

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

1. Date Received: 11/30/21 Fee Received: \$2677.70 Receipt #: 85210
2. Number of Copies Received: 7
3. Has the following been submitted (check all that apply):
 - Completed Application
 - Concept Development Plan
 - Legal Description
 - Names and Mailing Addresses of Adjacent Property Owners
4. Date the application is Administratively Complete (as defined in KRS 100.211): _____
5. Staff Reviewer: M. Schwartz
6. Committee Chairperson: _____
7. Scheduled Public Hearing Date: _____
8. Boone County Planning Commission Action: _____ Date of Action: _____
 - _____ Approved
 - _____ Approved with Conditions
 - _____ Denial
 - Other - Withdrawn By Applicant
9. Resolution Number: _____

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

#2

Request of **Lee Rickey (applicant and owner)** for a Zoning Map Amendment from Rural Suburban Estates/Planned Development (RS/PD) district to Rural Suburban Estates (RSE) district for a 50.78 acre area located along the north side of Burlington Pike, between Main Street and Caroline Williams Way, approximately 1,100 feet east of Caroline Williams Way, and being between the properties at 3300 and 3446 Burlington Pike, and across from the Burlington Pike/Saddle Ridge Drive intersection, Boone County, Kentucky. The request is for a zone change to allow a subdivision for detached single family residential dwellings.

January 5, 2022

REQUEST

- A. The applicant is requesting a zoning map amendment from RSE/PD to RSE in order to develop a detached single family residential subdivision with a maximum of 20 lots, an intensity of 0.39 units per acre.

SITE HISTORY

- 2006 On February 14, 2006, the Boone Fiscal Court adopted resolution Number 06-33, denying a proposed zoning map amendment from A-2 to SR-1 (R-06-004-D).
- 2006 On January 2, 2007, the Boone Fiscal Court adopted resolution Number 07-15, denying a proposed zoning map amendment from A-2 to RS (R-06-TIE).
- 2007 On September 18, 2007, the Boone Fiscal Court adopted Ordinance Number 07-24, changing the zoning of the site from A-2 to RSE, subject to four conditions (R-07-009-A).
- 2019 On April 9, 2019, the Boone Fiscal Court adopted Ordinance Number 2019-18, changing the zoning of the site from RSE to RSE/PD, subject to six conditions (R-19-007-A).

APPLICABLE REGULATIONS

- A. Section 308 of the Boone County Zoning Regulations states that before any map amendment is granted, the Planning Commission and legislative body shall use the following criteria:
1. The map amendment is in agreement with the adopted comprehensive plan and any specific study designed to further detail the Boone County Comprehensive Plan for the location in question; or
 2. The existing zoning classification is inappropriate, and that the proposed zoning classification is appropriate; or
 3. There have been major changes of an economic, physical, or social nature not

anticipated in the adopted comprehensive plan that substantially alter the area's character.

- B. Section 910 (Rural Suburban Estates District) of the Boone County Zoning Regulations states Rural Suburban Estates should be located where there may be a limited feasibility or desire or need for providing or requiring all infrastructure normal to support a suburban or urban neighborhood. The purpose of the Rural Suburban Estates district is to provide a residential environment whose dwelling types and densities are typical of a semi-suburban character. Such districts will be located on lands adjacent to established urban areas, but which are not suitable for larger scale or more densely developed suburban or urban residential use.
- C. Section 3111 of the Boone County Zoning Regulations provides for the following requirements for lots within a RSE district:
 - 1. Maximum Intensity: 1 dwelling unit per acre
 - 2. Minimum Lot Size: 40,000 square feet
 - 3. Minimum Frontage: 100 feet
 - 4. Minimum Front Yard Setback: 40 feet
 - 5. Minimum Rear Yard Setback: 40 feet
 - 6. Minimum Side Yard Setback: 10 feet

SITE CHARACTERISTICS

- A. The site contains approximately 50.78 acres and is located along the north side of Burlington Pike, approximately 1,100 feet east of Caroline Williams Way.
- B. The site has approximately 1,650 feet of frontage along Burlington Pike.
- C. The site is largely wooded and contains a small pond with no structures.
- D. A 100 foot wide overhead electric easement runs north-south in the approximate center of the site.
- E. An intermittent blue line stream runs along the north property line.
- F. Topographically, there is an east-west running ridge in the approximate center of the site. The overall topography of the site runs downward to the north and south from this ridge at an average grade of 6%.
- G. Public water and sanitary sewer mains exist in several locations around the site.
- H. A gravel curb cut to the site exists in the southeast corner of the site.
- I. The site is within the 55 day/night noise level of the Cincinnati/Northern Kentucky International Airport.

ADJACENT LAND USES AND ZONING

- North: Single family (Hidden Creek II Subdivision) (SR-1)
- South: Single family (Saddle Ridge Subdivision) and individual single family lots (A-2 and RSE)
- East: Single family/agricultural (RSE)
- West: Single family (Hidden Creek Subdivision) and individual single family lots (SR-1 and A-2)

RELATIONSHIP TO COMPREHENSIVE PLAN

- A. Our Boone County – Plan 2040 “2040 Future Land Use Plan” designates the majority of the site for Suburban Density Residential uses which is described as “single family housing of up to four units per acre.” A small area in the southwest portion of the site is identified for Rural Density Residential uses and Developmentally Sensitive.
- B. The following Our Boone County – Plan 2040 Goals and Objectives apply to this application:

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

Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).

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 Goal A, Objective 4).

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 Goal B, Objective 1).

Home ownership shall be encouraged and incentivized as well as redevelopment and renovation of deteriorating housing stock (Demographics Goal B, Objective 3).

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).

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 9).

An evaluation of environmental factors identified in this Plan will be part of any development review process (Environment Goal A, Objective 1).

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 Goal A, Objective 7).

Specific areas, innovative land use planning concepts, and design incentives shall be identified to encourage the preservation of agricultural lands (Natural and Cultural Resources Goal B, Objective 1).

The impacts of proposed adjacent residential development on existing agricultural operations shall be examined and addressed (Natural and Cultural Resources Goal B, Objective 3).

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).

New connector streets shall be developed where needed and feasible to lessen the dependence on arterial, collector, and local streets (Transportation Goal B, Objective 5).

Proper vehicular and pedestrian access to adjoining property shall be provided and/or retained when a property develops or redevelops.

C. The following are excerpts from Our Boone County, Plan 2040:

1. Boone County's steady and strong population growth is anticipated to continue through the year 2040. During this time, it is imperative that the most recent population trends, estimates, and demographic makeup of Boone County's residents are gathered and analyzed in order to properly identify their needs and meet them through orderly growth. By understanding the demographic components of the population, adequate housing opportunities can be properly planned for and provided. (Demographics, Conclusions and Recommendations, page 19)
2. New residential development, regardless of the type, should be evaluated for its impact on the county's existing infrastructure and natural environment to ensure that it fits in with existing surrounding development through proper buffering and design. High density developments should be close to thoroughfares and urban services and be sensitively developed in terms of building height, setbacks, mass, and visual impact. A variety of housing opportunities within the established urban (and suburban) areas of Boone County would encourage mixing of different income levels. Most new construction of typical single-family housing should be encouraged to occur within undeveloped areas within the established suburban portion of the county in order to take advantage of existing infrastructure and services already in place and avoid placing strain on the more rural transportation network in the undeveloped portions of the county. Consideration must be given to existing conditions that may affect new development in established areas such as adjoining land uses and proximity to

the Cincinnati-Northern Kentucky International Airport where commerce and airplane noise may be an issue. (Demographics, Conclusions and Recommendations, Housing Types and Locations, pages 19-20)

3. 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. The density of typical residential developments in Boone County over the past couple of decades has been consistent with the suburban residential densities reflected on the 2035 Future Land Use Map (up to 4 units per acre). However, there is a large segment of the population that desires to live in more rural areas while still having convenient access to centers of commercial, services, and employment activity. For residential development to occur in these outlying areas, adequate and proper infrastructure must be provided, and impact on the natural environment must be minimized. If significant large lot residential subdivision development does occur in some of these rural areas, roads and other components of infrastructure will have to be improved. (Demographics, Conclusions and Recommendations, Housing Types and Locations, page 20)
4. Different residential development densities can occur in Boone County as long as the development is designed in a proper manner and the infrastructure exists (or is planned) to support the development. Fluctuations in the economy and housing market should be considered when evaluating uses and design of developments. (Land Use, Future Land Use Development Guidelines, Development Layout, Lot Size, and Setbacks, page 95)
5. KY 18 and KY 237 are important roads to all of Boone County. The primary function of these roads is to move traffic through the area, with direct access to specific properties being a secondary function. 2020 will see the completion of the 3rd phase of upgrades to KY 237 from KY 18 to U.S. 42 and will significantly improve traffic flow into and out of the southeastern portion of this area. Intersections along KY 18 should continue the existing pattern of spacing of major access points of at least 600 feet. A parallel roadway network should be developed to provide access to properties fronting on the roadway. (Land Use, Description and Purpose of Land Use Maps, 11 Burlington, page 119)
6. The suburban growth around Burlington will be substantial, causing KY 18 and Idlewild Road to serve as higher volume collector roads. New subdivisions should locate in close proximity to Burlington proper. Any new subdivisions should develop internal road networks rather than using the existing roads as primary access; this will avoid congestion and allow adequate space for necessary road improvements. Road connections between KY 18 and Idlewild Road, between KY 18 and East Bend Road, and between Idlewild Road and Bullittsville Road should be made. The area west of Bullittsville Road within the

year 2026 65 DNL noise contour level can continue to contain some Low Density Residential as well as Recreation uses. New construction within the 65 DNL noise contour should only occur if the residential structures are adequately sound-proofed. This impact would have to be completely restudied if the airport ever proposes any additional east-west runway configurations. (Land Use, Description and Purpose of Land Use Maps, 11 Burlington, page 120)

- D. Burlington Pike is a state maintained arterial street providing for two way traffic within two driving lanes, having a posted speed limit of 45 MPH. There are no sidewalks along the roadway.

RELATIONSHIP TO THE BOONE COUNTY PLAN

KY 18 (Burlington Pike) Widening
Tier 2

Location: Springfield Boulevard to KY 338 (Jefferson Street)

Type: Roadway Widening/Relocation/New Facility

Total Cost: \$30,630,000

Description: Widen KY 18 (Burlington Pike) from two to four lanes with multi-use path to improve safety for bicycle, pedestrian, and vehicular traffic.

EXISTING APPROVED CONCEPT PLAN

- A. The existing approved concept plan indicates the following:
1. Development of 60 single family residential lots, at an intensity of 1.18 units per acre.
 2. Access to the site from one curb cut onto Burlington Pike, in the southeast corner of the site.
 3. Provision for an internal public street system.
 4. Provision for 13.48 acres of the site (26.5%) as being retained as open space.
 5. Provision for public water and sanitary sewer service.

CONCEPT PLAN

- A. The applicant is proposing the following:
1. Development of a maximum of 20 detached single family residential lots, at an intensity of 0.39 units per acre.
 2. Provision for either an internal public street(s) or use of private driveway(s).
 3. Provision for a stormwater retention/detention facility.

STAFF COMMENTS

- A. The applicant has submitted traffic generation figures that were part of the 2019 submittal. Based on these numbers, the proposed development will generate a 69 average weekday trip ends.

- B. Conditions that were included in the 2019 action, that may be pertinent to this request, are:
1. The developer shall construct turn lanes on Burlington Pike as required by the Kentucky Transportation Cabinet. Any required turn lanes shall be constructed as part of the initial (Phase One) street improvements of the subdivision.
 2. The developer shall construct any water main loops required by the Boone County Water District as part of the infrastructure for this development.
- C. An approximate 43 acre lot exists to the east of the site in question, which is currently being used for single family residential/agricultural purposes. Consideration should be given to providing access from the site in question to this parcel if the site in question is to be developed with a public street(s) system.
- D. Although the site is to be developed with large estate type lots, consideration should be given to requiring the extension of the existing sanitary sewer system.
- E. Since this is a Concept Development Plan submittal, a complete evaluation against the zoning regulations and the subdivision regulations was not conducted. However, Staff has identified the following specific requirements that will need to be addressed:
1. Section 3216 of the zoning regulations requires driveways to be a minimum of 230 feet from an intersecting street along an arterial street. The construction of the proposed street will create the situation where the driveway serving the property at 3300 Burlington Pike will be approximately 50 feet from the new intersection of the proposed street with Burlington Pike.
 2. Section 305.N of the subdivision regulations state that cul-de-sac streets shall not be more than 1,200 feet long. The length of the proposed street is approximately 1,500 feet.
 3. Section 305.O of the subdivision regulations state that a private street may only be used in the A-1, A-2, R, or PD district. Since the site is proposed to be zoned RSE, the use of private streets will be prohibited.
 4. Section 305.P of the subdivision regulations allow for the use of private access driveways. However, a private access driveway shall serve a maximum of five (5) lots.
- F. An inter-departmental email was sent to the Boone County Building Department, Boone County Public Works, Boone County Schools, Boone County Water District, Burlington Fire District, KYTC, and SD1 requesting comments pertaining to the request.
1. Jerry Noran, Boone County Building Department, responded that he has no comments.
 2. Andy Aman, SD1, responded that the project will need an approved land

Disturbance permit and that the site already has an approved reservation of sanitary sewer capacity and that a revised application for reservation of sanitary sewer capacity will need to be submitted.

3. Linzy Brefeld, KYTC, responded that a Traffic Impact Study will not be required and that the access to the site will have to align with Saddle Ridge Drive and a sight-distance evaluation will have to be conducted.
4. Mike Ford, Boone County Schools, responded that the proposed development will not provide any issue with student population growth or cause any infrastructure issue for the school district.
5. Robert Franxman, Boone County Public Works, replied that from a zooming standpoint, he has no objection to the proposed map amendment. He also replied that the entrance onto KY 18 will be subject to a KYTC permit and that the street will have to be public if it will serve more than five (5) lots.

CONCLUSION

- A. The request for the proposed zoning map amendment needs to be evaluated by the Boone County Planning Commission and Boone County Fiscal Court in terms of Kentucky Revised Statute (KRS) 100.213, Article 3 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area.

Respectfully submitted,



Michael D. Schwartz
Director, Zoning Services

MDS/ss

Attachments:

- *Vicinity Map
- *Aerial Map
- *Topographical Map
- *Zoning Map
- *2040 Future Land Use Map
- *Noise Contour Map
- *Existing Approved Concept Development Plan - 2019
- *Application
- *Concept Development Plan
- *Email from Andy Aman, SD1, dated 12/7/21
- *Email from Linzy Brefeld, KYTC, dated 12/9/21
- *Email from Robert Franxman, Boone County Public Works, dated 12/28/21

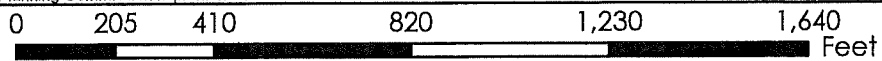
Vicinity Map

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1 inch = 400 feet



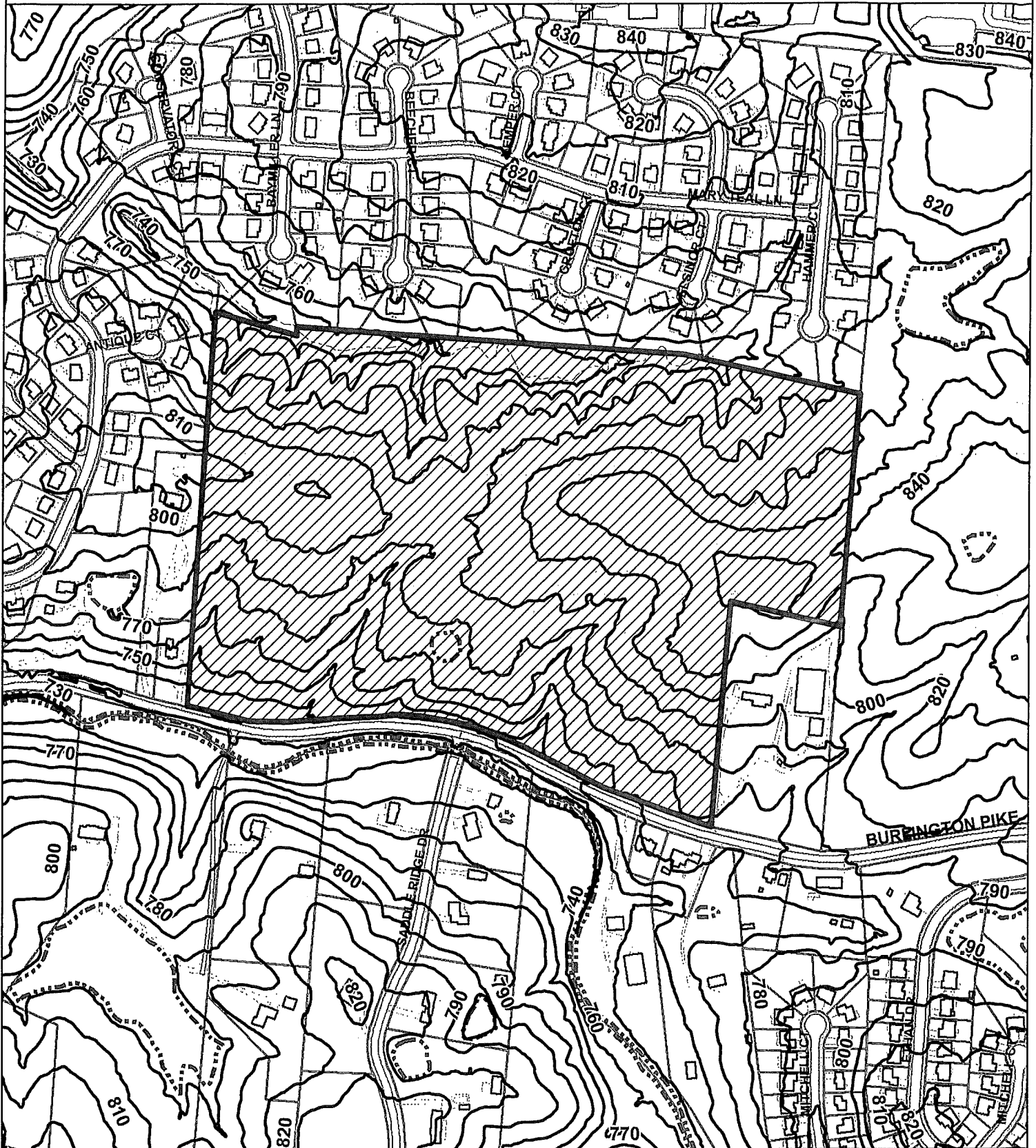
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North Arrow & Scale by North Star GIS
ArcMap Document: *.mxd

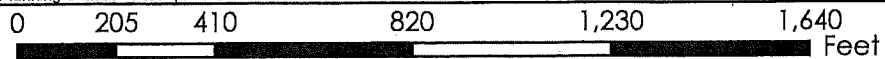
Topographical Map

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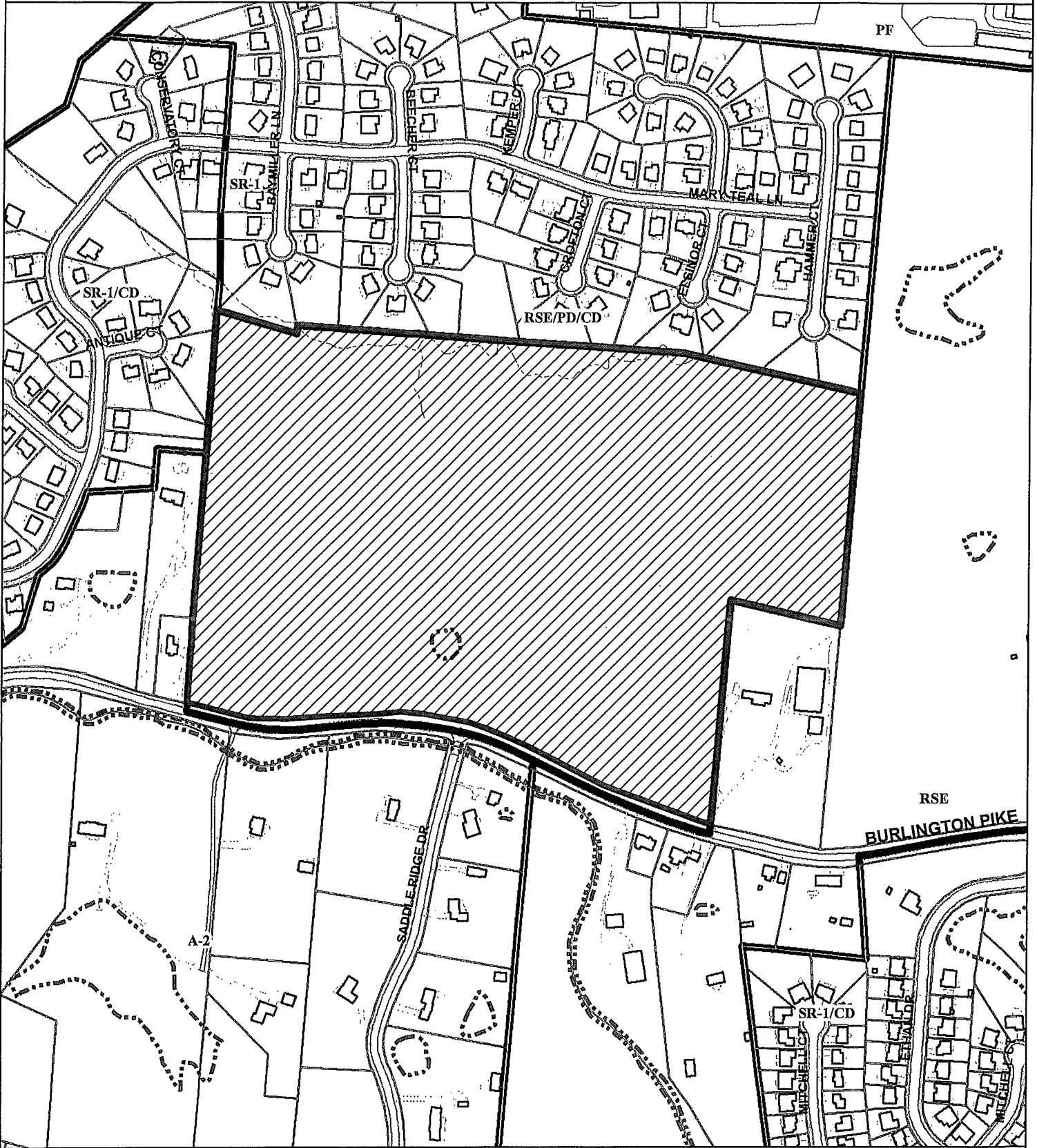
Boone County GIS

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Zoning Map

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0 205 410 820 1,230 1,640 Feet

1 inch = 400 feet

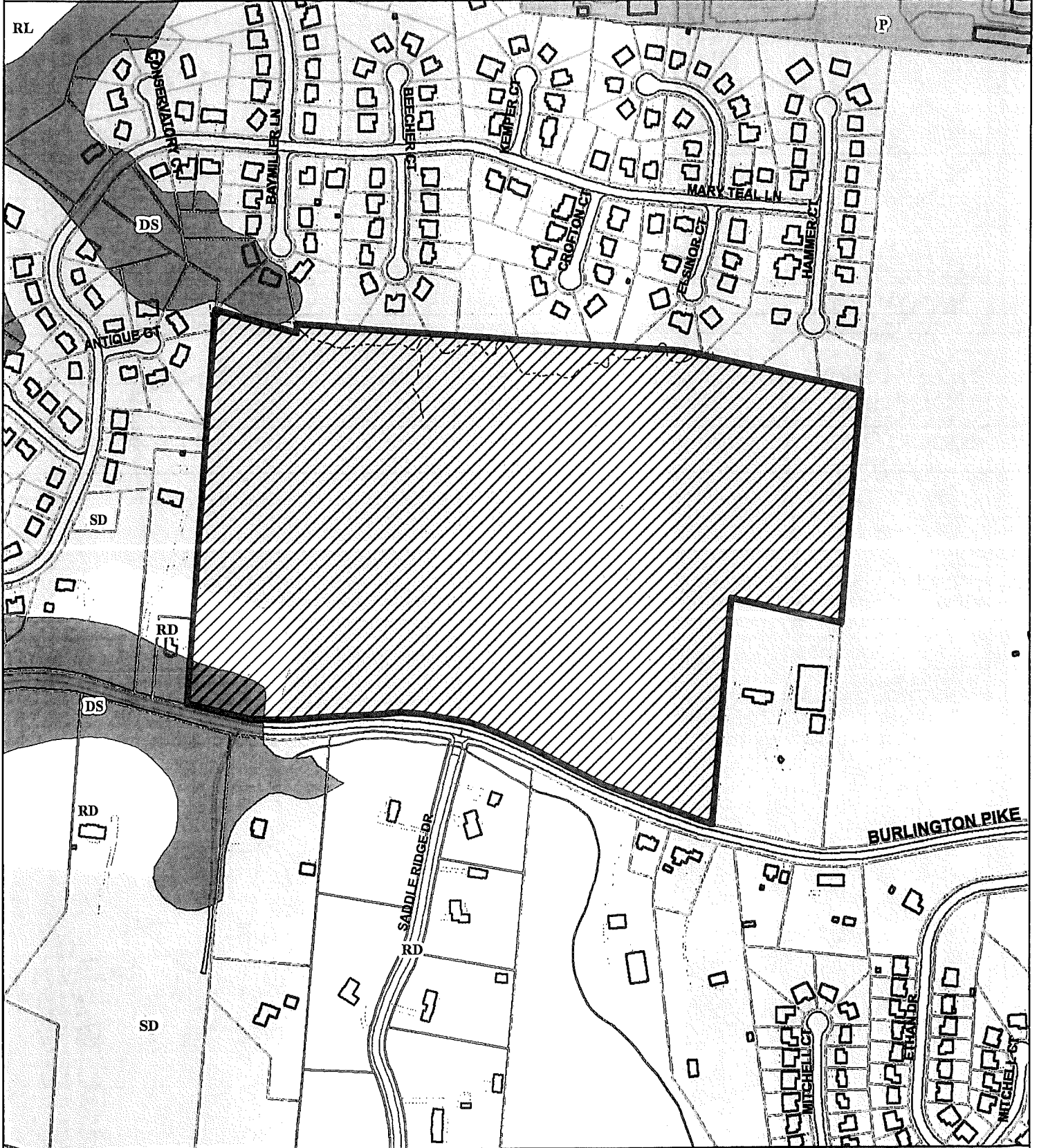


Boone County GIS - Putting Northern Kentucky on the Map



2040 Future Land Use Map

www.boonecountygis.com

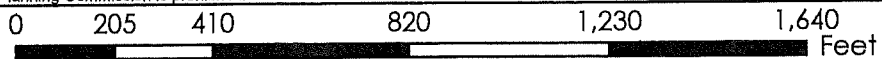


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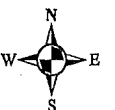
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Boone

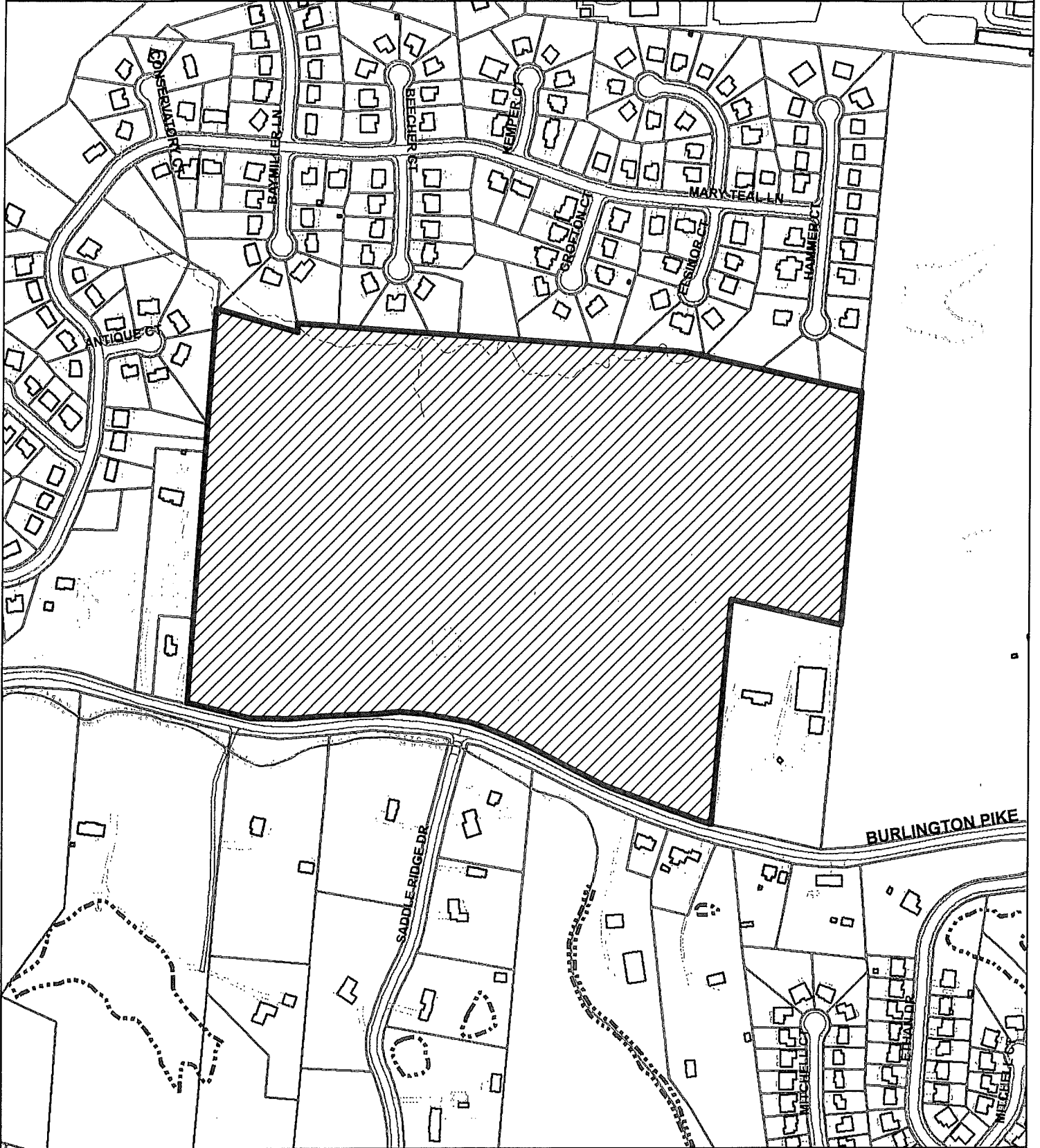


1 Inch = 400 feet



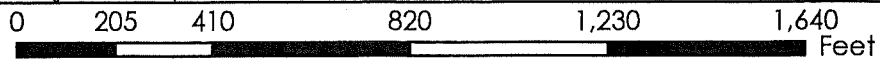
Noise Contour Map

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1 inch = 400 feet



Boone County GIS - Putting Northern Kentucky on the Map

12. 1150 777
Deed Book Page Number Group Number

13. Have you had a pre-application meeting with the BCPC staff: Yes No

14. Have you submitted a Concept Development Plan: Yes No

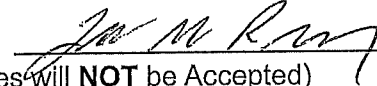
15. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

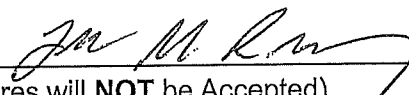
- | | |
|---|---|
| <input type="checkbox"/> Boone County Building Department | <input type="checkbox"/> Local Fire District |
| <input type="checkbox"/> Boone County Public Works Department | <input type="checkbox"/> Local School District |
| <input type="checkbox"/> Boone County Water District | <input type="checkbox"/> Northern Kentucky Health Department |
| <input type="checkbox"/> Cincinnati Bell | <input type="checkbox"/> Owen Cooperative Electric, Inc. |
| <input type="checkbox"/> Cincinnati/Northern Kentucky International Airport (Kentucky Airport Zoning Commission for height restrictions near the airport) | <input type="checkbox"/> Sanitation District No. 1 |
| <input type="checkbox"/> Duke Energy | <input type="checkbox"/> USDA NRCS/Boone County Conservation District |
| <input type="checkbox"/> Florence Public Services Department | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Kentucky Division of Water | |
| <input type="checkbox"/> Kentucky Transportation Cabinet | |

16. Concept Development Plan Jurisdiction/Location (check all that apply):
 Unincorporated Boone Florence Walton Union

17. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:

In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on 2-17-2022

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)

Zoning notes for the 50 acre parcel on Route 18

General Site Characteristics:

- Owned by DKF Investments LLC. Applicant is Lee Rickey who is a local custom home builder & developer.
- Site is wooded

Transportations patterns:

- see attached report obtained from public records of previous zoning application hearing meeting

Relationship of proposed zone change with comprehensive plan:

- existing zoning is RSE/PD which has been previously approved for a 59 lot development. Proposed request is reducing the density to a maximum of 20 single family building lots. The proposed request is for RSE, which is compliment to the comprehensive plan

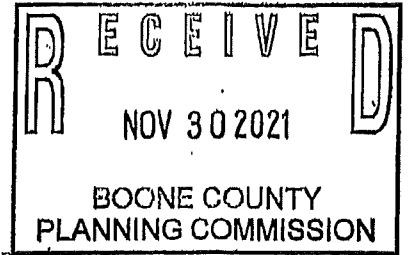
Utilities & Infrastructure:

- currently there are no utilities on the property

Trans ASSOCIATES

January 16, 2019

Mr. Christopher Hamm, P.E.
KDH Consulting Engineers, Inc.
593 Rugh Street, Lower Level
Greensburg, Pennsylvania 15601-6637



Subject: Trip Generation Calculation for Proposed Greenwood Forest Residential Development
Burlington, Kentucky

Dear Mr. Hamm:

Trans Associates (TA) has performed trip generation calculations for a proposed 59 lot residential subdivision situated north of SR 18 (Burlington Pike) in Burlington Kentucky. TA based the number of trips the proposed development is projected to generate on data in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition* for Land Use 210 *Single-Family Detached Housing*. The following provides the number of trips projected to be generated by this development during an average weekday, weekday AM peak hour of adjacent street traffic, weekday PM peak hour of adjacent street traffic and Saturday peak hour.

Use / Size	ITE Land Use	Number of Vehicle Trips									
		Average Weekday Trip Ends	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street			Saturday Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Single-Family Detached Housing / 59 Dwelling Units	210	640	12	35	47	38	23	61	37	31	68

Trip generation calculations are attached to this letter.

In addition to these calculated trips, the site access will also serve the existing horse farm along Burlington Pike. According to the owner, the horse farm generates 20 trip ends during an average weekday. Therefore, the combined trips generated by the development and the horse farm would be 660 per weekday.

This concludes TA's trip generation calculations for the proposed Greenwood Forest residential development in Burlington, Kentucky. Should you have any questions or need additional information, please do not hesitate to contact our office.

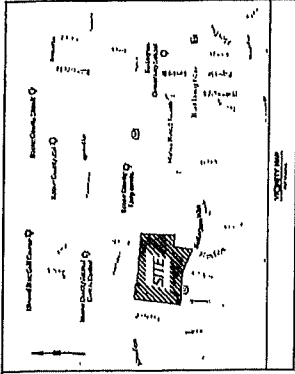
Sincerely,

Robert E. Goetz, P.E.
Principal

REG:mz

Attachment

cc: File: kdhen00-19006/Greenwood Forest Trip Gen Letter 01-16-19



BOONE COUNTY
KENTUCKY

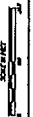
Owner:
 DEK Direct Investments Wach, LLC
 189 Heber Lane
 Florence, KY 41042

Applicant:
 Lee Rickey
 189 Heber Lane
 Florence, KY 41042

For Illustration purposes only

FOR
WACH'S FARM
 BEING

TAX MAP PARCEL 037.00-00-023.00



Michael Schwartz

From: Andy Aman <aaman@sd1.org>
Sent: Tuesday, December 7, 2021 10:53 AM
To: Michael Schwartz
Subject: RE: Zoning Map Amendment - Wach Farm

EXTERNAL MESSAGE

Michael,

SD1 comments:

Storm:

This project will need to submit for and obtain a Land Disturbance Storm Water Permit with a disturbance of 1-acre and greater.

Sanitary:

This site already has an approved reservation of sanitary sewer capacity associated to a different developer for 59 single family homes. This new development/developer will need to submit and updated application for reservation of sanitary sewer capacity for this proposed development.

All 8" or larger public sanitary sewer extension would need to submit for and obtain approval by SD1 and KDOW.

Andy Aman

Plan Review Manager
SD1
1045 Eaton Dr
Ft. Wright, KY 41017
859-578-6880
aaman@sd1.org
www.sd1.org

From: Michael Schwartz <mschwartz@boonecountyky.org>
Sent: Wednesday, December 1, 2021 11:00 AM
To: Jerry Noran <jnoran@boonecountyky.org>; jonlbrown@hotmail.com; Robert Franxman <rfranxman@boonecountyky.org>; Daniel Menetrey <dmenetrey@boonecountyky.org>; mike.ford@boone.kyschools.us; miker@boonewater.com; jbarlow@burlingtonkyfire.org; linzy.brefeld@ky.gov; john.bandy@ky.gov; Andy Aman <aaman@sd1.org>
Subject: Zoning Map Amendment - Wach Farm

We are in receipt of the above referenced zoning map amendment application.

If you have any comments that you would like to be included in our staff report to the planning commission, please forward them to me no later than **Tuesday, December 28, 2021**.

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

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Michael Schwartz

From: Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>
Sent: Thursday, December 9, 2021 1:34 PM
To: Michael Schwartz
Subject: RE: Zoning Map Amendment - Wach Farm

EXTERNAL MESSAGE

Michael,

No TIS required. KYTC encroachment permit would be required.
Additionally, we would require the applicant to align with Saddle Ridge Drive and submit a sight-distance evaluation.

Thanks,

Linzy Brefeld, P.E.
Transportation Engineer Supervisor
Traffic and Permits Section
Kentucky Transportation Cabinet, D6
421 Buttermilk Pike
Fort Mitchell, KY 41017
859-341-2700
Linzy.Brefeld@ky.gov

From: Michael Schwartz <m Schwartz@boonecountyky.org>
Sent: Wednesday, December 1, 2021 11:00 AM
To: Jerry Noran <jnoran@boonecountyky.org>; jonlbrown@hotmail.com; Robert Franxman <rfranxman@boonecountyky.org>; Daniel Menetrey <dmenetrey@boonecountyky.org>; Ford, Mike <mike.ford@boone.kyschools.us>; miker@boonewater.com; jbarlow@burlingtonkyfire.org; Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>; Bandy, John D (KYTC-D06) <John.Bandy@ky.gov>; aaman@sd1.org
Subject: Zoning Map Amendment - Wach Farm

****CAUTION** PDF attachments may contain links to malicious sites. Please contact the COT Service Desk ServiceCorrespondence@ky.gov for any assistance.**

We are in receipt of the above referenced zoning map amendment application.

If you have any comments that you would like to be included in our staff report to the planning commission, please forward them to me no later than **Tuesday, December 28, 2021.**

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

Michael Schwartz

From: Ford, Mike <mike.ford@boone.kyschools.us>
Sent: Thursday, December 16, 2021 3:34 PM
To: Michael Schwartz
Cc: Raleigh, Mark; McArtor, Eric; Best, Kim
Subject: RE: Zoning Map Amendment - Wach Farm

EXTERNAL MESSAGE

Michael,

First, thank you for allowing Boone County Schools to comment on this Zoning Map Amendment, specifically the Wach Farm Project. After review of the application for this project, I am reporting that this development will not provide any issue with student population growth for Burlington ES, Camp Ernst MS, and Conner HS. Also, the project will not cause any infrastructure issue for the school district in this area of the county. These comments are based on the fact that this project will entail the construction of no more than twenty single-family homes.

Mike Ford

Director of Pupil Personnel
Boone County Schools
8330 US 42
Florence, KY 41042
(office) 859-282-2379
(cell) 859-444-7193
mike.ford@boone.kyschools.us



From: Michael Schwartz <mschwartz@boonecountyky.org>
Sent: Wednesday, December 1, 2021 11:00 AM
To: Jerry Noran <jnoran@boonecountyky.org>; jonlbrown@hotmail.com; Robert Franxman <rfranxman@boonecountyky.org>; Daniel Menetrey <dmenetrey@boonecountyky.org>; Ford, Mike <mike.ford@boone.kyschools.us>; miker@boonewater.com; jbarlow@burlingtonkyfire.org; linzy.brefeld@ky.gov; john.bandy@ky.gov; aaman@sd1.org
Subject: Zoning Map Amendment - Wach Farm

EXTERNAL MESSAGE

We are in receipt of the above referenced zoning map amendment application.

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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

Michael Schwartz

From: Robert Franxman
Sent: Tuesday, December 28, 2021 3:13 PM
To: Michael Schwartz
Subject: RE: Zoning Map Amendment - Wach Farm

Michael,

From a zoning standpoint, I have no objection to the change.

- The entrance to KY 18 will of course be subject to a KYTC permit;
- As shown, the street will serve more than 5 buildable lots – therefore section 305-O requires this to be a public street.

Thanks,
Rob

From: Michael Schwartz
Sent: Wednesday, December 1, 2021 11:00 AM
To: Jerry Noran <jnoran@boonecountyky.org>; jonlbrown@hotmail.com; Robert Franxman <rfranxman@boonecountyky.org>; Daniel Menetrey <dmenetrey@boonecountyky.org>; mike.ford@boone.kyschools.us; miker@boonewater.com; jbarlow@burlingtonkyfire.org; linzy.brefeld@ky.gov; john.bandy@ky.gov; aaman@sd1.org
Subject: Zoning Map Amendment - Wach Farm

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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

1-31-2022

50.78 acre parcel on Route 18

Re: Recommended conditions of approval

Hi Michael,

We are formally requesting this zoning map amendment be tabled for up to a maximum of 6 months. I am aware that if the issues are not acted on or before August 3, 2022 the application will be deemed withdrawn by me as the applicant.

The primary reasoning(s) for this request is due to time needed to consider the recommended conditions of approval as discussed on January 19, 2022. The consideration of cost associated with the recommended conditions (based on our proposed layout) and a better in depth review of the Boone county subdivision regulations will allow us to assess and respond in a responsible manner.

1. Each lot shall have its access from a public street within a publicly dedicated right-of-way.

Comment: We are reviewing Section 305, section P and how it affects our request and overall options considering the request.

4. Every dwelling unit shall be connected to a public sewer system.

Comment: We are reviewing Section 320

The public sewer access readily availability is questionable. The existing public sewer is not currently in a public right of way. The access to public sewer has to be obtained by easements. The elevations of the adjacent said public sewer needs to be at feasible elevations without requiring lift/pump stations. Based on all of the above, the site (based on our request/density) does not support the cost to install public sewer. I further disagree with the statement that if 2 homes were built on the 50 acre site the two homes would be required to be connected to public sewer currently not on the property.

Respectfully submitted



Lee M. Rickey