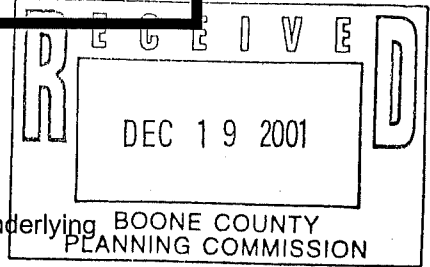


APPLICATION FORM

CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION



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

1. Check One:

- Concept Development Plan (Includes Utilization of an Underlying Zone in a Planned Development)
- Change in an Approved Concept Development Plan
- Long Range Planning Committee Review (As stated in the Houston-Donaldson Study)
- Long Range Planning Committee Review (As stated in the Union Town Plan)

- 2. Name of Project _____
- 3. Location of Project Northeast Corner of School Rd. & Needmore Rd.
- 4. Total Acreage of Site 6.5 ACRES
- 5. Current Zoning UR-1
- 6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable) 5/93
- 7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? (If so, indicate the name of the Study) N/A
- 8. Proposed Uses (please specify each use) Multi-family dwellings
- 9. Proposed Building Intensities (please specify) Seven - 3-story Buildings
- 10. Have you submitted a Concept Development Plan? (concurrent)
- 11. Are you also applying for:
 - Conditional Use Permit
 - Dimensional Variance
- 12. Name of Applicant(s) Signature Homes, Inc.
- Phone Number 859-647-9600 Fax No. 859-647-9603
- 13. Address of Applicant(s) 71 Cavalier Blvd. ~ Suite 317
- Florence KY 41042
- City State Zip
- 14. Name of Property Owner(s) Albert H. Hackman, Jr.
- Phone Number _____ Fax No. _____ 15.
- Address of Property Owner(s) _____
- _____ City State Zip
- 16. Are there any existing buildings on the site? NO
- How many? N/A
- 17. Deed Book 353 Page No. 249 Group No. 2079 & 460
- 18. Have you had a pre-application meeting with BCPC Staff? YES

(over)

EXHIBIT

“A”

STAFF REPORT

Request of Signature Homes, Inc. (applicant) for Albert H. Hackman, Jr. (owner) to consider an application for a Change in an Approved Concept Development Plan in an Urban Residential One (UR-1) zone for a 6.5 acre site located on the northeast corner of the School Road/Needmore Road intersection, Walton, Kentucky. The request is for a Change in Concept Development Plan to allow changes in the plan configuration and to allow an increase in the number of permitted dwelling units.

January 23, 2002

REQUEST

This request is for a change in an approved Concept Development Plan. The existing Concept Development Plan was approved on May 19, 1993. The Concept Development Plan called for the construction of 24 units of housing for the elderly, comprised of 20 one-bedroom units, 4 two-bedroom units, and an office/community building. Thirty-nine of the total parking spaces were to serve the elderly housing facility. Within the 24 units of multi-family housing, 2 one-bedroom handicap-accessible units were to be constructed. There were to be 18 two-bedroom units, 4 three-bedroom units, and an office building as well. A play area was to be built in the northwestern corner of the site. Forty-nine total parking spaces were to be dedicated to the multi-family portion of development. There were to be seven total buildings on the site. The property was to be developed at a density of 7.4 units per acre.

The applicant has submitted a new Concept Development Plan, calling for the construction of seven (7) three (3)-story buildings, comprising a total of 78 units. The property's zoning, which is UR-1, is to remain. The new Concept Development Plan shows a driveway located 270 feet north of the intersection of School Road and Needmore Street, to serve as the vehicular access point for the site. There are no other curb cuts proposed for the site. Two streets are proposed to provide vehicular circulation through the site. Two parking spaces are to be provided for each of the 78 units, totaling 156 spaces. Twenty-foot wide buffer yards are proposed at each of the property lines. A play area, located behind buildings 3 and 4, with pedestrian access between these two buildings, is also shown. Proposed density is to be 12 units per acre. No mention of a sign package was made in the concept development plan.

Comparison of the two plans indicate a 60% increase in density between the two projects. The original Concept Development Plan illustrated buildings of one or two stories, while the proposed Concept Development Plan shows three-story buildings. The site plan indicated that two streets would be created, each with its own curbcut, to provide vehicular access through the development. The proposed Concept Development Plan, in contrast, shows a single street with a single curb cut on School Road to serve the development. Building setbacks would increase to between 200 and 220 feet, as opposed to those of the Approved Concept Development Plan, which were between 80 and 120 feet. The applicant

notes that green space in the proposed plan would increase by 9.2 %, from 4.45 acres to 4.83 acres (the applicant also notes that the area of the proposed sidewalks is to be included in this figure). The ground area taken by the building footprint in the original project was to be 44,508 feet, while the new project will take only 27,000 feet for the building footprint. Parking and paving would slightly increase through the proposed Concept Development Plan, from 46,412 feet to 47,550 feet.

SITE HISTORY

1993 A Zoning Map Amendment was approved for the project. On July 12, 1993, the Walton City Council approved the Concept Development Plan, based on the following condition imposed by the Boone County Planning Commission:

"The eastern entrance to the site will not be designed to direct traffic to the west in order to utilize School Road and not Beatrice Street located to the south of the site. During Site Plan Review, the applicant will work with the Planning commission staff to design this access point similar to the attached illustration."

SITE CHARACTERISTICS

The site consists of 6.5 acres and is comprised of eight parcels. It is located at the northeast corner of the intersection with Needmore Street and School Road, with 360 feet of road frontage along School Road and 544.5 feet of frontage along Needmore Street. The site's topography slopes moderately downhill, moving from the southern property line to the northern property line. The highest elevation on the property is approximately 895 feet; the lowest elevation is approximately 850 feet. Mature trees are located at the north and east property lines, as well as at the southeast corner of the site. There is a drainage ditch along the north property line. City water and sewer are available at the site.

ADJACENT LAND USES

- **North:** A farm and garden supply store, with C-3 zoning and an undeveloped 10.17 acre site, zoned SR-1. To the immediate north of the farm and garden supply store is the Walton Commons Apartment Complex, zoned UR-1.

- **South:** A parcel of land owned by All Saints Church. This property is zoned UR-1. There are also three single-family residences adjoining the property to the south. The All Saints Church and St. Joseph's School site is located to the southeast of the site. This property is zoned PF.
- **East:** A 5.15-acre parcel of land with an existing residence. This parcel is zoned C-3.
- **West:** Ten single-family residences, all of which are zoned SR-1.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

The 2025 Future Land Use Map designates the site as Suburban Density Residential, which is defined as follows:

"[s]ingle-family housing of up to four units per acre. This classification also includes any low-density or estate residential developed as a formal subdivision."

A small portion of the site, located along the northern property line, is classified as High Suburban-Density Residential, which is defined as follows:

"[s]ingle-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 Future Land Use Text states the following regarding Walton, the area in which the site is located:

- 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. 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 City of Walton is being surrounded by industrial development and zoning to the north, south, and west of the City. Therefore, to ensure the integrity of the central portion of Walton, the area from the former Turner Fishing Lake to Boone Lakes should have a land use designation of Suburban Residential. This would allow the central portion of Walton to experience residential growth in

response to employment growth and utility expansion in the area (p. 168, 'Walton Area')."

Future Land Use Development Guidelines found in the Land Use Element of the Comprehensive Plan provide the following statements that relate to this proposal:

- A. "Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact. Appropriate wooded areas and stream valleys should remain as greenbelts and open space within developments and between developments. Developments proposed adjacent to planned or established greenbelts should provide pedestrian access where appropriate (pg. 159, 'Buffering')."
- B. "Developments in Boone County must include landscaping to accompany the proposed project. This landscaping should be designed to improve the public view of a development and should be incorporated into parking lots and other vehicle circulation areas as well as within open spaces and around structures. Landscaping is intended to minimize the visual impacts of the development from adjoining properties and roadways. The amount of heat absorbed by impervious cover from sun radiation is decreased by landscaping, which reduces energy costs. Landscaping also helps to purify the air of harmful pollutants, reducing health impacts (p. 159, 'Landscaping')."
- C. "Developments along major roadways in Boone County must include landscaping and/or the use of berms between the development and the right-of-way in order to promote the aesthetic appearance from the roads and to facilitate the compatibility of differing land uses (p. 159, 'Landscaping')."
- D. "Developments in Boone County must recognize the potential impacts of associated traffic on adjoining properties and transportation systems. The need exists to protect the capacity of the existing roadway network, and to plan improvements to accommodate new development and travel patterns. Access management provisions include the coordination of curb cuts, adequate corner clearance and site distance for access points, adequate space between access points, shared access points and parking facilities, and provisions for access connections to adjoining properties, and dedication

of public right-of-way. In subdividing property, arterials or collectors should not be used for direct access to lots, rather a system of local streets should feed into the collector and arterial system (pg. 159, 'Access Management')."

- E. "Developments in Boone County should give consideration to the overall design of the area. Design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify specific development, but should not be used as a means to compete for motorist attention (pg. 160, 'Design, Signs, and Historic Preservation')."
- F. "Appropriate pedestrian networks should be incorporated into the design of developments which will generate or experience significant pedestrian use. These networks should not only provide internal paths but should provide connections to adjoining uses where appropriate. Public open space and recreation sites should be connected by bicycle and pedestrian paths where appropriate (p. 159-160, 'Transportation and Pedestrian Network')"

The following statements from the Housing Element apply to this proposal:

- A. "Although single-family homes are by far the most numerous, they are decreasing in their percentage of total Boone County housing. Most new construction of single-family housing will take place on the outer rings of growth...Large lot areas, including Union, will see multi-family construction, although this higher density development should occur close to highway arterials and urban services and be sensitively developed in terms of building height, setbacks, mass and visual impact. Throughout Boone County high density developments should be close to thoroughfares to achieve a gradation of densities and land uses outlined in the Future Land Use Plan (p. 82, 'Housing Types')"
- B. "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 costs per unit. Clustering of the dwelling units allows this by requiring less site work and utility construction. This provides a supply of affordable housing for county residents (p. 82, 'Housing Types')"

- C. "Walton has annexed several areas north and west of the city to provide public water service and has experienced significant subdivision development during the 1990's (p.88, 'Walton-Verona Area')

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

- A. "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, p. 4)"
- B. "Proper design principles shall be applied in development ("Overall" Objective 3, p.4)
- C. "Future growth shall be accompanied by adequate infrastructure and services ("Overall" Objective 4, p.4)"
- D. "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 in particular shall minimize grading work as opposed to clearing the entire site, without unduly restricting the development. 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, p. 6)."
- E. "A broad range of housing opportunities shall be provided which meet the needs and desires for all household types ("Housing" Objective 1, p. 9)"
- F. "Housing supply in Boone County shall be balanced against present and planned commercial, industrial, and primary and secondary education bases ("Housing" Objective 4, p. 9)"
- G. "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, p. 9)"

- H. "Clustering (increasing net density while not altering overall gross usable density) shall be promoted by appropriate incentives in order to preserve green space, scenic view, other identified significant site features, and land for public facilities or recreation ("Housing" Objective 12, p. 10)"
- I. "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, p.10)."

STAFF COMMENTS / CONCERNS

1. The Planning Commission and Walton City Council will need to determine whether the proposal is in agreement with the Comprehensive Plan. Highlights of issues dealing with the Comprehensive Plan include the following:
 - A. The Future Land Use Map states that the central portion of Walton should have a land use designation of Suburban Residential. The Housing Element lists the recommendation that high-density developments be close to thoroughfares to achieve a gradation in density and land uses. The Housing Goals and Objectives call for a broad range of housing types.
2. In considering this proposal, the Planning Commission should recognize the opportunity to implement quality design. The approved Concept Development Plan called for two access driveways through the project, creating a separation between the elderly housing and the multi-family housing, which basically created two separate developments. The proposed Concept Development Plans calls for one driveway to provide access to the street, maintaining a unified project. Only one curb cut is proposed for the development. A greater amount of green space will be conserved through the proposed Plan than had been in the approved Plan. In order to better understand the aesthetic differences between the original and the proposed plan, the applicant should show the intended architecture and landscape for the project. While the comprehensive plan designates the property as Suburban Residential, a qualitative improvement in the plan despite a density increase could warrant serious consideration under the alternate criteria.
3. The project would serve as an appropriate transition between the Mary Grubbs Highway and church property to the area north of the development.

4. The applicant will need to provide an assessment of the impact that the apartment complex would place on the Walton-Verona School District. It is staff's understanding that the applicant has discussed this proposal with representatives from the school district. The Walton-Verona School District is aware of this project and may want to comment on its impact on the current student capacity of the District.

CONCLUSION

The Boone County Planning Commission and the Walton City Council must review this request on the basis of its relationship to the Comprehensive Plan and in terms of the three criteria necessary for a Zoning Map Amendment. The Future Land Use map will need to be updated if the request is approved.

Respectfully submitted,

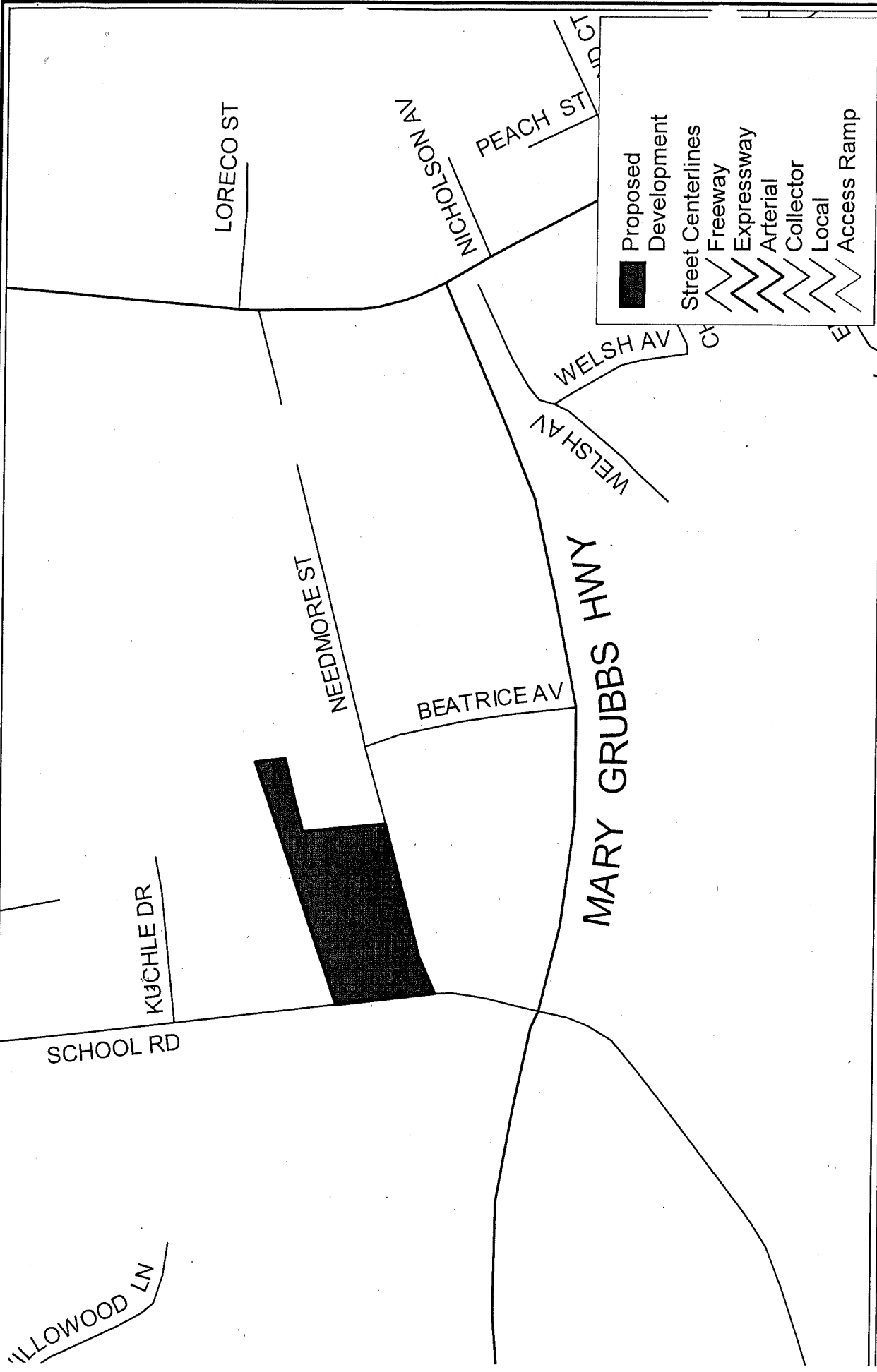


Patty Bachman
Planner

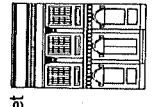
PB/pr

Attachments:

- vicinity map
- aerial photo w/zoning information
- future land use map excerpt
- site topography
- application materials including concept development plan
- approved Concept Development Plan, dated 3/23/93
- Committee report for Approved Concept Development Plan, dated 5/19/93
- building elevation for approved Concept Development Plan
- building elevation of proposed Concept Development Plan



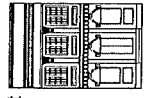
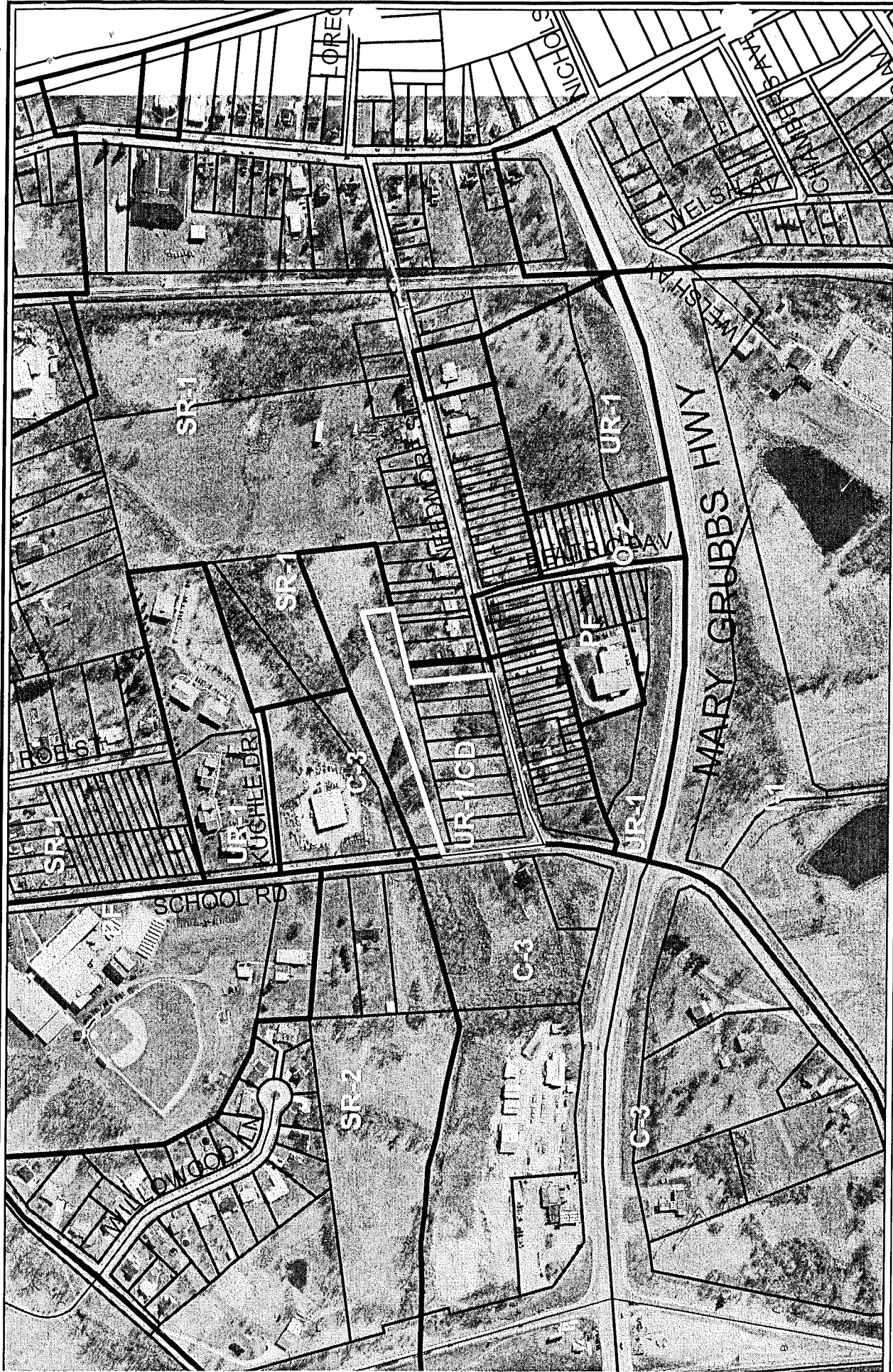
- Proposed Development
- Street Centerlines
- Freeway
- Expressway
- Arterial
- Collector
- Local
- Access Ramp



1 inch equals 400 feet
 Produced by the
 Boone County Planning Commission
 GIS Services Division
 January 22, 2002

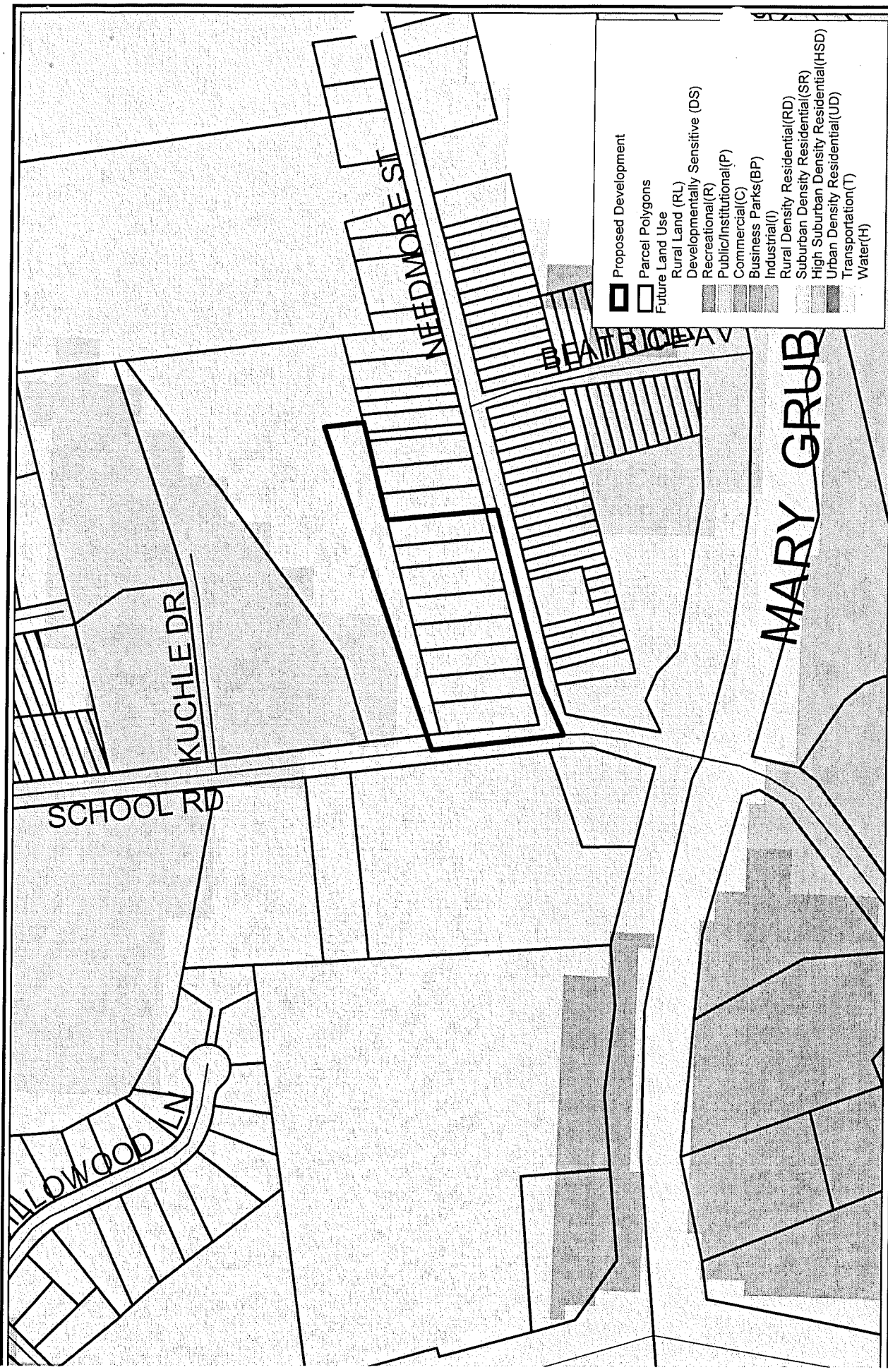


Vicinity Map



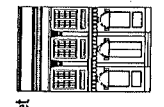
1 inch equals 400 feet
 Produced by the
 Boone County Planning Commission
 GIS Services Division
 January 21, 2002

Zoning Map



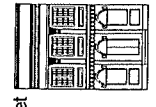
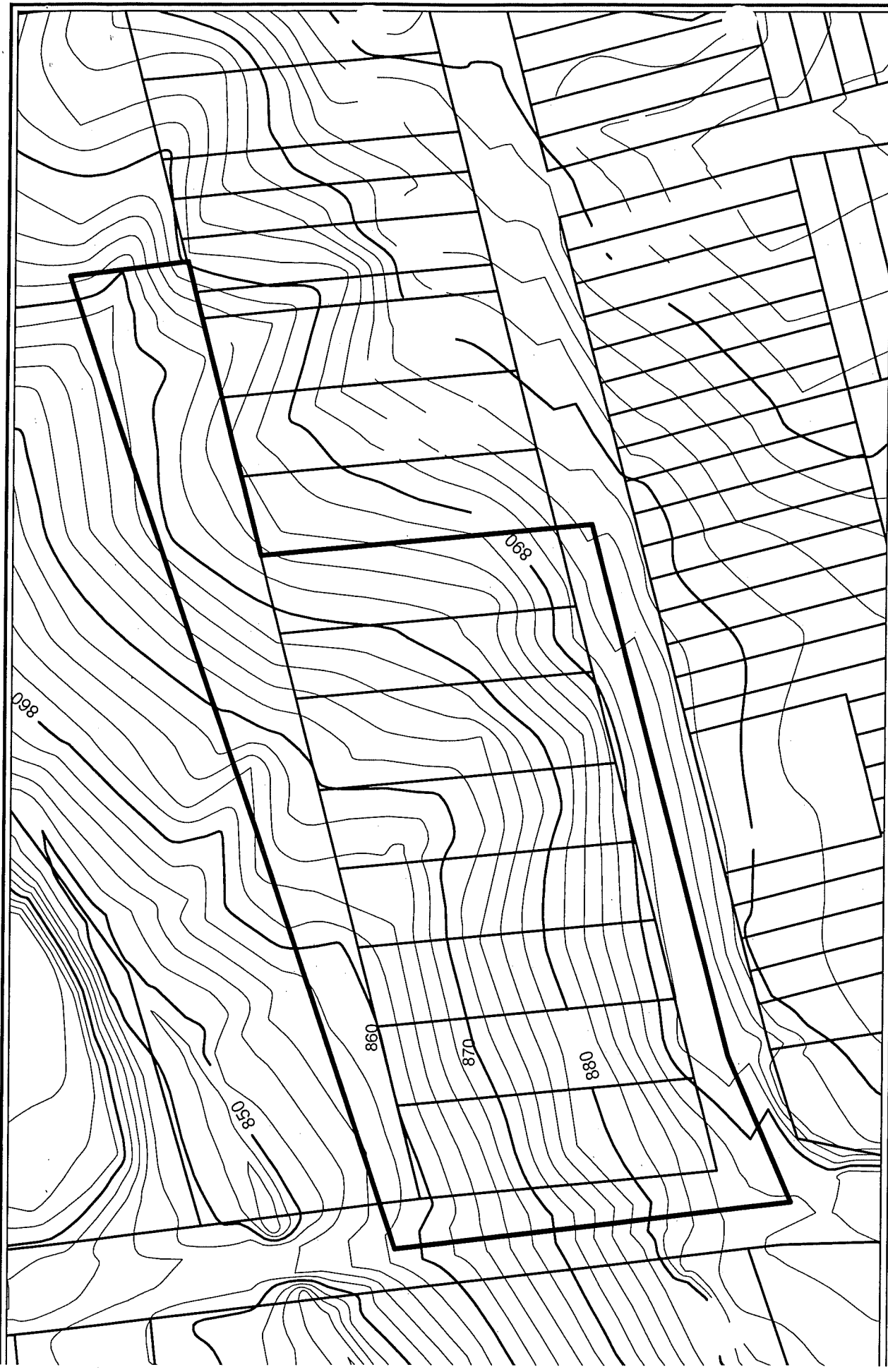
Proposed Development

- Parcel Polygons
- Future Land Use
- Rural Land (RL)
- Developmentally Sensitive (DS)
- Recreational (R)
- Public/Institutional (P)
- Commercial (C)
- Business Parks (BP)
- Industrial (I)
- Rural Density Residential (RD)
- Suburban Density Residential (SR)
- High Suburban Density Residential (HSD)
- Urban Density Residential (UD)
- Transportation (T)
- Water (H)



1 inch equals 300 feet
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 GIS Services Division
 January 21, 2002

Future Land Use Map

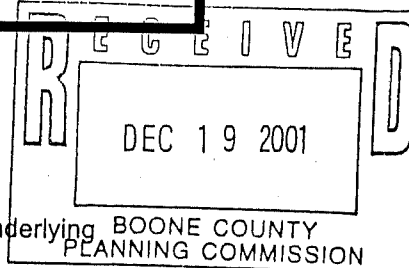


1 inch equals 100 feet
Produced by the
Boone County Planning Commission
GIS Services Division
January 21, 2002

Topographic Map

APPLICATION FORM

CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION



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

1. Check One:

- Concept Development Plan (Includes Utilization of an Underlying Zone in a Planned Development)
- Change in an Approved Concept Development Plan
- Long Range Planning Committee Review (As stated in the Houston-Donaldson Study)
- Long Range Planning Committee Review (As stated in the Union Town Plan)

- 2. Name of Project _____
- 3. Location of Project Northeast corner of School Rd. & Needmore Rd.
- 4. Total Acreage of Site 6.5 ACRES
- 5. Current Zoning UR-1
- 6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable) 5/93
- 7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? (If so, indicate the name of the Study) N/A
- 8. Proposed Uses (please specify each use) Multi-family dwellings
- 9. Proposed Building Intensities (please specify) Seven - 3-story Buildings
- 10. Have you submitted a Concept Development Plan? (concurrent)
- 11. Are you also applying for:
 - Conditional Use Permit
 - Dimensional Variance
- 12. Name of Applicant(s) Signature Homes, Inc.
- Phone Number 859-647-9600 Fax No. 859-647-9603
- 13. Address of Applicant(s) 71 Cavalier Blvd. ~ Suite 317
- Florence KY 41042
- City State Zip
- 14. Name of Property Owner(s) Albert H. Hackman, Jr.
- Phone Number _____ Fax No. _____ 15.
- Address of Property Owner(s) _____
- _____ City State Zip
- 16. Are there any existing buildings on the site? NO
- How many? N/A
- 17. Deed Book 353 Page No. 249 Group No. 2079 & 460
- 18. Have you had a pre-application meeting with BCPC Staff? YES

(over)

19. Please check the following organizations/agencies which you have discussed the proposed development with in 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
- NIA Kentucky Transportation Cabinet
- NIA 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: _____

20. Concept Development Plan Jurisdiction/Location

- Unincorporated Boone County
- Florence
- Walton Union

21. Applicant's Signature(s) [Signature], President Signature/Name

22. Property Owner's Signature(s) [Signature]

SECTION B (To be completed by BCPC Staff)

1. Date Received 12-19-01 Fee Received \$ 1163.00 R# 29944
 2. Check what has been submitted:
 - Application Fee Legal Description
 - Concept Development Plan Addresses of Adjoining Property Owners
 - 5 No. of copies of plan received **
 3. Is application complete? YES NO
 4. Staff Reviewer ASTY BACHMAN
 5. Committee Chairperson MARK HICKS
 6. Scheduled Public Hearing Date _____
 7. Boone County Planning Commission Action:
 - Approved
 - Approved With Conditions
 - Denied
 8. Other: _____
- ** Five (5) Copies Required

Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005
(859) 334-2196 - Phone
(859) 334-2264 - Fax
plancom@boonecountyky.org - E-mail
www.boonecountyky.org

Note: See Boone County Planning Commission Fee Schedule for Concept Development Plan Fees. An application consists of all fees paid in full, submitted drawings and a completed application form.
BCPC:11/2000

LEGAL DESCRIPTION

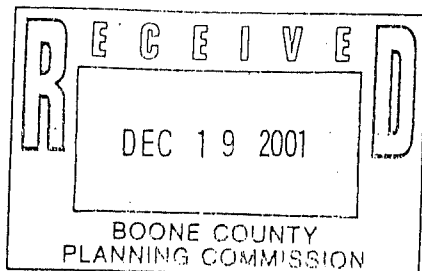
WALTON PROPERTIES

PARCEL 1:

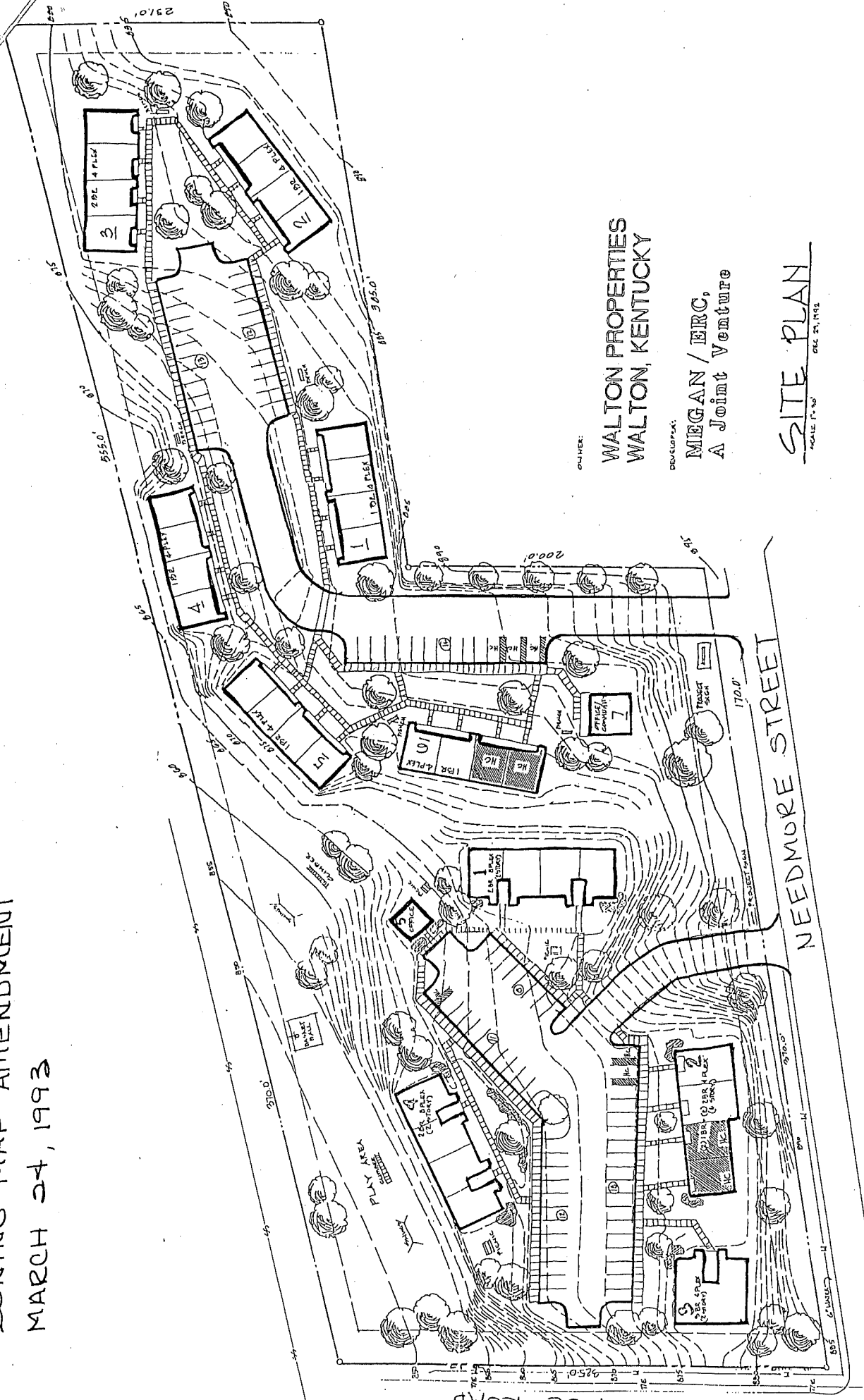
Beginning at a stake in the east right-of-way line of the Walton Verona School Rd., said stake being N 8°-15' W, 250 ft. from the intersection of the projected center line of Kentucky Hwy. #16 with the the East right-of-way line of said road; thence with said right-of-way W 8°-15' W 619.2 ft. to the point of beginning; thence continuing along said right-of-way 125 ft. to a post; thence leaving the road N 73°-27' E 912.5 ft. to a post; thence S 8° E 230.0 ft; thence in a southeasterly direction 925.0 ft. to the point of beginning, containing 4.0 acres more or less.

PARCEL 2:

Lying and being in the City of Walton, Boone County, Kentucky, and being Lots Number Seven(7), Eight(8), Nine (9), Ten(10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), and Fifteen (15) of the Ransler Subdivision as shown on the plat of same recorded in Plat Book 3, page 12 of the Boone County Clerk's records at Burlington, Kentucky.



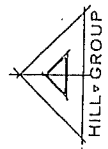
WALTON PROPERTIES AND WALTON PROPERTIES II
 ZONING MAP AMENDMENT
 MARCH 24, 1993



OWNER:
**WALTON PROPERTIES
 WALTON, KENTUCKY**

DEVELOPER:
**MEGAN / ERC,
 A Joint Venture**

SITE PLAN
SCALE 1" = 30'
DEC. 24, 1992



THE HILL GROUP, INC. ARCHITECTS - PLANNERS
 4720 ROGERS AVENUE SUITE A, FORT SMITH, ARKANSAS 72903
 (501) 484-7346

COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Gayle McElroy, Chairman

DATE: May 19, 1993

RE: Request of ERC Properties, Inc. (applicant) for Albert Hackman, Jr. (owner) for a Zoning Map Amendment on a 6.5 acre tract located on the northeast corner of Needmore Street and School Street, Walton, Kentucky. The request is to rezone the site from Suburban Residential One (SR-1) to Urban Residential One (UR-1) in order to allow the construction of 48 dwelling units.

REMARKS:

We, the Committee, based on the statements made and facts gathered at the April 28, 1993 Public Hearing, recommend approval of this request based on the following Findings of Fact and subject to the following Condition:

Findings of Fact

1. The Committee believes that the existing zoning classification is inappropriate and the proposed zoning classification is appropriate. The proposed zoning should provide an adequate progression of intensities between the commercial and residential zoning districts that surround the site.
2. The Boone County Comprehensive Plan states that "High gross density development should be encouraged to locate in areas with immediate or convenient access both to major streets or highways.." The site is located in close proximity to Mary Grubbs Highway and I-71. The Committee also believes that with the proposed Condition, that traffic should be directed toward these major thoroughfares and away from utilizing Beatrice Street and Needmore Street to the east.

The applicant is being asked to include the following condition as part of the revised Concept Development Plan (presented at the Public Hearing) in order to address concerns and clarify questions raised at the April 28, 1993 Public Hearing.

Condition

1. The eastern entrance to the site will be designed to direct traffic to the west in order to utilize School Road and not Beatrice Street located to the south of the site. During Site Plan review, the applicant will work with the Planning Commission staff to design this access point similar to the attached illustration.

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.

Gayle McElroy, Chairman

Fred Burch

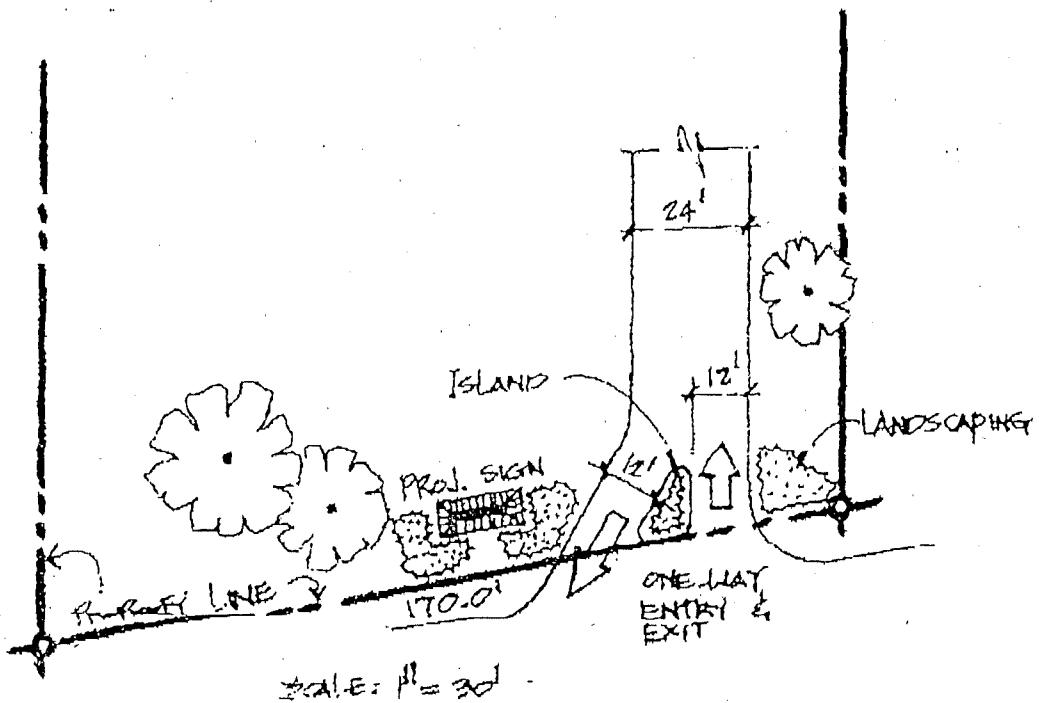
Barry Neltner

Thurman Owens

Phil Damstrom

Ralph Rush

Carol Smith



PROPOSED REVISIONS FOR ENTRY

WALTON PROPERTIES II
 WALTON, KENTUCKY

5-12-93

Following a short recess, Chairman Viox introduced the third item on the Agenda:

3. Applicant: ERC Properties, Inc. for
Albert Hackman, Jr. (owner)
Request: Zoning Map Amendment

The request of ERC Properties, Inc. (applicant) for Albert Hackman, Jr. (owner) for a Zoning Map Amendment on a 6.5-acre tract on the northeast corner of Needmore Street and School Street, Walton, Kentucky. The request is to rezone the site from Suburban Residential One (SR-1) to Urban Residential One (UR-1) in order to allow the construction of 48 dwelling units.

Staff Member Amy Moore advised that this is the same request that was before the Commission last month, but four adjoining property owners were not notified and the applicant has elected to have the Public Hearing again. Mrs. Moore presented the Staff Report (see Staff Report).

Mr. David Wallace, speaking in behalf of the owner, Mr. Hackman, and the developer, ERC, Inc., stated that they discovered that the list of adjoining property owners provided to them by the City of Walton was incorrect.

Mr. Wallace stated that the setbacks were probably not drawn to scale. Lighting will be provided, and they can provide the Staff with the schematics. They are willing to work with the Staff and the Commission in regard to traffic. They will work with the local residents and schools in regard to the concerns. The access point to the elderly housing is where it is because they understood that Planning Commissions normally like to match up curb cuts and that is what they did. They feel that there is a definite need for this project in Walton. Market studies, done for financing through Farmers Home Administration, show that there is a definite need in the area. As of September, 1992, there was only one vacancy shown in Walton. Rezoning the property to UR-1 with 7.4 units per acre will be a less intense use than what is proposed under the Comprehensive Plan. The Comprehensive Plan shows HSD, which would allow 6 units per acre. There will be much less traffic generated by this type of development than having six units per acre on the 6.5 acre site.

Mr. Rob Zwick, Parish Council of All Saints Church, and Saint Joseph Academy, stated that he spoke at the last hearing. There were concerns about curb cuts lining up with their school entrance. They had concerns over the width of Needmore Street and the development not being kind to the edge of the road. School buses go down there to Saint Joseph's and the point where they propose to bring their entrance to Needmore Street is a deadend. The buses use Beatrice Street to go out. Needmore is only about 15 feet wide. He suggested upgrading the roadways. He is concerned about the lighting. They want to be sure that the developer will work with them.

Sharon Warren, a resident of Walton since 1980, stated that in 1980 there were two HUD housing facilities there and another has gone up just down

the street from where this one is proposed. She cannot see the need for another 48 HUD units.

Chairman Viox asked if there was anyone else present who wished to speak in regard to this request.

Mr. Murray Childers stated that he spoke with Mr. Zwick after the last meeting and he also visited the site. They were concerned about people taking a shortcut through the school parking area, but he could not see the advantage to someone doing that. He stated that they are open minded about moving the entrances. They have addressed the lighting issue and the stormwater. They did feasibility studies based on the Walton area in regard to the school situation and the additional students. Half of this development is for the elderly. They get a lot of single and young married people in the family units. There can only be two people in a one-bedroom unit and four people in a two-bedroom unit. They are planning four 3-bedroom units which have a maximum capacity of five people. Sons and daughters cannot share a bedroom. He stated that the density is not as great as one might think.

There being no further comments from the audience, Chairman Viox asked if there were any comments or questions from the Commission.

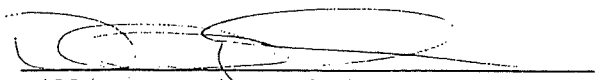
Mr. McMillian stated that he is concerned about the narrow road that is there and the entrance across from the school. The people at the school may want to recommend an access point. The entrance on School Road at the bottom of the hill is in a bad spot. He is concerned about the traffic.

Mr. Neltner questioned the street being 15 feet wide. Mr. Wallace stated that Needmore Street is 15 feet wide and Beatrice Street is about 17 feet wide, and there is no curb and gutter. A lady in the audience commented that two cars cannot pass.

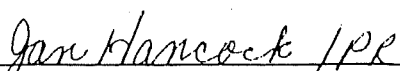
There being no further comments, Chairman Viox stated that the Committee for this request will meet on May 10, 1993 at 7 P.M. in the Staff Office. This item will be on the Agenda for the Business Meeting on May 19, 1993 at 8 P.M..

Chairman Viox closed this Public Hearing.

APPROVED:

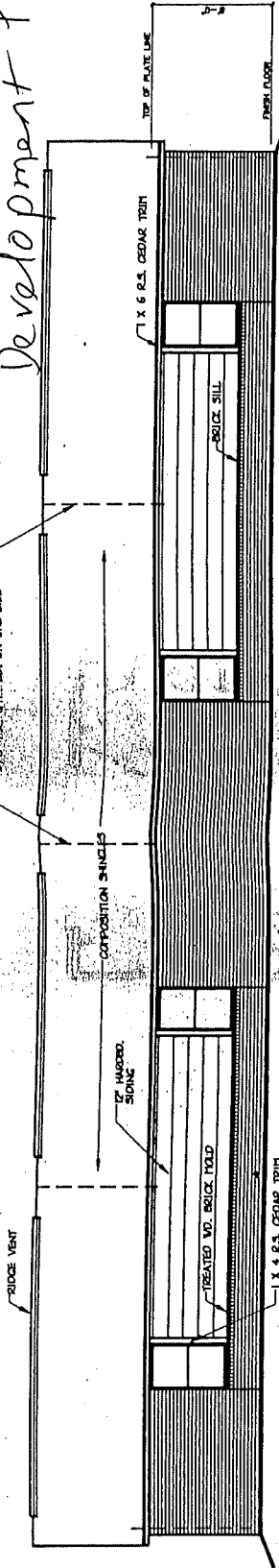

William R. Viox, Chairman

Attest:


Jan Hancock, Recording Secretary

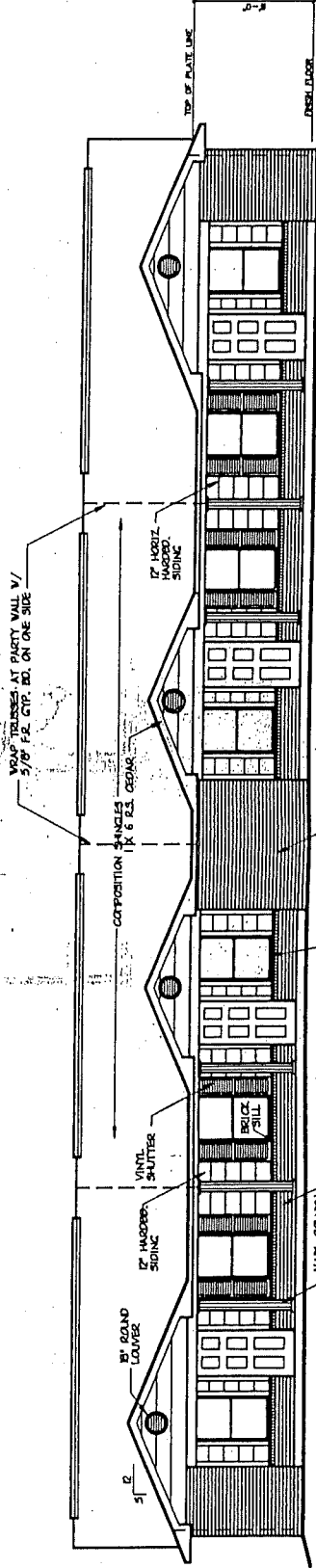
Elevations

Approved Concept Plan
Development Plan



REAR ELEVATION

SCALE 1/8"=1'-0"



FRONT ELEVATION

SCALE 1/8"=1'-0"

ONE BEDROOM ELEVATIONS

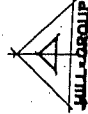
OWNER:

EGAN / BERC,
Joint Venture

ARCHITECT:

WALTON PROPERTIES
WALTON, KENTUCKY

ARCHITECT:

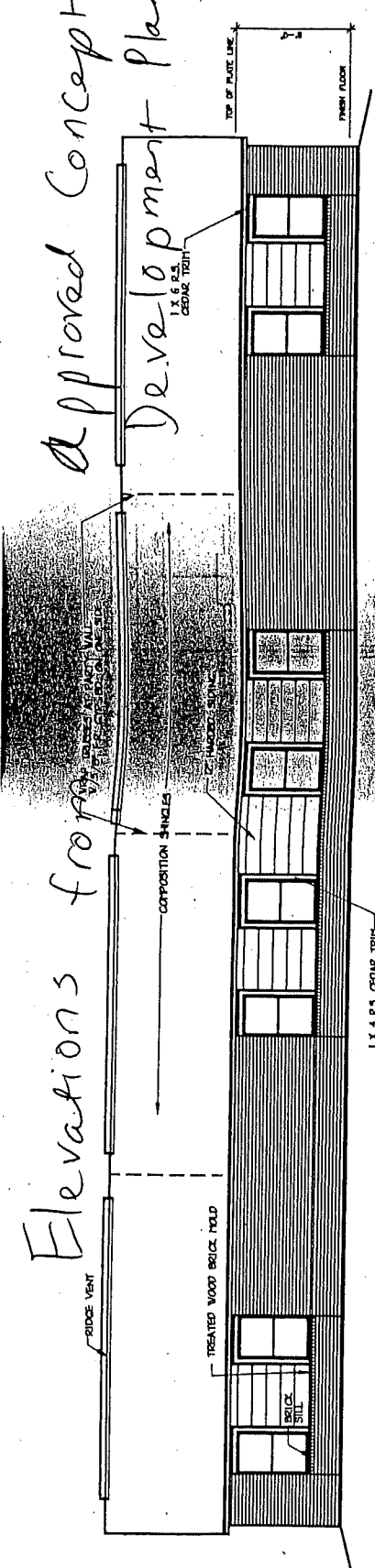


THE HILL GROUP, INC. ARCHITECTS - PLANNERS
10100 S. WOODS AVENUE, SUITE A, FORT SMITH, ARKANSAS 72903
(501) 661-7204

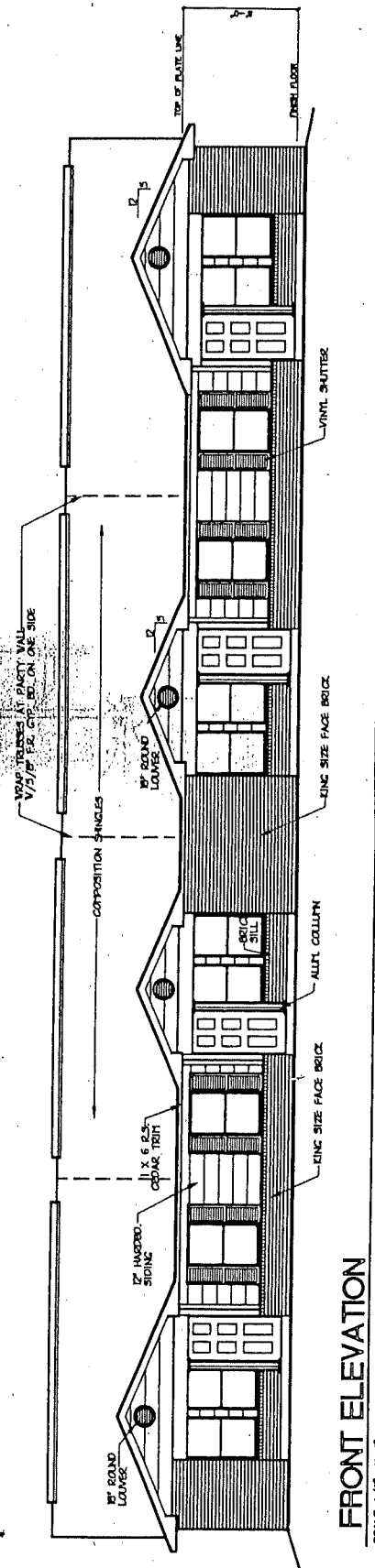
DEC 29, 1997

SHEET 4 OF 12

Elevations from Approved Concept Development Plan



REAR ELEVATION
SCALE 1/8"=1'-0"



FRONT ELEVATION
SCALE 1/8"=1'-0"

TWO BEDROOM ELEVATIONS

OWNER:
JIGAN / EIRC,
Joint Venture

OWNER:
WALTON PROPERTIES
WALTON, KENTUCKY

ARCHITECT:
HILL-GROUP

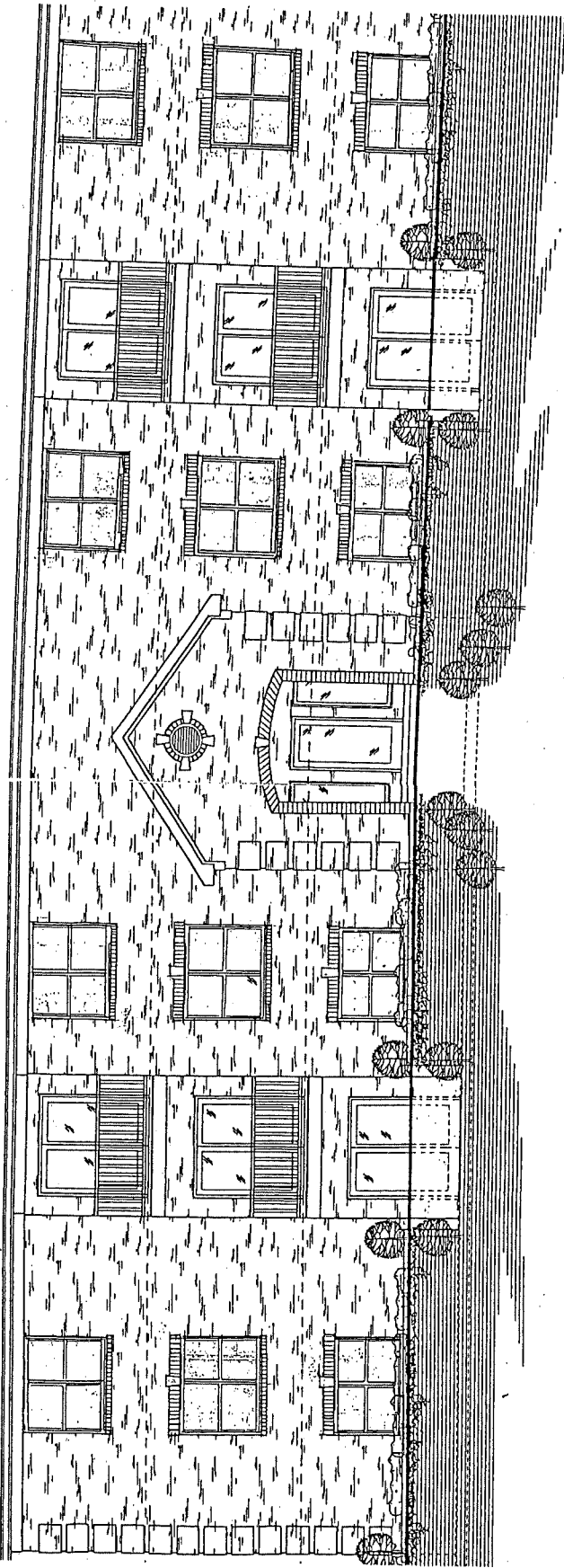
THE HILL GROUP, INC. ARCHITECTS + PLANNERS
4720 RODGERS AVENUE, SUITE A, FORT SMITH, ARKANSAS 72503
(501) 484-7248

DEC 29, 1992

SHEET 6 OF 12

1/24/02
ARCHITECT

8 | 12



FRONT ELEVATION

SCALE 1/4" = 1'-0"

Building Elevation - Proposed Walton
Ridge Apartments

Public Hearing Item No. 4:

Commission Members Present: Mr. Barlow, Mr. Caddell, Mr. Hicks - Chairman, Mrs. Kegley, Mr. McMillian, Mr. Newman, Mrs. Poston - Vice Chairperson, Mr. Reynolds, Mr. Schwenke, Mr. White, and Mrs. Wilson - Secretary/Treasurer.

Staff Members Present: Mr. Kevin Costello, AICP, Executive Director; Ms. Patty Bachman, Planner; Ms. Jan Hancock, Secretary; Mr. Kevin Wall, AICP, CDT – Director, Zoning Services.

Legal Counsel Present: Mr. Dale Wilson

The Chairman introduced the fourth item on the Agenda:

1. **Applicant:** Signature Homes, Inc. (applicant) for Albert H. Hackman, Jr. (owner)
Request: Change in Concept Development Plan

The request of Signature Homes, Inc. (applicant) for Albert H. Hackman, Jr. (owner) to consider an application for a Change in an Approved Concept Development Plan in an Urban Residential One (UR-1) zone for a 6.5 acre site on the northeast corner of the School Road/Needmore Road intersection, Walton, Kentucky. The request is for a Change in Concept Development Plan to allow changes in the plan configuration and to allow an increase in the number of permitted dwelling units.

Staff Member Patty Bachman presented the Staff Report which included a Power Point presentation (see Staff Report).

The Chairman asked for the applicant's presentation.

Attorney Tom Nienaber stated that he was not present as the attorney for the applicant – he is one of the applicants and is involved in the project. Mr. Nienaber agreed with the Staff Report. He stated that this is a unique piece of property in regard to location and topography. There is a dramatic dip of approximately 50 feet from the south end of the property to the north. He believes the proposed project is a better development for the site than the one approved in 1993 when the change to UR-1 was approved based on the requested zoning being appropriate and the existing zoning being inappropriate. He stated that there is Commercial to the north and west of the property. The southern section of the property is dominated by the church under development. He presented an exhibit of the design they have developed based on the unique topography of the site. They have incorporated the existing vegetation into the design. He noted a tree line along the northern section and stated that their intent is to preserve the trees as much as possible. It is not a blue line creek there. He stated that they have dramatically increased the setbacks and the green space

versus the old approved Concept Development Plan. The proposed project calls for 78 units as opposed to the previous 48 units. They believe this will be a better housing mix for the community. He stated that there are no apartment complexes south of Mt. Zion Road that come close to this development. These units will be all two-bedroom apartments and will cater to individuals and newly weds who do not have children or many children. He stated that this project versus the current Concept Plan versus the 26 single-family homes that could be there, the impact on the schools will be less with this development. In the 1993 approved project, 24 of the units were for seniors, but the other 24 units were two- and three-bedroom apartments. That project was approved for rental subsidy living, but this project will not have any type of rental assistance. Rents are anticipated to be \$650 - \$750 per month. He knows of no other development in Walton with this type of housing. He stated that there will not be any major impact on the roads or any other services or utilities in the city. All utilities are available. The property is very close to the commercial development in the area. It is close to arterials with easy access and minimal impact on traffic. The development is consistent with the Comprehensive Plan -- it may not be specifically consistent with the Land Use Map, but it is consistent with the Land Use Element, Housing Element, Transportation Element, and Population Element. It is a good mix for the site.

Mr. Gil Whitacre, engineer with Bayer & Becker Engineers, 14 East Eighth Street, Covington, Kentucky, reviewed the exhibit and stated that the site falls considerably from the south to the north. If the site were to be developed as single-family, there could be one road come in off School Road. They would have to cut on the high side and fill on the low side to make buildable lots. Since the property falls significantly away from Needmore Street, they would have to do road frontage lots with flag lots in the rear -- which would result in a lot of curb cuts on Needmore Street and School Road. He stated that they have tried to work with the topography. He presented an exhibit of the land plan and compared the previous plan to their plan. He stated that on the previous plan had a total of twelve buildings, with one or two being community buildings -- but there are seven buildings on this plan. On the previous plan, grading was occurring throughout the entire site, but they have tried to take some of the steep areas near the intersection and leave them as open space. On the previous plan there were two buildings at the entrance, but with the proposed plan people will not see any buildings until they get further into the site. They have worked more with the flatter areas at the north end of the site. They looked at how the buildings are placed relative to the property lines and adjoining residential properties on the south side. The previous plan shows two buildings back there about fifteen feet off the property line, but they have put the buildings on the other side of the property. There is an increase in the distance of the buildings from the property line that adjoins the rears of the residential lots. He noted that the Staff Report says these are three-story buildings, which they are on one side -- but on the other side they are two-and-a-half story buildings and work better with the topography. He stated that the existing houses are at elevation 900 -- 910 and the proposed buildings are at elevation 871 -- 879, which is almost a thirty-foot difference in

elevation. He stated that they looked at some of the access issues on the previous plan. There are two access points off Needmore Street from the old plan. He stated that School Road is wider and more of a main road, but Needmore Street is more of a supplementary road to service single-family lots to the east. The grade transition has to be made bringing access off Needmore Street and the two driveways are at 12% to 15% grade coming in. He stated that it is better to have one access road off School Road. They have proposed an oversize cul-de-sac with a 45-foot (normal is 32-foot) outside radius at the end to accommodate school buses and emergency vehicles. He stated that the proposed plan is subject to the newer landscaping requirements and indicated the twenty-foot Buffer Yard B on the exhibit. He noted that addition of sidewalks along the outside perimeter of the project. He stated that the City of Walton has constructed sidewalks and street trees on the west side of School Road and their plan is to construct sidewalks in a similar fashion along School Road and Needmore Street. The old plan had a play area along the north property line near the drainage swale, but they have one centrally located play area which is internal to the site and not near any adjoining properties. It is away from where the majority of the drainage comes through the site. Mr. Whitacre offered to answer any questions.

Mr. Dale McPherson with Signature Homes stated that they build quality products and quality homes and have won numerous awards for construction. He is a local resident of the Walton area. He has children in all three levels of the school system and is concerned about the schools. He noted the architecture of the government-subsidized development and stated that attached to the Staff Report is an exhibit showing their architecture. He stated that the property is zoned for twelve units to the acre, but they have submitted four units per acre. They went at this with a serious intent to better the community and better the site. Some of the setbacks were thirty feet from the residents and their closest building to that side is over two hundred feet away. He stated that he would like to see better looking products coming to Walton. He stated that the highest impact on the school system is low priced single-family homes and for-sale bi-levels are the second highest. He stated that there has been some mix-up as to when the School District was contacted, but they have met with the School Board and would not have come forward if they thought there were any objections. He stated that the approved project was not approved with a contingency to build for the elderly and he believes their intentions were different since they have athletic climbers on the plan. The approved plan was done in a different day and without the appropriate setbacks. He stated that the proposed plan carries the landscaping of School Road down Needmore Street and through the project. They will have the bench/tree look all the way down School Road. The landscaping is to Florence specs plus. Mr. Costello noted that Florence and Walton specs are the same. Mr. McPherson stated that the elderly housing community has close to forty feet of drop and two hundred feet of driveway – his mother could not walk up there. He believes the development would not be like the product next to the tractor place and he wants to make sure that is not what goes on this corner. He stated that the rents will start about \$700 per month and go up from there. He stated that they left the

corner as open space and the playground is highly landscaped. The other plan had high impact up against the road and the frontages had the backs of buildings. With the proposed plan, the whole corner will look better than it does now. They have eliminated the negative Staff Comments in the 1993 approval. They have a net 9.2% in green space. They have added sidewalk all the way around the frontage in addition to the interior sidewalk structure. The apartments will be two-bedroom units, which is not the unit that brings in families with children or single mothers with children. The proposed development would have much less of an impact on the schools than single-family development or government subsidized housing. Their intention is for seventy-two units with the six-unit building being office and corporate housing (which would be out-of-district students). He quoted statistics* and stated that 34% of the units will have children, which is a maximum of 7 – 10 children. He stated that they do not have a swimming pool. It is a young adult community. He stated that they cannot guarantee how many children will be there, but they think it is a non-issue. This concluded the applicant's presentation. (*Mr. McPherson stated that he would submit this information.)

The Chairman asked if there was anyone else present who wished to speak in favor of the request.

Mr. Bob Storer, Superintendent of Walton-Verona Schools, representing the Board of Education, stated that he is neutral. He stated that there was a communications glitch that has been resolved. He stated that kids are there business and if a development is built the kids will come. The issue for the schools is that the growth not be explosive. A multi-family project with one hundred kids tomorrow would devastate the school district. He stated that they have been growing at about 2%. He complimented Staff and particularly Mr. Costello for letting them know what is going on. He stated that the project as proposed will not have a severe impact in terms of its potential to generate children provided it is developed as planned. He stated that the School Board likes to be involved at the time of submittal so that they have time to plan.

The Chairman asked if there was anyone else present who wished to speak in favor of the request. There being no response, he asked if there was anyone present who wished to speak in opposition or to ask questions.

Mr. Phil King, one of the three owners of the real estate at the northwest corner of Mary Grubbs and School Road (approximately 5.5 to 6 acres zoned C-3), stated that there has recently been a substantial amount of work done on School Road. He questioned the sidewalks the applicant proposes. Mr. McPherson responded that there will be sidewalks on School Road, Needmore Street, and inside the project. Mr. King stated that he does not have any objections.

Mr. Dwayne Smith, a resident of Needmore Street next door, stated that the driveway going to his garage may be on the applicant's property. He stated that if

they take the driveway out, he will not have access to his garage. Mr. Nienaber responded that a preliminary survey is in the process. If they determine that Mr. Smith's driveway or garage is on the property, they will meet with Mr. Smith about it. Mr. Costello stated that Staff will find out when the garage was built and if they are in violation of the permit, or if a permit was issued.

Chairman Hicks asked if there was anyone else present who wished to speak regarding this application. There being no response, he asked if there were any comments or questions from the Commissioners.

Mrs. Wilson questioned the decel lanes. Mr. McPherson responded that a decel lane will be required because it is a steep hill. Mr. Nienaber stated that he does not think the traffic numbers would dictate a decel lane. Mr. McMillian stated that sometimes there is a lot of traffic on that road and a decel lane is needed. Mrs. Wilson questioned signage. Mr. Nienaber indicated the two signs on the exhibit, one at the lower left hand corner and a small entrance sign with a seasonal floral display.

Mr. McMillian asked why the other project was not built. Mr. Nienaber responded that it was due to the market and the type of product. Mr. McMillian stated that some of the children may go to the school across Needmore Street and questioned how they would get to the school. Mr. Nienaber responded that they could put in a walkway for access onto Needmore Street. Mr. Costello stated that normally it is desirable to have pedestrians crossing at an intersection. He stated that Staff will look at it and talk to the church about it. Mr. McMillian questioned who would take care of the green space. Mr. Nienaber responded that it would be maintained by them as the owners. He added that the apartments would be ideal for the elderly because some of the buildings will be cut into the hill and people will be able to walk straight from the parking lot into the unit with no steps. Mr. McMillian asked if there are any elevators for the elderly. Mr. Nienaber responded that they will not be three-story buildings, it is a two-and-a-half story design and elevators are not required.

Mr. Schwenke stated that the Fire Department is nervous when they have to come in and out the same entrance. He stated that with buildings this size, there could be a multi-alarm situation and where the three buildings come together could be a tight fit for fighting a fire. He questioned another entrance or exit. Mr. Nienaber responded that they were asked to eliminate the one curb cut and they have the larger turnaround. Mr. Schwenke stated that he is concerned about getting in and out of the site with a fire truck. Mr. Nienaber responded that there are fire hydrants along Needmore Street and the fire truck could park and run the fire hose down. Mr. Schwenke asked the applicant to talk to the Fire Chief in Walton before the Committee Meeting. Mr. Nienaber agreed.

Mr. McMillian asked if the turnaround would be big enough for a transit authority bus. Mr. McPherson responded that it is 91 feet, which is more than enough for a

school bus, transit bus, and fire truck. Mr. Nienaber commented that the City of Walton asked that it be done that way.

Mr. McMillian asked if there will be any Section 8 housing in the development. Mr. Nienaber responded "no".

Chairman Hicks asked the applicant to be prepared to show the architectural design of the buildings at the Zone Change Committee Meeting. He asked them to bring something in color that they can commit to. He also asked the applicant to submit the signage package the Committee Meeting so that everything can be done at the Committee level.

Chairman Hicks questioned why they have a play area if there are so few children. Mr. Nienaber agreed to take out the play area. Chairman Hicks suggested adult recreation or walking trails. Mr. McPherson stated that it is steep there, but he will be glad to do something other than the play area.

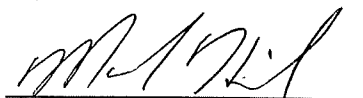
Mr. Barlow questioned how they can cater to young professionals and families with one child. Mr. McPherson responded that they do it with price range and product. Three-bedroom units draw families and mothers with children. Two-bedroom units draw young singles and the elderly. He stated that this will be a higher priced product than what is available in the market now.

Mr. Barlow asked when construction would start if this is approved. Mr. McPherson responded that it would start as soon as it is dry enough in the spring.

Mr. Barlow noted the applicant's comment that the development would only bring in 7 - 12 additional students. He asked Mr. Storer if the School District agrees with that number. Mr. Storer responded that they believe it would be 7 - 20 additional children and they are satisfied that it would not be explosive growth. He stated that all seven buildings will not be built over night. He stated that the schools can handle twenty additional students.

There being no further comments, the Chairman stated that the Committee Meeting for this item will be on February 6, 2002 at 4:00 PM. This item will be on the Agenda for the Business Meeting on February 20, 2002 at 7:30 PM. The Chairman closed this Public Hearing at 9:16 PM.

APPROVED:


Mark Hicks, Chairman

Attest:


Jan Hancock, Recording Secretary

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
COURTROOM 3A
BUSINESS MEETING
February 20, 2002
7:30 P.M.**

Mr. Mark Hicks, Chairman, called the meeting to order at 7:33 PM.

COMMISSION MEMBERS PRESENT:

Mr. Randy Barlow
Mr. Mark Hicks, Chairman
Mrs. Janet Kegley
Mr. Richard Knock, Temporary Presiding Officer
Mr. Don McMillian
Mr. Robert Newman
Mr. Charlie Reynolds
Mr. Bob Schwenke
Mr. Earl White
Mrs. Lisa Wilson, Secretary/Treasurer
Mr. David Zimmer

COMMISSION MEMBERS NOT PRESENT:

Mr. Arnold Caddell
Mrs. Susan Poston, Vice Chairwoman
Mr. Robert Ries

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin Costello, AICP, Executive Director
Ms. Patty Bachman, Planner
Ms. Jan Hancock, Secretary
Mr. Kevin Wall, AICP, CDT – Director, Zoning Services

3. Zoning Map Amendment

The request of Bill Toebben (applicant) for Toebben Ltd. (owner) to consider an application for a Zoning Map Amendment from Industrial Two (I-2) to Industrial One (I-1) for a 28.6 acre site on the west side of Sam Neace Boulevard, approximately 800 feet north of the Sam Neace Boulevard/Mt. Zion Road intersection, Boone County, Kentucky.

Chairman Hicks stated that Agenda Item #3 is recommended for deferral to the March 6, 2002 Business Meeting at 7:30 PM. Mr. White so moved. Mr. Zimmer seconded the motion and it carried unanimously.

4. Change in Concept Development Plan

The request of Signature Homes, Inc. (applicant) for Albert H. Hackman, Jr. (owner) to consider an application for a Change in an Approved Concept Development Plan in an Urban Residential One (UR-1) zone for a 6.5 acre site on the northeast corner of the School Road/Needmore Road intersection, Walton, Kentucky. The request is for a Change in Concept Development Plan to allow changes in the plan configuration and to allow an increase in the number of permitted dwelling units.

Staff Member Patty Bachman presented the Committee Report which recommended approval of the request based on the findings of fact, but subject to conditions (see Committee Report). The property owner has signed the letter agreeing to the conditions. Ms. Bachman passed around colored renderings of the design (see Exhibit 1) and stated that she has full size elevations available.

Mr. White moved by resolution to the City of Walton that the request be approved based on the Committee Report with the conditions. Mrs. Kegley seconded the motion.

Mr. McMillian questioned the egress off School Road. He stated that it is a bad intersection there. Mr. McMillian questioned the egress going south. Mr. Gil Whitacre with Bayer & Becker Engineers reviewed an exhibit in regard to the access point off School Road. He stated that there would be a 100-foot taper lane from School Road away from the intersection. Mr. Costello questioned the curb cut in terms of sight distance. Mr. Whitacre responded that the curb cut is at the low point of the hill next to a culvert pipe and there is adequate sight distance. Mr. McMillian stated that the decel lane will be going down hill, but there is nothing to turn in coming the other direction. He stated that people cannot see on the hill. When they get to the stop sign and start out, they will not be able to see. He is concerned about getting into the development heading south.

Mr. Dale McPherson stated that the traffic is coming from Mary Grubbs and they do not anticipate any major entries from the other side of the project. He asked if Mr. McMillian is concerned about excess traffic from the school. Mr. McMillian

responded that when the traffic comes off the stop sign, they are coming down the hill. Mr. McPherson stated that he does not think there is a sight distance problem. Mr. Hicks stated that the speed limit is 25 MPH and all the traffic will be coming from the expressway and Mary Grubbs. He stated that the Committee did not think there was a problem.

Mr. Knock stated that he is assuming that the taper lane is at the cost of the applicant. Mr. Wall agreed. Mr. Knock asked if it is in the right-of-way or the easement of the road. He asked if a special application has to be made for it and questioned who would maintain it. Mr. Wall responded that the taper is in the right-of-way of the road and it is a Walton city street. Mr. Knock asked if the City of Walton has signed off on the taper lane. Mr. Wall responded that if the City of Walton does not want it, they will eliminate the condition when they see the zone change. Mr. Knock questioned who sets the specifications for the taper lane. Mr. Wall responded that it would be the city. He stated that the taper lane is constructed at the applicant's expense, but it is the city's improvement and they will plow it and maintain the surface.

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

NEW BUSINESS:

Agenda Item

No.

6

Wireless Communications Facility

The request of Sprintcom (applicant) for Gary Daughters and Ruby Daughters (owners) for a wireless telecommunications Facility at 4383 Burlington Pike, Boone County, Kentucky.

Mr. Reynolds moved to schedule a Public Hearing for Agenda Item #6 on March 20, 2002 at 8:00 PM. Mrs. Wilson seconded the motion and it carried unanimously.

7

Zoning Map Amendment

The request of Robert C. Rhein Interests, Inc./The Drees Company (applicant) for Lowell T. Runion (owner) for a Zoning Map Amendment from Recreation (R), Office Two (O-2), and Commercial Two (C-2) to Suburban Residential One/Planned Development (SR-1/PD) for an 82.26 acre tract generally located on the east side of KY 237, north of Old Florence Pike and across KY 237 from Stephens Elementary School, and along the west side of Limaburg Road between Val Court Drive and Timber Lane, Boone County, Kentucky. The request is for a zone change to allow single-family attached dwelling units (townhouses) and a nine-hole golf course.

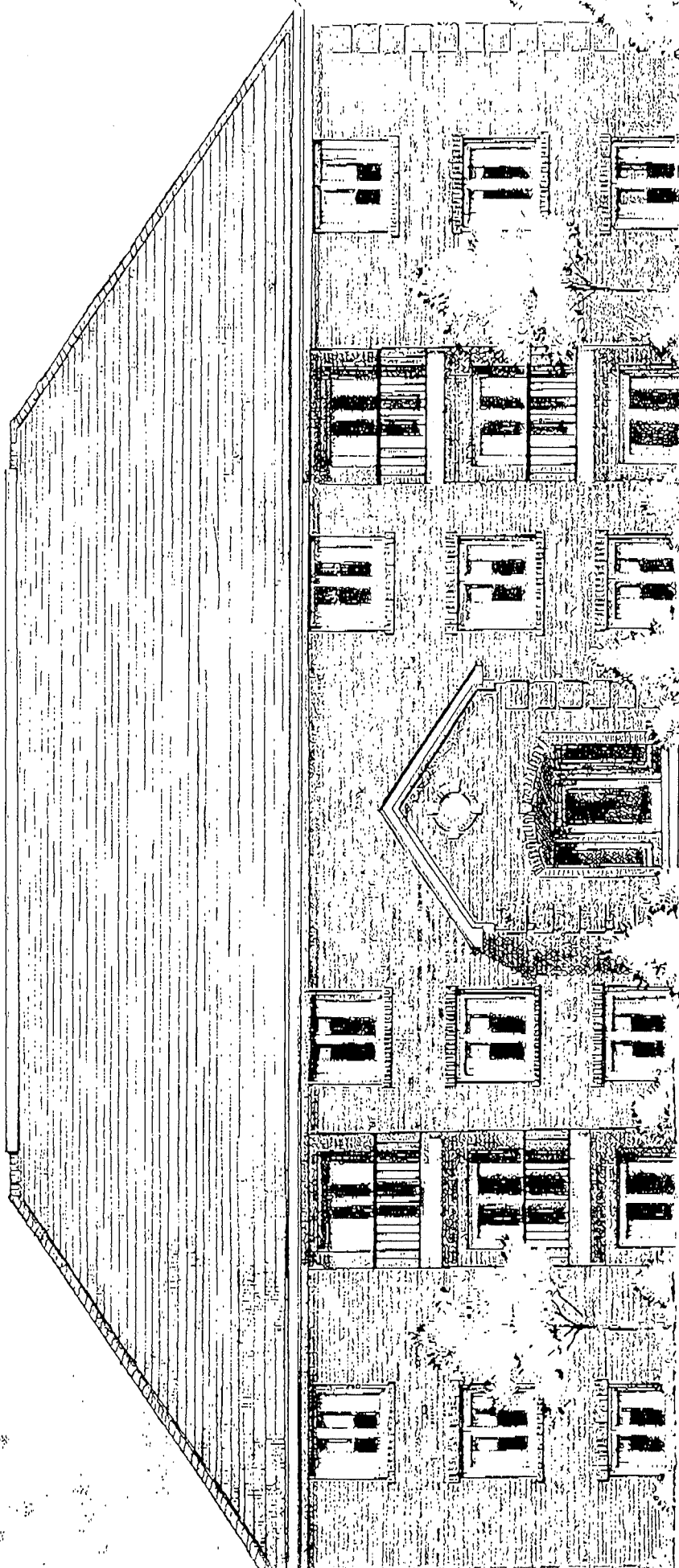


EXHIBIT
"B"

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Mark Hicks, Chairman

DATE: February 20, 2002

RE: Request of **Signature Homes, Inc. (applicant)** for **Albert H. Hackman, Jr. (owner)** to consider an application for a Change in an Approved Concept Development Plan in an Urban Residential One (UR-1) zone for a 6.5 acre site located on the northeast corner of the School Road/Needmore Road intersection, Walton, Kentucky. The request is for a Change in Concept Development Plan to allow changes in the plan configuration and to allow an increase in the number of permitted dwelling units.

REMARKS

We, the Committee, recommend approval of the Zoning Map Amendment request based upon the following findings of fact and with the following conditions:

FINDINGS OF FACT

1. The Committee has determined that the proposed change in Concept Development Plan is appropriate for the property located at the intersection of Needmore Street and School Road, Walton, Kentucky. The Committee's decision is based on the fact that the applicant's request is in agreement with the 2000 Boone County Comprehensive Plan.

The Land Use Element states the following regarding Walton, in which the site is located: "The City of Walton is being surrounded by industrial development and zoning to the north, south, and west of the City. Therefore, to ensure the integrity of the central portion of Walton, the area from the former Turner Fishing Lake to Boone Lakes should have a land use designation of Suburban Residential. This would allow the central portion of Walton to experience residential growth in response to employment growth and utility expansion in the area (p. 168, 'Walton Area')." Both the approved Concept Development Plan and the proposed Change in Concept Development Plan entail higher density development than would normally be permitted in Suburban Residential land uses. However, this increase in density still complies with the directive of the Land Use Element, in that housing will be provided in the central portion of Walton to meet the increased demands that will come with industrial development to the north, south, and west of the city.

The Goals and Objectives state in the "Housing" section that "[i]n 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, p. 9)." There is no consistent zoning classification applied to the area surrounding the project. To the South of the project, All Saints Church and St. Joseph Academy are zoned Public Facilities. Immediately to the west of the site and to the north of the site is Commercial Services (C-3) property. To the east of the site are parcels zoned Suburban Residential One (SR-1). The proposed Concept Development Plan would serve as an appropriate transition between the commercial and public facilities zoning and the residential zoning.

2. The Committee has determined the existing zoning classification is inappropriate and the proposed zoning classification is appropriate. The plan represents an increase in density over the approved Concept Development Plan, yet it also represents an improvement in design. While the number of dwelling units will increase, as compared with the number of units in the approved Concept Development Plan, the amount of green space will increase. The area of space taken for building foot prints would decrease under the proposed Concept Development Plan. Space dedicated to landscaping and additional sidewalks are also greater than what is offered in the approved plan. Density would be increased as compared with the approved Concept Development Plan, but the impact upon the infrastructure would be limited. The proposed Concept Development Plan offers improved building design as compared with the approved Concept Development Plan, as there will be controls placed upon the building design that were lacking in the original project.
3. The Committee has concluded that the following conditions are necessary for the purpose of satisfying the Goals, Objectives, and Policies stated in the 2000 Boone County Comprehensive Plan and the mitigation of any foreseeable problems that the proposal may create. The Applicant has signed a letter of agreement with these conditions and understands that the submitted Concept Development Plan along with these conditions serves as a basis for this recommendation.

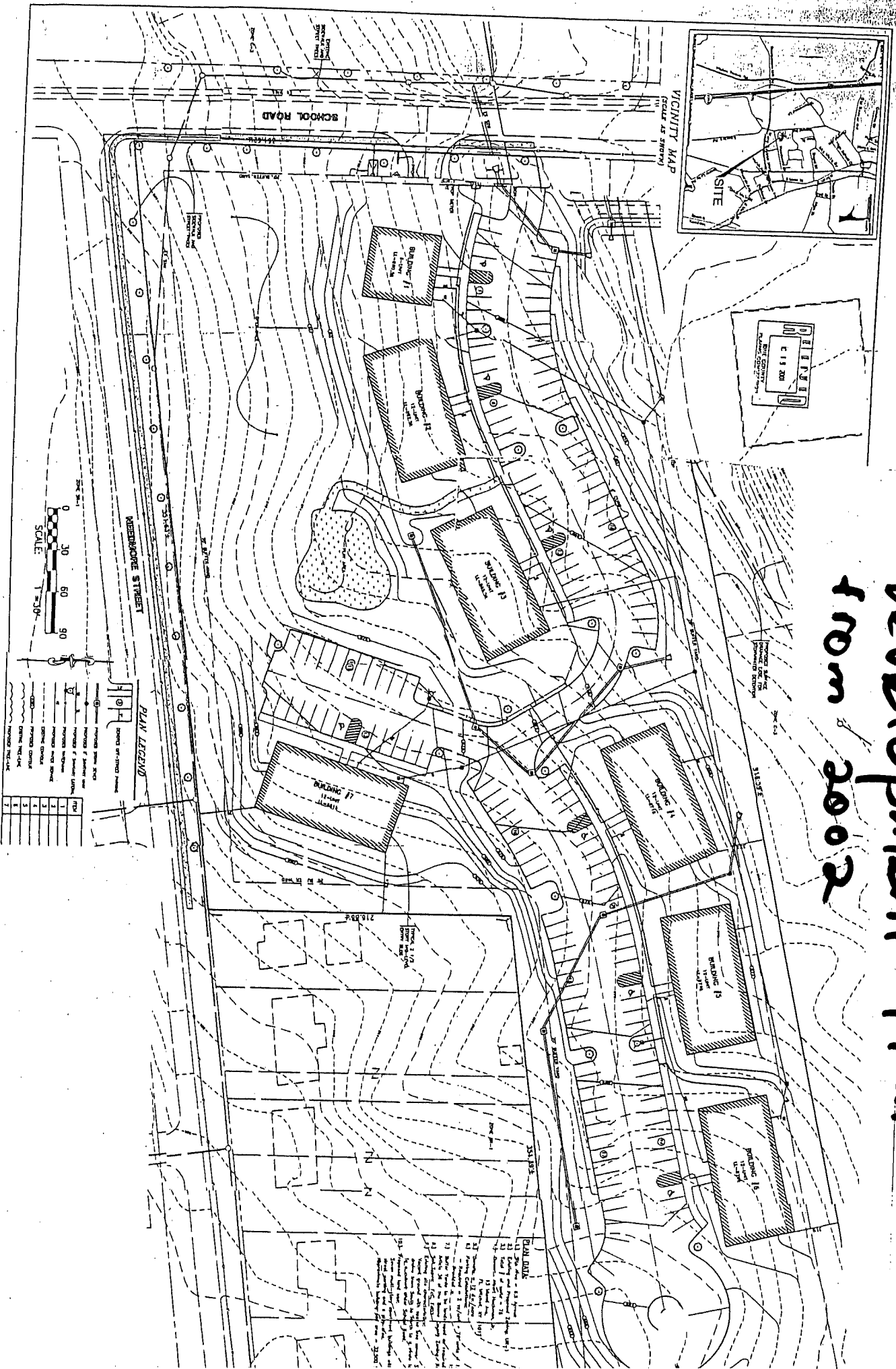
CONDITIONS

1. Buildings will fit the architectural theme demonstrated in the renderings submitted to the Zone Change Committee at their February 6th meeting. All buildings will be constructed of brick or masonry, and no vinyl or aluminum siding is to be used.

2. The applicant will construct a 100-foot taper deceleration lane on School Road to facilitate ingress to the site.

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 Committee Vote.

Approved Concept Development Plan from 2002



ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Mark Hicks, Committee Chairman

DATE: February 6, 2002

RE Request of **Signature Homes, Inc. (applicant)** for **Albert H. Hackman, Jr. (owner)** to consider an application for a Change in an Approved Concept Development Plan in an Urban Residential One (UR-1) zone for a 6.5 acre site located on the northeast corner of the School Road/Needmore Road intersection, Walton, Kentucky. The request is for a Change in Concept Development Plan to allow changes in the plan configuration and to allow an increase in the number of permitted dwelling units.

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.

February 6, 2002

Signature Homes, Inc./Hackman/School Road & Needmore

M Hicks

Mark Hicks, Chairman

For Against
 Abstain Absent
 Deferred

Bob Newman

For Against
 Abstain Absent
 Deferred

Susan Poston

Susan Poston

For Against
 Abstain Absent
 Deferred

Earl White

Earl White

For Against
 Abstain Absent
 Deferred

David Zimmer

David Zimmer

For Against
 Abstain Absent
 Deferred

Randy Barlow

Randy Barlow (Alternate)*

For Against
 Abstain Absent
 Deferred

Don McMillian (Alternate)*

For Against
 Abstain Absent
 Deferred

TOTAL: DEFERRED 5 FOR AGAINST ABSTAIN
 ABSENT

Public Hearing Item No. 4:

Commission Members Present: Mr. Barlow, Mr. Caddell, Mr. Hicks - Chairman, Mrs. Kegley, Mr. McMillian, Mr. Newman, Mrs. Poston - Vice Chairperson, Mr. Reynolds, Mr. Schwenke, Mr. White, and Mrs. Wilson - Secretary/Treasurer.

Staff Members Present: Mr. Kevin Costello, AICP, Executive Director; Ms. Patty Bachman, Planner; Ms. Jan Hancock, Secretary; Mr. Kevin Wall, AICP, CDT – Director, Zoning Services.

Legal Counsel Present: Mr. Dale Wilson

The Chairman introduced the fourth item on the Agenda:

1. **Applicant:** Signature Homes, Inc. (applicant) for Albert H. Hackman, Jr. (owner)
Request: Change in Concept Development Plan

The request of Signature Homes, Inc. (applicant) for Albert H. Hackman, Jr. (owner) to consider an application for a Change in an Approved Concept Development Plan in an Urban Residential One (UR-1) zone for a 6.5 acre site on the northeast corner of the School Road/Needmore Road intersection, Walton, Kentucky. The request is for a Change in Concept Development Plan to allow changes in the plan configuration and to allow an increase in the number of permitted dwelling units.

Staff Member Patty Bachman presented the Staff Report which included a Power Point presentation (see Staff Report).

The Chairman asked for the applicant's presentation.

Attorney Tom Nienaber stated that he was not present as the attorney for the applicant – he is one of the applicants and is involved in the project. Mr. Nienaber agreed with the Staff Report. He stated that this is a unique piece of property in regard to location and topography. There is a dramatic dip of approximately 50 feet from the south end of the property to the north. He believes the proposed project is a better development for the site than the one approved in 1993 when the change to UR-1 was approved based on the requested zoning being appropriate and the existing zoning being inappropriate. He stated that there is Commercial to the north and west of the property. The southern section of the property is dominated by the church under development. He presented an exhibit of the design they have developed based on the unique topography of the site. They have incorporated the existing vegetation into the design. He noted a tree line along the northern section and stated that their intent is to preserve the trees as much as possible. It is not a blue line creek there. He stated that they have dramatically increased the setbacks and the green space

versus the old approved Concept Development Plan. The proposed project calls for 78 units as opposed to the previous 48 units. They believe this will be a better housing mix for the community. He stated that there are no apartment complexes south of Mt. Zion Road that come close to this development. These units will be all two-bedroom apartments and will cater to individuals and newly weds who do not have children or many children. He stated that this project versus the current Concept Plan versus the 26 single-family homes that could be there, the impact on the schools will be less with this development. In the 1993 approved project, 24 of the units were for seniors, but the other 24 units were two- and three-bedroom apartments. That project was approved for rental subsidy living, but this project will not have any type of rental assistance. Rents are anticipated to be \$650 - \$750 per month. He knows of no other development in Walton with this type of housing. He stated that there will not be any major impact on the roads or any other services or utilities in the city. All utilities are available. The property is very close to the commercial development in the area. It is close to arterials with easy access and minimal impact on traffic. The development is consistent with the Comprehensive Plan -- it may not be specifically consistent with the Land Use Map, but it is consistent with the Land Use Element, Housing Element, Transportation Element, and Population Element. It is a good mix for the site.

Mr. Gil Whitacre, engineer with Bayer & Becker Engineers, 14 East Eighth Street, Covington, Kentucky, reviewed the exhibit and stated that the site falls considerably from the south to the north. If the site were to be developed as single-family, there could be one road come in off School Road. They would have to cut on the high side and fill on the low side to make buildable lots. Since the property falls significantly away from Needmore Street, they would have to do road frontage lots with flag lots in the rear -- which would result in a lot of curb cuts on Needmore Street and School Road. He stated that they have tried to work with the topography. He presented an exhibit of the land plan and compared the previous plan to their plan. He stated that on the previous plan had a total of twelve buildings, with one or two being community buildings -- but there are seven buildings on this plan. On the previous plan, grading was occurring throughout the entire site, but they have tried to take some of the steep areas near the intersection and leave them as open space. On the previous plan there were two buildings at the entrance, but with the proposed plan people will not see any buildings until they get further into the site. They have worked more with the flatter areas at the north end of the site. They looked at how the buildings are placed relative to the property lines and adjoining residential properties on the south side. The previous plan shows two buildings back there about fifteen feet off the property line, but they have put the buildings on the other side of the property. There is an increase in the distance of the buildings from the property line that adjoins the rears of the residential lots. He noted that the Staff Report says these are three-story buildings, which they are on one side -- but on the other side they are two-and-a-half story buildings and work better with the topography. He stated that the existing houses are at elevation 900 -- 910 and the proposed buildings are at elevation 871 -- 879, which is almost a thirty-foot difference in

elevation. He stated that they looked at some of the access issues on the previous plan. There are two access points off Needmore Street from the old plan. He stated that School Road is wider and more of a main road, but Needmore Street is more of a supplementary road to service single-family lots to the east. The grade transition has to be made bringing access off Needmore Street and the two driveways are at 12% to 15% grade coming in. He stated that it is better to have one access road off School Road. They have proposed an oversize cul-de-sac with a 45-foot (normal is 32-foot) outside radius at the end to accommodate school buses and emergency vehicles. He stated that the proposed plan is subject to the newer landscaping requirements and indicated the twenty-foot Buffer Yard B on the exhibit. He noted that addition of sidewalks along the outside perimeter of the project. He stated that the City of Walton has constructed sidewalks and street trees on the west side of School Road and their plan is to construct sidewalks in a similar fashion along School Road and Needmore Street. The old plan had a play area along the north property line near the drainage swale, but they have one centrally located play area which is internal to the site and not near any adjoining properties. It is away from where the majority of the drainage comes through the site. Mr. Whitacre offered to answer any questions.

Mr. Dale McPherson with Signature Homes stated that they build quality products and quality homes and have won numerous awards for construction. He is a local resident of the Walton area. He has children in all three levels of the school system and is concerned about the schools. He noted the architecture of the government-subsidized development and stated that attached to the Staff Report is an exhibit showing their architecture. He stated that the property is zoned for twelve units to the acre, but they have submitted four units per acre. They went at this with a serious intent to better the community and better the site. Some of the setbacks were thirty feet from the residents and their closest building to that side is over two hundred feet away. He stated that he would like to see better looking products coming to Walton. He stated that the highest impact on the school system is low priced single-family homes and for-sale bi-levels are the second highest. He stated that there has been some mix-up as to when the School District was contacted, but they have met with the School Board and would not have come forward if they thought there were any objections. He stated that the approved project was not approved with a contingency to build for the elderly and he believes their intentions were different since they have athletic climbers on the plan. The approved plan was done in a different day and without the appropriate setbacks. He stated that the proposed plan carries the landscaping of School Road down Needmore Street and through the project. They will have the bench/tree look all the way down School Road. The landscaping is to Florence specs plus. Mr. Costello noted that Florence and Walton specs are the same. Mr. McPherson stated that the elderly housing community has close to forty feet of drop and two hundred feet of driveway – his mother could not walk up there. He believes the development would not be like the product next to the tractor place and he wants to make sure that is not what goes on this corner. He stated that the rents will start about \$700 per month and go up from there. He stated that they left the

corner as open space and the playground is highly landscaped. The other plan had high impact up against the road and the frontages had the backs of buildings. With the proposed plan, the whole corner will look better than it does now. They have eliminated the negative Staff Comments in the 1993 approval. They have a net 9.2% in green space. They have added sidewalk all the way around the frontage in addition to the interior sidewalk structure. The apartments will be two-bedroom units, which is not the unit that brings in families with children or single mothers with children. The proposed development would have much less of an impact on the schools than single-family development or government subsidized housing. Their intention is for seventy-two units with the six-unit building being office and corporate housing (which would be out-of-district students). He quoted statistics* and stated that 34% of the units will have children, which is a maximum of 7 – 10 children. He stated that they do not have a swimming pool. It is a young adult community. He stated that they cannot guarantee how many children will be there, but they think it is a non-issue. This concluded the applicant's presentation. (*Mr. McPherson stated that he would submit this information.)

The Chairman asked if there was anyone else present who wished to speak in favor of the request.

Mr. Bob Storer, Superintendent of Walton-Verona Schools, representing the Board of Education, stated that he is neutral. He stated that there was a communications glitch that has been resolved. He stated that kids are there business and if a development is built the kids will come. The issue for the schools is that the growth not be explosive. A multi-family project with one hundred kids tomorrow would devastate the school district. He stated that they have been growing at about 2%. He complimented Staff and particularly Mr. Costello for letting them know what is going on. He stated that the project as proposed will not have a severe impact in terms of its potential to generate children provided it is developed as planned. He stated that the School Board likes to be involved at the time of submittal so that they have time to plan.

The Chairman asked if there was anyone else present who wished to speak in favor of the request. There being no response, he asked if there was anyone present who wished to speak in opposition or to ask questions.

Mr. Phil King, one of the three owners of the real estate at the northwest corner of Mary Grubbs and School Road (approximately 5.5 to 6 acres zoned C-3), stated that there has recently been a substantial amount of work done on School Road. He questioned the sidewalks the applicant proposes. Mr. McPherson responded that there will be sidewalks on School Road, Needmore Street, and inside the project. Mr. King stated that he does not have any objections.

Mr. Dwayne Smith, a resident of Needmore Street next door, stated that the driveway going to his garage may be on the applicant's property. He stated that if

they take the driveway out, he will not have access to his garage. Mr. Nienaber responded that a preliminary survey is in the process. If they determine that Mr. Smith's driveway or garage is on the property, they will meet with Mr. Smith about it. Mr. Costello stated that Staff will find out when the garage was built and if they are in violation of the permit, or if a permit was issued.

Chairman Hicks asked if there was anyone else present who wished to speak regarding this application. There being no response, he asked if there were any comments or questions from the Commissioners.

Mrs. Wilson questioned the decel lanes. Mr. McPherson responded that a decel lane will be required because it is a steep hill. Mr. Nienaber stated that he does not think the traffic numbers would dictate a decel lane. Mr. McMillian stated that sometimes there is a lot of traffic on that road and a decel lane is needed. Mrs. Wilson questioned signage. Mr. Nienaber indicated the two signs on the exhibit, one at the lower left hand corner and a small entrance sign with a seasonal floral display.

Mr. McMillian asked why the other project was not built. Mr. Nienaber responded that it was due to the market and the type of product. Mr. McMillian stated that some of the children may go to the school across Needmore Street and questioned how they would get to the school. Mr. Nienaber responded that they could put in a walkway for access onto Needmore Street. Mr. Costello stated that normally it is desirable to have pedestrians crossing at an intersection. He stated that Staff will look at it and talk to the church about it. Mr. McMillian questioned who would take care of the green space. Mr. Nienaber responded that it would be maintained by them as the owners. He added that the apartments would be ideal for the elderly because some of the buildings will be cut into the hill and people will be able to walk straight from the parking lot into the unit with no steps. Mr. McMillian asked if there are any elevators for the elderly. Mr. Nienaber responded that they will not be three-story buildings, it is a two-and-a-half story design and elevators are not required.

Mr. Schwenke stated that the Fire Department is nervous when they have to come in and out the same entrance. He stated that with buildings this size, there could be a multi-alarm situation and where the three buildings come together could be a tight fit for fighting a fire. He questioned another entrance or exit. Mr. Nienaber responded that they were asked to eliminate the one curb cut and they have the larger turnaround. Mr. Schwenke stated that he is concerned about getting in and out of the site with a fire truck. Mr. Nienaber responded that there are fire hydrants along Needmore Street and the fire truck could park and run the fire hose down. Mr. Schwenke asked the applicant to talk to the Fire Chief in Walton before the Committee Meeting. Mr. Nienaber agreed.

Mr. McMillian asked if the turnaround would be big enough for a transit authority bus. Mr. McPherson responded that it is 91 feet, which is more than enough for a

school bus, transit bus, and fire truck. Mr. Nienaber commented that the City of Walton asked that it be done that way.

Mr. McMillian asked if there will be any Section 8 housing in the development. Mr. Nienaber responded "no".

Chairman Hicks asked the applicant to be prepared to show the architectural design of the buildings at the Zone Change Committee Meeting. He asked them to bring something in color that they can commit to. He also asked the applicant to submit the signage package the Committee Meeting so that everything can be done at the Committee level.

Chairman Hicks questioned why they have a play area if there are so few children. Mr. Nienaber agreed to take out the play area. Chairman Hicks suggested adult recreation or walking trails. Mr. McPherson stated that it is steep there, but he will be glad to do something other than the play area.

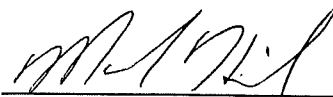
Mr. Barlow questioned how they can cater to young professionals and families with one child. Mr. McPherson responded that they do it with price range and product. Three-bedroom units draw families and mothers with children. Two-bedroom units draw young singles and the elderly. He stated that this will be a higher priced product than what is available in the market now.

Mr. Barlow asked when construction would start if this is approved. Mr. McPherson responded that it would start as soon as it is dry enough in the spring.

Mr. Barlow noted the applicant's comment that the development would only bring in 7 - 12 additional students. He asked Mr. Storer if the School District agrees with that number. Mr. Storer responded that they believe it would be 7 - 20 additional children and they are satisfied that it would not be explosive growth. He stated that all seven buildings will not be built over night. He stated that the schools can handle twenty additional students.

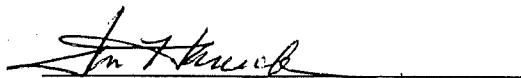
There being no further comments, the Chairman stated that the Committee Meeting for this item will be on February 6, 2002 at 4:00 PM. This item will be on the Agenda for the Business Meeting on February 20, 2002 at 7:30 PM. The Chairman closed this Public Hearing at 9:16 PM.

APPROVED:



Mark Hicks, Chairman

Attest:


Jan Hancock, Recording Secretary

SUPPORTING INFORMATION

LEGAL DESCRIPTION

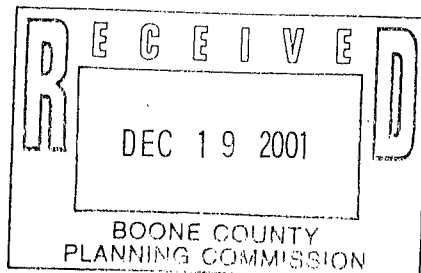
WALTON PROPERTIES

PARCEL 1:

Beginning at a stake in the east right-of-way line of the Walton Verona School Rd., said stake being N 8°-15' W, 250 ft. from the intersection of the projected center line of Kentucky Hwy. #16 with the East right-of-way line of said road; thence with said right-of-way W 8°-15' W 619.2 ft. to the point of beginning; thence continuing along said right-of-way 125 ft. to a post; thence leaving the road N 73°-27' E 912.5 ft. to a post; thence S 8° E 230.0 ft; thence in a southeasterly direction 925.0 ft. to the point of beginning, containing 4.0 acres more or less.

PARCEL 2:

Lying and being in the City of Walton, Boone County, Kentucky, and being Lots Number Seven(7), Eight(8), Nine (9), Ten(10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), and Fifteen (15) of the Ransler Subdivision as shown on the plat of same recorded in Plat Book 3, page 12 of the Boone County Clerk's records at Burlington, Kentucky.



CITY OF WALTON, KENTUCKY
ORDINANCE NO. 2002- 05

AN ORDINANCE OF THE CITY OF WALTON APPROVING AND ADOPTING A REQUEST OF SIGNATURE HOMES, INC. (APPLICANT) FOR ALBERT H. HACKMAN, JR. (OWNER) FOR A CHANGE IN CONCEPT DEVELOPMENT PLAN, WITH CONDITIONS, TO ALLOW AN INCREASE IN THE NUMBER OF PERMITTED DWELLING UNITS, FOR A 6.5 ACRE SITE GENERALLY LOCATED ON THE NORTHEAST CORNER OF THE SCHOOL ROAD/NEEDMORE ROAD INTERSECTION, WALTON, BOONE COUNTY, KENTUCKY.

WHEREAS, the City Council of the City of Walton, Kentucky is a legislative body member of the Boone County Planning Commission, a joint county-wide planning unit or commission established under Chapter 100 of the Kentucky Revised Statutes; and,

WHEREAS, the Boone County Planning Commission received a request for a Change in Concept Development Plan, with conditions, to allow an increase in the number of permitted dwelling units, for a 6.5 acre site generally located on the northeast corner of the School Road/Needmore Road intersection, Walton, Boone County, Kentucky; and,

WHEREAS, the Boone County Planning Commission, as the planning unit for the City of Walton, Kentucky, was requested and has conducted a Public Hearing serving as a due process trial-type hearing and made findings recommending approval of the Change in Concept Development Plan, with conditions; and,

WHEREAS, the City of Walton, Kentucky, has received Resolution R-02-007-A of the Boone County Planning Commission recommending approval of this request; and,

WHEREAS, the City of Walton, Kentucky deems it necessary to enact this Ordinance to preserve and protect the health, safety, and convenience of the inhabitants of the City of Walton, Kentucky, pursuant to the City's legal authority, including, but not limited to, KRS Chapter 100;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Walton, Kentucky as follows:

SECTION ONE

The request for a Change in Concept Development Plan, with conditions, is hereby approved and adopted, to allow an increase in the number of permitted dwelling units, for a 6.5 acre site generally located on the northeast corner of the School Road/Needmore Road intersection, Walton, Boone County, Kentucky.

SECTION TWO

Resolution R-02-007-A of the Boone County Planning Commission, recommending approval of the Change in Concept Development Plan, with conditions, along with the findings of fact and conditions as set forth in its minutes and official records for this request, is attached hereto as Exhibit "A".

SECTION THREE

All Ordinances, or portions thereof that are in conflict with this Ordinance, are, to the extent of such conflict, hereby repealed.

SECTION FOUR

This Ordinance shall take effect and shall be in full force after its enactment and publication as required by law.

Passed and approved on first reading by 4 members of City Council on the 4TH day of APRIL, 2002.

Passed and approved on second reading by 4 members of City Council on the 8TH day of APRIL, 2002.

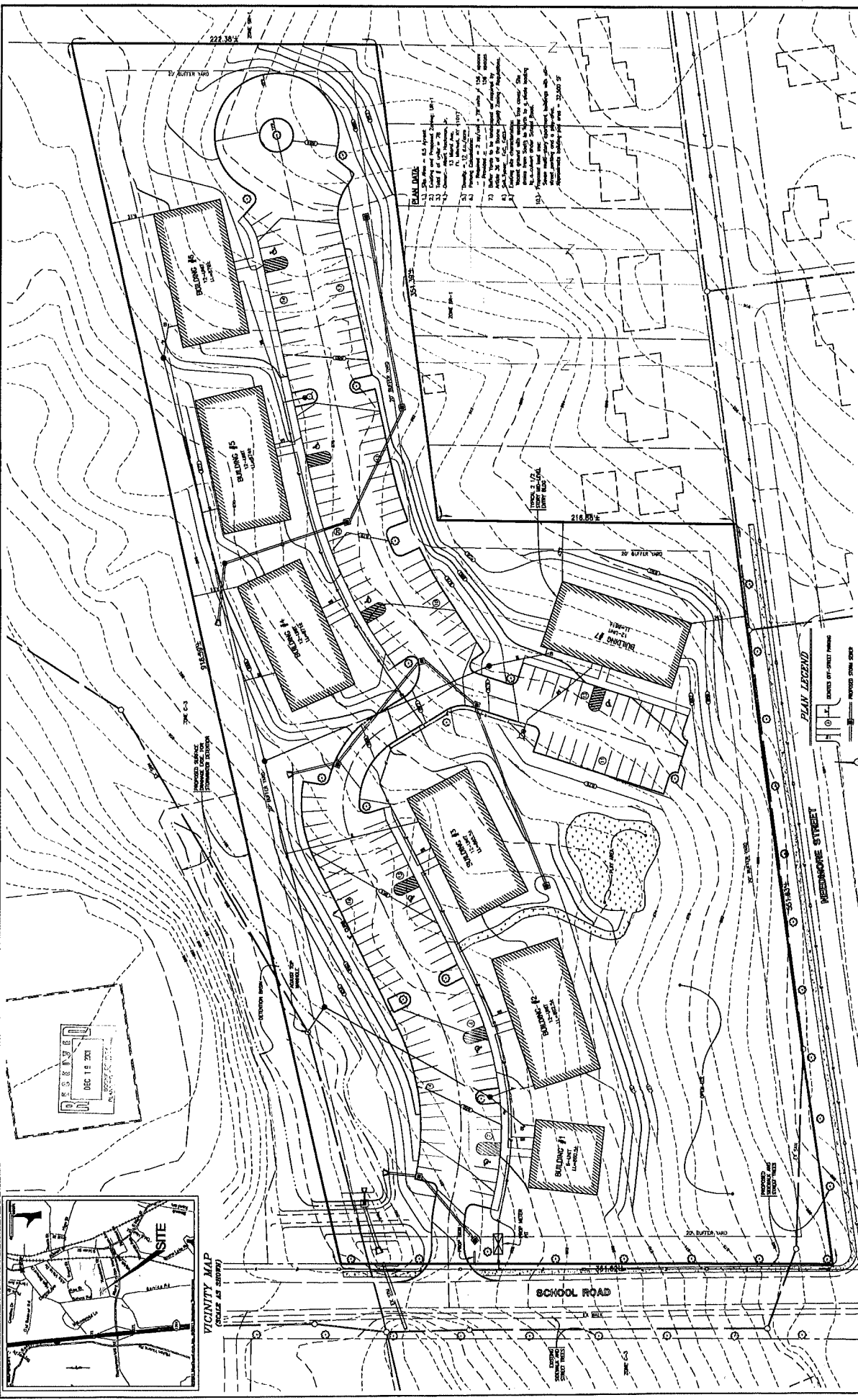
DATE OF PUBLICATION: April 18, 2002.

APPROVED:

Phillip W. Trzop
MAYOR PHILLIP W. TRZOP

ATTEST:

Peggy Gray
PEGGY GRAY, CITY CLERK
TMNOYESCOWZONEMAPAMBND2.DOC



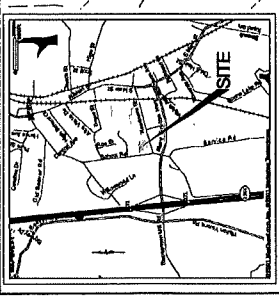
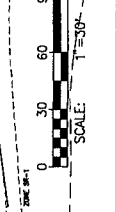
- PLAN LEGEND**
- 1. Building Footprint
 - 2. Parking Space
 - 3. Driveway
 - 4. Walkway
 - 5. Utility Line
 - 6. Erosion Control
 - 7. Retention Wall
 - 8. Storm Drain
 - 9. Street Light
 - 10. Fire Hydrant
 - 11. Manhole
 - 12. Survey Point
 - 13. Proposed Street
 - 14. Existing Street
 - 15. Proposed Sidewalk
 - 16. Existing Sidewalk
 - 17. Proposed Concrete
 - 18. Existing Concrete
 - 19. Proposed Tree-Loc.
 - 20. Existing Tree-Loc.
 - 21. Proposed Tree-Line
 - 22. Existing Tree-Line

DATE	12-17-21
PROJECT	Walton Ridge
CLIENT	Walton Ridge
SCALE	1" = 30'

boyer becker engineers
 1111 East 10th St., Columbus, IN 47201 (317) 281-1111

REVISED CONCEPT DEVELOPMENT PLAN FOR WALTON RIDGE APARTMENTS
 CITY OF WALTON, KENTUCKY
 SCHOOL ROAD, BOONE COUNTY

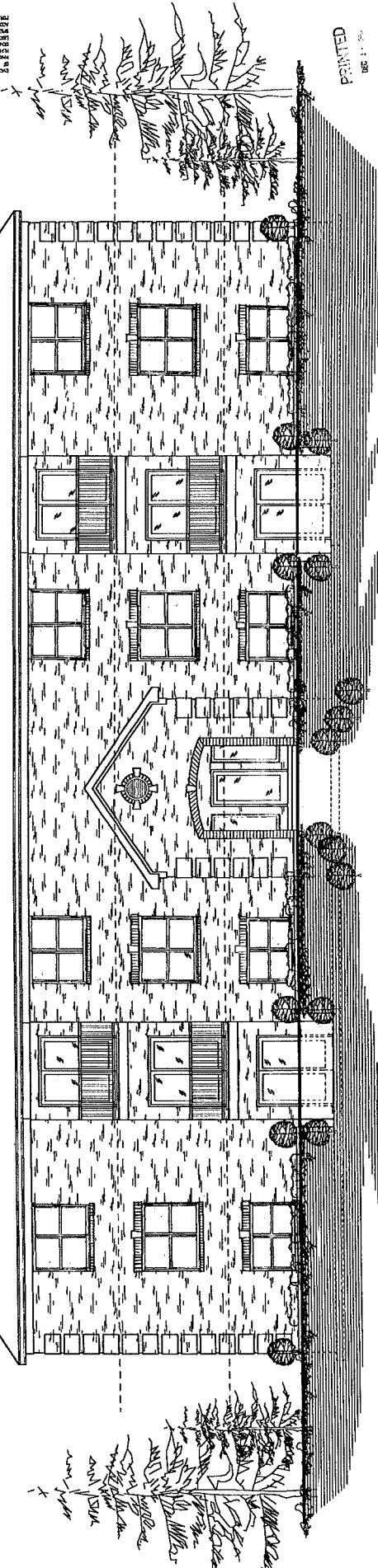
NO.	REVISIONS	DATE
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7		



WALTON RIDGE APARTMENTS

FRONT ELEVATION

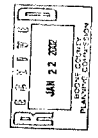
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DEC 11 2023

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS
OR DIMENSIONS FROM THIS DRAWING
FOR CONSTRUCTION PURPOSES
ALL DIMENSIONS ARE TO FACE UNLESS
SPECIFICALLY NOTED OTHERWISE
ALL DIMENSIONS ARE TO FACE UNLESS
SPECIFICALLY NOTED OTHERWISE
ALL DIMENSIONS ARE TO FACE UNLESS
SPECIFICALLY NOTED OTHERWISE



1/8" = 1'-0" VERT

1/8" = 1'-0" HORIZ

PROJECT LOCATION

SIGNATURE
HOMES

REMEMBER
RESIDENTIAL DIVISION • FAX 888-242-2222
800-242-2222 • FAX 888-242-2222
MEMBER