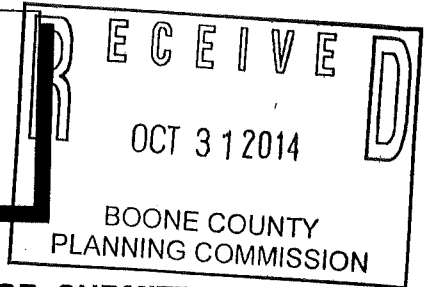


APPLICATION FORM

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)

- 1. (Check One) Boone Florence [checked] Walton Union
2. (Check One) [checked] Conditional Use Permit Variance Appeal
3. Applicant's Name Steve Smith, Model Group; Address 2170 Gilbert Ave Cincinnati OH 45206
4. Description of Request: conditional use requested to build high-quality senior housing in a C-2 district
5. Name of Development Walton, KY Senior
6. Location of Development Service Rd, adjacent and south of 185 Mary Grubbs Highway (no street address), Walton Towne Center
7. Acreage Under Review 4.31
8. Lot Number and Name of Subdivision
9. Owner of Property William T Bay & JoAnn Bay Co-Trustees; Address of Property Owner PO Box 77 Burlington KY 41005
10. Phone Number 859-630-9393; Fax No. N/A; E-Mail ourway77@aol.com
11. Proposed Use(s) on Site senior multifamily housing
12. Total Square Footage of Existing and/or Proposed Buildings no existing, proposed 56,030 sf
13. Current Zoning on Property C-2
14. Deed Book 584 Page No. 134 Group No. 2079
15. Is the site subject to a zone change? No
16. If yes, give date of approval N/A
17. Have you submitted a Site Plan with this request? YES
18. Have you submitted a list of adjoining property owners with this request? YES
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: William T. Bay Co-Trustee POB JoAnn Bay

ORIGINAL Applicant's Signature: JoAnn Bay Co-Trustee

original applicant's signature (over) [Signature]

**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 10-31-14 Fee Received 1080.00 Receipt # 0691835
2. Is application complete? _____ Yes _____ No _____
3. Staff Reviewer _____
4. Scheduled Board Action Date _____
5. Board Action:
12/4/14 **Approved**
Approved with Conditions (See #6)
Denial (See #7)
6. Conditions of Approval: SEE 12/4/14 Meeting
minutes + CLK
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: Steve Smith for Model Group

LOCATION: North side of Service Road, to the south of Waffle House (185 Mary Grubbs Highway), and to the east of the I-75/Mary Grubbs Highway northbound exit ramp, Walton, Kentucky

ZONING: Commercial Two (C-2)

DATE: December 4, 2014

PROPOSAL

The applicant has submitted a Conditional Use Permit application to allow a 3-story, 45 unit apartment building, with 86 parking stalls, on an approximate 4.3 acre site. The preliminary plan shows the building will be 56,030 square feet +/- in area and contain 8 one-bedroom units and 37 two-bedroom units. Access to the site is shown from a single curb cut on Service Road. The submitted building elevations show the building will be 33'-2½" tall and constructed of brick, cast stone blocks, board siding, and an architectural shingle roof.

SITE HISTORY

On April 19, 2000, Boone County Planning Commission approved a Conveyance Plat for the 0.7501 acre Waffle House lot. The subject lot is shown as a 4.3766 acre remainder tract. The plat shows the Waffle House lot will contain a 35' wide ingress and egress easement and a 10' wide sanitary force main easement that terminate at the southern property line. The subject lot is shown with a storm water easement and shared storm water detention basin.

The property was rezoned to Commercial Two (C-2) during the 2001/2002 Zoning Update.

APPLICABLE REGULATIONS

Section 220 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits as specified by the zoning order.

The Board should evaluate the applicant's request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Section 262 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 1023 of the Boone County Zoning Regulations allows an multi-family and/or attached dwelling units including customary accessory uses as Conditional Uses in the Commercial Two (C-2) district provided that:

- a. the activity is an integral and subordinate function of a permitted commercial use, professional or personal service; or
- b. the activity will further add to, not detract from, the creation of a compact, multi-purpose and pedestrian oriented commerce center; and
- c. the arrangement of uses, buildings or structures will be mutually compatible with the organization of permitted and accessory uses to be protected in the district.

Section 1024 of the Boone County Zoning Regulations states the building intensity shall not exceed 15,000 square feet of gross floor area per acre when a C-2 district is over 4 acres in area.

Section 3325 of the Boone County Zoning Regulations requires 1.5 parking spaces to be provided for each one-bedroom apartment unit and 2 parking spaces to be provided for each two-bedroom apartment unit.

Section 3413 (3) of the Boone County Zoning Regulations would allow a 30' tall, 200 square foot architectural freestanding sign along to be constructed along the Chestnut Drive or I-75 frontage.

Sections 3620, 3625, and 3645 of the Boone County Zoning Regulations require street frontage buffers, perimeter landscaping, and vehicular use area landscaping to be installed when the property develops. All the perimeter buffers will need to be a minimum of 10' wide and contain trees and shrubs.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

The Land Use Element contains the following passage that relates to the request.

- A. The Walton area should experience gradual commercial, residential, and industrial growth. This growth should result primarily from the Walton Interchange, and its location near the intersection of I-71 and I-75. Walton lies along this regional interstate corridor, between Cincinnati to the north and Louisville, Lexington, and Frankfort to the south that is generally experiencing demand for industrial development. The extension of Mary Grubbs and development of the Walton Towne Center area will contribute to the growth potential of

Walton not only in Boone County, but also into Kenton County to the east. The potential for a mix of uses including high density residential, commercial, office, institutional, and recreational in the Towne Center should occur (Walton Area, pp. 172-173).

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

- A. With the exception of Walton, the County's incorporated areas and the unincorporated area, as a whole, have higher percentages of young and middle aged persons than Kentucky. Union has the highest youth and the lowest elderly percentages. Walton displays the lowest youth and the highest elderly percentages. Table 2.10, which appears in the Population Element, further shows the percentages for the remainder of the county and Kentucky. Boone County's population is becoming more elderly in proportion. This "graying" of the population will have an impact on housing demand. Many of these "empty nesters" will want to move out of their high-maintenance, large lot single-family homes and into condominiums, landominiums, or small lot single-family homes. This demographic shift, in part, engendered the recent development of the Elmcroft Senior Living center on Main St., in Florence, on the former site of the Florence YMCA (Housing Demand - Age Composition, pg. 74).
- B. 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).
- C. 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).
- D. The previous section discussed the need for a variety of housing units for the special needs of specific demographic groups: young, unmarried adults, divorcees, and the elderly. A high percentage of these groups need truly affordable options other than traditional single-family homes. In order for Boone County to retain its youth, the county should strive to provide jobs and a variety of attached housing, as well as innovative clustering of detached dwelling units (Meeting Housing Needs - Affordable Housing and Homelessness, pp. 80-81).

The following Goals and Objectives from the 2010 Boone County Comprehensive Plan apply to the application:

- A. A broad range of housing opportunities shall be provided which meet the needs and desires for all household types (Housing, Objectives).
- B. No housing policy shall have the effect of causing discrimination against any person on the basis of age, race, color, religion, sex, familial status, disability, or national origin.

- C. Mixed use, higher density neighborhoods shall be encouraged near existing or proposed mass transit areas, commercial districts, and public facilities (i.e. parks) and also have convenient access to major streets and highways (Housing, Objectives).
- D. Where existing infrastructure, services, and the public school system are not adequate, development shall be phased to coordinate with the provision of these items.

SITE CHARACTERISTICS

The approximate 4.3 acre site is currently undeveloped and has approximately 483 feet of frontage on Service Road and 597 feet of frontage along I-75. Boone County G.I.S. shows that topography of the property falls from 900 feet above sea level at the southeast property corner to 864' above sea level along the western property line. Overhead utilities are located along the eastern property line and Service Road. A water main is located on the south side of Service Road and a sanitary sewer main terminates at the rear property line of Waffle House. The northern and western portions of the site are currently comprised of scrubby vegetation. Significant deciduous tree cover exists in the I-75 right-of-way.

SURROUNDING LAND USES & ZONING

North: Waffle House and Marathon Gas Station/Dairy Queen (C-2)

South: Service Road, Sparks Contracting, and Vacant Lot (I-1)

East: Undeveloped Lots in Walton Towne Center Subdivision (C-2)

West: I-75/Mary Grubbs Highway Northbound Exit Ramp, Delightful Days, and Truck Wash (C-3)

STAFF COMMENTS

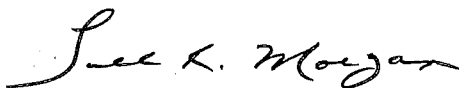
1. Model Group provided Staff with an email on 11/4/14 indicating that the apartments will be occupied with residents that are 55 years of age older. A second email was provided on 11/24/14 which provides a brief summary of the tax credit program. More specific information about Low Income Housing Tax Credits program can be found at the US Department of Housing and Urban Development website, www.hud.gov, and typing LIHTC into the search box.
2. On 11/7/14, Staff sent out an agency memo and the preliminary plans to Walton-Verona Schools, Walton Fire Protection District, and Walton Public Works. Walton-Verona Schools and Walton Fire District's comments are attached to the Staff Report.
3. Staff has the following questions for the applicant:
 - A. Will the project be constructed if the tax credits are not approved?
 - B. Will any amenities, such as a sidewalk system or park benches, be provided around the retention pond?
4. Staff believes the proposal is in agreement with the various passages from the Comprehensive Plan. The project will have convenient access to Walton Towne Center Subdivision, St. Elizabeth's Physicians Office on Service Road, and Interstate 75.

5. Staff would like to point out that the City of Walton approved a Special Sign District request in 2009 which allows a 50' tall, 433.5 square foot Walton Towne Center Subdivision sign to be constructed in the Service Road right-of-way. The approved sign location is immediately to the southwest of the subject site (see attachments).
6. Staff recommends the following conditions if the request is approved:
 - A. The approval shall be based on the preliminary plans plan and elevation drawings. Minor changes can be approved by the Zoning Administrator.
 - B. The recommendations of Walton Fire Protection District.
 - C. Sidewalks shall be provided along the Service Road frontage so a continuous sidewalk system can be provided between the front door of the apartments and Chestnut Drive.
 - D. Freestanding signage shall be limited to a 10' tall, 100 square foot monument sign.
7. The Board needs to analyze the Conditional Use Permit criteria before acting on the request.

CONCLUSION

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

Respectfully submitted,



Todd K. Morgan, AICP
Senior Planner, Zoning Services

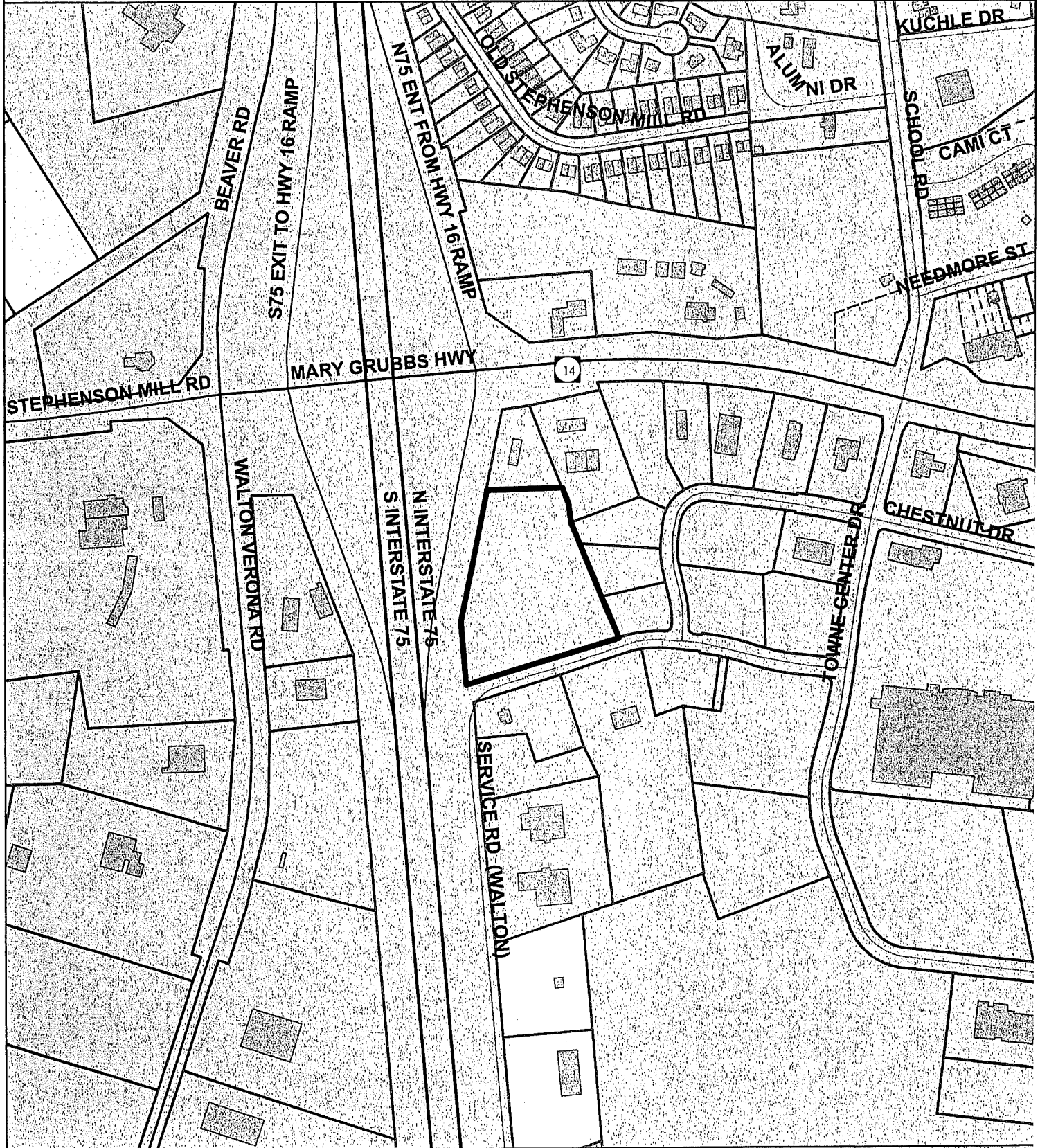
TKM/tlb

Attachments

- *Site Vicinity Map
- *Preliminary Site Plan
- *Building Elevation Drawings
- *4/19/00 Conveyance Plat Approval
- *11/4/14 Email from Tim Reddick
- *11/24/14 Email from Tim Reddick
- *11/7/14 Staff Memo
- *11/24/14 Email from Deputy Chief Allen Roberts, Walton Fire District
- *11/26/14 Email From Dr. Robert Storer, Superintendent, Walton-Verona Independent Schools
- *2012 Aerial Map
- *Zoning Map
- *Future Land Use Map
- *Topographical Map
- *Walton Towne Center Special Sign District Approval
- *Application

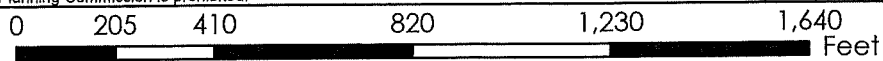
SITE VICINITY MAP

www.boonecountygis.com



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Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 Inch = 400 feet



Map Created: 07/01/2013

Boone County GIS - Putting Northern Kentucky on the Map



Small Print of ArcGIS Desktop 10.3.1.121
ArcMap Document: BooneMap (Site).mxd

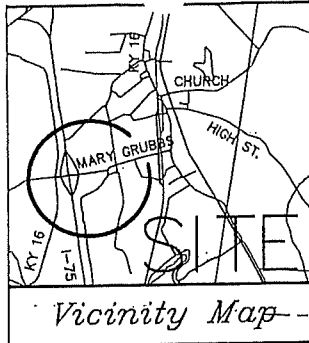
BOONE COUNTY PLANNING COMMISSION APPROVAL

Approved for recording the transfer of property only by the Boone County Planning Commission this 19th day of April 2000

Date 4-19-00 Robert P. ... Chairman's Signature

Plat must be recorded within 2 years of approval by Boone County Planning Commission

C-3
4-18-00
TPO



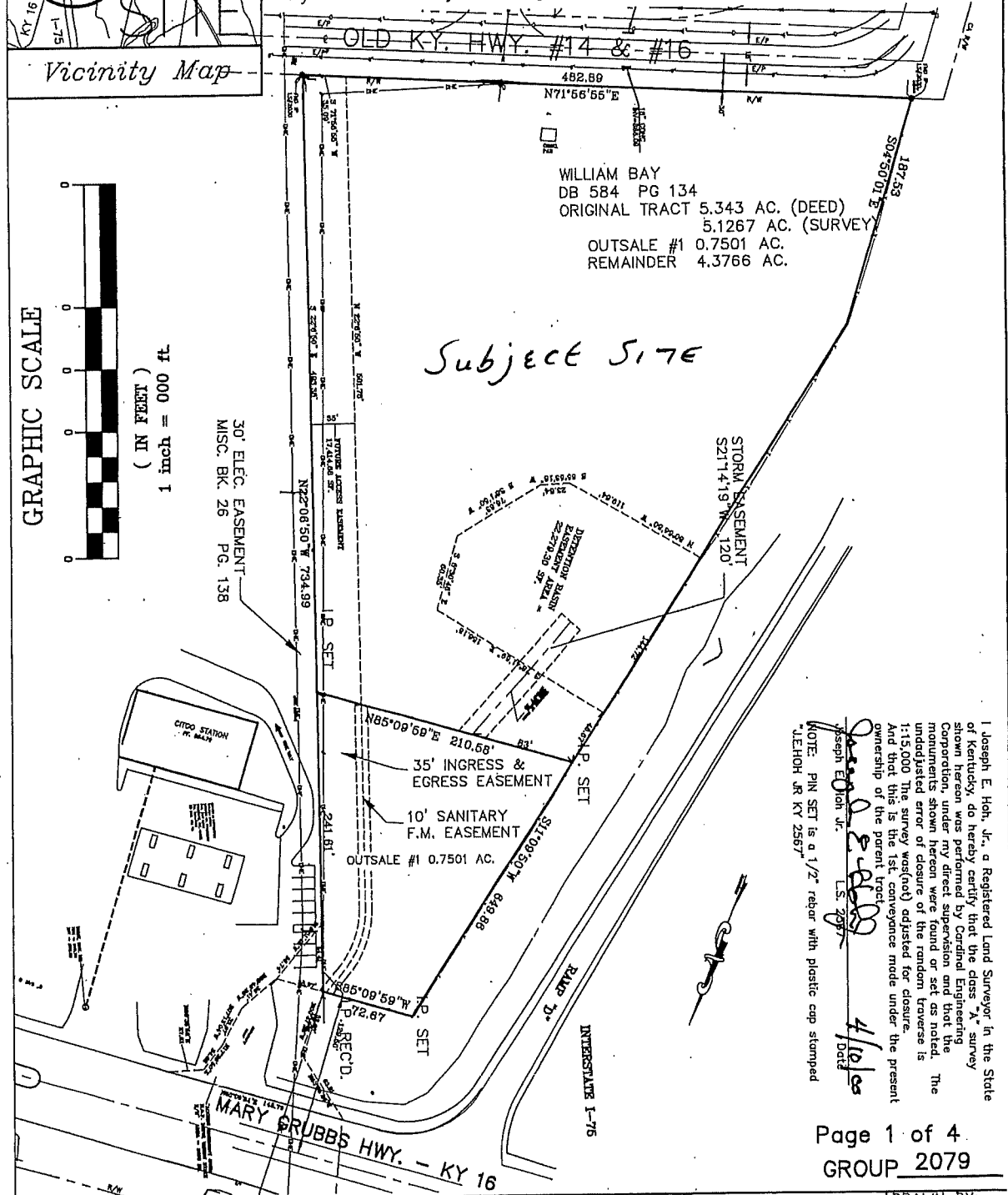
Vicinity Map

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft

30' ELEC. EASEMENT
MISC. BK. Z6 PG. 138



Subject Site

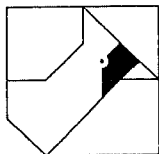
WILLIAM BAY
DB 584 PG 134
ORIGINAL TRACT 5.343 AC. (DEED)
5.1267 AC. (SURVEY)
OUTSALE #1 0.7501 AC.
REMAINDER 4.3766 AC.

I Joseph E. Hoh, Jr., a Registered Land Surveyor in the State of Kentucky, do hereby certify that the class "A" survey shown hereon was performed by Cardinal Engineering Corporation, under my direct supervision and that the monuments shown hereon were found or set as noted. The undisturbed error of closure of the random traverse is 1:15,000. The survey was (has) adjusted for closure. And that this is the 1st conveyance made under the present ownership of the parent tract.

Joseph E. Hoh, Jr. L.S. 2567
Date 4/19/00

NOTE: PIN SET is a 1/2" rebar with plastic cap stamped "JEHOH JR KY 2567"

Page 1 of 4
GROUP 2079



CARDINAL
ARCHITECTURE
ENGINEERING
LAND SURVEYING

IDENTIFICATION & EASEMENT PLAT
WILLIAM BAY TO
SHERRINGTON FOOD'S INC.
I-75 AT KY. 16
WALTON, KY.
BOONE COUNTY

P & Z Code No. 3526

ONE MOOCK ROAD
WILDER, KENTUCKY
41071 (606) 581-9600

STATE OF KENTUCKY
JOSEPH E.
HOH, JR.
2567
LICENSED
PROFESSIONAL
LAND SURVEYOR

DRAWN BY:
GEG

DATE:
2/11/00

SCALE:
1" = 100'

FILE NO.
99-362

Todd Morgan

From: Tim Reddick <treddick@modelgroup.net>
Sent: Tuesday, November 04, 2014 8:09 AM
To: Todd Morgan
Subject: Walton, KY Senior follow-up

Hi Todd,

I've got some answers to your questions and some good examples of projects we've completed and are working on.

- The project will be subject to a 30-year extended use agreement, which will absolutely limit the building to senior housing for 30 years once placed in service.
- The households will be restricted to only those aged 55+. This is not housing for seniors living with their children or their grandchildren.
- Aside for any benches shows on the site plan, there will be no other outdoor amenities.
- Further, Roger Williams with Walton Water & Sewer gave me a call back and confirmed what I already found out from the Waffle House civil engineer, sanitary lines were run alongside the Waffle House directly to our site.

The following project plans and renderings are representative of our breadth of experience and the quality of our developments:

- Anna Louise Inn – Permanent Supportive Housing – Cincinnati, OH – Under Construction
- Forest Square Senior Apartments – Senior Housing – Cincinnati, OH – Completed 2010
- Germantown Village – Family Development – Dayton, OH – Completed 2014 (Primary role was as General Contractor)
- Trent Senior Village – Senior Housing – Lexington, KY – Under Construction
- Trinity Flats – Market Rate Condominiums – Cincinnati, OH – Completed 2010

The files are too big to attach, so I've shared using a Box.com link. Let me know if you have any issues accessing the files.
<https://app.box.com/s/nlfcs5nnmdpj9y1xo6tv>

Thanks,
Tim

Tim Reddick | developer
o:513.559.5867 | c:219.793.5035 | www.modelgroup.net

modelgroup

Todd Morgan

From: Tim Reddick <treddick@modelgroup.net>
Sent: Monday, November 24, 2014 9:46 AM
To: Todd Morgan
Cc: Steve Smith
Subject: Walton Senior - tax credit restrictions

Todd,

Here is a brief summary of the tax credit program and our project to share with the school board:

An award of tax credits imposes certain rent and income restrictions (and in this case of this project, age restrictions) which last for thirty years. For thirty years:

- Our project will be 100% restricted to those aged 55 years. At least some portion will be restricted to those aged 62 years and older, and it is possible this age restriction could be extended to the entire project.
- Approximately 12 units will be restricted for people who make 50% of AMI
- Approximately 33 units will be restricted for people who make 60% of AMI

This is in effect housing for older folks on fixed incomes. Because of the tax credit equity raised, we are able to produce housing that is affordable but indistinguishable in quality from market rate housing. Our partner in the project, Episcopal Retirement Homes (<http://www.episcopalretirement.com/>), is an experienced senior housing developer and senior service provider that will provide top-quality services to the residents. After 30 years, the rent, income, age restrictions will be lifted. However, it is important to understand that the majority owner of the project, Episcopal Retirement Homes, deals exclusively in senior housing and has no intention of converting this project to family housing at any point.

Under our current underwriting model, rents for 1-bedroom units will be around \$500-550, and rents for 2-bedroom units will be around \$630-680. Rents may change marginally based on feedback from our market study provider, whom is still finalizing his analysis. Preliminary feedback is that this project will be very marketable and our rents very achievable.

LIHTC awards will be announced in February or March. If we are awarded credits, construction should begin around December 2015 with an estimated completed date of December 2016. In the event that we are not awarded tax credits, we may not exercise our purchase option and the owner may choose to look for a new buyer.

Thanks,
Tim

Tim Reddick | developer
o:513.559.5867 | c:219.793.5035 | www.modelgroup.net

modelgroup



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

TO: Dr. Robert Storer, Superintendent, Walton-Verona School District
Deputy Chief Allan Roberts, Walton Fire Protection District
Roger Williams, City of Walton Public Works

FROM: Todd K. Morgan, AICP, Senior Planner, Zoning Services *TKM*

DATE: November 7, 2014

RE: Conditional Use Permit application to allow a three-story, 45 unit apartment building with accessory parking on the north side of Service Road, to the south of Waffle House (185 Mary Grubbs Highway), and to the east of the I-75 Mary Grubbs northbound exit ramp, Walton, Kentucky

I have attached copies of the preliminary plans for the above referenced application. The applicant has informed me that they will be applying for tax credits and all the units will be occupied by residents that are 55 years of age or older. Approval of the tax credits would limit the building to senior housing for 30 years once it is placed in service.

The public hearing for this application has been scheduled for December 4, 2014. The meeting will take place in the Walton Senior Center and start at 6:30 P.M.

Please review this proposal relative to your agency's policies and service abilities and provide any comments in writing to me by November 24, 2014. Please provide a written response, even if your agency has no comments on the proposal. Comments can be faxed to me at (859) 334-2264 or e-mailed to tmorgan@boonecountyky.org. Your feedback is greatly appreciated.

TKM/tlb

Attachments

Todd Morgan

From: Allen Roberts <Allen.Roberts@waltonfireky.com>
Sent: Monday, November 24, 2014 4:57 PM
To: Todd Morgan
Subject: Walton Senior Apartments

Todd,

The following list below is what Walton Fire District is looking to have done on the proposed Apartments to help with fire protection.

1. Fire hydrants located at each end of the facility. (due to the closet's one being across the street, if that hydrant was used then it blocks all excess to the facility for additional apparatus to get closer to the scene and for EMS units for transport, along with no excess for businesses or residence that live on service road).
2. Would also like to have an excess road with a gate on the north end of the property attached to the existing road between Waffle House and HOP Shops. This would allow an aerial truck to gain excess to the rear area of the structure. The road would need to be a minimum of 10' in width and 150' in length to be at the middle of this structure.
3. Lastly Standpipe connection in the hallways to allow the fire department to hook fire hose to the system.

If you need anything else just let me know.

Thank you,

Deputy Chief Allen Roberts
Walton Fire District

Todd Morgan

From: Storer, Robert <robert.storer@wv.kyschools.us>
Sent: Wednesday, November 26, 2014 1:39 PM
To: Todd Morgan
Subject: RE: Walton Senior - tax credit restrictions

Todd

Based on the information you have sent me. The Walton-Verona School Board has no comments at this time.

Respectfully,

Bob Storer

Robert Storer, Ed. D.
Superintendent
Walton-Verona Independent Schools
16 School Rd.
Walton, Kentucky 41094
robert.storer@wv.kyschools.us
859.485.4181

"Children are the messages we send to a time we will never see." Neil Postman

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From: Todd Morgan [mailto:TMorgan@boonecountyky.org]
Sent: Wednesday, November 26, 2014 11:34 AM
To: Storer, Robert
Subject: RE: Walton Senior - tax credit restrictions

Dr. Storer:

I will be mailing my Staff Report out to the Walton Board of Adjustment members later this afternoon. Are you planning on sending me an email by 4:00 PM today? If so, I will include it in my Staff Report.

You can email me your comments up to 5:00 PM on 12/4/14 if you need more time. Any such comments would be introduced as an exhibit at the Board of Adjustment meeting.

Thanks for your help.

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

From: Storer, Robert [<mailto:robert.storer@wv.kyschools.us>]
Sent: Monday, November 24, 2014 3:25 PM
To: Todd Morgan
Subject: RE: Walton Senior - tax credit restrictions

Todd

I will send a response tomorrow.

Bob

Robert Storer, Ed. D.
Superintendent
Walton-Verona Independent Schools
16 School Rd.
Walton, Kentucky 41094
robert.storer@wv.kyschools.us
859.485.4181

"Children are the messages we send to a time we will never see." Neil Postman

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From: Todd Morgan [<mailto:TMorgan@boonecountyky.org>]
Sent: Monday, November 24, 2014 12:04 PM
To: Storer, Robert
Subject: FW: Walton Senior - tax credit restrictions

Dr. Storer:

I am forwarding you an email I received this morning regarding the Walton Senior Apartment project. Please get back with me and let me know if you have any questions or comments regarding the Conditional Use Permit application.

Thanks,

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

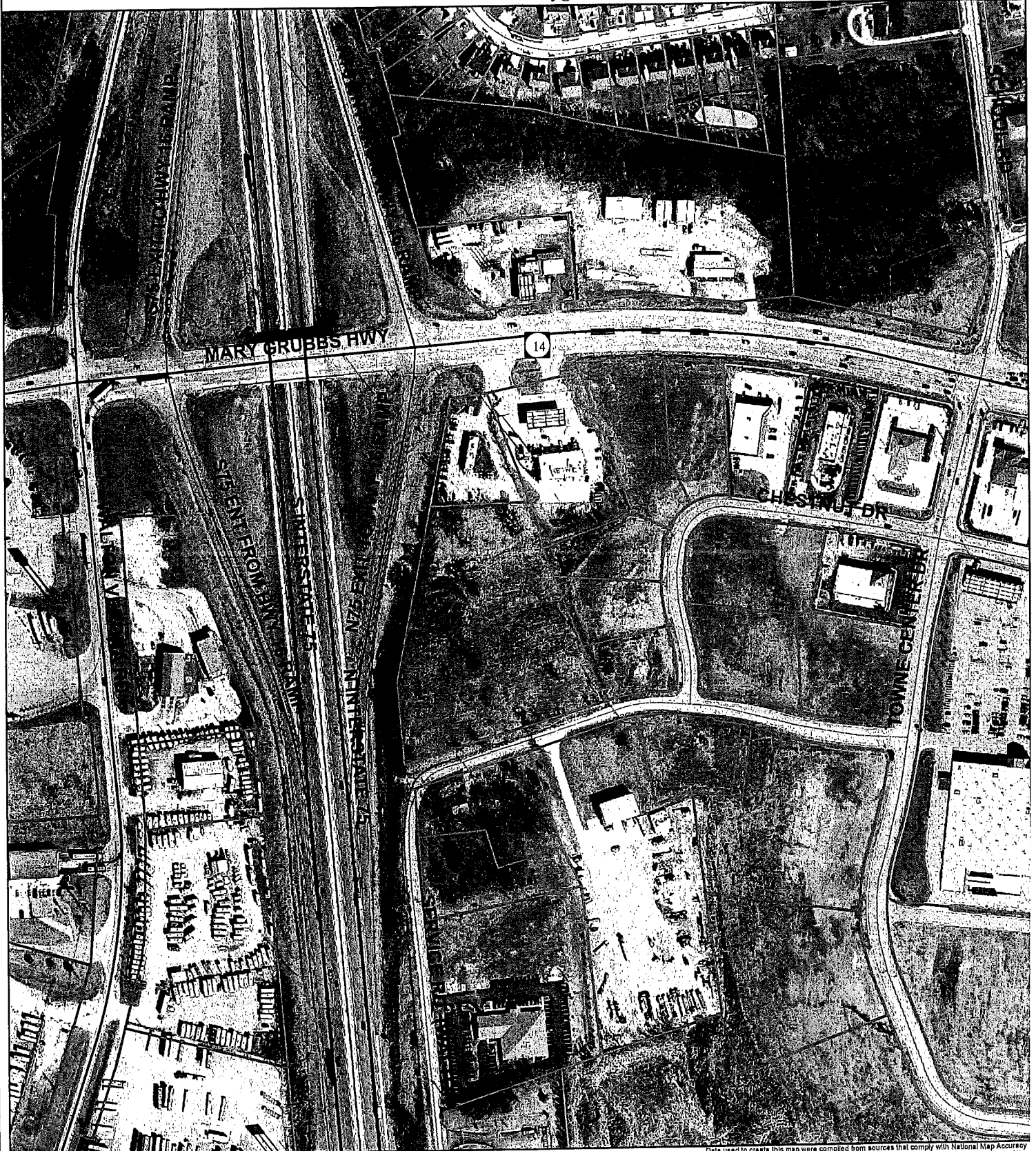
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Subject: Walton Senior - tax credit restrictions

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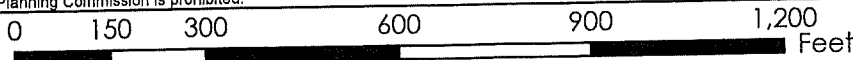
2012 AERIAL MA.

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1 inch = 300 feet



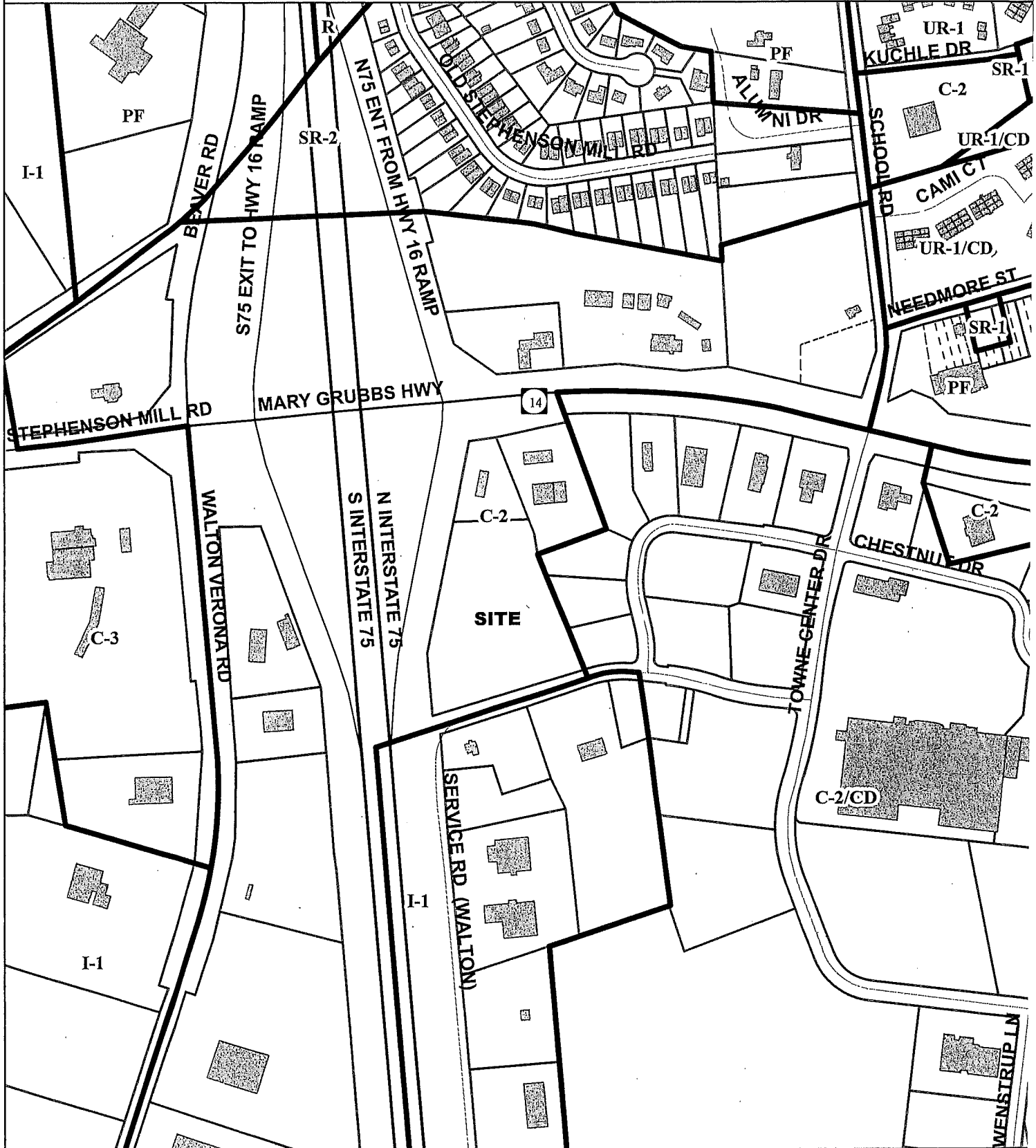
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

Boone County GIS
ArcMap Document: BooneMap (file).mxd

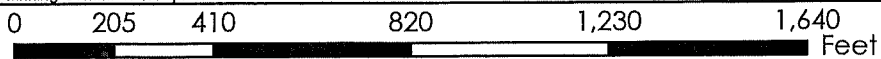
ZONING MAP

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1 inch = 400 feet

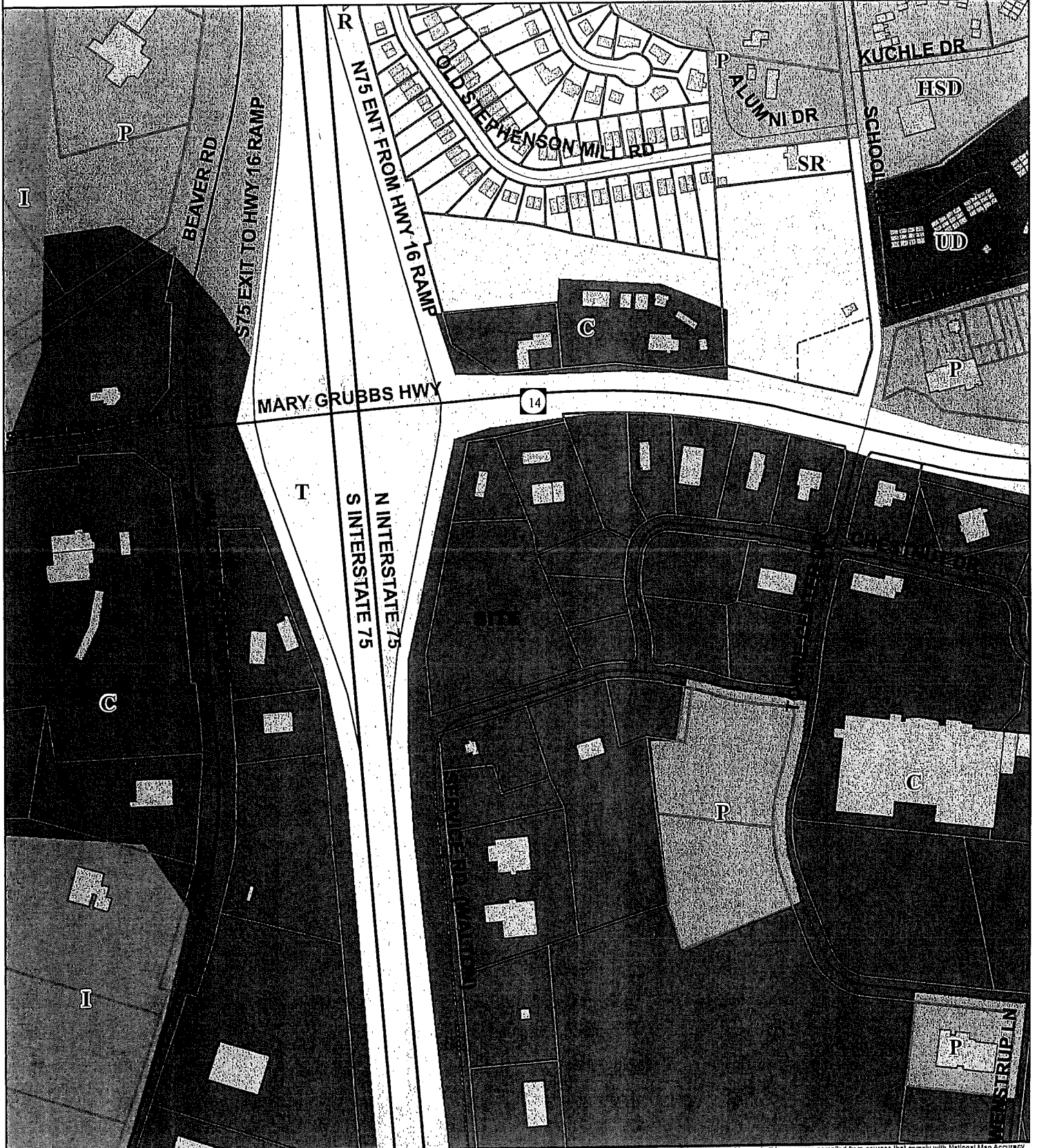


Boone County GIS - Putting Northern Kentucky on the Map



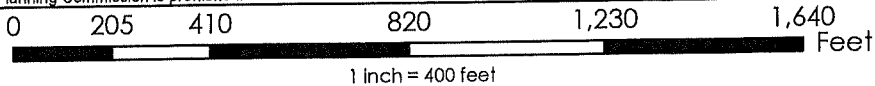
2035 FUTURE LAND USE MAP

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Boone County GIS - Putting Northern Kentucky on the Map



Map Created: 07/01/2013

ArcMap Document: BooneMap (16).mxd

TOPOGRAPHICAL MAP

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0 150 300 600 900 1,200 Feet

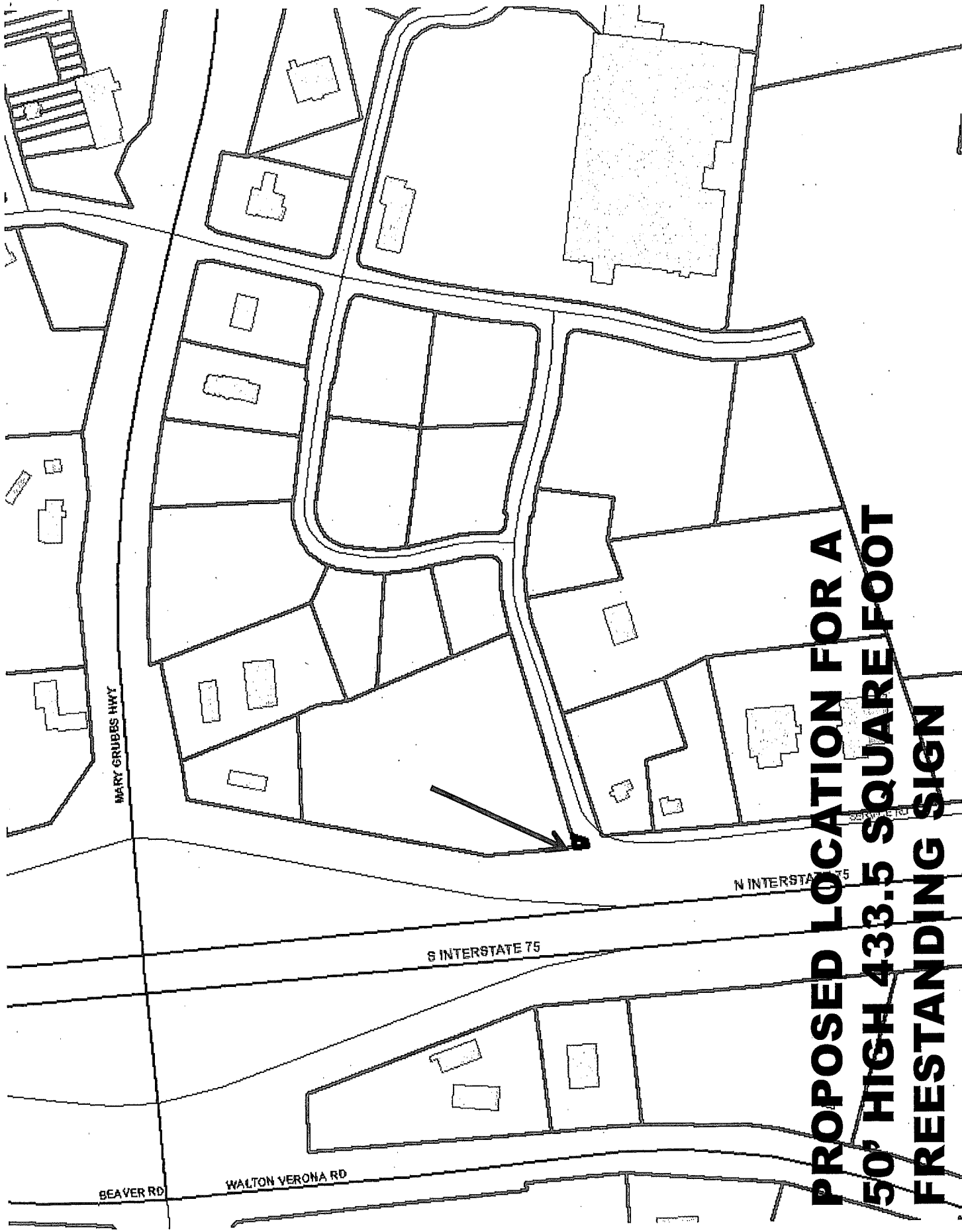
1 inch = 300 feet

Boone County GIS - Putting Northern Kentucky on the Map



Map Created: 07/01/2013

Map Document: BooneMap (file).mxd



**PROPOSED LOCATION FOR A
50' HIGH 433.5 SQUARE FOOT
FREESTANDING SIGN**

HIGHWAY I-75

ON RAMP

K.D.O.T. R/W

K.D.O.T. R/W

WILLIAM T. BAY
CO-TRUSTEE
584/134



PROPOSED
HIGH RISE
PYLON SIGN

SERVICE ROAD

N 71°55'34" E
50.00
N 04°50'02" W 56.04
0.0501 Ac.
63.73
S 12°56'08" W
72°04'32" W
30.00

30.00
25.00

PROPOSED HIGH RISE PYLON SIGN

STATE OF KENTUCKY
JAMES W. BERLING
206
LICENSED
LAND SURVEYOR

SERVICE ROAD
BOONE COUNTY, KENTUCKY

JAMES W. BERLING
KY. SURVEYOR 206

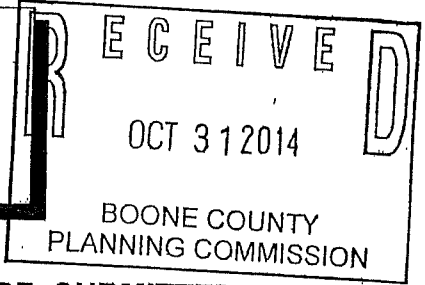
DRAWN BY
Chris D. Berling

DATE: 4/2/09

SCALE: 1" = 50'

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)

- 1. (Check One) Boone Florence [checked] Walton Union
2. (Check One) [checked] Conditional Use Permit Variance Appeal
3. Applicant's Name Steve Smith, Model Group; Address 2170 Gilbert Ave Cincinnati OH 45206
4. Description of Request: conditional use requested to build high-quality senior housing in a C-2 district
5. Name of Development Walton, KY Senior
6. Location of Development Service Rd, adjacent and south of 185 Mary Grubbs Highway (no street address), Walton Towne Center
7. Acreage Under Review 4.31
9. Owner of Property William T Bay & JoAnn Bay Co-Trustees; Address of Property Owner PO Box 77 Burlington KY 41005
10. Phone Number 859-630-4393 Fax No. N/A E-Mail ourway77@aol.com
11. Proposed Use(s) on Site senior multifamily housing
12. Total Square Footage of Existing and/or Proposed Buildings no existing, proposed 56,030 sf
13. Current Zoning on Property C-2
14. Deed Book 584 Page No. 134 Group No. 2079
15. Is the site subject to a zone change? No
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
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: William T. Bay Co-Trustee & JoAnn Bay

ORIGINAL Applicant's Signature: JoAnn Bay Co-Trustee

original applicant's signature (over) [Signature]

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)

William T. Bay & Jo Ann Bay
P.O. Box 77
Burlington, KY 41005

2. ADDRESS OF PROPERTY

Service Road
Walton, KY

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Walton Heights Apartments

4. DEED BOOK 584

PAGE NO. 134

GROUP NO. 2079

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

Zoning Map Amendment:
From _____ To _____

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, Senior Planner
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

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

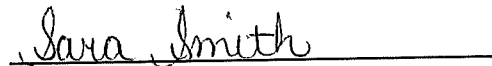
on behalf of the Boone County Planning Commission this 5 day of December, 2014.



Vicki L. Myers
Notary ID 438411
NOTARY PUBLIC, State at Large

My commission Expires:
April 17, 2015

This instrument was prepared for recording purposes only by:



Sara Smith
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.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit approved by the Walton Board of Adjustment and in accordance with the current zoning in effect as of December 4, 2014 Certificate of Land Use Restriction (#14-WBOA-003-A), for William T. Bay and Jo Ann Bay, Property Owner(s).

The following conditions will apply:

1. The approval is based on the preliminary plans plan and elevation drawings. Minor changes can be approved by the Zoning Administrator.
2. The following recommendations of Walton Fire Protection District:
 - A. Fire hydrants shall be located at the east and west ends of the facility.
 - B. A gated, gravel, emergency access driveway, which is a minimum of 10 feet wide and 150 feet long, shall be provided on the north end of the property if the Planning Commission's Engineer determines it is feasible. The emergency access driveway shall extend off the Waffle House driveway that currently terminates at the common property line. The emergency access drive will allow an aerial truck to fight a fire from the middle of the building.
 - C. Standpipe connections shall be provided in the hallways to allow the fire department to hook fire hoses to the system.
3. Sidewalks shall be provided along the Service Road frontage so a continuous sidewalk system can be provided between the front door of the apartments and Chestnut Drive.
4. The permitted freestanding sign shall be limited to a 10' tall, 100 square foot monument sign.
5. The proposed curb cut on Service Road shall be made as wide as possible to allow the neighboring property to have better ingress and egress (the maximum rural commercial driveway width standard is 40 feet per Table 32.5 of the Boone County Zoning Regulations).

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in:

DEED BOOK 584

PAGE NO. 134

GROUP NO. 2079