums, with online advertisements referring to the project as "Hopeful Trace Apartments." This deviation raises significant concerns regarding compliance with the original conditional use permit and the City's Zoning Ordinance. Furthermore, "apartments" are not a permitted use in the current zoning classification, which suggests an attempt to circumvent zoning regulations.

Considering these observations, the city firmly asserts that there has been a significant deviation from the originally proposed designated use category. As such, we are reaching out to request your expertise in reevaluating the permitting process in accordance with KRS 100.261. We seek your guidance in making a final determination on whether the submitted plat is acceptable and whether the transition from townhomes to apartments complies with regulations without necessitating a zone change process.

Thank you for your time and consideration. We look forward to your prompt response.

Regards,

JOSHUA J. HUNT
Administration Director – City Administrator

CITY OF FLORENCE, KENTUCKY
8100 Ewing Boulevard | Florence, KY 41042
P: 859.647.8168 | E: joshua.hunt@florence-ky.gov
florence-ky.gov

From: Michael Schwartz <mschwartz@boonecountyky.org>
Sent: Friday, April 26, 2024 6:59 AM
To: Joshua Hunt <Joshua.Hunt@Florence-KY.gov>; Steve Lilly <steve.lilly@boonecountyky.org>
Cc: Todd Morgan <TMorgan@boonecountyky.org>; Kevin Costello <KCostello@boonecountyky.org>; 'rswandd@fuse.net' <rswandd@fuse.net>; tnienaber@fuse.net
Subject: RE: Hopeful Trace Condominium

Josh –

Are you going to send a separate request asking for the Zoning Administrator'
email intended to serve as that purpose.

EXHIBIT

BOONE COUNTY PLANNING COMMISSION

www.boonecountyky.org/pc
www.boonecountygis.com

Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, KY 41005

Phone (859) 334-2196; Fax (859) 334-2264
plancom@boonecountyky.org

MEMORANDUM

TO: Joshua Hunt, Administrative Director/City Administrator, City of Florence
FROM: Michael D. Schwartz, Director, Zoning Services, Zoning Administrator
DATE: May 3, 2024
SUBJECT: Hopeful Trace Townhomes

RE: Can the development be used as rental units (apartments) or does it have to be owner-occupied units.

A. PERTINENT REGULATIONS

1. The Boone County Zoning Map identifies the property as being zoned Suburban Residential Two (SR-2).

2. Section 505.2 of the zoning regulations identify 'townhouse dwelling unit' as a conditional use within the SR-2 district in the City of Florence.

3. Section 4000 of the zoning regulations defines 'townhouse dwelling unit' as a single-family attached dwelling consisting of one dwelling from ground to roof, a separate entrance and having more than one floor or story, but sharing walls with another dwelling unit or an accessory structure of another dwelling unit, where three or more dwelling units are so combined (attached).

4. Section 4000 of the zoning regulations defines 'apartment dwelling unit' as a residential structure used for occupancy by three or more families living independently of each other and which contains three or more dwelling units, but not including townhouse dwelling units.

B. PREVIOUS ACTIONS/APPROVALS

1. On March 13, 2019, the Florence Board of Adjustment approved a Conditional Use Permit allowing the development of sixty-three (63) townhouse dwelling units, subject to the following conditions (FBOA-19-001):

   a. The approval is based on the following:

      (1) The updated 3/13/19 Concept Plan unless it is modified by other conditions. The plan shows forty-two (42) two-bedroom units and eighteen (18) three-bedroom units. Boone County Building Department shall verify as a bedroom under the Kentucky Building Code.

      (2) The building elevation drawings and renderings included in the 1/9/19 staff report.

EXHIBIT
"2"

(3) The building material samples, photometric plan, and pool/detention fencing exhibits that were submitted into the record at the 1/9/19 Florence Board of Adjustment meeting.

b. The clubhouse building shall be constructed with the same brick, stone, hardi plank siding, and roofing that is being used in the townhouse buildings. The amount of masonry used in the clubhouse building shall correlate to the amount of masonry used in the townhouse buildings.

c. All pool and detention basin fencing shall be limited to 6' in height.

d. The following lighting conditions shall apply to the development:

(1) All light poles shall be limited to 12' in height.
(2) All light pole fixtures shall be downcast oriented.
(3) The light pole locations shall be generally consistent with the photometric plan that was submitted into the record at the 1/9/19 Florence Board of Adjustment meeting.
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e. The following landscaping conditions:

(1) The street frontage buffers along Hopeful Church Road and Hopeful Road shall be enhanced and comply with Section 308 B of the Boone County Subdivision Regulations.
(2) All other perimeter buffers shall comply with Article 36 of the Boone County Zoning Regulations.

f. The permitted monument sign for the development shall be limited to 4'-6" in height and 24 square feet in area. The base of the sign use masonry materials that match the clubhouse and townhouse buildings. The sign shall not be internally illuminated.

g. A condominium Regime Plat(s) shall be required for the proposed development to verify that the individual townhouse style units will be legitimate condominium units. The plat(s) shall be approved by Boone County Planning Commission and recorded at the Boone County Clerk's Office before any units can be sold or rented.

2. On May 11, 2020, the Boone County planning Commission approved an Improvement Plan/Major Site Plan for the development.

3. on September 9, 2022, the Boone County Planning Commission approved a Grading Plan for a retaining wall.

C. COMMENTS MADE AT THE FLORENCE BOARD OF ADJUSTMENT MEETINGS

1. The following is a summary of comments made by the applicant during the three

(3) Florence Board of Adjustment meetings, relative to the occupation of the dwelling units:

a. Mr. Flaherty said the townhouse units will be purchased and there will be an HOA to maintain the clubhouse and common areas (January 9, 2019, page 3).
b. Mr. Flaherty said that the project would not be a rental or apartment project and that they plan on building and selling all the units, however, there could be cases where somebody buys a unit and rents it out (January 9, 2019, page 3).
c. Mr. Flaherty stated that the residents had concerns about this development turning into an apartment development but the land isn't zoned for an apartment project (February 13, 2019, page 2).
d. Mr. Morgan asked if there would be any provisions for the number of people that could rent out their units after they bought them. Mr. Wolff said this really has to be a market driven decision. The Comprehensive Plan does talk about the need for rental units. The way they have the draft HOA document right now is that the units are rentable. However, there are controls. The homeowner must have permission from the HOA and give them the lease (February 13, 2019, page 4).
e. Ms. Wolff stated that HOA Board members would be required to be a homeowner but would not have to live in the community (February 13, 2019, page 5).
f. The draft HOA document was submitted and it covers both owner occupied and rental situations because it is anticipated that there will be both (March 13, 2019, page 3).
g. Article 8.1.11 of the HOA document calls out the rules for an owner to lease their unit and that there is no set ownership versus lessee provision (March 13, 2019, page 3).
h. Mr. Knecht said his understanding was that the project was going to be market driven and that it could be a mix of owners and renters (March 13, 2019, page 3).
i. Mr. Flaherty said these will be deeded properties. He added that apartments are not allowed. Mr. Morgan said the zoning code would allow a townhouse style rental development in this zone. Mr. Flaherty said this property will be recorded with a condominium plat. Ms. Begley said there is a condo development in Florence that prohibits rentals. Mr. Flaherty said that is typically an HOA restriction. He owns property in Florida which has rental restrictions. Ms. Evans said she lives in a condo community and owns her home. She feels like the applicant intends on selling the units and for the units to be owner occupied. However, there could be a point and time where an owner wants to lease their property. Mr. Flaherty said the owner intends on selling the units. However, he might need to lease them if he builds them and they are sitting empty too long. Ms. Begley said she just wants the record to be clear because during the first meeting it was stated that the units would all be owner occupied and at the second meeting it was stated there could be a mix of owners and renter. Mr. Flaherty said it will be mixed use. Mrs. Schaffer said she has concerns because the number of units to be rented is market driven March 13, 2019, page 3).

j. Mr. Knecht said the zoning code makes a distinction between single-family homes and apartments. It does not make a distinction between owner occupied and rental properties (March 13, 2019, page 4).

k. Mr. Morgan said he believes the Board could require a condominium plat to be submitted with a condition. This would show that purchasers would own their units. This would not prevent the owner/developer from renting out units if they didn't sell quickly. Mrs. Schaffer says she knows projects where the project was approved as a condominium development and the developer decided to keep all the units and rented them out (March 13, 2019, page 5).

l. Mrs. Schaffer feels an owner occupied condition is reasonable because that is how the project was originally presented (March 13, 2019, page 6).

m. Mr. Wilson said the applicant indicated earlier that the plan is to have all the units for sale but they might have to rent some to generate revenue until they all sell. Mr. Morgan brought up earlier that a condominium plat could be required as a condition. This would effectively make the units owner occupied units but would give the owner/developer the flexibility to lease them until they sell. Ms. Evans asked if the owner/developer could rent the units for an indefinite period. Mr. Morgan replied he could if he still owned them (March 13, 2019, page 6).

D. DETERMINATION

1. As long as the development meets the requirements of the zoning regulations, and the conditions imposed by the Board of Adjustment, the Hopeful Trace Townhome project can have an unlimited number of rental units.

E. ANALYSIS

1. The Boone County zoning regulations regulate land uses and the type of development that is allowed. It does not regulate ownership with regard to residential developments.

2. The Boone County Planning Commission approved a Major Site Plan determining that the building type met the requirement for townhome style building(s).

3. During the deliberations for the above referenced Conditional Use Permit, the record is clear that the issue of owner occupied versus rental units was an important matter and was thoroughly discussed. So much so, that a condition relative to the number of rentals units allowed was considered.

4. In approving the Conditional Use Permit, the Board of Adjustment did not include any condition limiting the number of rental units that would be allowed in the development.

F. FURTHER ACTION

1. Pursuant to Kentucky Revised Statute (KRS) 100.261, if you claim to be injuriously affected or aggrieved by an official action, order, requirement, interpretation, grant, refusal, or decision of any zoning enforcement officer, you can file an appeal to the

Florence Board of Adjustment. Such appeal shall be taken within thirty (30) days after the appellant or his agent receives notice of the action of the official by filing with said officer and with the Florence Board of Adjustment a notice of appeal specifying the grounds thereof, and giving notice of such appeal to any and all parties of record.

RECEIVED
78572
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BOONE COUNTY
PLANNING COMMISSION

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION

BOONE COUNTY PLANNING COMMISSION

FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED

See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

(Check One)

1. _____ Boone X Florence _____ Walton _____ Union

(Check One)

2. X Conditional Use Permit _____ Variance _____ Appeal
_____ Change in Non-Conforming Use

3. Applicant's Name VME Properties, LLC
Applicant's Address 5810 Orchard Hills Ln
Cincinnati (City) OH (State) 45252 (Zip)
Phone Number 513 6732583 Fax No. 513 6749525 E-Mail petekontopos@gmail.com

4. Description of Request: _____

5. Name of Development Hopeful Trace

6. Location of Development HOPEFUL ROAD (KY. HWY. 1018)
FLORENCE, KENTUCKY 41042

7. Acreage Under Review 7.870 AC.

8. Lot Number and Name of Subdivision (If part of a subdivision)
N/A

9. Owner of Property VME Properties, LLC
Address of Property Owner 5810 Orchard Hills Ln
10. Cincinnati (City) OH (State) 45252 (Zip)
Phone Number 513 6732583 Fax No. 513 6749525 E-Mail petekontopos@gmail.com

11. Proposed Use(s) on Site SINGLE FAMILY - TOWN HOMES

12. Total Square Footage of Existing and/or Proposed Buildings 76,000 S.F.

13. Current Zoning on Property SR-2

14. Deed Book D1096 Page No. 257 Group No. 2039

15. Is the site subject to a zone change? NO
If yes, give date of approval N/A

16. Have you submitted a Site Plan with this request? YES

17. Have you submitted a list of adjoining property owners with this request? YES - ATTACHED

18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: _____
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

ORIGINAL Applicant's Signature: _____
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

(over)

EXHIBIT
3

BOARD OF ADJUSTMENT AND
ZONING APPEALS ACTION
APPLICATION
PAGE 2

SECTION B (To be completed by the Boone County Planning Commission Staff)

1. Date Received 12/18/18 Fee Received $782.00 Receipt # 78572
2. Is application complete? ✓ Yes _____ No
3. Staff Reviewer _____
4. Scheduled Board Action Date _____
5. Board Action:

   _____ **Approved**
   1/13/19 **Approved with Conditions** (See #6)
   _____ **Denial** (See #7)

6. Conditions of Approval: SEE 3/13/19 FBOA Meeting Minutes + CLUK

7. Reasons for Denial: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
(859) 334-2196 - Phone
(859) 334-2264 - Fax
plancom@boonecountyky.org - E-mail
www.boonecountyky.org - Web Page

NOTE: See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.

Site Plan Review is not granted by the appropriate Board of Adjustment.

An application consists of all fees paid in full, submitted drawings and a completed application form.

STAFF REPORT

APPLICANT: VME Properties, LLC

LOCATION: East side of Hopeful Church Road and west side of Hopeful Road and immediately to the north of 7015 Hopeful Road, south of 6767 Hopeful Road, and west of 6795, 6809, 6829, 6855, and 6897 Hopeful Road, Florence, Kentucky

ZONING: Suburban Residential Two (SR-2)

DATE: January 9, 2019

PROPOSAL

The applicant has submitted a Conditional Use Permit to allow a townhouse development in Suburban Residential Two (SR-2) zoning district. The submitted plan shows the following improvements:

- A total of sixty-three (63) townhouse dwelling units in nine (9) separate buildings. Thirty-two (32) units will be three bedroom units and thirty-one (31) units will be two-bedrooms units.
- Each townhouse unit is shown with a garage parking space and a driveway space.
- An accessory clubhouse and swimming pool.
- Seventy (70) guest parking stalls.
- Sidewalk connections between some buildings and sidewalk connections to Hopeful Church Road and Hopeful Road
- A single access point on Hopeful Road (directly across from Hope Trail)
- A detention or retention basin

APPLICABLE REGULATIONS

Section 220 of the Boone County Zoning Regulations states that one duty of the Board of Adjustment is to grant Conditional Uses Permits as specified by the zoning order.

The Board needs to evaluate the Conditional Use Permit application as it relates to the criteria listed in Section 262 and 943 of the Boone County Zoning Regulations.

Findings listed in Section 262 (Findings for all Conditional Uses):

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's Comprehensive Plan, a specific corridor plan and/or the zoning order;

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area;

3. Will not be hazardous to existing or future neighboring uses;

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately such services;

5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

6. Will not involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare, or odors;

7. Will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfares.

Section 943 of the Boone County Zoning Regulations allows townhouse dwelling units as Conditional Uses in the (SR-2) district in the City of Florence provided that:

A. The activity is an integral and subordinate function of a permitted use; or

B. The activity will not contradict the compact, but single family character of the district; and

C. The arrangement of uses, building or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.

Section 3161 of the Boone County Zoning Regulations provides the following design standards for townhouse dwelling units in the SR-2 zone:

Townhouses may be developed at a density not to exceed eight (8) dwelling units per acre. No building shall exceed forty-five (45) feet in height. Detached single family dwellings, duplexes, and patiohouses shall follow the dimensional standards outlined in Table 31.1. All townhouse structures shall maintain a thirty (30) foot front yard setback, thirty (30) foot rear yard setback, and a minimum five (5) foot side yard setback with a combined total of both side yard setbacks being at least fifteen (15) feet. All townhouse and accessory structures must maintain a minimum thirty (30) foot setback from all property lines of adjacent property not included as part of the townhouse development as approved.

Section 3221 of the Boone County Zoning Regulations states a development is permitted one access point for each 500' of site frontage. In addition, an Encroachment Permit is required from the legislative unit.

Section 3222 of the Boone County Zoning Regulations requires access points on opposite sides of arterial, collector, and subcollector roadways to be located opposite each other.

Section 3620 of the Boone County Zoning Regulations requires the following street frontage landscaping to be provided:

When a use adjoins a street, regardless of whether it is public or private, landscaping shall be required from Buffer Yard A (See Table #2). This landscaping is not required to be placed in a linear design, but shall be required to be dispersed throughout the street frontage and not clustered entirely at the ends of the property. This landscaping will provide screening for vehicular use areas, while also allowing flexibility for uses which require high visibility from street frontages. The required shrubs from Plant List C and E can be reduced by 50 percent if the buffer yard width is increased from 10 feet to 20 feet and can be eliminated if the buffer yard area is increased to 30 feet. However, in all cases the trees required from Plant List A, B, C, or D shall still be required.

Buffer Yard Table 1 from the Boone County Zoning Regulations requires Buffer Yard B to be provided along the side property lines (see note at the bottom of the chart - it indicates that multi-family developments in developing use zones shall be treated as development in the UR-1 zone).

Buffer Table 2 from the Boone County Zoning Regulations defines Buffer Yard A and B as follows:

BUFFER YARD A - 10 FOOT WIDTH
Landscaping required per 100 linear feet at 10 feet wide.

- 5 Small Trees - Plant List C or 3 Large Trees / 3 Medium Trees /or 3 Evergreen or any combination of 3 - Plant List A, B, or D AND
- 30 Shrubs - Plant List E or 15 Shrubs - Plant List C

BUFFER YARD B - 20 FOOT WIDTH
Landscaping required per 100 linear feet at 20 feet wide.

- 5 Evergreens - Plant List D
- Any 6 Large Trees / Medium Trees / Small Trees / Additional Evergreen Trees or any combination thereof from Plant List A, B, C, or D
- 30 Shrubs - Plant List E or 15 Shrubs - Plant List C

Section 4000 of the Boone County Zoning Regulations defines a townhouse dwelling unit as a single-family attached dwelling consisting of one dwelling from ground to roof, a separate entrance and having more than one floor or story, but sharing walls with another dwelling unit or an accessory structure of another dwelling unit, where three or more dwelling units are so combined (attached). Also refer to the definitions of "single family dwelling unit" and "family" in this article.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

The 2035 Future Land Use Map designates the site for High Suburban Density Residential (HSD) uses. This future land use classification is defined as "single-family and/or attached housing of up to eight dwelling units per acre. This classification is typified by townhouse, condominium, and zero-lot line development, and also pertains to existing mobile home parks."

The Land Use Element contains the following passages that pertain to the general area:

A. Hopeful Church Road should continue to serve as a residential corridor. Some small scale neighborhood commercial services may be appropriate at a strategic location in the corridor. It should be scaled to serve the Hopeful Church Road and Cayton Road areas, designed with a residential-compatible look to the buildings and site, and without freestanding signage. Access management is important to avoid turning movement conflicts on Hopeful Church Road, and some road improvements may be necessary to support this development. The proposed commercial land uses on KY 18 should be planned with careful Access Management, including continuous parallel roadways. Development should create commercial clusters rather than strip centers which parallel KY 18. These commercial uses must also be designed to be compatible with existing and proposed residential developments along KY 18 (Pleasant Valley/Oakbrook, pg. 168).

The Population Element contains the following passage which relates to the request:

A. The Population Element outlines population estimates based on OKI transportation analysis zone "regions." The site is located within the Florence transportation analysis zone. The population of this region is estimated to change to 32,385 in 2020, and to 34,153 in 2030 (Table 2.11, pg. 21).

The Housing Element contains the following passages and tables which relate to the request:

A. Demand for multi-family housing has historically been in, or around Florence. The emphasis on new construction, however, has shifted to the unincorporated county. The continuing in-migration of a young, professional population combined with the increased growth of single-parent families and the overall graying of the population, means the demand for various multi-family housing options will continue in the future for Boone County (Housing Demand, Economic Factors, pg. 75).

Table 6.2 Housing Unit Types by Jurisdiction

	Single-Family			Multi-Family & SF Attached			Mobile Homes			Totals		
	1990	2000	2010	1990	2000	2010	1990	2000	2010	1990	2000	2010
Flor.	4,209 30.2%	4,808 22.2%	N/A	3,060 56.4%	5,399 58.4%	N/A	31 1.6%	45 1.9%	N/A	7,300 21.9%	10252 30.7%	N/A
Union	307 2.2%	867 4%	N/A	3 <0.1%	5 <0.1%	N/A	2 0.1%	2 <0.1%	N/A	312 1.5%	874 2.6%	N/A
Walt.	548 3.7%	751 3.5%	N/A	240 4.4%	542 5.9%	N/A	12 0.6%	7 0.3%	N/A	800 3.8%	1,006 3.5%	N/A
Uninc. B.C.	8,846 63.9%	15260 70.4%	N/A	2,122 39.1%	3,593 38.9%	N/A	1,860 97.6%	2,351 97.8%	N/A	12828 60.4%	21219 63.6%	N/A
Total	13910	21686	33307	5,425	9,239	11056	1,905	2,405	1,897	21240	33351	46260

Source: Boone County Building Inspection Data & U.S. Census

Table 6.3 Percent Housing Unit Types by Jurisdiction

	Single-Family			Multi-Family			Mobile Homes		
	1990	2000	2010	1990	2000	2010	1990	2000	2010
Flor.	57.7	46.9	N/A	41.9	52.7	N/A	0.4	0.4	N/A
Union	98.4	99.2	N/A	1.0	0.6	N/A	0.6	0.2	N/A
Walt.	68.5	74.7	N/A	30.0	24.1	N/A	1.5	0.7	N/A
Unincorp.	68.9	71.9	N/A	16.5	16.9	N/A	14.5	11.1	N/A
B.C.	65.5	65.0	72.0	25.5	27.7	23.9	9.0	7.2	4.1

Source: Boone County, Florence & Walton Building Inspection Data & U.S. Census

D. It should be noted that the number of housing units increased in all the major housing construction types for each municipality, except multi-family units in the City of Union. County-wide, the percentage of total housing units that are single-family detached units, has decreased while multi-family units have increased in percentage. The City of Florence has a lower percentage of single-family units than other areas of the county.

In 1980, multi-family housing comprised 20.9% of the total housing units in Boone County. This percentage continued to rise as the county urbanized and stood at 25.5% in 1990 and 27.7 in 2000 (see Table 6.3). This was during a time of enormous growth in single-family housing development. This increase in multi-family housing happened primarily in the unincorporated part of Boone County. Since 2000, the percentage of multi-family decreased to 23.9. The percentage of mobile homes throughout the county has decreased steadily

since 1990 and now stands at 4.1% of the total 46,260 housing units in the county in 2010 (Housing Supply, Housing Type by Municipality, pg. 76).

E. The major reason for Boone County's rapid population growth is in-migration. Often the higher income families (or new population) locate in the developing rural areas of the county. While this is practical because they can afford the estate lifestyle and cost of transportation over greater distances, this spatial phenomenon separates people of different income levels. A variety of housing opportunities within the established urban areas and within developing areas would encourage some of the higher income residents to reside there and thus encourage mixing of different income levels. Therefore, single-family housing should remain an ingredient of the urban areas instead of being targeted only for rural or suburban areas. Large, left-over parcels in urban service areas are well suited for planned residential development that includes high density housing. However, established single-family housing areas in urban settings should not experience an influx of multi-family or duplex construction unless adequate buffering or proper development design can be provided. Housing for the elderly population or for those who are handicapped needs to be located near public transit, commercial areas, and public facilities (Meeting Housing Needs, Population Needs, Pg. 79).

F. Multi-family housing developments should have convenient access to commercial districts or should provide their own supporting commercial uses. The developments should be designed to offer the shortest trips to the most people. High density residential developments help to hold down the cost of individual units due to many variables including lower land cost per unit, lower land development cost and building unit costs per unit. Clustering of the dwelling units allows this by requiring less site work and utility construction. Better design can correlate with more density, and walkable, multi-modal communities. This also provides a supply of affordable housing for county residents (Meeting Housing Needs, Housing Types, pp. 79-80).

G. High density residential areas should be located sufficiently near and with convenient access to major streets, highways, and shopping and public facilities. A progression of densities of residential uses from high (multi-family) to low (single family) shall be encouraged. Where traditional progressions of high to low net density are not possible through creative development design, an appropriate and attractive visual transition should be achieved. This could include existing vegetation or new landscaping and/or fencing. Existing vegetation (such as wooded fence rows) should be retained as much as possible to provide buffer strips and stormwater filters. This serves a dual purpose in that woodland is becoming relatively scarce in the eastern uplands of the county, and these areas buffer different land uses. Housing that is proposed on smaller, remnant tracts needs to be carefully designed (Housing Densities, pg. 81).

H. Development in established areas takes advantage of existing services and minimizes future strain on the transportation network. The Public Facilities Element shows the existing and planned water lines and other services which will influence the locations of new residential construction. The plans for sanitary sewer for Boone County are of particular importance when high density residential development is reviewed. Stormwater management is becoming a key issue with the extensive residential development in the county and needs to be addressed creatively to solve runoff and erosion problems, while creating visually appropriate facilities (Conclusion, pg. 85).

The following 2017 Goals and Objectives relate to the application:

A. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall, Objective 4).

B. A broad range of housing opportunities shall be provided to meet the needs and desires of all household types and shall be balanced with affordability, employment centers, commercial areas, and educational needs. The City of Florence acknowledges the need for affordable housing opportunities, but also desires an equal balance of housing options to maintain a diverse city (Demographics, Goal B, Objective 1).

C. Residential developments shall be evaluated for impact on infrastructure, environment, health and safety considerations, buffering, and design with secondary consideration given to dwelling unit type and density (Demographics, Goal B, Objective 4).

D. Residential developments shall be encouraged to plan and build in a manner compatible with the general housing density and design planned for the area, with the existing conditions of the site, and significant site features (Demographics, Goal B, Objective 8).

E. Housing development shall be phased to coordinate with the provision of infrastructure, services, and education facilities (Demographics, Goal B, Objective 9).

F. Development shall utilize existing topography and vegetation (including mature trees) and preserve the existing character of the land (Environment, Objective 7).

G. Existing infrastructure and services such as water, stormwater, wastewater, gas, electric, communication lines, and emergency and municipal services shall be utilized efficiently. The phasing of proposed development may be one way of addressing significant impacts on existing infrastructure and services (Public Facilities, Objective 1).

H. Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system across jurisdictions (Transportation, Goal A, Objective 1).

I. Roadway capacity shall be preserved by utilizing access management policies and guidelines (Transportation, Goal B, Objective 4).

J. Mixed use, higher density neighborhoods shall be designed to accommodate safe pedestrian access to mass transit, major streets and interstates, public facilities, and parks (Transportation, Goal B, Objective 8).

K. Traffic impact analysis should be used as a tool to address impacts to the existing transportation system (Transportation, Goal C, Objective 3).

SITE CHARACTERISTICS

The approximate 7.87 acre site has approximately 1,185 feet of street frontage on the east side of Hopeful Church Road and 637 feet of street frontage on the west side of Hopeful Road. The property is currently undeveloped and is heavily wooded with deciduous trees. A water main is located on Hopeful Road frontage. Public sanitary sewer main does not exist on site or along the property frontage and would need to be extended. Public sidewalks exist along the Hopeful Church Road frontage and overhead utilities exist in the northern and central portions of the site. Boone

County G.I.S. shows that topography of the property falls from 900 feet above sea level along the Hopeful Road frontage to 854 feet above sea level in the northwest portion of the site.

SITE HISTORY

On June 22, 2001, Boone County Planning Commission approved a Site Plan application allowing a 64 unit townhouse development (Gloria Luebbers Apartments), with a clubhouse and swimming pool, to be constructed on the property. The project was never constructed and the Site Plan expired on June 22, 2003.

On August 28, 2001, the property was annexed into the City of Florence (Ordinance O-14-01).

SURROUNDING LAND USES & ZONING

North: Torch Community Church (SR-1)

South: Hopeful Road, Single-Family Residential Dwellings Fronting on Hopeful Road (R1F) and Suzzanne Way (SR-1)

East: Hopeful Road, Single-Family Residential Dwellings Fronting on Hopeful Road (SR-1), and Colonial Height and Gardens Retirement Community (UR-1/PD)

West: Hopeful Church Road and Single-Family Residential Dwellings Fronting on Pheasant Drive (R1F)

STAFF COMMENTS

1. On 12/26/18, 12/31/18, and 1/2/19, Staff sent the applicant's engineer three separate emails that contained lists of questions regarding the original plans that were submitted to the Planning Commission on 12/18/18. On 1/3/19, the applicant's engineer provided a response to the questions and submitted revised plans via email. Staff received full size copies of the revised plans on 1/4/19.

   Staff was still reviewing the revised plans at the time the report needed to be finalized. Staff will submit additional comments into the record at the 1/9/19 Public Hearing.

2. The Board needs to analyze the Conditional Use Permit criteria before acting on the request.

CONCLUSION

KRS 100.237 and 100.241 and Section 220 of the Boone County Zoning Regulations gives the Florence Board of Adjustment and Zoning Appeals the authority to act on the request.

Respectfully submitted,

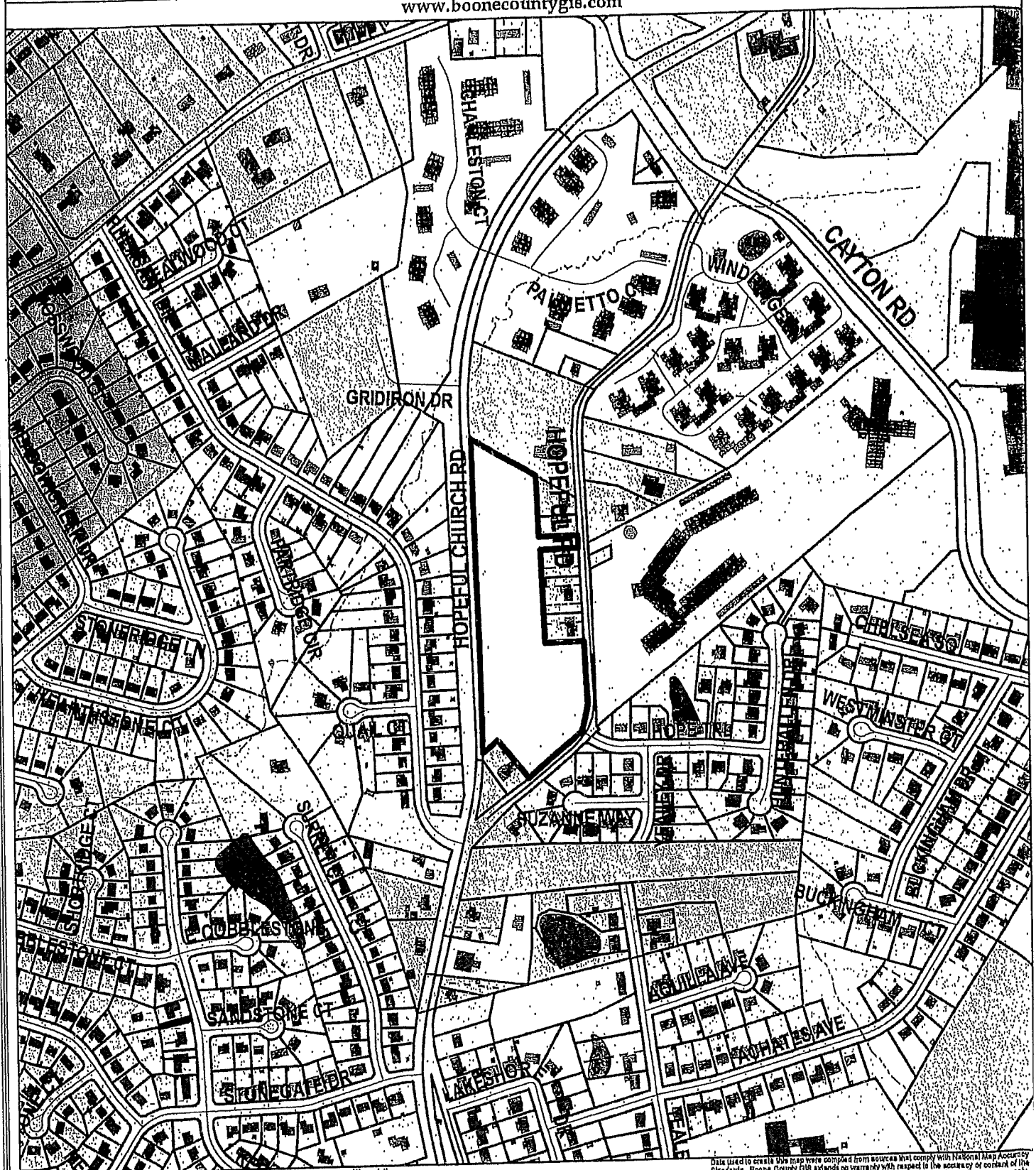
Todd K. Morgan, AICP
Senior Planner, Zoning Services

TKM/ss

Attachments
*Site Vicinity Map
*12/18/18 Grading & Utility Plan (Original Plan that was revised)
*12/20/18 Agency Email
*12/21/18 Email from Kevin Vogelpohl
*1/2/19 Email from Josh Hunt
*1/3/19 Email from Kevin Vogelpohl
*Applicant's Team Response to 12/26/18, 12/31/18, and 1/2/19 Emails
*Current Plans and Renderings
*Zoning Map
*2035 Future Land Use Map
*Topographical Map
*2016 Aerial Map
*Application

SITE VICINITY MAP

www.boonecountygis.com



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0 255 510 1,020 1,530 2,040 Feet

1 inch = 500 feet

N W E S

GIS

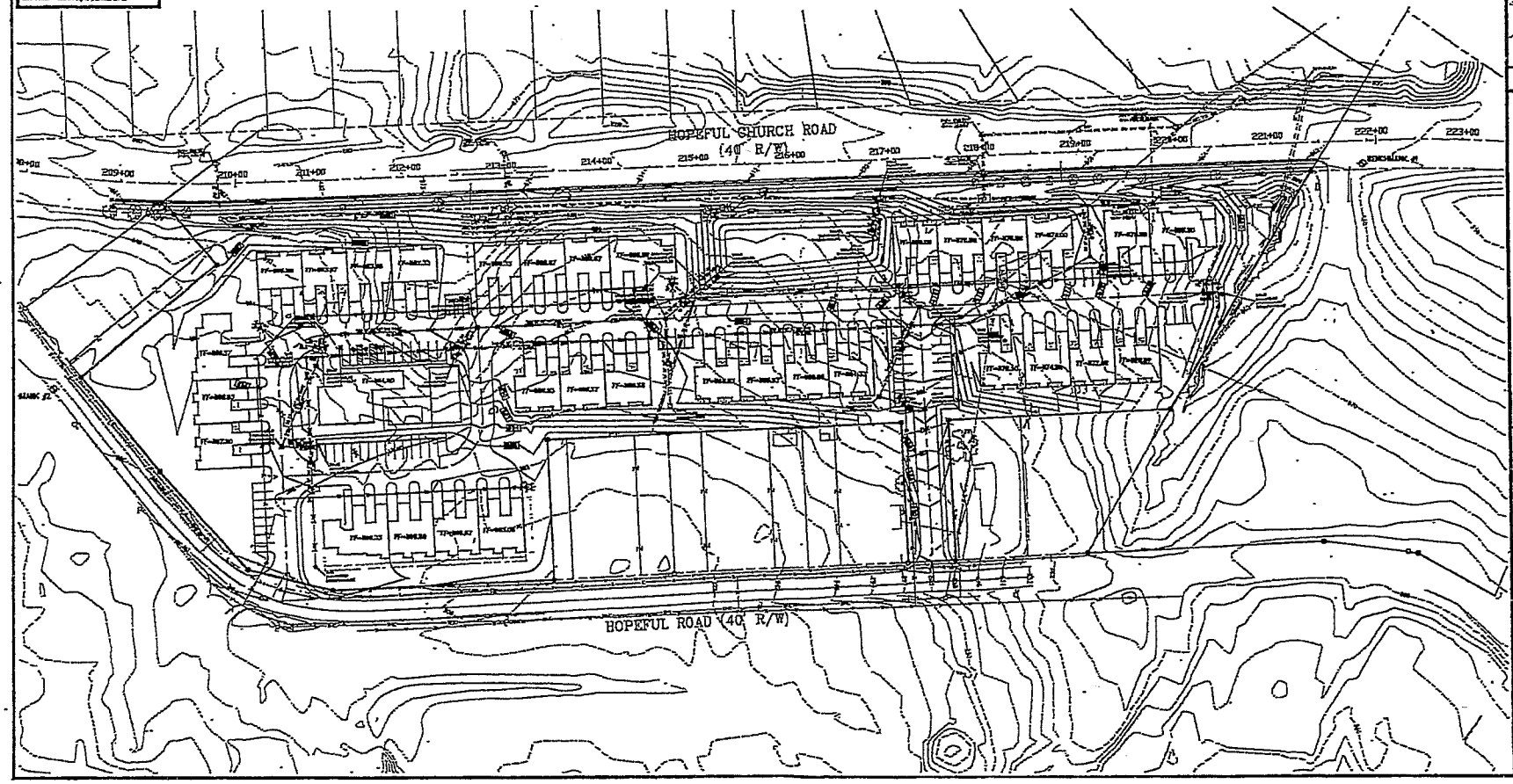
Boone County GIS - Putting Northern Kentucky on the Map

ArcMap Document: BooneMap (file).mxd

Map Created: 07/01/2013

Original Plan.
It has been
Revised

RECEIVED
DEC 18 2018
BOONE COUNTY
PLANNING COMMISSION



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REVISIONS
DATE # ITEM

CARDINAL
ENGINEERING
LAND SURVEYING
GEOTECHNICAL

PROJECT: CONDITIONAL USE PLAN
HOPEFUL TRACE
CONDOMINIUMS

CLIENT: VME PROPERTIES L.L.C.
5810 ORCHARD HILLS LANE
CINCINNATI, OHIO 45252

DRAWN: JF
ENGINEER: JF
PROJ. MANAGER: JF
SEAL

PROJECT NO. 18-118
SCALE 1"=50'
DATE 12-18-2018
GRADING&UTILITY PLAN
SHEET C-3.0

Todd Morgan

From: Todd Morgan
Sent: Thursday, December 20, 2018 3:45 PM
To: 'Tom Gagnon'; Joshua Hunt; Kevin Vogelpohl <Kevin.Vogelpohl@Florence-KY.gov> (Kevin.Vogelpohl@Florence-KY.gov); mike.ford@boone.kyschools.us
Subject: Conditional Use Permit Application for a Townhouse Development on Hopeful Road, Florence, KY
Attachments: FBOA-Hopeful Trace Townhomes-Agency Memo.pdf; Preliminary Site Plan.pdf; hopeful Heights - BUILDING PLAN - TYPE A.pdf; hopeful Heights - BUILDING ELEVATIONS - TYPE A.pdf; hopeful Heights- TYPE A- V1.pdf; hopeful Heights- TYPE A- V2.pdf

All,

I have attached an agency memo and preliminary plans for a townhouse development that is proposed on 7.8 acre site on Hopeful Road, Florence, KY. The Florence Board of Adjustment will be acting on this Conditional Use Permit request on 1/9/19, at 7:00 P.M. Please let me know if you have any comments that you would like me to include in my Staff Report.

Thanks for your help.

Todd K. Morgan, AICP
Senior Planner, Zoning Services
Boone County Planning Commission
(859) 334-2196

Todd Morgan

From: Kevin Vogelpohl <Kevin.Vogelpohl@Florence-KY.gov>
Sent: Friday, December 21, 2018 9:08 AM
To: Todd Morgan
Subject: RE: Conditional Use Permit Application for a Townhouse Development on Hopeful Road, Florence, KY

Todd,

Upon reviewing the documents you sent, I have no comments at this time. I will have some comments and additions upon plan review in reference to the fire hydrants and their locations.

Thanks,

Kevin R. Vogelpohl
Battalion Chief/Fire Marshal

Florence Fire/EMS
1152 Weaver Rd
Florence, KY 41042
kevin.vogelpohl@florence-ky.gov
O: (859) 647-5660 F: (859)647-5670

From: Todd Morgan [mailto:TMorgan@boonecountyky.org]
Sent: Thursday, December 20, 2018 3:45 PM
To: Tom Gagnon; Joshua Hunt; Kevin Vogelpohl; mike.ford@boone.kyschools.us
Subject: Conditional Use Permit Application for a Townhouse Development on Hopeful Road, Florence, KY

All,

I have attached an agency memo and preliminary plans for a townhouse development that is proposed on 7.8 acre site on Hopeful Road, Florence, KY. The Florence Board of Adjustment will be acting on this Conditional Use Permit request on 1/9/19, at 7:00 P.M. Please let me know if you have any comments that you would like me to include in my Staff Report.

Thanks for your help.

Todd K. Morgan, AICP
Senior Planner, Zoning Services
Boone County Planning Commission
(859) 334-2196

Todd Morgan

From: Joshua Hunt <Joshua.Hunt@Florence-KY.gov>
Sent: Wednesday, January 02, 2019 11:06 AM
To: Todd Morgan; Adam Engels
Cc: Tom Gagnon; Joshua Wice; Kevin Vogelpohl
Subject: RE: Conditional Use Permit Application for a Townhouse Development on Hopeful Road, Florence, KY

Comments are as follows:

- What kind of buffer (fence or plantings) will be provided where the buildings abut the residential properties on Hopeful Road
- Provide a landscape plan
- I'm concerned about light bleed over onto the residential properties, provide a photometric plan
- Note that a decorative metal fence will be required around detention facility
- The brick veneer looks pink, I'd like to see samples of all exterior building materials
- Identify on site plan where dumpster enclosure will be and what materials it will be made of
- Identify bike racks
- Identify proposed buffer yards
- Identify monument sign location
- On some of the buildings you have a hill draining into the rear of the buildings. The finish floor elevation is the lowest point and there is no storm structures, how will this not flood?
- With the above comment in mind, label all contours
- Being that there is no sewer that serves this site, indicate where you plan to make the connections to the public sewer system. Will a public main be extended to the property?
- Identify any waivers that are being requested or differences in this plan that vary or are different from the original approved concept development plan for this site
- Provide concept drawing and more detailed site plan for clubhouse and pool. Need to see building materials, elevation of building, proposed fences and any other amenities planned
- Sidewalks will be required along the entirety of Hopeful where the developer owns property

---

From: Todd Morgan [mailto:TMorgan@boonecountyky.org]
Sent: Wednesday, December 26, 2018 1:43 PM
To: Adam Engels
Cc: Joshua Hunt; Tom Gagnon
Subject: FW: Conditional Use Permit Application for a Townhouse Development on Hopeful Road, Florence, KY

Adam,

Please see the email below and the attached plans.

I went out in the field today to take pictures and I have concerns about both of the proposed access points on Hopeful Road. One is proposed in a vertical curve and the other would be offset from Hopeful Trail. Can you take a look at them and give me your preliminary thoughts on Encroachment Permits?

Thanks,

Todd K. Morgan, AICP

Todd Morgan

From: Kevin Vogelpohl <Kevin.Vogelpohl@Florence-KY.gov>
Sent: Thursday, January 03, 2019 2:13 PM
To: Todd Morgan; Joshua Hunt; Tom Gagnon
Subject: RE: Hopeful Church Townhomes

Todd,

In reviewing the proposed changes due to eliminating the northern access, it should not be a problem for the fire department to access the development using only the southern access.

Thanks,

Kevin R. Vogelpohl
Battalion Chief/Fire Marshal

Florence Fire/EMS
1152 Weaver Rd
Florence, KY 41042
kevin.vogelpohl@florence-ky.gov
O: (859) 647-5660 F: (859)647-5670

From: Todd Morgan [mailto:TMorgan@boonecountyky.org]
Sent: Thursday, January 03, 2019 11:30 AM
To: Joshua Hunt; Tom Gagnon; Kevin Vogelpohl
Subject: FW: Hopeful Church Townhomes

Josh, Tom, and Kevin:

I received answers to questions, a clubhouse floor plan, and some clubhouse renderings. I still have not received the revised civil plans (utility plan and landscaping plan). I will forward these plans to you as soon as I receive them.

Kevin - Can you take a look at response to question 11A. (12/26/18 comments) and question 2 (12/31/18 comments)? It sounds like applicant is going to eliminate the northernmost access point on Hopeful Road and has been denied access to Hopeful Church Road by Kentucky Transportation Cabinet. Do you have any concerns if access to the development is limited to one access point on Hopeful Road.

Todd K. Morgan, AICP
Senior Planner, Zoning Services
Boone County Planning Commission
(859) 334-2196

Comments from 12/26/18 – Comments from Boone Co. Planning Commission

1. The plans are labeled as Hopeful Trace Condominiums. Please verify that the proposed buildings are townhouses and meet the definition found in Article 40 of the Boone County Zoning Regulations.

The title on the plans have been updated – All the units will be townhomes per article 40.

2. Please dimension the property lines.

The property lines have been dimensioned

3. Add the site acreage to the plan. This is needed to verify how many dwelling units are permitted. The Suburban Residential Two (SR-2) zoning district permits a maximum building intensity of eight (8) dwelling units per acre. Please note – Boone County Planning Commission does not permit rounding up to the next whole number.

The acreage has been added to the plans. There will be 63 units. 7.875 acres X 8 units = 63 units

4. Provide a parking calculation chart on the plans.

A. Number of 2 BR and 3 BR units in the development (want this information in case Boone County Schools asks).

There will be a total of 32 - 3 bedroom units and 31 two bedroom units

B. Required Parking – 2 spaces are required per unit

The plans have been updated to show 126 parking spaces

C. Total Parking Provided (Private stalls and guest stalls)

63 Total private stalls and 63 guest stalls

5. Label all structures shown on the plan (add unit numbers, clubhouse, pool, fences, etc.)

Labels have been added to the plans

6. Add 30' building setback lines to the plans (see Section 3161 of the Boone County Zoning Regulations). Note – it appears that some of the units are not meeting the setback requirements. A separate Variance application would need to be submitted and approved to reduce the 30' building setback requirements.

The setback line has been added and to the plans and all buildings are within the setback requirements.

7. Please add labels to the driveways. Indicate that they are private and provide the width.

Driveways have been labeled and dimensioned.

8. Building elevations have not been provided for the clubhouse building. Please submit them.

Building elevations for the clubhouse are attached.

9. Is a trash dumpster being proposed in the development? If so, please provide the location and building materials.

Unless required by the city/county the applicant does not plan on having a dumpster. It is anticipated each townhome will place trash out at the end of their driveway to be picked up by a garbage truck.

10. Is Florence Post Office going to require a community mail box system? If so, please identify it and show that it's part of an accessible route.

A location has been added for a community mailbox and a handicap parking space is located at the mailbox.

11. Has the City of Florence been contacted regarding Encroachment Permits? I visited the site this morning and have the following concerns:

A. The northernmost access point is located in a vertical curve.

This access point has been removed.

B. The southernmost access point is offset from Hopfeul Trail. Can they be aligned?

The access point has been reconfigured to be aligned with Hopeful Trail.

12. What landscaping is being preserved and what is proposed?

A preliminary landscape plan has been created to show the landscaping being preserved.

13. Is any parking lot lighting proposed? If so, what types of lighting (light poles, wall packs) is proposed?

Guest parking area will have light poles with the exception of some parking near the clubhouse that will use wall packs.

14. I will be recommending the following sidewalks be added to the development:

A. Sidewalk connection to Hopeful Church Road if possible.

The plans have been revised to include this sidewalk

B. Sidewalk spur that aligns with Hopeful Trail Subdivision.

The plans have been revised to include this sidewalk

C. Sidewalk system connecting the units, clubhouse/pool, and the streets.

The plans have been revised to include this sidewalk

D. 6' wide sidewalks are required between the guest parking stalls and pool/clubhouse (see Sections 3321 and 3327 of the Boone County Zoning Regulations).

The plans have been revised to include this sidewalk

15. The existing conditions plan shows several overhead utility easements. Are these being relocated?

These utilities will be relocated underground. A utility plan has been included.

Comments from 12/31/18 - Comments from Boone Co. Planning Commission.

1. Will the individual units be rented or purchased? Units will be purchased.

2. Has a Traffic Study been prepared? At a minimum, I would be prepared to address the projected trip generation based on the unit mix.

   Yes, a traffic study has been completed and submitted to the State. The original intent was to have the main entrance off of Hopeful Church Road and the State would not grant access and required all access to come off of Hopeful Road. The correspondence and traffic information is attached.

3. I previously mentioned that I'd like to know what landscaping was being preserved and what additional landscaping was being proposed (see comment 12 below). I'd like you to be aware of the following:
   A. Section 3620 of the Boone County Zoning Regulations requires street frontage landscaping to be provided along both the Hopeful Road and Hopeful Church Road street frontages. It's possible the Florence Board of Adjustment could ask the applicant's team to agree to a condition which would require additional landscaping along these street frontages. I would recommend the applicant's team be familiar with:
      - The street frontage buffer requirements from Section 3620 of the Zoning Regulations.

- The planting requirements of Buffer Yards A, B, and C from Buffer Yard Table 2 of the Zoning Regulations.
- The planting requirements from Section 308 B. of the Boone County Subdivision Regulations.

A preliminary landscape plan was created and follows the recommendations given above were the existing vegetation is going to be removed at the site.

B. Buffer Yard Table 1 in the Boone County Zoning Regulations requires Buffer Yard B to be to be provided along the side property lines (see the notes at the bottom of the table indicating that multi-family developments in underlying use zones shall be treated the same as a UR-1 development).
   - See the Buffer Yard B planting requirements in Buffer Yard Table 2.
   - Buffer Yard B (20' wide) cannot be installed between the northern development driveway and the property lines adjoining 6809 and 6829 Hopeful Road. A separate Variance application will need to be submitted and approved to reduce the landscaping buffer requirements.

This access point was removed so there is no need for a variance.

Comments from Florence 1/2/19 – Comments from Josh Hunt

- What kind of buffer (fence or plantings) will be provided where the buildings abut the residential properties on Hopeful Road

  - See landscape plan

- Provide a landscape plan

  A landscape plan is provided

- I'm concerned about light bleed over onto the residential properties, provide a photometric plan

  We are having a photometric plan being produced by the lighting company and will try and have it done before the meeting. With the location of the lights,the types of lights being used, and the buffering vegetation I am pretty confident there will be no light bleed over to the residential properties.

- Note that a decorative metal fence will be required around detention facility

  - A note has been added to the plans indicating a decorative metal fence will be

- The brick veneer looks pink, I'd like to see samples of all exterior building materials

- I will see if the architect can get samples of the building materials.

- Identify on site plan where dumpster enclosure will be and what materials it will be made of

  We anticipate each townhome placing garbage cans at the end of the driveway to be picked up. We would prefer not to have a dumpster unless the city/county is requiring it.

- Identify bike racks

  A bike rack has been included. However, we anticipate owners utilizing there garages to store their bikes.

- Identify proposed buffer yards

  The plan has been updated to show buffer yards.

- Identify monument sign location

  Plan has been included to show the monument sign location.

- On some of the buildings you have a hill draining into the rear of the buildings. The finish floor elevation is the lowest point and there is no storm structures, how will this not flood?

  There is a ditch planned at the bottom of the slope. To provide extra protection we have added yard drains in these areas as well.

- With the above comment in mind, label all contours

  Contours have had labels added

- Being that there is no sewer that serves this site, indicate where you plan to make the connections to the public sewer system. Will a public main be extended to the property?

  -See the updated utility plan.

- Identify any waivers that are being requested or differences in this plan that vary or are different from the original approved concept development plan for this site.

  The original approved concept had it's main entrance off of Hopeful Church Road. The state will no longer allow access to the development off of Hopeful Church Road even with there being a curb cut already installed. No waivers are being requested.

- Provide concept drawing and more detailed site plan for clubhouse and pool. Need to see building materials, elevation of building, proposed fences and any other amenities planned

  A rendering and floor plan for the clubhouse are attached.

- Sidewalks will be required along the entirety of Hopeful where the developer owns property

  Sidewalks have been added in these areas.

HOPEFUL TRACE CONDOMINIUM
PHASE 1

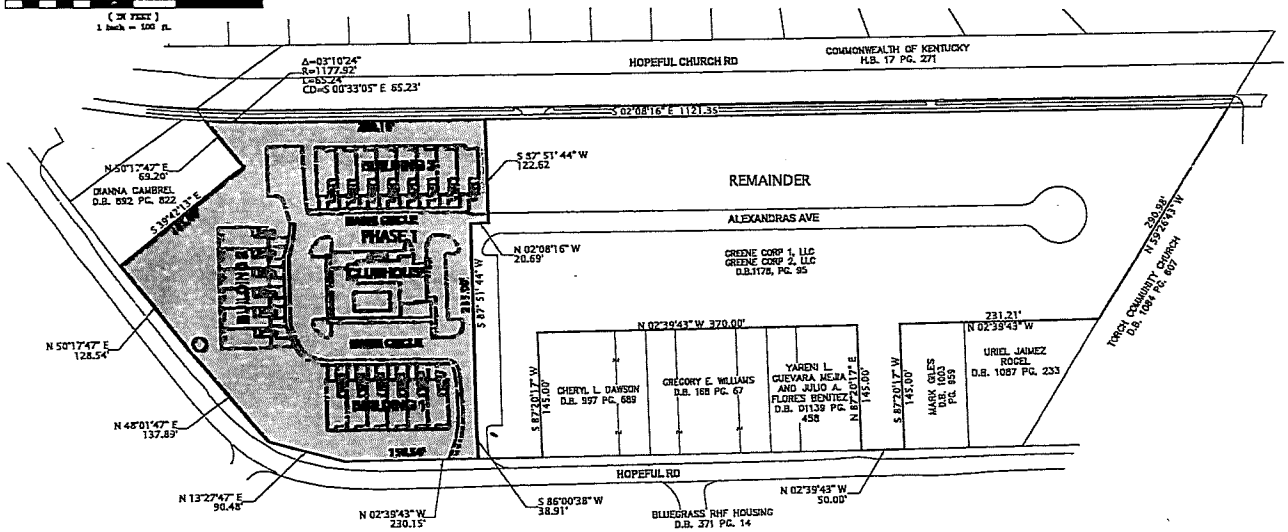
CITY OF FLORENCE
BOONE COUNTY, KENTUCKY

AREA OF PHASE 1 = 2.944 Ac.
REMAINDER AREA = 4.926 Ac.

COUNTY CLERK STAMP

BEARINGS BASED ON KENTUCKY STATE PLANE COORDINATES, NORTH 1601 (NAD 83, 2011)

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.



NOTES:

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA MAP No. 21015C0210D AS REVISED LAST ON MARCH 21, 2023..

PHASE 1 IS SUBJECT TO THAT CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE HOPEFUL TRACE CONDOMINIUM WHICH IS OR WILL BE RECORDED WITH THE BOONE COUNTY CLERK'S OFFICE IN BURLINGTON, KENTUCKY.

THIS PLAT SHALL BE VOID IF NOT FILED WITH THE BOONE COUNTY CLERK FOR RECORDING PURPOSES WITHIN TWO (2) YEARS OF PLANNING COMMISSION APPROVAL.

WE, THE UNDERSIGNED DO HEREBY ADOPT THIS PLAT OF THE HOPEFUL TRACE CONDOMINIUM, PHASE 1 AND DEDICATE THE SANITARY SEWER, WATERMAN AND OTHER IMPROVEMENTS SHOWN HEREON TO PUBLIC USE. BEING PART OF THE PROPERTY CONVEYED TO USE IN DEED BOOK 1178, PAGE 95 OF THE BOONE COUNTY RECORDS AT BURLINGTON, KENTUCKY.

GREENE CORP 1, LLC,
AN OHIO LIMITED LIABILITY COMPANY

BY: _____
DANIEL M. GREENE, MANAGER

NOTARY STATEMENT

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS SWORN TO AND ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY DANIEL M. GREENE, AS MANAGER OF GREENE CORP 1, LLC, AN OHIO LIMITED LIABILITY COMPANY ON BEHALF OF THE LIMITED LIABILITY COMPANY.

_____
NOTARY PUBLIC , STATE AT LARGE
MY COMMISSION EXPIRES: _____

GREENE CORP 2, LLC,
AN OHIO LIMITED LIABILITY COMPANY

BY: _____
DANIEL M. GREENE, MANAGER

NOTARY STATEMENT

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS SWORN TO AND ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY DANIEL M. GREENE, AS MANAGER OF GREENE CORP 2, LLC, AN OHIO LIMITED LIABILITY COMPANY ON BEHALF OF THE LIMITED LIABILITY COMPANY.

_____
NOTARY PUBLIC , STATE AT LARGE
MY COMMISSION EXPIRES: _____

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT I AM A DULY QUALIFIED AND LICENSED KENTUCKY SURVEYOR IN ACCORDANCE WITH KRS 322 AND THAT THIS PLAT DEPICTS A SURVEY PERFORMED BY ME, OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE CODE OF PROFESSIONAL PRACTICE AND CONDUCT FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS, BY THE METHOD OF RANDOM TRAVERSE ON NOVEMBER 30, 2018. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:76,344 AND WAS NOT ADJUSTED FOR CLOSURE. THE SURVEY SHOWN HEREON IS AN URBAN SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS. THIS PLAT MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF 201 KAR 18.150.

_____
STEVEN C. STUBBS P.L.S. 3834 DATE

PUBLIC UTILITY EASEMENT:

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO/KENTUCKY, INC. AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, OWEN ELECTRIC AND ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS "UTILITY EASEMENTS" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES" OR "FACILITIES"). THE GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN THE UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE UTILITY EASEMENTS AREA, NOR MAY THE UTILITY EASEMENTS AREA BE PHYSICALLY ALTERED TO (1) REDUCE THE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF GRANTEE FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR; (4) CREATE A HAZARD. TO HAVE AND TO HOLD THE EASEMENT FOREVER. WE ACKNOWLEDGE HAVING THE FULL POWER TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO/KENTUCKY, INC. AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO LATERALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SERVE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED. RECONSTRUCTION OR RELOCATION IS PERMISSIBLE ONLY WITH THE WRITTEN PERMISSION OF THE PARCEL OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY AGREEABLE LOCATION. NO PART OF THE UTILITY EASEMENTS SHALL ENCUMBER EXISTING BUILDINGS OR ADJOINING LOTS.

GREENE CORP 1, LLC, BY: GREENE CORP 1, LLC, MANAGER

BY: _____
DAN GREENE, PRESIDENT DATE

GREENE CORP 2, LLC, BY: GREENE CORP 2, LLC, MANAGER

BY: _____
DAN GREENE, PRESIDENT DATE

BOONE COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE

THIS PLAT HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE BOONE COUNTY ZONING AND SUBDIVISION REGULATIONS AND IS BEING SUBMITTED FOR RECORDING IN THE OFFICE OF THE BOONE COUNTY COURT CLERK.

_____ _____
DATE AUTHORIZED REPRESENTATIVE SIGNATURE

DEDICATED ACCEPTANCE:

I HEREBY CERTIFY THAT ALL PUBLIC IMPROVEMENTS (SANITARY SEWERS AND WATER LINE) HAVE BEEN INSTALLED AND INSPECTED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS OF THE BOONE COUNTY SUBDIVISION REGULATIONS IN THE SECTION OR PHASE OF THIS SUBDIVISION AND ARE PUBLICLY ACCEPTED AND MAINTAINED FORTY FIVE (45) DAYS FROM THE RECORDING OF THIS PLAT; OR THAT A GUARANTEE HAS BEEN POSTED WITH THE APPLICABLE ACCEPTING AGENCY TO ASSURE COMPLETION OF ALL IMPROVEMENTS.

SANITARY SEWER SYSTEM:

_____
SIGNATURE OF CITY OF FLORENCE OFFICIAL TITLE DATE

WATER LINE SYSTEM:

_____
SIGNATURE OF CITY OF FLORENCE OFFICIAL TITLE DATE

CABI
SLID
GRO

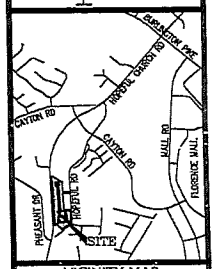
EXHIBIT

ONE MOCK ROAD
WILDER, KENTUCKY 41071
PHONE: (859) 581-9500

WEBSITE: http://www.cardinalengineering.net

OWNER
GREENE CORP 1, LLC
GREENE CORP 2, LLC
2050 STAPLETON CT
CINCINNATI, OH 45240

HOPEFUL TRACE CONDOMINIUM
PHASE 1
FLORENCE, KY 41042



VICINITY MAP
SCALE: 1" = 2000'

PROJECT NO. 18-118-01

SEAL

SHEET 1 / 11

CLUBHOUSE
BASED ON BUILDING PLANS

ADDRESS	MAIN LEVEL	GARAGE
CLUBHOUSE	894.62	894.34

BUILDING 1
BASED ON BUILDING PLANS

ADDRESS	MAIN LEVEL	UPPER LEVEL
788 MARNI CIRCLE	897.25	907.18
792 MARNI CIRCLE	897.26	907.19
796 MARNI CIRCLE	897.26	907.19
800 MARNI CIRCLE	896.30	906.19
804 MARNI CIRCLE	896.30	906.21
808 MARNI CIRCLE	896.31	906.20

BUILDING 2
BASED ON BUILDING PLANS

ADDRESS	MAIN LEVEL	UPPER LEVEL
816 MARNI CIRCLE	895.78	905.68
820 MARNI CIRCLE	895.76	905.71
824 MARNI CIRCLE	894.81	904.74
828 MARNI CIRCLE	894.81	904.71
832 MARNI CIRCLE	894.80	904.71
836 MARNI CIRCLE	894.79	904.76

BUILDING 3
BASED ON BUILDING PLANS

ADDRESS	MAIN LEVEL	UPPER LEVEL
844 MARNI CIRCLE	895.06	904.95
848 MARNI CIRCLE	895.07	904.93
852 MARNI CIRCLE	895.07	904.94
856 MARNI CIRCLE	895.02	904.93
860 MARNI CIRCLE	894.99	904.85
864 MARNI CIRCLE	893.99	903.87
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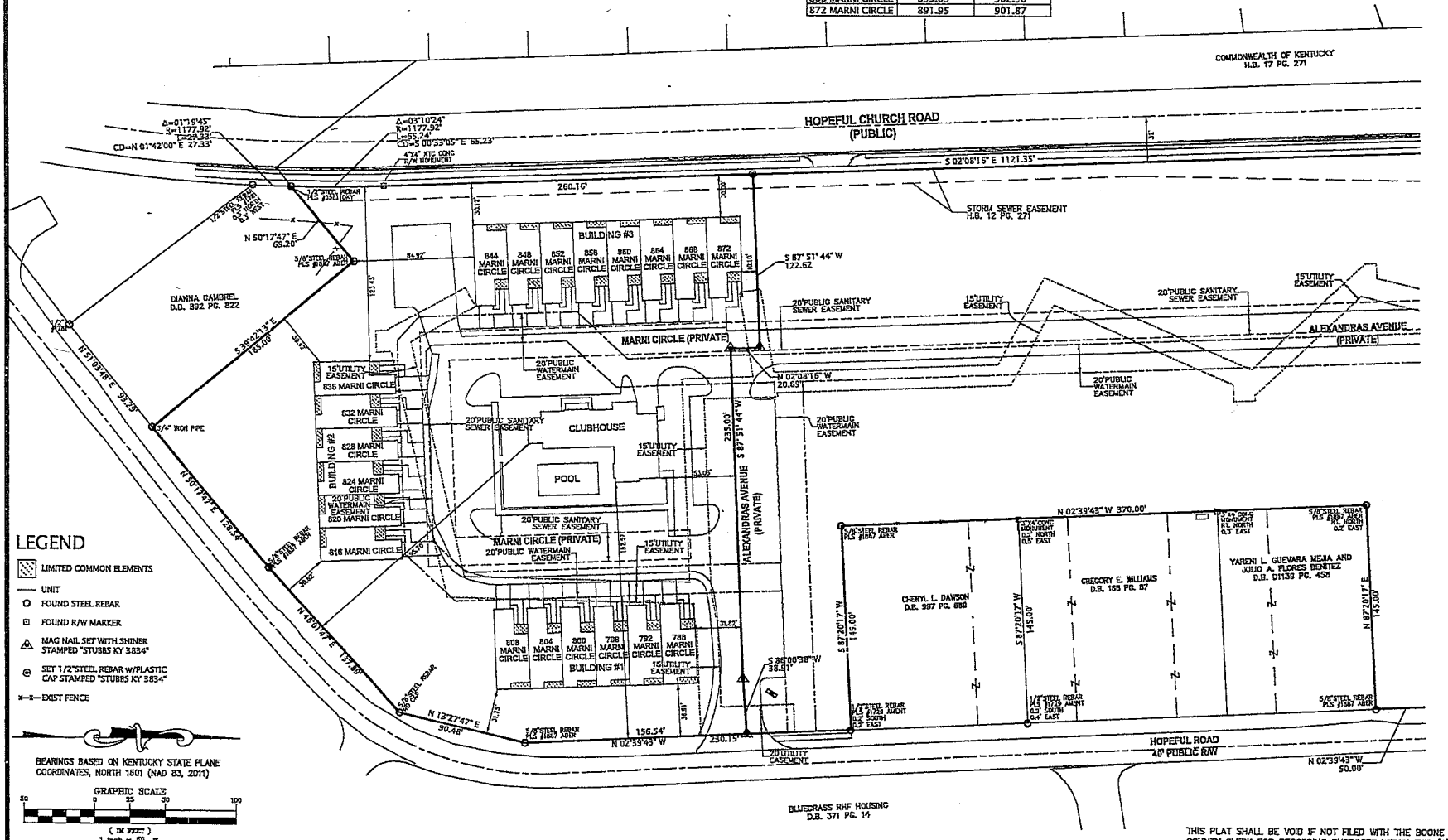
872 MARNI CIRCLE	891.95	901.87

COUNTY CLERK STAMP



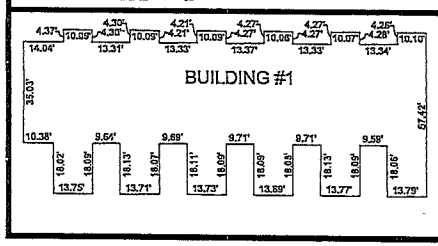
LEGEND

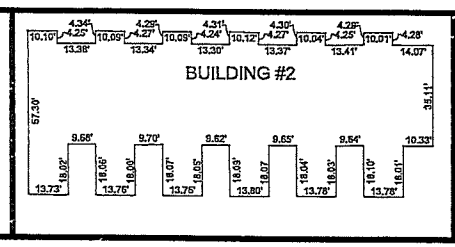
- LIMITED COMMON ELEMENTS
- UNIT
- FOUND STEEL REBAR
- FOUND R/W MARKER
- MAG NAIL SET WITH SHINER STAMPED "STUBBS KY 3834"
- SET 1/2"STEEL REBAR W/PLASTIC CAP STAMPED "STUBBS KY 3834"
- x—x EXIST FENCE

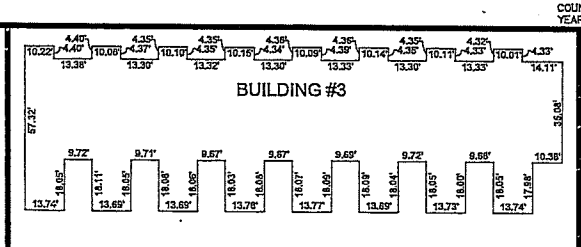
BEARINGS BASED ON KENTUCKY STATE PLANE COORDINATES, NORTH 1601 (NAD 83, 2011)

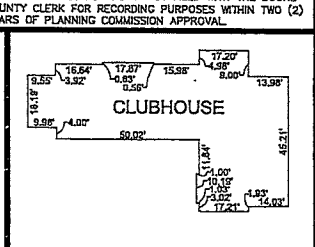
GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

THIS PLAT SHALL BE VOID IF NOT FILED WITH THE BOONE COUNTY CLERK FOR RECORDING PURPOSES WITHIN TWO (2) YEARS OF PLANNING COMMISSION APPROVAL.









CABINET
SLIDE
GROUP

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LAND SURVEYING
ONE MOOCK ROAD
WILDER, KENTUCKY 41071
PHONE: (859) 581-6626

WEBSITE: http://www.cardinalengineering.net

OWNER
GREENE CORP 1, LLC
GREENE CORP 2, LLC
2050 STAPLETON CT
CINCINNATI, OH 45240

HOPEFUL TRACE CONDOMINIUM PHASE 1
FLORENCE, KY 41042

PROJECT NO. 18-118-02

SEAL

SHEET 2 / 11

BEARINGS BASED ON KENTUCKY STATE PLANE COORDINATES, NORTH 1601 (NAD 83, 2011)

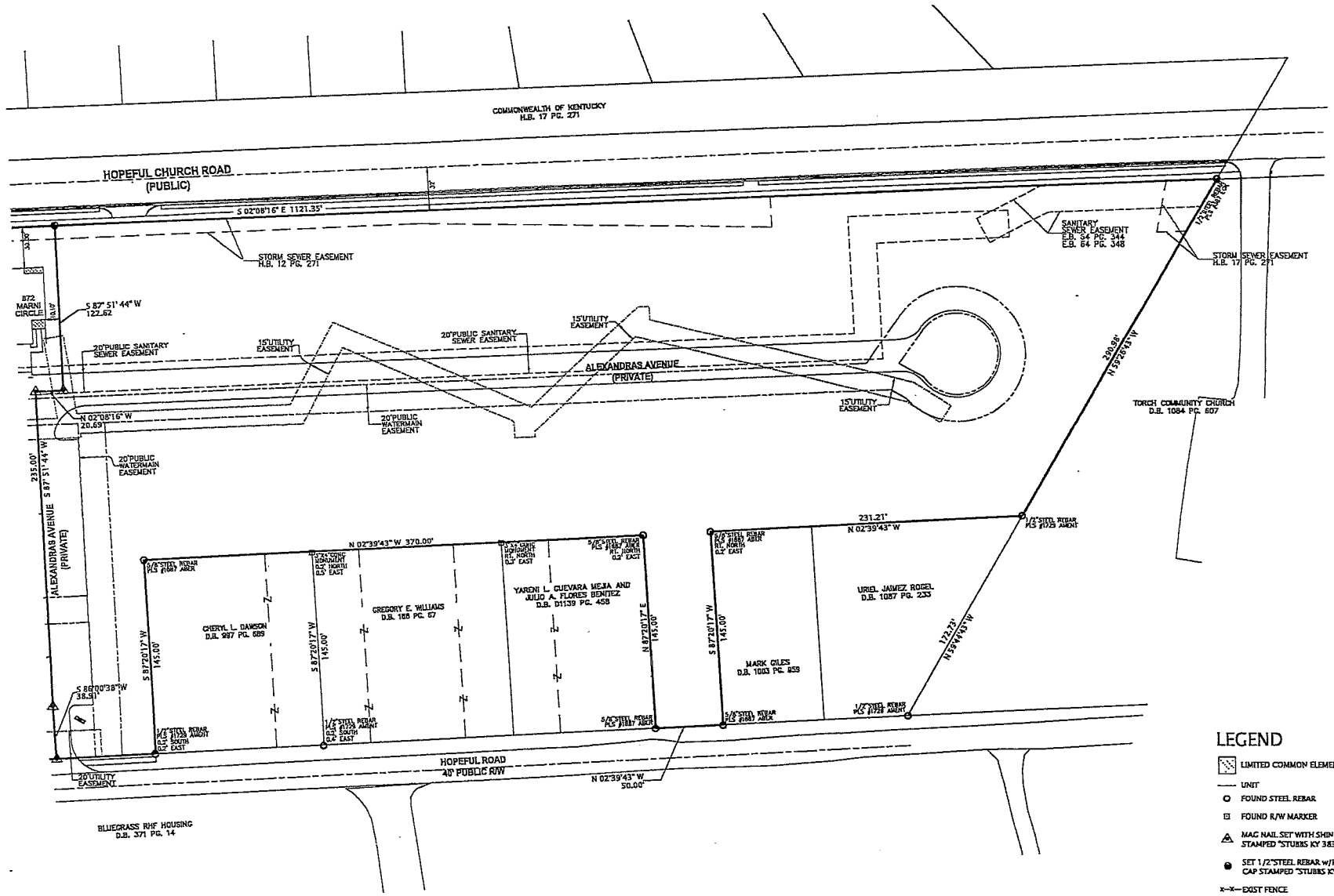
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

THIS PLAT SHALL BE VOID IF NOT FILED WITH THE BOONE COUNTY CLERK FOR RECORDING PURPOSES WITHIN TWO (2) YEARS OF PLANNING COMMISSION APPROVAL.

COUNTY CLERK STAMP



LEGEND

- LIMITED COMMON ELEMENTS
- UNIT
- FOUND STEEL REBAR
- FOUND R/W MARKER
- MAG NAIL SET WITH SHINER STAMPED "STUBBS KY 3834"
- SET 1/2"STEEL REBAR w/PLASTIC CAP STAMPED "STUBBS KY 3834"
- x—x EXIST FENCE

CABINET

SLIDE

GROUP

CARDINAL
ENGINEERING
LAND SURVEYING
ONE MIDDOCK ROAD
WILDER, KENTUCKY 41071
PHONE: (859) 341-6680

WEBSITE: http://www.cardinalengineering.net

OWNER
GREENE CORP 1, LLC
GREENE CORP 2, LLC
2050 STAPLETON CT
CINCINNATI, OH 45240

HOPEFUL TRACE CONDOMINIUM PHASE 1

FLORENCE, KY 41042

PROJECT NO. 18-118-02

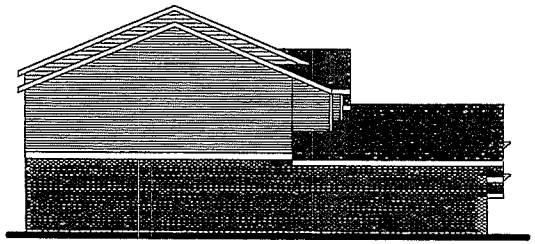
SEAL

SHEET 3 / 11

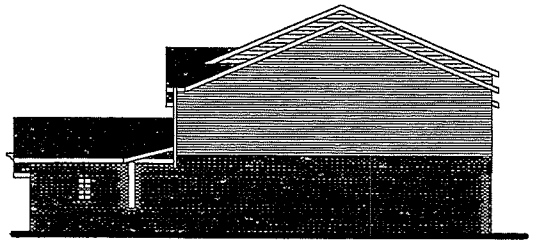
HOPEFUL TRACE CONDOMINIUM
BUILDING 1 – ELEVATIONS

COUNTY CLERK STAMP

BUILDING 1 - FRONT ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING 1 - LEFT SIDE ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING 1 - RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'-0"

I HEREBY CERTIFY THAT THESE DRAWINGS AND PLANS OF THE HOPEFUL TRACE CONDOMINIUM BUILDING 1 FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS AS BUILT.

JOFFREY S. FLAHERTY, KY. REGISTERED ENGINEER #25394

NOTARY ACKNOWLEDGMENT

COUNTY OF _____

STATE OF _____

I, _____, A NOTARY PUBLIC IN FOR SAID COUNTY AND STATE, DO CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY JOFFREY S. FLAHERTY, KY. REGISTERED ENGINEER #25394

SIGNED: _____

NOTARY PUBLIC STATE OF _____

MY COMMISSION EXPIRES: _____

BUILDING 1 - REAR ELEVATION
SCALE: 3/32" = 1'-0"

BRICK VENEER
18" HARDIE PANEL SIDING (VERTICAL)
4" HARDIE SIDING (HORIZONTAL)
SHINGLES

CABINET
SLIDE
GROUP

CARDINAL
ENGINEERING
LAND SURVEYING
ONEMOOCK ROAD
WILDER, KENTUCKY 41071
PHONE: (859) 581-8600

WEBSITE: http://www.cardinalengineering.net

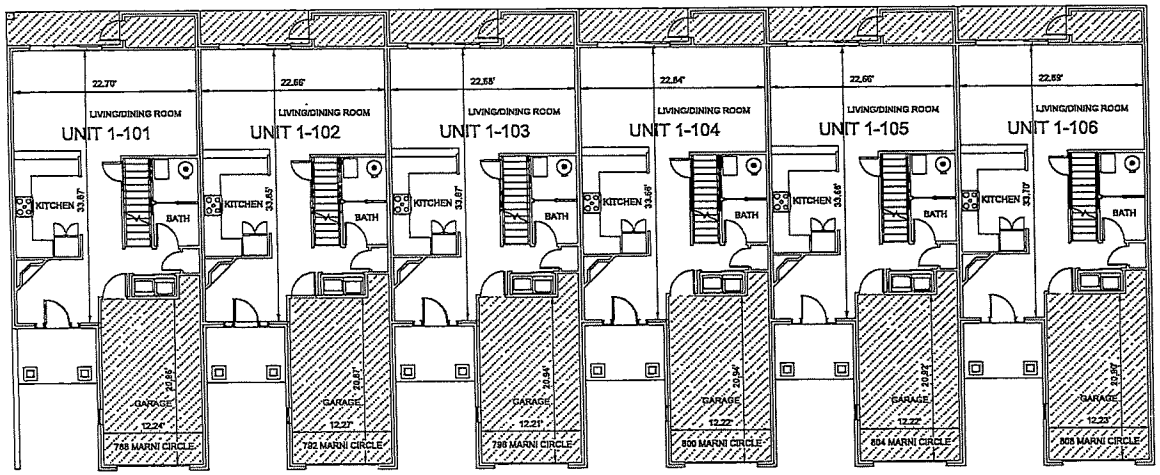
OWNER
GREENE CORP 1, LLC
GREENE CORP 2, LLC
2050 STAPLETON CT
CINCINNATI, OH 45240

HOPEFUL TRACE CONDOMINIUM
PHASE 1
FLORENCE, KY 41042

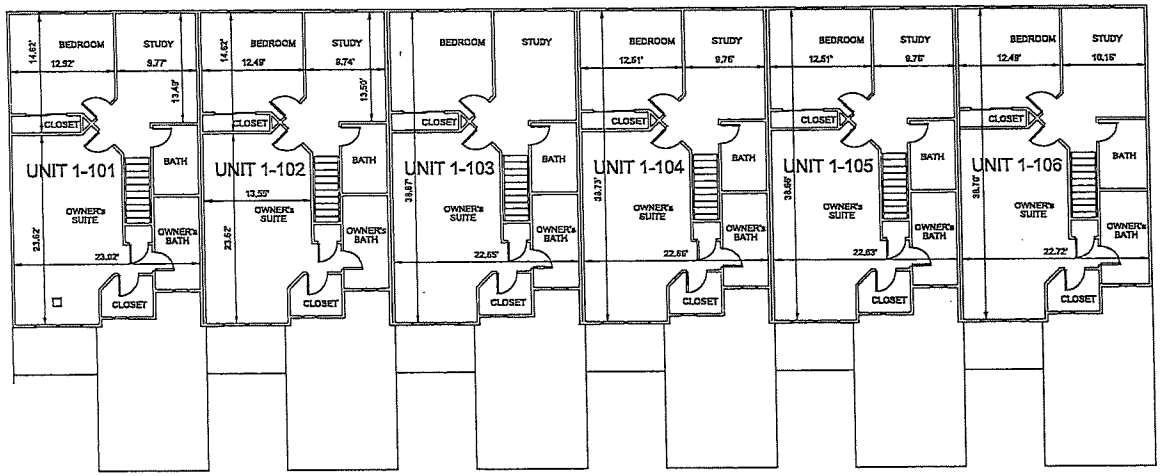
PROJECT NO. 18-118-02

SEAL

HOPEFUL TRACE CONDOMINIUM
BUILDING 1 – FLOORPLANS



BUILDING 1 - MAIN LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"



BUILDING 1 - UPPER LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

FLOOR AREAS

BASED ON BUILDING PLANS

UNIT No.	ADDRESS	LEVEL	FLOOR AREA SQ.FT.	LEVEL	FLOOR AREA SQ.FT.	PAR VALUE
1-101	788 MARNI CIRCLE	MAIN LEVEL	716 SQ.FT.	UPPER LEVEL	860 SQ.FT.	20
1-102	792 MARNI CIRCLE	MAIN LEVEL	716 SQ.FT.	UPPER LEVEL	847 SQ.FT.	20
1-103	796 MARNI CIRCLE	MAIN LEVEL	716 SQ.FT.	UPPER LEVEL	847 SQ.FT.	20
1-104	800 MARNI CIRCLE	MAIN LEVEL	716 SQ.FT.	UPPER LEVEL	847 SQ.FT.	20
1-105	804 MARNI CIRCLE	MAIN LEVEL	716 SQ.FT.	UPPER LEVEL	847 SQ.FT.	20
1-106	808 MARNI CIRCLE	MAIN LEVEL	716 SQ.FT.	UPPER LEVEL	859 SQ.FT.	20

COUNTY CLERK STAMP

I HEREBY CERTIFY THAT THESE DRAWINGS AND PLANS OF THE HOPEFUL TRACE CONDOMINIUM BUILDING 1 FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS AS BUILT.

JEFFREY S. FLAHERTY, KY. REGISTERED ENGINEER #25394

NOTARY ACKNOWLEDGMENT

COUNTY OF _____

STATE OF _____

I, _____, A NOTARY PUBLIC IN FOR SAID COUNTY AND STATE, DO CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY JEFFREY S. FLAHERTY, KY. REGISTERED ENGINEER #25394

SIGNED: _____

NOTARY PUBLIC STATE OF _____

MY COMMISSION EXPIRES: _____

LEGEND

LIMITED COMMON ELEMENTS

NOTE : All measurements are to the finished surfaces of the units' perimeter walls.

CABINET

SLIDE

GROUP

CARDINAL
ENGINEERING
LAND SURVEYING
ONE MADOCK ROAD
WILDER, KENTUCKY 41071
PHONE: (859) 581-4600
WEBSITE: http://www.cardinalengineering.net

OWNER
GREENE CORP 1, LLC
GREENE CORP 2, LLC
2050 STAPLETON CT
CINCINNATI, OH 45240

HOPEFUL TRACE CONDOMINIUM
PHASE 1
FLORENCE, KY 41042

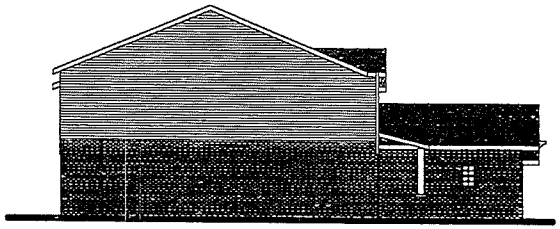
PROJECT NO. 18-118-02

SEAL

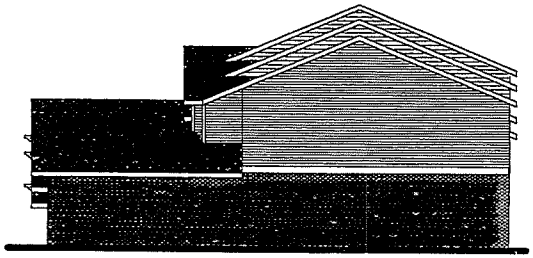
HOPEFUL TRACE CONDOMINIUM
BUILDING 2 – ELEVATIONS

COUNTY CLERK STAMP

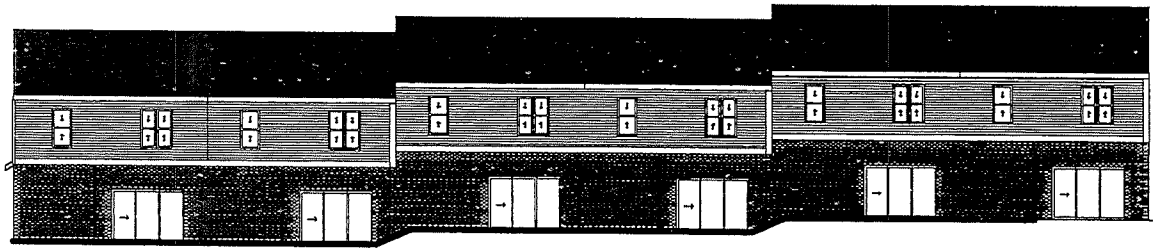
BUILDING 2 - FRONT ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING 2 - LEFT SIDE ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING 2 - RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING 2 - REAR ELEVATION
SCALE: 3/32" = 1'-0"

I HEREBY CERTIFY THAT THESE DRAWINGS AND PLANS OF THE HOPEFUL TRACE CONDOMINIUM BUILDING 2 FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS AS BUILT.

JEFFREY S. FLAHERTY, KY. REGISTERED ENGINEER #25394

NOTARY ACKNOWLEDGMENT

COUNTY OF _____

STATE OF _____

I, _____, A NOTARY PUBLIC IN FOR SAID COUNTY AND STATE, DO CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY JEFFREY S. FLAHERTY, KY. REGISTERED ENGINEER #25394

SIGNED: _____

NOTARY PUBLIC STATE OF _____

MY COMMISSION EXPIRES: _____

BRICK VENEER

4" HARDIE SIDING (HORIZONTAL)

18" HARDIE PANEL SIDING (VERTICAL)

SHINGLES

CABINET

SLIDE

GROUP

CARDINAL
ENGINEERING
LAND SURVEYING
ONE MOOCK ROAD
WILDER, KENTUCKY 41071
PHONE: (859) 581-9600

WEBSITE: http://www.cardinalengineering.net

OWNER
GREENE CORP 1, LLC
GREENE CORP 2, LLC
2050 STAPLETON CT
CINCINNATI, OH 45240

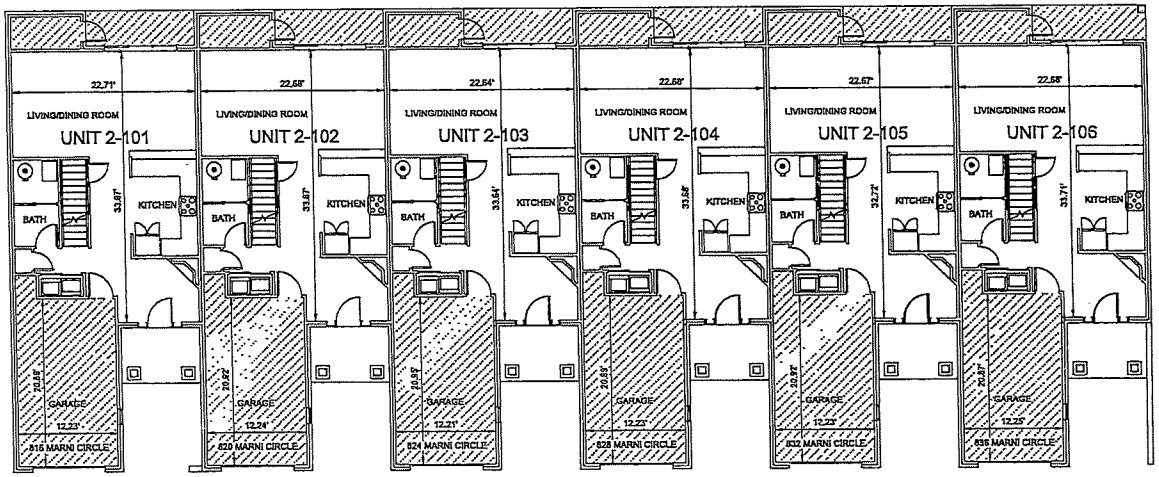
HOPEFUL TRACE CONDOMINIUM
PHASE 1
FLORENCE, KY 41042

PROJECT NO. 18-118-02

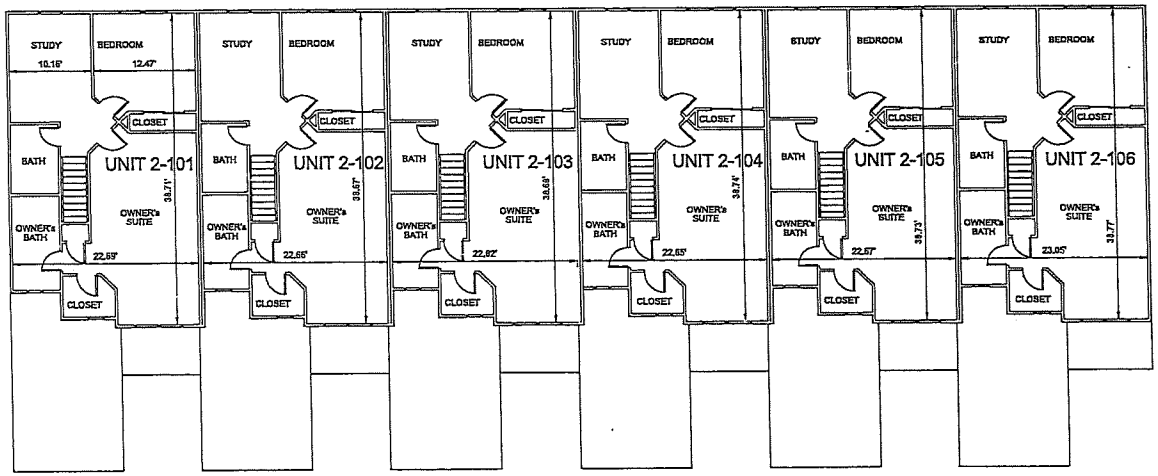
SEAL

SHEET
6 / 11

HOPEFUL TRACE CONDOMINIUM
BUILDING 2 – FLOORPLANS



BUILDING 2 - MAIN LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"



BUILDING 2 - UPPER LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

FLOOR AREAS

BASED ON BUILDING PLANS

UNIT No.	ADDRESS	LEVEL	FLOOR AREA SQ.FT.	LEVEL	FLOOR AREA SQ.FT.	PAR VALUE
2-101	816 MARNI CIRCLE	MAIN LEVEL	716 SQ.FT.	UPPER LEVEL	860 SQ.FT.	20
2-102	820 MARNI CIRCLE	MAIN LEVEL	716 SQ.FT.	UPPER LEVEL	847 SQ.FT.	20
2-103	824 MARNI CIRCLE	MAIN LEVEL	716 SQ.FT.	UPPER LEVEL	847 SQ.FT.	20
2-104	828 MARNI CIRCLE	MAIN LEVEL	716 SQ.FT.	UPPER LEVEL	847 SQ.FT.	20
2-105	832 MARNI CIRCLE	MAIN LEVEL	716 SQ.FT.	UPPER LEVEL	847 SQ.FT.	20
2-106	836 MARNI CIRCLE	MAIN LEVEL	716 SQ.FT.	UPPER LEVEL	859 SQ.FT.	20

COUNTY CLERK STAMP

I HEREBY CERTIFY THAT THESE DRAWINGS AND PLANS OF THE HOPEFUL TRACE CONDOMINIUM BUILDING 2 FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS AS BUILT.

JEFFREY S. FLAHERTY, KY. REGISTERED ENGINEER #25394

NOTARY ACKNOWLEDGMENT

COUNTY OF _____

STATE OF _____

I, _____, A NOTARY PUBLIC IN FOR SAID COUNTY AND STATE, DO CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2024, BY JEFFREY S. FLAHERTY, KY. REGISTERED ENGINEER #25394

SIGNED: _____

NOTARY PUBLIC STATE OF _____

MY COMMISSION EXPIRES: _____

LEGEND

LIMITED COMMON ELEMENTS

NOTE : All measurements are to the finished surfaces of the units' perimeter walls.

CABINET

SLIDE

GROUP

CARDINAL
ENGINEERING
LAND SURVEYING
ONE MOOCK ROAD
WILDER, KENTUCKY 41071
PHONE: (859) 781-9488

WEBSITE: http://www.cardinalengineering.net

OWNER
GREENE CORP 1, LLC
GREENE CORP 2, LLC
2050 STAPLETON CT
CINCINNATI, OH 45240

HOPEFUL TRACE CONDOMINIUM
PHASE I
FLORENCE, KY 41042

PROJECT NO. 18-118-02

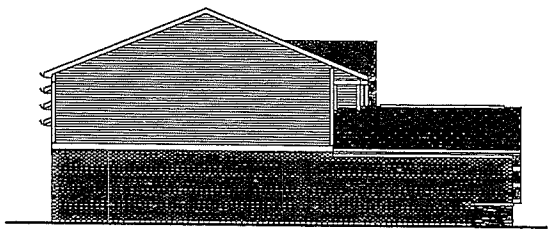
SEAL

SHEET 7 / 11

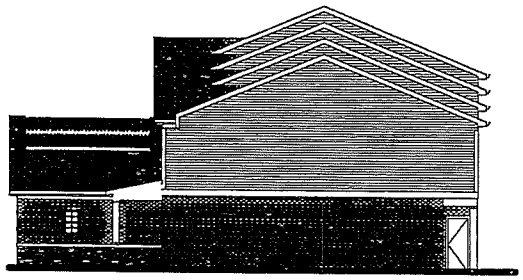
HOPEFUL TRACE CONDOMINIUM
BUILDING 3 – ELEVATIONS

COUNTY CLERK STAMP

BUILDING 3 - FRONT ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING 3 - LEFT SIDE ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING 3 - RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'-0"

I HEREBY CERTIFY THAT THESE DRAWINGS AND PLANS OF THE HOPEFUL TRACE CONDOMINIUM BUILDING 3 FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS AS BUILT.

_____
JEFFREY S. FLAHERTY, KY. REGISTERED ENGINEER #25394

NOTARY ACKNOWLEDGMENT

COUNTY OF _____

STATE OF _____

I, _____, A NOTARY PUBLIC IN FOR SAID COUNTY AND STATE, DO CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY JEFFREY S. FLAHERTY, KY. REGISTERED ENGINEER #25394

SIGNED: _____

NOTARY PUBLIC STATE OF _____

MY COMMISSION EXPIRES: _____

BUILDING 3 - REAR ELEVATION
SCALE: 3/32" = 1'-0"

BRICK VENEER
18" HARDIE PANEL SIDING (VERTICAL)
4" HARDIE SIDING (HORIZONTAL)
SHINGLES

CABINET
SLIDE
GROUP

CARDINAL
ENGINEERING
LAND SURVEYING
ONE MOOCK ROAD
WILDER, KENTUCKY 41071
PHONE (859) 581-9500
WEBSITE: http://www.cardinalengineering.net

OWNER
GREENE CORP 1, LLC
GREENE CORP 2, LLC
2050 STAPLETON CT
CINCINNATI, OH 45240

HOPEFUL TRACE CONDOMINIUM
PHASE 1
FLORENCE, KY 41042

PROJECT NO. 18-118-02

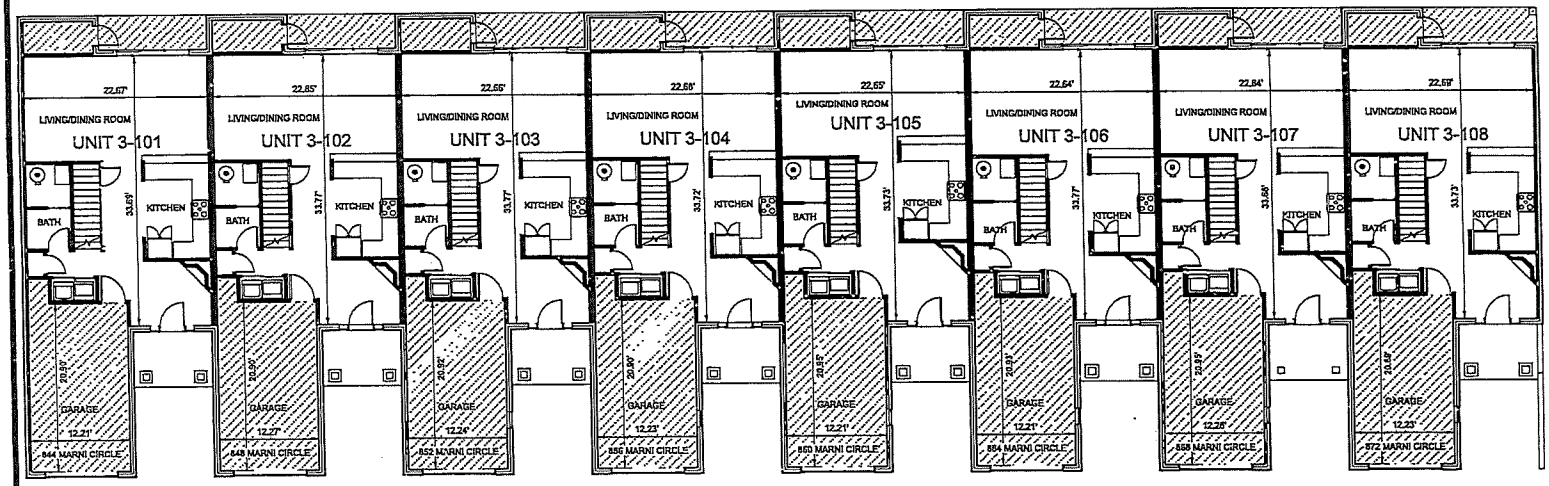
SEAL

SHEET
8 / 11

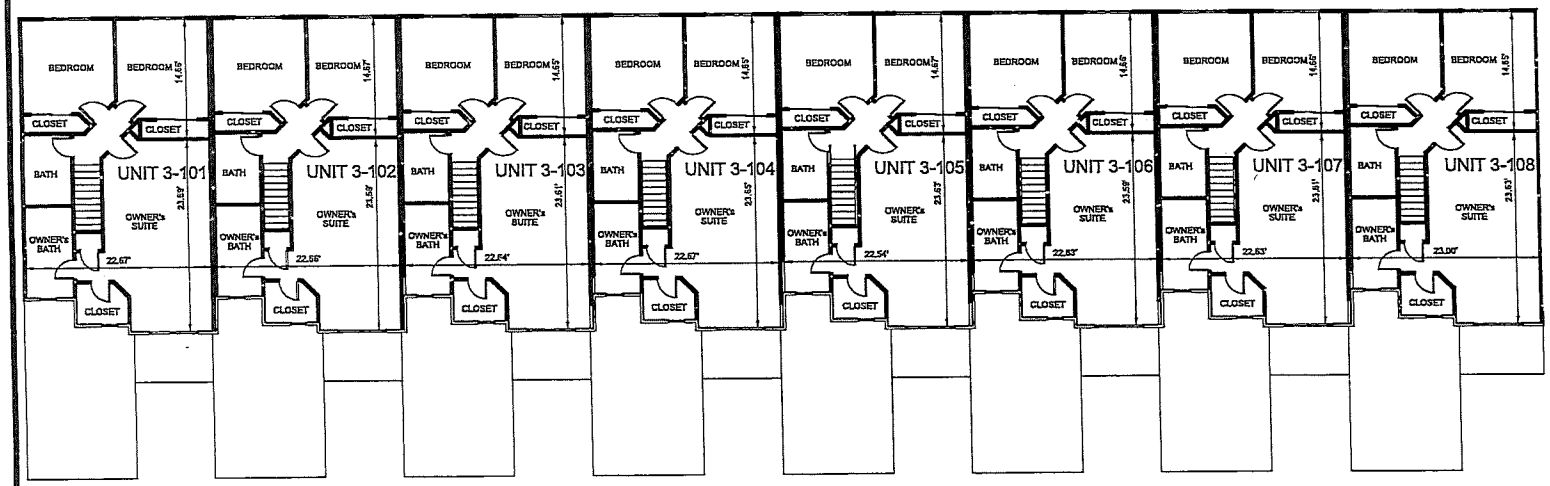
HOPEFUL TRACE CONDOMINIUM
BUILDING 3 – FLOORPLANS

COUNTY CLERK STAMP

CABINET
SLIDE
GROUP



BUILDING 3 - MAIN LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"



BUILDING 3 - UPPER LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND

LIMITED COMMON ELEMENTS

NOTE : All measurements are to the finished surfaces of the units' perimeter walls.

FLOOR AREAS
BASED ON BUILDING PLANS

UNIT No.	ADDRESS	LEVEL	FLOOR AREA SQ.FT.	LEVEL	FLOOR AREA SQ.FT.	PAR VALUE
3-101	844 MARNI CIRCLE	MAIN LEVEL	716 SQ.FT.	UPPER LEVEL	859 SQ.FT.	20
3-102	848 MARNI CIRCLE	MAIN LEVEL	716 SQ.FT.	UPPER LEVEL	847 SQ.FT.	20
3-103	852 MARNI CIRCLE	MAIN LEVEL	716 SQ.FT.	UPPER LEVEL	847 SQ.FT.	20
3-104	856 MARNI CIRCLE	MAIN LEVEL	716 SQ.FT.	UPPER LEVEL	847 SQ.FT.	20
3-105	860 MARNI CIRCLE	MAIN LEVEL	716 SQ.FT.	UPPER LEVEL	847 SQ.FT.	20
3-106	864 MARNI CIRCLE	MAIN LEVEL	716 SQ.FT.	UPPER LEVEL	847 SQ.FT.	20
3-107	868 MARNI CIRCLE	MAIN LEVEL	716 SQ.FT.	UPPER LEVEL	847 SQ.FT.	20
3-108	872 MARNI CIRCLE	MAIN LEVEL	716 SQ.FT.	UPPER LEVEL	860 SQ.FT.	20

I HEREBY CERTIFY THAT THESE DRAWINGS AND PLANS OF THE HOPEFUL TRACE CONDOMINIUM BUILDING 3 FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS AS BUILT.

JEFFREY S. FLAHERTY, KY. REGISTERED ENGINEER #25394

NOTARY STATEMENT

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS SWORN TO AND ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY JEFFREY S. FLAHERTY, KY. REGISTERED ENGINEER #25394

NOTARY PUBLIC, STATE AT LARGE
MY COMMISSION EXPIRES: _____

CARDINAL
ENGINEERING
LAND SURVEYING
ONE MOOCK ROAD
WILDER, KENTUCKY 41071
PHONE: (859) 261-4569
WEBSITE: http://www.cardinalengineering.net

OWNER
GREENE CORP 1, LLC
GREENE CORP 2, LLC
2050 STAPLETON CT
CINCINNATI, OH 45240

HOPEFUL TRACE CONDOMINIUM
PHASE 1
FLORENCE, KY 41042

PROJECT NO. 18-118-02

SEAL

SHEET
9 / 11

HOPEFUL TRACE CONDOMINIUM
CLUBHOUSE – ELEVATIONS

COUNTY CLERK STAMP

CABINET

SLIDE

GROUP

CLUBHOUSE - FRONT ELEVATION
SCALE: 3/32" = 1'-0"

I HEREBY CERTIFY THAT THESE DRAWINGS AND PLANS OF THE HOPEFUL TRACE CONDOMINIUM FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, AND DIMENSIONS OF THE CLUBHOUSE AS BUILT.

JEFFREY S. FLAHERTY, KY. REGISTERED ENGINEER #25394

NOTARY ACKNOWLEDGMENT

COUNTY OF _____

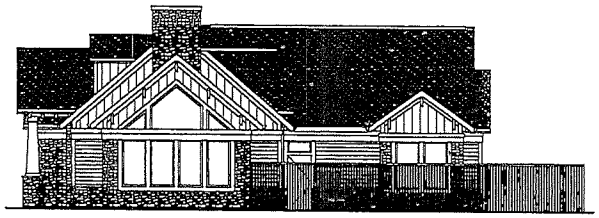
STATE OF _____

I, _____, A NOTARY PUBLIC IN FOR SAID COUNTY AND STATE, DO CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY JEFFREY S. FLAHERTY, KY. REGISTERED ENGINEER #25394

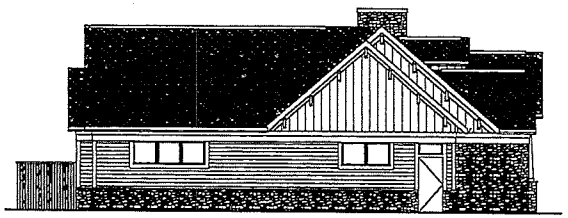
SIGNED: _____

NOTARY PUBLIC STATE OF _____

MY COMMISSION EXPIRES: _____



CLUBHOUSE - RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'-0"



CLUBHOUSE - LEFT SIDE ELEVATION
SCALE: 3/32" = 1'-0"

CLUBHOUSE - REAR ELEVATION
SCALE: 3/32" = 1'-0"

2" CULTURED HARBOR LIMESTONE	6' HIGH WROUGHT IRON RAIL FENCE
BRICK VENEER	BATT AND BOARD
4" HARDIE SIDING (HORIZONTAL)	SHINGLES

CARDINAL
ENGINEERING
LAND SURVEYING
ONE MIDDOCK ROAD
WILDER, KENTUCKY 41071
PHONE: (859) 581-9600

WEBSITE: http://www.cardinalengineering.net

OWNER
GREENE CORP 1, LLC
GREENE CORP 2, LLC
2050 STAPLETON CT
CINCINNATI, OH 45240

HOPEFUL TRACE CONDOMINIUM
PHASE 1
FLORENCE, KY 41042

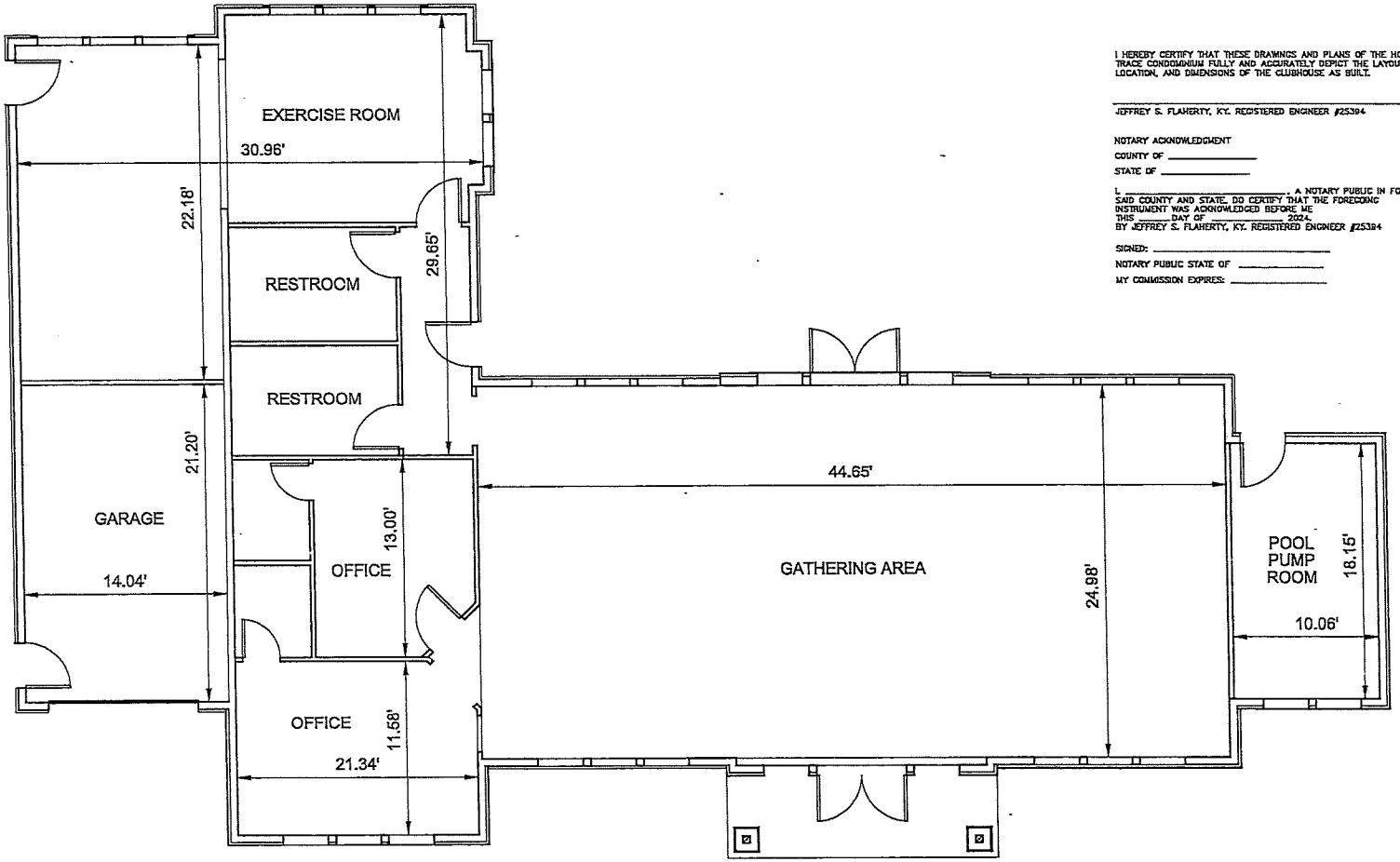
PROJECT NO. 18-118-02

SEAL

SHEET
10 / 11

HOPEFUL TRACE CONDOMINIUM
CLUBHOUSE – FLOOR PLAN

COUNTY CLERK STAMP



I HEREBY CERTIFY THAT THESE DRAWINGS AND PLANS OF THE HOPEFUL TRACE CONDOMINIUM FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, AND DIMENSIONS OF THE CLUBHOUSE AS BUILT.

JEFFREY S. FLAHERTY, KY. REGISTERED ENGINEER #25394

NOTARY ACKNOWLEDGMENT

COUNTY OF _____

STATE OF _____

I, _____, A NOTARY PUBLIC IN FOR SAID COUNTY AND STATE, DO CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY JEFFREY S. FLAHERTY, KY. REGISTERED ENGINEER #25394

SIGNED: _____

NOTARY PUBLIC STATE OF _____

MY COMMISSION EXPIRES: _____

CLUBHOUSE - FLOOR PLAN

SCALE: 3/16" = 1'-0"

CABINET

SLIDE

GROUP

CARDINAL
ENGINEERING
LAND SURVEYING
ONE MOOCK ROAD
WILDER, KENTUCKY 41071
PHONE: (859) 341-4540

WEBSITE: http://www.cardinalengineering.net

OWNER
GREENE CORP 1, LLC
GREENE CORP 2, LLC
2050 STAPLETON CT
CINCINNATI, OH 45240

HOPEFUL TRACE CONDOMINIUM
PHASE 1
FLORENCE, KY 41042

PROJECT NO. 18-118-02

SEAL

SHEET
11 / 11

Jonathan L. Brown, JD, PE, PLS
Boone County Property Valuation Administrator

PROPERTY DETAILS

MAILING ADDRESS	2050 STAPLETON CT CINCINNATI, OH 45240
SITUS ADDRESSES	HOPEFUL RD FLORENCE, KY 41042
OWNERS	GREENE CORP 1 LLC & GREENE CORP 2 LLC
LEGAL DESCRIPTION	8.041 AC HOPEFUL RD (61-89)
PARCEL ID	061.00-00-089.00
UNITS SUBJECT TO 911 FEE ? **(https://www.boonecountyky.org/911fee)**	61
ASSESSED VALUE	$1,000,000
HOMESTEAD / DISABILITY EXEMPTION	None
ACRES	8.0410
DEED BOOK/PAGE	1178 /95
TAX DISTRICT	100003
CITY LIMITS	Florence
SALE DATE	11/19/2021
SALE PRICE	$1,000,000
GIS MAP	Display this parcel on GIS Map (https://secure.boonecountygis.com/JavaScript/BoonePVA/?config=config-esearch.json&esearch=061.00-00-089.00&slayer=0&exprnum=1) Standard Viewer (https://secure.boonecountygis.com/JavaScript/BoonePVA)
PROPERTY TAXES	Display Property Taxes for this parcel (https://boonecountytax.com/#/WildfireSearch/061.00-00-089.00) View Estimated Tax Bill (/forms-tools-links/tax-calculator.aspx?ddlTaxCalculator=100003&txtAssessment=1000000)

Update Building Characteristics of This Structure (https://app.smartsheet.com/b/form/493403fb5f78498590

EXHIBIT
"5"

Boone County PVA
PO Box 388, Burlington, KY 41005, Phone: (859)334-2181, Fax: (859)334-2126

DOCUMENT NO: 854792
RECORDED:November 24,2021 12:30:00 PM
TOTAL FEES:$50.00 TRANSFER TAX:$1,000.00
COUNTY CLERK: JUSTIN CRIGLER
DEPUTY CLERK: MICHELLE EICKHOFF
COUNTY: BOONE COUNTY
BOOK: D1178 PAGES: 95 - 98
GROUP ID: 2039

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **VME PROPERTIES LLC**, an Ohio limited liability company ("Grantor"), whose tax mailing address is 5810 Orchard Hills Lane, Cincinnati, Ohio 45252,

for and in full consideration of One Million and 00/100 ($1,000,000.00) paid to it by Grantees herein, the receipt of which is acknowledged, does bargain, sell and convey to:

GREENE CORP 1, LLC, an Ohio limited liability company, and **GREENE CORP 2, LLC**, an Ohio limited liability company ("Grantees"), their respective successors and assigns forever, the real estate described on Exhibit "A" attached hereto and made a part hereof.

Grantee's tax mailing address to which the property tax bill for the year in which the property is transferred may be sent to and whose mailing address is 2050 Stapleton Court, Cincinnati, Ohio 45240.

Pursuant to KRS 382.135, Grantor and Grantees herein certify, under oath, that the purchase price of $1,000,000.00 is the true and full consideration paid for the property and Grantees join in this Deed for the sole purpose of making this certificate about the consideration.

Signed and acknowledged this 19th day of November, 2021.

RETURN TO:

VME PROPERTIES, LLC

By_____
PETE KONTOPOS, Managing Member

STATE OF Ohio)
) SS:
COUNTY OF Hamilton)

The foregoing deed and consideration statement was subscribed, sworn to and acknowledged before me on November 19, 2021, by PETE KONTOPOS, the Managing Member of VME PROPERTIES LLC, Grantor herein.

_____
NOTARY PUBLIC

NOTARIAL SEAL OHIO

DAVID L. KERR, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date Section 147.03 O.R.C.

This instrument prepared by:

_____
DAVID L. KERR, Attorney at Law
Goodman & Morrisroe
455 Delta Avenue, Suite 102
Cincinnati, Ohio 45226

GREEN CORP 1, LLC

By_____
ERIC GREENE, Authorized Agent

GREEN CORP 2, LLC

By_____
ERIC GREENE, Authorized Agent

STATE OF Ohio)
) SS:
COUNTY OF Hamilton)

The foregoing consideration statement was subscribed, sworn to and acknowledged before me on November 19, 2021, by ERIC GREENE, Authorized Agent of both GREENE CORP 1, LLC and GREENE CORP 2, LLC, Grantees herein.

NOTARIAL SEAL STATE OF OHIO

JOSEPH M. PETTINATO
Attorney at Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

_____
NOTARY PUBLIC

EXHIBIT A

Located generally on the west side of Ky. Highway #1018 (Hopeful Road), in the City of Hopeful Heights and described particularly thus; Beginning at a point in the west line of said highway #1018 (20 feet from centerline) said point being 20 feet south as measured along said line from the southeast comer therein of Lot #7 of the Windy Acres Subdivision (see Plat Book #4, at page 20); thence S 86-56-30 W. 145.0 feet; thence passing the southwest corner of said Lot #7 at 20 feet and running with the west line of the Windy Acres Subdivision, N 3-3-30 W 370.0 feet; thence N 86-56-30 E. 145.0 feet to the west line of Ky. Route 1018; thence therewith N 3-3-30 W 50.0 feet; thence with lines of said Windy Acres Subdivision S 86-56-30 W 145.0 feet, N 3-3-30 W 231.21 feet to a point in the north line of the original Loftin 14 acres tract; Thence therewith N 60-29 W. 405.4 feet to a comer thereof; thence with the west line of said tract S 2-57 E 1165.2 feet to a point therein a corner with a parcel conveyed out of said tract; thence with lines of 3 outconveyances S 40-6 E 117.0 feet, N 49-54 E 90 feet, S 40-6 E 185.0 feet to a point in the west right-of-way line of Ky. Route 1018; thence therewith N 49-54 E 128.54 feet, N 47-38 E 137.89 feet, N 13-4 E 90.48 feet, N 3-3-30 W 230.15 feet to the place of beginning containing 10.45 acres. The above boundary comprises the remainder of a tract of 14 acres of land more or less conveyed to W.G. Loftin et al. by deed recorded in D.B. 80, page 552 of the Boone County Clerk's records after 12 outconveyances have been excluded.

Excepted from the forgoing are outconveyances of record, including, but not limited to a conveyance to the Transportation Cabinet Department of Highways recorded at Book 17, Page 271 of the Boone County, Kentucky Clerk's records.

Group No.: 2039
PIDN: 061.00-00-089.00

Being the same premises conveyed to the Grantor by a deed recorded in Deed Book 1096, Page 257 of the Boone County, Kentucky Records.

EXHIBIT
"6"

FLORENCE BOARD OF ADJUSTMENT
FLORENCE GOVERNMENT CENTER
BUSINESS MEETING
JANUARY 9, 2019
7:00 P.M.

Mr. Pieper called the meeting to order at 7:05 P.M.

BOARD MEMBERS PRESENT

Ms. Dee Begley
Ms. Lois Evans, Vice-Chairwoman
Mr. Timothy Pieper, Chairman
Mrs. Linda Schaffer

BOARD MEMBERS NOT PRESENT

Mr. Charlie Reynolds

LEGAL COUNSEL PRESENT

Mr. Dale Wilson

APPROVAL OF THE MINUTES

Mr. Pieper stated the Board members received copies of the minutes of the Florence Board of Adjustment meeting of November 14, 2018. He asked if there were any comments or corrections? Ms. Evans made a motion to approve the minutes as written and Mrs. Schaffer seconded the motion. Mr. Pieper called for a vote and it carried unanimously.

AGENDA ITEMS

1. Request of VME Properties, LLC for a Conditional Use Permit. The Conditional Use Permit is to allow a townhouse development, at a maximum intensity of 8 dwelling units per acre, with an accessory swimming pool, clubhouse and parking. The approximate 7.8 acre site is located on the east side of Hopeful Church Road and the west side of Hopeful Road and is immediately to the north of 7015 Hopeful Road, south of 6767 Hopeful Road, and west of 6795, 6809, 6829, 6855 and 6897 Hopeful Road, Florence, KY and is zoned Suburban Residential Two (SR-2).

   Staff Member, Todd Morgan, presented the Staff Report which included a PowerPoint presentation (see Staff Report). He stated he prepared a Memorandum, which included some additional Staff comments (see Exhibit 1). He also received an email from Mike Ford, with Boone County Schools, after the Staff Report was finalized (see Exhibit 2).

   Mrs. Schaffer asked if a sidewalk needed to be put in along Hopeful Church Road? Mr. Morgan said sidewalks already exist along the entire Hopeful Church Road frontage. He asked for a sidewalk connection to be provided between the development and these sidewalks and the plans show it. Mr. Morgan reviewed the PowerPoint slides showing the existing sidewalks on Hopeful Church Road.

   Ms. Evans asked what sidewalks were proposed on Hopeful Road? Mr. Morgan said the applicant is proposing to install some sidewalks per Josh Hunt's request. Mr. Morgan reviewed the proposed sidewalks that were shown on the plan.

Ms. Begley asked if the back of the units would need to have fencing or landscaping to screen them from Hopeful Church Road? Mr. Morgan responded the applicant will need to install street frontage landscaping per code. He is also recommending a condition which would require additional berming or evergreen plantings along the Hopeful Church Road frontage that would comply with Section 308 B. of the Boone County Subdivision Regulations (see Exhibit 1).

Ms. Evans asked if secondary access was discussed? Mr. Morgan said the applicant's original plans showed a second means of access in the property's 50' panhandle. That location would have put a second access point between two existing houses. Most of the future townhouse residents would have used that access point because it was closer to Cayton Road. One thing the Board could consider is requiring the panhandle to be upgraded with grass pavers so emergency response vehicles could use it in the event of an emergency. A locked gate would be required to prevent the residents from using the emergency access point. Boone County emergency personnel would have the key to the gate.

Ms. Evans asked if the panhandle was an access easement? Mr. Morgan responded that the panhandle was part of the subject property. Mr. Morgan added the panhandle area will have to be landscaped per code if emergency access isn't required. Mrs. Schaffer asked how much landscaping would be required in the panhandle if emergency access isn't required? Mr. Morgan replied a 20' wide buffer (Buffer Yard B) would be required.

Mr. Pieper asked the applicant's team if they would like to make a presentation? Mr. Jeff Flaherty, with Cardinal Engineering, said he would answer the Staff comments. He said he would let the architect address letters A. and B. after he went through the other comments.

C. **How tall will the pool fence be? Is decorative fencing proposed?** 6' tall decorative fencing is proposed. He submitted an exhibit into the record showing the types of fencing they were considering (see Exhibit 3).

D. **The sole access point for the development has been relocated directly opposite Hope Trail. Has the applicant's team contacted the City of Florence regarding sight distance and an Encroachment Permit?** They have prepared a sight distance study that's included in their revised packet of drawings (see Sheet C-5.0 in Exhibit 4). The Boone County Zoning Regulations indicates the sight distance needs to comply with the requirements of the Kentucky Transportation Cabinet. The plan shows the required sight distance of 115 feet.

Mrs. Schaffer asked if the required sight distance takes the speed limit into account? Mr. Flaherty responded it does.

E. **The applicant's engineer indicated that the development will not have a dumpster. Will the trash company have any issues turning around?** Mr. Flaherty told everyone to look at Sheet C-3.0 (see Exhibit 4). The plan shows that they have added a turnaround across from the detention basin. This will be signed as a no parking area and allow the trash trucks to turnaround. The area is bigger than what is typically required for a T turnaround.

F. **The applicant's engineer indicated that most of the guest parking lots would be lit with light poles (see plans) and the guest parking lots near the clubhouse will be lit with wall packs. How tall are the proposed light poles? Will downcast light fixtures be used?** Mr. Flaherty stated the light poles would be 12' tall and have downcast light fixtures. He has also prepared a photometric plan (see Sheet C-6.0 in Exhibit 4). The plan shows the intensity of the light. The footcandle measurements at the property lines are 0.0. This plan also shows that they have removed the light pole that was proposed behind building 9. That was one of the Staff recommendations. He said the plans do not take into account each unit's porch lights or garage lights.

G. **The applicant indicated that the townhouse units would be purchased. Is a Home Owners Association going to oversee the common areas?** Mr. Flaherty said the townhouse units will be purchased and there will be a H.O.A. to maintain the clubhouse and common areas.

Mr. Morgan said he got several calls from neighbors and they asked if the project would be a rental project? Is there any possibility that the project could transition to a rental project? Mr. Flaherty responded that it would not be a rental or apartment project. They plan on building and selling all the units. However, there could be cases where somebody buys a unit and rents it out.

Mr. Pieper asked if the common areas included the perimeter landscape buffer areas? Mr. Flaherty said they would be common areas.

Ms. Evans asked what the H.O.A. fee would be? Mr. Flaherty responded the owner is not present this evening because of a family emergency and he would be the one that needed to answer that question.

G. **Have trip generations figures been prepared?** Mr. Flaherty said they have been prepared and he submitted them into the record (see Exhibit 5). They show 31 trips in the A.M. peak hours (7 entering and 24 exiting) and 40 trips in the P.M. peak hours (25 entering and 15 exiting).

H. **The utility plan shows where the development is tying into the City of Florence's sanitary sewer system. Has this been confirmed with Florence Public Services. Boone County G.I.S. doesn't show the sanitary sewer manhole that is being tied into.** Mr. Flaherty said they surveyed the property and they looked at the utilities. There is a stub coming off the manhole that they are proposing to tie into. The manhole is shown on Sheet C-2.0 (Exhibit 4) and is located near Station 220+00.

Ms. Evans asked if the property owners would be responsible for their own water and sanitary sewer bills? Mr. Flaherty responded they would be. Ms. Evans asked if the townhouses would have gas and electric service? Mr. Flaherty responded he believes they will only have electric service. Mr. Nodas Paradimas said he was the architect for the project. The project will have both gas and electric if they can tie into gas.

I. **Please confirm the proposed sidewalk system. The plans delineate the sidewalks differently.** Mr. Flaherty said the sidewalks are delineated differently because the grey sidewalks are flush with the ground and the speckled sidewalks are raised and act as curb.

Mr. Piper asked if all the sidewalks would be concrete? Mr. Flaherty responded yes.

J. **Landscaping plan comments (see attached plan and buffer yard descriptions).**

- **The street frontage buffer areas are required to be screened with street frontage landscaping (see description in the Staff Report).**
- **Buffer Yard B is required where the development adjoins residentially zoned properties (see description in Staff Report).**
- **The parking lot between buildings 7 and 9 cannot be located in the required Buffer Yard unless a Variance is approved by the Florence Board of Adjustment.**

Mr. Flaherty said they have revised the landscaping plan (see Sheet C-4.0 in Exhibit 4). It shows the parking lot between buildings 7 and 9 has been pulled pack so a 20' landscaping buffer can be installed. They can landscape the panhandle as well unless the Board wants them to keep it open for emergency access. They have added notes to the plan showing the plantings that would be installed.

A. **Building elevations were submitted for the townhouse buildings and materials are noted. Has a sample board been prepared?** Mr. Paradimas said the owner doesn't have any issues with the Staff recommendations. He brought samples of the proposed materials and passed them around (see Exhibit 6).

B. **Building renderings were submitted for the clubhouse but they do not address specific building materials. Will the building materials match the townhouse buildings?** Mr. Paradimas indicated the clubhouse and townhouse buildings would use the same building materials. Mr. Morgan asked if the same proportion of masonry would be used in the clubhouse building and the townhouse buildings? Mr. Paradimas said it would roughly be the same. Mr. Morgan said that is something the Board may want to condition if they approve the project.

Ms. Evans asked if all the buildings would be the same? Mr. Paradimas said they will mix and match a little bit. The siding textures could be varied to help break things up. Mr. Morgan said the building elevations showed that the front porch areas would have some standing seam metal roofing. Mr. Paradimas said he did not bring that sample. Mr. Morgan asked what color that roofing would be? Mr. Paradimas answered it would be an earth tone.

Ms. Begley asked if the buildings would be constructed on slabs? Mr. Paradimas said they would be.

Mr. Flaherty said he would like to thank Staff. Their original plan basically followed the 2001 approved Site Plan. With Staff recommendations, they revised the plans and have created

a much better development. They are trying to be a good neighbor and meet all the regulations. Mr. Morgan asked Mr. Flaherty if he could take a look at the landscaping plan (Sheets C-4.0 and C-5.0 in Exhibit 4)? These plan shows the supplemental landscaping from Section 308 B. of the Subdivision Regulations being added along the Hopeful Road frontage. His recommendation was that this landscaping be added along the Hopeful Church Road frontage. Mr. Flaherty said they could agree to a condition and revise the plans as needed. Mr. Morgan said the Board could also analyze this supplemental landscaping along the Hopeful Road frontage if they feel it's needed. Any supplemental landscaping would need to be added as a condition.

Mrs. Schaffer asked if all the buildings were meeting a 30' setback from the property lines? Mr. Flaherty responded they were. She asked what kind of landscaping would be installed between the building and Hopeful Church Road? Mr. Morgan said the submitted landscaping plan shows some trees that are to be retained. The applicant's next step will be to submit a Major Site Plan application if the Conditional Use Permit is approved. These plans will include full civil drawings and precise grading limits. The grading plan would show him how many trees will be preserved and how much credit can be applied towards the buffer yard requirements and any Board of Adjustment conditions.

Mr. Flaherty added that labels have been added on the landscaping plan showing where Buffer Yards A and B will be installed. The landscaping plan submitted with the Major Site Plan would be more precise and show trees to be retained and species for new plantings.

Mrs. Schaffer said the rear patio pads are shown at 4'-4" wide on Sheet A103 (see Staff Report). Mr. Flaherty agreed and said they are also shown as grey spots on Sheet C-3.0 (Exhibit 4). She stated the patios aren't that big and there will hardly be any yard area left after the buffer yards are installed. Mr. Flaherty agreed. She said it seems like they are trying to squeeze in the maximum number of units that can be permitted and she has concerns about the neighbors because they were located there first.

Mrs. Schaffer asked what the plan was for the panhandle area? Would be it be landscaped or would it be used for emergency access? Mr. Morgan said there is email from Fire Marshal Vogelpohl in the Staff Report. It indicates that Florence Fire Department shouldn't have any problems if the development only has one access point. Mrs. Schaffer said she recommends the area should be landscaped to better buffer the neighbors. Mr. Flaherty added that there will be some natural buffering because of the grades. Mrs. Schaffer said one of Mr. Hunt's comments in the Staff Report dealt with the lack of storm sewers and the potential for flooding since the finished floor elevations are at the lowest point. Mr. Flaherty said there will be a ditch and they will also install storm sewers and that will keep water out of the buildings. Mrs. Schaffer asked if the detention basin would be required? Mr. Morgan said it will be required and the City of Florence has asked that fencing be installed around it. Mr. Flaherty said that fencing would be similar to the swimming pool fence.

Mr. Pieper asked if anybody from the Board had additional questions? There was no response. Mr. Pieper asked if anybody from the audience wanted to speak?

Ms. Ruth Tilley said she lives on Hunterallen Drive. She would not be opposed to the project if the access was proposed on Hopeful Church Road and a traffic signal was installed. It's difficult to get out of Hopeful Road and turn onto Cayton Road in the morning

and evening peaks. She is concerned about school busses and trash trucks. She thinks the traffic generation numbers that have been presented are low. A traffic signal is needed now for people turning onto Cayton Road from Hopeful Road.

Ms. Kathy Alexander said she lives at 254 Suzzanne Way. She asked how much the units would be sold for? Mr. Paradimas said that wasn't known yet. She said Hopeful Road is very busy and curvy. She and her husband were run off the road on one occasion because someone was traveling the road too fast and came across center. This is something to consider if more people will be traveling the road. One of the handouts they received came from Boone County Schools (see Exhibit 2). She asked if the email says that the schools can handle the growth from this development? Mr. Morgan said that is what the email says. She said that Hopeful Road isn't maintained real well and there is a lot of brush near the road. She asked if it would be maintained better if this development is built?

Mr. Dave Kesselring said he lives on Hope Trail and strongly opposes the request. Hopeful Road is narrow and curvy and the estimates for the additional traffic seem conservative. There are 52 houses in their neighborhood and most of the households have two people that work with cars. A lot of households also contain children. Some of these children drive and others are driven by their parent to their activities. The plan that was previously approved for the subject property was approved in 2001 and their development was constructed in 2006 and 2007. As a result, there are a lot more homes and traffic on this section of Hopeful Road. Construction traffic should also be considered. Will it use Hopeful Church Road or Hopeful Road? Colonial Heights also receives a lot of emergency calls and ambulance traffic. There are also a lot of people that walk on Hopeful Road and there are no sidewalks. This development would probably add more walkers on Hopeful Road.

Ms. Bethany Mejia said she lives at 262 Suzzanne Way and the back of her property backs up to Hopeful Road. One of her concerns is the dirt, dust, and debris from construction. She has never needed a fence because there are very few cars that travel past her house. She said she has a mentally disabled child and would like the applicant to install a fence on her property if the development is approved. She needs safety for her daughter and would also like more privacy. This development will feel like it is in her backyard. It will take 10 to 15 years for the new trees to mature and people will miss the turn into the development and travel down to the turnaround at the end of the road. She also agrees with the other speakers that there is horrible traffic on Hopeful Road. She disagrees that the schools can handle the growth. All the kids from the new condos across Hopeful Church Road go to Yealey Elementary and the classrooms are getting fuller every year. They are already at their maximum. The solution would be to build more schools in Florence. She is worried about traffic and the safety of her children.

Mr. Chester Randle said he lived at 6808 Hopeful Road. His property is located across from the panhandle on the subject lot. He said he would be concerned about an emergency access point being created in the panhandle because it may not be kept locked. He would see headlight glare every time a vehicle used that access point at night. He is also concerned because of the grade of his lot and drainage. He has a culvert pipe underneath his driveway and it has clogged with gravel and mud ever since the development at the back of Hopeful Road was built. He has complained about it several times but no one ever cleans it out. He worries what will happen if the development is

constructed because the problem will probably get worse. He is also concerned about traffic. He totaled his car at the Hopeful Road/Cayton Road intersection at Christmas because nobody would let him out. The lane to turn left on Hopeful Church Road was backed up past Hopeful Road. When someone finally waved him out he hit another car. It's terrible to get out now without this development. He has lived on his street for 32 years and the problem is getting worse. There are also a lot of speeders on the street. All of these things concern him because he has bad sight distance from his driveway. It used to be a nice place to live but it isn't anymore.

Mr. David Espejo said he lived at 254 Suzzanne Way. He is concerned about the curvy road. His wife mentioned earlier that they were almost involved in a head-on collision and runoff the road. He would recommend that stop signs or light systems be installed on the road. Mr. Morgan replied that Hopeful Road is a City street and they would have to be willing to make improvements. This Board does not have the ability to make that a condition. Mr. Espejo asked if these minutes could be shared with the City Administration. Mr. Morgan said they could.

Ms. Cheryl Dawson said she lived at 6897 Hopeful Road and her property adjoins the subject property. She doesn't want this big of a project with all these residents living next door to her. This is way too much development in such a little space. There is already too much traffic. It is hard to get out on Cayton Road and there is no other choice because the other end of Hopeful Road comes to a dead end. She recommends that a building or two be eliminated because the development is way too tight.

Mr. Joe Rowland said he has lived at 255 Suzzanne Way for over 12 years. He knows the applicant is saying that all the townhouses will be purchased. He asked what would stop people from buying them and renting them out? His other concern is if the road can handle the development? He was not aware that access to Hopeful Church Road was being prohibited. He does not see any aspect of this development that will protect the people that already live there. He is also concerned about the schools. His granddaughter lived with him last year and she went to Yealey Elementary. They couldn't put another desk in the classroom and she spent the entire year on the floor. He questions if Mr. Ford's email (Exhibit 2) is accurate. He hopes the Board doesn't approve this request based on the comments they have heard.

Ms. Colleen Crigler said she lived on Hunterallen Drive. She agrees with everything that has been said from the people that are opposed to the request. She also has concerns about the access point being located in a curve. She said it is a matter of time before someone comes around that curve and doesn't see someone coming out. That is a bad spot for an access point. She recommended the access point should be moved further southwest past Hope Trail if the project is approved.

Ms. Lori Rowland said she lived at 255 Suzzanne Way. She thought she read something in the Staff Report that involved a Waiver for the access point on Hopeful Church Road. Mr. Flaherty said they contacted Kentucky Transportation Cabinet because they would like to have an access point on Hopeful Church Road. They were told it wouldn't be permitted. In addition, Planning Commission Staff asked that the access point on Hopeful Road be aligned with Hope Trail. Mr. Morgan asked if he had the email from Kentucky Transportation Cabinet that denied access on Hopeful Church Road? If so, could it be submitted into the record?

Mr. Dave Kesselring said if the State is saying it isn't a good idea to have additional traffic come out onto Hopeful Church Road then why is it a good idea to take it out the back door to Cayton Road. People use Cayton Road as a cut through to get from Hopeful Church Road to the businesses that are located off of Mall Road.

Mr. Flaherty submitted an email from Linzy Brefeld, with Kentucky Transportation Cabinet, into the record (see Exhibit 7). It documents that Kentucky Transportation Cabinet will not permit access from the state route. Mr. Morgan read Ms. Brefeld's email into the record. Mr. Flaherty said they followed that email up with a phone call and the state was adamant that they wouldn't allow the development to have an access point on Hopeful Church Road. Ms. Begley asked how this was presented? She asked if a right turn lane out of the development was ever discussed? Mr. Flaherty said they volunteered to do a Traffic Impact Study and they were told not to waste their money or time because an access point would not be permitted on Hopeful Church Road. Ms. Begley asked if Hopeful Road came to a dead end beyond the proposed development? Mr. Flaherty responded it did. Mr. Morgan reviewed a PowerPoint slide and showed the dead end. She asked if the State would consider connecting the dead end to Hopeful Church Road again with a traffic signal? Ms. Cheryl Dawson said they opened up the dead end when Cayton Connector was being constructed. It was hellish coming out onto Hopeful Church Road at that point because the angle is bad. There were a lot of accidents there. Ms. Begley asked if a traffic light would be considered? Mr. Morgan replied Kentucky Transportation Cabinet would have to be agreeable. Ms. Bethany Mejia said she would be concerned if the dead end would be removed because everybody would use their road as a cut through. She walks on Hopeful Road almost everyday and has almost been hit. Nobody ever obeys the speed limit.

Mr. Raul De las Fuentes said he lived on Yealey Drive. One of the deciding factors when he moved into his neighborhood was how good the houses looked because of the green areas. He doesn't think it's fair for someone to come in with a 63 unit townhouse development and compromise the look of the neighborhood. They are asking for a lot of units on a small piece of ground. The traffic from this development should be considered carefully. He likes to walk on Hopeful Road but he may not be able to if they double the amount of houses that use it for access. He would like to see a sidewalk added on Hopeful Road. The numbers of vehicles that are shown in the submitted traffic study seem low and don't make sense to him. The development would have 158 bedrooms.

Ms. Katrina Kutschman said she lived at 258 Suzzanne Way. Her property is gated and she has young children. One of her concerns is lighting because her kids windows would face the development. Another concern is property values because they have no idea how much these units will be sold for. It's possible this development could impact their property values.

Mr. Dave Kesselring said the City of Florence has a contract with Rumpke for trash removal. He asked where the residents would keep their trash containers? He said there is usually not enough parking in developments like the one that is proposed. It's possible that the turnaround could be used to park additional cars if there is a parking shortage. Where would vehicles turnaround if this occurs?

Ms. Lori Rowland said she was curious what days and times the traffic study was conducted? Mr. Flaherty said he didn't know the answer. He added that the peak times come from a model. Mrs. Schaffer said traffic counts can be different if school is in session or it's near Christmas.

Ms. Bethany Mejia asked if Colonial Heights was notified? Mr. Morgan said they were notified. He outlined the three forms of notice that were given. She said they have a lot of ambulance calls and the added traffic from this development will make response times worse. The last time she called an ambulance for her daughter it took them 30 minutes to get to her house. It should only take them 5 to 10 minutes to get to her house. This is a big safety concern.

A woman from the audience said she was surprised a longer notice period wasn't required. The signs were posted two to three weeks ago. The general consensus is the residents don't want the project and it's a hazzard. They hope the Board will see it that way.

A man from the audience asked where the guest parking was located? Mr. Morgan reviewed the PowerPoint slide showing the guest parking. He asked Mr. Flaherty if the amount of guest parking changed with the plan revisions that were submitted this evening. Mr. Flaherty responded it hadn't changed. The man from the audience asked how many parking spaces each townhouse unit would have? It seem like the development will be able to accommodate 200 vehicles (2 per unit and 70 guest stalls). Mr. Paradimas said that was correct.

Mr. Flaherty said he would like to follow up on the Traffic Study. The Traffic Engineer's notes say the new trips estimated for the proposed development during A.M. and P.M. peak hours are on the low side. Significantly less than the 100 trip typically used as a threshold for requiring a Traffic Impact Study. With that said, they would be happy to make a Traffic Impact Study a condition of approval.

Mr. Paradimas said he wanted to address some of the comments. Unfortunately, their Traffic Engineer isn't present this evening and access from Hopeful Church Road has been denied. They can look at flipping the access for the development on Hopeful Road. They can also provide more specific information for their Traffic Study if the Board wants a specific day or times analyzed. There will be construction traffic regardless of who develops the property. Every townhouse will have its own trash container and they will be kept in garages. This is pretty typical for any single-family residential dwelling. They can look into the trash truck more if they need to. He said the purpose of this meeting is to hear the public concerns. Some of the issues will be able to be resolved and others will not. As far as the comments regarding school capacity, the Board should be looking at the comments from Boone County Schools. The Board should also be looking at the comments from the Kentucky Transportation Cabinet. The applicant's team can ask them more specific questions if its needed. All the comments about road improvements on Hopeful Road would need to be run past the City of Florence. They are seeking 8 dwelling units per acre because it is allowed in a Suburban Residential Two (SR-2) zoning district. They are staying in the guidelines. Ms. Begley said the proposal is for the maximum intensity permitted. She asked if it would be possible to scale the development back a little bit? Mr. Paradimas said that is something he would need to discuss with the property owner. She asked if they could eliminate the building near the detention basin? It would allow them to provide a bigger turnaround and have more open space.

Ms. Evans said a lot of neighbors have spoken about the curvature in the road. The applicant may need to rework the access to get it out of the curve. They should analyze the proposed access more thoroughly. Mr. Flaherty said they are willing to review the access. Planning Commission Staff recommended aligning it with Hope Trail. Mr. Morgan said the access point was slightly offset with Hope Trail when the plan was first submitted. He recommended the access point be aligned with Hope Trail if the sight distance was adequate. The access point should either be aligned with Hope Trail or offset significantly.

Mr. Flaherty said there are laws that prevent soils and mud from being carried onto streets. They will need to submit a Stormwater Pollution Prevention Plan (SWPPP) with their final plans.

Ms. Bethany Mejia asked if they were going to fix the drainage? There is constant standing water that can get knee deep. Mr. Morgan said the applicant will need to submit full civil plans and address storm water and detention on the site if the Conditional Use Permit is approved. These preliminary plans do not have that level of detail.

Mr. Dave Kesselring said he thinks Hopeful Church Road was put in about 20 years ago to take traffic off a very narrow and curvy Hopeful Road.

A man from the audience asked when the Board is going to act on the request? He said he is asking because all the interested parties were not present this evening. Mr. Morgan said the Board needs to make that decision. They could act tonight based on the record or table the meeting to another night. Mr. Wilson agreed.

A woman from the audience said she is concerned that Colonial Height doesn't even know about the request. Mr. Morgan said they were given notice. He also posted the sign on the subject property so people from Colonial Heights and Hopeful Trails Subdivision would see it.

Mrs. Schaffer said she believes the current plan is too intense for the parcel and the area. Much of the area surrounding the site is zoned SR-1. She also doesn't think the parking is adequate for a two and three bedroom development. She likes the idea of eliminating a building and revising some things. She likes the thought of the panhandle area being screened versus being used for emergency access. She thinks that's what the neighbors on either side would want to see. She would also like to note that the development is being presented as an owner occupied development. This does not mean that an individual couldn't purchase a unit a rent it out. She would be willing to postpone action if the applicant wants some time to look at revising the plan.

Mr. Morgan said if the Board postpones action he recommends the applicant should bring back some information to address the questions and comments that were brought up tonight. Price points and H.O.A. bylaws dealing with renters, and permitted garbage can locations would be helpful information. Ms. Evans asked if the information would include a new Traffic Study? Mr. Flaherty said the traffic consultant took traffic counts. It was not a full blown study. Based on the rules in the manual, a project with that low of an intensity does not require a full blown study. Mrs. Schaffer said she doesn't want a full blown study. She just wants to know when the traffic counts were taken. Mr. Pieper asked if it would be helpful if they went back to the State with a full Traffic Study? Mr. Flaherty said they can. They started the Study and were told not to waste their time. They would like to have an access point on Hopeful Church Road.

Mrs. Schaffer said she would make a motion to table the request so the applicant can have time to take the comments from tonight and make the plan more compatible. Ms. Begley seconded the motion. Mr. Morgan recommended that the Board schedule the next meeting at 2/13/19, at 7:30 P.M. Mr. Pieper asked Mr. Flaherty if that was enough time? He responded it was. Mrs. Schaffer and Ms. Begley said they were agreeable to including that in the motion. Mr. Pieper called for a vote and it carried unanimously. Mr. Morgan said the public would not be given any more notice. They are welcome to spread the word about the meeting. He also reminded the public that the meeting will pick up where this one left off.

OTHER

No other matters were discussed.

ADJOURNMENT

Mr. Pieper asked for a motion to adjourn. Mrs. Schaffer so moved and Ms. Begley seconded the motion. Mr. Pieper called for a vote and the meeting adjourned by unanimous consent at 9:30 P.M.

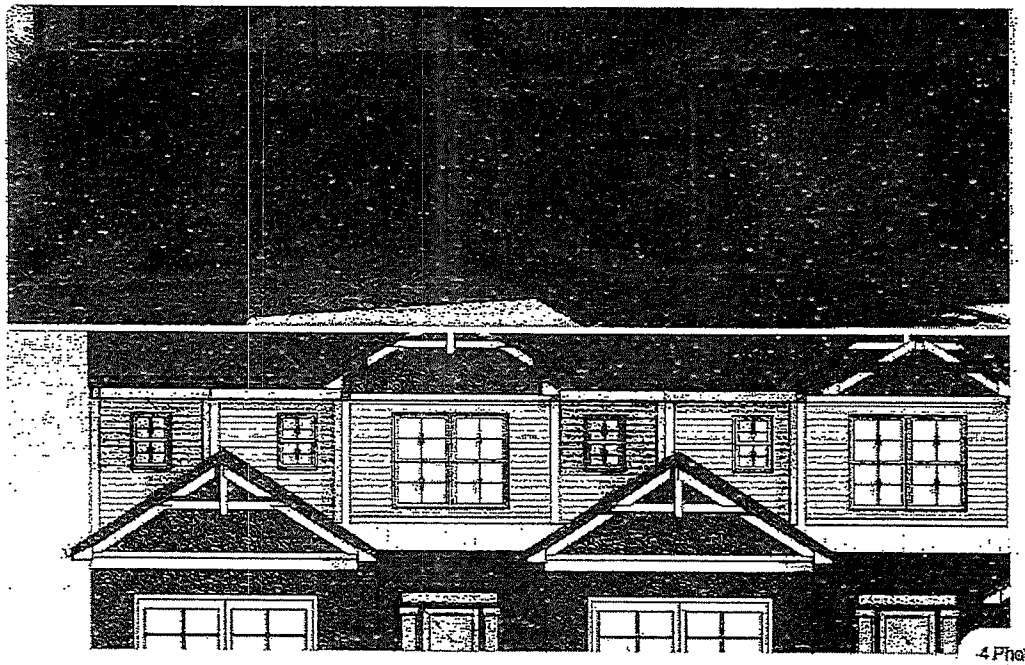
APPROVED

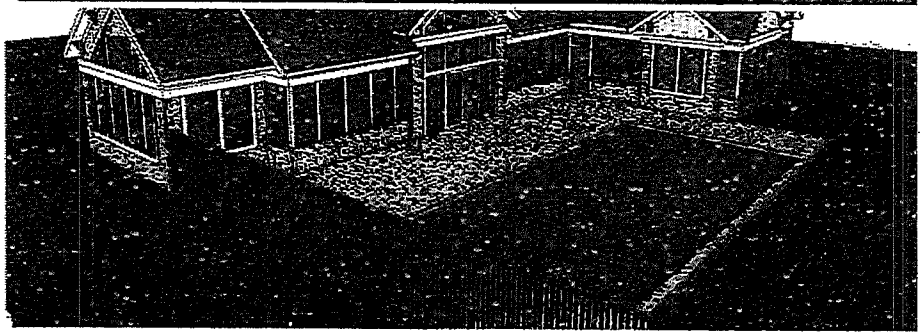
Mr. Timothy Pieper, Chairman

Attest:

Todd K. Morgan
Senior Planner

Exhibits
1. 1/9/19 Memorandum from Todd Morgan
2. Email from Mike Ford
3. Pool fencing
4. Revised drawings submitted by applicant
5. Trip Generation Study
6. Photos of Building Material Samples
7. 11/1/18 Email from Linzy Brefeld





4 Photos

Hopeful Trace Apartments

795 Miami Cir, Florence, KY 41042 - Map - Northern Kentucky

Last Updated: 2 Days Ago

Add a Commute

Managed By

DMG RENTALS

Contact this Property

Request Tour

Send Message

Monthly Rent	Bedrooms	Bathrooms	Sq. Ft.

795 Mami Cir, Florence, KY 41042 - Map - Northern Kentucky

Last Updated: 2 Days Ago

Add a Commute

DMG RENTALS

Monthly Rent	Bedrooms	Bathrooms	Sq. Ft.
$2,700 - $2,750	2 - 3 Beds	2.5 Baths	1,700 sq. ft.

Pricing and Floor Plans

All | 2 Beds | 3 Beds

2 Bedrooms, 2.5 Bathrooms w/Study

$2,700

2 Beds, 2.5 Baths, 1,700 Sq. Ft.

Request Tour

8 Units

Unit	Price	Sq. Ft.	Available
1-786	$2,700	1,700 Sq. Ft.	Now
1-792	$2,700	1,700 Sq. Ft.	Now
1-800	$2,700	1,700 Sq. Ft.	Now

Show More Results (5)

Contact this Property

Request Tour

Send Message

(859) 279-4583

Closed Today

View All Hours

3 Bedrooms, 2.5 Bathrooms

$2,700 - $2,750

3 Beds, 2.5 Baths, 1,700 Sq. Ft.

Request Tour

4 Units

Unit	Price	Sq. Ft.	Available
1-808	$2,700	1,700 Sq. Ft.	Now
2-816	$2,700	1,700 Sq. Ft.	Now
2-836	$2,750	1,700 Sq. Ft.	Now
1-788	$2,750	1,700 Sq. Ft.	Now

Prices and availability subject to change without notice.

Contact this Property

Request Tour

Send Message

(859) 279-4583

Closed Today

View All Hours

Details

Lease Term Options

- None

Property Information

- Built in 2024
- 60 units/2 stories

Fees and Policies

The fees below are based on community-supplied data independent market research.

RE: Potential Text Amendments

Fri, May 17, 2024 03:25 PM

1 attachment

From : Joshua Hunt <Joshua.Hunt@Florence-KY.gov>

Subject : RE: Potential Text Amendments

To : 'Michael Schwartz' <mschwartz@boonecountyky.org>, Matthew Webster <mwebster@boonecountyky.org>, Amy Safran <amys@cityofunionky.org>, Michael Duncan <mduncan@zslaw.com>

Cc : Kevin Costello <KCostello@boonecountyky.org>, rswandd@fuse.net

Michael,

I want to express my appreciation for the thorough research you conducted regarding solar energy systems in Boone County. Your efforts have shed light on the complexities surrounding this issue, and your insights have been invaluable to our understanding.

Having reviewed the proposed regulations, I wanted to address some concerns that have arisen, particularly regarding the aesthetic impact and potential safety implications of implementing solar energy systems.

1. Aesthetic Considerations: While we recognize the importance of embracing renewable energy sources, there is significant concern regarding the visual impact of small and large-scale solar installations. As such, we believe it is crucial to prioritize aesthetic considerations, such as minimizing the visual footprint of solar panels and ensuring compatibility with the surrounding landscape.

2. Energy Storage and Fire Safety: Another area of concern pertains to the storage of energy generated by these systems and its potential impact on fire safety measures. As solar energy systems often rely on battery storage, there is a need to address safety protocols for the storage and handling of energy storage units. This includes considerations for fire prevention and suppression measures to mitigate the risk of fire incidents and ensure the safety of both residents and first responders.

Given these concerns, we have specific issues with many parts of the proposed text, particularly regarding the ground-mounted units. I am inclined to make nearly everything a conditional use to be reviewed by our Board of Adjustment on a case-by-case basis. However, I am unsure if this approach is suitable for residential properties. Therefore, the City will finalize our text after the technical/design review committee has provided their comments.

Regards,

JOSHUA J. HUNT
Administration Director – City Administrator

CITY OF FLORENCE, KENTUCKY
8100 Ewing Boulevard | Florence, KY 41042
P: 859.647.8168 | E: joshua.hunt@florence-ky.gov
florence-ky.gov

From: Michael Schwartz <mschwartz@boonecountyky.org>
Sent: Tuesday, May 7, 2024 10:34 AM
To: Matthew Webster <mwebster@boonecountyky.org>; Joshua Hunt <Joshua.Hunt@Florence-KY.gov>; Amy Safran <amys@cityofunionky.org>; Michael Duncan <mduncan@zslaw.com>
Cc: Kevin Costello <KCostello@boonecountyky.org>; rswandd@fuse.net
Subject: RE: Potential Text Amendments

I was checking on the status of my request.

Is there any further information that you need or should the Planning Commission move forward with taking these issues to the Planning Commission's Technical/Design Review Committee.

Michael D. Schwartz
Director, Zoning Services

BOONE COUNTY
PLANNING COMMISSION

2950 Washington Street, Room 317
Burlington, Kentucky 41005
(P) 859-334-2196 (F) 859-334-2264

From: Michael Schwartz
Sent: Friday, April 19, 2024 5:51 AM
To: Matthew Webster <mwebster@boonecountyky.org>; joshua.hunt@florence-ky.gov; Amy Safran <amys@cityofunionky.org>; Michael Duncan <mduncan@zslaw.com>
Cc: Kevin Costello <KCostello@boonecountyky.org>; rswandd@fuse.net
Subject: Potential Text Amendments

The Boone County Planning Commission staff has been working on potential text amendments to the Boone County Zoning Regulations pertaining to the following topics:

- Medical Cannabis
- Solar Energy Systems
- 2024 Kentucky Legislation

The attached documents represent the work that has been completed and recommendations for possible amendments.

Please review and provide us with any comments.
We would appreciate it if you could get comments back to us by May 17, 2024.

Once all comments are received, we will present the end result to the Planning Commission's Technical/Design Review Committee who will then determine if the proposals should be scheduled for a public hearing before the full Planning Commission.

As always, should any of these proposals move forward, the individual legislative bodies would have the final determination as to whether to adopt or reject the proposed text amendment(s).

If you would like to discuss any of these issues with staff, we will certainly accommodate that, as well as being available to come to your Fiscal Court/City Council/City Commission meeting to present these issues to your elected officials.

Michael D. Schwartz
Director, Zoning Services

BOONE COUNTY
PLANNING COMMISSION

2950 Washington Street, Room 317

Burlington, Kentucky 41005
(P) 859-334-2196 (F) 859-334-2264

EXHIBIT
"7"

FLORENCE BOARD OF ADJUSTMENT
FLORENCE GOVERNMENT CENTER
BUSINESS MEETING
MARCH 13, 2019
7:30 P.M.

Mr. Pieper called the meeting to order at 7:36 P.M.

BOARD MEMBERS PRESENT

Ms. Dee Begley
Ms. Lois Evans, Vice-Chairwoman
Mr. Timothy Pieper, Chairman
Mrs. Linda Schaffer

BOARD MEMBERS NOT PRESENT:

Mr. Charlie Reynolds

LEGAL COUNSEL PRESENT

Mr. Dale Wilson

APPROVAL OF THE MINUTES

Mr. Pieper stated the Board members received copies of the minutes of the Florence Board of Adjustment meeting of February 13, 2019. He asked if there were any comments or corrections? Ms. Evans made a motion to approve the minutes as written and Ms. Begley seconded the motion. Mrs. Schaffer said she would abstain because she didn't have a chance to review them. Mr. Wilson said her abstention would be treated like a passed vote and would be counted towards the majority. Mr. Pieper called for a vote and it carried unanimously.

AGENDA ITEMS

1. Request of VME Properties, LLC for a Conditional Use Permit. The Conditional Use Permit is to allow a townhouse development, at a maximum intensity of 8 dwelling units per acre, with an accessory swimming pool, clubhouse and parking. The approximate 7.8 acre site is located on the east side of Hopeful Church Road and the west side of Hopeful Road and is immediately to the north of 7015 Hopeful Road, south of 6767 Hopeful Road, and west of 6795, 6809, 6829, 6855 and 6897 Hopeful Road, Florence, KY and is zoned Suburban Residential Two (SR-2).

   Mr. Pieper said the application was tabled last month. He asked for a motion and a second to bring the application from the table. Ms. Evans so moved and Ms. Begley seconded the motion. Mr. Pieper called for the vote and it carried unanimously.

   Mr. Morgan said he has prepared a list of potential conditions and key discussion points from the last meeting (see Exhibit 1). Mr. Wilson asked if the applicant and citizens in the audience were given the exhibit? Mr. Morgan replied that they were given a copy.

   Mr. Jeff Flaherty, with Cardinal Engineering, said he was the project engineer. He was joined by Matt Bogen, with Cardinal Engineering, Dan Knecht, legal counsel, and Pete Kontopos, the property owner. They went back to the drawing board after the last meeting and are now proposing to put the three bedroom units on the end of the buildings. This allows each three bedroom unit to have an additional parking stall. The revised plan shows

the parking in the development has increased from 193 stalls to 225 stalls (see Exhibit 2).

Ms. Begley asked if all the buildings had 2 and 3 bedroom units? Mr. Flaherty responded that was correct. The two bedroom units are in the middle of the buildings and the three bedroom units are on the ends. He added that there are 9 buildings. The 9 buildings contain a total of 18 three bedrooms and 42 two bedrooms. Each 3 bedroom unit has an extra parking stall and additional surface parking has been added across from the pocket park and between buildings 2 and 3.

Mr. Flaherty said he would review the key points from the last meeting. They have prepared a full Traffic Study and he will have Mr. Bogen go over that with them. They have also updated the plan to show one pocket park and the amenities that will be placed in it. The have actually reduced the total number of dwelling units from 61 to 60 and increased the parking by 32 stalls.

Ms. Begley asked what the note in the pocket park says? She has a reduced copy of the plan and cannot read the note. Mr. Morgan said "park/recreation area - equipment with seating and playground".

Mr. Bogen, with Cardinal Engineering, said they have completed a Traffic Study for the development using the parameters that were outlined at the last meeting (see Exhibit 3). They approached this the same as if Kentucky Transportation Cabinet asked for a Traffic Study for a new development. Traffic counts were taken at the Hopeful Road/Cayton Road intersection and the proposed intersection. They also did trip generation rates for the new development and did level of service analysis at both the Hopeful/Cayton intersection and the proposed intersection. The traffic counts supported what they projected. With it being a residential area, there is a heavy skew of exiting traffic in the morning and entering traffic in the afternoon. The trip generation numbers have improved because the proposed development lost some units. There would be 30 trips total in the morning and 38 in the evening. These numbers were ran when it was still is a 61 unit development. The Level of Service (LOS) analysis can be found on page 8. He indicated that LOS A is a minimal delay and LOS E is failing. LOS analysis looks at before the development is constructed and the built condition. In the morning, there is an approximate 0.5 second delay added to the Hopeful Road/Cayton Road intersection if the development is constructed. In the afternoon, there is an approximate 1 second delay added to the same intersection if the development is constructed. As a result, this development will add very little delay to what already exits. They also did some turn lane warrants in Appendix C. It shows a right hand turn lane is not warranted at the proposed access drive. He offered to answer questions.

Ms. Begley asked if the Study was done during a weekday? She also asked if it matters what weekday a Study is done? Mr. Bogen said they prefer to do a Study on Tuesday, Wednesday, or Thursday because Mondays and Fridays can be atypical. He thinks the Study was done on a Wednesday or Thursday.

Ms. Begley asked if people could leave earlier or later than the Study because of the congestion? Mr. Bogen said they did the Study between 6-9 AM and 3-6 PM to catch all the traffic. Sometimes people will leave for work earlier to avoid congestion.

Mr. Flaherty said the last issue they were asked to address was the HOA document. Mr. Dan Knecht said he was filling in for Loren Wolff. He submitted a draft document into the record (see Exhibit 4). This declaration would cover both owner occupied and rentals because it is anticipated that there will be both. One of the issues raised was disabled vehicles and Article 8.1.8 addresses that. Another issue raised was who is responsible for HOA fees? The answer is the owner and that is addressed in Article 5.1. Another issue raised was trash and that is addresses in Article 8.1.5. Parking was one of the biggest issues discussed at the last meeting. It is not addressed in the HOA declaration but is something that Board will address through bylaws. The declaration will call out the parking area as common areas and that will give the Board the authority to implement the necessary bylaws. Article 8.1.11 calls out the rules for an owner to lease their unit. Ms. Begley asked if that provision calls out how many lessees will be allowed? Mr. Knecht said there is no set ownership versus lessee provision. She said if it is more than 20% leases than the entire development may not be FHA approved. Mr. Knect said that isn't addressed in the HOA document.

Mr. Wilson said at the first meeting the owner was not present but the engineer (Mr. Flaherty) and the architect (Mr. Papadimas) were. The question was posed if the project was going to be owner occupied or rentals. The representatives indicated the units were going to be owner occupied and this room was full with a lot of people. If that position has changed the people in the audience should be able to address that change if they want. Mr. Wilson asked the applicant's team to clearly address if there was a change? Mr. Knecht said his understanding was that the project was going to be market driven and that it could be a mix of owners and renters. They also cannot stop an owner from leasing out their unit once they buy it. Mr. Wilson said he is asking the question because what the owner's representative said at the first meeting. Mr. Knecht said he was not present at the first meeting but the meeting minutes from the second meeting indicate the development would have a mix of owners and renters.

Mr. Flaherty said these will be deeded properties. He added that apartments are not allowed. Mr. Morgan said the zoning code would allow a townhouse style rental development in this zone. Mr. Flaherty said this property will be recorded with a condominium plat.

Ms. Begley said there is a condo development in Florence that prohibits rentals. Mr. Flaherty said that is typically an HOA restriction. He owns property in Florida which has rental restrictions.

Ms. Evans said she lives in a condo community and owns her home. She feels like the applicant intends on selling the units and for the units to be owner occupied. However, there could be a point and time where an owner wants to lease their property. Mr. Flaherty said the owner intends on selling the units. However, he might need to lease them if he builds them and they are sitting empty too long.

Ms. Begley she just wants the record to be clear because during the first meeting it was stated that the units would all be owner occupied and at the second meeting it was stated there could be a mix of owners and renters. Mr. Flaherty said it will be mixed use.

Mrs. Schaffer said she has concerns because the number of units to be rented is market driven. She indicated that she hasn't had a chance to thoroughly review the draft HOA

document because they just received it. However, it says a "declarant shall mean and refer to ___, a(n) ___, its successors and assigns, if such successors or assigns should acquire all unsold Lots and/or unplatted real property which adjoins any property already developed and which is intended to be developed into Lots." This document can be amended by 66⅔% of the lot owners. The owner/developer can change the document if he owns all the lots. There have been cases where a development has been presented as owner occupied and the owner/developer retains all the units/lots.

Mrs. Schaffer said another concern she has is regarding the 2 and 3 bedroom units. At the last meeting, it was discussed that the two bedroom units have the same footprint as the three bedrooms. The only difference is the 2 bedroom have a loft, den, or storage area instead of a third bedroom. The architect indicated that this area couldn't be made into a bedroom because there are no doors, smoke detectors, or egress windows. The plans that were submitted show windows and doors and a smoke detector could be easily added. She asked what would keep them or future owners from converting the two bedroom units into three bedroom units? There is no way for this Board to police that. This would cause additional traffic and the need for more parking.

Mr. Flaherty said the architect isn't present this evening. He believes the architect said that he could take away the windows in those units. Mr. Morgan said he didn't remember any discussion about windows being removed but there was a discussion about a wall being removed and making the bedrooms larger in the two bedroom units. That is something he could review with Boone County Building Department if the Board imposes it as a condition. Mrs. Schaffer said they could easily show something as a den with a window and use it as a bedroom if they add a smoke detector.

Ms. Evans said the applicant has worked diligently on addressing concerns. She is concerned that something will eventually develop on the property as long it meets the requirements of the zoning district. Mrs. Schaffer said she agrees but feels that there are still too many unknowns. The units were originally going to be all owner occupied and the HOA rules can change. There are a lot of rental properties that have developed in the Hopeful Church Road area since the previous Site Plan was approved in 2001.

Mr. Knecht said the zoning code make a distinction between single-family homes and apartments. It does not make a distinction between owner occupied and rental properties. These units will be individually deeded but someone could rent them out. Mr. Pete Kontopos, said he was the property owner and developer. The plan shows 60 units and they will all be for sale. However, it's possible that he may need to lease some of them if they do not sell quickly. He will need to generate revenue. He added that he will not have control to stop an owner from converting a den into a bedroom but he would have control to stop a renter from doing the same thing because he will have the legal right to enter the unit and enforce rules.

Mr. Flaherty said the owner of a single-family home can live in it or rent out it out. Mr. Kontopos plans on selling all the units as quickly as possible. Mrs. Schaffer said she feels like she isn't getting the full story because of the two and three bedrooms. The two bedroom units can be built as such and someone could make improvements and sell it as a three bedroom unit down the road. How would the Board know? Mr. Morgan said there are minimum building code requirements that have to be in place for a room to be classified as a bedroom. Mr. Flaherty said this is no different than what occurs in houses. Some

people do not obtain permits, make improvements, and do not comply with building code. Mrs. Schaffer said her concern is that the two and three bedroom units have the same dimensions and windows and doors. Mr. Flaherty said they could make another floor plan if it's necessary. Mr. Wilson said subsequent owners and renters would be held to all Board conditions if the Board approves the project and conditions are imposed. Mrs. Schaffer said it was originally presented as owner occupied. Mr. Wilson said they have presented tonight that everything would be for sale but the units could be rented if the owner can't sell them quickly and needs revenue. Mr. Morgan said he believes the Board could require a condominium plat to be submitted with a condition. This would show that purchasers would own their units and that the grounds would be community open space. This would not prevent the owner/developer from renting out units if they didn't sell quickly. Mrs. Schaffer says she knows projects where the project was approved as a condominium development and the developer decided to keep all the units and rent them out. Mr. Morgan agreed and said that is possible. Mrs. Schaffer said she would like the building plans to properly identify the bedrooms if the application is approved. The conversion of two bedroom units into three bedroom units also concerns her because of the tandem driveways and increased traffic.

Ms. Begley said she would like to hear from the neighbors because during the first meeting the units were presented as owner occupied and during the last two they have been presented as mixed use. Mr. Wilson said the residents can speak if that is okay with the Board. Mr. Pieper asked if anybody in the audience wanted to address that issue?

Mr. David Espejo said he lived at 254 Suzzanne Way. He is in the real estate business and understands rentals. He owns a condominium at the Wynds and they have a rental percentage. That keeps up home ownership and keeps everything looking nice. His concern is values in his neighborhood. He understands that they want to sell what they can and have the option to rent. His only concern with rentals is the percentage of units that could be rented and Section 8.

Ms. Cheryl Dawson said she lives at 6897 Hopeful Road. She would like to see a layout of the units and the bedrooms. Small units with small bedrooms will not sell for that much money. She asked if the projected sales price could be disclosed? Mrs. Schaffer asked where her property was? She replied that it was located right beside the proposed driveway. Mr. Flaherty said they got some estimates from some builders and the two bedrooms will start at $195,000 and things will go up from there. He added that this is an estimate and that construction costs are going up. Mr. Morgan asked Mr. Flaherty if the floor plans, elevations, renderings, and building material samples shown at the first meeting are still accurate and up to date? Mr. Flaherty responded that was correct.

Mr. Flaherty thanked the Board for their time. He added that they have tried to make this the best development they can. There are uses that can be put on this property by right. However, he doesn't feel that those developments would have the amenities or landscaping that this development will have. This is the best use of the property.

Ms. Begley said she was going to make a motion with some modifications. The statement that was just made makes it seem like the applicant's team feels that the Board is going to turn the request down. They need clarifications as a Board and also need to protect the home owners that already live in the area. This isn't an attack and they appreciate everything the applicant's team has done and provided. Mrs. Schaffer said she also

appreciates their efforts. She would like to see the 2 and 3 bedroom condition that was discussed earlier added to the condition list if the project is approved.

Mrs. Schaffer indicated that the project was originally presented as owner occupied and a good point was brought up earlier tonight regarding mortgages. People are having a hard time getting a mortgage and cannot get the 20% down to go conventional. As a result, these may not be owner occupied units. She feels an owner occupied condition is reasonable because that is how the project was originally presented. She also has concerns about the HOA and the traffic the development will generate. She is just one person on the Board. She would like to see some of the conditions modified if the Board approves the application. Mr. Pieper and Ms. Evans asked which ones? Mrs. Schaffer said she would like to see conditions added that the number of two and three bedroom units will be as presented. The current floor plans shows the units are identical in terms of the number of windows, doors, and closets. Mr. Morgan said he would have to show the final floor plans to Boone County Building Department and they would have him to tell him if the extra room in the 2 bedroom units could be called a bedroom as designed. Ms. Begley said the applicant has said the extra space could be a study or storage area in the two bedroom units. She knows the Columns of Wetherington have a two bedroom with a Study and there is no way to make it into a bedroom. Those rooms have bookcases and a fireplace. Mrs. Schaffer said it seems that they could advertise these as two or three bedroom units because the floor plans are the same. This Board will never know.

Ms. Begley asked what modifications Mrs. Schaffer wanted to see to the draft conditions? Mrs. Schaffer said she would like to see the language added that the two and three bedroom units must meet building code and the extra space in the two bedroom units cannot be classified as a third bedroom.

Ms. Begley said they seemed to have covered all the other concerns. They have moved the three bedroom units to the ends of the buildings, provided extra parking, and provided a draft HOA document.

Mr. Pieper asked Mrs. Schaffer if she has any other concerns? She replied the project was first described as an owner occupied development and there is no condition regarding this. Ms. Begley said there have been a lot of changes made to the plan. The applicant started at 65 units and are down to 60. They have also added 32 additional parking stalls. Mrs. Schaffer said she feels like they are trying to make the plan fit. The Board shouldn't feel like they have to approve a plan because the developer has to make money. The Board's purpose is to make sure it complies with the regulations and meets the Conditional Use Permit criteria.

Mr. Wilson said the applicant indicated earlier that the plan is to have all the units for sale but they might have to rent some to generate revenue until they all sell. Mr. Morgan brought up earlier that a condominium plat could be required as a condition. This plat would be reviewed by the Planning Commission and be recorded at the Clerk's office. This would effectively make the units owner occupied units but would give the owner/developer the flexibility to lease them until they sell. He asked if that would address the Board's concern?

Ms. Evans asked if there would be a time limitation on that condition? Mr. Morgan said the condominium regime plat would need to be in place for each building before they could sell any units. Ms. Evans asked if the owner/developer could rent the units for an indefinite period? Mr. Morgan replied he could if he still owned them.

Ms. Evans asked if the buildings would be developed in phases? Mr. Flaherty said that is something Mr. Kontopos will need to determine.

Mr. Pieper made a motion to approve the application with the following conditions:

1. **The approval is based on the following:**
   - A. **The updated 3/13/19 Concept Plan unless it is modified by other conditions. The plan shows forty-two (42) two-bedroom units and eighteen (18) three-bedroom units. Boone County Building Department shall verify the extra room in the two bedroom units cannot be classified as a bedroom under the Kentucky Building Code.**
   - B. **The building elevation drawings and renderings included in the 1/9/19 Staff Report.**
   - C **The building material samples, photometric plan, and pool/ detention fencing exhibits that were submitted into the record at the 1/9/19 Florence Board of Adjustment meeting.**

2. **The clubhouse building shall be constructed with the same brick, stone, hardi plank siding, and roofing that is being used in the townhouse buildings. The amount of masonry used in the clubhouse building shall correlate to the amount of masonry used in the townhouse buildings.**

3. **All pool and detention basin fencing shall be limited to 6' in height.**

4. **The following lighting conditions shall apply to the development:**
   - A. **All light poles shall be limited to 12' in height.**
   - B. **All light pole fixtures shall be downcast oriented.**
   - C. **The light pole locations shall be generally consistent with the photometric plan that was submitted into the record at the 1/9/19 Florence Board of Adjustment meeting.**
   - D. **Spot lights or wall packs shall not be permitted on the townhouse buildings. Low wattage fixtures can be mounted to buildings to illuminate porches, patios, or driveways.**

5. **The following landscaping conditions:**
   - A. **The street frontage buffers along Hopeful Church Road and Hopeful Road shall be enhanced and comply with Section 308 B. of the <u>Boone County Subdivision Regulations.</u>**
   - B. **All other perimeter buffers shall comply with Article 36 of the <u>Boone County Zoning Regulations.</u>**

6. **The permitted monument sign for the development shall be limited to 4'-6" in height and 24 square feet in area. The base of the sign shall use masonry materials that match the clubhouse and townhouse buildings. The sign shall not be internally illuminated.**

7. **A Condominum Regime Plat(s) shall be required for the proposed development to verify that the individual townhouse style units will be legitimate condominium units. The Plat(s) shall be approved by Boone County Planning Commission and recorded at the Boone County Clerk's Office before any units can be sold or rented.**

Ms. Evans seconded the motion. Mr. Pieper called for a roll call vote and Mr. Pieper, Ms. Evans, and Ms. Begley were in favor and Mrs. Schaffer was opposed. The motion carried 3-1.

OTHER

No other matters were discussed.

ADJOURNMENT

Mr. Pieper asked for a motion to adjourn. Ms. Evans so moved and Ms. Begley seconded the motion. Mr. Pieper called for a vote and the meeting adjourned by unanimous consent at 8:41 P.M.

APPROVED

Mr. Timothy Pieper, Chairman

ATTEST:

Todd K. Morgan, AICP
Senior Planner

Exhibits

1. Potential Conditions and Key Discussion Points from the 2/13/19 FBOA Meeting
2. Revised Plans Submitted by Applicant's Team
3. Traffic Study Submitted by Applicant's Team
4. Draft H.O.A. Document Submitted by Applicant's Team

(COPY)

CLUR #19-FBOA-001-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
VME Properties, LLC
5810 Orchard Hills Lane
Cincinnati, OH 45252

2. ADDRESS OF PROPERTY
Hopeful Road
Florence, KY 41042

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Hopeful Trace

4. DEED BOOK 1096 PAGE NO. 257 GROUP NO. 2039

5. TYPE OF RESTRICTION(S) (Check all that apply)

____ Zoning Map Amendment:
From_____To

__X__ Conditional Use Permit

____ Development Plan

____ Conditional Zoning

____ Subdivision Plat
(Not Recorded)

____ Other:

____Variance

6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION
2950 WASHINGTON STREET, ROOM 317
P.O. BOX 958
BURLINGTON, KENTUCKY 41005

Todd K. Morgan

SIGNATURE OF COMPLETING OFFICIAL

Todd K. Morgan, AICP – Senior Planner
Name and Title of Completing Official

EXHIBIT
"8"

(COPY)

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Todd K. Morgan

on behalf of the Boone County Planning Commission this 20 day of March, 2019.

Treva L. Beagle
Notary ID 588897
NOTARY PUBLIC, State at Large

My commission Expires:
November 12, 2021

This instrument was prepared for recording purposes only by:

Ronica Wuest
Boone County Planning Commission
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

CLUR #19-FBOA-001-A

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the conditional use permit approved by the Florence Board of Adjustment and in accordance with the current zoning in effect as of March 14, 2019 Certificate of Land Use Restriction (#19-FBOA-001-A), for VME Properties LLC, Property Owner(s).

The following conditions will apply:

1. The approval is based on the following:
   - A. The updated 3/13/19 Concept Plan unless it is modified by other conditions. The plan shows forty-two (42) two-bedroom units and eighteen (18) three-bedroom units. Boone County Building Department shall verify the extra room in the two bedroom units cannot be classified as a bedroom under the Kentucky Building Code.
   - B. The building elevation drawings and renderings included in the 1/9/19 Staff Report.
   - C. The building material samples, photometric plan, and pool/detention fencing exhibits that were submitted into the record at the 1/9/19 Florence Board of Adjustment meeting.

2. The clubhouse building shall be constructed with the same brick, stone, hardi plank siding, and roofing that is being used in the townhouse buildings. The amount of masonry used in the clubhouse building shall correlate to the amount of masonry used in the townhouse buildings.

3. All pool and detention basin fencing shall be limited to 6' in height.

4. The following lighting conditions shall apply to the development:
   - A. All light poles shall be limited to 12'in height.
   - B. All light pole fixtures shall be downcast oriented.
   - C. The light pole locations shall be generally consistent with the photometric plan that was submitted into the record at the 1/9/19 Florence Board of Adjustment meeting.
   - D. Spot lights or wall packs shall not be permitted on the townhouse buildings. Low wattage fixtures can be mounted to buildings to illuminate porches, patios, or driveways.

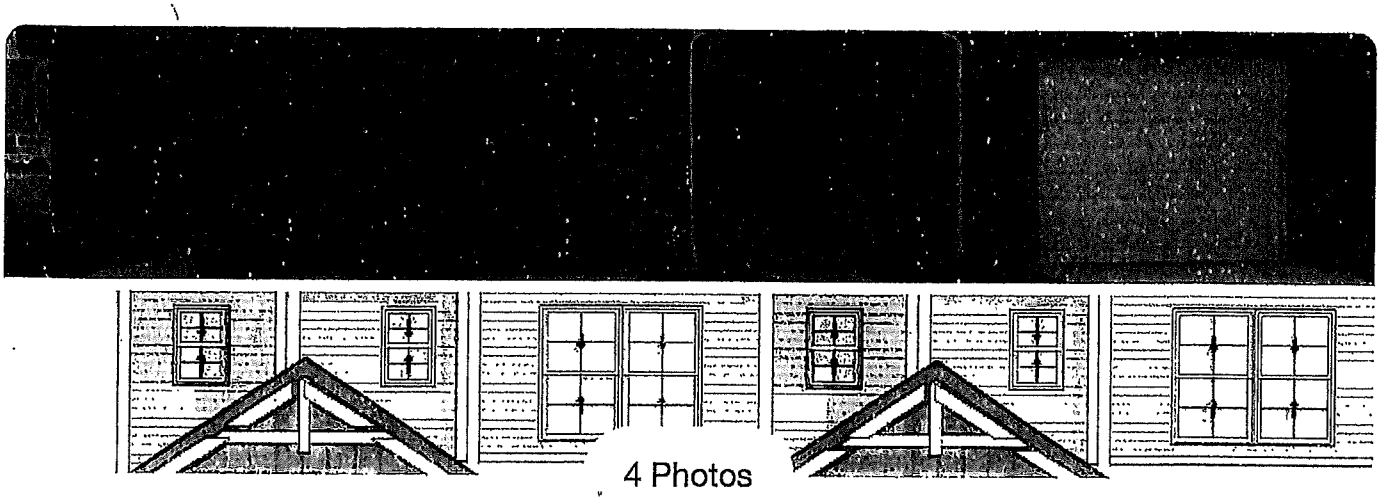
5. The following landscaping conditions:
   A. The street frontage buffers along Hopeful Church Road and Hopeful Road shall be enhanced and comply with Section 308 B. of the Boone County Subdivision Regulations.
   B. All other perimeter buffers shall comply with Article 36 of the Boone County Zoning Regulations.

6. The permitted monument sign for the development shall be limited to 4'-6" in height and 24 square feet in area. The base of the sign use masonry materials that match the clubhouse and townhouse buildings. The sign shall not be internally illuminated.

7. A condominium Regime Plat(s) shall be required for the proposed development to verify that the individual townhouse style units will be legitimate condominium units. The plat(s) shall be approved by Boone County Planning Commission and recorded at the Boone County Clerk's Office before any units can be sold or rented.

The approved conditional use permit as well as the preceding conditions apply to the property described in:

DEED BOOK 1096 PAGE NO. 257 GROUP NO. 2039



Hopeful Trace Apartments

795 Marni Cir, Florence, KY 41042 - Map - Northern Kentucky

Managed By

DMG RENTALS

Last Updated: 2 Days Ago

Add a Commute

Monthly Rent	Bedrooms	Bathrooms	Sq. Ft.

< Map ForRent.com Florenc... Español Add a Listing

Pricing and Floor Plans

Conta
Pro

EXHIBIT "9"

All 2 Beds 3 Beds

Request Tour

Send Message

(859) 279-4583

Closed Today

View All Hours

2 Bedrooms, 2.5 Bathrooms w/Study

$2,700

2 Beds, 2.5 Baths, 1,700 Sq. Ft.

Request Tour

8 Units

Unit	Price	Sq. Ft.	Available
1-786	$2,700	1,700 Sq. Ft.	Now
1-792	$2,700	1,700 Sq. Ft.	Now
1-800	$2,700	1,700 Sq. Ft.	Now

Show More Results (5)

3 Bedrooms, 2.5 Bathrooms

$2,700 - $2,750

3 Beds, 2.5 Baths, 1,700 Sq. Ft.

Request Tour

4 Units

Unit	Price	Sq. Ft.	Available
1-808	$2,700	1,700 Sq. Ft.	Now
2-816	$2,700	1,700 Sq. Ft.	Now
2-836	$2,750	1,700 Sq. Ft.	Now
1-788	$2,750	1,700 Sq. Ft.	Now

Prices and availability subject to change without notice.

Details

Lease Term Options

- None

Property Information

- Built in 2024
- 60 units/2 stories

Fees and Policies

The fees below are based on community-supplied data independent market research.

Pets Parking

Cats Allowed		Dogs Allowed	
Monthly Pet Rent	$0	Monthly Pet Rent	$0
One Time Fee	$0	One Time Fee	$0
Pet Deposit	$0	Pet Deposit	$0
Weight Limit	--	Weight Limit	--
Pet Limit	--	Pet Limit	--
Requirements		**Requirements**	
Interview		Interview	

Show More

Property Highlights

- Modern Fixtures
- WasherDryer Hookups
- Garage
- 24-Hour Emergency Maintenance
- Parch
- Stainless Steel Appliances
- Swimming Pool
- Clubhouse with wifi cafe
- Playground
- 24-Hour Fitness Center
- Dog Park

Read More

Apartment Community

Apartment Amenities

- Air Conditioning
- Cable Ready
- Carpet
- Crown Molding
- Den
- Dishwasher
- Double Pane Windows
- Double Vanities
- Freezer

Community Features

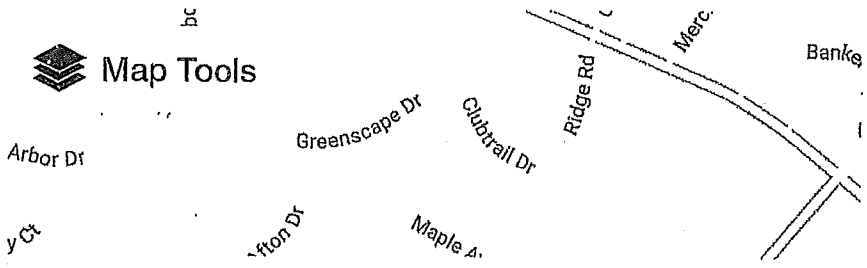
- 24 Hour Access
- Clubhouse
- Dog Park
- Fitness Center
- Playground
- Pool
- Property Manager on Site
- Short Term Lease
- Utilities Included

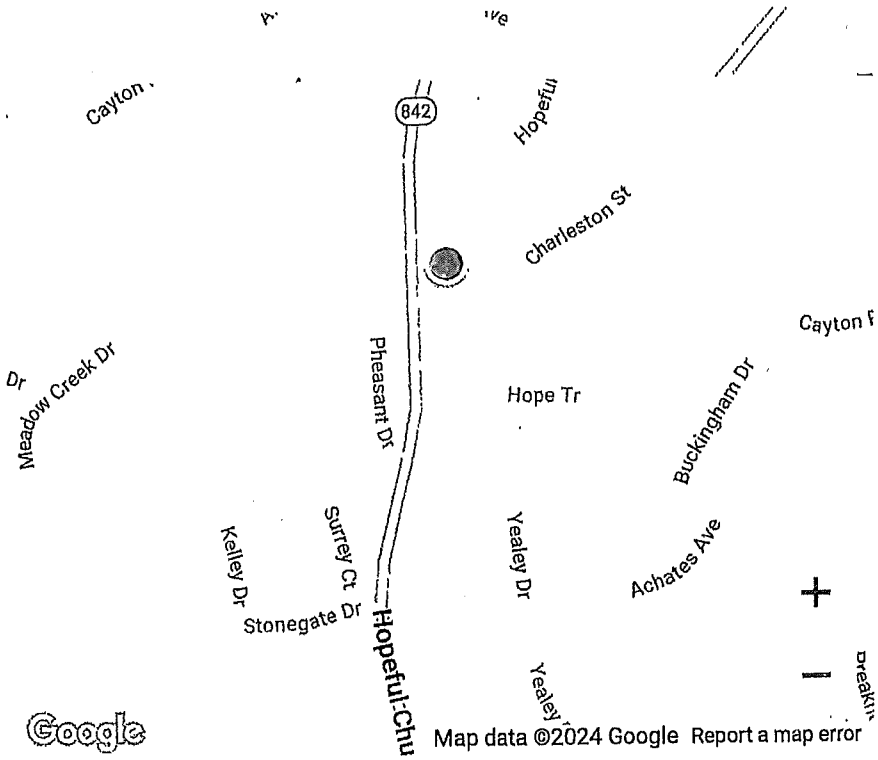
Read More

Nearby Colleges & Universities

Thomas More College	**Drive:** 12 min (7.2 mi)
Northern Kentucky University	**Drive:** 20 min (14.0 mi)

Map of Hopeful Trace





Ratings

Car-Dependent	Some Transit 25	Somewhat Bikeable 28
Walk Score® Out of 100	Transit Score® Out of 100	Bike Score® Out of 100

Transit

Airport 14 min Drive
Cincinnati/Northern Kentucky International CVG

Moving to Boone County, Florence,

KY

Shopping Centers

Shoppers will appreciate Hopeful Trace Apartments proximity to Florence Square, Florence Mall, and Florence Shops. Florence Square is 0.9 miles away, and Florence Mall is within a 20 minutes walk.

Airports

Living in Boone County provides easy access to Cincinnati/Northern Kentucky International, located just 14 minutes from Hopeful Trace Apartments.

Property Details

Welcome to Hopeful Trace Townhomes, where luxury living meets unparalleled comfort in the heart of Florence Kentucky. Our exquisite townhomes redefine elegance, offering a sophisticated lifestyle for those who appreciate the finer things in life.Luxurious Interiors: Indulge in the epitome of refined living with our meticulously designed interiors. Each townhome showcases premium finishes, stainless steel appliances, quartz countertops and spacious layouts that seamlessly blend style and functionality.Amenities Beyond Compare: Experience a wealth of exclusive amenities crafted to elevate your lifestyle. From private garages and expansive living spaces, and spacious patios, our townhomes provide an oasis of comfort and convenience.Prime Northern Kentucky Location: Situated in the vibrant heart of Northern Kentucky, just minutes from Florence Mall our townhomes offer unparalleled access to the region's finest attractions, dining, and entertainment. Enjoy the perfect blend of suburban tranquility and urban convenience.Unmatched Floorplans: Offering 2 Bedroom, 2 Baths with a Study or 3

Bedroom, 2 Baths, our townhomes are tailored to fit your needs.Exquisite Community Spaces: Relax and unwind in our thoughtfully designed community spaces. Whether it's the resort-style pool, meticulously landscaped courtyards, or the well-equipped fitness center, our townhomes offer spaces to rejuvenate and socialize.Discover a living experience tailored to your lifestyle. Our townhomes are designed to cater to the unique preferences and needs of our residents.***If for any reason Management decides to decline your application, Management will refund the good faith deposit. You have the right to cancel your application within 72 hours and will receive a full refund of your good faith deposit. If you cancel your application after 72 hours and fail to execute Management's usual rental agreement, the total good faith deposit to Management will be forfeited.

Hopeful Trace Apartments is located in Florence, Kentucky in the 41042 zip code. This apartment community was built in 2024 and has 2 stories with 60 units.

Contact

Property Address: 795 Marni Cir Florence, KY 41042

(859) 279-4583

View Property Website

Send Message

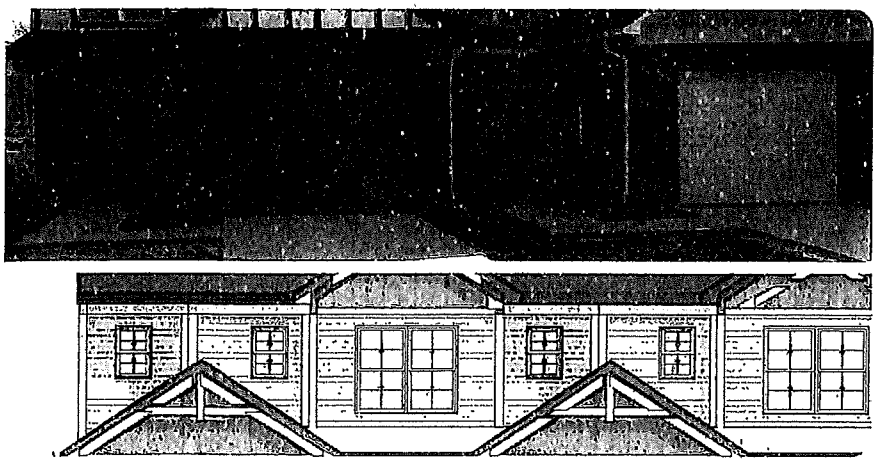
Languages: English

Closed Today

View All Hours

DMG RENTALS

Hopeful Trace Gallery



Nearby Properties You Might Like

Within 50 Miles of Hopeful Trace

The	6.8 mi	Indi	9.1 mi	Liber	43.5 mi
Furl	3.9 mi	Cliffsi	4 mi	Countr	4.2 mi

Find More Rentals in Florence, KY

Bedrooms

Studio Apartments in Florence, KY

1 Bedroom Apartments in Florence, KY

2 Bedroom Apartments in Florence, KY

3 Bedroom Apartments in Florence, KY

4 Bedroom Apartments in Florence, KY

2 Bedroom Houses in Florence, KY

3 Bedroom Houses in Florence, KY

4 Bedroom Houses in Florence, KY

Type

Apartments for Rent in Florence, KY

Houses for Rent in Florence, KY

Condos for Rent in Florence, KY

Townhouses for Rent in Florence, KY

Lofts for Rent in Florence, KY

Florence Rentals by Amenity

Pet Friendly Apartments in Florence, KY

Apartments with Utilities Included in Florence, KY

Furnished Apartments in Florence, KY

Apartments with Pool in Florence, KY

Apartments with Wheelchair Access in Florence, KY

Apartments with Washer & Dryer in Florence, KY

Apartments with a Garage in Florence, KY

Pet Friendly Houses in Florence, KY

Houses with Utilities Included in Florence, KY

Houses with Washer/Dryer in Florence, KY

Houses with a Yard in Florence, KY

Houses with a Garage in Florence, KY

Specialties

Corporate Apartments in Florence, KY

Price

For Rent under $700 in Florence, KY

For Rent under $900 in Florence, KY

For Rent under $1000 in Florence, KY

For Rent under $1500 in Florence, KY

For Rent under $2000 in Florence, KY

For Rent under $2500 in Florence, KY

Houses for Rent under $1500 in Florence, KY

Houses for Rent under $2000 in Florence, KY

Houses for Rent under $2500 in Florence, KY

Houses for Rent under $3000 in Florence, KY

Find More Rentals Nearby...

Cities

Apartments in Florence

Apartments in Union

Apartments in Elsmere

Apartments in Burlington

Apartments in Erlanger

Houses in Florence

Houses in Union

Houses in Elsmere

Houses in Burlington

Houses in Erlanger

Neighborhoods

For Rent in Northern Kentucky

For Rent in Downtown Cincinnati

For Rent in Northwest Cincinnati

For Rent in East Cincinnati

For Rent in North Hamilton

Zip Codes

Apartments in 41042

Apartments in 41018

Apartments in 41005

Apartments in 41017

Apartments in 41091

Houses in 41042

Houses in 41018

Houses in 41005

Houses in 41017

Houses in 41091

Counties

Apartments in Boone County

Apartments in Kenton County

Apartments in Hamilton County

Apartments in Campbell County

Apartments in Gallatin County

Houses in Boone County

Houses in Kenton County

Houses in Kenton County

Houses in Hamilton County

Houses in Campbell County

Houses in Gallatin County

Colleges

Apartments near Thomas More College

Apartments near College of Mount St. Joseph

Apartments near Northern Kentucky University

Apartments near University of Cincinnati

Apartments near Cincinnati State Technical and Community College

Home / KY / Florence / Hopeful Trace Apartments

Report an Issue

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Equal Opportunity Housing for apartments for rent

Resources

Customer Portal
Add a Listing
Community Messenger
Rental Calculator
Apartment Living Blog

Rental Manager

List property for rent
Collect rent payments
Create/Generate rental leases
Screen tenants
Manage rental maintenance requests
Rental expense tracking

Marketplace

ApartmentHomeLiving.com
WestsideRentals.com
After55.com
ForRentUniversity.com
CorporateHousing.com

About Us

Contact Us
About Us
Accessibility
Terms of Service
Privacy Notice
Fraud Prevention
Avoid Scams
CA: Do Not Sell My Personal Information
Sitemap

Renter Tools

- Find Your Perfect Place
- Rent Calculator
- Rent Share Calculator

Renter Resources

- Renter University
- How to Be Prepared to Sign Your Lease
- 5 Important Steps to the Leasing Process
- What is An Apartment Locator
- Low-Income Housing Guide
- Loft Apartments Explained
- Lifestyle Search Methodology
- Apartment Living Blog

Rentals Near Me

- Apartments Near Me
- Homes Near Me

Español

apartmenthomeliving™ live for fun

Florence, KY

Renter Tools

- Find Your Perfect Place
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Rentals Near Me

- Apartments Near Me
- Homes Near Me

Español

Your message has been sent! Thank you!

Florence, KY Apartments / Boone County

Hopeful Trace Apartments

Verified
This is a CoStar Verified® Listing

Hopeful Trace in Florence, KY is verified by CoStar's® proprietary screening and fraud detection process, so you can shop and rent with confidence on ApartmentHomeLiving.com. Always protect yourself when shopping online.

795 Marni Cir, Florence, KY 41042
(859) 888-1326
URL Copied to Clipboard

Share on Social

EmailCopy Link
Link Copied!
FacebookX (Twitter)WhatsappLinkedInPinterest

EXHIBIT
"10"

- About
- Pricing and Availability
- Pets
- Photos
- Features
- Map
- Schedule
- Getting Around
- Neighborhoods
- Contact

Send Message

Photos

Building Photo

Building Photo

Building Photo

Building Photo

Building Photo

- 9 Photos

-

Building Photo

Building Photo

Building Photo

Building Photo

Building Photo

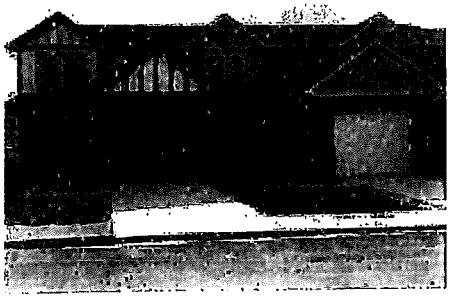
Floor Plan

Floor Plan

Floor Plan

Floor Plan

Contact



Hopeful Trace

795 Marni Cir
Florence, KY 41042
(859) 888-1326

Ask Us A Question I am interested in discovering more information about Hopeful Trace in Florence, KY.
First Name*
Last Name*
Email Address*
Move-in Date 06/01/2024
✓ Yes, email me listings & apartment info
Send
Sending your request...

- 2-3 Bedrooms
-
- $2,700 - $2,750Available Unit Pricing
-
- 1,700Square Feet

About Hopeful Trace

Welcome to Hopeful Trace Townhomes, where luxury living meets unparalleled comfort in the heart of Florence Kentucky. Our exquisite townhomes redefine elegance, offering a sophisticated lifestyle for those who appreciate the finer things in life.Luxurious Interiors: Indulge in the epitome of refined living with our meticulously designed interiors. Each townhome showcases premium finishes, stainless steel appliances, quartz countertops and spacious layouts that seamlessly blend style and

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Additional Property and Contact Info.

Hopeful Trace is located in the Boone County Neighborhood and 41042 Zip code of Florence, KY. This community is professionally managed by DMG Rentals, Inc.

DMG RENTALS

Call Us: (859) 888-1326

Floorplan Pricing and Availability

Hopeful Trace offers 2 to 3 Bedroom apartments starting from $2,700 and having 1,700 sqft. Here is the current pricing and availability:

New! Interactive Property Map

ApartmentHomeLiving.com's new Interactive Property Map allows you to see where every available unit is located at this community.Try It Now >

- 2 Bedrooms
- 3 Bedrooms

2 Bedrooms

From $2,700

2 Bedrooms, 2.5 Bathrooms w/Study

2 Beds, 2.5 Baths, 1700 sq ftAvailable Now Find Out More

Model Gallery

Floorplans

Availability Details

Price	Availability Date	Unit	Sq Ft	Deposit	Property Map	View Details
$2,700	Available Now	1-786	1700	$1,800		View Details Below Contact
$2,700	Available Now	1-792	1700	$1,800		View Details Below Contact
$2,700	Available Now	1-800	1700	$1,800		View Details Below Contact
$2,700	Available Now	1-804	1700	$1,800		View Details Below Contact
$2,700	Available Now	2-820	1700	$1,800		View Details Below Contact
$2,700	Available Now	2-824	1700	$1,800		View Details Below Contact
$2,700	Available Now	2-828	1700	$1,800		View Details Below Contact

$2,700 Available Now 2-832 1700 $1,800 View Details Below Contact

View 5 more units

Model Amenities and Features

Features

- Air Conditioning
- Cable Ready
- Double Vanities
- Heating
- Washer/Dryer
- Wi-Fi

Kitchen

- Dishwasher
- Freezer
- Ice Maker
- Kitchen
- Microwave
- Oven
- Quartz Countertops
- Range
- Refrigerator
- Stainless Steel Appliances

Model Rent and Fees

Price

- $2,700

Deposit

- $1,800 deposit

Unit 1-786 Gallery

Unit Map

Property Map

Unit 1-786 Rent and Fees

Price

- $2,700

Deposit

- $1,800 deposit

Unit 1-792 Gallery

Unit Map

Property Map

Unit 1-792 Rent and Fees

Price

- $2,700

Deposit

- $1,800 deposit

Unit 1-800 Gallery

Unit Map

Property Map

Unit 1-800 Rent and Fees

Price

- $2,700

Deposit

- $1,800 deposit

Unit 1-804 Gallery

Unit Map

Property Map

Unit 1-804 Rent and Fees

Price

- $2,700

Deposit

- $1,800 deposit

Unit 2-820 Gallery

Unit Map

Property Map

Unit 2-820 Rent and Fees

Price

- $2,700

Deposit

- $1,800 deposit

Unit 2-824 Gallery

Unit Map

Property Map

Unit 2-824 Rent and Fees

Price

- $2,700

Deposit

- $1,800 deposit

Unit 2-828 Gallery

Unit Map

Property Map

Unit 2-828 Rent and Fees

Price

- $2,700

Deposit

- $1,800 deposit

Unit 2-832 Gallery

Unit Map

Property Map

Unit 2-832 Rent and Fees

Price

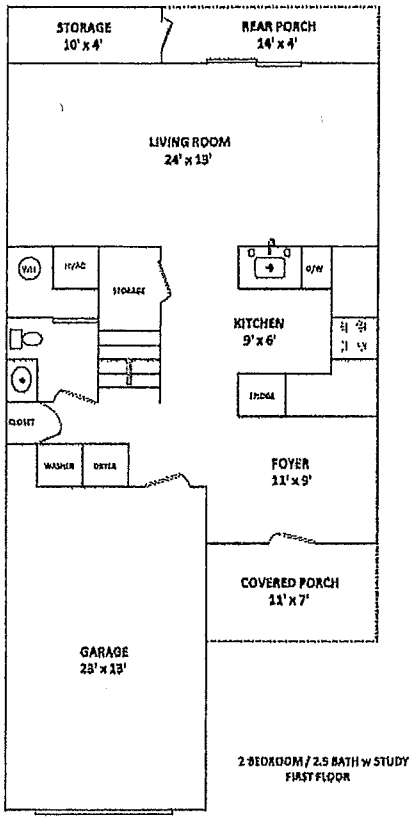
- $2,700

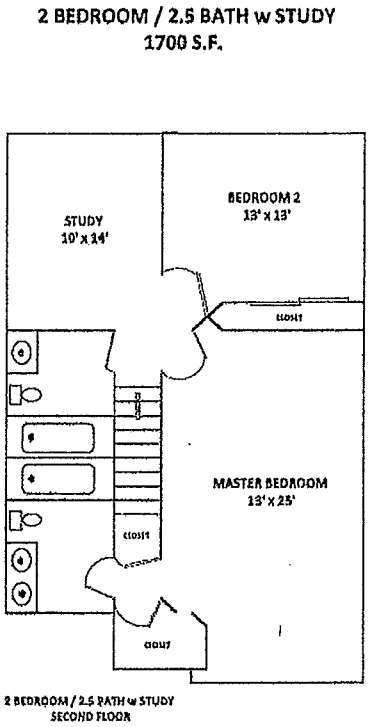
Deposit

- $1,800 deposit

Apartment Model: 2 Bedrooms, 2.5 Bathrooms w/StudyFrom $2,7002 Bedroom, 2.5 Bath, 1700 sq ftAvailable Now Contact Us

Floor plans are artist's rendering. All dimensions are approximate. Actual product and specifications may vary in dimension or detail. Not all features are available in every apartment. Prices and availability are subject to change. Please see a representative for details.





2 Bedrooms, 2.5 Bathrooms w/Study - Floorplan 1

Apartment Unit: 1-786Apartment Model: 2 Bedrooms, 2.5 Bathrooms w/Study$2,7002 Bedroom, 2.5 Bath, 1700 sq ftAvailable Now Contact Us
Apartment Unit: 1-792Apartment Model: 2 Bedrooms, 2.5 Bathrooms w/Study$2,7002 Bedroom, 2.5 Bath, 1700 sq ftAvailable Now Contact Us
Apartment Unit: 1-800Apartment Model: 2 Bedrooms, 2.5 Bathrooms w/Study$2,7002 Bedroom, 2.5 Bath, 1700 sq ftAvailable Now Contact Us
Apartment Unit: 1-804Apartment Model: 2 Bedrooms, 2.5 Bathrooms w/Study$2,7002 Bedroom, 2.5 Bath, 1700 sq ftAvailable Now Contact Us
Apartment Unit: 2-820Apartment Model: 2 Bedrooms, 2.5 Bathrooms w/Study$2,7002 Bedroom, 2.5 Bath, 1700 sq ftAvailable Now Contact Us
Apartment Unit: 2-824Apartment Model: 2 Bedrooms, 2.5 Bathrooms w/Study$2,7002 Bedroom, 2.5 Bath, 1700 sq ftAvailable Now Contact Us
Apartment Unit: 2-828Apartment Model: 2 Bedrooms, 2.5 Bathrooms w/Study$2,7002 Bedroom, 2.5 Bath, 1700 sq ftAvailable Now Contact Us
Apartment Unit: 2-832Apartment Model: 2 Bedrooms, 2.5 Bathrooms w/Study$2,7002 Bedroom, 2.5 Bath, 1700 sq ftAvailable Now Contact Us
View All Floorplans

- **3 Bedrooms**

From $2,700

3 Bedrooms, 2.5 Bathrooms

3 Beds, 2.5 Baths, 1700 sq ftAvailable Now Find Out More

Model Gallery

Floorplans

Availability Details

Price Availability Date Unit Sq Ft Deposit Property Map View Details

$2,750 Available Now	1-788 1700	$1,800	View Details Below Contact
$2,700 Available Now	1-808 1700	$1,800	View Details Below Contact
$2,700 Available Now	2-816 1700	$1,800	View Details Below Contact

Model Amenities and Features

Features

- Air Conditioning
- Cable Ready
- Double Vanities
- Heating
- Washer/Dryer
- Wi-Fi

Kitchen

- Dishwasher
- Freezer
- Ice Maker
- Kitchen
- Microwave
- Oven
- Quartz Countertops
- Range
- Refrigerator
- Stainless Steel Appliances

Model Rent and Fees

Price Range

- $2,700 - $2,750

Available Unit Pricing

- $2,700 - $2,750

Deposit

- $1,800 deposit

Unit 1-788 Gallery

Unit Map

Property Map

Unit 1-788 Rent and Fees

Price

- $2,750

Deposit

- $1,800 deposit

Unit 1-808 Gallery

Unit Map

Property Map

Unit 1-808 Rent and Fees

Price

- $2,700

Deposit

- $1,800 deposit

Unit 2-816 Gallery

Unit Map

Property Map

Unit 2-816 Rent and Fees

Price

- $2,700

Deposit

- $1,800 deposit

Apartment Model: 3 Bedrooms, 2.5 BathroomsFrom $2,7003 Bedroom, 2.5 Bath, 1700 sq ftAvailable Now Contact Us

Floor plans are artist's rendering. All dimensions are approximate. Actual product and specifications may vary in dimension or detail. Not all features are available in every apartment. Prices and availability are subject to change. Please see a representative for details.

3 Bedrooms, 2.5 Bathrooms - Floorplan 1

Apartment Unit: 1-788Apartment Model: 3 Bedrooms, 2.5 Bathrooms$2,7503 Bedroom, 2.5 Bath, 1700 sq ftAvailable Now Contact Us
Apartment Unit: 1-808Apartment Model: 3 Bedrooms, 2.5 Bathrooms$2,7003 Bedroom, 2.5 Bath, 1700 sq ftAvailable Now Contact Us
Apartment Unit: 2-816Apartment Model: 3 Bedrooms, 2.5 Bathrooms$2,7003 Bedroom, 2.5 Bath, 1700 sq ftAvailable Now Contact Us
View All Floorplans

* Rent Pricing and Availability may be subject to change without notice

Property Map

Expand

Property Map

You are viewing:

Schedule a Tour

Tuesday 14 MAY	Wednesday 15 MAY	Thursday 16 MAY

Schedule a Tour
Call us at: (859) 888-1326 to schedule a tour.

Property Information

- 60 Units
- 2 Stories
- Built in 2024
- View Property Website

Lease Terms

- 12 Months
- Short Term Lease Options

Ask About Our Lease Terms

Pet Policy

Pet Policy - Cats

- Cats Allowed

Ask Us About Our Pet Policy

Features and Amenities

Unique Amenities

- 24-Hour Emergency Maintenance
- 24-Hour Fitness Center
- Clubhouse with wifi cafe
- Garage
- Modern Fixtures
- Parch
- Swimming Pool
- WasherDryer Hookups

On-Site Services

- 24 Hour Access
- Property Manager On Site

Community Features

- Clubhouse

Recreation and Fitness

- Fitness Center
- Playground
- Pool

Interior Features

- Double Vanities
- Heating
- Cable Ready
- Washer/Dryer
- Air Conditioning
- Wi Fi

Kitchen Amenities

- Range
- Refrigerator
- Freezer
- Stainless Steel Appliances
- Ice Maker
- Kitchen
- Oven
- Microwave
- Dishwasher
- Quartz Countertops

Living Area Features

- Walk In Closets
- Crown Molding
- Den
- Vinyl Flooring
- Carpet
- Double Pane Windows
- Large Bedrooms

Outdoor Features

- Porch

Utilities Included

- Trash Removal

Parking Other

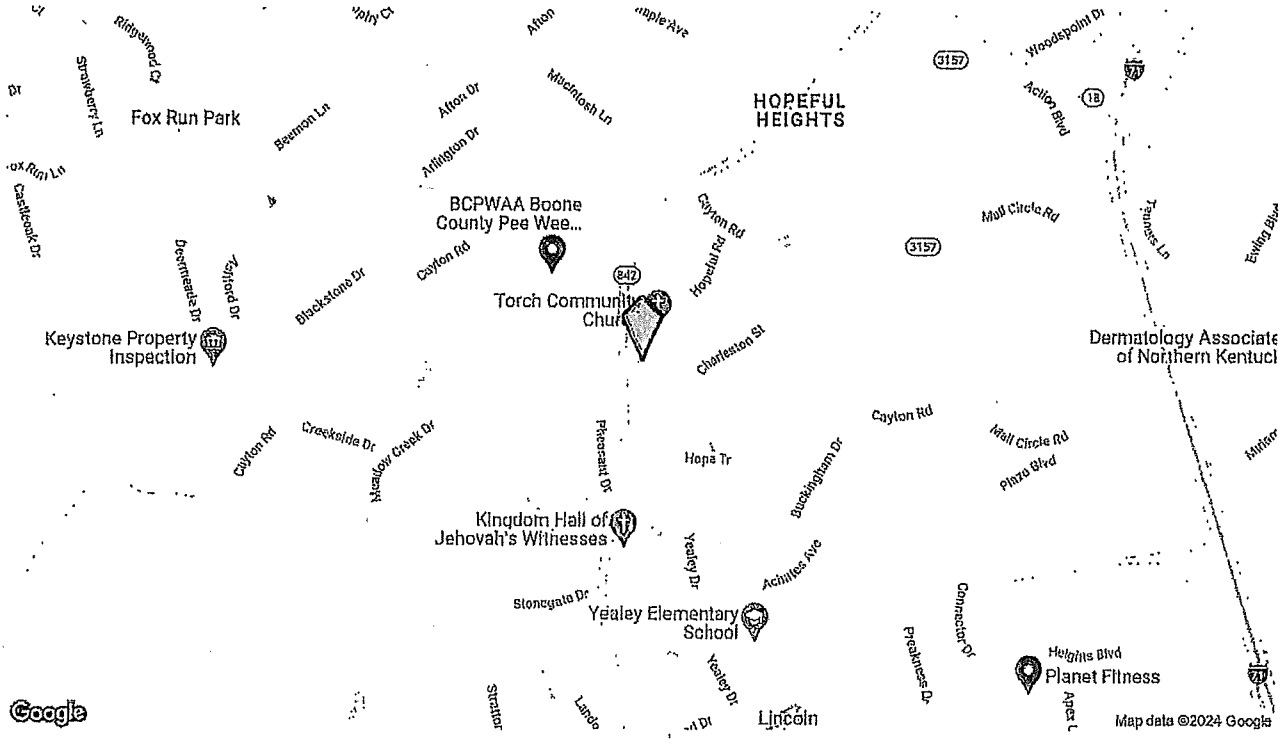
- Other

Ask About Our Amenities
Google Map

Map

795 Marni Cir, Florence, KY 41042

- Shopping
- Colleges
- Schools
- Grocery
- Medical
- Parks



Map

Explore Nearby

Shopping

Colleges

Schools

Grocery

Medical

Parks
Schedule a Time to Come See Us

Hours and Contact Info

Call Us - Open Now!
(859) 888-1326

Monday	8:00 am - 5:00 pm
Tuesday	8:00 am - 5:00 pm
Wednesday	8:00 am - 5:00 pm
Thursday	8:00 am - 5:00 pm
Friday	8:00 am - 5:00 pm
Saturday	Closed
Sunday	Closed

Ask About Live Online Tours

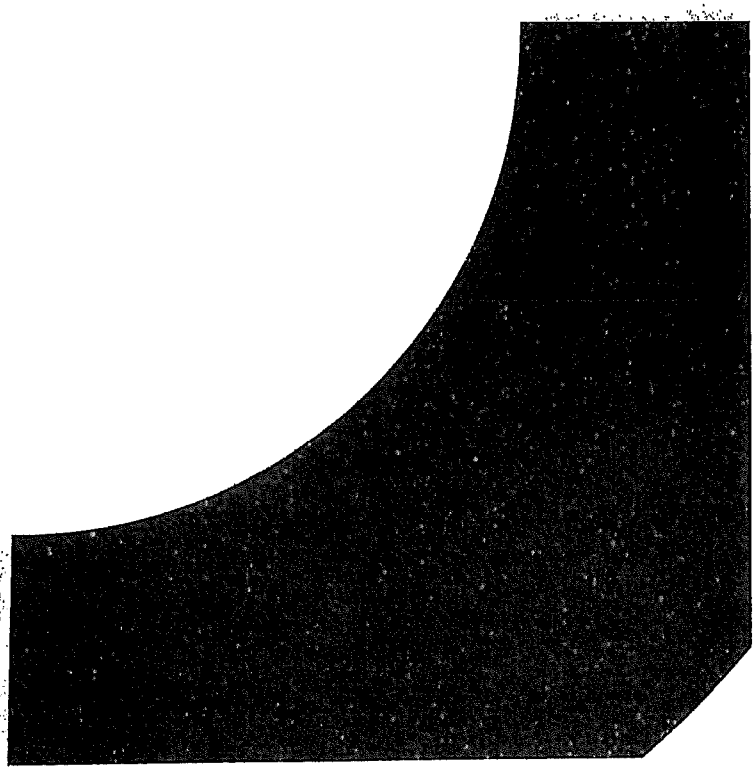
Getting Around

13

Walk Score®

Car-Dependent

Almost all errands require a car



25

Transit Score®

Some Transit

A few nearby public transportation options

28

Bike Score®

Somewhat Bikeable

Minimal bike infrastructure

Scores provided by Walk Score.
details

What Are Walk Score®, Transit Score®, and Bike Score® Ratings?

- Walk Score® measures the walkability of any address.
- Transit Score® measures access to public transit.
- Bike Score® measures the bikeability of any address.

Frequently Asked Questions about Hopeful Trace

Where is Hopeful Trace located?

Hopeful Trace is located at 795 Marni Cir near the Boone County area of Florence, KY

What is the current rent range at Hopeful Trace?

2 Bedroom to 3 Bedroom Apartments at Hopeful Trace currently range from $2,700 to $2,750

When is the leasing office open?

- The office Hours for Hopeful Trace are
- Monday 8:00 am - 5:00 pm
- Tuesday 8:00 am - 5:00 pm
- Wednesday 8:00 am - 5:00 pm
- Thursday 8:00 am - 5:00 pm
- Friday 8:00 am - 5:00 pm
- Saturday Closed
- Sunday Closed

Are pets allowed?

Cats are allowed at Hopeful Trace. To find out more info the policy regarding pets call us today!

Renters Reviews and Ratings

5.0
0 Renters Reviews
ⓘ How is this Rating Determined?The property ratings on ApartmentHomeLiving.com are created using a 5-star scale that includes average renter review scores combined with building ratings to determine an overall blended property score.

Building ratings are based on a community's features, including the building design, construction, exterior spaces, and amenities. To learn more about the CoStar Building Rating System, refer to our official guidelines here.

Share details of your own experience with this property

Write a Review

Please rate and review Hopeful Trace

property image

★ ★ ★ ★ ★
Can not be empty
Headline of review Can not be emptyMinimum 10 characters

Review entry
50 character minimum
Can not be emptyMinimum 50 characters
Email address Can not be emptyInvalid email address
(For verification only - Will not display on review)
By clicking submit I agree to the Apartments.com Terms of Service and the Ratings & Reviews Terms of Use.
Cancel Submit Review

Points of Interest

Time and distance from Hopeful Trace.

Arts Museums and Landmarks	Address	Drive	Distance
Carew Tower	441 vine st	22 min	10.7 mi
Fountain Square	W 5th St	23 min	10.8 mi
The Cincinnatti Fire Museum	315 W Court St # 1	23 min	10.8 mi

Big Box Retail	Address	Drive	Distance
Target	160 Pavilion Pky	25 min	11.8 mi
Kroger	7685 Mall Rd	1 min	0.4 mi
Macy's	5000 Florence Mall	2 min	0.7 mi

Colleges and Universities	Address	Drive	Distance
Thomas More College	333 Thomas More Parkway	11 min	5.5 mi
College of Mount St. Joseph	5701 Delhi Rd	15 min	7.0 mi
University of Cincinnati	2624 Clifton Avenue	27 min	12.7 mi

Groceries	Address	Drive	Distance
Kroger	7685 Mall Rd	1 min	0.4 mi
Aldi	5475 Houston Rd	4 min	1.6 mi
Publix	450 Richwood Road	12 min	5.8 mi

Hospitals	Address	Drive	Distance
St. Elizabeth Florence	4900 Houston Road	4 min	2.3 mi
Sun Behavioral Health	820 Dolwick Drive	10 min	4.7 mi
St. Elizabeth Edgewood	1 Medical Village Drive	11 min	5.6 mi

Parks and Recreation	Address	Drive	Distance
Embshoff Woods	4050 Paul Rd.	16 min	7.9 mi
Imago Earth Center	700 Enright Ave.	19 min	8.9 mi
Wilson Commons	2951 Bodley Ave	19 min	9.2 mi

Hopeful Trace has 3 parks within 9.4 miles, including Embshoff Woods, Imago Earth Center, and Wilson Commons.

Restaurants and Dining	Address	Drive	Distance
Smokey Bones	7848 Mall Rd	2 min	0.7 mi
Chuck E. Cheese	7635 Mall Rd	1 min	0.6 mi
Lonestar	7533 Mall Rd	2 min	0.7 mi

Shopping Centers	Address	Drive	Distance
Florence Plaza	7800-7960 Connector Dr	1 min	0.5 mi
Midway Retail Center	7951 Mall Rd	2 min	0.7 mi
Florence Mall	2028 Florence Mall Rd	2 min	0.7 mi

Hopeful Trace has 3 shopping centers within 0.7 miles.

Nearby Neighborhoods

French Quarter at Orleans

Studio to 3 Bedroom Apartments from $735
View Rentals

Boone County

Studio to 6 Bedroom Apartments from $470
View Rentals

Cody Meadows

Studio to 3 Bedroom Apartments from $475
View Rentals

Rental Price Ranges in the Area

Bedroom	Average Rent	Cheapest Rent	Highest Rent

Florence Studio Apartments	$928	$700	$1,210
Florence 1 Bedroom Apartments	$1,247	$735	$2,706
Florence 2 Bedroom Apartments	$1,563	$845	$3,277
Florence 3 Bedroom Apartments	$1,985	$1,000	$3,573

Browse Top Apartments in Florence

- See Florence Apartments for Rent
- See Florence Homes for Rent
- See Florence Condos for Rent
- See Florence Townhomes for Rent
- Cheap Florence Apartments
- Florence Luxury Apartments
- Florence Apartments with Utilities Included
- Florence Corporate Apartments
- Florence Furnished Apartments
- Florence Gated Apartments
- Florence Loft Apartments
- Florence Low Income Apartments
- Florence Senior Apartments
- Florence Student Apartments
- New Florence Apartments
- Short-term Florence Apartments

Viewing: Hopeful Trace | Desktop Version | Listing Updated: 05/14/2024 | AHLDIA
Check AvailabilityCall Now

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-
- About Us
- Lifestyle Search Methodology
- Sitemap
- Legal Terms & Privacy Policy
- Accessibility
- CA: Do Not Sell My Personal Info
- Report an Issue With this Listing

Report an Issue

Select an Issue Fraud/Scam

Submit

- Avoid Scams and Fraud

ATTENDANCE SHEET
BOONE COUNTY PLANNING COMMISSION
FLORENCE BOARD OF ADJUSTMENT
JANUARY 9, 2019

Name/Organization (Please Print)	Mailing Address (Include Zip Code)
Jeff Flaherty / Cardinal Engineering	1 Moock Rd, Wilder Ky, 41071
CHRIS HATFIELD / CARDINAL ENG.	1 MOOCK RD., WILDER, KY 41071
JOE ROWLAND / Hopeful Trails	255 SUZZANNE WAY FLORENCE, KY
Bethany Mejia / Hopeful Trails	262 Suzzanne Way Florence, Ky 41042
JASON GRACE	258 SUZZANNE WAY, FLORENCE
Katina Kotschman	259 Suzzanne Way Florence, Ky 41042
Mark Livingood	1031 Hunterallen Florence
Colleen Crigler	1027 Hunterallen Dr. Florence
Kathy Alexander / David Estejo	254 Suzzanne Way Florence KY 41042
Dave Kesseling	212 Hope Trail Florence KY 41042
RUTH Tilley	1000 HUNTER ALLEN 525-2821
NOPAS PATAPIMAS	1077 CELESTIAL St. #205 CINCINNATI OH 45202 / 513/550.0535
Raul De las Fuentes	143 Yealey Dr. Florence, KY 41042
ELLA MAE DENIGAN	1028 HUNTERALLEN DR. FLORENCE, KY 41042
Cheryl DAWSON	6897 Hopeful Rd Florence, Ky 41042

EXHIBIT
"11"

ATTENDANCE SHEET
BOONE COUNTY PLANNING COMMISSION
FLORENCE BOARD OF ADJUSTMENT
FEBRUARY 13, 2019

Name/Organization (Please Print)		Mailing Address (Include Zip Code)
Matt Boyer, Cardinal Engineering		1 Mock Rd. Wilder, KY 41071
LOREN WOLFF, GRAYDON		
Pete Kontopos	UME	5810 Orchard Hills Cincinnati 45252
NOTAS TAPADIMAS	SYNTHESIS ARCHITECTURE	1077 CELESTIAL #205 CINCINNATI OH 45202
Jeff Flaherty	Cardinal Engineering	1 Mock Rd W. Wilder Ky 41071
JOE ROWLAND/LORI ROWLAND	Residents	255 SUZZANNE Way FLORENCE
KEVIN KREFT	RESIDENT	259 SUZZANNE WAY 41042
KATHY MAHANNAH	"	" " "
DAVID ESPEJO	RESIDENT	254 SUZZANNE WAY 41042
Kathy Alexander	"	" " "
Katrina Kutschman	"	258 SUZZANNE WAY 41042
JASON GRACE	"	" " "
Cheryl DACOSA	"	6897 Hope Sul Rd 41042
Raul De los Fuentes	"	143 Yealey Dr 41042

ATTENDANCE SHEET
BOONE COUNTY PLANNING COMMISSION
FLORENCE BOARD OF ADJUSTMENT
MARCH 13, 2019

Name/Organization (Please Print)	Mailing Address (Include Zip Code)
Kathy Alexander	254 Suzanne Way, Florence KY 41042
Dawn Espejo	254 Suzanne Way, Florence KY 41042
DAN KNECHT	3919 Leyman Drive Cincinnati, OH 45229
Pete Kontopos	5810 Orchard Hills Ln Cincinnati 45252
Jeff Flaherty	9 Mock Rd Wilder KY 41017
Matt Bogen	1 Mock Rd. Wilder, KY 41017
Katina Kutschman	258 Suzanne Way, Florence Ky 41042
Jason Grace	258 Suzanne Way, Florence Ky 41042
Cheryl Dawson	6897 Hopeful Rd Florence Ky 41042

CLUR #25-FBOA-001-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Green Corp 1 LLC & Green Corp 2 LLC
2050 Stapleton Ct
Cincinnati, OH 45240

2. ADDRESS OF PROPERTY
Marni Cir/Alexandras Ave
Florence, KY 41042

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Hopeful Trace Townhomes

4. DEED BOOK 1178 PAGE NO. 95 GROUP NO. 2039

5. TYPE OF RESTRICTION(S) (Check all that apply)

____ Zoning Map Amendment:
From_____To_____

____ Development Plan

____ Subdivision Plat
(Not Recorded)

____ Variance

___ Conditional Use Permit

____ Conditional Zoning

_X_ Other: Appeal

6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION
2950 WASHINGTON STREET, ROOM 317
P.O. BOX 958
BURLINGTON, KENTUCKY 41005

_____
SIGNATURE OF COMPLETING OFFICIAL

Michael D. Schwartz, Director, Zoning Services
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Michael D. Schwartz on behalf of the Boone County Planning Commission this 14th day of March, 2025.

_____
Treva L. Beagle
Notary ID KYNP37603
NOTARY PUBLIC, State at Large

My commission Expires:
November 12, 2025

This instrument was prepared for recording purposes only by:

Nicole Dierna

Nicole Dierna
Boone County Planning Commission
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)