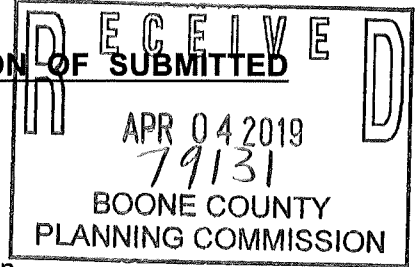


APPLICATION FORM

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. X Boone Florence X Walton Union
(Check One) 2. X Conditional Use Permit Variance Appeal
Change in Non-Conforming Use
3. Applicant's Name Woda Cooper Companies, Inc. (Tammy Stansbury, Applicant)
Applicant's Address 189 Alpine Drive
Shelbyville Kentucky 40065
City State Zip
Phone Number 502-609-4633 Fax No. N/A E-Mail tstansbury@wodagroup.com
4. Description of Request: Conditional Use Approval to construct up to 60 senior units
in a three-story elevator development with a community room in a C-2 Zoning District
5. Name of Development Haven Crossing
6. Location of Development Towne Center Drive, Walton, KY
7. Acreage Under Review 4.0 acres for Senior development (total 52 +/- acres all together)
8. Lot Number and Name of Subdivision (if part of a subdivision)
Lot 22
9. Owner of Property Walton Land Development Co., LLC (Tony Berling, Member)
Address of Property Owner 2807 Amsterdam Road
Villa Hills Kentucky 41017
City State Zip
Phone Number 859-240-7788 Fax No. N/A E-Mail tberling@fuse.net
11. Proposed Use(s) on Site Senior- Three-story elevator development
12. Total Square Footage of Existing and/or Proposed Buildings 60,000 sq. ft.
13. Current Zoning on Property C-2
14. Deed Book 908 Page No. 481 - 485 Group No. 2082
15. Is the site subject to a zone change? No
If yes, give date of approval
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: Tony Berling (MEMBER)
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: Tammy Stansbury (Vice President)
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

**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 4-4-19 Fee Received \$1,082.⁰⁰ Receipt # 79131
2. Is application complete? Yes No
3. Staff Reviewer _____
4. Scheduled Board Action Date 5/23/19
5. Board Action:
5/23/19 **Approved**
Approved with Conditions (See #6)
Denial (See #7)
6. Conditions of Approval: SEE 5/23/19 Meeting Minutes
AND C.L.U.R.
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: Woda Cooper Companies, Inc.

LOCATION: Southwest side of Towne Center Drive, immediately to the south of lot 23 of Walton Towne Center Subdivision, and approximately 625 feet south of the Towne Center Drive/Service Road intersection, Walton, Kentucky

ZONING: Commercial Two (C-2)

DATE: May 23, 2019

PROPOSAL

The applicant has submitted a Conditional Use Permit application to allow a 3-story, 60 unit apartment building and 120 parking stalls on a future 4 acre site. The property is currently part of an approximate 95 acre tract that fronts on Towne Center Drive, Service Road, and Wenstrup Lane. The preliminary plan shows the apartment building will be approximately 59,500 square feet in area and the applicant informed Staff there will be 33 one-bedroom units and 27 two-bedroom units. Access to the site is shown from a single curb cut on Towne Center Drive. The building renderings show the building will be 33' tall and constructed with brick veneer, ground face concrete masonry unit veneer, pre-finished fiber cement panel board, and aluminum canopy.

SITE HISTORY

In 2005, the City of Walton approved a Zoning Map Amendment request from Industrial One (I-1) to Commercial Two (C-2) for an approximate 130 acre area (Walton Towne Center Subdivision).

In 2015, the Walton Board of Adjustment approved a Conditional Use Permit allowing a 3-story, 45 unit apartment building and 86 parking stalls on a future 3.4923 acre site. The property was part of the approximate 95 acre tract that fronts on Towne Center Drive, Service Road, and Wenstrup Lane. The submitted plans showed the apartment building would be approximately 52,109 square feet in area and contain 8 one-bedroom units and 37 two-bedroom units. Access was shown from a single curb cut on Towne Center Drive. The building elevations showed the building would be 43'-10⁷/₈" tall and constructed with brick, split face CMU, vinyl siding, architectural shingles, and standing seam metal roofing. The following conditions were imposed on the approval:

1. Unless modified by other conditions, the approval is based on the preliminary plans and elevation drawings. Minor changes can be approved by the Zoning Administrator.
2. The vinyl siding shown on the building shall be replaced with hard board or composite siding.

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 needs to evaluate the 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.

Table 31.1 of the Boone County Zoning Regulations indicates that the maximum building height in a C-2 district is 50'.

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

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.

The Boone County Subdivision Regulations require 5' wide sidewalks to be provided on both sides of the street in a commercial subdivision. The sidewalks will be installed at the time the site develops.

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 adopted 2017 Goals and Objectives apply to the application:

- A. Mixing of residential and other land uses shall be encouraged where appropriate (Overall, Objective).
- B. The needs of an aging population (e.g., access to services, transportation, and support networks) shall be acknowledged and addressed (Demographics, Objective).
- C. Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics, Objective).
- D. 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 (Demographics, Objective).
- E. 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, Objective).
- F. Mixed use, higher density neighborhoods shall be encouraged near existing or proposed transportation nodes and shall be designed to establish neighborhoods with a mix of retail, public, and recreational uses (Demographics, Objective).
- G. 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, Objective).
- H. Development shall attempt to utilize existing topography and vegetation (including mature trees where possible) and preserve the existing character of the land where practical (Environment, Objective).
- I. 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).
- J. Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system across jurisdictions (Public Facilities, Objective).

SITE CHARACTERISTICS

The future 4 acre site contains approximately 265 feet of road frontage on the southwest side of Towne Center Drive. The property is currently part of an approximate 39 acre undeveloped tract that fronts on Towne Center Drive, Service Road, and Wenstrup Lane. Boone County G.I.S. shows that topography of the property falls from 866 feet above sea level at Towne Center Drive to 842' above sea level along the rear property line. A water main is located on the opposite side of Towne Center Drive and a sanitary sewer main is located to the rear of the site. The site is currently comprised of grass and scrubby vegetation.

SURROUNDING LAND USES & ZONING

North: Future Boone County Library Site (C-2)

South: Future Lots in Walton Towne Center Subdivision (C-2)

East: Towne Center Drive and Future Lots in Walton Towne Center Subdivision (C-2)

West: Future Lot in Walton Towne Center Subdivision and Walton Fire Department (C-2)

STAFF COMMENTS

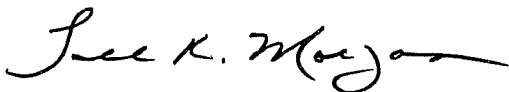
1. Staff would like the applicant to address the following:
 - A. Will they be applying for tax credits to construct the subject development? If so:
 - Can this process be outlined in more detail?
 - Will the project be constructed if the tax credits are not awarded?
 - B. Can a tax credit development turn over to a market rate development after 30 years?
 - C. Will all residents be required to be 55 years of age or older to live in the development? If so, how is this enforced?
 - D. Can the terrace behind the building be explained? Will this be a covered seating area?
2. Staff sent the preliminary plans and an agency memo to Walton-Verona Schools, Walton Fire Protection District, and Walton Public Works. Walton Fire Department indicated that they planned on being present at the Board of Adjustment meeting.
3. The following issues will need to be addressed in more detail if the Conditional Use Permit application and a Major Site Plan is submitted.
 - A. The entrance and the circular island - Can Walton Fire Department navigate it? Does it need to be redesigned?
 - B. A sidewalk connection will need to be provided between the building and the sidewalks that are proposed on Towne Center Drive.
 - C. Exterior lighting.
 - D. Storm water and detention.
 - E. Perimeter landscaping needs to meet Buffer Yard A landscaping requirements. (3 large trees or 5 small trees and 15 large shrubs or 30 small shrubs per 100 linear feet of buffer area).
 - F. Water and sanitary sewer lateral connections.

4. Staff believes the proposal is in agreement with the various passages from the Comprehensive Plan. The project will have convenient access to Kroger Marketplace, St. Elizabeth's Physicians Office on Service Road, a bus stop, Interstate 75, and a future library.
5. Staff has the asked the applicant to provide building material samples and floor plans at the Board of Adjustment meeting.
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 permitted monument sign shall have a masonry base that matches the building.
 - C. The sides and rear of the dumpster enclosure shall be constructed with masonry and match the building.
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

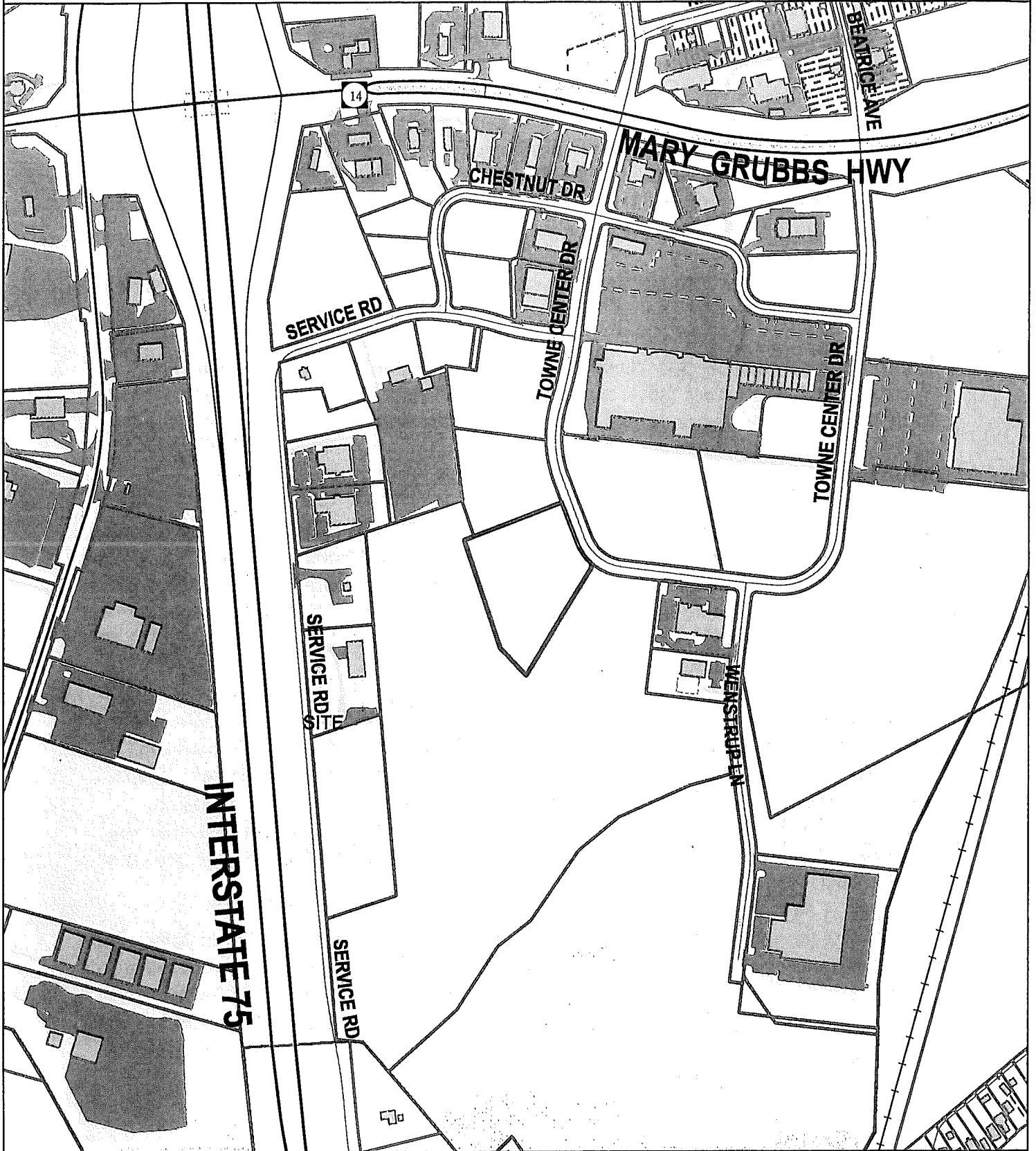
TKM/ss

Attachments

- *Site Vicinity Map
- *Applicant's Project Narrative
- *Preliminary Site Plan
- *Exterior Renderings
- *Zoning Map
- *Topographical Map
- *2016 Aerial Map
- *2035 Future Land Use Map
- *4/29/19 Agency Memo
- *Application

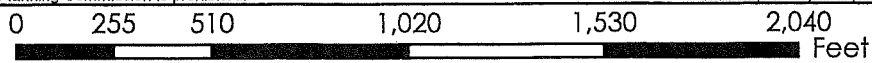
SITE VICINITY MAP

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1 Inch = 500 feet



Boone County GIS - Putting Northern Kentucky on the Map



Project Narrative

Haven Crossing Walton, Kentucky

The Development

Haven Crossing is a proposed 60-unit new construction, three-story, elevator development located in Walton, Kentucky. The site is located in the city limits. The development will consist of one bedroom and two units that will be constructed to a high level of energy efficiency and green construction techniques. The building design is intended to create an environment in which individuals can have a sense of ownership and security.

Out of the 60 units, ten 10% percent of the units will be targeted for physically disabled tenants and will be fully accessible.

Unit amenities include window blinds, cable hook-ups, washer/dryer hook-ups, built in microwave and dishwasher, stove, and refrigerator. All appliances will be Energy Star rated. Each unit will include its own central heating and cooling system, overhead light fixtures with a wall switch in each bedroom and living room, energy efficient windows, and additional insulation.

The units will be designed to create a supportive and healthy environment. The development will offer a spacious community room with kitchenette, a computer lab, grandkids playroom, laundry facilities, fitness center, craft room and green space area with picnic tables and grills with a seating area, outside lawn games (bocce) and garden area. Additional storage units will be constructed inside the building for each resident (see attached pictures). There will be an on-site manager and maintenance technician.

The exterior of the building will be constructed of brick/fiber cement siding and cultured stone. There will be no vinyl siding (see attached picture of development recently completed in Eminence, KY and schematics of one getting ready to start construction in Hopkinsville, KY). The dumpster will be constructed of the same masonry and will include a solid flat gate enclosure. The dumpster wall will be 6 ft. and 8 inches tall, which is one foot taller than the dumpster. See attached picture of the sign that is smaller than the 10' tall requirement, and the base will match the buildings.

The proposed development is in a high median income area, that doesn't currently offer affordable housing options for seniors. The location will afford those who do not have means of transportation to walk to the retail shops located in Towne Center, that include, grocery, banks, retail, restaurants, medical, new library, etc. Seniors will want to live in proximity to all the amenities that Towne Center has to offer. The surrounding land uses will have a positive effect on the marketability of the site. Access is good, due to generally moderate traffic patterns located on Towne Center Road.

The rents for the proposed development are as follows: 1BR - \$665 and 2BR- \$790. The rent will include, water, sewer and trash pick-up. Tenants will be responsible for electric only.

Concerns from the City

There is a regional detention pond located behind Lot 22 that is owned by the current owner of the property for the development and is allowing us to tie into.

The Development Company

The Woda Cooper Companies, Inc., was founded in 1990, currently owns and manages over 300 properties with approximately 13,000 units in 16 states located in the Midwest, Northeast and Southeast regions of the country. The Woda Cooper Companies, Inc. is nationally recognized and is currently ranked in the top ten of the largest affordable housing developers' in the country by Affordable Housing Finance magazine. Woda Cooper has a strong financial background and has a deep bench to draw resources from. Woda Cooper applies each year to obtain Low Income Housing Tax Credits in several states and is constantly awarded each year tax credits from the respective State Housing Agencies. Woda Cooper has a development team with a dozen executives, a construction arm (Woda Cooper Construction, Inc.) and a property management organization (Woda Cooper Management & Real Estate, LLC).

The Woda Cooper Companies, Inc., Woda Cooper Construction, Inc., and Woda Cooper Management & Real Estate, LLC are vertically integrated in all respects. Woda Cooper provides full service development, construction, and management services. Woda has in-house capability to find sites, address right to build issues, obtain favorable construction pricing, implement efficient deal structures that maximize the yield for equity and minimize the cost of debt, build quality properties, lease-up properties, manage and maintain properties, and comply with funding source requirements, state housing agencies, U.S. Housing and Urban Development (HUD), and other regulations.

Our success would not be achieved without the faith and support of our many partners including Federal and State Housing Agencies, lenders, investors, non-profit partners and local governments/communities. We appreciate the confidence they have shown in us, and strive to maintain that trust in order to provide affordable, quality housing to low and moderate income households.

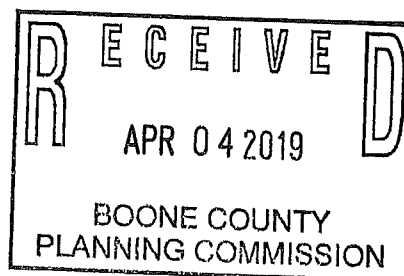
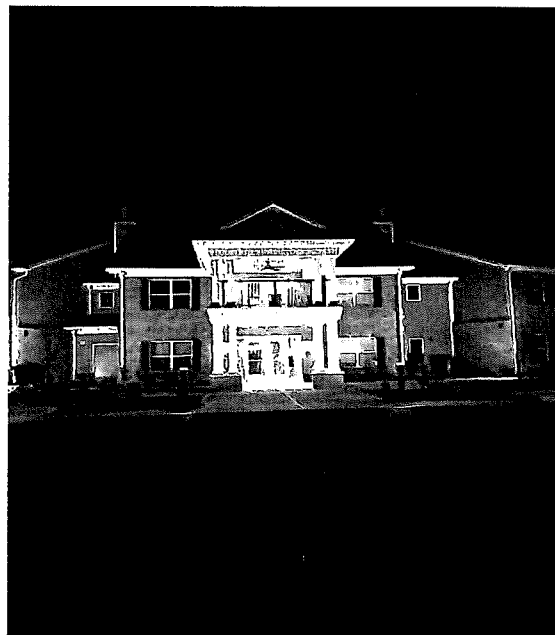
Woda Cooper or one its affiliates is a member of the National Association of Home Builders Housing Credit Group, National Housing and Rehabilitation Association, the Affordable Housing Tax Credit Coalition, the Council for Affordable and Rural Housing, the Building Industry Association of Central, Ohio. Many members of our team sit on numerous state councils/coalitions in Michigan, Ohio, Kentucky, Maryland, South Carolina, Georgia, New York, and North Carolina to name a few.

Underlying Woda Cooper's success is its uncommon ability to develop strong partnerships with private financial institutions and public funding sources, social service agencies, local government authorities and community organizations. Sensitivity to the specific affordable housing needs of local families is likewise a key Woda strength. The team believes that a successful housing development is more than simply putting a building on a site and moving

residents in. Rather, it is a true community project, involving input and cooperation from neighborhood residents, community officials, local and state agencies, financial stakeholders, and the entire design team. This multifaceted approach ensures that the project will be successfully woven into the vibrant fabric of the existing community, and will in turn help to strengthen and reinvigorate that community, for both present and future generations.

The Woda Cooper Companies, Inc. currently has offices in Kentucky, Indiana, Georgia, Maryland, Michigan, North Carolina, Ohio and Virginia. Please feel free to visit our website at www.wodagroup.com for additional information pertaining to our company.

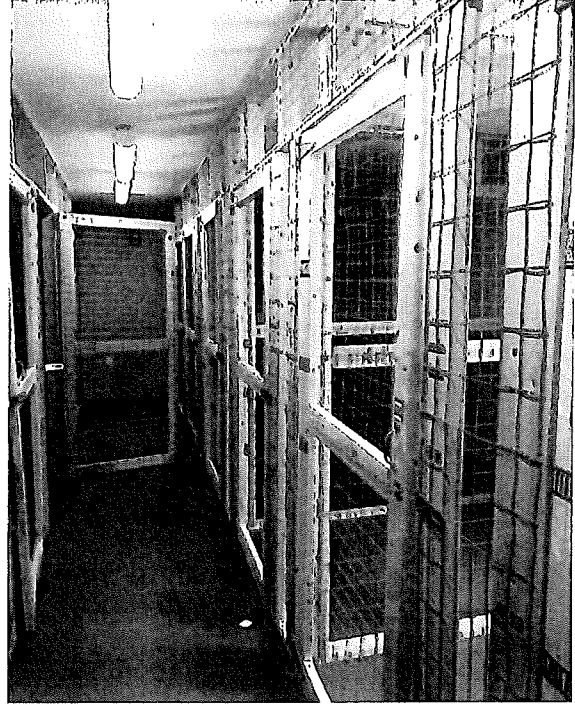
Pictures of a development recently completed in Eminence, KY for seniors. We will use the same type of exterior components, same as we did for the townhomes that is currently under construction off Service Road in Walton.



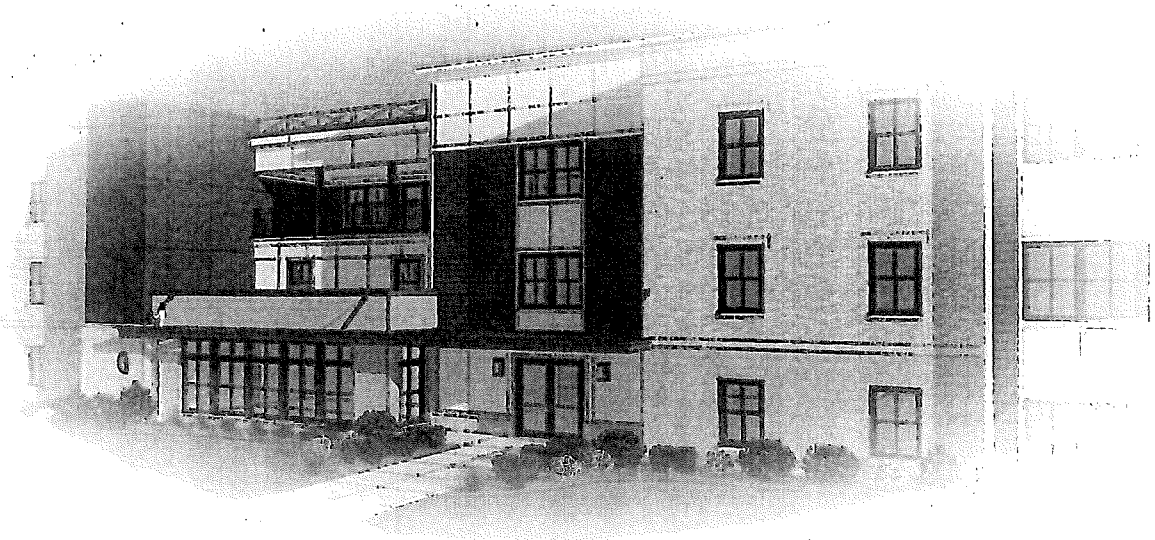
Picture of our standard signs



Additional inside storage



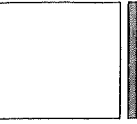
Renderings of Senior development starting construction in Hopkinsville, KY





CRIMM
ARCHITECTURE &
DESIGN PLLC

ARCHITECTURE PLANNING
1915 Production Drive
Knoxville, TN 37927
Phone: 615.406.7116
cimm@crimmpllc.com



**HAVEN
CROSSING**

60-Unit
Seniors
Residence
Building

12-- Towne
Center Drive
Walton, Kentucky
41094
Boone County

**TRIPLE
CORNER
COMPANIES**

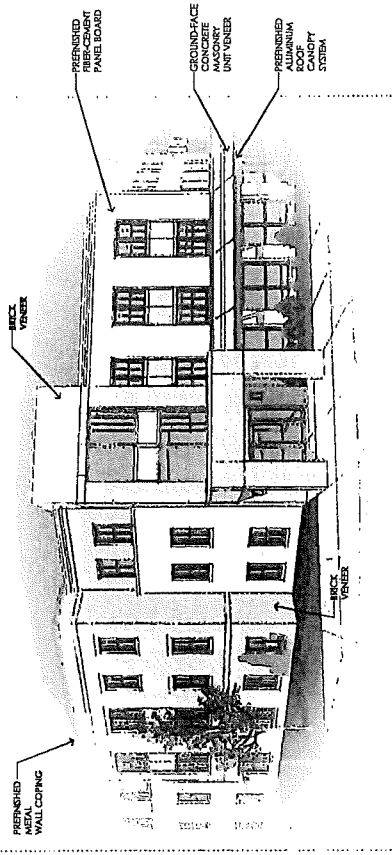
OWNER INFORMATION
CONTACT: Tommy Shumbery
ADDRESS: 187 Alpha Drive
Sylva, TN 37874
PHONE: 615.291.2323
FAX: 615.291.2329
EMAIL: tshumbery@triplecorner.com

DRAWN BY: DRG
DESIGNED BY: DRG
DATE NO.: PRELIM.
SCALE: 1" = 20'-0"
DATE: 4.2.2019
SHEET NUMBER

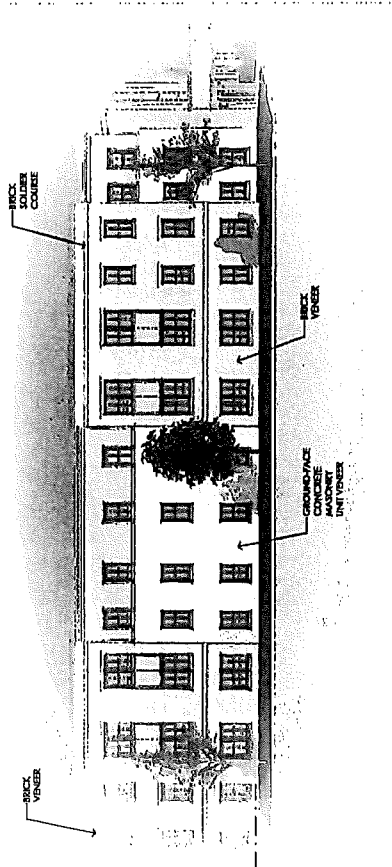
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EXTERIOR
ELEVATION
RENDERINGS

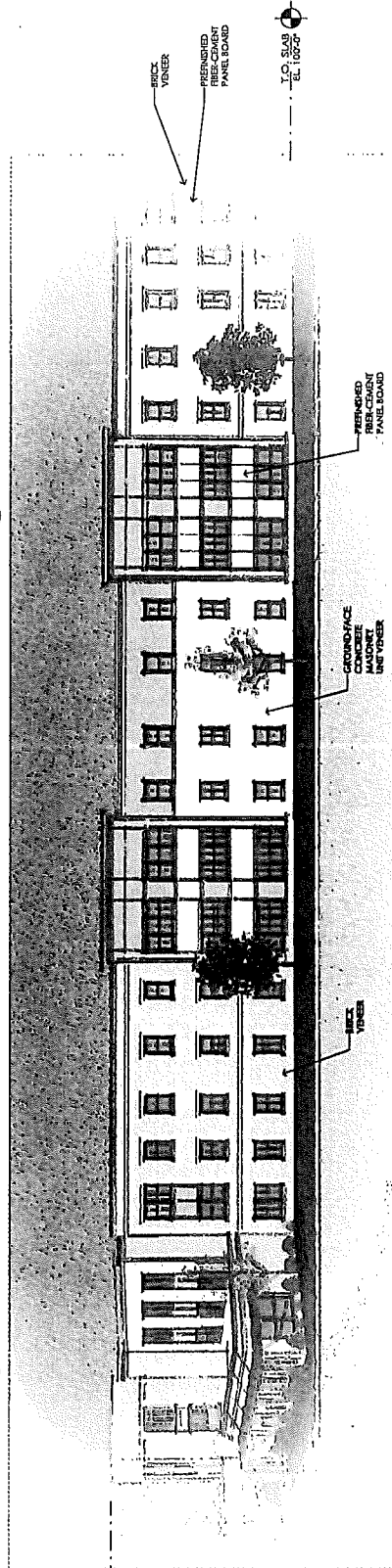
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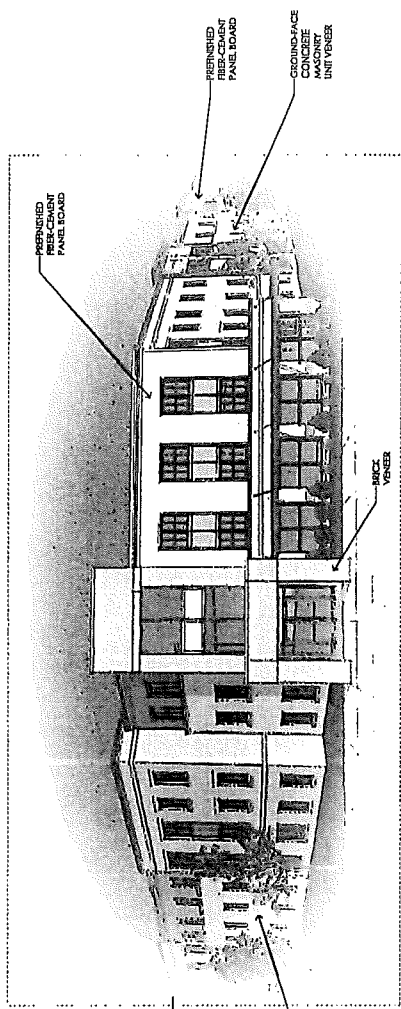
② FRONT ELEVATION (DETAIL)



① LEFT ELEVATION



③ FRONT ELEVATION



④ FRONT ELEVATION

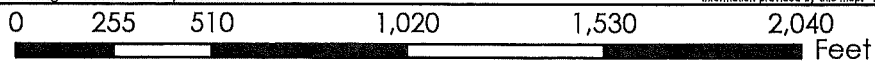
ZONING MAP

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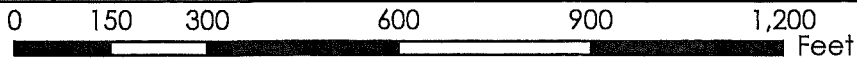
TOPOGRAPHICAL MAP

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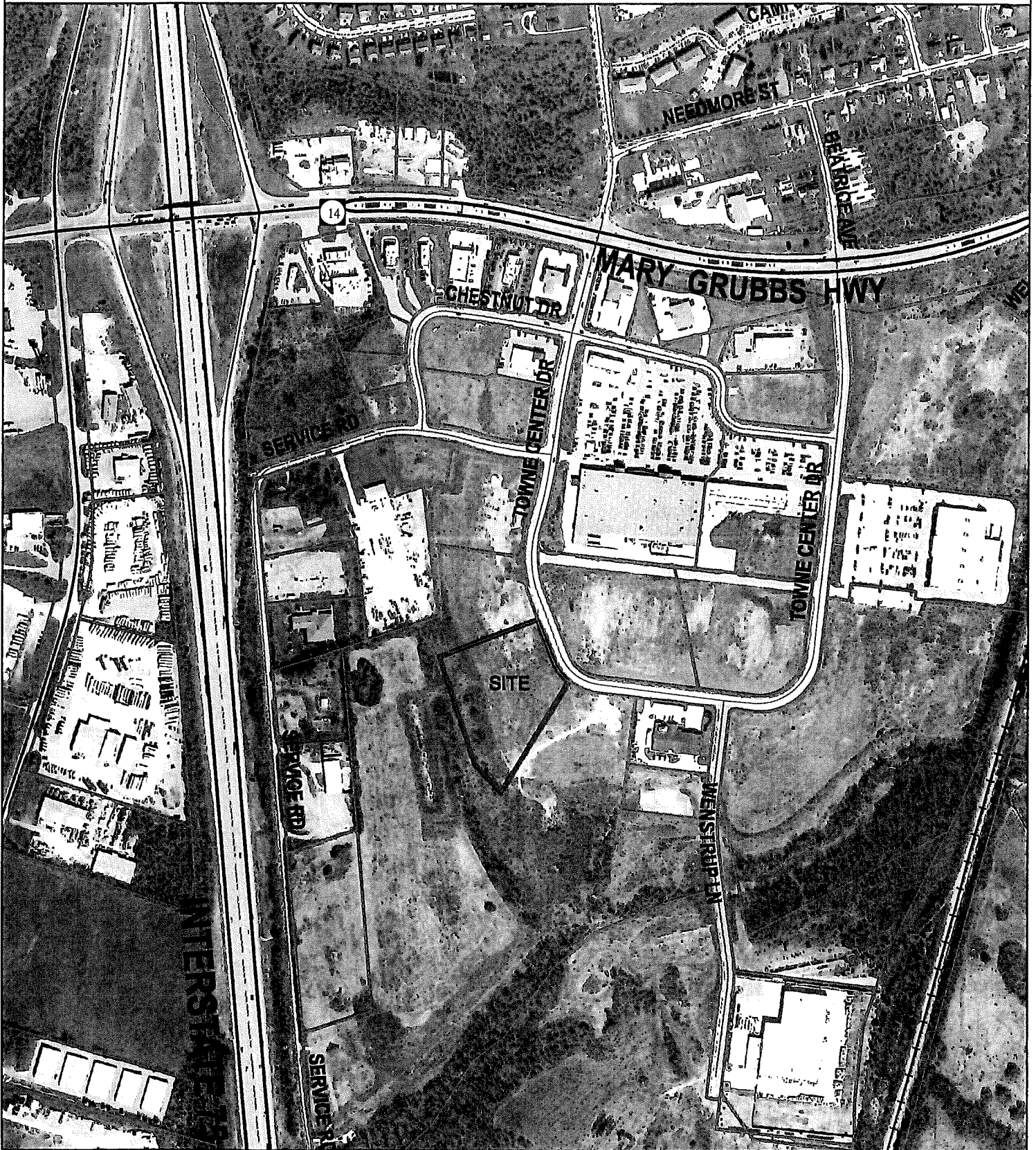


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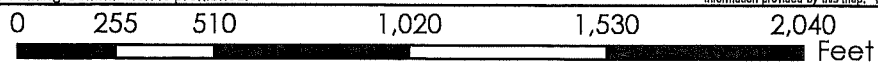
2016 AERIAL MAP

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1 Inch = 500 feet

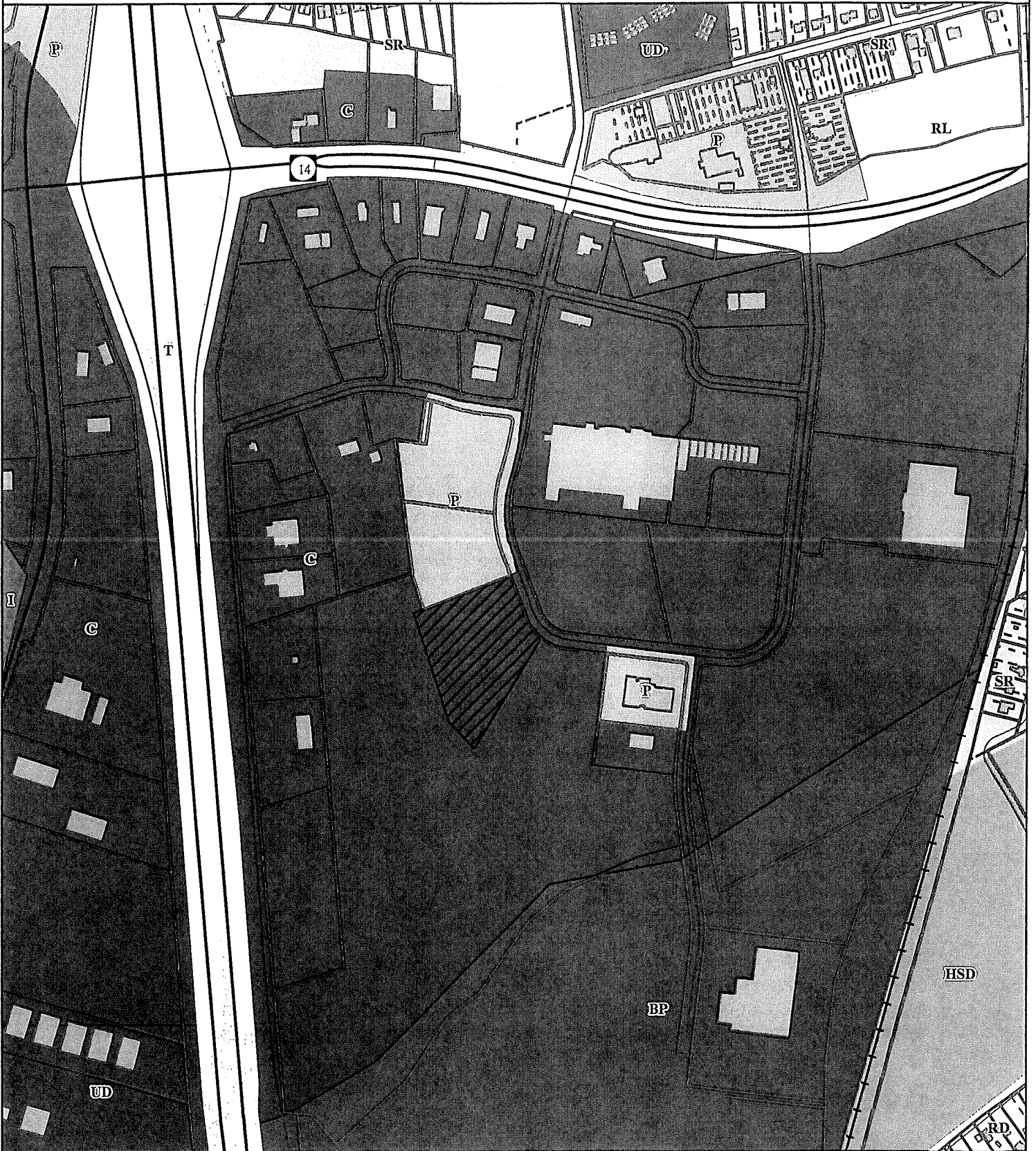


Boone County GIS - Putting Northern Kentucky on the Map



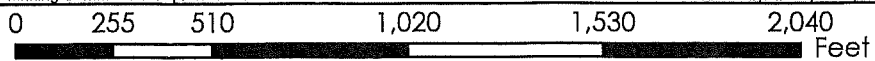
2035 FUTURE LAND USE MAP

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.

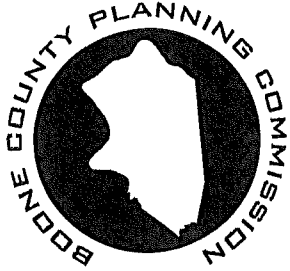


1 inch = 500 feet



Boone County GIS - Putting Northern Kentucky on the Map





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: Captain Charlie Alexander, Walton Fire Protection District
Dr. Matt Baker, Superintendent, Walton-Verona School District
Mayor Gabriel Brown, City of Walton
Roger Williams, City of Walton Public Works

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

DATE: April 29, 2019

RE: Conditional Use Permit application to allow a 3-story senior apartment building with accessory parking. The future 4 acre site is located on the southwest side of Towne Center Drive, immediately south of lot 23 of Walton Towne Center Subdivision and approximately 625 feet south of the Town Center Drive/Service Road intersection, Walton, Kentucky.

Woda Cooper Companies has submitted a Conditional Use Permit application to allow a 3-story, 60 unit apartment building, on a future 4 acre site. The property is currently part of an approximate 95 acre tract that fronts on Towne Center Drive, Service Road, and Wenstrup Lane. The attached plans show the building will be approximately 59,500 square feet in area and that a gazebo, bocce ball court, and 120 parking spaces will be provided on site. Access is shown from a single curb cut on Towne Center Drive. The attached building renderings show the building will be 33' tall and constructed with brick veneer, ground face concrete masonry unit veneer, pre-finished fiber cement panel board, and an aluminum canopy. The applicant informed Staff the building will contain 33 one-bedroom units and 27 two-bedroom units and they will be occupied by seniors that are 55 years of age or older. A copy of the applicant's project narrative has also been attached.

The public hearing for this application has been scheduled for May 23, 2019. 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 May 15, 2019. 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/ss

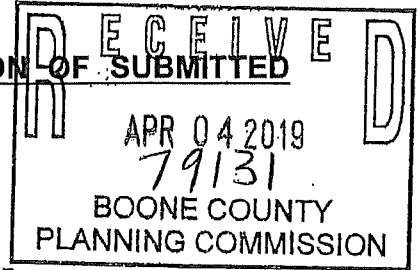
attachments

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. X Boone Florence X Walton Union
2. X Conditional Use Permit Variance Appeal
3. Applicant's Name Woda Cooper Companies, Inc. (Tammy Stansbury, Applicant)
4. Description of Request: Conditional Use Approval to construct up to 60 senior units in a three-story elevator development with a community room in a C-2 Zoning District
5. Name of Development Haven Crossing
6. Location of Development Towne Center Drive, Walton, KY
7. Acreage Under Review 4.0 acres for Senior development (total 52 +/- acres all together)
8. Lot Number and Name of Subdivision (if part of a subdivision) Lot 22
9. Owner of Property Walton Land Development Co., LLC (Tony Berling, Member)
10. Address of Property Owner 2807 Amsterdam Road Villa Hills Kentucky 41017
11. Proposed Use(s) on Site Senior- Three-story elevator development
12. Total Square Footage of Existing and/or Proposed Buildings 60,000 sq. ft.
13. Current Zoning on Property C-2
14. Deed Book 908 Page No. 481 - 485 Group No. 2082
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: Tony Berling (MEMBER) (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: Tammy Stansbury (Vice President) (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)

Walton Land Development Co., LLC
2807 Amsterdam Road
Villa Hills, KY 41017

2. ADDRESS OF PROPERTY

Towne Center Drive
Walton, KY

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Haven Crossing

4. DEED BOOK 908

PAGE NO. 481

GROUP NO. 2082

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

Zoning Map Amendment:
From To

Conditional Use Permit

Development Plan

Conditional Zoning

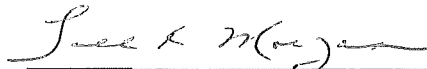
Subdivision Plat
(Not Recorded)

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



SIGNATURE OF COMPLETING OFFICIAL

Todd K. Morgan, Senior Planner

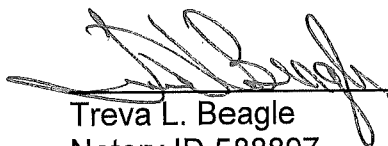
Name and Title of Completing Official

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 31st day of May, 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:



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 May 23, 2019 Certificate of Land Use Restriction (#19-WBOA-004-A), for Walton Land Development Co., LLC, Property Owner(s).

The following conditions will apply:

1. The approval shall be based on the revised plans and elevation drawings that were submitted at the 5/23/19 Walton Board of Adjustment meeting. Minor changes can be approved by the Zoning Administrator.
2. The permitted monument sign shall have a masonry base that matches the building.
3. The sides and rear of the dumpster enclosure shall be constructed with masonry and match the building.
4. The lowering of the age limitation for the development (at least one person in an apartment unit required to be 55 years of age or older) shall be subject to another Conditional Use Permit application before the Walton Board of Adjustment.
5. The applicant shall be required to work with Walton Fire Department and come up with an exterior emergency marking system to show the location of all handicapped apartment units.

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

DEED BOOK 908

PAGE NO. 481

GROUP NO. 2082