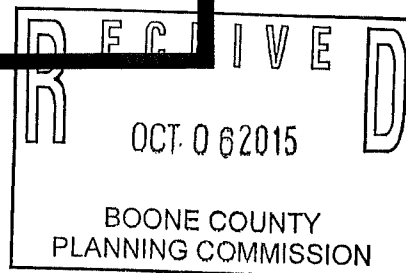


APPLICATION FORM

CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION



FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(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)
Zone Change Technical Design Committee Review of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
Zoning Administrator Review (As stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
Zoning Administrator Review (As stated in the Mall Road District Study)

- 2. Name of Project Villages of Florence
3. Location of Project West side of Hopeful Church Road opposite Surfwood Drive
4. Total Acreage of Site 33.81
5. Current Zoning SR-2 PD
6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable) 07/06/05
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)

- 8. Proposed Uses (please specify each use) Attached Ranch Style Rental Homes
9. Proposed Building Intensities (please specify) 5.09 Units Per Gross Acre

10. Have you submitted a Concept Development Plan? Yes

- 11. Are you also applying for:
Conditional Use Permit
Dimensional Variance

12. Name of Applicant(s) Abercrombie & Associates, Inc. - Robert G. Rothert
Phone Number 513-385-5757 Fax No. 513-245-5161 E-Mail brothert@abercrombie-associates.com

13. Address of Applicant(s) 3377 Compton Road
Cincinnati Ohio 45251
City State Zip

14. Name of Property Owner(s) Hopeful Road Holdings, LLC
Phone Number 859-341-4111 Fax No. E-Mail pgallenstein@gallensteincompanies.com

15. Address of Property Owner(s) 25 Towne Center Boulevard, Suite 104
Crestview Hills Kentucky 41017
City State Zip

16. Are there any existing buildings on the site? Yes
How many? 1

17. Deed Book 912 Page No. 730 Group No.

Concept Development Plan

Page 2

18. Have you had a pre-application meeting with BCPC Staff? Yes _____

19. Please check the following organizations/agencies which you have discussed the proposed development with in the last several months:

- _____ Boone County Water District
- _____ Florence Public Services Dept.
- XXX Duke Energy
- _____ Sanitation District #1
- _____ Cincinnati Bell
- _____ Owen Electric Cooperative, Inc.
- _____ Boone County Public Works Department
- XXX Kentucky Transportation Cabinet
- _____ Boone County Building Department
- _____ Northern Kentucky Health District
- _____ USDA NRCS/Boone County Conservation District
- _____ KY Division of Water
- _____ Local School District
- _____ Local Fire District
- _____ Other: _____

20. Concept Development Plan Jurisdiction/Location
_____ Unincorporated Boone County
XXX Florence
_____ Walton Union

21. ORIGINAL Property Owner's Signature _____
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

22. ORIGINAL Applicant's Signature _____
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

SECTION B (To be completed by BCPC Staff)

1. Date Received 10/6/15 Fee Received \$2958.00 R# 72204

2. Check what has been submitted:
✓ Application _____ Fee _____ Legal Description _____
✓ Concept Development Plan _____ ✓ Addresses of Adjoining Property Owners _____
_____ No. of copies of plan received **

3. Date Application is **Administratively Complete** as Defined in KRS 100.211

4. Staff Reviewer KENNY WALL

5. Committee Chairperson JANET REGALEY

6. Scheduled Public Hearing Date 11/4/15

7. Boone County Planning Commission Action:
_____ **Approved**
_____ **Denied**
✓ **Approved With Conditions** Resolution # 12/2/15

8. Other: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone (859) 334-2196 - Fax (859) 334-2264
plancom@boonecountky.org - E-Mail
www.boonecountky.org - Web Page

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.

**ADDENDUM TO ZONING MAP AMENDMENT OR
CONCEPT DEVELOPMENT PLAN APPLICATION
CURRENTLY UNDER REVIEW BY THE BOONE COUNTY PLANNING COMMISSION**

***Waiver of 60 Day Time Requirement by Originator
for Final Planning Commission Action***

1. Name of Project Villages of Florence
2. Location of Project Westside of Hopeful Church Road opposite Surfwood Drive
3. Names of Applicant(s) Abercrombie & Associate, Inc. - Robert G. Rothert
Phone No. 513-385-5757 Fax No. 513-245-5161 E-Mail brothert@abercrombie-associates.com
4. Address of Applicant(s) 3377 Compton Road, Suite 120

<u>Cincinnati</u>	<u>Ohio</u>	<u>45251</u>
City	State	Zip
5. Name of Property Owner(s) Hopeful Road Holdings, LLC

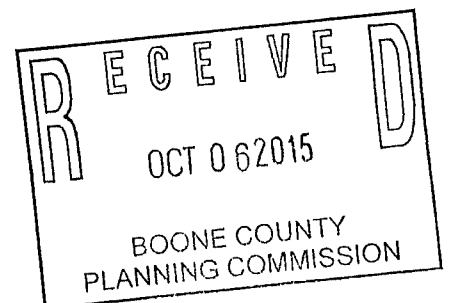
In accordance with the provisions in KRS 100.211, the applicant(s) and property owner(s) or originators above, hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment and/or Concept Development Plan* application. This time limit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

6. **ORIGINAL Property Owner's Signature** 
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

ORIGINAL Applicant's Signature 
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

Note:

*The 60-day time limit applies to Concept Development Plan applications if the site was originally subject to a Zoning Map Amendment request as part of an individual request, county-wide Zoning Update or a land use/zoning study or plan.



EXHIBIT

“A”

STAFF REPORT

Request of **Abercrombie & Associates, Inc. - Robert G. Rothert (applicant)** for **Hopeful Road Holdings, LLC (owner)** for a Change in an Approved Concept Development Plan in a Suburban Residential Two/Planned Development (SR-2/PD) zone for an approximate 33.81 acre site located on the west side of Hopeful Church Road between the properties at 7275 and 7393 Hopeful Church Road, across Hopeful Church Road from the Hopeful Church Road/Surfwood Drive intersection, and at the southern terminus of Meadow Wood Drive, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow attached ranch style rental units.

November 4, 2015

PROPOSAL

This application is for a Change in Concept Development Plan in a Suburban Residential Two/Planned Development (SR-2/PD) zone for an approximate 33.81 acre tract located on the west side of Hopeful Church Road across from the Hopeful Church Road/Surfwood Drive intersection in Florence. The current Concept Development Plan was conditionally approved in conjunction with a Zoning Map Amendment from SR-1/PD to SR-2/PD, and Annexation into the City of Florence, in 2005 (approval documents are attached). The approved Concept Development Plan was for a combination of townhouses and "stacked" condominiums that were organized into four clusters (344 total units at approximately 10.17 units per acre based on 33.81 acres). This Concept Development Plan included a three lane boulevard style connector road from Hopeful Church Road to the west property line, a street connection to Meadow Wood Drive at the northwest corner of the site, and a street "stub" to the "Estes" property to the south.

A Change in Concept Development Plan application for the same tract was submitted earlier this year. The Planning Commission held a Public Hearing for this change on February 4, 2015. The proposal was for 191 single story attached rental residential units with a density of 5.65 units per acre. The Zone Change Committee made a recommendation for conditional approval of this request, but the application was withdrawn before any action by the full Planning Commission occurred (unsigned 2/25/15 condition letter from Kevin Wall to Paul Gallenstein with revised Concept Development Plan exhibits is attached).

The proposed Concept Development Plan includes a total of 176 single story attached rental residential units. These units are essentially one story townhouses. The proposed density is 5.21 units per acre (176 units/33.81 acres). The proposed buildings have a multi-gable roof design with asphalt shingles. The buildings predominantly use a lap style siding and include a split shake style siding in the main gables, stone water table across the front facades, and attached garages with raised panels doors that have divided light type windows. One perspective drawing which illustrates the proposed architectural

concept for the development was provided (two different unit types are proposed). The buildings range in size from 3 to 8 units each. A "office, clubroom & storage building" is proposed in the east part of the site near the first internal intersection from Hopeful Church Road.

The plan is organized by a limited access collector style road that runs east-west from the Hopeful Church Road/Surfwood Drive intersection, along the east portion of the south property line, and to west property line. A bike path, street trees, and bus pull-offs are proposed along this road. A specific pavement width or street section is not outlined in the application materials (pavement width scales to approximately 24'). The buildings are organized into four clusters in a manner similar to the approved Concept Development Plan. Three clusters are located on the north side of the main east-west connector road and one is located on the south side in the southwest corner of the site. Landscaped open spaces are shown between the building clusters.

The individual buildings are served by a series of private drives. Street trees are shown on the plan along these drives. A street connection to the existing dead end of Meadow Wood Drive (in the adjoining Stonegate Meadows Subdivision) at the northwest corner of the site is proposed. An "access point" connection to the Estes property to the south is shown on the plan. Parking will be accommodated in the attached garages, individual driveways serving the attached garages, and limited supplemental spaces at the office/clubroom/storage building. The existing lake in the north central area of the site (which is partly on adjoining property) is proposed to serve as a retention basin.

The building setback/landscape buffer area shown around the perimeter of the site is labeled as "30' Buffer Yard C". A detailed landscape plan was not included with the application. A Traffic Impact Study was not included with the application materials.

SITE HISTORY

The previously mentioned Zoning Map Amendment from SR-1/PD to SR-2/PD and Concept Development Plan were conditionally approved by the City Council on 9/27/05; this is the approval that is currently in force for the property. The previously mentioned Change in Concept Development Plan application which proposed single story attached rental residential units was withdrawn on 3/3/15.

ADJACENT LAND USES AND ZONING

The land uses and zoning adjacent to the site include the following.

- A. Two subdivisions (Stonegate Meadows and Kelley) of detached single family residences are located to the north (SR-1 and SR-1/PD).
- B. Several detached single family residences on large lots are located to the south (SR-1/PD), and a subdivision of detached single family residences is located further to the south (Boone Valley Estates, SR-2).
- C. Farm land is located to the west between the site and Pleasant Valley Road (SR-1 and SR-1/PD), with several detached single family residences located near Pleasant Valley Road (RS and SR-1).
- D. Several subdivisions of detached single family residences are located to the east across Hopeful Church Road and Hopeful Road (SR-1 and SR-2).

SITE CHARACTERISTICS

The site contains approximately 33.81 acres. It has approximately 800 feet of frontage along Hopeful Church Road and adjoins the temporary dead end of Meadow Wood Drive at the northwest corner of the site. The Hopeful Church Road frontage is a relatively steep grade and contains trees that were part of a Boone County Urban Forestry Commission streetscape project. The site contains two existing lakes in the north central part (a larger lake and a smaller, apparently spillover basin), a barn in the west central part, and a driveway that runs from the southeast corner to the northwest corner of the site and onto the adjoining property.

With the exception of a few tree clusters, particularly in the valley area, the site is an open pasture. The topography of the site is relatively flat in the east and west sections, with a valley area in the center which drains from the lake to the southeast corner of the site; an intermittent blue line stream runs through this channel. The elevation of the site ranges from approximately el. 834 in the southeast corner of the site to el. 892 at the northwest corner and in the southern section near the west property line. Public water and sanitary sewer exists in several locations in the general area. Soil types on the site include Faywood silty clay (FdD3) and Rossmoyne silt loam (RsB and RsC).

RELATIONSHIP TO COMPREHENSIVE PLAN

The 2010 Boone County Comprehensive Plan's Future Land Use Map designates the majority of the site as "High Suburban Density Residential" (HSD). This designation is described as "single-family and/or attached housing of up to 8 dwelling units per acre. This classification is typified by townhouse, condominium, and zero-lot line development, and

also pertains to existing mobile home parks.” An incidental area in the north/northwest part of the site is designated as “Suburban Residential” (SR). This designation is described as “single family housing of up to four units per acre. This classification does not preclude low density or estate residential developed as a formal subdivision.”

The Land Use Element provides the following quotes that relate to the proposal and/or general area (3. “Pleasant Valley/Oakbrook,” pg. 168).

- A. This section of Boone County includes some of the western growth areas of Florence, including Hopeful Church Road and KY 18. It also contains some of the most rapidly growing residential areas in the county, particularly from KY 18 south to Union.
- B. Hopeful Church Road should continue to serve as a residential corridor. Some small scale neighborhood commercial services may be appropriate at a strategic location in the corridor. It should be scaled to serve the Hopeful Church Road and Cayton Road areas, designed with a residential-compatible look to the buildings and site, and without freestanding signage. Access management is important to avoid turning movement conflicts on Hopeful Church Road, and some road improvements may be necessary to support this development.
- C. The large area between Hopeful Church Road and Oakbrook Road, south of KY 18 to Pleasant Valley Road, should continue to develop in a Suburban Residential fashion. The area must develop with local access and limited access collector road connections as a high priority. These should include the connection of Cayton Road to Pleasant Valley Road; and, an east-west connector between Pleasant Valley Road and Hopeful Church Road, south of Stonegate Meadows. These collector road extensions should not allow parking or driveway access in order to facilitate the movement of traffic through the area, and should include multi-modal elements such as pedestrian paths and bike lanes, and bus stop areas. The Pleasant Valley Road to Hopeful Church Road connector should be located and designed to serve large amounts of traffic. This area is planned for High Suburban Density residential to help facilitate the roadway and be compatible with a significant traffic corridor.

The Land Use Element’s Future Land Use Development Guidelines provide the following general comments that relate to the proposal.

- A. Developments in Boone County should begin with an assessment of the existing site features to determine positive and useful attributes, as well as features which should or can be preserved. Development design should incorporate the use of these attributes for the benefit of the development and the County as a whole, rather than leveling an entire site to meet a pre-conceived project design.

Development plans should identify such areas, and delineate disturb limits to protect those areas that have been defined ("Utilization of Existing Vegetation and Topography," pp. 161 and 162).

- B. 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 open space within developments and between developments. Developments proposed adjacent to planned or established open spaces should provide pedestrian access where appropriate. Natural green space benefits the community as well as encourages developers to create innovative development designs through clustering of buildings and impermeable area. Typically, buffering is required and provided between unlike land uses; however, as the development of Boone County fills in previously rural areas, different lot sizes and designs of residential development sometimes impact each other. Where an appropriate gradation of lot size and setbacks cannot be designed into a proposed residential subdivision development of a significantly higher density than existing adjacent residential uses, deliberate vegetation buffering may need to be incorporated into the design to help protect low density residential areas. Buffer areas should use and supplement existing site features where possible ("Buffering," pp. 162 and 163).
- C. Developments in Boone County must include landscaping to accompany the proposed project. Retention of existing healthy vegetation is considered a component of landscaping and is encouraged. 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.

Developments along major roadways in Boone County must include landscaping 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 ("Landscaping," pg. 163).

- 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, 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. Connections between and within commercial and industrial developments allow for more efficient provision of transit service ("Access Management," pg. 163).

- E. Developments in Boone County must be designed, where appropriate, to improve the County's transportation network system of roadways, and functional classifications must be used in the planning for and designing of new developments. Collector roadways should be extended and developed to provide for the safe movement of traffic through and between subdivisions. Development along existing arterials and collector roadways should not have direct driveway access, but be served by a local street. Appropriate road connections should be constructed to provide alternate routes for traffic to and through specific projects and to enhance the capacity of existing streets. The traditional grid system can provide an alternative to typical suburban design. Parallel and frontage roads should be used to minimize impacts of individual sites on collector and arterial roadways. 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 to each other by bicycle and pedestrian paths where appropriate ("Transportation and Pedestrian Network," pp. 163 and 164).

- F. Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building 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 a specific development, but should not be used as a means to compete for motorist attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development or corridor. Overhead utility lines should be placed underground wherever possible, and junction boxes screened from public view. Neo-traditional residential and commercial development should be encouraged to provide quality development that blends with the natural or historic character of parts of Boone County ("Design, Signs, and Historic Preservation," pg. 164).

The Population Element outlines population estimates based on OKI transportation analysis zone "regions." The population of the "Florence" region where the subject site is located is estimated to change to 32,385 in 2020, and to 34,153 in 2030.

The Housing Element provides the following comments that relate to the proposal or general area.

- A. A variety of housing opportunities within the established urban areas and within developing areas would encourage some of the higher income residents to reside there and thus encourage mixing of different income levels. Therefore, single-family housing should remain an ingredient of the urban areas instead of being targeted only for rural or suburban areas. Large, left-over parcels in urban service areas are well suited for planned residential development that includes high density housing. However, established single-family housing areas in urban settings should not experience an influx of multi-family or duplex construction unless adequate buffering or proper development design can be provided. Housing for the elderly population or for those who are handicapped needs to be located near public transit, commercial areas, and public facilities ("Population Needs," pg. 79)
- B. 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 building site dimensions and land uses outlined in the Future Land Use Plan.

Multi-family housing developments should have convenient access to commercial districts or should provide their own supporting commercial uses. The developments should be designed to offer the shortest trips to the most people. High density residential developments help to hold down the cost of individual units due to many variables including lower land cost per unit, lower land development cost and building unit costs per unit. Clustering of the dwelling units allows this by requiring less site work and utility construction. Better design can correlate with more density, and walkable, multi-modal communities. This also provides a supply of affordable housing for county residents.

... Duplexes are often more successful than multi-family housing in blending in with single-family residential surroundings. Therefore, when buffering is minimal between single-family housing areas and proposed multi-family units, an appropriate transitional area of duplexes may be designed.

It is important to offer a variety of housing units, not only in terms of economics, but also because of the county's demographics. As stated previously, the youthful population, divorcees, and elderly often select a multi-family unit or manufactured home to satisfy their housing needs. In the case of the young, this housing provides their first independent housing unit. In order for Boone County to retain its youth, the county must provide both jobs and housing, otherwise, an out-migration of the young and educated population will occur. Divorcees often select multi-family housing immediately following a separation. Elderly select these units for reasons usually related to economics and the need for a secure environment near their daily needs. The variety of multi-family housing includes nursing homes, retirement housing, apartments, townhouses, and condominiums all ranging greatly in price per unit. These types of units are increasing in demand outside of the established urban areas. As the county's population ages and land values rise, the need for higher density residential and planned unit developments will likely increase ("Housing Types," pp. 79 and 80).

- C. High density residential areas should be located sufficiently near and with convenient access to major streets, highways, and shopping and public facilities. A progression of densities of residential uses from high (multi-family) to low (single family) shall be encouraged. Where traditional progressions of high to low net density are not possible through creative development design, an appropriate and attractive visual transition should be achieved. This could include existing vegetation or new landscaping and/or fencing. Existing vegetation (such as wooded fence rows) should be retained as much as possible to provide buffer strips and stormwater filters. This serves a dual purpose in that woodland is becoming relatively scarce in the eastern uplands of the county, and these areas buffer different land uses. Housing that is proposed on smaller, remnant tracts needs to be carefully designed.

Housing development density has become an issue of concern to many existing residents in established, large lot subdivisions in suburban Boone County. Many of these areas developed during the 1960's to the 1980's when land prices were relatively low, few utilities were present, the surrounding land was agricultural, and urban/suburban development had not yet extended out to these areas. Many of these older subdivisions contain two-acre lots or larger. By contrast, most new subdivisions in Boone County are developing at around three units per acre and sponsor sewer construction if sanitary sewer is not currently available to the site. The issue arises when these new higher density subdivisions are proposed near established low density areas and centers mainly around development impacts on infrastructure and the residential character of the area ("Housing Densities," pg. 81).

- D. New subdivisions throughout the west Florence and Burlington areas should provide interconnections between their developments and adjacent developments to promote safe and easy transportation access ("Florence/Burlington area," pg. 84).

The Transportation Element lists the following projects for the overall area.

- A. The "KY Transportation Cabinet Six-Year Plan" section (pg. 146) lists projects described as:
- Reconstruction of Pleasant Valley Road (KY 237) from U.S. 42 to Rose Petal Drive – Construction underway.
 - Reconstruction of Pleasant Valley Road (KY 237) from Rogers Lane to KY 18 – Construction 2012.
 - Reconstruction of Pleasant Valley Road (KY 237) from Rogers Lane to Rose Petal Drive – Not funded.
- B. The "Summary of the 2006 Boone County Transportation Plan Recommendations" (pg. 147) lists a Recommended Capacity Project described as "KY 18 & KY 842 intersection lane improvements".
- C. The "Street Connections" section (pg. 148) lists the following connections that are in the immediate area or involve this specific site.
- Pleasant Valley Road to Hopeful Church Road
 - Improvement of Rosetta Drive and connection to I-75 ramps at Mall Road or similar

The 2010 Boone County Comprehensive Plan Goals and Objectives include the following pertinent statements.

- A. Proper planning is achieved through accepted land use management tools and coordination with public infrastructure ("Overall," Goal).
- B. 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).
- C. Proper design principles shall be applied in development ("Overall," Objective 3).
- D. Future growth shall be accompanied by adequate infrastructure and services. Existing infrastructure and services shall be monitored, maintained, and improved as needed ("Overall," Objective 4).

- E. Boone County shall strive to achieve both a diversity and balance in land use. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of the general public in a fair and impartial manner ("Overall," Objective 6).
- F. The needs of Boone County's population are measured and fulfilled through the provision of orderly growth ("Population," Goal).
- G. New development or redevelopment shall attempt to design sites utilizing existing topography and vegetation, and encourage preservation of the existing character of the land. Development design should minimize grading work as opposed to clearing the entire site. Existing trees and pasture land shall be evaluated during the design and construction process as a visual and economic benefit to the community ("Environment," Objective 2).
- H. Existing vegetation shall be considered as both an important site characteristic and a community resource ("Environment," Objective 9).
- I. A broad range of housing opportunities shall be provided which meet the needs and desires for all household types ("Housing," Objective 1).
- J. Housing supply in Boone County shall be balanced against present and planned commercial, industrial, and education needs. Primary and Secondary education capacity shall be evaluated during housing development review ("Housing," Objective 4).
- K. In order to offer the citizens of Boone County maximum choice in living environment, residential developments shall be judged primarily on the impact on infrastructure, buffering, and development design with only secondary consideration given to the type of dwelling units ("Housing," Objective 5).
- L. The interior street system of new residential developments shall insure continuity with adjacent built or planned neighboring areas. Residential developments shall be encouraged to provide interconnections between sections of their developments and with adjacent developments to promote safe and easy transportation access and a sense of neighborhood interaction. Based on certified traffic analysis, collector and sub-collector streets shall be evaluated to determine design without individual lot or driveway access. Lot and home buyers shall have access to approved plans regarding future connections. The interior street system shall also coordinate with and continue the evolving multi-modal transportation system (pedestrian and bicycle facilities, mass transit stops) ("Housing," Objective 8).

- M. New or redeveloped residential areas shall be designed to establish clearly defined neighborhoods with a mix of retail, public, and recreational uses. Established neighborhoods shall be protected and enhanced, and deteriorated neighborhoods shall be regenerated ("Housing," Objective 9).
- N. Mixed use, higher density neighborhoods shall be encouraged near existing or proposed mass transit areas, commercial districts, and public facilities (i.e. parks) and also have convenient access to major streets and highways ("Housing," Objective 10).
- O. 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 12).
- P. Traditional and innovative design as well as mixed use options shall be encouraged throughout Boone County in order to accommodate market demands ("Housing," Objective 14).
- Q. Safe, efficient and environmentally sound public services and facilities shall exist for all development ("Public Services and Facilities," Goal).
- R. Mixed use, higher density neighborhoods shall be designed to accommodate safe pedestrian access to mass transit, major streets and highways, public facilities, and parks ("Transportation," 1st Goal, Objective 9).
- S. The local transportation system in Boone County shall be maintained and improved so that overall safety and level of service will be enhanced. Inefficiencies in the system will be identified and addressed. New land development shall be closely coordinated with the local transportation system to assure efficiency and continuity with the regional multi-modal transportation system ("Transportation," 2nd Goal).
- T. New connector streets shall be developed where needed and feasible thus lessening the total dependence on arterial, collector, and local streets. Existing connector streets shall be improved where needed ("Transportation," 2nd Goal, Objective 2).
- U. Proper vehicular and pedestrian access to adjoining property shall be provided and/or retained when a property develops or redevelops ("Transportation," 2nd Goal, Objective 3).

- V. New and improved roadways shall include pedestrian and bicycle facilities in order to meet Federal and State multi-modal transportation requirements. As a design consideration, preference should be given to bike and pedestrian paths that are separated from the roadway for safety ("Transportation," 2nd Goal, Objective 8).
- W. Redevelopable and infill sites shall be encouraged to develop as walkable, mixed-use districts ("Transportation," 3rd Goal, Objective 3).

BOONE COUNTY TRANSPORTATION PLAN 2030

Exhibit 5-2 "Operational Improvement Plan Project Locations" (pg. 5-4) identifies a "capacity/congestion" project at the intersection of KY 18 and Houston Road/Hopeful Church Road (Map ID 16). The accompanying text on page 5-7 describes this project as "convert shoulder to right turn lane for the eastbound approach. Add additional left turn lane for the northbound approach." This is identified as a medium priority project (4-6 years) in Exhibit 5-4 "Prioritization of Operational Improvement Plan Projects" (pg. 5-17).

Exhibit 6-7 "Year 2030 Traffic Volumes and Levels of Service - Recommended Transportation Plan Network" (pg. 6-10) identifies the projected level of service for the section of Hopeful Church Road adjoining the subject site as "C".

Exhibit 6-14 "Connector Streets and Roads" (pg. 6-22) illustrates a "controlled access connector" street or road between Hopeful Church Road and Pleasant Valley Road through the proximity of the subject site. It also illustrates a "controlled access connector" street or road between Hopeful Church Road and the mid block I-71/75 ramps on Mall Road through the proximity of Rosetta Drive and Preakness Drive.

STAFF COMMENTS

1. COMPREHENSIVE PLAN

The governing bodies need to determine whether the proposal is in agreement with the 2010 Boone County Comprehensive Plan. The 2010 Boone County Comprehensive Plan's Future Land Use Map designates the majority of the site as "High Suburban Density Residential" (HSD). This designation is described as "single-family and/or attached housing of up to 8 dwelling units per acre. This classification is typified by townhouse, condominium, and zero-lot line development, and also pertains to existing mobile home parks." An incidental area in the north/northwest part of the site is designated as "Suburban Residential" (SR). This designation is described as "single family housing of up to four units per acre. This classification does not preclude low density or estate residential developed as a

formal subdivision.” The density for the proposed single story townhouses is 5.21 units per acre.

The Land Use Element discusses this specific site and area. The “Pleasant Valley/Oakbrook” section text (pg. 168) states “Hopeful Church Road should continue to serve as a residential corridor. Some small scale neighborhood commercial services may be appropriate at a strategic location in the corridor. It should be scaled to serve the Hopeful Church Road and Cayton Road areas, designed with a residential-compatible look to the buildings and site, and without freestanding signage. Access management is important to avoid turning movement conflicts on Hopeful Church Road, and some road improvements may be necessary to support this development.”

This same section of the Land Use Element also states “the large area between Hopeful Church Road and Oakbrook Road, south of KY 18 to Pleasant Valley Road, should continue to develop in a Suburban Residential fashion. The area must develop with local access and limited access collector road connections as a high priority. These should include the connection of Cayton Road to Pleasant Valley Road; **and, an east-west connector between Pleasant Valley Road and Hopeful Church Road, south of Stonegate Meadows** (emphasis added). These collector road extensions should not allow parking or driveway access in order to facilitate the movement of traffic through the area, and should include multi-modal elements such as pedestrian paths and bike lanes, and bus stop areas. **The Pleasant Valley Road to Hopeful Church Road connector should be located and designed to serve large amounts of traffic. This area is planned for High Suburban Density residential to help facilitate the roadway and be compatible with a significant traffic corridor**” (emphasis added).

In short, the Land Use Element discusses Hopeful Church Road serving as a residential corridor, that an east-west connector road should be provided through the proximity of the subject site, and that this specific area is planned for High Suburban Density residential uses. It also stresses how the road should be designed - no parking or individual driveway access points and that it include multi-modal improvements such as pedestrian paths, bike lanes, and bus stops. The connector road shown on the currently approved (2005) Concept Development Plan includes many of these elements. The connector road shown on the proposed Concept Development Plan also includes many of these elements, but it scales to a two lane pavement width, whereas the connector road on the approved 2005 Concept Development Plan has a three lane section.

A “controlled access connector” street or road between Hopeful Church Road and Pleasant Valley Road through the proximity of the subject site is shown on Exhibit

6-14 "Connector Streets and Roads" (pg. 6-22) in the Boone County Transportation Plan 2030. This exhibit also shows a "controlled access connector" street or road between Hopeful Church Road and the mid block I-71/75 ramps on Mall Road through the proximity of Rosetta Drive and Preakness Drive. A street connection between Pleasant Valley Road and Hopeful Church Road is noted in the "Street Connections" section (pg. 148) of the Comprehensive Plan's Transportation Element. The Kentucky Transportation Cabinet, District 6, had no comments specifically regarding the proposed development, but mentioned these two road alignments as unfunded proposals (10/27/15 e-mail from Daniel Menetrey, P.E., is attached).

The Housing Element ("Population Needs," pg. 79) states "large, left-over parcels in urban service areas are well suited for planned residential development that includes high density housing. However, established single-family housing areas in urban settings should not experience an influx of multi-family or duplex construction unless adequate buffering or proper development design can be provided."

Regarding the basic arrangement of such developments, the Housing Element states:

- A. "Throughout Boone County, high density developments should be close to thoroughfares to achieve a gradation of building site dimensions and land uses outlined in the Future Land Use Plan" ("Housing Types," pg. 79).
- 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 unit costs per unit. Clustering of the dwelling units allows this by requiring less site work and utility construction. Better design can correlate with more density, and walkable, multi-modal communities. This also provides a supply of affordable housing for county residents" ("Housing Types," pp. 79 and 80).
- C. "High density residential areas should be located sufficiently near and with convenient access to major streets, highways, and shopping and public facilities. A progression of densities of residential uses from high (multi-family) to low (single family) shall be encouraged. Where traditional progressions of high to low net density are not possible through creative development design, an appropriate and attractive visual transition should

be achieved” (“Housing Densities,” pg. 81). This is reinforced by the Goals and Objectives which state “mixed use, higher density neighborhoods shall be encouraged near existing or proposed mass transit areas, commercial districts, and public facilities (i.e. parks) and also have convenient access to major streets and highways” (“Housing,” Objective 10).

D. “New subdivisions throughout the west Florence and Burlington areas should provide interconnections between their developments and adjacent developments to promote safe and easy transportation access” (“Florence/Burlington area,” pg. 84).

2. PD OVERLAY ZONE CRITERIA/PREVIOUSLY RECOMMENDED CONDITIONS OF APPROVAL

Staff offers the following comments regarding the criteria set forth in Section 1514 “Planned Development Criteria” of the Boone County Zoning Regulations and the conditions recommended by the Planning Commission’s Zone Change Committee for the Change in Concept Development Plan application that was withdrawn in March of this year (outlined in the unsigned 2/25/15 letter from Kevin Wall to Paul Gallenstein that is attached). The plan for the application that was withdrawn and the current proposal are very similar to one another as both plans were for single story attached rental units, the number of units is comparable, similar building design was proposed for both projects, active development was proposed in the same basic areas of the site, the east-west connector road was shown on both plans, the existing lake was proposed to be used for storm water retention on both plans, etc. The conditions in the 2/25/15 letter are not official since the property owner did not agree to them in writing and they were not adopted by the Planning Commission or City Council, but they represent how the same basic issues were proposed to be resolved for the earlier application in response to comments raised in the Staff Report and by the public.

Condition 1: This condition states that the proposal will follow the Concept Development Plan which was revised in accordance with comments made at the 2/4/15 Public Hearing. The revised plan included notes regarding storm water detention, bus pull offs, a bike path, and street trees along the main east-west connector road, providing Buffer Yard C around the perimeter of the site (plus supplemental evergreen trees in the northwest corner of the site; the plan incorrectly notes the northeast corner), providing an entrance to the Estes property to the south, specifying certain building facades which face major roadways for brick/stone upgrades, providing the fencing required for agricultural adjacencies per Section 3158, and providing a three lane road section for the main east-west connector road.

The Concept Development Plan submitted for the current proposal addresses these items with the exception of the upgraded architectural facades which face the major roadways (Hopeful Church Road and the main east-west connector road), and the three lane road section for the main east-west connector road. Specific facades are graphically indicated on the withdrawn plan with bold lines, and Note #7 on the Concept Development Plan referenced in the 2/25/15 letter states that the bold lines denote "specific building facades to be 50% brick or cultured stone material. Other elevations may be upgraded at the discretion of the developer at the time of construction." This note is basically a restatement of City Council Condition #2 from the 2005 approval (Ordinance 0-22-05).

The pavement width of the east-west connector road scales to approximately 24 to 25 feet (two lanes) within a 60 foot wide right-of-way, and no turn lanes are shown on the plan. The importance of this road segment as part of an overall system which connects Pleasant Valley Road to Hopeful Church Road, and Hopeful Church Road to the mid block I-71/75 interchange ramps on Mall Road, is indicated in both the Comprehensive Plan and the Transportation Plan as outlined above.

The approved Concept Development Plan (2005) shows this road with a three lane section. The developer of the proposal that was withdrawn earlier this year also committed to the three lane section. Due to the importance of this road segment to the overall system and the benefits to this development, the governing bodies should carefully review the terms of the current approval for applicability to the proposed development. For the applicant's information, subdivision review is required for the construction of public roads and public utilities.

Josh Wice, Business & Community Development Director for the City of Florence, commented that the east-west connector road needs to be constructed as a three lane boulevard type street with a t-turnaround at the dead end (10/22/15 e-mail is attached). Scott Pennington, P.E., County Engineer/Director of Public Works with the Boone County Public Works Department has commented "with the reference to a potential street connection from Pleasant Valley Road (KY 237) to Hopeful Church Road (KY 842) in the 2010 Boone County Comprehensive Plan and with the fact KYTC/OKI/Boone County have a potential project on their (currently) unfunded project list for this corridor, I would concur w/ the recommendation (1) from the City of Florence (attached) to construct a 3-lane roadway along the 'Public Road' route. Even if the 3-lane roadway were not constructed as part of this development, I would like to see enough R/W allowed for the footprint of the future connection" (10/30/15 e-mail is attached).

The submitted Concept Development Plan notes that the spacing of the street trees along the main east-west connector road is 50 feet on center. As a minor issue of

clarification, the final spacing should be contingent upon the selected species/cultivar. The applicant should also explain whether any existing vegetation around the perimeter of the site and/or open space is intended to be retained.

Condition 2: This condition states that the retention basin shall be designed to minimize back-up and impacts on the upstream and downstream properties. This condition is not directly addressed on the submitted Concept Development Plan.

Condition 3: This condition required sidewalks to be provided per the revised Concept Development Plan and along the full length of at least one side of the private drives where walks were not shown. For the current proposal, compliance would entail extending the sidewalks on the private drives by Buildings 2 and 21 to the end units.

Condition 4: This condition requires the developer to financially contribute a proportionate share of the cost of a traffic signal at the Hopeful Church Road/Surfwood Drive intersection. This was also a condition of the 2005 approval. This issue is not addressed in the application materials for the current proposal.

Condition 5: This condition requires the developer to dedicate any right-of-way necessary for a southbound right turn deceleration lane on Hopeful Church Road into the development as determined by the Kentucky Transportation Cabinet. This issue is not addressed in the application materials for the current proposal.

Condition 6: This condition requires the developer to dedicate the right-of-way for a future street connection between the main east-west connector and the Estes property to the south. This issue is addressed on the submitted Concept Development Plan.

Condition 7: This condition requires the Meadow Wood Drive street connection to be a public street which continues the existing street section (roll curb, consistent pavement width, and sidewalks on both sides) to the first internal intersection. The appropriate pavement width and sidewalks are shown on the submitted Concept Development Plan. The applicant should explain whether or not the other aspects of this condition are intended to be met.

Josh Wice, Business & Community Development Director for the City of Florence, recommended that the private drive between the east-connector road and Meadow Wood Drive in the west part of the site be constructed to public street standards with sidewalks on both sides, be dedicated as a public street, and that it be reconfigured to better align with Meadow Wood Drive (10/22/15 e-mail is attached with concept realignment exhibit).

Condition 8: This condition requires the developer to pay to relocate the existing Hopeful Church Road streetscape plantings that will be removed due to the construction of this development. This was also a condition of the 2005 approval. This issue is not addressed in the application materials for the current proposal.

Condition 9: This condition requires the installation of a berm and additional evergreen trees in the landscape area adjoining the Runion property at the southeast corner of the site. This issue is not addressed in the application materials for the current proposal.

Condition 10: This condition required the use of polymer siding products instead of vinyl on the ground floor wall areas of the buildings. Vinyl siding products were permitted in the roof gable areas and on dormers. This condition was in addition to the upgraded brick or stone requirements for facades which face the major roadways that is discussed under Condition 1 above. This issue is not addressed in the application materials for the current proposal. Because only one perspective drawing was provided to illustrate the architectural concept (two unit types are proposed), Staff recommends that additional architectural drawings and/or photos of built examples be provided for the Zone Change Committee to evaluate.

Overall, Josh Wice, Business & Community Development Director for the City of Florence, requested that any applicable conditions from the 2005 approval (attached) be incorporated into the Planning Commission's recommendation (10/22/15 e-mail is attached).

3. FLORENCE FIRE/EMS DEPARTMENT COMMENTS

Robert Krebs, Fire Marshal with the Florence Fire/EMS Department, has reviewed the plan and has stated concerns regarding the size of the cul-de-sac at the end of the driveway which intersects with Meadow Wood Drive (10/15/15 e-mail is attached).

4. OUTSIDE AGENCY COMMENTS

Staff has requested comments on the proposal from Boone County Schools. Such comments have not been received as of this writing. Any written comments received from the school district will be forwarded to the Zone Change Committee for review.

5. OTHER ISSUES

Staff has identified the following details which will need to be addressed at the site plan stage.

- A. Cul-de-sacs are shown at the end of most of the proposed private drives. A hammerhead or other type of turn-around may be required for the short private drives which dead end near the Hopeful Church Road frontage.
- B. All parking, with the exception of 8 spaces shown at the office/clubroom storage/building, are in private garages or individual driveways. Formal handicap parking is required to be provided throughout the development, and supplemental parking that is clearly available to visitors should be considered as well.
- C. Lighting, signage, and landscaping (aside from the perimeter buffer and street trees) are not addressed in the application materials. These aspects of the development will need to be meet the normal requirements outlined in the Boone County Zoning Regulations.

CONCLUSION

The Boone County Planning Commission and the Florence City Council need to evaluate the application in terms of the requirements of Article 15 "Planned Development District" of the Boone County Zoning Regulations, the 2010 Boone County Comprehensive Plan, and the potential impacts on the existing and planned uses in the area. The Future Land Use Map will not need to be amended if this request is approved.

Respectfully submitted,



Kevin T. Wall, AICP
Director, Zoning Services

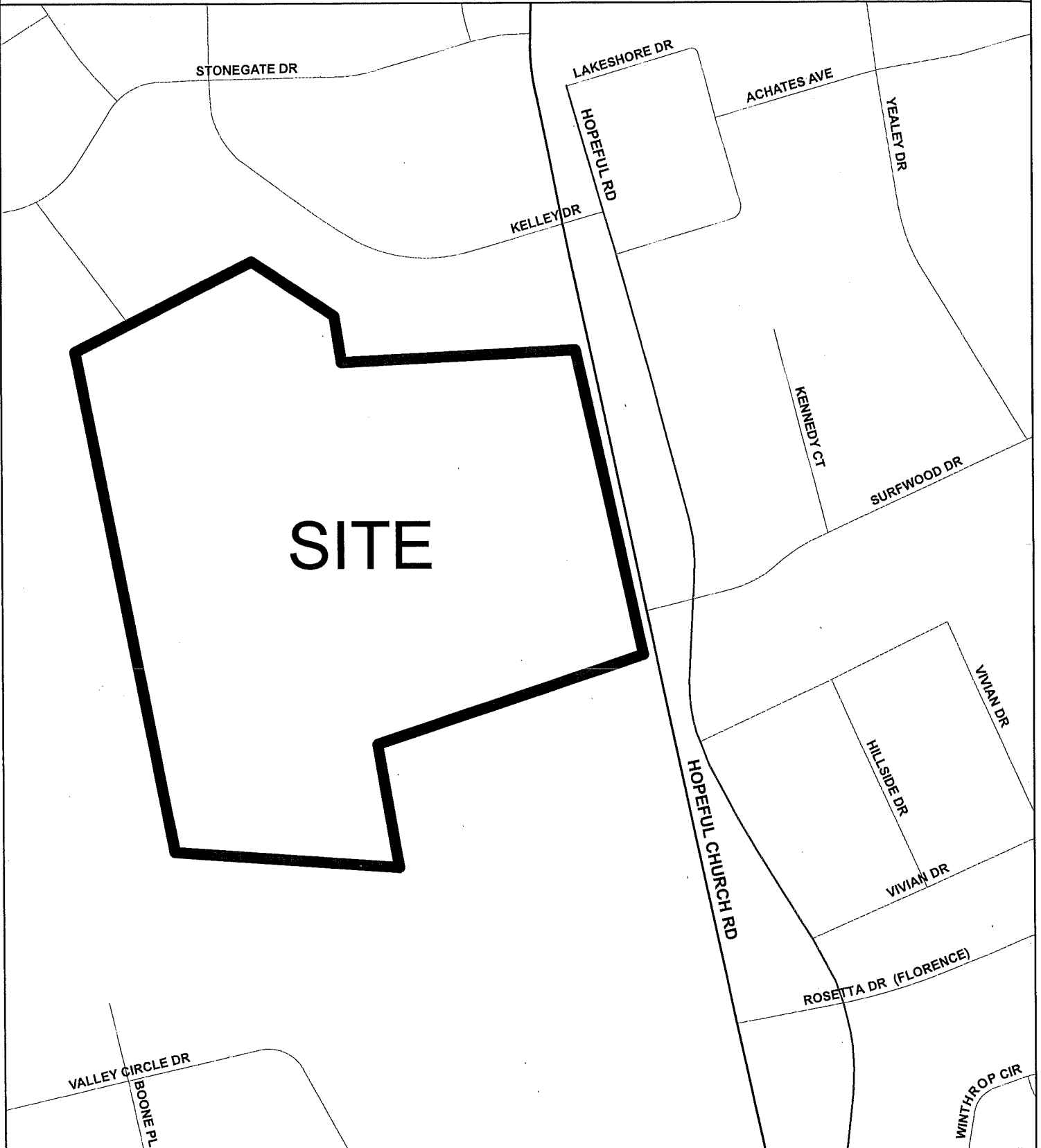
Attachments:

- Location map
- Aerial photograph with zoning
- 2035 Future Land Use Map excerpt
- Topographic map

- 7/6/05 Committee Report for Gallenstein Companies including Concept Development Plan sheet, Planning Commission Resolution R-05-013-A, and Ordinance No. 0-22-05
- 2/25/15 condition letter from Kevin Wall to Paul Gallenstein (unsigned) with revised Concept Development Plan exhibits
- 10/27/15 e-mail from Daniel Menetrey, P.E., Kentucky Transportation Cabinet, District 6
- 10/22/15 e-mail from Josh Wice, Business & Community Development Director, City of Florence
- 10/30/15 e-mail from Scott Pennington, P.E., Boone County Engineer/Director of Public Works
- 10/15/15 e-mail from Robert Krebs, Fire Marshal, Florence Fire/EMS Department
- Application materials including Concept Development Plan

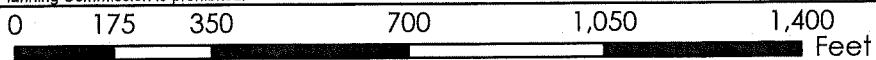
Location

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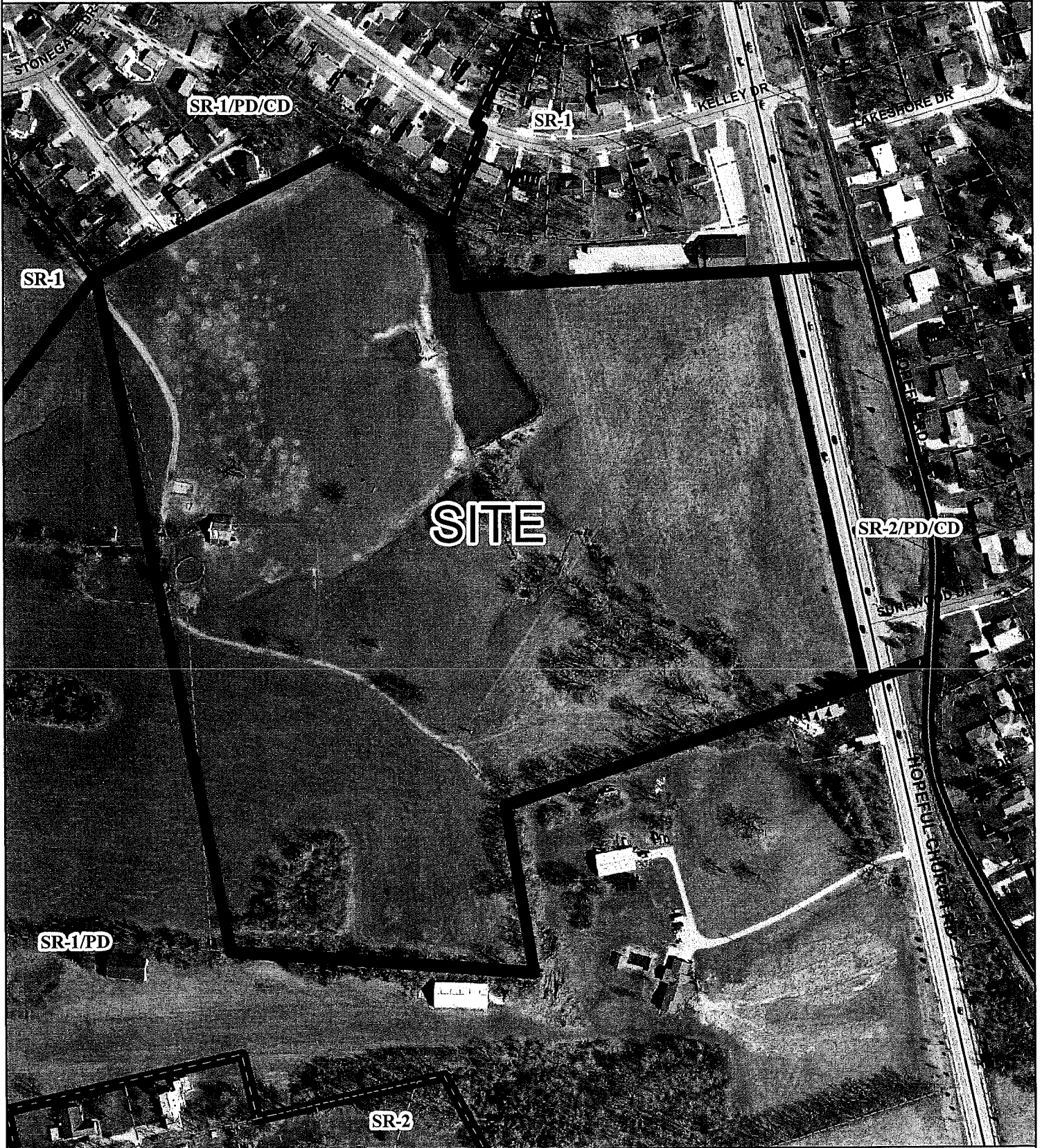
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Boone County GIS - Putting Northern Kentucky on the Map

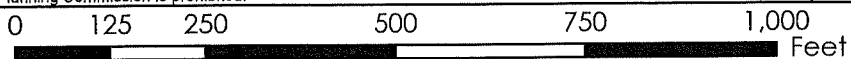
Zoning

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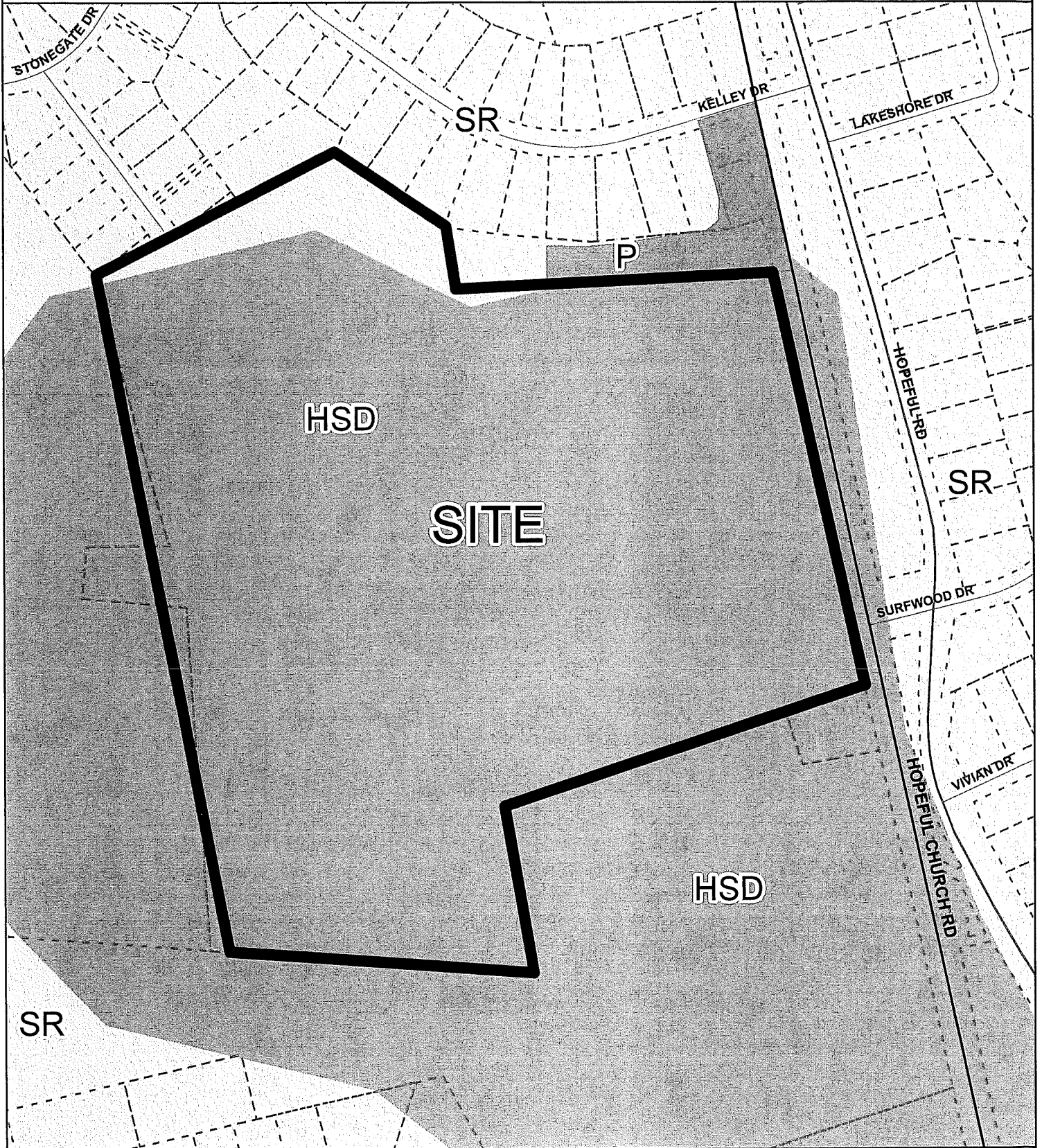
1 inch = 253 feet



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Future Land Use

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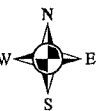
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0 125 250 500 750 1,000 Feet

1 inch = 253 feet



Boone County GIS - Putting Northern Kentucky on the Map

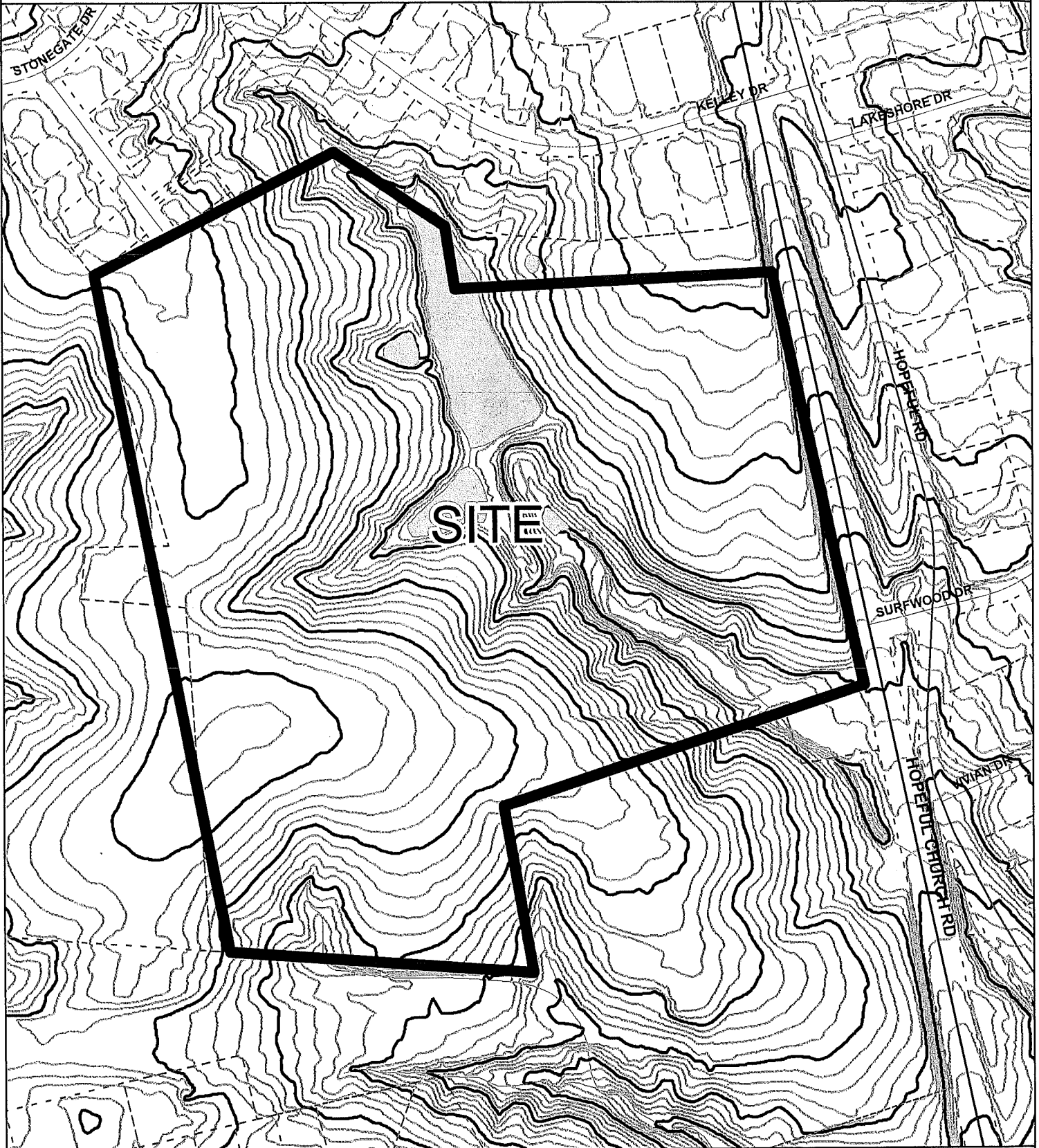


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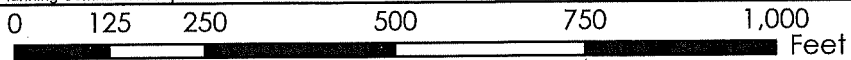
Topography

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1 Inch = 253 feet



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RECOMMENDED CONDITIONS WERE AMENDED ON THE FLOOR AT THE JULY 6, 2005 BUSINESS MEETING. FINAL CONDITIONS ARE LISTED IN THIS DOCUMENT.

#1

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Janet Kegley, Chairwoman

DATE: July 6, 2005

RE: Request of **Gallenstein Companies (applicant)** for **Anhofer Family Limited Partnership (owner)** for a Zoning Map Amendment from Suburban Residential One/Planned Development (SR-1/PD) to Suburban Residential Two/Planned Development (SR-2/PD), in conjunction with the Annexation of real property into the City of Florence, for an approximate 33.8 acre site located on the west side of Hopeful Church Road between the properties at 7275 and 7393 Hopeful Church Road, across Hopeful Church Road from the Hopeful Church Road/Surfwood Drive intersection, and at the southern terminus of Meadow Wood Drive, Boone County, Kentucky. The request is for a zone change and Annexation into the City of Florence to allow attached residential uses.

REMARKS:

We, the Committee, recommend approval of the above referenced request based on the following findings of fact and with the following conditions.

FINDINGS OF FACT

1. The Committee has concluded that the proposed Zoning Map Amendment and accompanying Concept Development Plan, which was revised through the Zone Change Committee process in response to the issues raised at the 5/18/05 Public Hearing (revised plan is attached), are in agreement with the Comprehensive Plan due to the following reasons.
 - A. The Future Land Use Map designates the site for "High Suburban Density Residential" (HSD) uses. This designation is described as "single-family and/or attached housing of up to 8 dwelling units per acre. This classification is typified by townhouse, condominium, and zero-lot line development, and also pertains to existing mobile home parks." Although this proposal has a density which is 10.18 units per acre, it is for townhouse and condominium structures as sought by the HSD designation, and uses a development concept that is prototypical for said designation. The proposed density is within the limits permitted by Section 1500 "Intent" (Planned Development District article) of the Boone County Zoning Regulations, which allows a

maximum density of 10.4 units per acre. The Committee has concluded that the revised Concept Development Plan and agreed conditions meet the qualitative stipulations of Section 1500 to appropriately qualify this development for an increase in density over that normally permitted by the requested, underlying SR-2 zone.

- B. The Land Use Element ("Pleasant Valley - West Florence Area," pg. 163) states "this section of Boone County includes some of the western growth areas of Florence, including Mall Road and KY 18. It also contains some of the most rapidly growing residential areas in the county, particularly from KY 18 south to Union" and "Hopeful Church Road should continue to serve as a residential corridor, and no commercial uses should occur past the KY 18 or U.S. 42 frontage properties." It also states "the area must develop with local access and limited access collector road connections as a high priority. These should include the connection of Oakbrook Road to Pebble Creek Drive; Beemon Lane to Pleasant Valley Road; Cayton Road to Pleasant Valley Road; and, **an east-west connector between Pleasant Valley Road and Hopeful Church Road, south of Stonegate Meadows** (emphasis added). These collector road extensions should not allow parking or driveway access in order to facilitate the movement of traffic through the area, and should include multi-modal elements such as pedestrian paths and bike lanes, and bus stop areas." The proposal is for a single-family attached residential development on what is essentially an in-fill tract. It also provides a three lane, limited access connector road ("Three Fountains Drive"), with a combination pedestrian/bike path on one side and bus pull-out lanes. This road is aligned between the Hopeful Church Road/Surfwood intersection and the undeveloped property to the west in accordance with the text of the Land Use Element.

This road connection is also in agreement with the Goals and Objectives ("Housing," Objective 8 and "Transportation," 2nd Goal, Objectives 2 and 3), and the Transportation Element ("Street Connections," pg. 151) which states "the Boone County Subdivision Regulations contain specific criteria for evaluating potential street connections between developments and adjoining property. The Boone County Planning Commission maintains conceptual maps of possible future street connections for public review as well as to assist the Planning Commission in the development plan review process." Both the proposed east-west connector and the connection to Meadow Wood Drive comply with the criteria for providing street connections outlined in the Subdivision Regulations and are shown on the conceptual street connection layer that is in the Planning Commission's GIS system. Relative to overall traffic impacts, the Committee has reviewed the Traffic Impact

Study that was submitted for this request, and received a detailed explanation from the developer's traffic engineer, and have concluded that the proposal will not create undue traffic impacts.

- C. The Housing Element ("Housing Types," pp. 82 and 83) states "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" and "high density residential areas should be located sufficiently near and with convenient access to major streets, highways, and shopping and public facilities. A progression of densities of residential uses from high (multi-family) to low (single family) shall be encouraged. Where traditional progressions of high to low net density are not possible, an appropriate and attractive visual transition should be achieved. This could include existing vegetation or new landscaping and/or fencing. Existing vegetation (such as wooded fence rows) should be retained as much as possible to provide buffer strips." The development is located along Hopeful Church Road, a thoroughfare in this part of the community, and the will include the future east-west connector, which is a planned thoroughfare as described above.

The proposal also provides a gradation or progression of density and type of dwelling units between Hopeful Church Road and the existing and planned single-family, detached development which adjoins this site. The revised Concept Development Plan and agreed conditions include ample buffering or "visual transition" consisting of new plantings as described on the plan, retention of existing vegetation along the site's perimeters, and berming. The proposal is also in agreement with the Housing Goals and Objectives (Objective 5) which reinforce these same principles.

- D. The Population Element (pp. 27-30) outlines population projections based on the Ohio-Kentucky-Indiana Regional Council of Government's (OKI) transportation analysis zones. The population for the zone in question (822) is expected to increase from 7,611 in the year 2000 to 9,437 in 2010, and to 12,788 in 2020. Although this projection does not advocate a specific density or land use for specific tracts, it does indicate a notable population increase for the general area in question.
- E. The Committee has concluded that the proposal is in agreement with the applicable Future Land Use Development Guidelines as described in the Comprehensive Plan and the Goals and Objectives. Specific references to the guidelines and Goals and Objectives are outlined in the staff report for this request.

2. The Committee has concluded that the revised Concept Development Plan, coupled with the agreed conditions, fulfill the applicable requirements of Article 15 "Planned Development District" of the Boone County Zoning Regulations, including the requirements of Section 1514 "Planned Development Standards."
3. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of the 2000 Boone County Comprehensive Plan, the 2005 Boone County Comprehensive Plan Goals and Objectives, and the standards and policies of Article 15 "Planned Development District." The Committee has also concluded that the attached conditions are necessary to mitigate any foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with these conditions.

CONDITIONS

1. The development shall comply in all respects with the Concept Development Plan which was revised in accordance with the comments made at the Public Hearing for this request and presented to the Zone Change Committee at their 6/29/05 meeting.
2. The developer shall construct a right turn decel lane that meets the specifications as part of the development of this property.
3. The developer shall pay to relocate the existing Hopeful Church Road streetscape plantings that will be removed due to the construction of this development. The landscape relocation plan shall be approved by the appropriate entities.
4. All healthy, existing vegetation along the site's perimeter shall be retained. Berming shall be provided along the common property line with the tract that adjoins the project site to the immediate south along Hopeful Church Road (Runion property) to avoid headlight glare into said property, and in the northwest section of the site by the adjoining lots in Stonegate Meadows Subdivision to avoid headlight glare into Stonegate Meadows and Kelley subdivisions.
5. An alternate pavement type (such as stamped concrete) will be provided for the extension of Meadow Wood Drive where it interfaces with the existing street.

6. The architectural design of the structures shall have multiple jogs in the building footprints to create smaller building massings, shall include bays, eaves, or other three dimensional projections on the facades, shall break the long roof lines into multiple roof forms with varying ridge lines, and provide secondary roof forms such as dormers and gables. Additionally, a warm color palette and natural appearing materials (unit masonry, lap siding, et al) shall be used. Each basic phase (each townhouse area on either side of the valley/lake area and each gallery home area on either side of Three Fountains Drive) shall be developed with a different architectural theme so that each building grouping will read as a sub-neighborhood versus a repetitive part of a large development. The architectural designs shall be subject to the review and approval of the Zone Change Committee through the site plan process.
7. The developer shall contribute a proportionate share of the cost of the traffic signal based on the traffic between Hopeful Church Road and this development.

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.

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Janet Kegley, Chairwoman

DATE: June 29, 2005

RE: Request of **Gallenstein Companies (applicant)** for **Anhofer Family Limited Partnership (owner)** for a Zoning Map Amendment from Suburban Residential One/Planned Development (SR-1/PD) to Suburban Residential Two/Planned Development (SR-2/PD), in conjunction with the Annexation of real property into the City of Florence, for an approximate 33.8 acre site located on the west side of Hopeful Church Road between the properties at 7275 and 7393 Hopeful Church Road, across Hopeful Church Road from the Hopeful Church Road/Surfwood Drive intersection, and at the southern terminus of Meadow Wood Drive, Boone County, Kentucky. The request is for a zone change and Annexation into the City of Florence to allow attached residential uses.

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.

Janet Kegley

Janet Kegley, Chairwoman
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Randy Barlow

Randy Barlow
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Greg Breetz
For Project _____ Absent
Against Project _____
Abstain _____ Deferred _____

Kim Bunger

Kim Bunger
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Susan Poston

Susan Poston
For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

Charlie Reynolds (Alternate)
For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

Earl White (Alternate)
For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

Lisa Wilson (Alternate)
For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

TOTAL: _____ DEFERRED 4 FOR PROJECT 1 ABSENT
_____ AGAINST PROJECT _____ ABSTAIN

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Janet Kegley, Chairwoman

DATE: June 22, 2005

RE: Request of **Gallenstein Companies (applicant)** for **Anhofer Family Limited Partnership (owner)** for a Zoning Map Amendment from Suburban Residential One/Planned Development (SR-1/PD) to Suburban Residential Two/Planned Development (SR-2/PD), in conjunction with the Annexation of real property into the City of Florence, for an approximate 33.8 acre site located on the west side of Hopeful Church Road between the properties at 7275 and 7393 Hopeful Church Road, across Hopeful Church Road from the Hopeful Church Road/Surfwood Drive intersection, and at the southern terminus of Meadow Wood Drive, Boone County, Kentucky. The request is for a zone change and Annexation into the City of Florence to allow attached residential uses.

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.

Janet R. Kegley

Janet Kegley, Chairwoman

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred

R. Barlow

Randy Barlow

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred

Greg Breetz

For Project ____ Absent
Against Project ____
Abstain ____ Deferred ____

Kim Bunger

Kim Bunger

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred

Susan Poston

Susan Poston

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred

Charlie Reynolds (Alternate)

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

Earl White (Alternate)

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

Lisa Wilson (Alternate)

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

TOTAL: 4 DEFERRED ____ FOR PROJECT 1 ABSENT
____ AGAINST PROJECT ____ ABSTAIN

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Janet Kegley, Chairwoman

DATE: June 1, 2005

RE: Request of **Gallenstein Companies (applicant)** for **Anhofer Family Limited Partnership (owner)** for a Zoning Map Amendment from Suburban Residential One/Planned Development (SR-1/PD) to Suburban Residential Two/Planned Development (SR-2/PD), in conjunction with the Annexation of real property into the City of Florence, for an approximate 33.8 acre site located on the west side of Hopeful Church Road between the properties at 7275 and 7393 Hopeful Church Road, across Hopeful Church Road from the Hopeful Church Road/Surfwood Drive intersection, and at the southern terminus of Meadow Wood Drive, Boone County, Kentucky. The request is for a zone change and Annexation into the City of Florence to allow attached residential uses.

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.

Janet K. Kegley

Janet Kegley, Chairwoman

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred

R. Barlow

Randy Barlow

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred

Greg Breetz

Greg Breetz

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred

Kim Bunger

Kim Bunger

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred

Susan Poston

Susan Poston

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred

Charlie Reynolds (Alternate)

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

Earl White (Alternate)

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

Lisa Wilson (Alternate)

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

TOTAL: 5 DEFERRED ____ FOR PROJECT ____ ABSENT
____ AGAINST PROJECT ____ ABSTAIN

RESOLUTION R-05-013-A

A RESOLUTION OF THE BOONE COUNTY PLANNING COMMISSION RECOMMENDING APPROVAL, WITH CONDITIONS, FOR A REQUEST OF GALLENSTEIN COMPANIES (APPLICANT) FOR ANHOFER FAMILY LIMITED PARTNERSHIP (OWNER) FOR A ZONING MAP AMENDMENT FROM SUBURBAN RESIDENTIAL ONE/PLANNED DEVELOPMENT (SR-1/PD) TO SUBURBAN RESIDENTIAL TWO/PLANNED DEVELOPMENT (SR-2/PD) IN CONJUNCTION WITH THE ANNEXATION OF REAL PROPERTY INTO THE CITY OF FLORENCE, FOR A 33.8 ACRE SITE GENERALLY LOCATED ON THE WEST SIDE OF HOPEFUL CHURCH ROAD BETWEEN THE PROPERTIES AT 7275 AND 7393 HOPEFUL CHURCH ROAD, ACROSS HOPEFUL CHURCH ROAD FROM THE HOPEFUL CHURCH ROAD/SURFWOOD DRIVE INTERSECTION, AND AT THE SOUTHERN TERMINUS OF MEADOW WOOD DRIVE, BOONE COUNTY, KENTUCKY, AND PROVIDING THE RECOMMENDATION BE FORWARDED TO THE CITY OF FLORENCE, FLORENCE, KENTUCKY.

WHEREAS, the Boone County Planning Commission received a request for a Zoning Map Amendment to the Boone County Zoning Map, and such Zoning Map Amendment being a zone change from Suburban Residential One/Planned Development (SR-1/PD) to Suburban Residential Two/Planned Development (SR-2/PD), in conjunction with the annexation of real property into the City of Florence, for an approximate 33.8 acre site generally located on the west side of Hopeful Church Road between the properties at 7275 and 7393 Hopeful Church Road, across Hopeful Church Road from the Hopeful Church Road/Surfwood Drive intersection, and at the southern terminus of Meadow Wood Drive, Boone County, Kentucky, which is more particularly described below; and,

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOONE COUNTY PLANNING COMMISSION AS FOLLOWS:

SECTION I

That the request for a Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby recommended for approval, with conditions, this Zoning Map Amendment being a zone change from Suburban Residential One/Planned Development (SR-1/PD) to Suburban Residential

**BOONE COUNTY PLANNING COMMISSION
RESOLUTION R-05-013-A
PAGE TWO**

Two/Planned Development (SR-2/PD), in conjunction with the annexation of real property into the City of Florence, for an approximate 33.8 acre site generally located on the west side of Hopeful Church Road between the properties at 7275 and 7393 Hopeful Church Road, across Hopeful Church Road from the Hopeful Church Road/Surfwood Drive intersection, and at the southern terminus of Meadow Wood Drive, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in a Suburban Residential One/Planned Development zone is more particularly described in DEED BOOK 679, PAGE NO. 68 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

SECTION II

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

The Planning Commission recommended approval for this request based on the findings of fact and conditions as set forth in a report and marked as "Exhibit B."

SECTION III

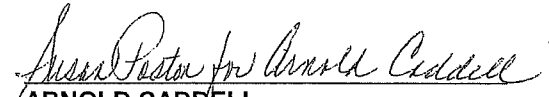
That a copy of this Resolution recommending approval, with conditions, for the Zoning Map Amendment for a zone change from Suburban Residential One/Planned Development (SR-1/PD) to Suburban Residential Two/Planned Development (SR-2/PD), in conjunction with the annexation of real property into the City of Florence, for an approximate 33.8 acre site generally located on the west side of Hopeful Church Road between the properties at 7275 and 7393 Hopeful Church Road, across Hopeful Church Road from the Hopeful Church Road/Surfwood Drive intersection, and at the southern terminus of Meadow Wood Drive, Boone County, Kentucky, shall be

**BOONE COUNTY PLANNING COMMISSION
RESOLUTION R-05-013-A
PAGE THREE**

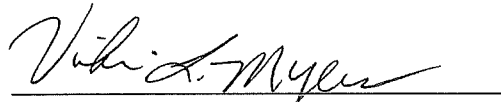
forwarded to the City of Florence, Florence, Kentucky, having jurisdiction over the property for its action on the recommendation of the Boone County Planning Commission.

PASSED AND APPROVED ON THIS 20TH DAY OF JULY, 2005.

APPROVED:


**ARNOLD CADDELL
CHAIRMAN**

ATTEST:


**VICKI L. MYERS
MANAGER, ADMINISTRATIVE SERVICES**

AC:vlm

ORDINANCE NO. 0-22-05

AN ORDINANCE ADOPTING AND APPROVING A ZONING MAP AMENDMENT FROM SUBURBAN RESIDENTIAL ONE/PLANNED DEVELOPMENT (SR-1/PD) TO SUBURBAN RESIDENTIAL TWO/PLANNED DEVELOPMENT (SR-2/PD), FOR AN APPROXIMATE 33.8 ACRE SITE GENERALLY LOCATED ON THE WEST SIDE OF HOPEFUL CHURCH ROAD BETWEEN THE PROPERTIES AT 7275 AND 7393 HOPEFUL CHURCH ROAD, ACROSS HOPEFUL CHURCH ROAD FROM THE HOPEFUL CHURCH ROAD/SURFWOOD DRIVE INTERSECTION, AND AT THE SOUTHERN TERMINUS OF MEADOW WOOD DRIVE, BOONE COUNTY, KENTUCKY, TO ALLOW ATTACHED RESIDENTIAL USES. (GALLENSTEIN/ANHOFER PROPERTY).

WHEREAS, the City of Florence, Kentucky, is a member of the county-wide planning unit, having a county-wide planning commission known as the Boone County Planning Commission, and

WHEREAS, the Boone County Planning Commission by Resolution No. R-05-013-A recommended approval of the rezoning described above, and

WHEREAS, the recommendation for approval of the Boone County Planning Commission is based upon certain findings and conditions attached to its Resolution, all of which have been reviewed by the City Council for the City of Florence, Kentucky.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY AS FOLLOWS:

SECTION I

That the request of Gallenstein Companies (applicant) for Anhofer Family Limited Partnership (owner) for a zoning map amendment for an approximate 33.8 acre site generally located on the west side of Hopeful Church Road between the properties at 7275 and 7393 Hopeful Church Road, across Hopeful Church Road from the Hopeful Church Road/Surfwood Drive intersection, and at the southern terminus of Meadow Wood Drive, in Boone County, Kentucky, this zoning map amendment being to rezone the site from Suburban Residential One/Planned Development (SR-1/PD) to Suburban Residential Two/Planned Development (SR-2/PD), in conjunction with proposed annexation of the 33.8 acres into the City of Florence to allow attached residential uses shall be and is hereby approved, subject to agreed conditions. The real estate which is the subject of this Ordinance is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference. The zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be amended and designated to reflect the approval of this zoning map amendment for this 33.8 acres.

SECTION II

Approval of this zoning map amendment is granted subject to the conditions, terms and provisions of the Boone County Planning Commission recommendation, including the Committee Report made a part of that recommendation, a copy of that recommendation and Committee Report of the Boone County Planning Commission being attached, marked Exhibit "B" and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-05-013-A of the Boone County Planning Commission, along with the referenced exhibits to that Resolution.

SECTION III

In addition to those conditions set forth in the recommendation of the Boone County Planning Commission, this approval of the City of Florence, Kentucky, through its City Council shall be and is hereby subject to additional conditions that have been agreed to by the property owner/applicant as shown on Exhibit "C", a copy of which is attached and incorporated herein by reference.

SECTION IV

This approval is granted based on the Findings of Fact made by the Boone County Planning Commission and contained within its recommendation, including the Committee Report of that Commission, which is attached and part of the Commission's Resolution No. R-05-013-A, marked Exhibit "B" hereto.

SECTION V

If this approval for this zoning map amendment shall be held invalid, in whole or in part, by any court of proper jurisdiction, such invalidity shall not affect the validity of any of the other zoning regulations, zoning map, or comprehensive plan provisions as they are severable from this Ordinance and they are intended to have effect regardless of any invalidity relating to this particular Ordinance.

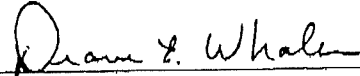
SECTION VI

Publication of this Ordinance is hereby authorized to be by summary publication in accordance with Kentucky law.

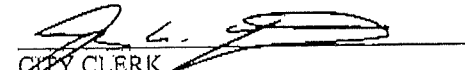
PASSED AND APPROVED ON FIRST READING THIS 13th DAY OF September, 2005.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS
27th DAY OF September, 2005.

APPROVED:


MAYOR

ATTEST:


CITY CLERK

Notes + Equities



JAMES W. BERLING ENGINEERING, PLLC

Land Surveying • Site Development • Civil Engineering Services • Land Planning

KY License No. 5745

1671 PARK ROAD, SUITE ONE • FT. WRIGHT, KENTUCKY 41011 • (859) 331-9101 • FAX (859) 344-7422

Land Surveyor License KY 206

March 25, 2005

LEGAL DESCRIPTION

GALLENSTEIN COMPANIES, L.L.C.

33.8082 ACRES

Beginning at an iron pin (set) in the west line of Hopeful Church Road as presently located, said point being the intersection point of the west line of Hopeful Church Road and the south line of the grantor's property as described in Deed Book 679 at Page 68 of the Boone County Clerk's records at Burlington, Kentucky; thence along the south line of the grantor S 70° 53' 00" W 721.24 feet, S 9° 58' 30" E 331.58 feet and N 85° 41' 00" W 535.74 feet to an iron pin (found); thence along the westerly line of the grantor's property N 11° 03' 00" W 1,303.60 feet to an iron pin (found) at the northwest corner of the grantor's property; thence N 62° 55' 00" E along the northwest line of the grantor and the southeast line of Stonegate Meadows Subdivision 515.16 feet to an iron pin (set); thence along the north line of the grantor S 54° 54' 00" E 258.18 feet, S 8° 25' 00" E 109.97 feet, and N 87° 13' 00" E 605.62 feet to a point in the west line of Hopeful Church Road; thence S 12° 15' 57" E along the west line of Hopeful Church Road 785.40 feet to the place of beginning.

Containing 33.8082 Acres

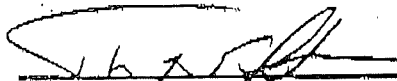
**City of Florence Special Conditions of Approval
 For The
 Anhofer Family Limited Partnership (Owner)/
 Gallenstein Companies (Applicant) Zone Change Request
 Off Hopeful Church Road Opposite Surfwood Drive**

The undersigned, on behalf of Anhofer Family Limited Partnership (owner) hereby agrees to the following special conditions of approval for the Zone Change request from SR-1/PD to SR-2/PD. The property to which these special conditions of approval apply is located on 33.8 acres off Hopeful Church Road generally opposite Surfwood Drive in Florence, Kentucky.

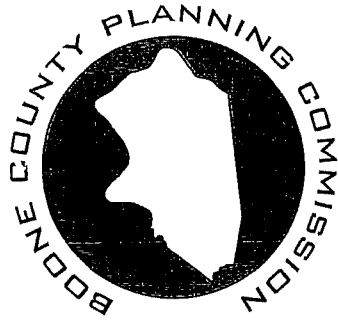
1. That a "T" type turn-around shall be constructed at the end of each of the three proposed public streets located near the southwest corner of the development at the expense of the developer.
2. That the front and side elevation of each building facing a public right-of-way, or the front and side elevation that can be predominately viewed from a public-right-of-way, shall be constructed of a minimum of fifty percent (50%) brick or cultured stone material.

8-26-05

 Date



 Anhofer Family Limited Partnership
TZ. - G. St. Selstrom -
Attorney in fact



BOONE COUNTY PLANNING COMMISSION

www.boonecountyky.org/pc
www.boonecountygis.com

Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, KY 41005

Phone (859) 334-2196; Fax (859) 334-2264
plancom@boonecountyky.org

February 25, 2015

Mr. Paul Gallenstein, Member
Hopeful Road Holdings, LLC
25 Town Center Boulevard, Suite 104
Crestview Hills, KY 41017

RE: Recommended Conditions of Approval for Redwood Acquisition, LLC Change in Approved Concept Development Plan Application for 33.81 Acre Site, West Side of Hopeful Church Road, Florence, Kentucky

Dear Mr. Gallenstein:

The following represents the conditions of approval for the above referenced application as discussed by the Planning Commission's Zone Change Committee at their February 18, 2015 meeting. If you, as the authorized representative of the property owner, agree to these conditions, please so indicate by signing in the space provided at the end of this letter and return the original letter to the Planning Commission's office by Friday, February 27, 2015.

CONDITIONS

1. The proposal shall comply in all respects with the attached Concept Development Plan dated 2/18/15 which was revised in accordance with comments made at the 2/4/15 Public Hearing for this request except when clarified or superceded by the conditions below.
2. The retention basin shall be designed to minimize back-up and impacts on the upstream and downstream properties.
3. In addition to the sidewalks shown on the attached 2/18/15 Concept Development Plan, sidewalks shall be provided along the full length of at least one side of the private drives that serve Buildings 8, 9, 10, and 11 in the southwest corner of the site.
4. The developer shall financially contribute a proportionate share of the cost of a traffic signal at the Hopeful Church Road/Surfwood Drive intersection based on the traffic between Hopeful Church Road and this development.

Mr. Paul Gallenstein, Member
February 25, 2015
Page 2

5. The developer shall dedicate any right-of-way necessary for a southbound right-turn deceleration lane on Hopeful Church Road into the development as determined by the Kentucky Transportation Cabinet.
6. The developer shall dedicate the right-of-way for a future street connection between the main east-west connector road and the property line of the Estes property to the south.
7. The Meadow Wood Drive street connection shall continue the existing roll curb, local public street section with sidewalks on both sides to the first internal intersection in the development. The Meadow Wood Drive extension shall be a street connection open for public use, and shall not be gated or otherwise used only for emergency purposes.
8. The developer shall pay to relocate the existing Hopeful Church Road streetscape plantings that will be removed due to the construction of this development. The landscape relocation plan shall be approved by the appropriate entities.
9. A berm and additional evergreen trees shall be provided in the landscape area adjoining the Runion property at the southeast corner of the site. The berm shall be high enough to minimize the impact of headlights onto the adjoining Runion property with a maximum 3 to 1 slope.
10. In addition to the building material commitments noted on the attached 2/18/15 Concept Development Plan, polymer siding products shall be used instead of vinyl on the ground floor wall areas of the buildings. Vinyl siding products may be used in the roof gable areas and on dormers. The development shall follow the revised architectural concepts presented by the developer at the 2/4/15 Public Hearing for this request (exhibits are attached).

Sincerely,



Kevin T. Wall, AICP
Director, Zoning Services

KTW/vlm

Enclosures

Mr. Paul Gallenstein, Member
February 25, 2015
Page 3

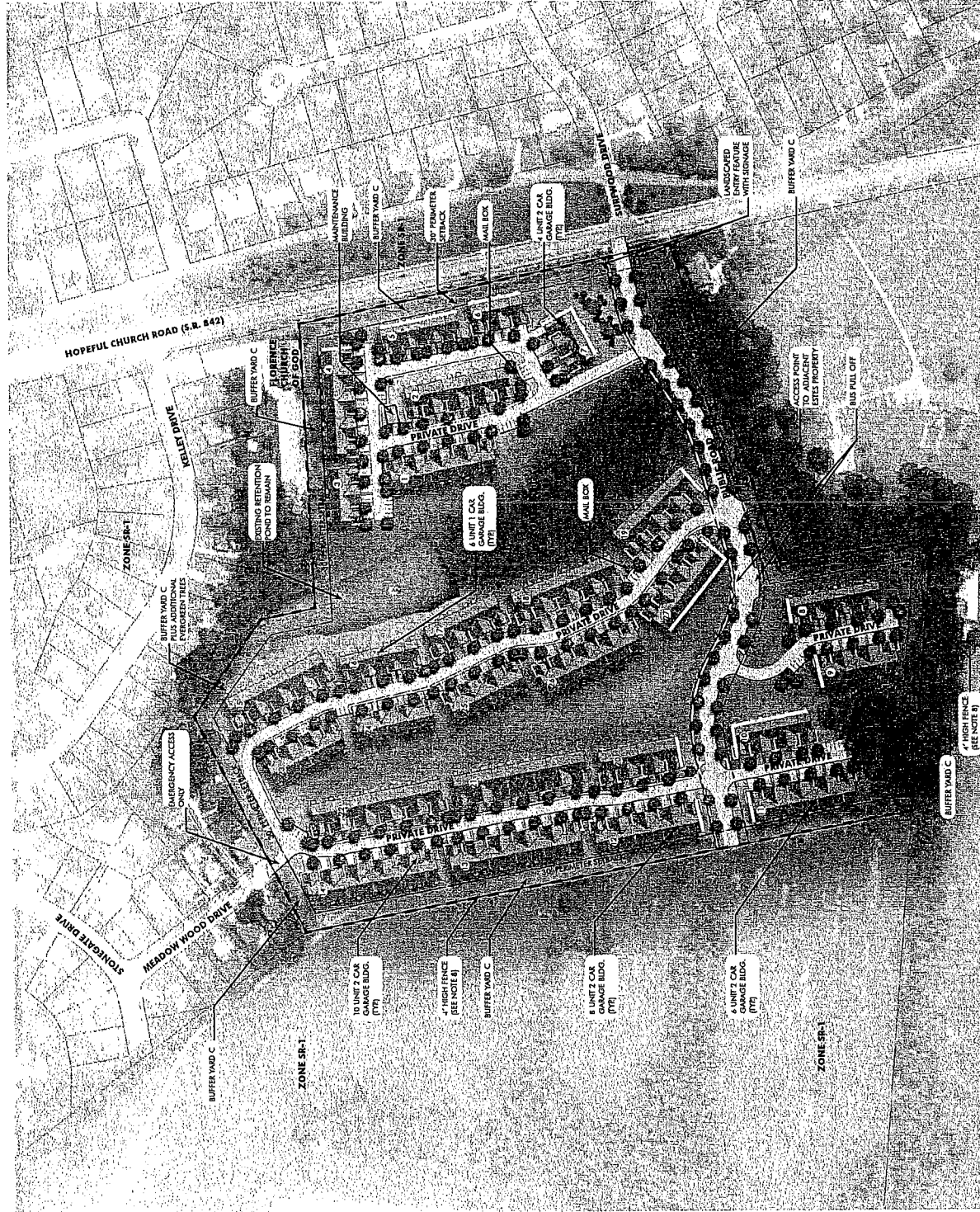
AGREEMENT

I, the authorized representative of the property owner of the 33.81 acre site on the west side of Hopeful Church Road, Florence, Kentucky, agree to the conditions listed herein for the above referenced Change in Approved Concept Development Plan application.

Paul Gallenstein, Member
Hopeful Road Holdings, LLC
Authorized Representative for Property Owner

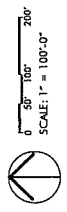
Date

cc: Gregory S. Thurman, Redwood Acquisition LLC, 8 Saint Edmunds Place Drive, Cincinnati, OH 45246



- NOTES**
1. STORM WATER DETENTION FOR THE PROJECT WILL BE ACCOMPLISHED TOTALLY WITHIN THE EXISTING LAKE AND DAM REGION WILL BE MADE AFTER DISCUSSIONS AND REVIEW WITH THE CITY OF FLORENCE DEPARTMENT OF PUBLIC WORKS AND CITY ENGINEER.
 2. BUS PULL OFFS
 3. STREET TREES
 4. BIKE PATH
 5. LANDSCAPING ALONG PERMETER
 6. ENTRANCES TO ESTES PROPERTY
 7. DENOTES SPECIFIC BUILDING FACADES TO BE 50% BRICK OR CULTURED STONE MATERIAL. OTHER ELEVATIONS TO BE DETERMINED AT THE DISCRETION OF THE DEVELOPER AT THE TIME OF CONSTRUCTION.
 8. FENCING ALONG WEST AND SOUTHWEST PROPERTY LINE TO BE INSTALLED AS SPECIFIED IN SECTION 31.59, UNLESS A FENCE TYPE CONFORMING TO CODE CURRENTLY EXISTS, IN WHICH CASE NO FENCE WILL BE INSTALLED.

9. BUS PULL OFFS WILL BE CONSTRUCTED AS SHOWN HEREON OR IN A LOCATION APPROVED BY THE DEVELOPER, THE CITY AND TRANSPORTATION AUTHORITY.
10. STREET TREES WILL BE LOCATED ALONG BOTH SIDES OF PUBLIC ROAD AS SHOWN HEREON.
11. BIKE PATH WILL BE CONSTRUCTED NEAR THE NORTH SIDE OF THE THREE FOUNDATIONS DRIVE. THE PATH WILL REPLACE TYPICAL SIDEWALKS ALONG SAID DRIVE. THE BIKE PATHS WILL PROVIDE FOR PEDESTRIAN TRAFFIC AS WELL AS BICYCLE TRAFFIC.
12. LANDSCAPING ALONG PERMETER ESTABLISHED AROUND THE PERMETER OF THE DEVELOPER'S PLANNING WITHIN EACH BUFFER YARD HAS BEEN DEFINED ON THE PLAN AS BUFFER YARD "C" AS CALLED FOR IN THE CITY OF FLORENCE ZONING ORDINANCE. THE NORTH-EAST CORNER OF THE SITE WILL BE LANDSCAPED AS A BUFFER YARD "C" PLUS ADDITIONAL EVERGREEN TREES WHICH WILL PROVIDE A WOODED TRANSITION ZONE NEAR THE PROPERTY LINE.
13. ENTRANCES TO ESTES PROPERTY
14. AN ENTRANCE TO THE ESTES PROPERTY HAS BEEN ADDED TO THE PLAN IN A LOCATION OPPOSITE A PROPOSED DRIVE.
15. DENOTES SPECIFIC BUILDING FACADES TO BE 50% BRICK OR CULTURED STONE MATERIAL. OTHER ELEVATIONS TO BE DETERMINED AT THE DISCRETION OF THE DEVELOPER AT THE TIME OF CONSTRUCTION.
16. FENCING ALONG WEST AND SOUTHWEST PROPERTY LINE TO BE INSTALLED AS SPECIFIED IN SECTION 31.59, UNLESS A FENCE TYPE CONFORMING TO CODE CURRENTLY EXISTS, IN WHICH CASE NO FENCE WILL BE INSTALLED.



SITE DATA

EXISTING ZONING	SR-2 PD
PROPOSED ZONING	SR-2 PD
ACREAGE	+/- 32.81
TOTAL UNITS	191
2 CAR GARAGE	166
1 CAR GARAGE	25
GROSS DENSITY	+/- 5.84 DU/AC.
PARKING PROVIDED	758 SPACES TOTAL
2 CAR GARAGE	332 GARAGE, 332 STACK SURFACE
1 CAR GARAGE	25 GARAGE, 25 STACK SURFACE
GUEST SPACES	44 SURFACE
OPEN SPACE	+/- 16.37 AC. TOTAL (68%)
SETBACKS	+/- 4.07 AC.
COMMON	+/- 12.39 AC.

AGENT

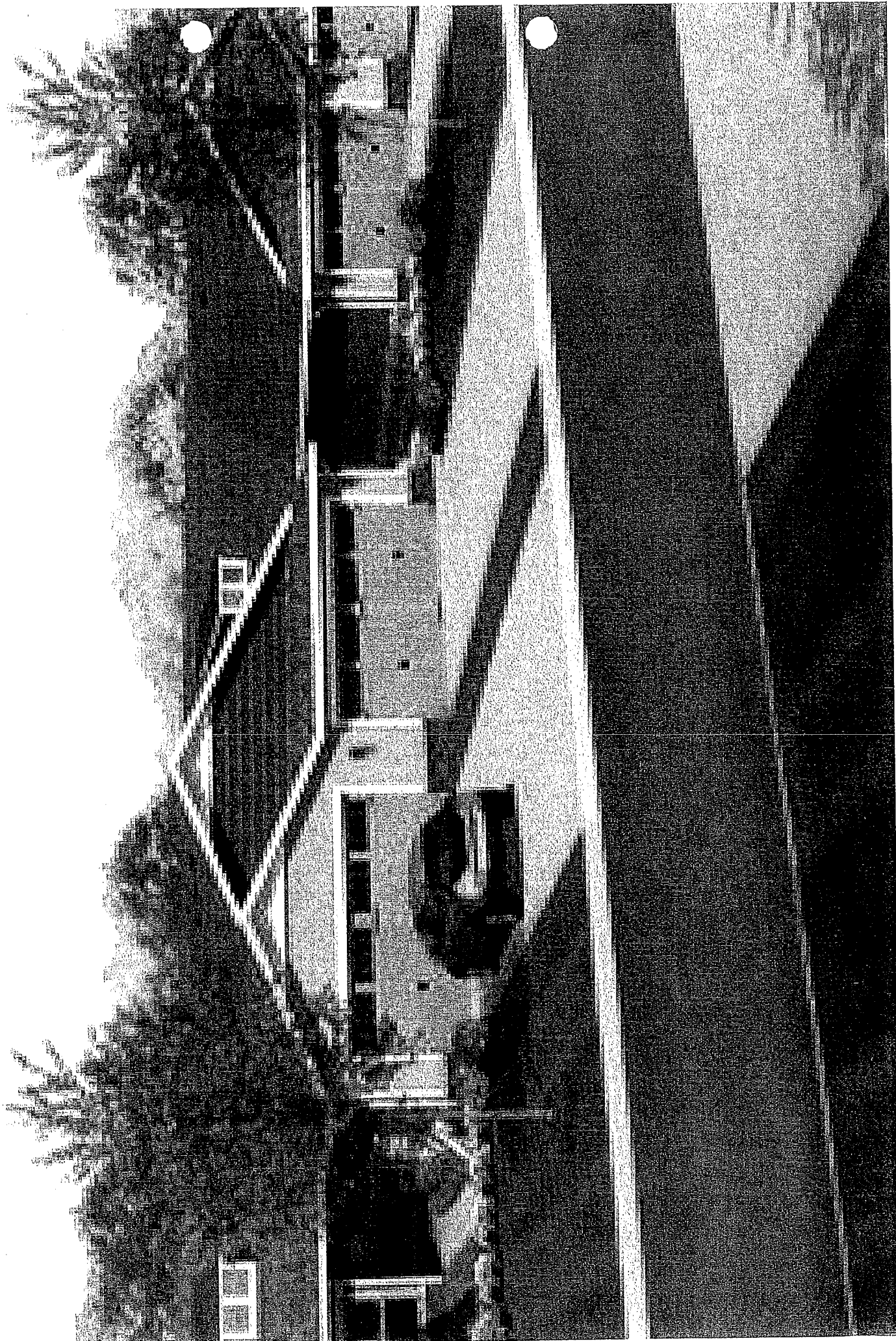
GREG THURMAN
 20774 COMMERCE PARK SUITE 7
 BEACHWOOD, OH 44122
 216-340-4441

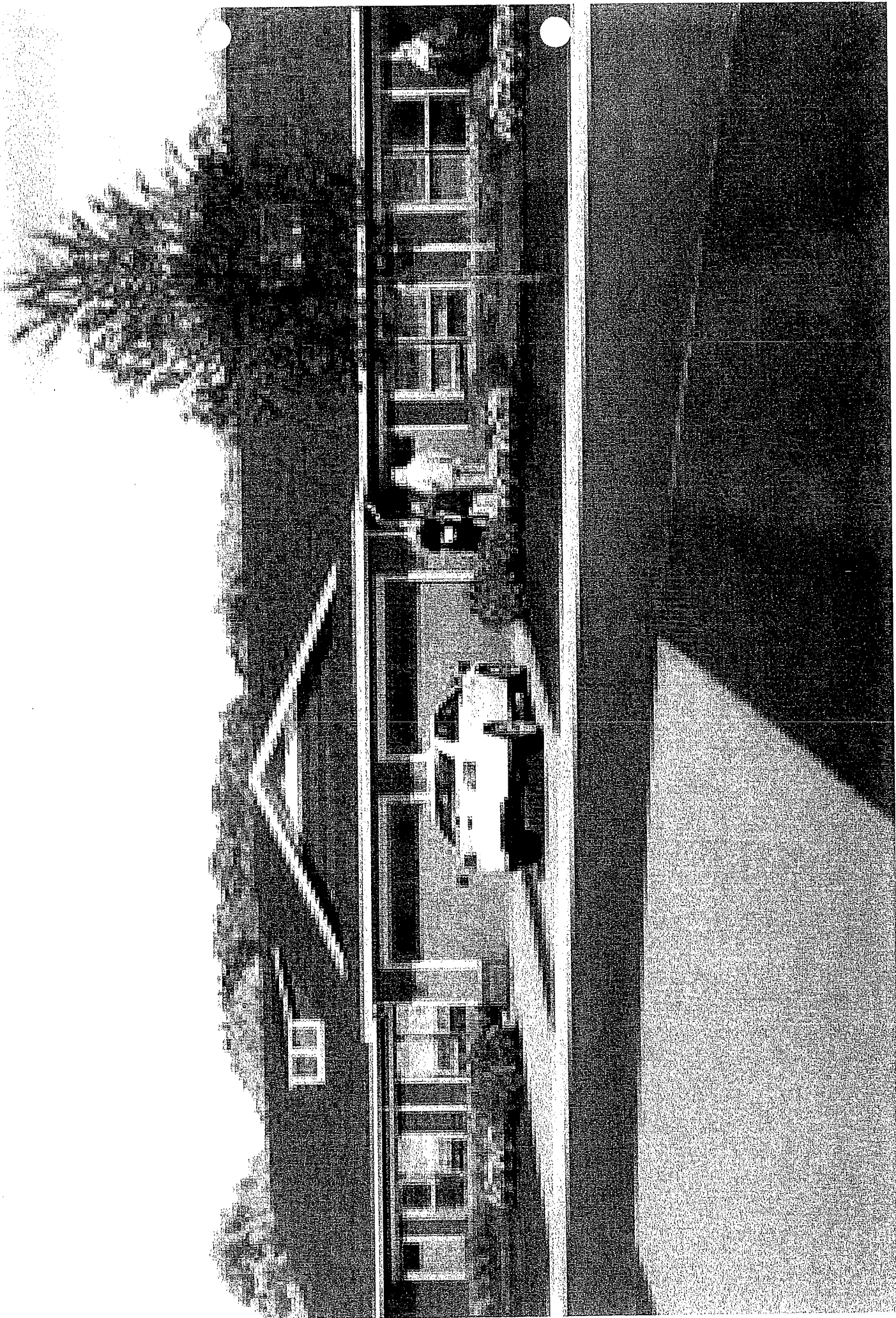
SITE ENGINEER

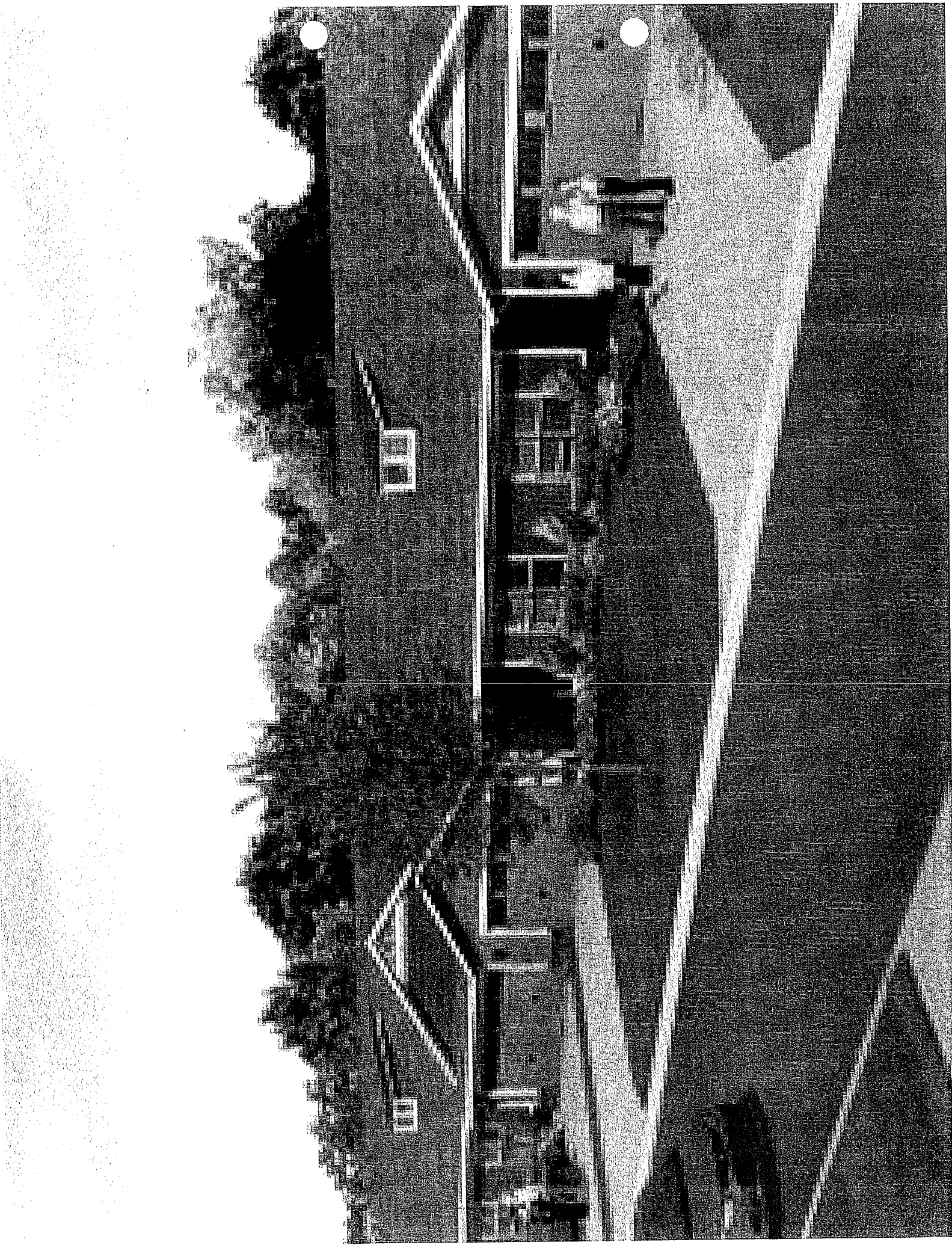
ARCHIBALD
 10000 W. STATE ST.
 SUITE 100
 CINCINNATI, OH 45241
 513-255-1249



Hemingway Pass - Florence, Ky. Illustrative Concept Development Plan | 2.18.2015







Kevin Wall

From: Menetrey, Daniel A. (KYTC-D06) <Daniel.Menetrey@ky.gov>
Sent: Tuesday, October 27, 2015 3:12 PM
To: Kevin Wall
Cc: Callan-Ramler, Carol (KYTC-D06); Bogen, Matthew (KYTC-D06)
Subject: Hopeful Road Holdings Development - Villages of Florence

Kevin,

For the subject project the KYTC District Permits section had no comments regarding the proposed development.

From the Planning perspective the Kentucky Transportation Cabinet/OKI/Boone County has two unfunded projects to build a connector road from Mall Road to KY 842 (Hopeful Church Road) and to KY 237 (Pleasant Valley Road) through this proposed development. The project is only a proposal and it is not currently funded but we are seeking funding in the next legislative session. We have been working with Judge Moore and Jeff Earlywine on this proposal as well. Please contact Jeff Earlywine or Judge Moore regarding this proposed development and the unfunded connector road.

Thank you.

Daniel Menetrey, PE
KYTC Dist 6 Planning
(859) 341-2707 Ext 231

Kevin Wall

From: Joshua Wice <Joshua.Wice@Florence-KY.gov>
Sent: Thursday, October 22, 2015 11:14 AM
To: Kevin Wall
Subject: Villages of Florence - Hopeful Church Road

Kevin:

Important comments from the City of Florence at this point regarding the Villages of Florence include ensuring that any applicable conditions from the 2005 Gallenstein approval are incorporated into any recommendations from BCPC. Those conditions were included in the July 6, 2005 BCPC Zone Change/Concept Plan Committee Report.

Specifically, the City of Florence has these comments related to this proposed development:

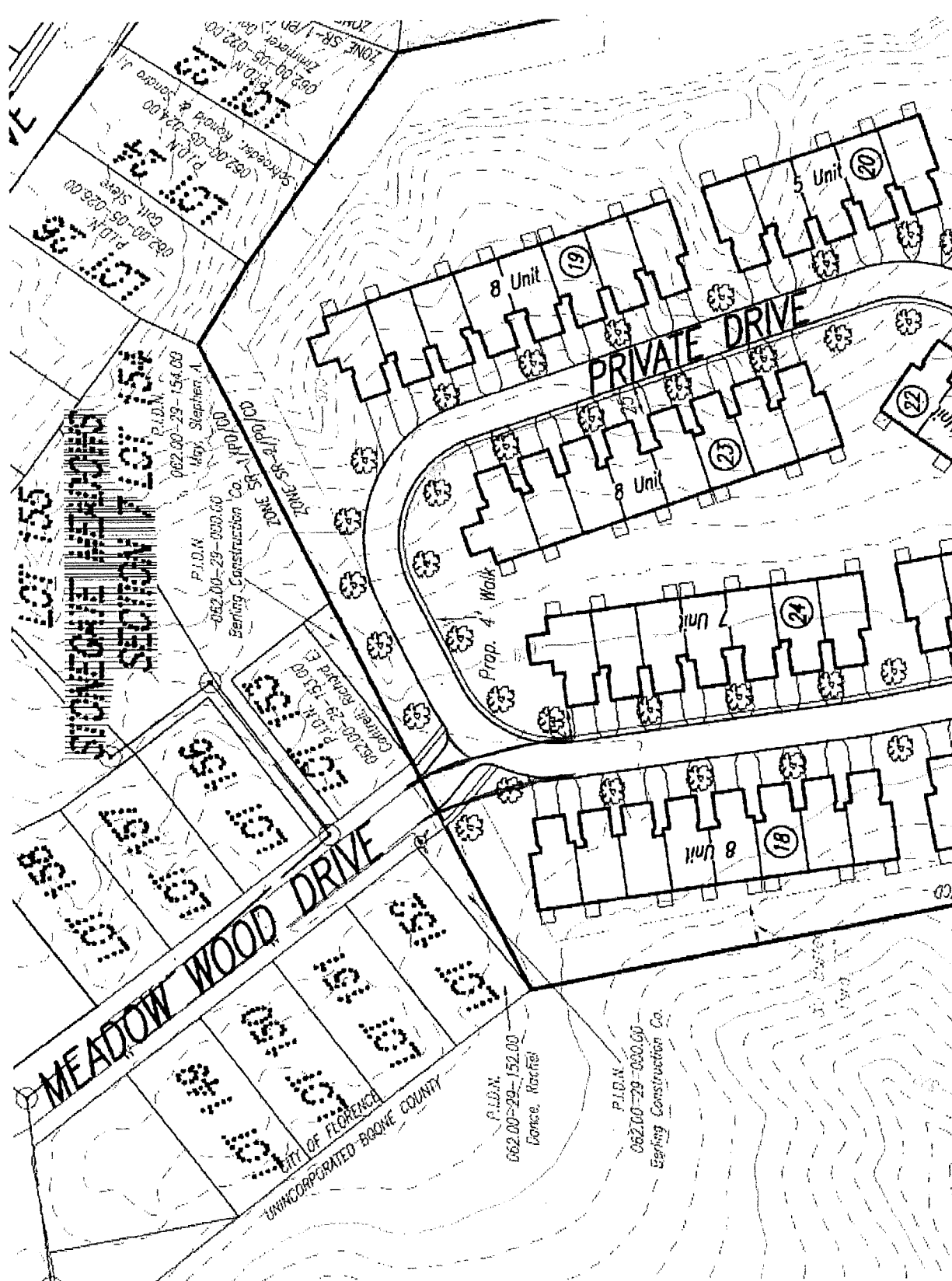
- (1) The street labeled as a "public road" adjacent to Surfwood Drive needs to be constructed as a 3-lane boulevard type street.
 - The dead-end of this street needs a t-turnaround.
- (2) We recommend the connection between the proposed "public road" and the existing Meadow Wood Drive be constructed to the standards of a public street and become a public street.
 - Reconfigure this street to align better with Meadow Wood Drive.
 - Construct sidewalk along both sides of this street.

We have not reviewed a complete set of colored building elevations, so we may have additional comments as to building materials when we review those. We may also have additional comments after the presentation at the Public Hearing and subsequent meetings.

Please let us know if you have any questions.

Josh

Joshua R. Wice
Director, Business & Community Development
City of Florence, Kentucky
8100 Ewing Boulevard
Florence, KY 41042-7588
+1 (859) 647-8177
joshua.wice@florence-ky.gov
www.florence-ky.gov



ZONE SR-1/PA
P.I.D.N. 062100-05-022.00
Zimmerman, Dr.
Schneider, Ronald & Sandra J.
P.I.D.N. 062100-05-024.00
P.I.D.N. 062100-05-026.00
Calk, Steve

SECTION 10
P.I.D.N. 062100-29-154.00
May, Stephen, A.
P.I.D.N. 062100-29-093.00
Berling Construction Co. V.P. 0100
ZONE SR-2/PA
ZONE SR-3/PA

MEADOW WOOD DRIVE
CITY OF FLORENCE
UNINCORPORATED-BROOK COUNTY
P.I.D.N. 062100-29-152.00
Lance, Rachele
P.I.D.N. 062100-29-060.00
Berling Construction Co.

Private Drive
8 Unit 19
8 Unit
5 Unit 20
7 Unit 21
8 Unit 22
8 Unit 23
8 Unit 24
8 Unit 25
8 Unit 26
8 Unit 27

Prop. 4 Walk

Kevin Wall

From: Scott Pennington
Sent: Friday, October 30, 2015 11:10 AM
To: Kevin Wall
Cc: Jeff Earlywine
Subject: RE: Hopeful Road Holdings Development - Villages of Florence
Attachments: FW: Villages of Florence - Hopeful Church Road

Kevin,

With the reference to a potential street connection from Pleasant Valley Road (KY 237) to Hopeful Church Road (KY 842) in the 2010 Boone County Comprehensive Plan and with the fact KYTC/OKI/Boone County have a potential project on their (currently) unfunded project list for this corridor, I would concur w/ the recommendation (1) from the City of Florence (attached) to construct a 3-lane roadway along the "Public Road" route. Even if the 3-lane roadway were not constructed as part of this development, I would like to see enough R/W allowed for the footprint of the future connection.

If you have questions, please let me know.

Thank you.

Scott D. Pennington, P.E.
County Engineer/Director of Public Works
Boone County Public Works
spennington@boonecountky.org
(O) 859-334-3600

From: Kevin Wall
Sent: Wednesday, October 28, 2015 9:09 AM
To: Scott Pennington
Subject: FW: Hopeful Road Holdings Development - Villages of Florence

FYI – any input on the road section?

Thanks,

kw

From: Menetrey, Daniel A. (KYTC-D06) [<mailto:Daniel.Menetrey@ky.gov>]
Sent: Tuesday, October 27, 2015 3:12 PM
To: Kevin Wall
Cc: Callan-Ramler, Carol (KYTC-D06); Bogen, Matthew (KYTC-D06)
Subject: Hopeful Road Holdings Development - Villages of Florence

Kevin,

For the subject project the KYTC District Permits section had no comments regarding the proposed development.

From the Planning perspective the Kentucky Transportation Cabinet/OKI/Boone County has two unfunded projects to build a connector road from Mall Road to KY 842 (Hopeful Church Road) and to KY 237 (Pleasant Valley Road) through

this proposed development. The project is only a proposal and it is not currently funded but we are seeking funding in the next legislative session. We have been working with Judge Moore and Jeff Earlywine on this proposal as well. Please contact Jeff Earlywine or Judge Moore regarding this proposed development and the unfunded connector road.

Thank you.

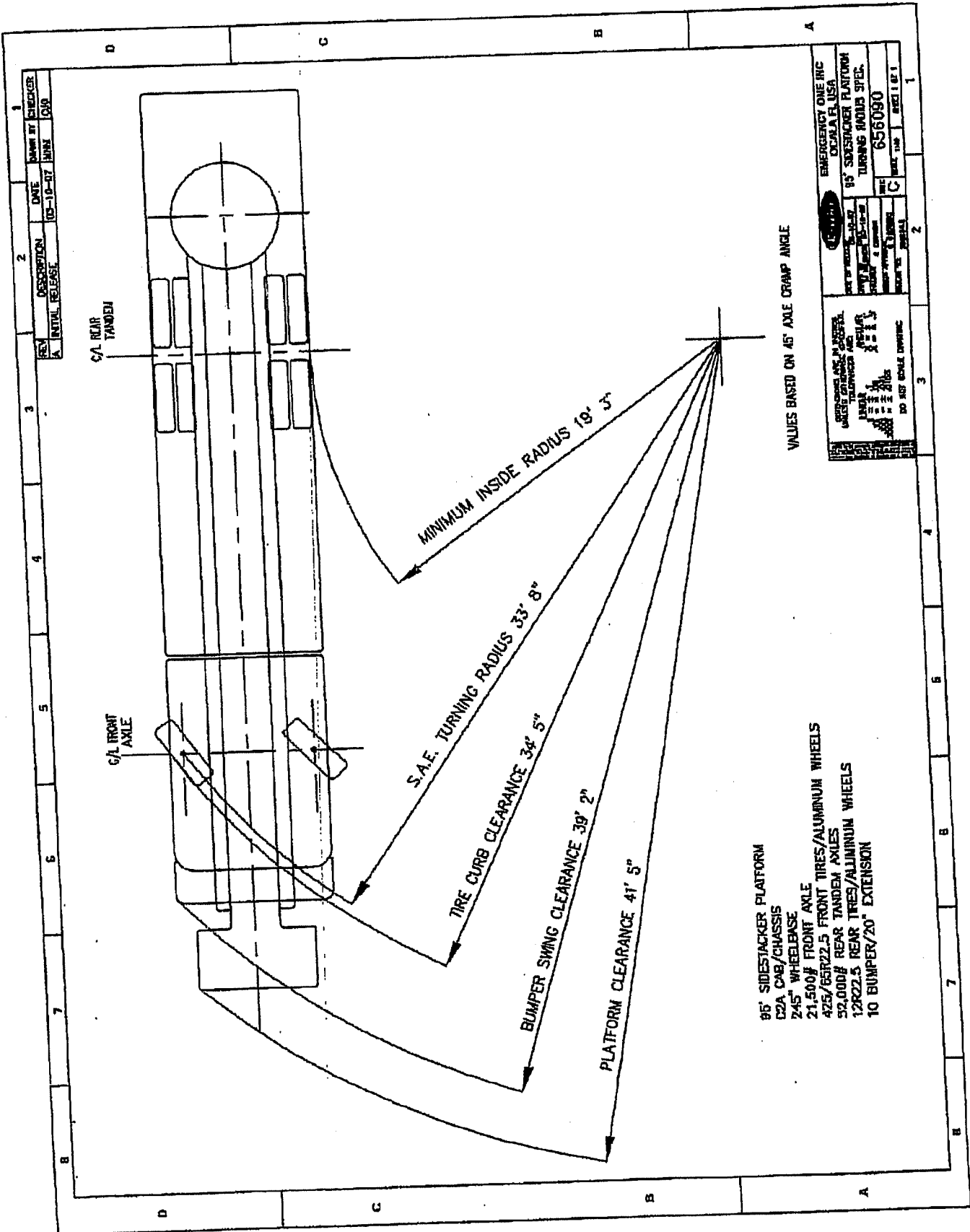
Daniel Menetrey, PE
KYTC Dist 6 Planning
(859) 341-2707 Ext 231

Kevin Wall

From: Robert Krebs <Robert.Krebs@Florence-KY.gov>
Sent: Thursday, October 15, 2015 11:20 AM
To: Kevin Wall
Subject: Villages of Florence
Attachments: Ladder 110 turning radius.pdf

The section of road past meadow wood drive has a cul-d-sac at the end. My concern would be to have it large enough to turn a large truck around like an aerial. The other streets are short enough to back out of. The one below it with the 2- 8unit and 2-4 unit is marginal but backing is not impossible. I have attached our turning radius for the truck.

Bob



96' SIDESTACKER PLATFORM
 C2A CAB/CHASSIS
 245" WHEELBASE
 21,500# FRONT AXLE
 425/66R22.5 FRONT TIRES/ALUMINUM WHEELS
 52,000# REAR TANDEM AXLES
 12R22.5 REAR TIRES/ALUMINUM WHEELS
 10 BUMPER/20" EXTENSION

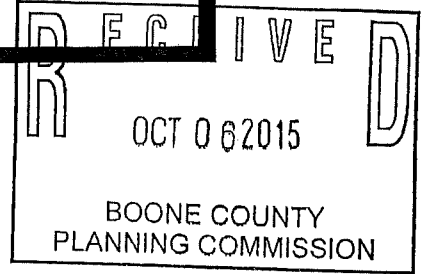
VALUES BASED ON 45° AXLE CRAMP ANGLE

EMERGENCY ONE RIG		D/CALA FL USA	
19' SIDESTACKER PLATFORM		TURNING RADIUS SPEC.	
656090		C	
DO NOT SCALE DRAWING		SHEET 1 OF 1	

REV	DESCRIPTION	DATE	DRAWN BY
1	INITIAL RELEASE	03-10-07	MMN

APPLICATION FORM

CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION



FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(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)
- Zone Change ___ Technical Design ___ **Committee Review** of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
- Zoning Administrator Review** (As stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
- Zoning Administrator Review** (As stated in the Mall Road District Study)

- 2. Name of Project Villages of Florence
- 3. Location of Project West side of Hopeful Church Road opposite Surfwood Drive
- 4. Total Acreage of Site 33.81
- 5. Current Zoning SR-2 PD
- 6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable) 07/06/05
- 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) _____

- 8. Proposed Uses (please specify each use) Attached Ranch Style Rental Homes
- 9. Proposed Building Intensities (please specify) 5.09 Units Per Gross Acre

- 10. Have you submitted a Concept Development Plan? Yes
- 11. Are you also applying for:
 - Conditional Use Permit
 - Dimensional Variance

- 12. Name of Applicant(s) Abercrombie & Associates, Inc. - Robert G. Rothert
- Phone Number 513-385-5757 Fax No. 513-245-5161 E-Mail brothert@abercrombie-associates.com

- 13. Address of Applicant(s) 3377 Compton Road
- Cincinnati Ohio 45251
- City State Zip

- 14. Name of Property Owner(s) Hopeful Road Holdings, LLC
- Phone Number 859-341-4111 Fax No. _____ E-Mail pgallenstein@gallensteincompanies.com

- 15. Address of Property Owner(s) 25 Towne Center Boulevard, Suite 104
- Crestview Hills Kentucky 41017
- City State Zip

- 16. Are there any existing buildings on the site? Yes
- How many? 1

- 17. Deed Book 912 Page No. 730 Group No. _____

(over)

18. Have you had a pre-application meeting with BCPC Staff? Yes _____

19. Please check the following organizations/agencies which you have discussed the proposed development with in the last several months:

- _____ Boone County Water District
- _____ Florence Public Services Dept.
- XXX Duke Energy
- _____ Sanitation District #1
- _____ Cincinnati Bell
- _____ Owen Electric Cooperative, Inc.
- _____ Boone County Public Works Department
- XXX Kentucky Transportation Cabinet
- _____ Boone County Building Department
- _____ Northern Kentucky Health District
- _____ USDA NRCS/Boone County Conservation District
- _____ KY Division of Water
- _____ Local School District
- _____ Local Fire District
- _____ Other: _____

20. Concept Development Plan Jurisdiction/Location

- _____ Unincorporated Boone County
- XXX Florence
- _____ Walton Union

21. ORIGINAL Property Owner's Signature

(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

22. ORIGINAL Applicant's Signature

(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

SECTION B (To be completed by BCPC Staff)

1. Date Received 10/6/15 Fee Received \$2958.00 R#73204
2. Check what has been submitted:
 - Application Fee _____ Legal Description _____
 - Concept Development Plan Addresses of Adjoining Property Owners _____
 - _____ No. of copies of plan received **
3. Date Application is **Administratively Complete** as Defined in KRS 100.211
4. Staff Reviewer KEVIN WALL
5. Committee Chairperson _____
6. Scheduled Public Hearing Date 11/4/15
7. Boone County Planning Commission Action:
 - Approved _____ Approved With Conditions _____
 - Denied _____ Resolution # _____
8. Other: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone (859) 334-2196 - Fax (859) 334-2264
plancom@boonecountyky.org - E-Mail
www.boonecountyky.org - Web Page

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.

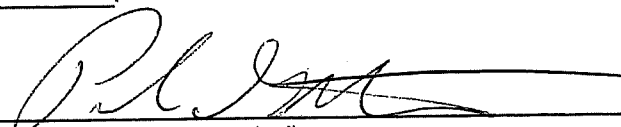
**ADDENDUM TO ZONING MAP AMENDMENT OR
CONCEPT DEVELOPMENT PLAN APPLICATION
CURRENTLY UNDER REVIEW BY THE BOONE COUNTY PLANNING COMMISSION**

***Waiver of 60 Day Time Requirement by Originator
for Final Planning Commission Action***

1. Name of Project Villages of Florence
2. Location of Project Westside of Hopeful Church Road opposite Surfwood Drive
3. Names of Applicant(s) Abercrombie & Associate, Inc. - Robert G. Rothert
Phone No. 513-385-5757 Fax No. 513-245-5161 E-Mail brothert@abercrombie-associates.com
4. Address of Applicant(s) 3377 Compton Road, Suite 120

<u>Cincinnati</u>	<u>Ohio</u>	<u>45251</u>
City	State	Zip
5. Name of Property Owner(s) Hopeful Road Holdings, LLC

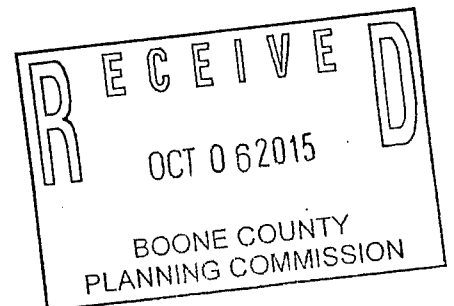
In accordance with the provisions in KRS 100.211, the applicant(s) and property owner(s) or originators above, hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment and/or Concept Development Plan* application. This time limit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

6. **ORIGINAL Property Owner's Signature** 
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

ORIGINAL Applicant's Signature 
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

Note:

*The 60-day time limit applies to Concept Development Plan applications if the site was originally subject to a Zoning Map Amendment request as part of an individual request, county-wide Zoning Update or a land use/zoning study or plan.





OWNER:
 HOPEFUL ROAD HOLDINGS, LLC
 25 TOWN CENTER BLDG.
 SUITE 104
 GREENHILL, OHIO 45421

DEVELOPER:
 HOPEFUL HOME COMMUNITIES
 5014 NORTH BIRD ROAD
 SUITE 100
 GREENHILL, OHIO 45211

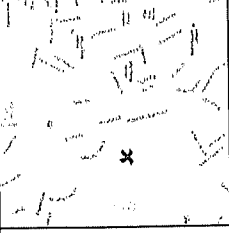
SITE DATA

EXISTING ZONING - SR-2 PD
 PROPOSED ZONING - SR-2 PD
 SITE AREA - 31.7 ACRES
 TOTAL LOTS - 176 UNITS
 GARAGE SPACES - 352 SPACES
 SURFACE PARKING & SPACES
 TOTAL PARKING - 360 SPACES
 GROSS DENSITY - 5.27 UNITS/ACRE
 OPEN SPACE - 15.45 ACRES
 STREETS - 12.10 ACRES
 COMMON - 12.10 ACRES

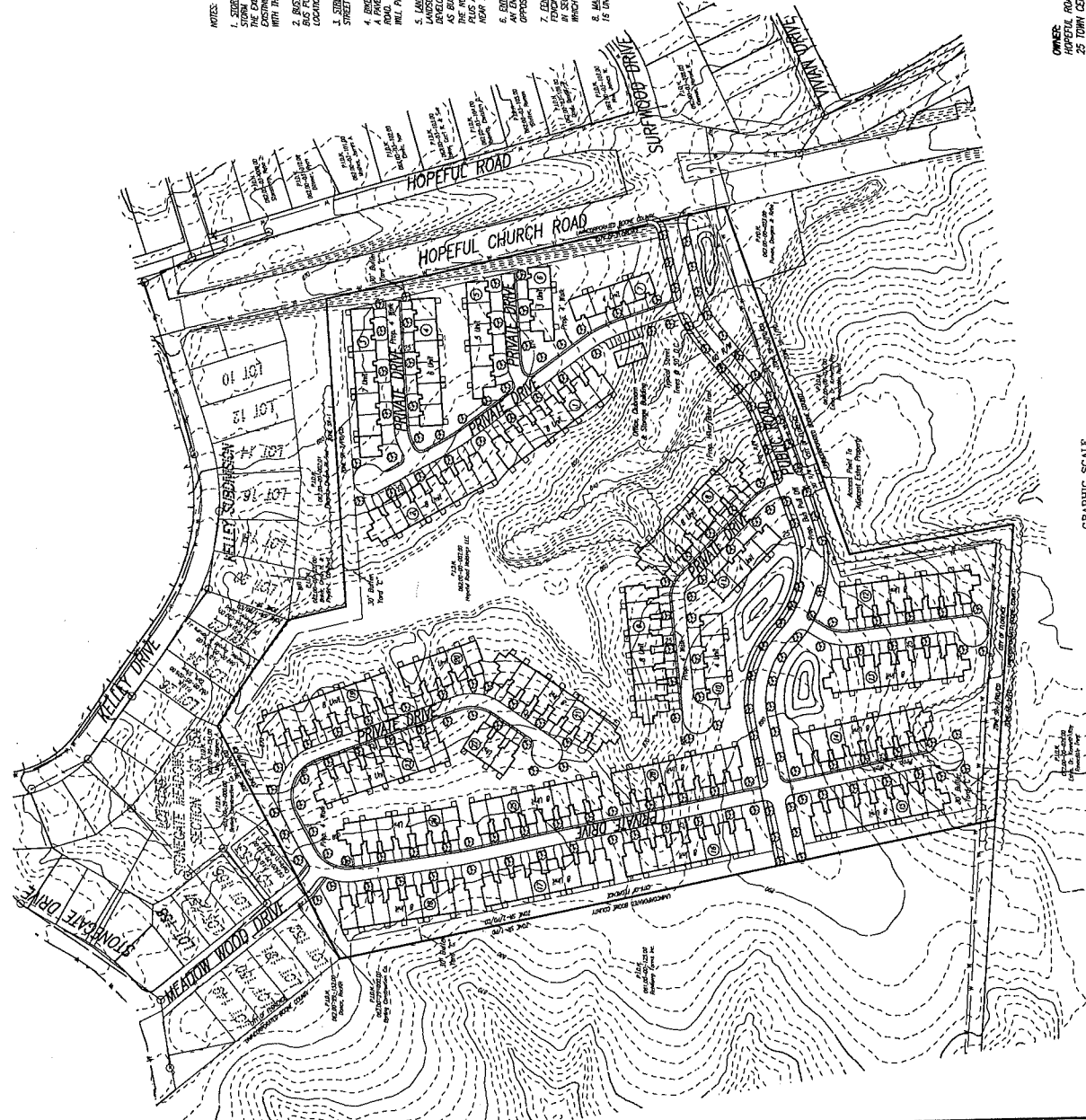
ALL UNITS HAVE 2 CAR GARAGES
 PROPOSED UNIT = 176
 SURFACE UNIT = 176
 TOTAL = 176

IF UNIT GARAGE BOWLS WILL BE LOCATED THROUGHOUT THE SITE.

VICINITY MAP



- NOTE:**
1. STORM WATER DRAINAGE: THE PROJECT WILL BE ACCOMPANIED TOTALLY WITHIN THE EXISTING LAKE OR PARTIALLY WITHIN THE LAKE AND PARTIALLY BELOW THE EXISTING LAKE DAM. FINAL DECISION WILL BE MADE AFTER DISCUSSIONS AND REVIEW WITH THE CITY OF FLORENCE DEPARTMENT OF PUBLIC WORKS AND CITY ENGINEER.
 2. BIG DALL OLE: BIG DALL OLES WILL BE CONSTRUCTED AS SHOWN HEREON AND IN A LOCATION APPROVED BY THE DEVELOPER, THE CITY AND TRANSPORTATION AUTHORITY.
 3. STREET TREES: STREET TREES WILL BE LOCATED ALONG BOTH SIDES OF PUBLIC ROAD.
 4. BICYCLE PATH: A PAVED BICYCLE PATH WILL BE CONSTRUCTED NEAR THE WESTERN SIDE OF THE CHURCH HOPEFUL ROAD. THE BICYCLE PATH WILL PROVIDE FOR PEDESTRIAN TRAFFIC AS WELL AS BICYCLE TRAFFIC.
 5. LANDSCAPING: LANDSCAPING WILL BE CONSIDERED AROUND THE PERIMETER OF THE DEVELOPMENT, PLANTING WITHIN EACH LOT BUTTER WHO HAS BEEN DEFINED ON THE PLAN AS BUTTER WHO "Y" AS CALLED FOR IN THE CITY OF FLORENCE ZONING ORDINANCE. THE ADJACENT CONGRESSIONAL TREES WHICH WILL PROVIDE A WOODED TRANSITION ZONE NEAR THE PROPERTY LINE.
 6. OBSTACLES TO ACCESS: OBSTACLES TO ACCESS PROPERTY HAS BEEN ADDED TO THE PLAN IN A LOCATION APPROXIMATE TO THE EXISTING PROPERTY LINE TO BE INSTALLED AS SETBACKS IN SECONDARY JURISDICTION UNLESS A FENCE TYPE CONFORMING TO CODE REQUIREMENTS, IN WHICH CASE, NO FENCE WILL BE INSTALLED.
 7. FENCE INSTALLATION: FENCING ALONG WEST AND SOUTHWEST PROPERTY LINE TO BE INSTALLED AS SETBACKS IN SECONDARY JURISDICTION UNLESS A FENCE TYPE CONFORMING TO CODE REQUIREMENTS, IN WHICH CASE, NO FENCE WILL BE INSTALLED.
 8. MAIL BOXES: MAIL BOXES WILL BE LOCATED THROUGHOUT THE SITE.



R E C E I V E D

OCT 06 2015

BOONE COUNTY
 PLANNING COMMISSION



HEARTH HOME
COMMUNITIES

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www.HearthHomeCommunities.com



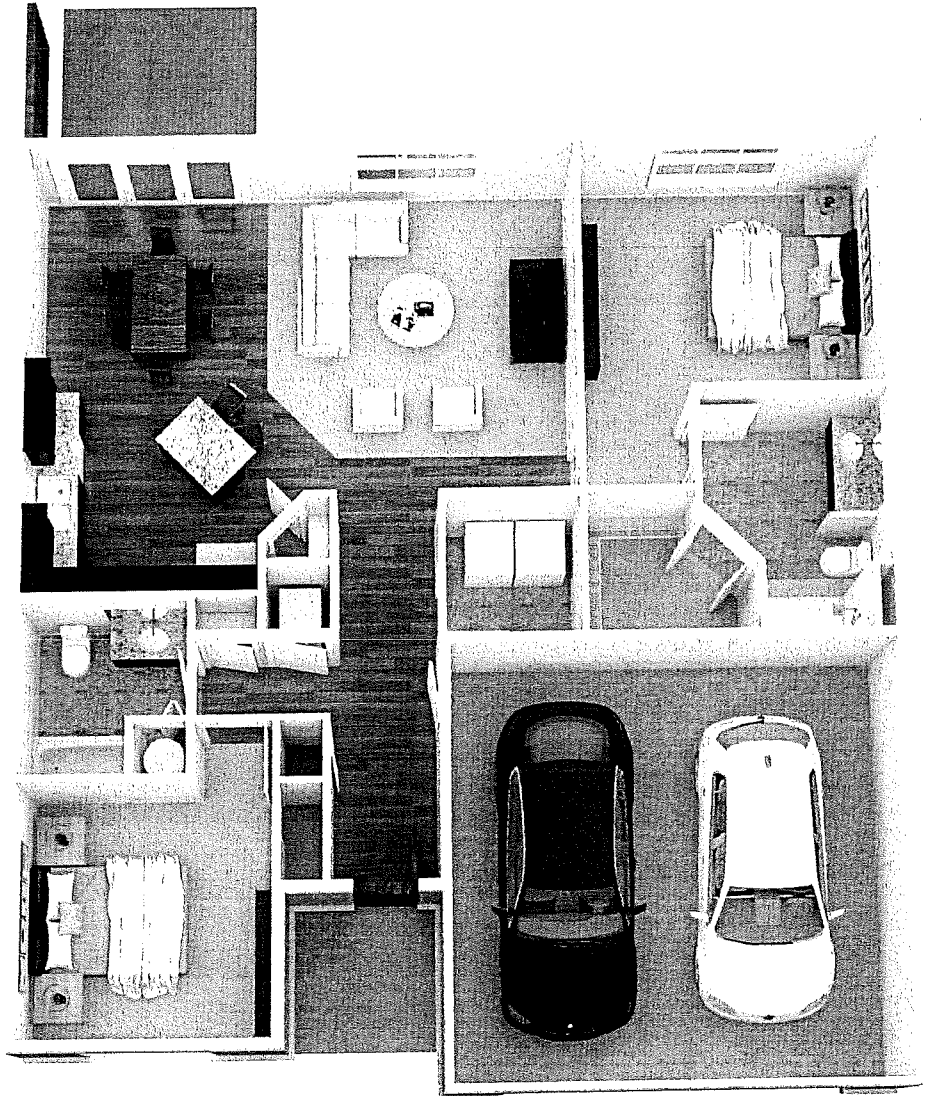
Ready for the Simple Life?

Ready to pursue a simpler and more relaxing lifestyle? We provide care-free rental homes complete with all of today's modern amenities. All of the labors and hassles of owning a home are taken care of by us. Your time can be spent on enjoying life and all that you have worked hard to achieve. Experience Hearth Home Communities today and see the difference!



The Sydney

- 1,336 Square Feet
- 2 Bedrooms
- 2 Full Baths
- 2-Car Attached Garage
- Walk-Out Patio
- No-Step Entry at All Doors
- Upscale Amenities
- Pet-Friendly



The Sophia

1,370 Square Feet

2 Bedrooms

2 Full Baths

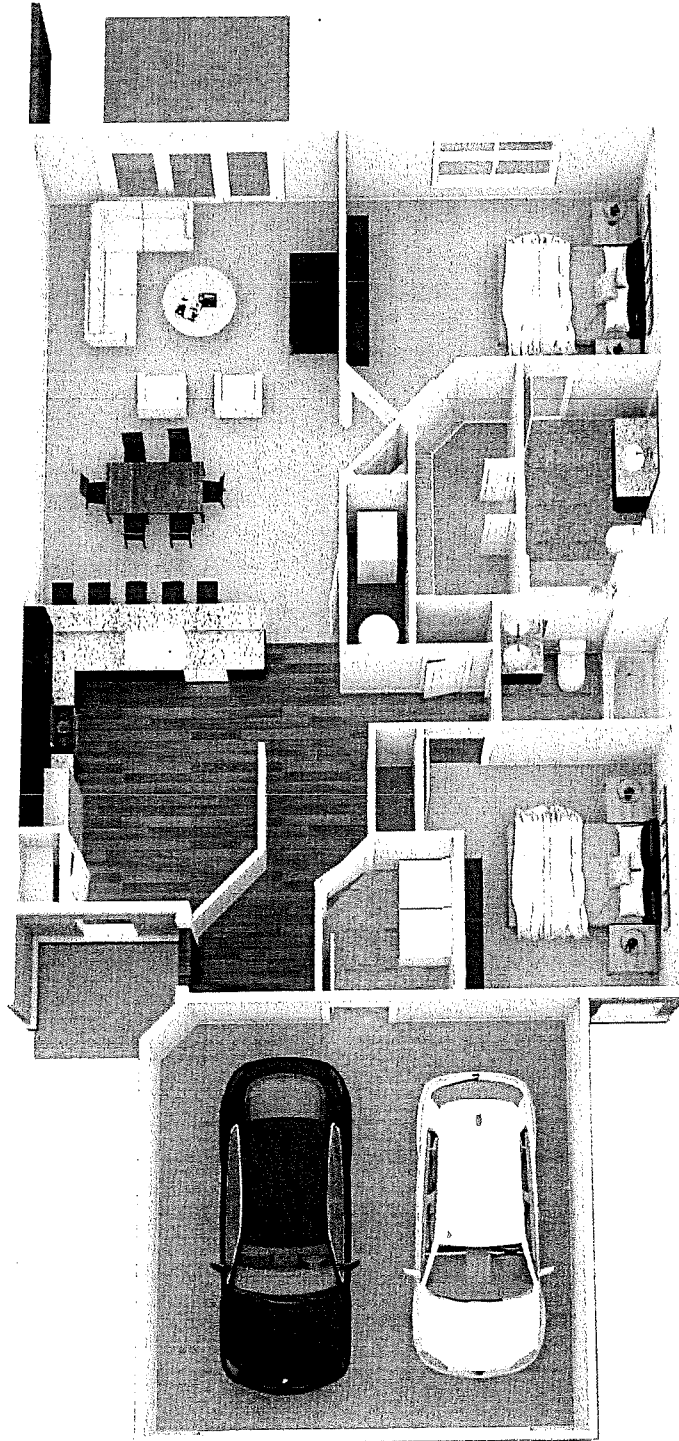
2-Car Attached Garage

Walk-Out Patio

No-Step Entry at All Doors

Upscale Amenities

Pet-Friendly



EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Janet Kegley, Chairwoman

DATE: December 2, 2015

RE: Request of **Abercrombie & Associates, Inc. - Robert G. Rothert (applicant)** for **Hopeful Road Holdings, LLC (owner)** for a Change in an Approved Concept Development Plan in a Suburban Residential Two/Planned Development (SR-2/PD) zone for an approximate 33.81 acre site located on the west side of Hopeful Church Road between the properties at 7275 and 7393 Hopeful Church Road, across Hopeful Church Road from the Hopeful Church Road/Surfwood Drive intersection, and at the southern terminus of Meadow Wood Drive, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow attached ranch style rental units.

REMARKS:

We, the Committee, recommend approval of the above referenced request based on the following findings of fact and with the following conditions.

FINDINGS OF FACT

1. The Committee has concluded that the proposed Concept Development Plan, which was revised in response to the issues raised at the 11/4/15 Public Hearing (revised plan is attached), is in agreement with the Comprehensive Plan due to the following reasons.
 - A. The 2010 Boone County Comprehensive Plan's Future Land Use Map designates the majority of the site as "High Suburban Density Residential" (HSD). This designation is described as "single-family and/or attached housing of up to 8 dwelling units per acre. This classification is typified by townhouse, condominium, and zero-lot line development, and also pertains to existing mobile home parks." An incidental area in the north/northwest part of the site is designated as "Suburban Residential" (SR). This designation is described as "single family housing of up to four units per acre. This classification does not preclude low density or estate residential developed as a formal subdivision." The proposal is for 176 single story attached rental residential units (one story townhouse structures) with a density of 5.21 units per acre. In contrast, the currently approved Concept Development Plan (2005) is for townhouses and "stacked" condominiums with a density of 10.17 units per acre.
 - B. The Land Use Element discusses this specific site and area. The "Pleasant Valley/Oakbrook" section (pg. 168) states "Hopeful Church Road should

continue to serve as a residential corridor. Some small scale neighborhood commercial services may be appropriate at a strategic location in the corridor. It should be scaled to serve the Hopeful Church Road and Cayton Road areas, designed with a residential-compatible look to the buildings and site, and without freestanding signage. Access management is important to avoid turning movement conflicts on Hopeful Church Road, and some road improvements may be necessary to support this development.”

This same section of the Land Use Element also states “the large area between Hopeful Church Road and Oakbrook Road, south of KY 18 to Pleasant Valley Road, should continue to develop in a Suburban Residential fashion. The area must develop with local access and limited access collector road connections as a high priority. These should include the connection of Cayton Road to Pleasant Valley Road; and, an east-west connector between Pleasant Valley Road and Hopeful Church Road, south of Stonegate Meadows. These collector road extensions should not allow parking or driveway access in order to facilitate the movement of traffic through the area, and should include multi-modal elements such as pedestrian paths and bike lanes, and bus stop areas. The Pleasant Valley Road to Hopeful Church Road connector should be located and designed to serve large amounts of traffic. This area is planned for High Suburban Density residential to help facilitate the roadway and be compatible with a significant traffic corridor.”

The proposal is for a single-family attached residential development on what is essentially an in-fill tract. Both the unit type and density are in agreement with the High Suburban Density Residential designation recommended in the Land Use Element text for this site. The project includes a three lane, limited access connector road “to serve large amounts of traffic” with multi-modal improvements consisting of a combination pedestrian/bike path on one side and bus pull-out lanes. This connector road is aligned between the Hopeful Church Road/Surfwood Drive intersection and the undeveloped property to the west in accordance with the Land Use Element text.

The Concept Development Plan is also in agreement with the Transportation Element (“Street Connections,” pg. 148) which lists road connections described as “Pleasant Valley Road to Hopeful Church Road” and “improvement of Rosetta Drive and connection to I-75 ramps at Mall Road or similar.” Similarly, Exhibit 6-14 “Connector Streets and Roads” (pg. 6-22) in the Boone County Transportation Plan 2030 illustrates a “controlled access connector” street or road between Hopeful Church Road and Pleasant Valley Road through the proximity of the subject site. It also illustrates a “controlled access connector” street or road between Hopeful Church Road and the mid block I-71/75 ramps on Mall Road through the proximity of Rosetta Drive and Preakness Drive. The proposed Pleasant Valley Road/Hopeful Church Road connector road, along

with the connection to Meadow Wood Drive and future connection to the Estes property to the south, are in agreement with the Goals and Objectives ("Housing," Objective 8 and "Transportation," 2nd Goal, Objectives 2 and 3), as well as Section 305.N "Temporary Dead-End Streets and Street Connections to Adjoining Tracts or Areas" of the Boone County Subdivision Regulations.

- C. The Housing Element states "throughout Boone County, high density developments should be close to thoroughfares to achieve a gradation of building site dimensions and land uses outlined in the Future Land Use Plan" ("Housing Types," pg. 79). The Housing Element also states "high density residential areas should be located sufficiently near and with convenient access to major streets, highways, and shopping and public facilities. A progression of densities of residential uses from high (multi-family) to low (single family) shall be encouraged. Where traditional progressions of high to low net density are not possible through creative development design, an appropriate and attractive visual transition should be achieved" ("Housing Densities," pg. 81). This is reinforced by the Goals and Objectives which state "mixed use, higher density neighborhoods shall be encouraged near existing or proposed mass transit areas, commercial districts, and public facilities (i.e. parks) and also have convenient access to major streets and highways" ("Housing," Objective 10).

The east-west connector road shown on the Concept Development Plan is envisioned by the Comprehensive Plan and Transportation Plan to be a thoroughfare between Pleasant Valley Road and Hopeful Church Road, and will facilitate "convenient access" to these two major roads. The proposed attached dwelling units are on each side of this thoroughfare. The revised Concept Development Plan and agreed conditions include ample buffering or "visual transition" to the adjoining areas which consists of landscaping as described on the revised Concept Development Plan, berming, building setbacks and open areas, and the fact that all buildings in the development are one story.

- D. The Committee has concluded that the proposal is in agreement with the applicable Future Land Use Development Guidelines as described in the Comprehensive Plan and the Goals and Objectives. Specific references to the Guidelines and Goals and Objectives are outlined in the staff report for this request.
2. The Committee has concluded that the Concept Development Plan, coupled with the agreed conditions, fulfills the applicable requirements of Article 15 "Planned Development District" of the Boone County Zoning Regulations, including the requirements of Section 1514 "Planned Development Criteria."

3. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of the 2010 Boone County Comprehensive Plan and the standards and policies of Article 15 "Planned Development District." The Committee has also concluded that the attached conditions are necessary to mitigate foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with these conditions.

CONDITIONS

1. The proposal shall comply in all respects with the attached Concept Development Plan which was revised in accordance with comments made at the 11/4/15 Public Hearing for this request except when clarified or superceded by the conditions below.
2. Landscape buffering around the perimeter of the site shall include the following improvements.
 - A. Buffering around the perimeter of the overall site shall consist of the 30 foot wide Buffer Yard C option as noted on the revised Concept Development Plan.
 - B. Additional buffering shall be provided adjoining the lots in Stonegate Meadows Subdivision which are accessed from Meadow Wood Drive per the detail on the revised Concept Development Plan which is labeled "Section A-A."
 - C. A berm and additional evergreen trees shall be provided in the landscape area adjoining the Runion property at the southeast corner of the site. The berm shall be high enough to minimize the impact of headlights onto the adjoining Runion property with a maximum 3 to 1 slope.
3. The development shall follow the architectural concept that was submitted with the application for this request. Additionally, polymer siding products shall be used instead of vinyl on the ground floor wall areas of the buildings. Vinyl siding products may be used in the roof gable areas and on dormers.
4. Note #9 on the revised Concept Development Plan denotes "specific building facades to be upgraded." As illustrated on the revised Concept Development Plan, the facades to be upgraded face Hopeful Church Road and the main east-west connector road (labeled as "Public Road"). The facades to be upgraded shall also include the back elevations of the western-most unit of Building 10 and

the eastern-most unit of Building 11. The upgrade for the designated facades shall include a brick or stone skirt that minimally extends up to the window sill height (approximately 30 percent of the facade area).

5. The pavement width and pavement section for the private drives shall follow the standards for local public streets that are outlined in the Boone County Subdivision Regulations.
6. The Meadow Wood Drive street connection shall continue the existing roll curb, local public street section with sidewalks on both sides to the first internal intersection in the development. The Meadow Wood Drive extension shall be a street connection open for public use, and shall not be gated or otherwise used only for emergency purposes.

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.

Scale	1" = 100'
Drawn By	J.C.
Checked By	B.R.
Date	9-24-15



OWNER:
 HOPETUL ROAD HOLDINGS, LLC
 25 TOWN CENTER BLVD.
 SUITE 104
 CHESTNUT HILLS, KY 41017

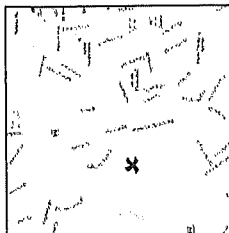
DEVELOPER:
 HEALTH HOME COMMUNITIES
 4010 NORTH BEND ROAD
 SUITE 301
 CINCINNATI, OHIO 45211

SITE DATA

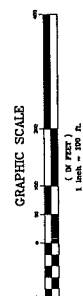
EXISTING ZONING - SR-2 PD
 PROPOSED ZONING - SR-2 PD
 SITE AREA - 33.81 ACRES
 TOTAL UNITS - 178 UNITS
 GARAGE PARKING - 322 SPACES
 TOTAL PARKING - 360 SPACES
 GROSS DENSITY - 5.21 UNITS/ACRE
 OPEN SPACE - 15.45 ACRES
 SETBACKS - 3.35 ACRES
 COMMON - 12.10 ACRES

ALL UNITS HAVE 3 CAR GARAGES
 STORM WWT = 4.5
 STORM LWT = 3.1
 TOTAL = 7.6

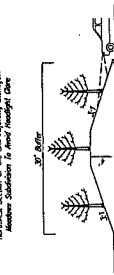
VICINITY MAP



- NOTES:**
- STORM WATER DETENTION FOR THE PROJECT WILL BE ACCOMPLISHED TOTALLY WITHIN STORM WATER DETENTION BASINS LOCATED WITHIN THE DEVELOPMENT. THE DETENTION BASINS WILL BE DESIGNED TO MAINTAIN BACK UP AND BACKFLOWS ON THE UPSTREAM AND DOWNSTREAM PROPERTIES. FINAL DETENTION WILL BE MADE AFTER DISCUSSIONS AND REVIEW WITH THE CITY OF FLORENCE DEPARTMENT OF PUBLIC WORKS AND CITY ENGINEER.
 - BIKE PATH DETAIL WILL BE PROVIDED AS SHOWN HEREON OR IN A LETTER APPROVED BY THE DEVELOPER, THE CITY AND TRANSPORTATION AUTHORITY.
 - STREET TREES WILL BE LOCATED ALONG BOTH SIDES OF PUBLIC ROAD.
 - BIKE PATH WILL BE PROVIDED ALONG THE NORTH SIDE OF THE PUBLIC ROAD. THE BIKE PATH WILL BE DESIGNED TO MAINTAIN BACK UP AND BACKFLOWS ON THE UPSTREAM AND DOWNSTREAM PROPERTIES. FINAL DETENTION WILL BE MADE AFTER DISCUSSIONS AND REVIEW WITH THE CITY OF FLORENCE DEPARTMENT OF PUBLIC WORKS AND CITY ENGINEER.
 - LANDSCAPING ALONG ROADSIDE DEVELOPMENT PLANTING SHALL BE ESTABLISHED AROUND THE PERIMETER OF THE PLAY AREA AND "C" AS CALLED FOR IN THE CITY OF FLORENCE ZONING ORDINANCE. PLUS ADDITIONAL LANDSCAPED TREES WHICH WILL PROVIDE A BUFFERED TRANSITION ZONE NEAR THE PROPERTY LINE.
 - ENTRANCE TO EXISTING PROPERTY OPPOSITE A PROPOSED DRIVE WITH RECORDED RIGHT OF WAY.
 - FENCE INSTALLATION ALONG WEST AND SOUTHWEST PROPERTY LINE TO BE INSTALLED AS SPECIFIED PER THE CITY OF FLORENCE ZONING ORDINANCE. FENCING SHALL BE INSTALLED WHERE USE OF THE FENCE WILL BE INSTALLED.
 - MAIL BOXES ALL MAIL BOXES WILL BE LOCATED THROUGHOUT THE SITE.
 - ADJACENT SPECIFIC BUILDING FOOTPRINTS TO BE IMPROVED.
 - THE DEVELOPER SHALL CONTRIBUTE A PROPORTIONATE SHARE OF THE COST OF THE TRAFFIC SIGNAL BASED ON THE TRAFFIC BETWEEN HOPETUL CHURCH ROAD AND THIS DEVELOPMENT.
 - THE DEVELOPER SHALL PAY TO RELOCATE THE EXISTING HOPETUL CHURCH ROAD SIDEWALK PLANTINGS THAT WILL BE REMOVED DUE TO THE CONSTRUCTION OF THIS DEVELOPMENT. LANDSCAPE RELOCATION PLAN SHALL BE APPROVED BY THE APPROPRIATE AGENCIES.



Section 1'-1"



THIS PLAN IS THE PROPERTY OF ABERCROMBIE & ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF ABERCROMBIE & ASSOCIATES, INC. IS STRICTLY PROHIBITED.

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARINGS
NOVEMBER 4, 2015
7:30 P.M.**

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mr. Greg Breetz
Mr. Kim Bunger, Secretary/Treasurer
Mr. Mike Ford, Vice Chairman
Ms. Lori Heilman
Mrs. Janet Kegley
Mr. Don McMillian
Mr. Kim Patton
Ms. Lisa Reeves
Mr. Bob Schwenke
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mr. Mark Hicks
Mr. Jim Longano
Mr. Charlie Reynolds
Mr. Charlie Rolfsen, Chairman

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Kevin T. Wall, AICP, Director, Zoning Services
Mr. Todd K. Morgan, AICP, Senior Planner

Secretary/Treasurer Bunger called the Public Hearing to order at 7:31 P.M. and introduced the first item on the Agenda:

CHANGE IN CONCEPT DEVELOPMENT PLAN - Kevin Wall, Staff

1. Request of **Abercrombie & Associates, Inc. - Robert G. Rothert (applicant)** for **Hopeful Road Holdings, LLC (owner)** for a Change in an Approved Concept Development Plan in a Suburban Residential Two/Planned Development (SR-2/PD) zone for an approximate 33.81 acre site located on the west side of Hopeful Church Road between the properties at 7275 and 7393 Hopeful Church Road, across Hopeful Church Road from the Hopeful Church Road/Surfwood Drive intersection, and at the southern terminus of Meadow Wood Drive, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow attached ranch style rental units.

Staff Member, Kevin Wall, presented the Staff Report, which included a PowerPoint presentation (see Staff Report). The request is a Change in an Approved Concept Development Plan. In 2005, there was an approval for 344 units which were a combination of townhouses and stacked condominiums. All of the documents with this approval are attached to the Staff Report. In February, 2015, there was a Public Hearing for a Change in an Approved Concept Development Plan request for single-story rental, townhouse units. The total number of units in this proposal was 191. The density was approximately 5.65 units per acre. The applicant withdrew the application after the Zone Change Committee met. A set of conditions were recommended by the Zone Change Committee but the condition letter was not signed by the applicant. There was no final action by the full Planning Commission.

The site is designated High Suburban Density Residential, which allows a variety of residential units up to 8 dwelling units per acre. It allows townhouses and condominiums. The site has 2 lakes. The current proposal is very similar to the proposal that was recently withdrawn. The proposal includes single-story, 176 townhouse rentals. The overall density is 5.21 units per acre. The buildings range in size from 3-8 dwelling units and are arranged in 4 pods - 3 on the north side of the main road and 1 the south side. A connector road is planned to be built through the development aligning with Surfwood Drive. It would be extended west to the adjoining property. The internal street network will be private driveways. There is a planned connection to Meadow Wood Drive and to the Estes property. Mr. Wall referred to architectural drawings depicting what the units would look like from an exterior and interior standpoint. He showed photographs of the site and adjoining properties. He also displayed the original approved Concept Development Plan and the Plan that was withdrawn.

In terms of Staff Comments, there is reference to the Boone County Comprehensive Plan and the Boone County Transportation Plan. There is a key component identified in both plans - an east-west connector road from Hopeful Church Road to Pleasant Valley Road and one that runs from Hopeful Church Road via Rosetta Drive to Mall Road. The second comment pertains to the Planned Development (PD) criteria or Section 1514 of the Zoning Regulations. Mr. Wall stated that he compared the criteria with the drafted conditions from the second application. The first condition dealt with following the revised Concept Development Plan discussed at the Committee Meeting, which included the architectural building design and the 3 lane east-west connector road. There were also other conditions pertaining to localized flooding and the existing large lake, sidewalks, a cost sharing agreement for a new traffic signal at Surfwood and Hopeful Church Road, berming

and landscaping at the southeast corner of the site. The City of Florence did provide some written comments as well as the Florence Fire Department and the Kentucky Transportation Cabinet.

At this time, Secretary/Treasurer Bunger asked if the applicant was present and wanted to proceed with his presentation?

Mr. T.J. Ackermann, owner and partner with Hearth Home Communities, stated that his company will own the development. He noted that his proposal is similar to the proposal that was submitted in the past but the product is different. It is geared towards the aging baby boomer market and the local community. The proposed product is being developed in 2 other locations in Northern Kentucky and in Harrison, Ohio. The product has been well received by consumers. The product will be all market rate units. The starting rent will be at \$1,495 per month. The units will be two bedrooms and two bathrooms for each unit. Each unit will have over 1,300 square feet and an attached two car garage. In total, the units will have about 1,700 square feet. The units have two entrances - one in front and one in the back. Each unit has its own private patio and yard space. The units are built a little less than what the American Disability Act (ADA) requires. Each entrance has a zero threshold. There are no steps into the unit. All doorways are a minimum of 3 feet in width. The hallways are at least 5 feet in width. There is adequate room for anyone who has mobility issues - wheelchair, walker or a mother with a stroller.

Secretary/Treasurer Bunger asked if the applicant has reviewed the previous conditions stated in the Staff Report? Mr. Ackermann responded yes but he is not agreeable to them at this point since he has hired someone to look at the traffic issue and the third lane on the connector road. He noted that the City of Florence was open to reviewing a Traffic Study to determine the need. The Traffic Study will be available before the scheduled Committee Meeting.

At this time, Secretary/Treasurer Bunger asked if there was anyone in the audience who wanted to speak in favor or against the request?

Mr. Ron Schroeder, 24 Kelley Drive, stated that there is a lot of storm water issues in the area. He expressed a concern about storm water drawing into the lower lake. Someone needs to address it before the proposed development begins. Also, the previous applications required a buffer area between his house and the site. He requested a privacy buffer along his property line and the adjoining properties. It will become a short cut.

Mr. Steven May, stated that he lives on a flag lot off Meadow Wood Drive. He again expressed a concern about handling the storm water and building a berm to shield the car headlights. He asserted that he was unaware that Meadow Wood Drive would be opened up. He asked who wanted to open up Meadow Wood Drive to connect the development? Mr. Wall referred to Mr. Wice's comments and noted that the prior plans always showed a connection. The City would like the connection to be realigned and developed as a public road. The proposed plan shows the road as private. Instead a "T" intersection, the road should be curved. Mr. May stated that a connection could be a shortcut. Mr. Wall explained that Meadow Wood Drive is currently a temporary dead end. If it was intended to dead end, then a cul-de-sac would have been built. Mr. Wall further explained that the buffer shown is a 30 foot wide Buffer Yard "C". There may need to be some additional berming required.

Mr. Douglas Runion, 7393 Hopeful Church Road, inquired about a turning lane. Didn't the State mandate a turning lane in 2005? The applicant would have been required to remove some of the hill to install a right hand turning lane? Also, there should be a buffer yard or berm to the creek. All the car lights from the proposed road will shine on his house. The berm should go all the way to the creek. The creek on his property is eroding because of storm water run off from the site. About 40 years ago, the creek was only 2 feet wide. It is larger now. Now there is erosion on his property and Estes property. It will get worse if storm water is not addressed from the project site. Some of this erosion was caused by the new Hopeful Church Road. There are springs on the project site.

Mr. Cecil Baker, 7316 Hopeful Road, stated that he is located directly across the farm. There really has been no change over the years except traffic just gets worse. A traffic study is not needed, just ask the people who live there. It is very difficult to turn left from Surfwood Drive towards U.S. 42. One usually has to get into the center lane. A connector road to Pleasant Valley will create more traffic on Hopeful Church Road. Why prop down a rental project in a central residential area of private homes? Granted, they are older homes. Pine Lake Apartments are located just up the road and there are a lot of apartments on Weaver Road. There is even a new apartment development located on KY 18. There are no apartments going in Union or Triple Crown. There are thousands of homeowners who are not aware of this proposed development, even people living near Yealey Elementary. Traffic is atrocious along Hopeful Church Road. There has to be a traffic signal at Surfwood Drive and Hopeful Church Road. Their site would be a great site for a park. The City of Florence could get with the County to make a park. There is not a pool or clubhouse planned for the site.

Ms. Sandy Schroeder, 24 Kelley Drive, asked if it is a private development with public streets? Will the City of Florence maintain the public street? Mr. Costello replied yes. Many subdivisions like Oakbrook and Triple Crown have public streets. Secretary/Treasurer Bunger added that the City of Florence would maintain public roads within their legal jurisdiction.

Mr. Steven May again asked about how the storm water will be handled from the site? Secretary/Treasurer Bunger replied that information must be provided at the Committee Meeting.

Mr. Runion inquired if there was a shortage of rental property in the Florence area? There are not enough athletic fields in Boone County. There is a great need and perhaps this site could be used for such a use? Everyday there is a traffic back-up past his mailbox towards U.S. 42. When there is a wreck on the interstate, he cannot get out of his driveway onto Hopeful Church Road. Any traffic added to the road would be a disaster.

Secretary/Treasurer Bunger questioned how the applicant was going to handle storm water runoff from the site? Mr. Ackermann responded that it would be handled per local and U.S. EPA requirements. Storm water from the site has to be handled responsibly. It is not their intent to discharge any additional storm water off their property and create a problem downstream. In regard to traffic, Mr. Ackermann stated he has no objection to the installation of a traffic signal at Surfwood Drive and Hopeful Church Road. They would prefer it. It is his understanding that it is not warranted at this time based on the traffic flow. It is not their choice but up to the Kentucky Transportation Cabinet to issue the requirement. They are willing to offer a proportionate share to pay for the cost of the traffic signal. Mr. Costello asked the applicant to take a closer look at the conditions of the

lake and existing storm water problems in the area. Mr. Ackermann responded that they examined the original plan. The original applicant did not take into account all of the drainage and wetland areas. As a result, they modified their storm water plans to incorporate all of the wet areas and to increase the detention areas.

Secretary/Treasurer Bunger asked if any of the Planning Commission Members had any questions or comments?

Mrs. Kegley asked the applicant to be prepared to talk about buffers against the single-family areas. Mr. Ackermann replied that they will comply with the 30 foot requirement along with mounding and landscaping to protect the adjoining neighbors. Mrs. Kegley reminded them to look at the areas where vehicle headlights could be seen as well as the other conditions.

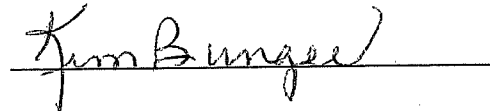
Mr. Patton requested that the applicant undertake a couple of sight sections using the topography to analyze the viewsheds.

Mr. Ford stated that he appreciated the applicant's pursuit of completing a traffic study in order to justify the installation of a traffic signal considering the speed limit on Hopeful Church Road. For safety reasons, Mr. Ford asked the applicant to provide a right turn lane at the new intersection. This would allow traffic to move off Hopeful Church Road. A traffic signal would also help school buses and automobiles leaving Yealey Elementary. Mr. Ackermann replied that he would have his Traffic Engineer study that recommendation further. He also noted that the connection to Meadow Wood Drive will be designed as a "T" intersection in order to minimize the thru traffic between both developments. He also stated that he prefers the roads within the development be private but the east-west connector would be public. The design is an attempt to minimize traffic and not encourage traffic from the proposed development to travel through Meadow Wood Drive. Mr. Ford asked the Staff to check if the streets within Stonegate Meadows are accessible for school buses since there are a lot of cul-de-sacs in the subdivision? Also, are the private streets within the proposed development suitable for bus traffic? Mr. Wall replied that the existing public streets within the subdivision are built to public standards. Perhaps, the street turning radius needs to expand? It could also apply to fire trucks. Mr. Ackermann stated that they will show large vehicle turning movements on a plan for the Committee.

Mr. Wilson asked if the applicant's Engineer was present to respond to the storm water questions? Mr. Ackermann answered yes. Mr. Bob Rothert, Abercrombie and Associates, stated that they have not performed a detailed storm water design yet and have not prepared storm water calculations to determine how it impacts the water level of the existing lake. The lake may have to be lowered by 6 inches to accommodate new storm water volume from the development. Secretary/Treasurer Bunger requested that the Engineer review the general area and all the storm water adjacent to the site. Mr. Rothert further stated that it was their desire to design the private street to a public street standard - pavement thickness, roll curbs and gutter with concrete pavement. It will look like a public street even though it is a private road.


There being no further questions or comments, Secretary/Treasurer Bunger announced that the Committee Meeting for this item will be on November 18, 2015 at 5:00 P.M. in this room. This item will be on the Agenda for the Business Meeting on December 2, 2015 at 7:00 P.M. Secretary/Treasurer Bunger closed the Public Hearing at 8:25 P.M.

APPROVED:



Kim Bunger
Secretary/Treasurer

Attest:



Kevin P. Costello, AICP
Executive Director

Exhibit

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Janet Kegley, Chairwoman

DATE: November 18, 2015

CHANGE IN CONCEPT DEVELOPMENT PLAN - Janet Kegley, Chairwoman, Kevin Wall, Staff

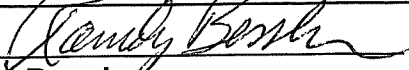
3. Request of **Abercrombie & Associates, Inc. - Robert G. Rothert (applicant)** for **Hopeful Road Holdings, LLC (owner)** for a Change in an Approved Concept Development Plan in a Suburban Residential Two/Planned Development (SR-2/PD) zone for an approximate 33.81 acre site located on the west side of Hopeful Church Road between the properties at 7275 and 7393 Hopeful Church Road, across Hopeful Church Road from the Hopeful Church Road/Surfwood Drive intersection, and at the southern terminus of Meadow Wood Drive, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow attached ranch style rental units.

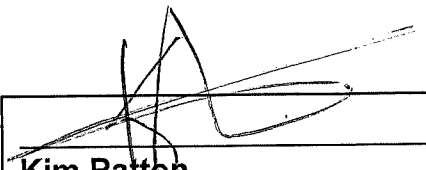
REMARKS:

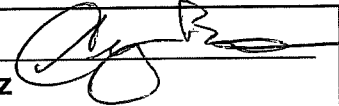
We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

Abercrombie/Hopeful Road Holdings. LLC

November 18, 2015


Randy Bessler
 For Project Absent
 Against Project
 Abstain Deferred

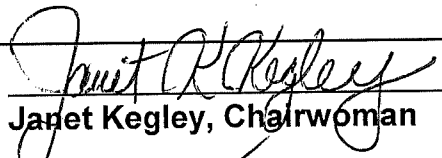

Kim Patton
 For Project Absent
 Against Project
 Abstain Deferred


Greg Breetz
 For Project Absent
 Against Project
 Abstain Deferred

Charlie Reynolds (Alternate)
 For Project Absent
 Against Project

Kim Bunger
 For Project Absent
 Against Project
 Abstain Deferred

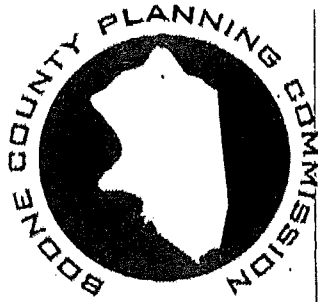
Jim Longano, (Alternate)
 For Project Absent
 Against Project
 Abstain Deferred


Janet Kegley, Chairwoman
 For Project Absent
 Against Project
 Abstain Deferred

Mark Hicks (Alternate)
 For Project Absent
 Against Project
 Abstain Deferred

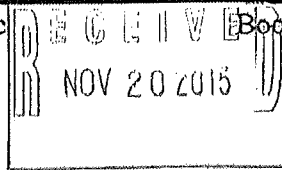
TOTAL: DEFERRED FOR PROJECT ABSENT
 AGAINST PROJECT ABSTAIN

SUPPORTING INFORMATION



BOONE COUNTY PLANNING COMMISSION

www.boonecountyky.org/pc
www.boonecountygis.com

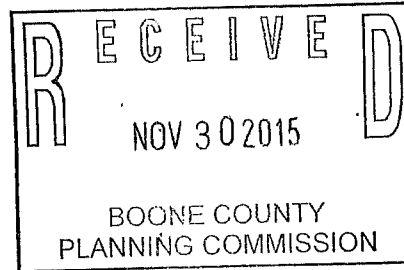


Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, KY 41005

Phone (859) 334-2196; Fax (859) 334-2264
plancom@boonecountyky.org

November 20, 2015

Mr. Paul Gallenstein, Member
Hopeful Road Holdings, LLC
25 Town Center Boulevard, Suite 104
Crestview Hills, KY 41017



RE: Recommended Conditions of Approval for Abercrombie & Associates/Hopeful Road Holdings, LLC Change in Approved Concept Development Plan Application for 33.81 Acre Site, West Side of Hopeful Church Road, Florence, Kentucky

Dear Mr. Gallenstein:

The following represents the conditions of approval for the above referenced application as discussed by the Planning Commission's Zone Change Committee at their November 18, 2015 meeting. If you, as the authorized representative of the property owner, agree to these conditions, please so indicate by signing in the space provided at the end of this letter and return the original letter to the Planning Commission's office by Monday, November 30, 2015.

CONDITIONS

1. The proposal shall comply in all respects with the attached Concept Development Plan which was revised in accordance with comments made at the 11/4/15 Public Hearing for this request except when clarified or superceded by the conditions below.
2. Landscape buffering around the perimeter of the site shall include the following improvements.
 - A. Buffering around the perimeter of the overall site shall consist of the 30 foot wide Buffer Yard C option as noted on the revised Concept Development Plan.
 - B. Additional buffering shall be provided adjoining the lots in Stonegate Meadows Subdivision which are accessed from Meadow Wood Drive per the detail on the revised Concept Development Plan which is labeled "Section A-A."

Mr. Paul Gallenstein
November 20, 2015
Page 2

- C. A berm and additional evergreen trees shall be provided in the landscape area adjoining the Runion property at the southeast corner of the site. The berm shall be high enough to minimize the impact of headlights onto the adjoining Runion property with a maximum 3 to 1 slope.
3. The development shall follow the architectural concept that was submitted with the application for this request. Additionally, polymer siding products shall be used instead of vinyl on the ground floor wall areas of the buildings. Vinyl siding products may be used in the roof gable areas and on dormers.
 4. Note #9 on the revised Concept Development Plan denotes "specific building facades to be upgraded." As illustrated on the revised Concept Development Plan, the facades to be upgraded face Hopeful Church Road and the main east-west connector road (labeled as "Public Road"). The facades to be upgraded shall also include the back elevations of the western-most unit of Building 10 and the eastern-most unit of Building 11. The upgrade for the designated facades shall include a brick or stone skirt that minimally extends up to the window sill height (approximately 30 percent of the facade area).
 5. The pavement width and pavement section for the private drives shall follow the standards for local public streets that are outlined in the Boone County Subdivision Regulations.
 6. The Meadow Wood Drive street connection shall continue the existing roll curb, local public street section with sidewalks on both sides to the first internal intersection in the development. The Meadow Wood Drive extension shall be a street connection open for public use, and shall not be gated or otherwise used only for emergency purposes.

Sincerely,



Kevin T. Wall, AICP
Director, Zoning Services

KTW/vlm

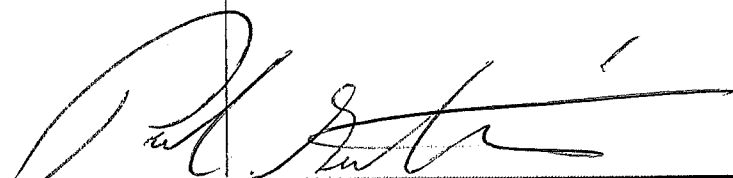
Enclosure

cc: Robert G. Rothert, Abercrombie & Associates; FAX: 513-245-5161

Mr. Paul Gallenstein
November 20, 2015
Page 3

AGREEMENT

I, the authorized representative of the property owner of the 33.81 acre site on the west side of Hopeful Church Road, Florence, Kentucky, agree to the conditions listed herein for the above referenced Change in Approved Concept Development Plan application.



11/30/15

Paul Gallenstein, Member
Hopeful Road Holdings, LLC
Authorized Representative for Property Owner

Date



To whom it may concern:

Enclosed please find a certified copy of **City of Florence, Kentucky Ordinance No. O-1-16:**

ORDINANCE NO. O-1-16:

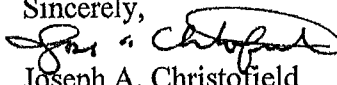
AN ORDINANCE ADOPTING AND APPROVING A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A SUBURBAN RESIDENTIAL TWO/PLANNED DEVELOPMENT (SR-2/PD) ZONE FOR A 33.81 ACRE SITE GENERALLY LOCATED ON THE WEST SIDE OF HOPEFUL CHURCH ROAD BETWEEN THE PROPERTIES AT 7275 AND 7393 HOPEFUL CHURCH ROAD, ACROSS HOPEFUL CHURCH ROAD FROM THE HOPEFUL CHURCH ROAD/SURFWOOD DRIVE INTERSECTION, AND AT THE SOUTHERN TERMINUS OF MEADOW WOOD DRIVE, FLORENCE, KENTUCKY, TO ALLOW ATTACHED RANCH STYLE RENTAL UNITS. (ABERCROMBIE & ASSOCIATES, INC./HOPEFUL ROAD HOLDINGS, LLC)

The First Reading of Ordinance No. O-1-16 was held on the 26th Day of January, 2016.

The Second Reading of Ordinance No. O-1-16 was held on the 9th Day of February, 2016.

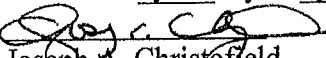
Ordinance No. O-1-16 was published in the *Boone County Recorder* on the 18th Day of February, 2016 at which time the Ordinance became statutorily official.

Please contact me if you require additional information.

Sincerely,

Joseph A. Christofield
City Clerk
Florence

I, Joseph A. Christofield, City Clerk for the City of Florence, Kentucky, do hereby certify the foregoing is a true and correct copy of Ordinance No. O-1-16 as same appears in the official records of my office.

Dated this 18th day of February, 2016.


Joseph A. Christofield

City Clerk

City of Florence

8100 Ewing Boulevard

Florence, KY 41042-7588

859-647-8178 (phone)

859-647-5411 (fax)

joe.christofield@florence-ky.gov

www.florence-ky.gov

CITY OF FLORENCE, KENTUCKY
SUMMARY OF ORDINANCE NO. 0-1-16

The City of Florence, Kentucky, enacted on second reading Ordinance No. 0-1-16 on February 9, 2016. The title of this Ordinance is as follows:

ORDINANCE NO. 0-1-16

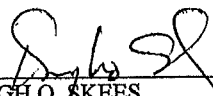
AN ORDINANCE ADOPTING AND APPROVING A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A SUBURBAN RESIDENTIAL TWO/PLANNED DEVELOPMENT (SR-2/PD) ZONE FOR A 33.81 ACRE SITE GENERALLY LOCATED ON THE WEST SIDE OF HOPEFUL CHURCH ROAD BETWEEN THE PROPERTIES AT 7275 AND 7393 HOPEFUL CHURCH ROAD, ACROSS HOPEFUL CHURCH ROAD FROM THE HOPEFUL CHURCH ROAD/SURFWOOD DRIVE INTERSECTION, AND AT THE SOUTHERN TERMINUS OF MEADOW WOOD DRIVE, FLORENCE, KENTUCKY, TO ALLOW ATTACHED RANCH STYLE RENTAL UNITS. (ABERCROMBIE & ASSOCIATES, INC./HOPEFUL ROAD HOLDINGS, LLC)

The effect of this Ordinance is to allow attached ranch style rental units in the Suburban Residential Two/Planned Development (SR-2/PD) zone.

The full text of Ordinance No. 0-1-16, including its exhibits, is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Government Center, 8100 Ewing Blvd., Florence, Kentucky, during regular office hours.

CERTIFICATION

I hereby certify that the foregoing is a summary of the contents of Ordinance No. 0-1-16 and that it has been prepared by me on the 22nd day of January, 2016, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.



HUGH O. SKEES
SKEES, WILSON & NIENABER, PLLC
7699 Ewing Blvd., P.O. Box 756
Florence, KY 41022-0756
Phone: (859) 371-7407
Fax: (859) 371-9872

ORDINANCE NO. 0-1-16

AN ORDINANCE ADOPTING AND APPROVING A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A SUBURBAN RESIDENTIAL TWO/PLANNED DEVELOPMENT (SR-2/PD) ZONE FOR A 33.81 ACRE SITE GENERALLY LOCATED ON THE WEST SIDE OF HOPEFUL CHURCH ROAD BETWEEN THE PROPERTIES AT 7275 AND 7393 HOPEFUL CHURCH ROAD, ACROSS HOPEFUL CHURCH ROAD FROM THE HOPEFUL CHURCH ROAD/SURFWOOD DRIVE INTERSECTION, AND AT THE SOUTHERN TERMINUS OF MEADOW WOOD DRIVE, FLORENCE, KENTUCKY, TO ALLOW ATTACHED RANCH STYLE RENTAL UNITS. (ABERCROMBIE & ASSOCIATES, INC./HOPEFUL ROAD HOLDINGS, LLC)

WHEREAS, the City of Florence, Kentucky, is a member of the county-wide planning unit with a county-wide planning commission known as the Boone County Planning Commission, and

WHEREAS, the Boone County Planning Commission by Resolution No. R-15-017-A recommended approval for a change in an approved concept development plan, and

WHEREAS, the recommendation for approval by the Boone County Planning Commission is based upon certain findings and conditions attached to the Commission's Resolution, all of which have been reviewed by the City Council for the City of Florence, Kentucky.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

SECTION I

That the request of Abercrombie & Associates, Inc. - Robert G. Rothert (Applicant) for Hopeful Road Holdings, LLC (Owner), for a change in an approved concept development plan in a Suburban Residential Two/Planned Development (SR-2/PD) zone, for a 33.81 acre site generally located on the west side of Hopeful Church Road between the properties at 7275 and 7393 Hopeful Church Road, across Hopeful Church Road from the Hopeful Church Road/Surfwood Drive intersection, and at the southern terminus of Meadow Wood Drive, Florence, Kentucky, to allow attached ranch style rental units. The zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be designated to reflect the approval of this change in the concept development plan for this subject property.

SECTION II

The approval of this change to the concept development plan is granted subject to the conditions, terms and provisions of the Boone County Planning Commission recommendation, including its Committee Report, made a part of that recommendation, and all provisions comprising the development plan herein, a copy of that recommendation and Committee Report of the Boone County Planning Commission being attached, marked Exhibit "A" and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-15-017-A of the Boone County Planning Commission, including the exhibits referenced to that Resolution.

SECTION III

This approval is granted based on the Findings of Fact made by the Boone County Planning Commission and contained within its recommendation that is attached and part of the Commission's Resolution No. R-15-017-A, marked Exhibit "A", and attached hereto.

SECTION IV

If the approval for this change in the concept development plan shall be held invalid, in whole or in part, by any Court of proper jurisdiction, that invalidity shall not affect the validity of any of the other zoning regulations, zoning map, comprehensive plan, or other portions, provisions or terms of the approved concept development plan for this property as they are severable from this Ordinance and are intended to have full force and effect regardless of any invalidity relating to this particular Ordinance.

SECTION V

Publication of this Ordinance is hereby authorized to be by summary publication in accordance with Kentucky law.

PASSED AND APPROVED ON FIRST READING THIS 26th DAY OF January, 2016.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 9th DAY OF February, 2016.

APPROVED:

Deane E. Whalen
MAYOR

ATTEST:

Joe J.
CITY CLERK

CITY OF FLORENCE, KENTUCKY
PLANNING AND ZONING COMMITTEE

IN RE: REPORT AND RECOMMENDATION - REQUEST OF ABERCROMBIE & ASSOCIATES, INC. - ROBERT G. ROTHERT (APPLICANT) FOR HOPEFUL ROAD HOLDINGS, LLC (OWNER) FOR A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A SUBURBAN RESIDENTIAL TWO/PLANNED DEVELOPMENT (SR-2/PD) ZONE FOR A 33.81 ACRE SITE GENERALLY LOCATED ON THE WEST SIDE OF HOPEFUL CHURCH ROAD BETWEEN THE PROPERTIES AT 7275 AND 7393 HOPEFUL CHURCH ROAD, ACROSS HOPEFUL CHURCH ROAD FROM THE HOPEFUL CHURCH ROAD/SURFWOOD DRIVE INTERSECTION, AND AT THE SOUTHERN TERMINUS OF MEADOW WOOD DRIVE, FLORENCE, KENTUCKY, TO ALLOW ATTACHED RANCH STYLE RENTAL UNITS.

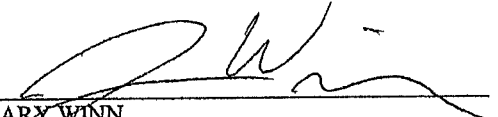
The Committee met in a regular meeting on January 11, 2016, at the Florence Government Center Building to consider Resolution No. R-15-017-A of the Boone County Planning Commission which recommended approval of the request described above. The Committee reviewed the record of proceedings before the Boone County Planning Commission, including said Resolution and the exhibits thereto, and the approved Minutes of the public hearing. The Committee determined that the record from the Boone County Planning Commission contains adequate information for consideration of the recommendation and that no need exists for an additional hearing before the City Council.

NOW, THEREFORE, the Planning and Zoning Committee recommends to the City Council of the City of Florence, Kentucky, as follows:

- a. That this matter be considered solely on the record before the Boone County Planning Commission and that no additional hearings be held; and
- b. That the recommendation of approval from the Boone County Planning Commission be affirmed, and the request described above be approved.

MEMBERS OF THE COMMITTEE:


DR. JULIE METZGER AUBUCHON


GARY WINN

