

APPLICATION FORM

AUG 15 2010

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

(See Boone County Zoning Regulations)
SECTION A (To be completed by applicant)

1. Name of Project RIDGEFIELD SUBDIVISION PHASE G
2. Location of Project ADJACENT TO PREVIOUS PHASES OF RIDGEFIELD SUBDIVISION
3. Total Acreage of Site _____
4. Current Zoning of Site SR-1, I1
5. Proposed Zoning (Classification being requested) SR-2
6. Proposed Uses (please specify each use) SINGLE FAMILY LOTS WITH MINIMUM SQUARE FOOTAGE OF 6,000
7. Names of Applicant(s) ARTON DEVELOPMENT
Phone Number (859) 291-8077 Fax No. (859) 291-8066
8. Address of Applicant(s) P.O. Box 17635
FT. MITCHELL KY 41017-0635
City State Zip
9. Name of Property Owner(s) SEE ATTACHED LIST
Phone Number _____ Fax No. _____
10. Address of Property Owner(s) _____
City State Zip
11. Proposed Building Intensities (please specify) _____
12. Are there any existing buildings on the site? No
How many? _____
13. Deed Book _____ Page No. _____ Group No. 2010
14. Are you also applying for:
_____ Conditional Use Permit
_____ Dimensional Variance
15. Have you submitted a Concept Development Plan? _____
16. Have you had a pre-application meeting with BCPC Staff? _____
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- _____ Boone County Water and Sewer District
- _____ Florence Water and Sewer Commission
- _____ Union Light Heat and Power
- _____ Cincinnati Bell
- _____ Owen County Rural Electric
- _____ Boone County Public Works Department
- _____ Kentucky Transportation Cabinet
- _____ City of Florence Public Services Department
- _____ Boone County Building Department

EXHIBIT
“A”

STAFF REPORT

Request of **Afton Development (applicant)** for **Eddie L. Tanner, Ronald E. Garnett, Howard L. Ravenscraft, and Joyce Ann Ravenscraft (owners)** to consider a Zoning Map Amendment from Suburban Residential One (SR-1) and Industrial One (I-1) to Suburban Residential Two (SR-2) for an approximate 33 acre tract located to the south of Ridgefield Subdivision at the terminus of Donjoy Drive and Whitney Lane, and north of KY 20 near the terminus of Ariens Drive, Boone County, Kentucky. The request is for a zone change to allow a subdivision for single family residences.

September 27, 2000

Request/Concept Development Plan

The applicant is requesting a Zoning Map Amendment from Suburban Residential One (SR-1) and Industrial One (I-1) to Suburban Residential Two (SR-2) to allow a subdivision for single family residences. The submitted Concept Development Plan proposes 140 building lots for the 33.163 acre tract (units per acre). All utilities will be extended from the existing Ridgefield Subdivision to serve this site. Donjoy Drive will be stubbed to the remaining Ravenscraft property for future connection to KY 20. Asbury Way will be stubbed to the Altemuehle property. The minimum lot size in the Suburban Residential Two (SR-2) zone is 6,500 square feet with 50 feet of road frontage, and a minimum 30 foot front and rear yard setback with a 5 foot minimum/15 foot total side yard setback.

Surrounding Zoning and Land Uses

- North: The existing Ridgefield Subdivision zoned Suburban Residential One (SR-1) and Urban Residential One (UR-1).
- East: The Laurel Park Subdivision zoned Suburban Residential One (SR-1).
- South: T & G Subdivision zoned Industrial One (I-1) and property owned by Landwehr zoned Commercial Two (C-2).
- West: Property owned by Altemuehle zoned Suburban Residential One (SR-1).

Relationship to the Boone County Comprehensive Plan

The Future Land Use Map shows the subject property as mostly Suburban Residential (SR), with small amounts of Industrial (I) and High Suburban Density (HSD), which are defined in the adopted Comprehensive Plan as:

- Suburban Residential: "Single family housing of up to four units per acre. This classification also includes any low density or estate residential developed as a formal subdivision."

- Industrial: "Manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses."
- High Suburban Density: "Single family and/or attached housing of up to 8 dwelling units per acre. This classification is typified by townhouse, condominium, and zero-lot line development, and also pertains to mobile home parks."

The Land Use Element within the 1995 *Boone County Comprehensive Plan* refers to this area generally by stating:

"High Suburban Density and Urban Density uses in Hebron should remain near the intersection of KY 20 and KY 237. These uses must have adequate water and sanitary sewer service and should be accompanied by increased school capacity. These developments should utilize existing woodland vegetation as a buffer from I-275, and as a buffer to the Suburban Density Residential uses. The small industrial park surrounding the Hebron Post Office should continue to develop to the limits indicated on the Future Land Use Map."

The recently adopted 2000 *Boone County Comprehensive Plan* Goals and Objectives include the following pertinent statements:

- A. Proper future growth management for Boone County is implemented ("Overall," Goal).
- B. Boone County shall be viewed as an integral part of the Cincinnati Metropolitan Area ("Overall," Objective 1).
- C. Development issues shall be viewed in terms of promoting overall quality of life. Mixing of residential and other land uses shall be encouraged, within appropriately planned and designed neighborhood developments ("Overall," Objective 2).
- D. Proper design principles shall be applied in development ("Overall," Objective 3).
- E. Future growth shall be accompanied by adequate infrastructure and services. Existing infrastructure and services shall be maintained or improved as needed ("Overall," Objective 4).
- F. *Boone County shall strive to achieve both a diversity and balance in land use. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of the general public ("Overall," Objective 6).***
- G. The needs of Boone County's population are measured and fulfilled through the provision of orderly growth ("Population," Goal).
- H. Boone County's development policies shall provide equal opportunity for the establishment of a balanced population regardless of age, race, or socio-economic status ("Population," Objective).

- I. ***New development or redevelopment within Boone County is designed, constructed and operated in such a way that the quality of the existing physical environment and social environment are maintained and enhanced. Development within Boone County preserves and promotes a better quality of life ("Environment," Goal).***
- J. ***New development or redevelopment shall attempt to design sites utilizing existing topography and vegetation, and encourage preservation of the existing character of the land. New development shall be designed in harmony with the physical environment in such a way that each site's existing physical assets are used. Residential development design in particular shall minimize grading work as opposed to clearing the entire site. Existing trees and pasture land shall be evaluated during the design and construction process as a visual and economic benefit to the community ("Environment," Physical Objective 2).***
- K. Safe, environmentally sound, and sanitary housing exists for all Boone County residents ("Housing," Goal).
- L. A broad range of housing opportunities shall be provided which meet the needs and desires for all household types ("Housing," Objective 1).
- M. 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 ("Housing," Objective 2).
- N. The maintenance of sound existing housing, as well as, the rehabilitation of deteriorating housing shall be encouraged ("Housing," Objective 3).
- O. ***Housing supply in Boone County shall be balanced against present and planned commercial, industrial and primary and secondary education bases ("Housing," Objective 4).***
- P. In order to offer the citizens of Boone County maximum choice in living environment, residential development shall be judged primarily on density, impact on infrastructure, and development design with only secondary consideration given to the type of dwelling unit ("Housing," Objective 5).
- Q. Residential development shall be regulated as to basic health and safety considerations, including: a) proper connections to appropriate public water and sanitary sewer service, sewage disposal units, and telephone and electric lines, and b) properly designed and constructed storm water drainage according to location and use ("Housing," Objective 6).
- R. The interior street system of new residential developments shall insure continuity with adjacent built or planned neighboring areas. Residential developments shall be encouraged to provide interconnections between sections of their developments and with adjacent developments to promote safe and easy transportation access

and a sense of neighborhood interaction. Based on certified traffic analysis, collector and sub-collector streets shall be evaluated to determine design without individual lot or driveway access. Lot and home buyers shall have access to approved plans regarding future connections. The interior street system shall also coordinate with and continue the evolving multi-modal transportation system (pedestrian and bicycle facilities, mass transit stops) ("Housing," Objective 8).

- S. Residential developments shall be encouraged to plan and build in a manner which is compatible not only with the general housing density and design planned for the area but also with the existing conditions of the site, including the suitability of adjoining lands for appropriate access, and significant site features ("Housing," Objective 13).

Staff Concerns/Comments

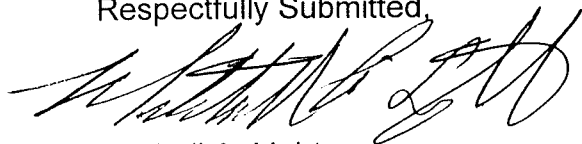
1. If the applicant proposes to build houses wider than 35 feet on the 50 foot lots permitted in the Suburban Residential Two (SR-2) zone, an application to the BCBOA must be made for a variance request to reduce the side yard setback requirements in the Suburban Residential Two (SR-2) zone.
2. If approved, the Future Land Use Map would need to be adjusted.

Conclusion

The Boone County Planning Commission and the Boone County Fiscal Court must review this request on the basis of its relationship to the Comprehensive Plan and in terms of the three (3) criteria necessary for a Zoning Map Amendment.

1. The map amendment request 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; 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 areas character.

Respectfully Submitted,

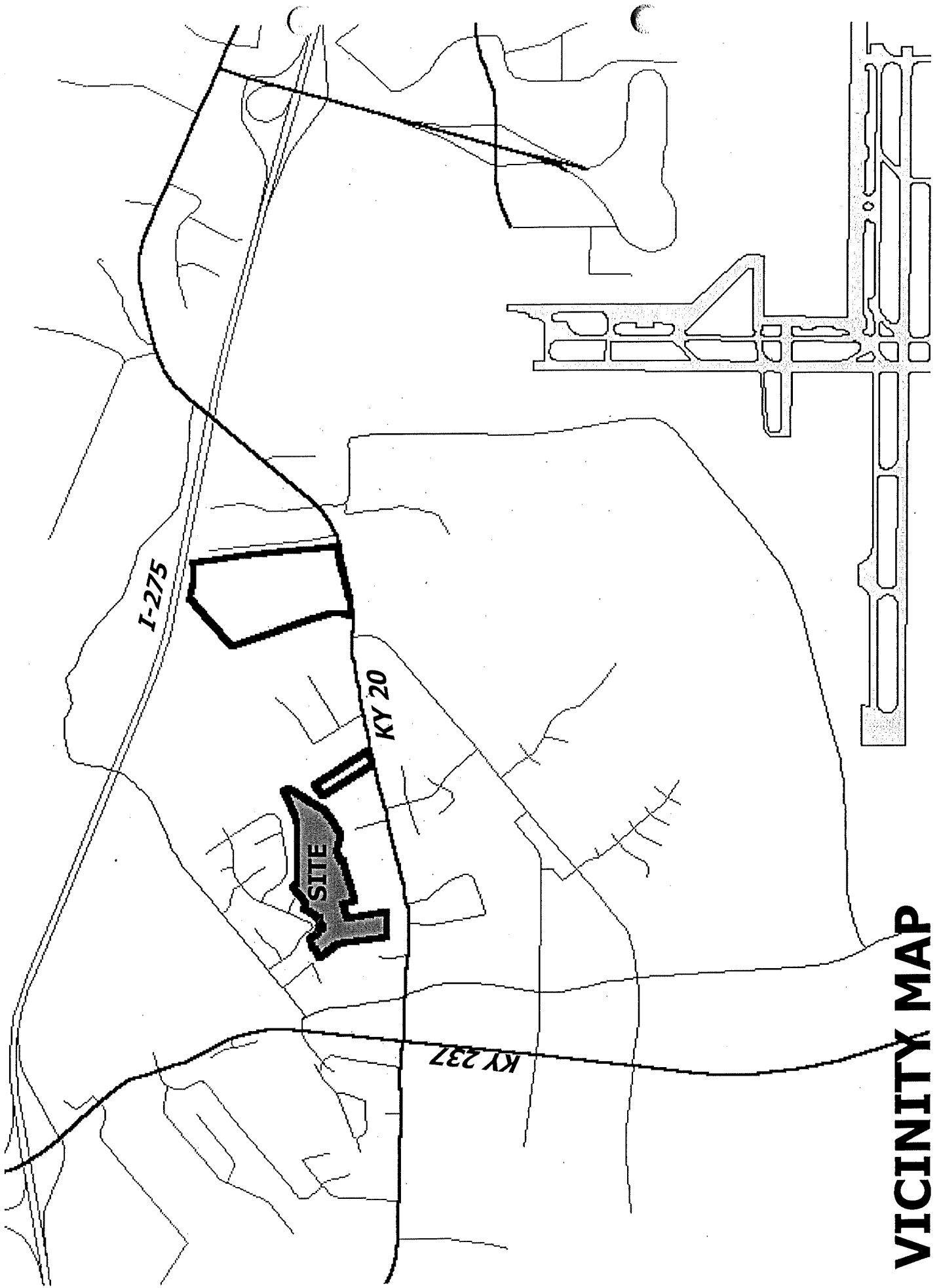


Mitchell A. Light
Asst. Zoning Administrator/Enforcement Officer

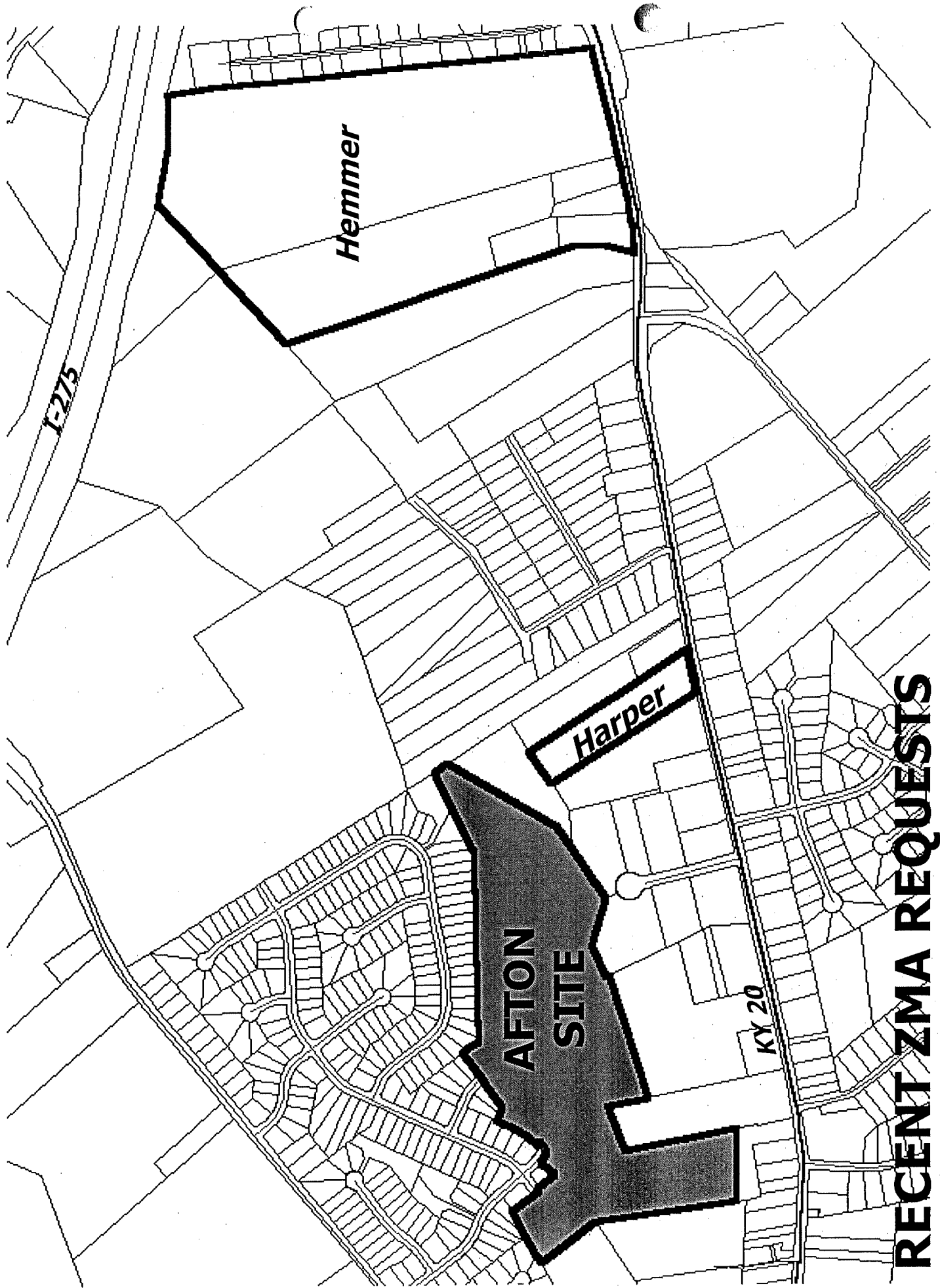
MAL/dw

Attachments:

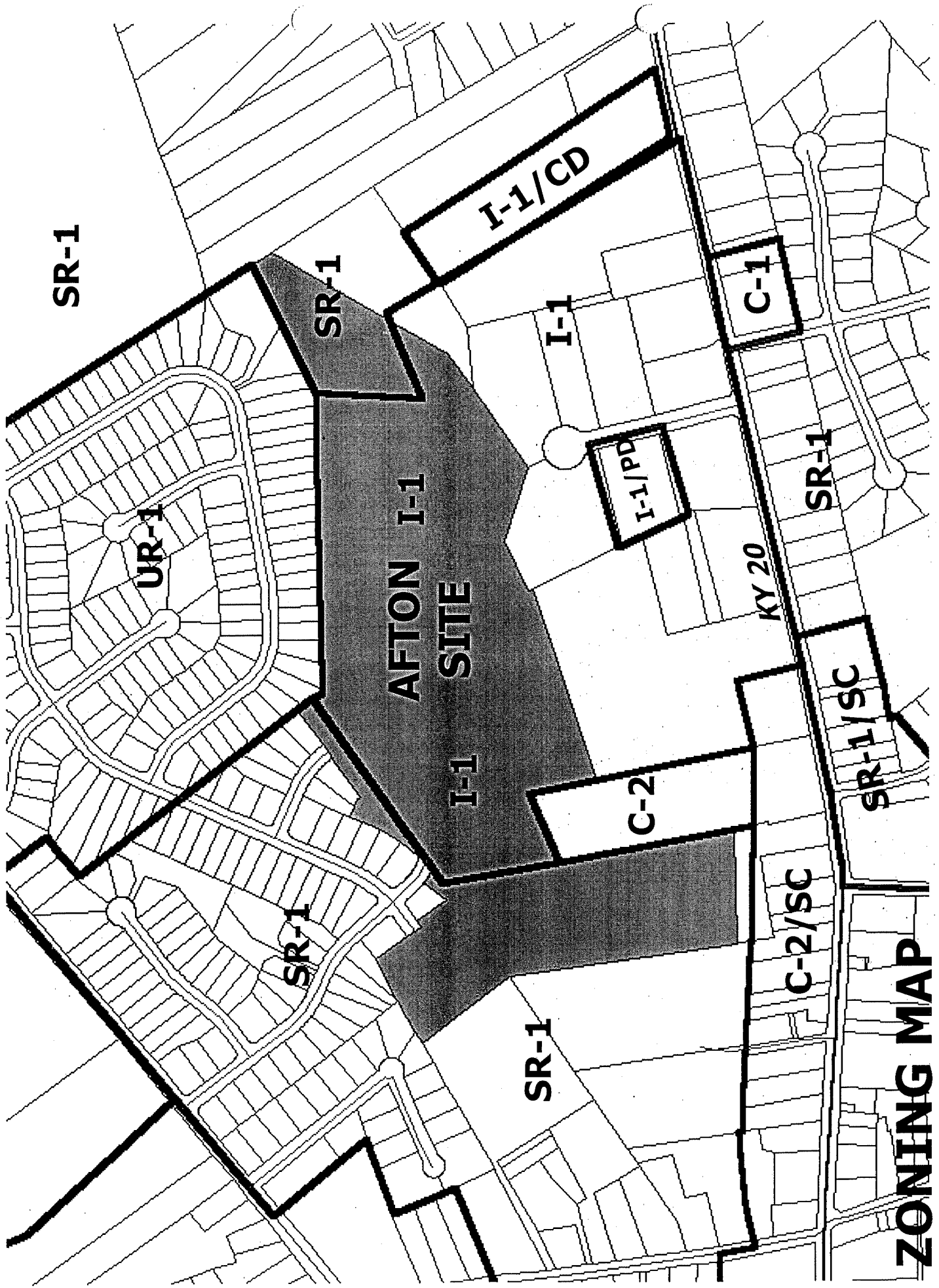
- Vicinity Map
- Recent ZMA Requests
- Zoning Map
- Existing Topography & Drainage
- Concept Development Plan
- Proposed N/S Runway Location
- Application



VICINITY MAP



RECENT ZMA REQUESTS



SR-1

UR-1

SR-1

AFTON I-1 SITE

I-1

I-1/CD

I-1

I-1/PD

KY 20

C-1

SR-1

SR-1

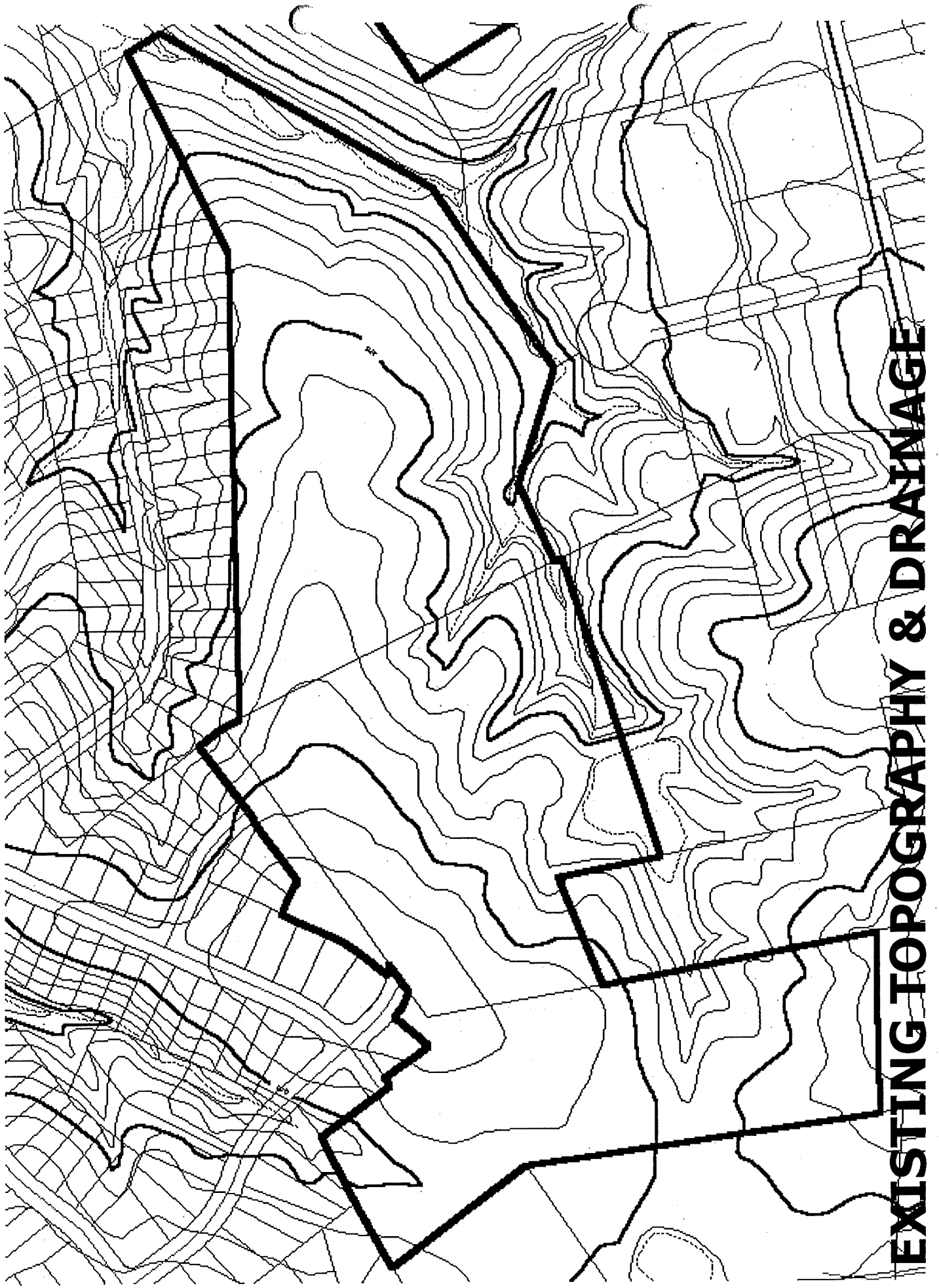
SR-1

C-2

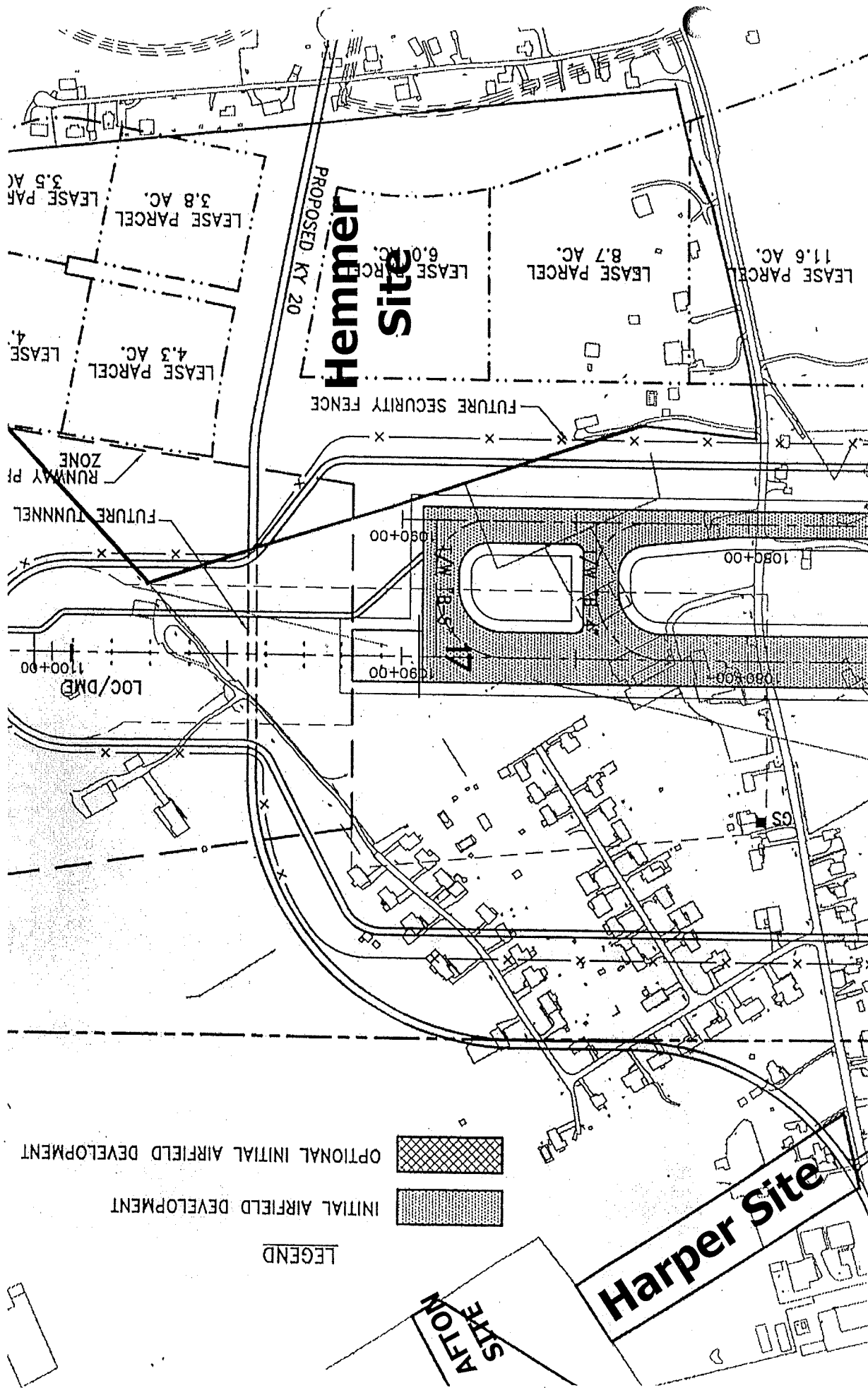
C-2/SC

SR-1/SC

ZONING MAP



EXISTING TOPOGRAPHY & DRAINAGE



PROPOSED N/S RUNWAY LOCATION

RECEIVED
AUG 15 2003
PLANNING COMMISSION

APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

(See Boone County Zoning Regulations)
SECTION A (To be completed by applicant)

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2. Location of Project ADJACENT TO PREVIOUS PHASES OF RIDGEFIELD SUBDIVISION
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4. Current Zoning of Site SR-1, I1
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6. Proposed Uses (please specify each use) SINGLE FAMILY LOTS WITH
MINIMUM SQUARE FOOTAGE OF 6,000
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Phone Number (859) 291-8077 Fax No. (859) 291-8066
8. Address of Applicant(s) P.O. Box 17635
FT. MITCHELL KY 41017-0635
City State Zip
9. Name of Property Owner(s) SEE ATTACHED LIST
Phone Number _____ Fax No. _____
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City State Zip
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_____ Conditional Use Permit
_____ Dimensional Variance
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16. Have you had a pre-application meeting with BCPC Staff? _____
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- _____ Boone County Water and Sewer District
- _____ Florence Water and Sewer Commission
- _____ Union Light Heat and Power
- _____ Cincinnati Bell
- _____ Owen County Rural Electric
- _____ Boone County Public Works Department
- _____ Kentucky Transportation Cabinet
- _____ City of Florence Public Services Department
- _____ Boone County Building Department

- _____ Northern Kentucky Health District
- _____ U.S. Soil Conservation Service
- _____ Local School District
- _____ Local Fire District
- _____ Other: _____

18. Project Jurisdiction/Location
- _____ Unincorporated Boone County
 - _____ Florence
 - _____ Walton Union

19. Applicant's Signature Ronald L. Mehalli, Afton Devel. Member

Property Owner's Signature SEE ATTACHED LIST

SECTION B (To be completed by BCPC Staff)

1. Date Received 8-15-00
2. Review Fee \$1,621.63 R# 25728
3. Check what has been submitted:
 - Application
 - Fee
 - Legal Discription
 - Concept Development Plan
 - Address of Adjoining Property Owners
 - Number of copies of plan received**
4. Is application complete? _____ Yes _____ No
5. Staff Reviewer MICK LIGHT
6. Committee Chairman DAVE ZIMMER
7. Scheduled Public Hearing Date _____
8. Boone County Planning Commission Action:
 - _____ Approval
 - _____ Approval with Conditions
 - _____ Denial
9. Other: _____

**** Five (5) Copies Are Required**

Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005
(606) 334-2196 Phone
(606) 334-2264 Fax

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

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
COURTROOM 3A
September 27, 2000
7 P.M.**

PUBLIC HEARINGS

Commission Members Present: Mr. Barlow, Mr. Caddell – Chairman, Mr. Chaney - Vice Chairman, Mr. McMillian, Mrs. Poston, and Mr. White.

Staff Members Present: Mr. Kevin Costello, AICP, Executive Director; Ms. Jan Hancock, Secretary; Mr. Mitch Light, Assistant Zoning Administrator/ZEO; Mr. Todd Morgan, Planner; and Mr. Kevin Wall, AICP, CDT – Director, Zoning Services.

Legal Counsel Present: Mr. Dale Wilson

Mr. Arnold Caddell, Chairman, called the meeting to order at 7:03 P.M. and introduced the first item on the Agenda:

1. **Applicant:** Afton Development for
Eddie L. Tanner, Ronald E. Garnett, Howard L. Ravenscraft,
and Joyce Ann Ravenscraft (owners)

Request: Zoning Map Amendment

The request of Afton Development (applicant) for Eddie L. Tanner, Ronald E. Garnett, Howard L. Ravenscraft, and Joyce Ann Ravenscraft (owners) to consider a Zoning Map Amendment from Suburban Residential One (SR-1) and Industrial One (O-1) to Suburban Residential Two (SR-2) for an approximate 33 acre tract located to the south of Ridgfield Subdivision at the terminus of Donjoy Drive and Whitney Lane, and north of KY 20 near the terminus of Ariens Drive, Boone County, Kentucky. The request is for a zone change to allow a subdivision for single family residences.

Staff Member Mitch Light presented the Staff Report which included a slide presentation. He stated that the applicant will seek Variances from the Board of Adjustment only for the lots which need Variances. The applicant will not seek Variances for all the lots.

In response to a question from the Chairman, Mr. Light stated that the density in the UR-1 zone is twelve units per acre, in SR-1 it is four units per acre, and in SR-2 it is eight units per acre.

Following an explanation of the Public Hearing process, the Chairman asked for the applicant's presentation.

Mr. James H. Viox, III, engineer for the project, stated that Staff covered most of the important issues. Referring to the exhibit, he indicated the portion of the property shown as Industrial on the Future Land Use Map. He indicated the blue line stream and stated that the Tanners terminated the industrial section at Ariens Drive in a cul-de-sac due to issues that developed regarding the blue line stream. He stated that the industrial property across Ariens Drive could only be accessed across the blue line stream, which is not conducive to industrial development. The creek could have been enclosed with culvert and leveled but, due to EPA regulations, they would be limited to 199 feet of the stream for that purpose which made it difficult to grade the property for industrial sites. He stated that the application includes a large section of I-1 that is not in conformance with the Future Land Use Plan and he indicated the smaller portion of property which would be in compliance. Mr. Viox indicated the location of the new runway and stated that they terminated building sites to keep them as far away as possible from the flight lanes and the future runway. He stated that the proposed lot sizes are compatible with Richfield Subdivision and the housing is intended to be similar. They recognize the need to eventually have a road all the way through from KY 20 and there would be a through corridor from KY 20 to Elijah's Creek that does not exist at this time. Reviewing the exhibit, he stated that they have tried to eliminate cul-de-sacs as much as possible and provide circulation for school buses. If the cul-de-sac needs to be larger, that will be dealt with when they submit a plan. He noted the dark green areas of current vegetation that they intend to preserve. He stated that the detention in the northeast corner will not be standing water and will be a dry detention facility. He stated that they have allowed for the connection to be the only crossing of the blue line stream, which would have been difficult to manage in an industrial setting. They are extending the current subdivision. He stated that due to the Future Land Use Map and due to the blue line stream, the current zoning classification is incorrect. Most of the property does not conform to the Future Land Use Map and the Comprehensive Plan is erroneous. He indicated the land that you cannot get to without crossing the blue line stream and stated that this would cause industrial development to occur adjacent to the existing subdivision. He stated that they have been sensitive to the flight pattern. In regard to the density, he stated that SR-2 zoning allows eight units per acre. The development is compatible with SR-1 zoning with 140 lots on 33 acres and the only reason for the SR-2 zoning is lot size. They will preserve the vegetation and green space and be compatible with Richfield Subdivision with the smaller lots. They will go to the Board of Adjustment to satisfy the sideyard requirement if they build larger than 35-foot houses.

The Chairman asked if there was anyone else present who wished to speak in favor of the request. There was no response.

The Chairman asked if there was anyone present who wished to speak in opposition or to ask questions. There being no response, he asked if there were any comments or questions from the Commissioners.

Mr. Chaney questioned the noise levels due to the runway and asked if the development meets the standards. Mr. Viox responded that he has not seen the current contours for the projected runway. Mr. Costello stated that the FAA has not adopted the Part 150 Study Update, but he believes this site lies outside the 65 DNL. He stated that the north/south runway's arrivals come from the north and it is not a departure runway. Departures cause the most noise. He stated that he believes the noise contour is far to the east and away from this site. The information will be provided to the Committee.

There being no further comments, the Chairman stated that the Committee Meeting for this item will be on October 4, 2000 at 4:30 P.M. in the Fiscal Courtroom in the Administration Building.. This item will be on the Agenda for the Business Meeting on October 18, 2000 at 7:30 P.M.. The Chairman closed this Public Hearing.

APPROVED:



Arnold Caddell, Chairman

Attest:



Jan Hancock, Recording Secretary

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
COURTROOM 3A
BUSINESS MEETING
October 18, 2000
7:30 P.M.**

Mr. Arnold Caddell, Chairman, called the meeting to order at 7:30 P.M.

COMMISSION MEMBERS PRESENT:

Mr. Randy Barlow
Mr. Arnold Caddell, Chairman
Mr. W. Thomas Chaney, Vice Chairman
Mr. Mark Hicks
Mr. Don McMillian
Mr. Robert Newman
Mrs. Susan Poston
Mr. Charlie Reynolds
Mr. Robert Ries, Temporary Presiding Officer
Mr. Earl White
Mrs. Lisa Wilson
Mr. David Zimmer

COMMISSION MEMBERS NOT PRESENT:

Mr. Richard Knock
Mr. Bob Schwenke
Mrs. Judy Arnett, Secretary/Treasurer

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin Costello, AICP, Executive Director
Ms. Jan Hancock, Secretary
Mr. Mitch Light, Assistant Zoning Administrator/ZEO
Mr. Todd Morgan, Planner
Mr. Kevin Wall, AICP, CDT – Director, Zoning Services

motion. A vote on the motion made by Mr. Zimmer found Mr. Barlow, Mr. McMillian, Mrs. Poston, Mr. Reynolds, Mr. Ries, Mr. White, Mr. Zimmer, and Mr. Chaney in favor. Mrs. Wilson and Mr. Hicks were opposed. The motion carried by a vote of 8 to 2.

Mr. Chaney stated that the Planning Commission's action is a recommendation to Fiscal Court and interested parties should follow up with Fiscal Court.

Mr. Newman and Chairman Caddell returned to the meeting at this time. Chairman Caddell chaired the meeting and introduced the next item on the Agenda:

2. Zoning Map Amendment

The request of Afton Development (applicant) for Eddie L. Tanner, Ronald E. Garnett, Howard L. Ravenscraft, and Joyce Ann Ravenscraft (owners) to consider a Zoning Map Amendment from Suburban Residential One (SR-1) and Industrial One (O-1) to Suburban Residential Two (SR-2) for an approximate 33 acre tract located to the south of Ridgefield Subdivision at the terminus of Donjoy Drive and Whitney Lane, and north of KY 20 near the terminus of Ariens Drive, Boone County, Kentucky. The request is for a zone change to allow a subdivision for single-family residences.

Staff Member Mitch Light presented the Committee Report which recommended approval of the request based on the findings of fact (see Committee Report).

Mr. Ries moved by resolution to Boone County Fiscal Court to approve the request based on the Committee Report. Mr. White seconded the motion.

Mr. Zimmer stated that he was the Committee Chairman but was not able to attend the Committee Meeting. He stated that at the Public Hearing the question was raised as to whether this property is outside of the noise contours for the new runway. Mr. Costello advised that it is outside the noise contours.

There being no further comments, Chairman Caddell asked for a vote on the motion made by Mr. Ries and it carried unanimously.

3. Zoning Map Amendment

The request of Burlington Realty and Development Company (owner) to consider a Zoning Map Amendment from Commercial Two (C-2) to Commercial Services (C-3) for an approximate three acre tract near the southeast corner of the Hebron Park Drive/Barbara Drive intersection, and at 2919 Hebron Park Drive, Boone County, Kentucky. The request is for a zone change to allow an equipment rental store and an existing tire store with an auto sales lot and car wash.

Staff Member Kevin Wall presented the Committee Report which recommended approval of the request based on the findings of fact, but subject to conditions

EXHIBIT
“B”

COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: David Zimmer, Chairman

DATE: October 18, 2000

RE: Request of **Afton Development (applicant)** for **Eddie L. Tanner, Ronald E. Garnett, Howard L. Ravenscraft, and Joyce Ann Ravenscraft (owners)** to consider a Zoning Map Amendment from Suburban Residential One (SR-1) and Industrial One (I-1) to Suburban Residential Two (SR-2) for an approximate 33 acre tract located to the south of Ridgefield Subdivision at the terminus of Donjoy Drive and Whitney Lane, and north of KY 20 near the terminus of Ariens Drive, Boone County, Kentucky. The request is for a zone change to allow a subdivision for single family residences.

REMARKS:

We, the Committee, recommend approval of this request based upon the following findings of fact:

Findings of Fact

1. The Committee has concluded that the applicant has adequately demonstrated that the existing zoning classification of Suburban Residential One (SR-1) and Industrial One (I-1) is inappropriate and that the proposed zoning classification of Suburban Residential Two (SR-2) is appropriate.
2. The Committee has concluded that the map amendment request is in agreement with the adopted Comprehensive Plan and its Future Land Use Map.
3. The Committee has concluded that the applicant has adequately demonstrated that there have been major changes of an economic, physical, or social nature.

A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request. Attached is the signature page for the Zone Change/Concept Plan Committee Vote.

BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
COURTROOM 3A
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The Chairman asked if there was anyone present who wished to speak in opposition or to ask questions. There being no response, he asked if there were any comments or questions from the Commissioners.

Mr. Chaney questioned the noise levels due to the runway and asked if the development meets the standards. Mr. Viox responded that he has not seen the current contours for the projected runway. Mr. Costello stated that the FAA has not adopted the Part 150 Study Update, but he believes this site lies outside the 65 DNL. He stated that the north/south runway's arrivals come from the north and it is not a departure runway. Departures cause the most noise. He stated that he believes the noise contour is far to the east and away from this site. The information will be provided to the Committee.

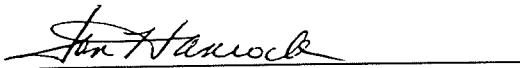
There being no further comments, the Chairman stated that the Committee Meeting for this item will be on October 4, 2000 at 4:30 P.M. in the Fiscal Courtroom in the Administration Building.. This item will be on the Agenda for the Business Meeting on October 18, 2000 at 7:30 P.M.. The Chairman closed this Public Hearing.

APPROVED:



Arnold Caddell, Chairman

Attest:


Jan Hancock, Recording Secretary

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: David Zimmer, Committee Chairman

DATE: October 4, 2000

RE: Request of **Afton Development (applicant)** for **Eddie L. Tanner, Ronald E. Garnett, Howard L. Ravenscraft, and Joyce Ann Ravenscraft (owners)** to consider a Zoning Map Amendment from Suburban Residential One (SR-1) and Industrial One (I-1) to Suburban Residential Two (SR-2) for an approximate 33 acre tract located to the south of Ridgefield Subdivision at the terminus of Donjoy Drive and Whitney Lane, and north of KY 20 near the terminus of Ariens Drive, Boone County, Kentucky. The request is for a zone change to allow a subdivision for single family residences.

REMARKS:

We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

David Zimmer, Chairman

For	___	Against	___
Abstain	___	Absent	<input checked="" type="checkbox"/>
Deferred	___		

W. Thomas Chaney

For	___	Against	___
Abstain	___	Absent	<input checked="" type="checkbox"/>
Deferred	___		

Mark Hicks

Mark Hicks

For	<input checked="" type="checkbox"/>	Against	___
Abstain	___	Absent	___
Deferred	___		

Bob Newman

Bob Newman

For	<input checked="" type="checkbox"/>	Against	___
Abstain	___	Absent	___
Deferred	___		

Earl White

Earl White

For	<input checked="" type="checkbox"/>	Against	___
Abstain	___	Absent	___
Deferred	___		

Bob Schwenke (Alternate)*

For	___	Against	___
Abstain	___	Absent	<input checked="" type="checkbox"/>
Deferred	___		

Lisa Wilson

Lisa Wilson (Alternate)*

For	<input checked="" type="checkbox"/>	Against	___
Abstain	___	Absent	___
Deferred	___		

Don McMillian (Alternate)*

For	___	Against	___
Abstain	___	Absent	<input checked="" type="checkbox"/>
Deferred	___		

TOTAL: ___ DEFERRED 4 FOR ___ AGAINST ___ ABSTAIN
4 ABSENT

SUPPORTING INFORMATION



VIOX & VIOX, INC.

Consulting Engineers & Surveyors

DESCRIPTION

33.163 Acre Parcel to be
Re-zoned to SR-2

A Parcel of Land lying at the end of Ashbury Way, Donjoy Drive, and Whitney Lane in Boone County, Kentucky and being more particularly described as follows:

- Planning
 - Beginning at a point, said point being the most southwesterly corner of Lot 210 Ridgefield Subdivision Section 11, said point also being the most southeasterly corner of Hodge Subdivision and running thence
 - Along the exterior lines of Ridgefield Subdivision Sections 11, 9, 8, 7, and 5 as follows:
 - N61-57-12 E - 150.54 feet
 - S35-09-07 E - 170.00 feet
 - N54-50-53 E - 20.32 feet
 - S35-09-07 E - 119.46 feet
 - N35-54-56 E - 90.84 feet
 - Along a curve to the south having a chord of S61-48-23 E - 49.71 feet, an arc distance of 49.86 feet
- Design
 - N54-50-53 E - 67.16 feet
 - Along a curve to the north having a chord of N81-15-17 W - 21.57 feet, an arc distance of 21.59 feet
 - N38-41-29 E - 75.11 feet
 - N36-02-44 E - 43.89 feet
 - N23-52-41 E - 132.42 feet
 - S66-07-19 E - 60.75 feet
 - S37-01-41 E - 11.09 feet
 - N52-58-19 E - 150.00 feet
 - S37-01-41 E - 4.47 feet
 - N52-58-19 E - 185.00 feet
 - S37-01-41 E - 61.50 feet
 - S23-46-51 E - 34.89 feet
- Surveying
 - N88-46-45 E - 930.84 feet
 - N63-13-21 E - 443.94 feet to the most southeasterly corner of Lot 91 Ridgefield Subdivision Section 5 in the line of Muldoon (Deed Book 329, page 144 of the Boone County Clerk's records in Burlington) and running thence
 - Along said Muldoon S32-04-35 E a distance of 59.49 feet to a point thence
 - Through the property of Eddie Tanner et. al. (Deed Book 286, page 230 of the Boone County Clerk's records in Burlington), S29-55-34 W a distance of 638.18 feet to a point thence
 - Through said Eddie Tanner et. al. and along the exterior lines of T. & G. Subdivision Phase E as follows
 - S55-17-31 W - 430.00 feet
 - N72-46-16 W - 240.00 feet

S65-27-49 W - 171.00 feet to a point in the common line between said Eddie Tanner et. al. and Joyce Ann Ravenscraft (Deed Book 236, page 77 in the Boone County Clerk's Records in Burlington) thence

Along said common line S25-39-37 E a distance of 17.93 feet to a point thence
Through said Ravenscraft S71-51-28 W a distance of 623.17 feet to a point in the common line of said Ravenscraft and Landwehr (Deed Book 193, page 367 in the Boone County Clerk's Records in Burlington) thence

Along said common lines as follows

N11-05-00 W - 200.00 feet

S67-50-00 W - 230.40 feet to the most northwesterly corner of said Landwehr and in the easterly line of Eddie Tanner et. al. (Deed Book 634, page 293 in the Boone County Clerk's Records in Burlington) thence

Along the common line between said Landwehr and said Eddie Tanner et. al. S10-10-00 E a distance of 545.00 feet to a point thence

Through said Eddie Tanner et. al. S88-12-50 W a distance of 346.53 feet to a point in a common line between said Eddie Tanner et. al. and Altemuehle (Deed Book 235, page 13 in Boone County Clerk's Records in Burlington) and running thence

Along said common line between said Altemuehle and said Eddie Tanner et. al. as follows

N7-48-46 W - 705.00 feet

N37-39-01 W - 337.51 feet to a point in the southerly line of Hodge Subdivision thence

Along said southerly line N60-16-54 E a distance of 149.50 feet to the place of beginning and containing 33.163 acres more or less.

CONCEPT PLAN
FOR ADDITION TO
RIDGEFIELD SUBDIVISION
BOONE COUNTY, KENTUCKY
SCALE 1"=100' SEPTEMBER 1, 2000

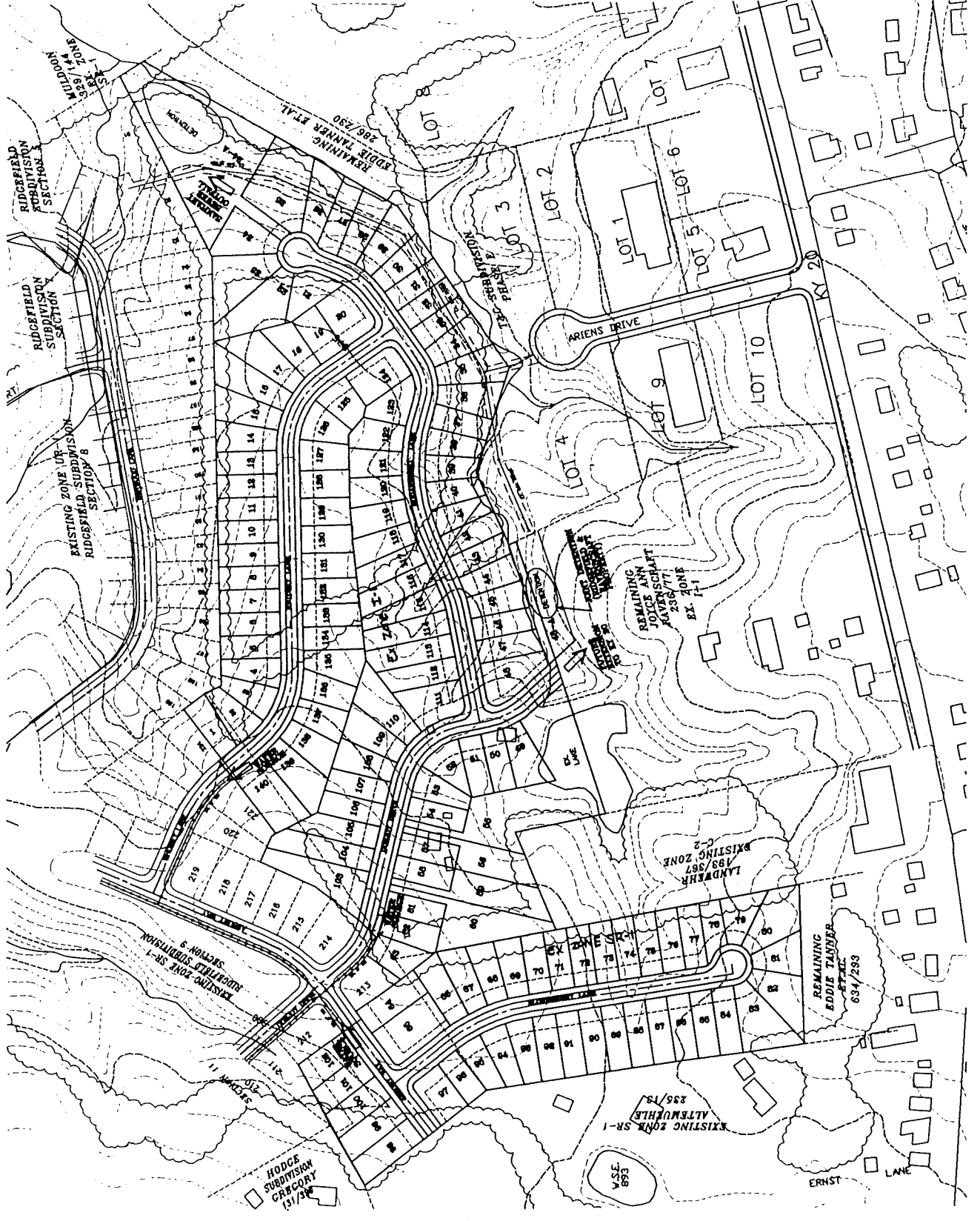
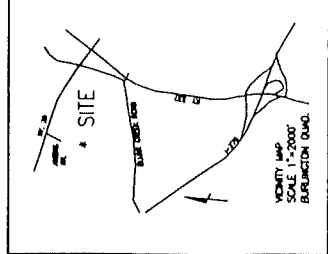
W VIOX & VIOX, INC.
Engineers & Surveyors
1000 S. 10th St.
Boone, Kentucky 40309
Tel: 606-725-4888
Fax: 606-725-4888

OPTION HOLDER & DEVELOPER
APVOR DEVELOPMENT, LLC
P.O. BOX 17988
771 MITCHELL, KY 40317-0888

OWNERS
APVOR DEVELOPMENT, LLC
771/788
JOYCE ANN BAYNE-SCHAFF
2338/771
REBECCAH ANN BAYNE-SCHAFF
2338/771
ERNEST CALVIN BAYNE
634/293

- NOTES:**
1. TOTAL AREA = 24.10 AC.
 2. TOTAL LOTS = 140
 3. PROPOSED EXISTING - 88-2
 4. NEW LOTS - 52
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SEP 5 2000



Ordinance
Of
The Boone County Fiscal Court

Ordinance No. 2000-32

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT RECOMMENDING APPROVAL FOR A REQUEST OF AFTON DEVELOPMENT (APPLICANT) FOR EDDIE L. TANNER, RONALD E. GARNETT, HOWARD L. RAVENSCRAFT AND JOYCE ANN RAVENSCRAFT (OWNERS) FOR A ZONING MAP AMENDMENT, SUCH ZONING MAP AMENDMENT BEING A ZONE CHANGE FROM SUBURBAN RESIDENTIAL ONE (SR-1) AND INDUSTRIAL ONE (I-1) TO SUBURBAN RESIDENTIAL TWO (SR-2) ON AN APPROXIMATE 33 ACRE SITE GENERALLY LOCATED TO THE SOUTH OF RIDGEFIELD SUBDIVISION AT THE TERMINUS OF DONJOY DRIVE AND WHITNEY LANE, AND NORTH OF KY 20 NEAR THE TERMINUS OF ARIENS DRIVE, BOONE COUNTY, KENTUCKY, AS RECOMMENDED UNANIMOUSLY BY THE BOONE COUNTY PLANNING COMMISSION, VIA RESOLUTION NO. R-00-024-A.

WHEREAS, the Boone County Planning Commission received a request for a Zoning Map Amendment to the Boone County Zoning Map and such Zoning Map Amendment being a zone change from Suburban Residential One (SR-1) and Industrial One (I-1) to Suburban Residential Two (SR-2) on an approximate 33 acre site generally located to the south of Ridgefield Subdivision at the terminus of Donjoy Drive and Whitney Lane, and north of KY 20 near the terminus of Ariens Drive, Boone County, Kentucky, which is more particularly described below; and,

WHEREAS, the Boone County Planning Commission as the planning unit for the unincorporated areas of Boone County, Kentucky, was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made findings recommending approval for the Zoning Map Amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE BOONE COUNTY FISCAL COURT AS FOLLOWS:

SECTION I

That the request for a Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby recommended for approval, this Zoning Map Amendment being a zone change from Suburban Residential One (SR-1) and Industrial One (I-1) to Suburban Residential Two (SR-2) on an approximate 33 acre site generally located to the south of Ridgefield Subdivision at the terminus of Donjoy Drive and Whitney Lane, and north of KY 20 near the terminus of Ariens Drive, Boone County, Kentucky. The real estate which is the subject of this request for a zoning Map Amendment in both a Suburban Residential One (SR-1) and Industrial One (I-1) zone is more particularly described in DEED BOOKS 286 and 230; PAGE NOS. 634 and 293 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

Ordinance
Of
The Boone County Fiscal Court

Ordinance No. 2000-32

SECTION II

That as a basis for the recommendation of approval for a Zoning Map Amendment request are the findings of fact of the Boone County Planning Commission as set forth in its minutes and official records for this request shall be and are hereby incorporated by reference as if fully set out in this Resolution and marked as "Exhibit A".

The Committee recommended approval for this request based on the findings of fact as set forth in the Committee Report and the Boone County Planning Commission Business Meeting minutes and marked as "Exhibit B".

In addition, the Boone County Fiscal Court imposes the following additional conditions, which have been agreed to by the Developer at the regular Fiscal Court Meeting on December, 19, 2000:

1. In each deed of conveyance by Zoning Change Applicant/Grantor to any purchaser, there shall be a sentence prominently placed in each deed that shall read as follows:
"The real estate conveyed herein is situated in an area which is impacted by airplane noise and airport runway operation noise."
2. The Zone Change Applicant shall place a Restrictive Covenant of record applicable to each and every lot in the proposed subdivision of applicant and have same filed in the appropriate records of the Boone County Clerk's Office. Such Restrictive Covenant shall read as follows:
"The real estate conveyed herein is situated in an area which is impacted by airplane noise and airport runway operation noise."

SECTION III

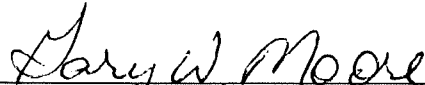
That this Ordinance shall take effect and be in full force when passed, published and recorded according to law.

Introduced and given First Reading on the 21st day of November, 2000.

Adopted by the Fiscal Court of Boone County after Second Reading at a regular meeting on the 19th day of December, 2000, and on the same occasion signed in open session by the County Judge-Executive as evidence of his approval, attested by the County Fiscal Court Clerk and declared to be in full force and effect.

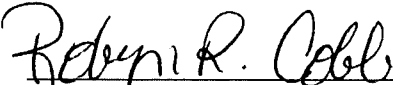
**Ordinance
Of
The Boone County Fiscal Court**

Ordinance No. 2000-32




GARY W. MOORE
BOONE COUNTY JUDGE-EXECUTIVE

ATTEST:



ROBYN R. COBB
FISCAL COURT CLERK



LARRY CRIGLER
BOONE COUNTY ATTORNEY

12-28-2000

DATE PUBLISHED