APPLICATION FORM

ZONING MAP AMENDMENT
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. Name of Project STORYPOINT OF UNION
2. Location of Project CITY OF UNION, KY; U.S. 42
3. Total Acreage of Site ~~APPROX. 20 ACRES~~ 14.104
4. Current Zoning of Site RURAL SUBURBAN ESTATES (RSE)
5. Proposed Zoning (Classification being requested) PUBLIC FACILITIES (PF) & PLANNED DEVELOPMENT DISTRICT (PD)
6. Proposed Uses (please specify each use)
   ELDERLY HOUSING FACILITY ON 13.673 ACRES
   0.431 ACRE LANDSCAPE BUFFER AREA to be transferred to Kroger
7. Names of Applicant(s) STORYPOINT
   Phone No. 810-534-5186 Fax No. _____ E-Mail aseymour@storypoint.com
8. Address of Applicant(s) 2200 GENOA BUSINESS PARK DRIVE
   BRIGHTON (City) MICHIGAN (State) 48114 (Zip)
9. Name of Property Owner(s) ARLINGHAUS I, LLC
   Phone No. 859-392-8900 Fax No. 859-344-7983 E-Mail bob@schroder.net
10. Address of Property Owner(s) 142 BARNWOOD DRIVE
    EDGEWOOD (City) KENTUCKY (State) 41017 (Zip)
11. Proposed Building Intensities (please specify) 187,017 S.F. Buildings.
    Building Intensity is Approximately [redacted] 13,678 S.F. PER ACRE OF LAND AND 11.85 dwelling units per acre of land
12. Are there any existing buildings on the site? NO
    How many? N/A
13. Deed Book [redacted] Page No. _____ Group No. 2047
    DB PG
    730 293
    776 1
14. Are you also applying for:
    _____ Conditional Use Permit
    _____ Dimensional Variance
15. Have you submitted a Concept Development Plan? YES
16. Have you had a pre-application meeting with BCPC Staff? YES
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

    RECEIVED
    75201
    APR 04 2017
    BOONE COUNTY
    PLANNING COMMISSION

    X Boone County Water District
    _____ Florence Public Services Dept.
    _____ Duke Energy
    X Sanitation District #1
    _____ Cincinnati Bell
    _____ Owen Electric Cooperative, Inc.
    _____ Boone County Public Works Department
    _____ Kentucky Transportation Cabinet
    _____ Cincinnati/N. KY International Airport (KY Airport Zoning Commission for height restrictions near the airport)

(over)

_____ Boone County Building Department
_____ Northern Kentucky Health District
_____ USDA NRCS/Boone County Conservation District
_____ KY Division of Water
_____ Local School District
__X__ Local Fire District
__X__ Other: CITY OF UNION MAYOR/ADMINISTRATOR

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

19. **ORIGINAL Property Owner's Signature** ARLINGHAUS I LLC By Robert Edwards V.P.
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

ORIGINAL Applicant's Signature PATRICK HUGHES ATTORNEY/AGENT FOR STORYPOINST
(Faxed, Photocopied or Scanned ~~Signatures will **NOT** be Accepted~~)

SECTION B (To be completed by BCPC Staff)

1. Date Received 4-4-17
2. Review Fee 2,760.00 R# 75201
3. Check what has been submitted:
✓ Application
✓ Fee
_____ Legal Description
_____ Concept Development Plan
_____ Address of Adjoining Property Owners
_____ Number of Copies of Plan Received**
4. _____ Date Application is **Administratively Complete** as Defined in KRS 100.211
5. Staff Reviewer TODD MORGAN
6. Committee Chairman STEVE TURNER
7. Scheduled Public Hearing Date 6/7/17
8. Boone County Planning Commission Action:
_____ **Approval**
7/5/17 **Approval with Conditions**
_____ **Denial** _____ **Resolution #**
9. Other: _____

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

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

ZONING MAP AMENDMENT

EXHIBIT A

The property at issue is the subject of three deeds, which can be located and identified as follows:

DEED NO. 1: DEED BOOK: 776
PAGE: 001

DEED NO. 2: DEED BOOK: 730
PAGE: 293

DEED NO. 3: DEED BOOK: 775
PAGE: 119

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 STORYPOINT OF UNION

2. Location of Project CITY OF UNION, KY; U.S. 42

3. Names of Applicant(s) STORYPOINT
   Phone No. 810-534-5186 Fax No. _____ E-Mail aseymour@storypoint.com

4. Address of Applicant(s) 2200 GENOA BUSINESS PARK DR.
   BRIGHTON (City) MICHIGAN (State) 48114 (Zip)

5. Name of Property Owner(s) ARLINGHAUS I, 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** ARLINGHAUS I LLC By Robert Edwards VP.
   (Faxed, Photocopied or Scanned Signatures will ~~NOT~~ be Accepted)

   ORIGINAL Applicant's Signature PATRICK HUGHES AGENT/ATTORNEY FOR STORYPOINT
   (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.

RECEIVED
APR 04 2017
BOONE COUNTY
PLANNING COMMISSION

BCPC: 7/14

EXHIBIT
"A"

STAFF REPORT

Request of **Storypoint (applicant)** for **Arlinghaus I, LLC (owner)** for a Zoning Map Amendment from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Public Facilities/Planned Development (PF/PD) for a 14.104 acre tract located on the east side of US 42 and immediately south of the property at 9001 US 42 (Kroger Marketplace), Union, Kentucky. The request is for a zone change to allow an elderly housing facility.

June 7, 2017

REQUEST

The applicant has submitted an application to change the zoning of a 14.104 acre tract from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Public Facilities/Planned Development (PF/PD). The subject property is located immediately to the south of the Kroger Marketplace that is under construction at 9001 US 42, Union, Kentucky.

The submitted application booklet shows that a 187,017 square foot elderly housing facility with 175 parking spaces, two carports, and two retaining walls are being proposed on a 13.673 acre portion of the zone change site (see Exhibits C, K, and L). The remaining 0.431 acres of the zone change site will be transferred to Kroger because this area was previously approved as one of their required buffer yards. Access to the elderly housing facility is proposed by extending the KrogerMarketplace/fuel center driveway onto the subject site.

The elderly housing facility will contain independent and enhanced living apartments. The independent living portion of the development will be located in a three-story building which contains one hundred and twenty (120) apartments. These apartments will consist of eighty-eight (88) one-bedroom units and thirty-two (32) two-bedroom units. Amenities include a dining room, bistro, café, indoor and outdoor activity areas, shops, postal services, salon/barber, library, fitness room, media rooms, and multi-purpose rooms for larger gatherings (see page 1 and Exhibit D).

For those residents requiring additional care, a specialized one-story environment providing enhanced living is shown on the back of the building. Although this area is connected to the independent living building, it's a stand-alone area and includes forty-two (42) apartments. This portion of the community will consist of thirty (30) one-bedroom units, eight (8) studio units, and four (4) two-bedroom units. The proposed density of the project is 13,678 square feet of building per acre of land (187,017/13.673) and 11.85 dwelling units per acre of land (162/13.673).

The submitted landscaping plans (see Exhibit E) show a street frontage landscape buffer will be provided along US 42 and include three board white fencing. The proposed landscaping along the northeastern and southeastern and property lines (adjoining single-family residential properties) complies with code. 40' or 80' wide buffers (Buffer Yard D) will be installed along these property lines. The 40' wide buffer areas are shown with 6' tall decorative fencing in the middle of the plantings. Landscaping is also shown throughout the parking lot and against the building.

The submitted building elevations and perspectives (see Exhibits I and J) show the front of the building will have a porte cochere and contain the independent living apartments. The highest roof ridges in this portion of the building are forty-eight (48) feet tall and the cupola is fifty (50) feet tall. The rear of building

will be comprised of the enhanced living apartments. The highest roof ridges in this portion of the building are twenty-six (26) feet tall and the cupola is thirty-five (35) feet tall. Building materials include simulated stone veneer, vinyl siding, vinyl shake siding, vinyl windows, PVC columns, aluminum balcony railings, and asphalt shingle roofing (see Exhibit I).

The request includes the following Planned Development Waivers:

1. 175 parking stalls are being proposed and the Zoning Regulations requires the following:

   - 1.5 spaces for each efficiency and 1 bedroom apartment (1.5 x 126 = 189)
   - 2 spaces for each two bedroom apartment (2 x 36 = 72)
   - 1 space for every company vehicle that is kept on site (No figure was provided)
   - Parking for the number of employees on the largest shift. This figure would be determined by the Zoning Administrator but could be as high as 1 space/employee (70)
   - 331 total parking spaces would be required.

   The applicant has provided a breakdown of their four other facilities in page 2 of the booklet. The information provided includes building locations, building square footage, number of apartments and/or beds, number of employees on the maximum shift, number of parking stalls on site, and average parking occupancies. They also provided a rationale why the parking Waiver should be approved (see page 26).

2. The following temporary signage is proposed (see page 23 of the booklet):

   A. A 100 square foot "v-shaped" temporary sign along their US 42 frontage. The sign would be removed once a Certificate of Occupancy was issued by Boone County Building Department. Note - This sign would be permitted without a permit under Section 3406 of the Zoning Regulations as long as the sign height was 8' tall or less.

   B. Six (6) additional temporary signs, which are 6 square feet or less, along the entry. These signs would also be removed at the time Boone County Building Department issued the Certificate of Occupancy. Note: Staff would like the applicant to address if all of these signs are being proposed on the subject property.

   C. An approximate 10' x 30' grand opening banner is being proposed on the building once the Certificate of Occupancy is issued. Note: Section 3420 of the Zoning Regulations allow businesses to obtain five (5) Temporary Advertising Display (TAD) permits in a calendar year. Each permit is valid for up to fourteen (14) days. Freestanding signs or banners cannot exceed 100 square feet in area.

3. The following perimeter landscape buffers exceptions are being sought (see pages 26-27):

   A. Buffer Yard A (10' wide) is required along StoryPoint's northwest property lines where the site adjoins Kroger. Note: No landscaping would be required along these property lines if Kroger signs a shared landscaping buffer yard agreement. Kroger will be installing substantial buffering along these property lines with their development.

   B. Buffer Yard D (40' or 80' wide) is required along StoryPoint's northwest property line where the site adjoins the Arlinghaus remainder tract. The Arlinghaus remainder tract is

not part of the request and is zoned RSE/UTO. Page 27 of the application booklet indicates that Buffer Yard A would be installed along this property line.

4. StoryPoint is seeking permission to put a temporary sales trailer and an asphalt parking lot on the property six months prior to opening (see page 27 of the booklet) . The trailer and parking lot would be removed within 30 days of receiving a Certificate of Occupancy. Note: The trailer and parking lot would be permitted under Section 3147 of the Zoning Regulations. They would need to be shown as part of their Major Site Plan application.

PERTINENT HISTORY

1. The subject property was rezoned from Rural Suburban Estates (RSE) to Rural Suburban Estates/Union Town Overlay (RSE/UTO) with the adoption of the 2000 Union Town Plan.

2. In 2014, the City of Union approved a Zoning Map Amendment from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Commercial Two/Planned Development (C-2/PD) for the adjoining 35.25 acres to the northwest. The approved Concept Development Plan shows the following improvements:

   - A 22.53 acre site with a 136,000 square foot Kroger Marketplace, 8,000 square foot liquor store, fuel center, and 730 parking stalls. Access to site is shown from a private driveway network that connects to US 42 in two locations. The first location is directly opposite Old Union Road and the second is directly opposite Fowlers Lane.

   - A 7.99 acre outlot area shown in the northeastern portion of the site.

   - A 4.73 acre outlot area is shown along the US 42 frontage between the proposed access points.

   A copy of the approved Concept Development Plan and conditions of approval have been attached to the Staff Report.

3. On May19, 2016, Boone County Planning Commission approved a Site Plan application for Lot 1 of Union Marketplace Subdivision. The plan shows a 135,976 square foot Kroger Marketplace, 8,000 square foot liquor store, fuel center, and 730 parking stalls. The driveway between the fuel center and southern access point is shown that it will be built to public specification so it could be possibly be dedicated as a future street right-of-way in the future. The plan also included the grading of the subject 14.104 acre tract (see attachments).

4. On September 28, 2016, Boone County Planning Commission received a copy of the approved US 42 road improvements plans for the Kroger Marketplace development. The plans show the following improvements at Kroger's southern access point (opposite Fowlers Lane). A new traffic signal, a 465 right hand deceleration lane with a 100' taper lane, a 300' left hand turn lane, and sidewalk/crosswalk improvements.

SITE CHARACTERISTICS

The 14.104 acre tract is currently undeveloped and has approximately 510' feet of street frontage on US 42. A large portion of the Arbor Springs at Plantation Pointe retention lake is located in the southwestern

portion of the property. The site was recently graded as part of the Kroger Marketplace and with the exception of the rear property line there is little to no vegetation on the subject site. The Kroger Site Plan shows that the ground elevation at the rear property line is 890 feet above sea level at the rear property line and 850 feet above sea level along US 42 frontage and the retention lake. Overhead electric poles, a water main, sanitary sewer main, and public sidewalks exist along the US 42 frontage.

ADJACENT LAND USES AND ZONING

Northeast: Single-Family Residential Dwellings fronting on Braxton Drive (SR-1/CD)

Northwest: Kroger Marketplace, Liquor Store, Fuel Center (C-2/PD/CD) and remainder tract owned by Arlinghaus Builders (RSE/UTO)

Southeast: Open Space Parcel in Arbor Springs at Plantation Pointe and remainder tract owned by Arlinghaus Builders (RSE/UTO)

Southwest: US 42 and Farms fronting on Old Union Road (RSE/UTO and UNO)

RELATIONSHIP TO COMPREHENSIVE PLAN

The 2010 Boone County Comprehensive Plan's "2035 Land Use Plan" designates the site as Suburban Residential, High Suburban Density Residential, and Rural Lands. These future land use classifications are defined as follows:

Suburban Residential (SR) - 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.

High Suburban Density Residential (HSD) - "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".

Rural Lands (RL) - "Wooded, agricultural, recreational, or low density residential uses of up to one dwelling unit per two acres for the 25 year land use plan. Residential construction in Rural Lands does not occur in a formal subdivision."

The Land Use Element (Union Area, pp. 168-169) contains the following passages regarding the general area:

A. This section of Boone County contains the City of Union and a substantial portion of Hathaway Road and U.S. 42. In general, this section should experience considerable residential growth due to Union's current residential nature, growth associated with the City of Florence, and improvements to U.S. 42. For these reasons, the 2000 Union Town Plan was prepared by the Boone County Planning Commission, City of Union, and Boone County Fiscal Court. The plan's recommendations are shown on the 2035 Future Land Use Map and also affect the Boone County Zoning Regulations.

B. New subdivisions should be developed with connecting roads providing alternative routes for residential traffic and decreasing the impact on major roadways. Road connections should include multi-modal elements such as pedestrian paths and bike lanes, and bus stops; Wetherington Boulevard is an example. Further road connections that prohibit driveway access and street parking should occur between U.S. 42, Camp Ernst Road, Longbranch Road, and Hathaway Road. Hathaway Road needs special attention to protect this important east-west route. Water and sanitary sewer infrastructure should accompany such road connections and extensions as

to prevent premature, estate-style residential development, and to prevent frontage subdivisions that result in poor access management. Development proposals shall be carefully evaluated relative to the area-wide road network and any necessary contributions to the network.

C. All major residential developments should provide recreational facilities, or other public facilities, through cooperative efforts between developers, legislative bodies, and other agencies/ organizations. These facilities should be designed not only to serve the residents of the specific subdivision but, where appropriate, to serve surrounding populations in order to mitigate the impacts upon existing facilities. This section of Boone County should develop as a major population area, and sites for recreation and other public facilities should be planned and obtained before prime sites are no longer available or become too costly.

The Land Use Element provides the following Future Land Use Development Guidelines 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. True Open Space subdivision design should be considered to blend new subdivisions in with areas that have a rural character (Utilization of Existing Vegetation and Topography, pp. 161-162).

B. As described in the Goals and Objectives, different development densities can occur in Boone County as long as the development is designed in a proper manner and the infrastructure exists or is planned to support the development. The Goals and Objectives also acknowledge that fluctuations in the economy and housing market should be considered when evaluating the uses and design of developments.

Business, commercial, or industrial parks should be designed and developed to allow future residential or other uses to access through them where the corridor may extend to large developable tracts or may provide a future road connection. A roadway that is suitable for mixed use development should serve side streets for businesses rather than serving individual businesses directly, include an urban curb and gutter design, and provide pedestrian amenities and green space along the right-of-way. In this way, future residential development could be developed beyond the initial development, but be readily marketed.

Sanitary sewer issues have larger impact on where development occurs than do the other types of infrastructure in Boone County. The presence of sanitary sewer has a direct impact on the lot sizes of residential development in particular. Most residential development in outlying areas without access to sewer service typically develops on lots that are larger than an acre. In fact, septic system permits almost always require residential lots of greater than one acre to accommodate leach areas. On the other hand, the presence of public sanitary sewer facilities have normally resulted in an increased demand for more dense single-family residential development. This development often occurs roughly in the range of three dwelling units per acre - which typifies single family projects in Boone County at this time. There is little development occurring in Boone County between these two general density levels. As pointed out in the Housing Element, this phenomenon often results in different housing and lot characteristics adjacent to each other. In these conditions, proposed residential developments that have smaller lot sizes than surrounding land uses are recommended to utilize the following design mechanisms to address the impacts on existing development.

The proposed development should consider in its design a band of larger lots and setbacks along the affected perimeter of the site adjacent to existing development to provide an adequate transition.

The proposed development should consider a band of development along the existing main roadway in which the houses face the main road to appear rural, and where the lots in this band are larger than those in the balance of the proposed development. Building setbacks and lot frontages should imitate existing setbacks along the road.

Highly visible portions of the proposed development site should consider green space. The style of green space, including tree types, fencing or other similar features should imitate the existing road corridor views. Grandiose subdivision entryways may not be appropriate depending on existing conditions in the corridor (Development Layout, Lot Sizes and Setbacks, pg. 162).

C. 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. 162-163).

D. 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. The amount of heat absorbed by impervious cover from sun radiation is decreased by landscaping, which reduces energy costs. Landscaping helps purify the air of harmful pollutants, thus reducing health impacts. It also helps reduce the quantity and improve the quality of storm water runoff, including temperature. The use of bioretention islands (water filtering basins) and grass swales should be used where possible in place of raised islands. Native species are often heartier than nursery stock and should be used wherever possible to minimize pesticides and other high impact forms of maintenance. 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).

E. Developments in Boone County must recognize the potential impacts of stormwater runoff. Developments must design and incorporate adequate provisions for the channelization and control of the rate of stormwater flow on and from the site. One goal of local storm water programs should be to minimize the amount of storm water generated by decreasing the amount

of pavement and encouraging green rooftops. Creating less runoff by increasing on-site infiltration is a method of managing runoff.

Control and mitigation practices for erosion associated with developments must be provided. At a minimum, developments must seed and mulch all graded areas and provide siltation controls. Stormwater management and erosion control measures must be concurrent with site work in order to be effective. Stormwater management officials must also consider the cumulative effects of increased development runoff in watersheds (Stormwater Management and Erosion Control, pg. 163).

F. 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).

G. 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. Transit Oriented Development (TOD) is discussed in detail in the Transportation Element, and should be examined as a future direction in Boone County development patterns (Transportation and Pedestrian Network, pp. 163-164).

H. 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. This Comprehensive Plan encourages the restoration, renovation and/or adaptive re-use of historically significant structures in Boone County (Design, Signs, and Historic Preservation, pg. 164).

The Population Element contains the following passages which relates to the request:

A. Boone County's median age in 2010 was 35.7 which is younger than the Kentucky median age of 38.1. Over time, the older age groups have increased their proportion of the total population. Table 2.8 indicates that the 45-64 and 65+ age groups have increased in percentage in Boone County since 2000 while the younger age groups have decreased. As is the case nationwide, people are generally having fewer children while living longer (Age and Sex Distribution, pp. 18-19).

Table 2.8 - Age of Boone County Population

	2000		2010	
Age	Number	Percent	Number	Percent
0-4	6,849	8.0	9,019	7.6
5-19	20,011	23.3	27,225	22.9
20-44	33,872	39.3	40,342	34.0
45-64	18,318	21.3	30,912	26.0
65+	6,941	8.1	11,313	9.5

Source: 2010 U.S. Census

B. The Population Element outlines population estimates based on OKI transportation analysis zone "regions." The site is located in the Union region. The population of the Union region is estimated to change to 33,568 in 2020, and to 41,886 in 2030 (OKI Traffic Zone Forecast, pp. 20-21).

The Housing Element provides the following comment that relates to the proposal:

Table 6.1 Boone County Population and Households

	1980	1990	2000	2010	2020	2030
Population	45,842	57,589	85,991	118,811	153,933	190,270
Households	14,848	20,127	31,258	43,216	57,870	71,530
People/H.H.	3.09	2.85	2.73	2.73	2.66	2.66

Source: U.S. Census; KY State Data Center estimate (University of Louisville)

A. Table 6.1 reveals an important trend where household sizes are continuing to decrease, but are expected to level off by 2020. The household projections are used as a general guideline for future housing need. Because they represent occupied housing units, the total number of housing units for any given year will be greater by the amount of the vacancy rate. Household characteristics also change as evidenced by the increase in single-parent families. The resulting housing needs impact the size, type, and location of units demanded by the population. Multi-family units near commercial areas often constitute the demand of singles or single-parent families and 'empty nesters'.

The demand for more affordable single-family and multi-family residences, generated by the commercial and industrial employment growth centers, has helped generate the development of many new subdivisions and apartment developments. New subdivision and apartment design has been uniform in suburban areas and has in the past offered little variation or innovation from one development to another. Recent development proposals have contained concepts that include

landominiums, neotraditional single-family, and a greater variety of attached housing. Mixed-use, planned developments that provide a mix of housing options, commercial, office, and public uses with multiple transportation options (i.e. transit, pedestrian, park-and-ride) could be one strategy for meeting this demand (see Housing Densities in this element and the Land Use/Transportation Connection section in the Transportation Element). The local development community should be encouraged to examine other markets around the nation to uncover new trends that may be beneficial in Boone County (Housing Demand, Population Trends, pg. 73-74).

B. With the exception of Walton, the County's incorporated areas and the unincorporated area, as a whole, have higher percentages of young and middle aged persons than Kentucky. Union has the highest youth and the lowest elderly percentages. Walton displays the lowest youth and the highest elderly percentages. Table 2.10, which appears in the Population Element, further shows the percentages for the remainder of the county and Kentucky. Boone County's population is becoming more elderly in proportion. This "graying" of the population will have an impact on housing demand. Many of these "empty nesters" will want to move out of their high-maintenance, large lot single-family homes and into condominiums, landominiums, or small lot single-family homes. This demographic shift, in part, engendered the recent development of the Elmcroft Senior Living center on Main St., in Florence, on the former site of the Florence YMCA (Housing Demand, Age Composition, pg. 74).

C. Demand for multi-family housing has historically been in, or around Florence. The emphasis on new construction, however, has shifted to the unincorporated county. The continuing in-migration of a young, professional population combined with the increased growth of single-parent families and the overall graying of the population, means the demand for various multi-family housing options will continue in the future for Boone County (Housing Demand, pg. 75).

D. It should be noted that the number of housing units increased in all the major housing construction types for each municipality, except multi-family units in the City of Union. County-wide, the percentage of total housing units that are single-family detached units, has decreased while multi-family units have increased in percentage. The City of Florence has a lower percentage of single-family units than other areas of the county.

In 1980, multi-family housing comprised 20.9% of the total housing units in Boone County. This percentage continued to rise as the county urbanized and stood at 25.5% in 1990 and 27.7 in 2000 (see Table 6.3). This was during a time of enormous growth in single-family housing development. This increase in multi-family housing happened primarily in the unincorporated part of Boone County. Since 2000, the percentage of multi-family decreased to 23.9. The percentage of mobile homes throughout the county has decreased steadily since 1990 and now stands at 4.1% of the total 46,260 housing units in the county in 2010 (Housing Type by Municipality, pg. 76).

Table 6.3 Percent Housing Unit Types by Jurisdiction

	Single-Family			Multi-Family			Mobile Homes		
	1990	2000	2010	1990	2000	2010	1990	2000	2010
Flor.	57.7	46.9	N/A	41.9	52.7	N/A	0.4	0.4	N/A
Union	98.4	99.2	N/A	1.0	0.6	N/A	0.6	0.2	N/A
Walt.	68.5	74.7	N/A	30.0	24.1	N/A	1.5	0.7	N/A
Uninc.	68.9	71.9	N/A	16.5	16.9	N/A	14.5	11.1	N/A
B.C.	65.5	65.0	72.0	25.5	27.7	23.9	9.0	7.2	4.1

The 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. 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).

D. The needs of Boone County's population are measured and fulfilled through the provision of orderly growth (Population, Goal).

E. 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).

F. Existing vegetation shall be considered as both an important site characteristic and a community resource (Environment, Objective 9).

G. The incremental effects of developments on the environment, including, but not limited to storm water, erosion, woodlands, streams, and views shall be evaluated and addressed with public comment (Environment, Objective 11).

H. A broad range of housing opportunities shall be provided which meet the needs and desires for all household types (Housing, Objective 1).

I. 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).

J. 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).

K. 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).

L. Safe, efficient and environmentally sound public services and facilities shall exist for all development (Public Services and Facilities, Goal).

M. 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).

N. 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).

O. Traffic impact analysis should be used as a tool to address impacts to the existing roadway system (Transportation, 3rd Goal, Objective 5).

RELATIONSHIP TO 2010 UNION TOWN PLAN

The 2000 Union Town Plan Land Use Plan Map designations mirror those shown on the 2010 Boone County Comprehensive Plan's Future Land Use Map. The Union Town Land Use Map shows the following land use designations on the subject site:

Town Homes - 6 dwelling units per acre; attached or detached housing; units can not be on top of each other.

Single-Family Detached - 2.2 dwelling units per acre.

Green Areas - non-buildable, uncleared land (except for connector road, pedestrian/bike paths, and recreational building). This area is 100' wide along the US 42 frontage.

Retention basin and scenic amenities.

FINDINGS NECESSARY FOR MAP AMENDMENT

Before any map amendment is granted, the Planning Commission or the legislative body use the following criteria in granting approval of a zone change or map amendment:

1. The map amendment is in agreement with the adopted comprehensive plan and any specific study designed to further detail the Boone County Comprehensive Plan for the location in question; or

2. The existing zoning classification is inappropriate and that the proposed zoning classification is appropriate; or

3. There have been major changes of an economic, physical, or social nature not anticipated in the adopted comprehensive plan that substantially alter the area's character.

For map amendments involving the Planned Development District (PD), Employment Planned Development (EPD), or Residential Planned Development (RPD), the applicable provisions of Article 15 or Article 16 must be met in addition to the criteria stated above.

PLANNED DEVELOPMENT STANDARDS

The application needs to be evaluated in terms of the Planned Development Standards that are found in Section 1514 of the Boone County Zoning Regulations. A proposed Concept Development Plan shall fulfill the criteria outlined in this section unless a portion of the criteria do not apply or relate, in whole or part, to a specific proposal (see attachments).

STAFF COMMENTS

1. The applicant submitted an eighty (80) page booklet with the application and it is part of the record. The booklet includes a cover letter, a description indicating how the request meets the Comprehensive Plan, a traffic study, building and parking information for their facilities, concept plans, etc. A PDF version of this booklet can be emailed to anyone that would like a copy.

2. Elderly housing facilities are principally permitted in Public Facilities (PF) zoning districts. Article 40 of the Boone County Zoning Regulations define an elderly housing facility as "a residential building or complex with multiple units, suites, or rooms for senior citizens. A elderly housing facility shall primarily consist of independent living units and/or assisted living units, and may secondarily include congregate care, skilled or nursing care, Alzheimer's units, hospice, and/or comparable arrangements. It may include customary accessory services for residents such as dining, recreation and entertainment, beauty and barber services, laundry, chapel, convenience shopping, and routine day-to-day medical care. This definition does not include standard attached or multi-family residential structures, hospitals, nursing homes, or any type of clinic".

3. Staff would like the applicant to address the following questions regarding the proposed facility:

   A. Are residents required to be a certain age before they can live in the facility? If so, how is this enforced?

   B. Can the enhanced living care be described more thoroughly?

4. Staff recommends the following PD Standards should be analyzed in more detail:

   A. Mixed Use Development and Pedestrian Orientation - The proposed development and the adjoining Kroger development (also zoned PD) will have a mixed use orientation. The elderly housing facility is proposed next to a commercial/office subdivision. The submitted plans show that sidewalk connections are being provided between the building and Kroger development.

   B. Compatibility of Uses - The Planning Commission and City of Union need to determine if the size of the building (542.71' length) and building height (50' overall height) are appropriate because the adjoining properties to the northeast and southeast contain single-family residential dwellings. The applicant has provided two cross sections showing views of the building from Braxton Drive and Penrose Way (see Exhibit J).

   The applicant also submitted lighting specifications with the application (see Exhibit G). Staff would like the applicant to address the height of the proposed light poles and explain where wall packs and/or fixtures will be mounted on the building.

   C. Open Space - The building is shown with a 528.8' front yard setback and the booklet states 9.66 acres of the 14.104 acre zone change site will be green space (see pg. 18).

D. Landscaping - The submitted plans show the street frontage buffer, northeast and southeast property lines buffers (adjoining single-family residential homes), and parking lot landscaping will comply with code. Waivers are being sought to reduce the landscaping requirements along the northwest property lines (adjoining Kroger and Arlinghaus remainder tract).

Staff would like to note that Buffer Yard Tables 1 and 2 found in Article 36 of the Boone County Zoning Regulations require Buffer Yard D to be installed when a developing PF use (larger than 50,000 square feet) adjoins residentially zoned property.

The following landscaping plantings are required in Buffer Yard D:

80 FOOT WIDTH OPTION
Landscaping required per 100 linear feet at 80 and 40 feet wide.
20 Evergreens - Plant List D Planted in a double row spaced 10 feet on center in an equal lateral triangle configuration, AND
11 Large Trees - Plant List A
40 shrubs - Plant List C

40 FOOT WIDTH OPTION
The same number of trees are required as for the 80' width buffer yard, but the width may be reduced to 40 feet if a 6 foot high berm, fence or masonry wall is used and the number of shrubs may be reduced to 20 from Plant List C. The maximum slope for the berm is 2.5 to 1. Fences or walls which are used within buffer yards shall be located within the center of the buffer yard and the plants shall be installed on both sides of the fence or wall. Fences shall be solid and provide 100 percent opacity. Chain link fences with slats shall not be permitted.

E. Architecture - This standard requires the predominant building materials to have a solid appearance, such as could be achieved with brick, stone, and architectural grade cast concrete products designed to replicate natural materials.

The submitted elevation drawings do not meet the standard because the predominate building material is vinyl siding. Staff has asked the applicant to consider adding more stone to the building, replacing the horizontal vinyl siding with composite siding, and providing building material percentages for each facade.

F. Signage - The applicant is proposing one permanent monument sign near the cul-de-sac (see Exhibit G in booklet). The sign complies with the requirements of the PF zone. It is 4' tall (to the top of the sign) and 31.14 square feet in area. No building mounted signage is shown.

The applicant's proposal to allow additional temporary signage (see page 2 of the Staff Report) also needs to be evaluated.

G. Transportation Connections and Entry Points - This standard requires transportation connections (street connections, pedestrian paths, multi-purpose paths, sidewalks, and bicycle facilities) to be provided in all planned developments and include connections to adjoining properties.

- Kroger constructed the driveway between US 42 (opposite Fowlers Lane) and the fuel center to public standards in the event that they wanted to convert it to a public street in the future. The Concept Development Plan submitted by StoryPoint shows the extension to the "cul-de-sac" could be built as a private driveway or public right-of-way.

  Has a decision been made if this driveway will be converted to a public street? Is Kroger still agreeable to dedicating the right-of-way?

- The Concept Development Plans shows a sidewalk connection through Kroger's landscaping buffer. Is Kroger agreeable to making this improvement?

- One of Staff's preliminary comments to the applicant was that a gated emergency driveway should be pursued through Kroger's landscaping buffer so an alternative means of access could be provided to the facility. Staff would like to know if the applicant has contacted Kroger about this potential improvement.

H. Conformance with the Comprehensive Plan - See pages 4-11 of the Staff Report.

5. The Concept Development Plan shows that Arlinghaus Builders will be left with two remainder tracts. One remainder tract is located at the end Vicksburg Drive and is approximately 2 acres in area. The other is located between US 42 and the fuel center and is approximately 1.7 acres in area. Neither of these remainder tracts are part of the request and will remain zoned RSE/UTO.

6. Staff sent out an agency memo and received comments back from Union Fire Department and Sanitation District No. 1. These comments are attached to the Staff Report.

7. Staff received 2 emails from Don McGlynn in opposition to the request (see attachments).

8. Staff has attached a chart that lists all the existing and proposed senior housing developments in Boone County.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and City of Union in terms of Articles 3 and 15 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area. The Future Land Use Map will need to be amended if the request is approved.

Respectfully submitted,

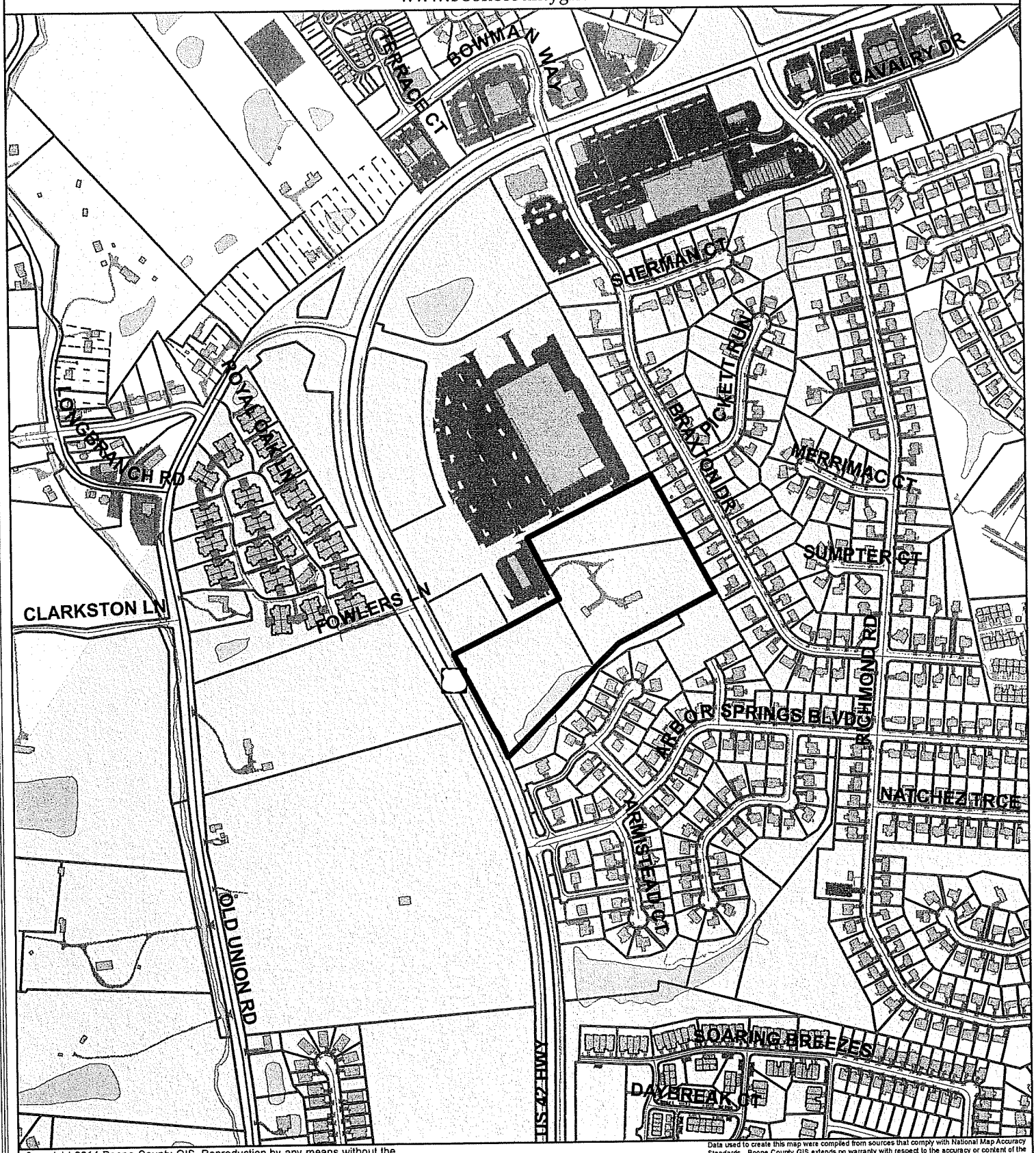
Todd K. Morgan, AICP
Senior Planner

TKM/ss

Attachments:
*Site Vicinity Map
*Applicant's Cover Letter (Page 1)
*Applicant's Statement of How the Request Relates with the Comprehensive Plan (Page 8)
*First 2 Pages of Traffic Impact Study (Exhibit B)
*Select Concept Plans (Exhibits C, D, E, I, J, K, and L from applications booklet)
*2016 Aerial Map
*Zoning Map
*2035 Future Land Use Map
*2000 Union Town Land Use Plan
*2014 Approved Concept Plan (landscaping plan) for Kroger Marketplace
*5/19/16 Approved Grading Plan
*Planned Development Standards
*Boone County Senior Housing Development Chart
*Agency Email
*5/12/17 Email From Chief Michael Morgan
*5/24/17 Email from Andy Aman
*5/30/17 Email from Greg Haggard
*5/30/17 Email from Don McGlynn
*6/4/17 Email from Don McGlynn
*Application

ITE VICINITY MA

www.boonecountygis.com



Copyright 2014 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

0 305 610 1,220 1,830 2,440 Feet

1 inch = 600 feet

N W E S

Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

ArcMap Document: BooneMap (file).mxd

StoryPoint

Dear Members of the Planning Commission,

The general purpose of this proposed development is for the construction of a new one hundred and sixty-two (162) unit senior living community consisting of Independent Living and Enhanced Living. The community is designed to provide residents access to different levels of care based on the residents' needs.

The Independent Living portion of the development will be delivered through a three-story building consisting of one hundred and twenty (120) apartments. The (120) apartments will consist of (88) one-bedroom units and twelve (32) two-bedroom units. Amenities will include a dining room, bistro, cafe, indoor and outdoor activity areas, shops, postal services, salon/barber, library, fitness rooms, multi-media rooms and multi-purpose rooms for larger gatherings or other group activities. The use of these amenities are limited to the residents and their guests and are not open to the public.

For those residents requiring additional care, a specialized one-story environment providing Enhanced Living is planned as a connected, yet stand-alone, forty-two (42) unit living option. This portion of the community is made up of thirty (30) one-bedroom units, (8) studio units and four (4) two-bedroom units.

The exterior of the building will be aesthetically pleasing and will be comprised of a combination of vinyl siding and brick and/or stone veneer. Landscaping including outdoor patios, seating, walkways, lawn areas, trees and shrubs is also planned. The anticipated parking demand is based on a historical analysis of other similar communities owned and operated by StoryPoint. Parking at our communities is based on historical needs and is calculated in the following manner: the largest number of employee cars at peak shift change is 50, family visits at 45 cars per day (non-simultaneous), outside contractors at 20 cars per day (non-simultaneous), special event parking at 20 cars(surplus) and resident vehicle parking which averages 40 cars. This results in a total of 175 parking spaces needed for our community. Please reference the following page of historical project information for further basis of our parking needs.

Additionally, the site is expected to generate approximately 70 to 80 jobs ranging from unskilled labor to professional healthcare providers. As owner/operators, we bring over 25 years of experience in Senior Living and believe this project would be a welcomed and attractive community to the area. It addresses a much-needed demand for senior residences, has a low traffic and noise impact and will generate a good number of jobs.

Sincerely,

Aaron Seymour
Development Officer

RELATIONSHIP OF PROPOSED CHANGE WITH COMPREHENSIVE PLAN

It is the Applicant's position that the proposed zone change is in keeping with both Boone County's and the City of Union's long-term vision for the area.

One particular advantage of this project is that the StoryPoint facility will act as a barrier between many single-family residential homes and the large Kroger retail site nearby. In fact, by installing an "Elderly Housing Facility" on the site, StoryPoint will serve as a transition between retail uses and single-family residential uses along a major thoroughfare in the City of Union, and will provide clean and maintained open space along its U.S. 42 frontage.

Thus, by providing a barrier and necessary transition, and due to its general coherence with the long-term vision for how the site is to be put to use, the Applicant believes its proposed zone change is in keeping with the applicable Comprehensive Plan(s).

THE KLEINGERS GROUP

CINCINNATI
COLUMBUS
DAYTON

350 Worthington Rd, Suite B
Westerville, OH 43082
phone 614.882.4311
fax 614.882.4479
www.kleingers.com

March 30, 2017

Attn: Dan Pardi, AIA, ALA
ph7 Architects
448 W Nationwide Blvd Loft 100
Columbus, OH 43215

Traffic Access Study
Proposed Improvements – StoryPoint of Union

This analysis has been performed to determine the traffic impact of the proposed StoryPoint senior living facility located on US-42, in Union, Kentucky. The proposed development consists of the construction of a new senior adult housing facility with 162 dwelling units. The site will have indirect access to US-42 via the proposed signalized Kroger access drive opposite Fowlers Lane. The preliminary site plan is attached to this memo.

Existing Conditions

Traffic data was obtained from a previous traffic study conducted by TEC Engineering, Inc. That study analyzed the impact of a Kroger development directly north of the StoryPoint proposed senior living facility. The proposed Kroger development is not yet open and therefore not generating traffic. This study will use the 2025 build traffic volumes for the Kroger development as the 2025 no build volumes in this study. This will allow for an adequate traffic analysis of the proposed senior living development. According to TEC Engineering, the intersection of US-42 and Fowlers Lane warrants a signal. This study will analyze this intersection as a signalized intersection for the no-build and build scenarios. US-42 is a 5-lane urban minor arterial with a speed limit of 55mph and runs north-south.

Site Generated Traffic

The projected site generated traffic was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual 9th Edition. Based on our understanding of the development, "Senior Adult Housing-Attached" (LUC 252) is appropriate for the estimation of site-generated trips. Site generated traffic volumes are presented in Table A below. The estimated site generated trips were distributed onto US-42 with 70% of the trips travelling to and from the north and 30% of the trips travelling to and from the south for both peak hours. A 70%/30% split was estimated based off of the counted traffic patterns in the Kroger Traffic Impact Study for residential traffic as well as site generated traffic for Kroger. Site distribution and site generated volume figures are presented in the appendix in Figure A. The site generated volumes were added to the 2025 no-build volumes to obtain the 2025 build volumes for the senior adult housing facility. The 2025 AM and PM build volume figures are presented in the appendix in Figure B.

Senior Adult Housing - Attached	ITE Land Use Code: 252	X= 162 Dwelling Units				
CONDITION	AVERAGE RATE EQUATION	SITE-GENERATED TRIPS				
		ENTERING TRIPS		EXITING TRIPS		TOTAL
		PCT	NO.	PCT	NO.	TRIPS
Weekday A.M. Peak Hour (7-9am)	*T = 0.20 X*	34%	11	66%	21	32
Weekday P.M. Peak Hour (4-6pm)	*T = 0.25 X*	54%	22	46%	19	41

Table A: Site-Generated Trips

JOB #: 160717.000

THE KLEINGERS GROUP

Capacity Analyses

The build traffic volumes were analyzed, using Synchro software at the intersection of US-42 and Fowlers Lane/Proposed Access Drive. The results of the analyses are presented in Table B below. Synchro reports are presented for each scenario in the appendix.

US-42 at Fowlers Lane		Eastbound			Westbound			Northbound			Southbound			INT.
		LT	THRU	RT	LT	THRU	RT	LT	THRU	RT	LT	THRU	RT	
2025 No-Build	AM	13.0 B			14.0 B	14.9 B		4.8 A	4.6 A	4.4 A	5.9 A	4.4 A		5.5 A
	PM	15.5 B			17.0 B	16.4 B		6.4 A	4.8 A	4.3 A	6.2 A	6.1 A	6.0 A	6.4 A
2025 Build	AM	12.9 B			13.9 B	15.2 B		4.9 A	4.7 A	4.5 A	6.3 A	4.5 A		5.8 A
	PM	15.4 B			17.0 B	16.6 B		6.6 A	4.8 A	4.4 A	6.6 A	6.2 A	6.1 A	6.6 A

Table B: Capacity Analyses Summary

According to the capacity analyses, the added StoryPoint site-generated volumes are expected to have very little impact on the operation of this intersection.

Storage Requirement Calculations

Turn lane storage calculations were performed for the 2025 build scenario traffic volumes. Calculations were conducted according to the KYTC Highway Design Manual. Results of these calculations are presented in Table C below. The *KYTC Turn Lane Warrant Calculation Spreadsheet* was used to calculate the length of the turn lanes and are presented in the appendix.

Intersection	Road Direction	Movement	Calculated Length Min/Desirable	
			Kroger Only	Kroger + Storypoint
US 42 at Fowlers Lane	US 42	NBR	445' / 520'	445'/520'
	US 42	SBL	295' / 345'	320'/345'

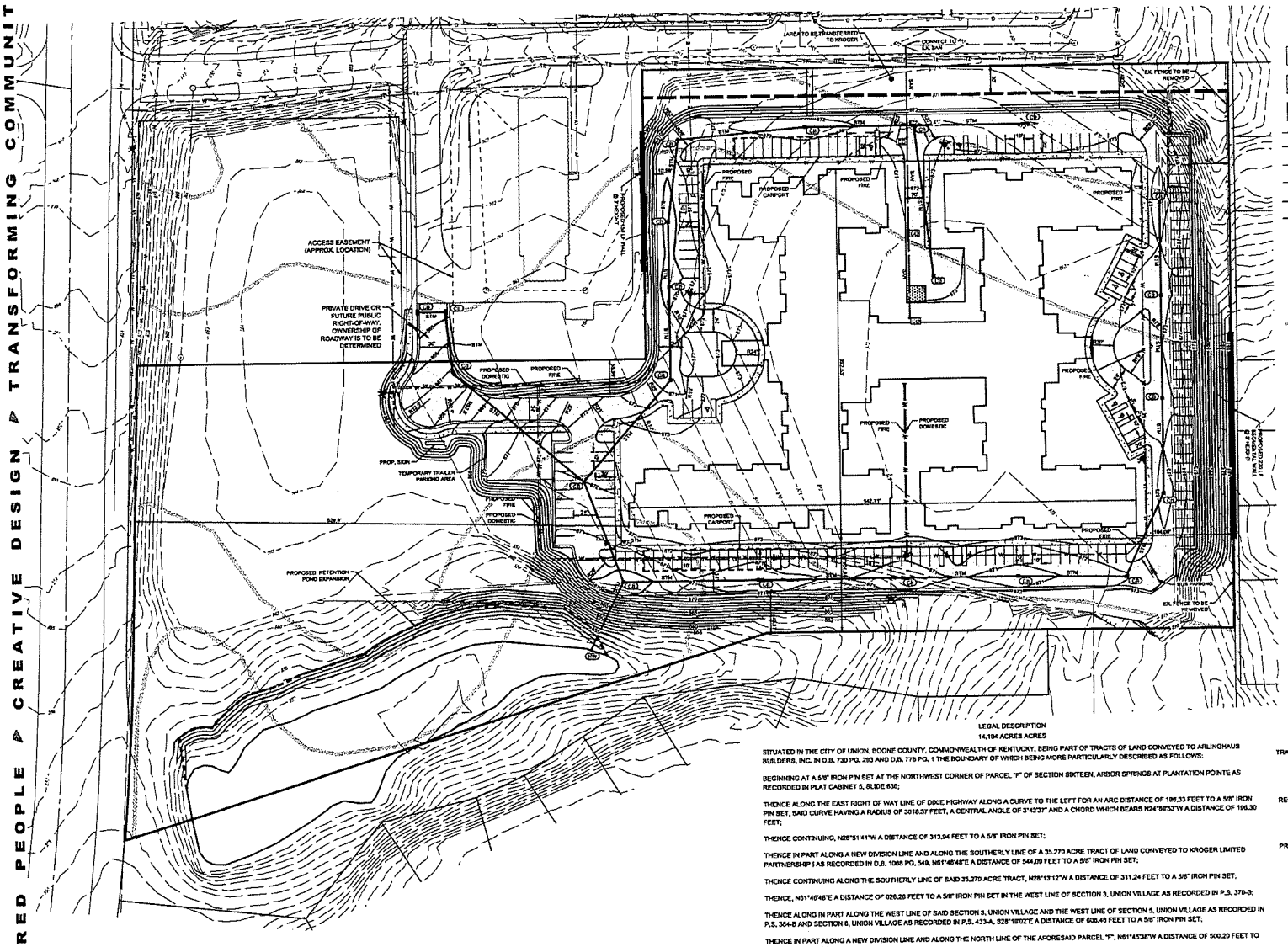
Table C: Storage Requirements

According to the storage requirement calculations, the storage requirements are very similar to those calculated in the Kroger Traffic Impact Study.

Conclusions

According to the analyses performed in this traffic access study, the addition of the traffic volumes from the proposed StoryPoint development is expected to have very little impact in the operation of the intersection of US-42 and Fowlers Lane. As a result, no roadway improvements are recommended as part of this development.

INSPIRED PEOPLE ▶ CREATIVE DESIGN ▶ TRANSFORMING COMMUNITIES



PROPOSED LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE WALK
- PROPOSED HEAVY DUTY PAVEMENT
- PROP. SANITARY LINE
- PROP. WATER LINE
- EX CONTOUR
- EX CONTOUR
- PROP. CONTOUR
- PROP. CONTOUR
- PROP. WATER VALVE
- PROP. FIRE HYDRANT
- PROP. FIRE DEPARTMENT CONNECTION
- PROP. CATCH BASIN
- PROP. HEADWALL
- RsB — SOIL MAP

NOTES
1. ALL RADII ARE 5' UNLESS OTHERWISE SPECIFIED.
2. ELECTRIC AND TELEPHONE WILL BE SERVICED FROM U.S. 42. EXACT LOCATIONS WILL BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO CONSTRUCTION.

SITE DEVELOPMENT DATA

OWNER: ARLINGHAUS BUILDERS INC.
142 BARNWOOD DRIVE
EDGEWOOD, KY 41017
PHONE: (859) 392-8990

ARCHITECT: pH7 ARCHITECTS
330 WEST SPRING STREET
SUITE 205
COLUMBUS, OHIO 43215
PHONE: (614) 459-2055
CONTACT: SCOTT DEISLER
EMAIL: sdeisler@ph7architects.com

SITE ENGINEER: THE KLEINGERS GROUP
250 WORTHINGTON ROAD
SUITE B
WESTERVILLE, OH 43082
PHONE: (614) 882-4311
CONTACT: MIKE COUVREUR
EMAIL: mike.couvreur@kleingers.com

EXISTING USE: UNDEVELOPED, ZONED RESIDENTIAL
PROPOSED USE: SENIOR HOUSING

EXISTING ZONING: RSE, RURAL SUBURBAN ESTATES UTO, UNION TOWN OVERLAY
PROPOSED ZONING: PF, PUBLIC FACILITIES / PD, PUBLIC DEVELOPMENT (ELDERLY HOUSING FACILITY)

PROPOSED BETBACKS: FRONT YARD - 30'
REAR YARD - 50'
SIDE YARD - 10'

LOT COVERAGE: 38%

TOTAL RE-ZONE AREA: 14.104 ACRES
TRANSFER AREA TO KROGER: 0.431 ACRES
STORYPOINT AREA: 13.673 ACRES

DENSITY: 162 UNITS/13.637 ACRES:
11.85 UNITS PER ACRE

REQUIRED PARKING SPACES: 1.5 SPACE PER 1 BR APARTMENT +
2 SPACES PER 2 BR APARTMENT +
1 SPACE PER EMPLOYEE =
1.3 x 126 + 2 x 36 + 70 = 169 + 72 + 70 =
331 PARKING SPACES

PROVIDED PARKING SPACES: 11 HANDICAP PARKING SPACES
164 STANDARD PARKING SPACES
175 TOTAL PARKING SPACES

SOIL: FcD - FAYWOOD SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES
RsB - ROSSMOYNE SILT LOAM, 0 TO 6 PERCENT SLOPES
RsC - ROSSMOYNE SILT LOAM, 6 TO 12 PERCENT SLOPES

LEGAL DESCRIPTION
14.104 ACRES ACRES

SITUATED IN THE CITY OF UNION, BOONE COUNTY, COMMONWEALTH OF KENTUCKY, BEING PART OF TRACTS OF LAND CONVEYED TO ARLINGHAUS BUILDERS, INC. IN D.B. 730 PG. 283 AND D.B. 778 PG. 1 THE BOUNDARY OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN SET AT THE NORTHWEST CORNER OF PARCEL "F" OF SECTION SIXTEEN, ARBOR SPRINGS AT PLANTATION POINTE AS RECORDED IN PLAT CABINET 5, SLIDE 636;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF DIXIE HIGHWAY ALONG A CURVE TO THE LEFT FOR AN ARC DISTANCE OF 196.33 FEET TO A 5/8" IRON PIN SET, SAID CURVE HAVING A RADIUS OF 3018.37 FEET, A CENTRAL ANGLE OF 3°43'37" AND A CHORD WHICH BEARS N24°56'53"W A DISTANCE OF 196.30 FEET;

THENCE CONTINUING, N26°51'41"W A DISTANCE OF 313.94 FEET TO A 5/8" IRON PIN SET;

THENCE IN PART ALONG A NEW DIVISION LINE AND ALONG THE SOUTHERLY LINE OF A 35.270 ACRE TRACT OF LAND CONVEYED TO KROGER LIMITED PARTNERSHIP I AS RECORDED IN D.B. 1068 PG. 549, N61°46'48"E A DISTANCE OF 544.09 FEET TO A 5/8" IRON PIN SET;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID 35.270 ACRE TRACT, N28°13'12"W A DISTANCE OF 311.24 FEET TO A 5/8" IRON PIN SET;

THENCE, N61°46'48"E A DISTANCE OF 626.26 FEET TO A 5/8" IRON PIN SET IN THE WEST LINE OF SECTION 3, UNION VILLAGE AS RECORDED IN P.S. 370-B;

THENCE ALONG IN PART ALONG THE WEST LINE OF SAID SECTION 3, UNION VILLAGE AND THE WEST LINE OF SECTION 5, UNION VILLAGE AS RECORDED IN P.S. 384-B AND SECTION 6, UNION VILLAGE AS RECORDED IN P.S. 433-A, S28°19'02"E A DISTANCE OF 606.46 FEET TO A 5/8" IRON PIN SET;

THENCE IN PART ALONG A NEW DIVISION LINE AND ALONG THE NORTH LINE OF THE AFORESAID PARCEL "F", N61°45'38"W A DISTANCE OF 500.20 FEET TO A 5/8" IRON PIN SET;

THENCE, S44°30'26"W A DISTANCE OF 722.23 FEET TO THE POINT OF BEGINNING;

CONTAINING 14.104 ACRES MORE OR LESS, BEING SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.

BEARINGS ARE BASED ON THE EAST RIGHT OF WAY LINE OF DIXIE HIGHWAY BEING N26°51'41"W PER D.B. 1068 PG. 549;

THE KLEINGERS GROUP
CIVIL ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE
www.kleingers.com
250 Worthington Rd. Ste B
Westerville, OH 43082
614.882.4311

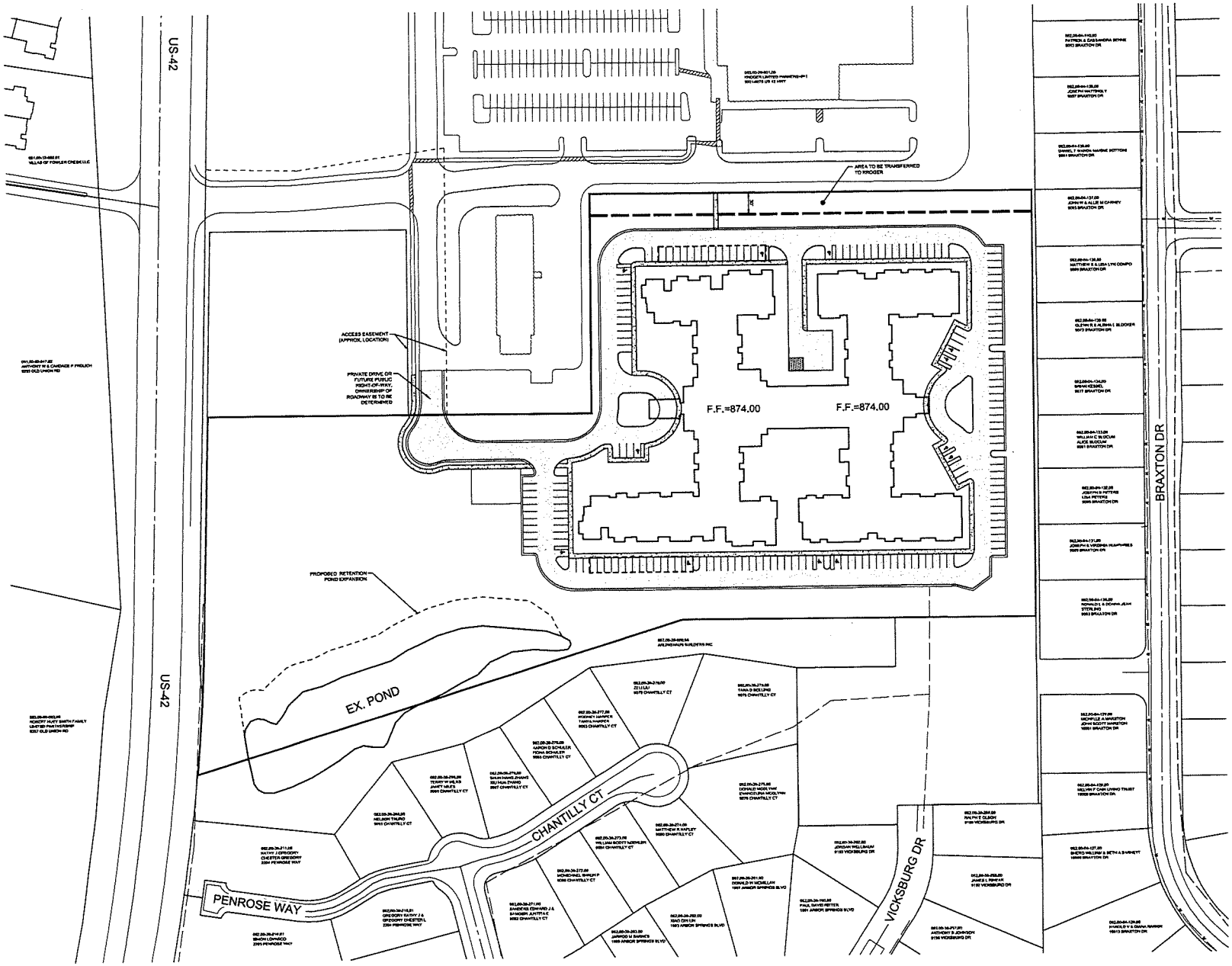
SCALE:

NO.	DATE	DESCRIPTION

STORYPOINT UNION
UNION, KENTUCKY

PROJECT NO. 160717.0000
DATE: 05-12-2017
SCALE: 0 25 50 100
SHEET NAME: SITE PLAN
SHEET NO. 1 of 2

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



THE KLEINGERS GROUP

CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE

www.kleingers.com
300 Washington Rd, Ste 0
Wyoming, OH 45202
513.242.4311

SEAL:

NO. DATE DESCRIPTION

STORYPOINT UNION
UNION, KENTUCKY

PROJECT NO. 160717.000
DATE: 09-12-2017
SCALE: 0 30 60 120

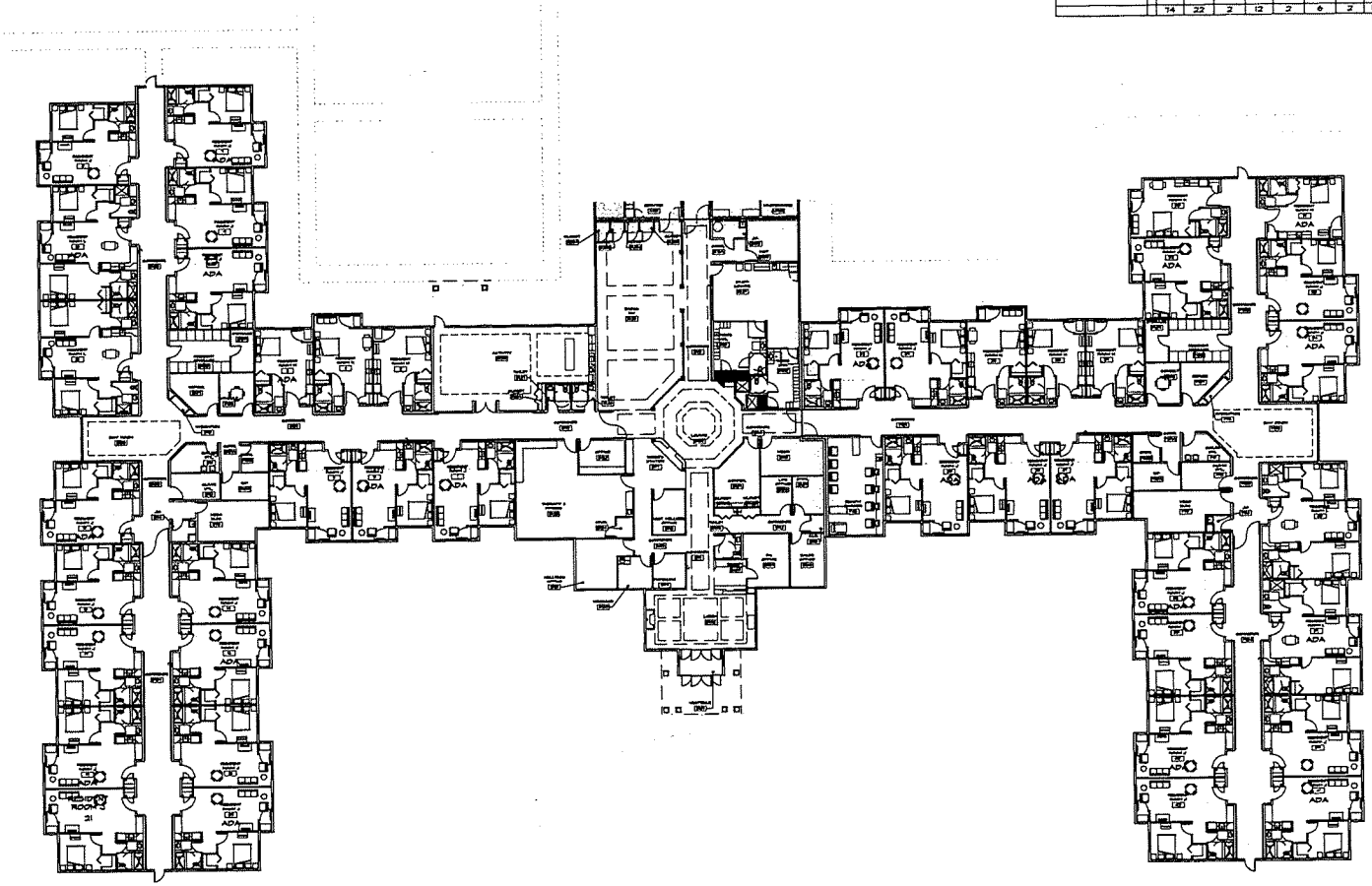
SHEET NAME:
OVERVIEW PLAN

SHEET NO.
2 of 2

OVERALL RESIDENT ROOM BREAKDOWN

INDEPENDENT LIVING	1 BED	3 BED	2 BED	1 BED	2 BED	3 BED	1 BED	
FIRST FLOOR	A	B	C	D	E	F	G	
SQ. FT.	466	614	1044	455A	506	634	629	
SQ. FT. W/ RM	550	605	1166	535	455	4663	706	
CORE								
C WING	12	3		2		1		
D WING	12	3		2		1		
SECOND FLOOR	A	B	C	D	E	F	G	
CORE	1	2					1	
C WING	13	3		2		1		
D WING	13	3		2		1		
THIRD FLOOR	A	B	C	D	E	F	G	
CORE	1	2			2		1	
C WING	11	3	1	2		1		
D WING	11	3	1	2		1		
TOTAL	A	B	C	D	E	F	G	TOTAL
	74	22	2	12	2	6	2	120

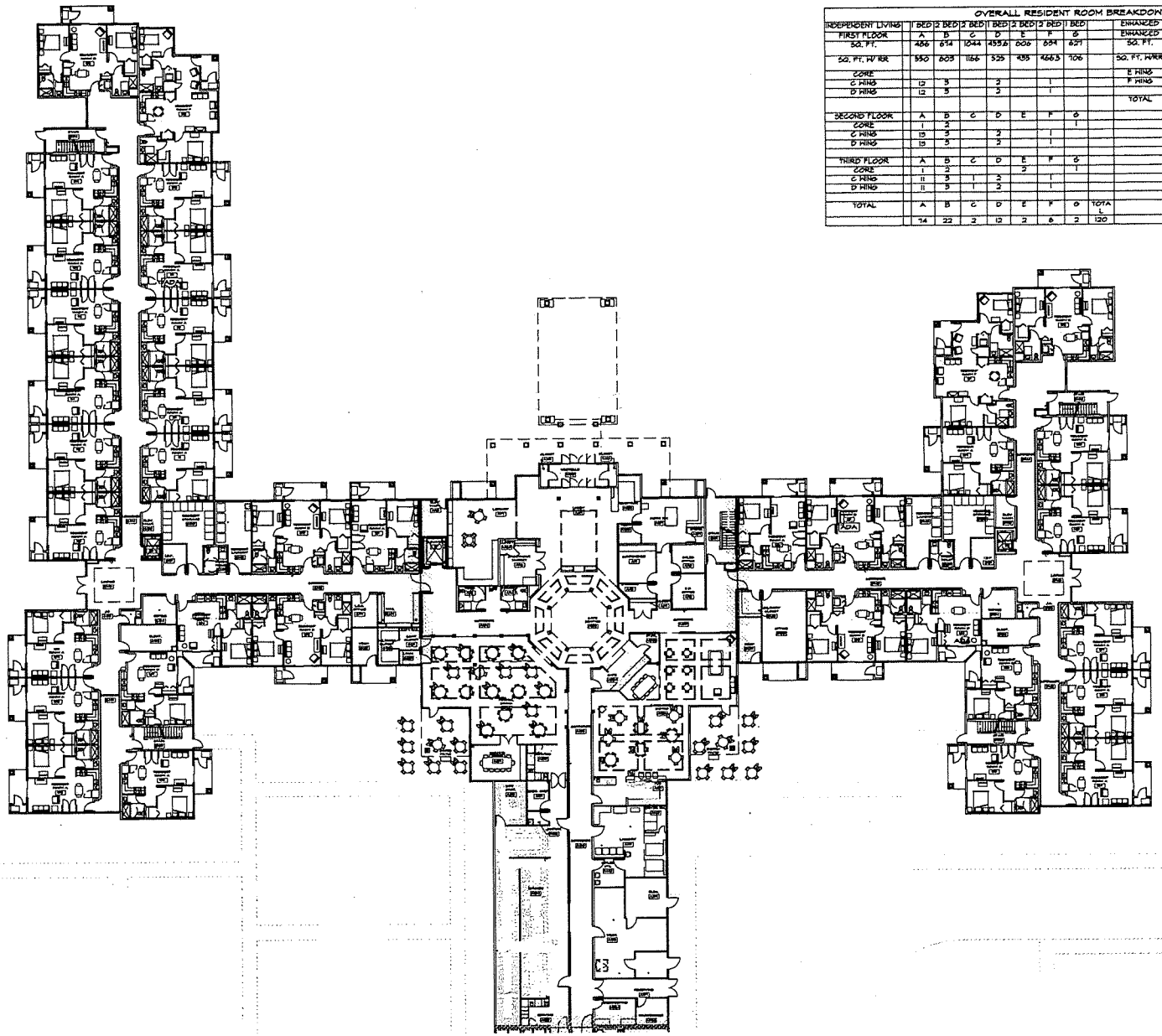
ENHANCED				
ENHANCED	1 BED-J	STUDIO-K	2 BED-L	STUDIO-M
SQ. FT.	554	5713	754	524
SQ. FT. W/WR	605	4463	8403	543
E WING	15	1	2	2
F WING	14	1	2	4
TOTAL	J	K	L	M
	50	2	4	6



STORYPOINT - UNION, KY

ENHANCED LIVING SCALE= 1/16" = 1'-0" 03-23-2017

ARCHITECTS



OVERALL RESIDENT ROOM BREAKDOWN

INDEPENDENT LIVING	1 BED	2 BED	2 BED	1 BED	2 BED	2 BED	1 BED		ENHANCED					
FIRST FLOOR	A	B	C	D	E	F	G		ENHANCED	1 BED-J	STUDIO-K	2 BED-L	STUDIO-M	
SQ. FT.	486	814	1044	455.6	609	854	621		SQ. FT.	554	371.3	754	524	
SQ. FT. W WR	550	803	1166	525	435	4663	706		SQ. FT. WRR	605	4463	8403	345	
CORE									E WING	15	1	2	2	
C WING	12	3		2					F WING	14	1	2	4	
D WING	12	3		2										
									TOTAL	J	K	L	M	TOTAL
SECOND FLOOR	A	B	C	D	E	F	G			30	2	4	6	42
CORE	1	2					1							
C WING	13	3		2										
D WING	13	3		2										
THIRD FLOOR	A	B	C	D	E	F	G							
CORE	1	2			2		1							
C WING	11	3	1	2										
D WING	11	3		2										
TOTAL	A	B	C	D	E	F	G	TOTAL						
	74	22	2	12	2	6	2	120						

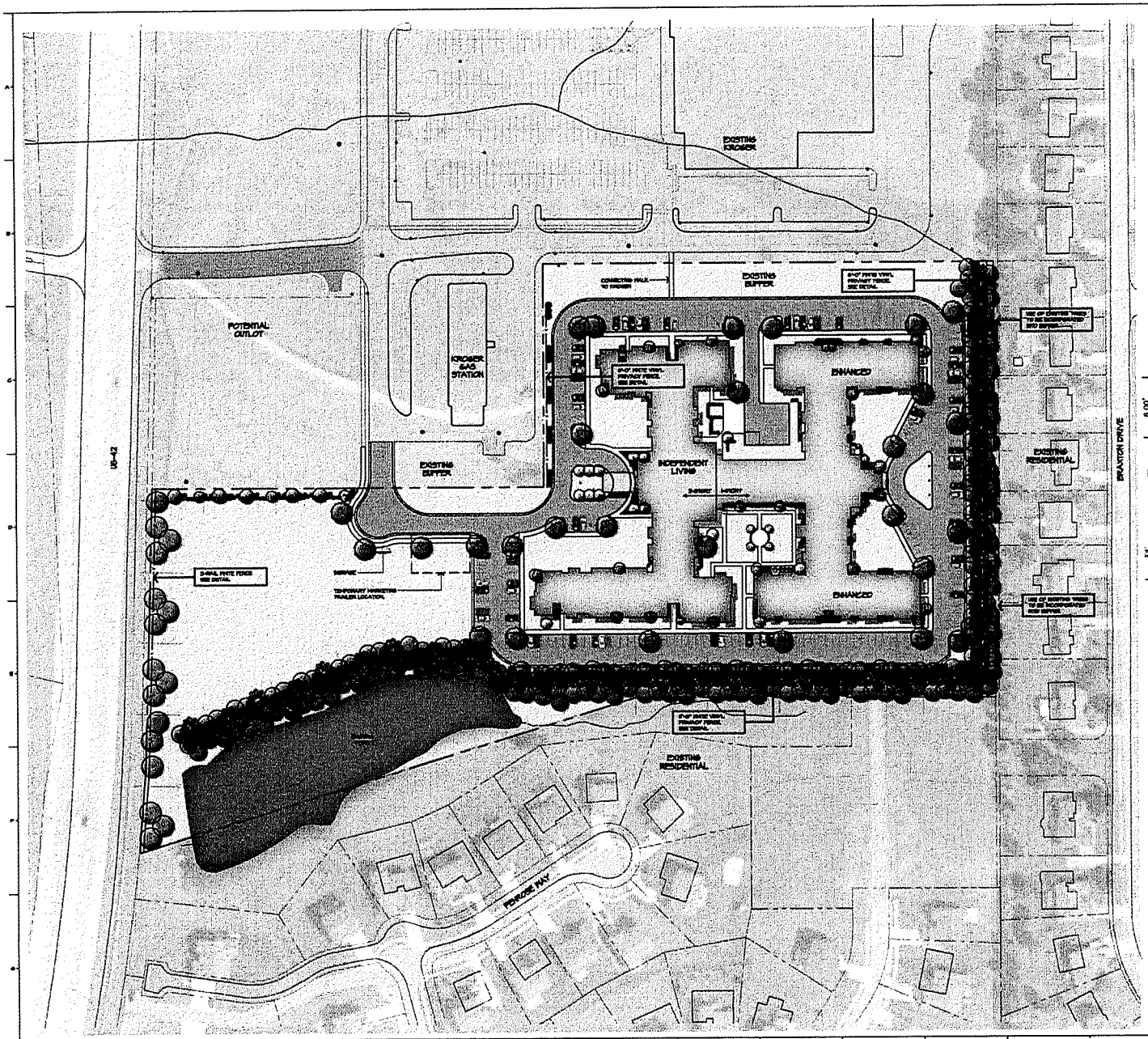
STORYPOINT - UNION, KY

INDEPENDENT LIVING

SCALE= 1/16" = 1'-0"

03-23-2017

ARCHITECTS



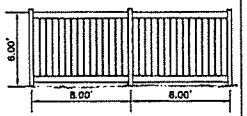
DECIDUOUS SHADE TREE

ORNAMENTAL TREE

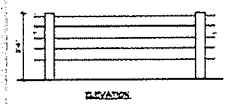
EVERGREEN TREE

SHRUBS AND PERENNIALS

PERENNIALS



PRIVACY FENCE



3-RAIL FENCE

PRELIMINARY
NOT FOR CONSTRUCTION

0' 15' 30' 100' NORTH

ARCHITECTS
440 W. Nationwide Blvd
Loft 100
Columbus, Ohio 43215
614.481.2700 PH
614.488.2788 FX
www.pfarchitects.com

EDGE
250 W. CUSTER DRIVE, SUITE 100
COLUMBUS, OHIO 43215
614-486-1543

STORYPOINT OF UNION
CITY OF UNION
BOONE COUNTY, KENTUCKY

CSIS DEVELOPMENT COMPANY, LLC
2200 GENOA BUSINESS PARK DRIVE
BRIGHTON, MI 48114

NO.	DATE	REVISION

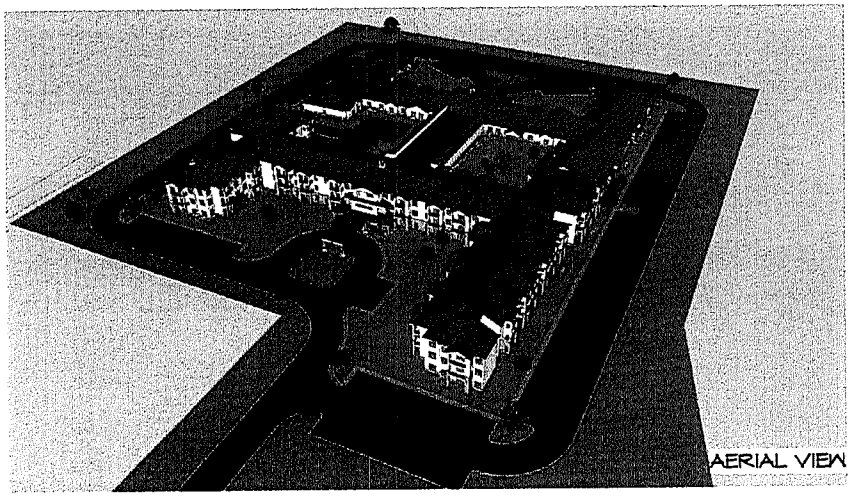
JOB NO. : 2016-04

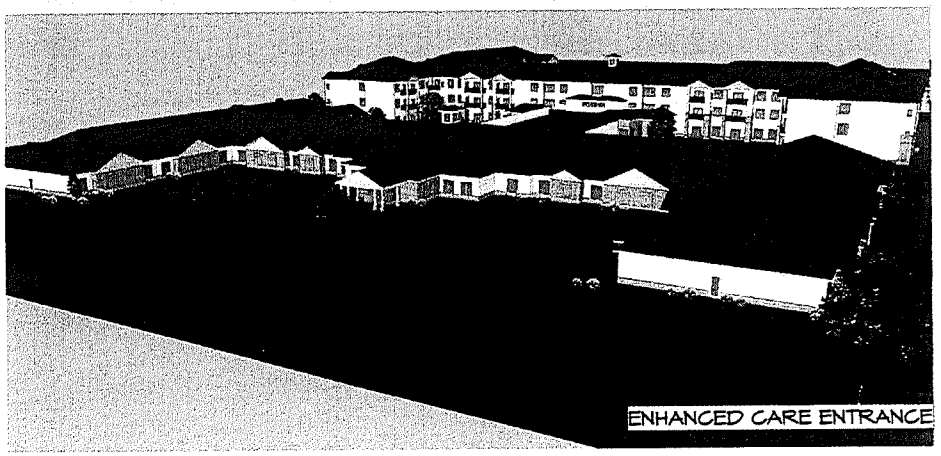
DATE : 05-01-2017

LANDSCAPE PLAN

L1.01

COPYRIGHT © 2015 pfA Architects, Inc
ALL RIGHTS RESERVED





STORYPOINT OF UNION, KY

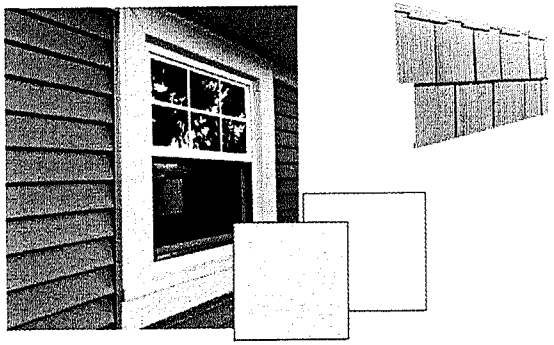
PERSPECTIVES

03/24/17

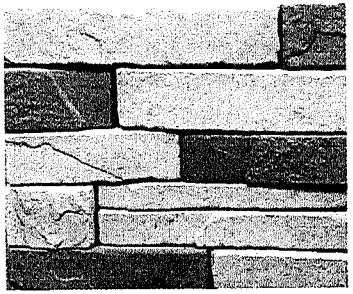
ARCHITECTS

COPYRIGHT ©2017

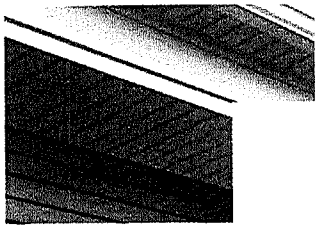
IKO: ASPHALT SHINGLES - CAMBRIDGE COLLECTION, DUAL BLACK



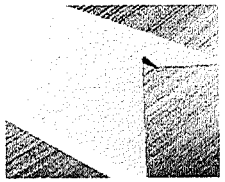
VARIFORM BY PLYGEM: VINYL SIDING - SILVER MIST TRIM - DOVER WHITE



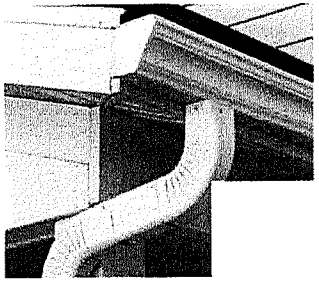
CENTURION STONE - GRAY



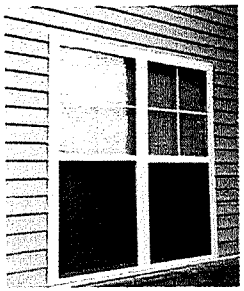
QUALITY EDGE: FASCIA, SOFFIT AND TRIM - EGGSHELL 503



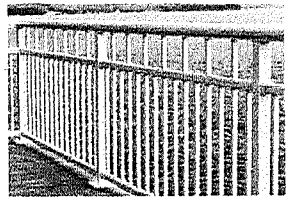
QUALITY ALUMINUM: METAL DRIP EDGE - BONE 138



MICHIGAN ALUMINUM: GUTTERS AND DOWNSPOUTS - SHELL 138

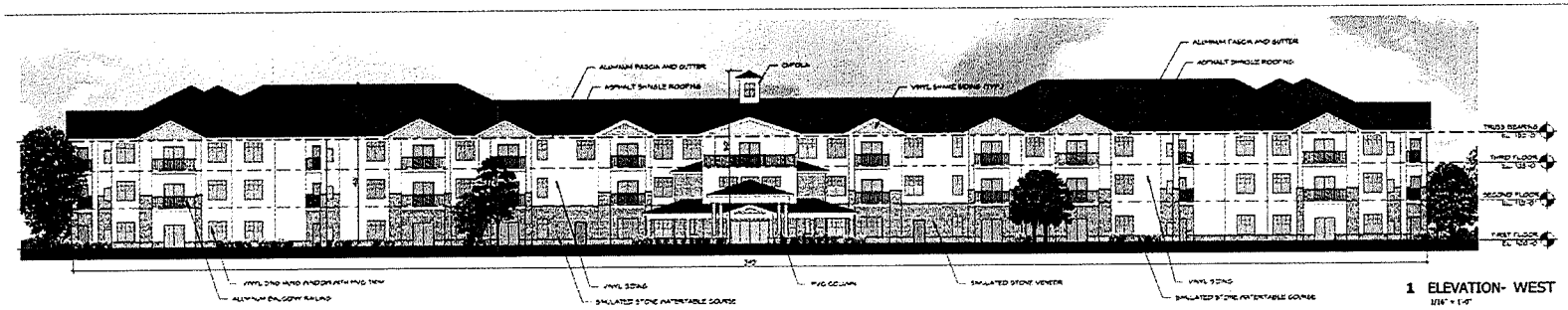


CRYSTAL: VINYL WINDOWS AND SLIDING DOORS - WHITE

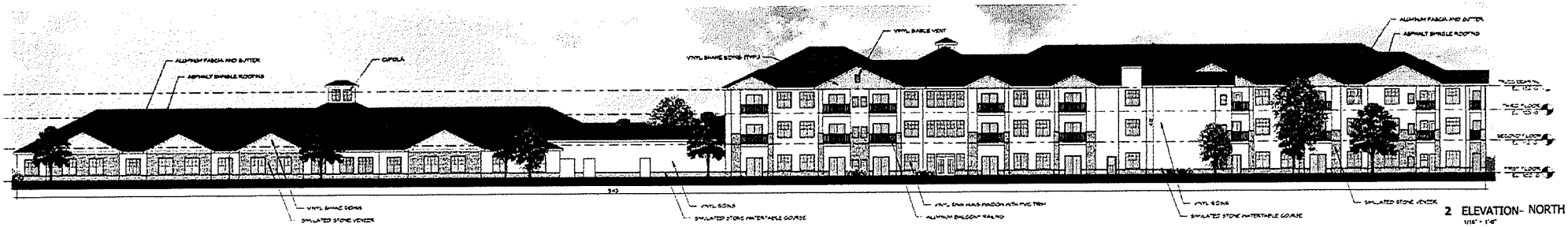


ULTRA FENCING AND RAILING: BALCONY GUARDRAIL - WHITE

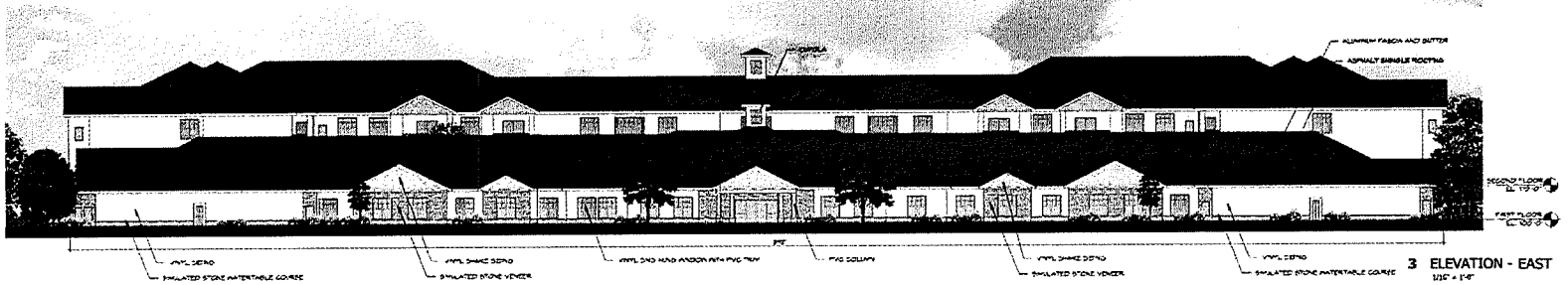
TUBELITE: EXTERIOR STOREFRONT - BONE WHITE



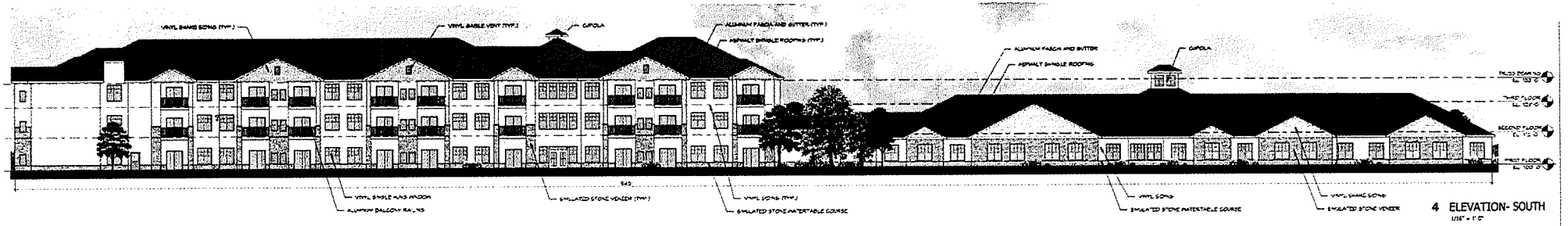
1 ELEVATION- WEST
1/16" = 1'-0"



2 ELEVATION- NORTH
1/16" = 1'-0"



3 ELEVATION - EAST
1/16" = 1'-0"



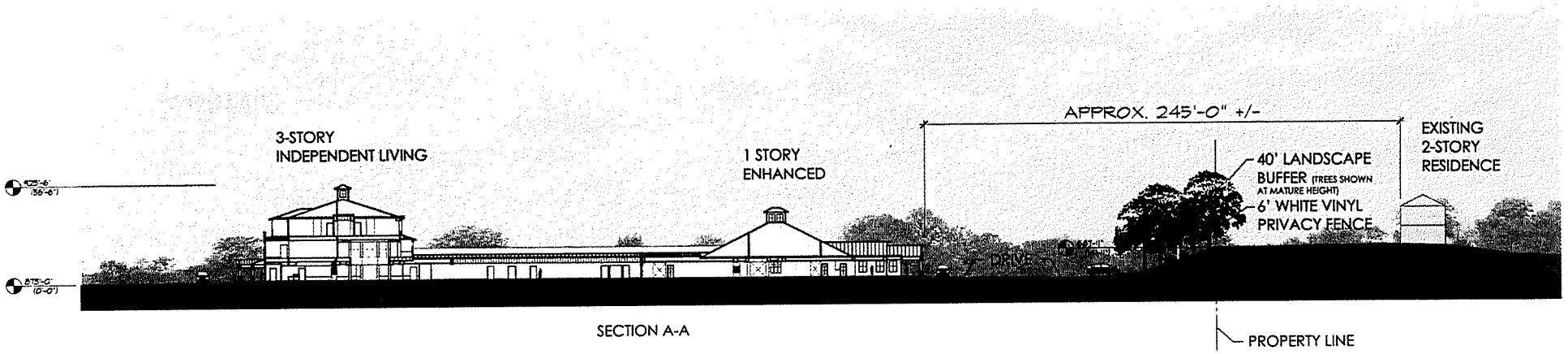
4 ELEVATION- SOUTH
1/16" = 1'-0"

STORYPOINT OF UNION, KY

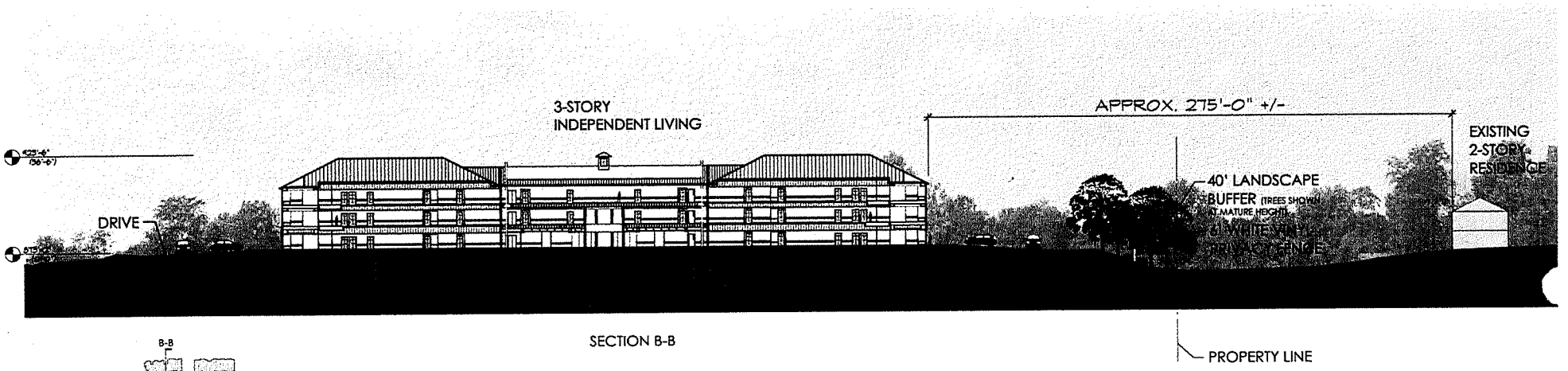
ELEVATIONS

ARCHITECTS

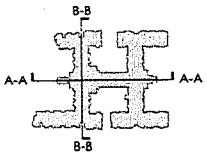
COPYRIGHT ©2017



SECTION A-A



SECTION B-B



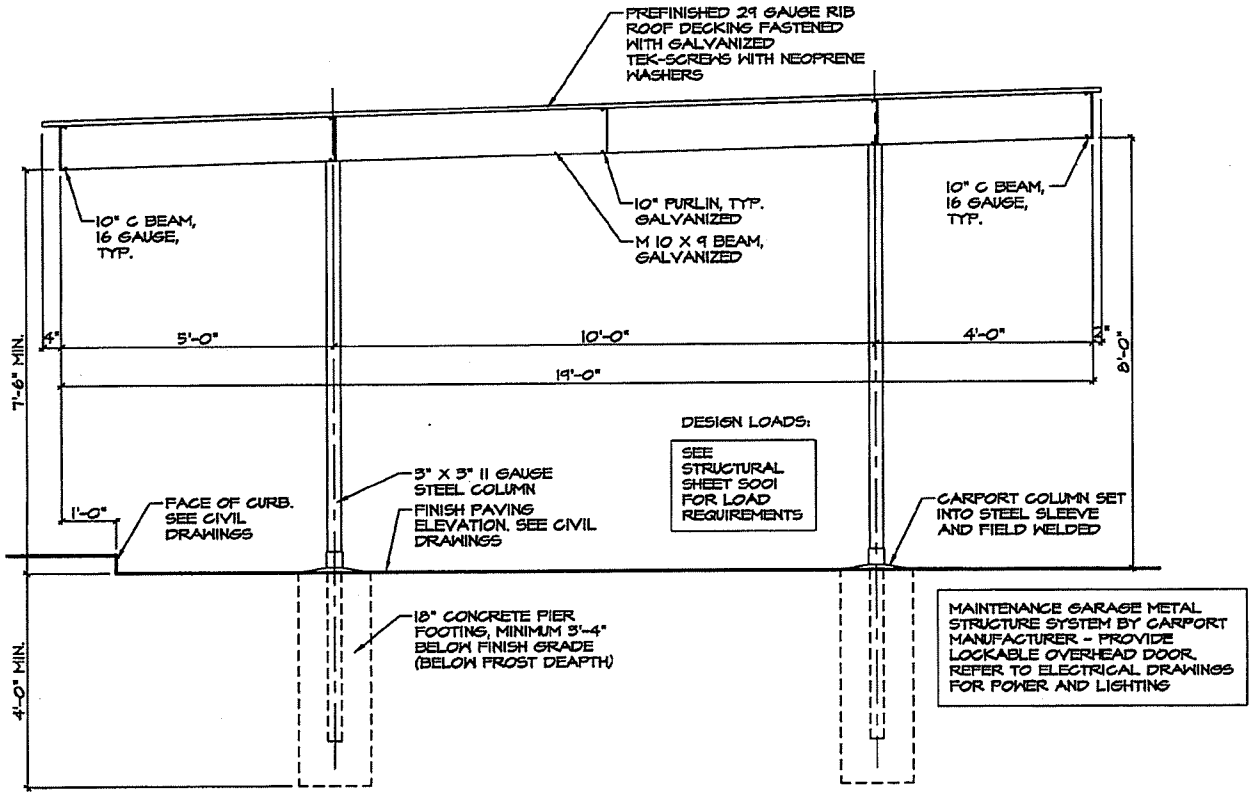
KEY PLAN

StoryPoint of Union

SITE SECTIONS

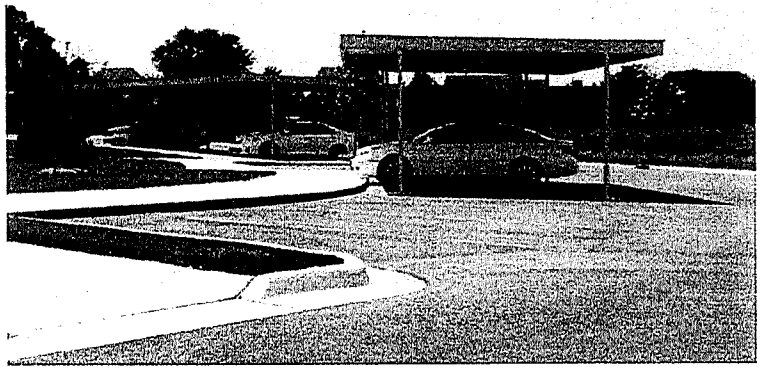
04-27-2017

ARCHITECTS



F2 CARPORT SECTION

SCALE: 1/2"= 1'-0"

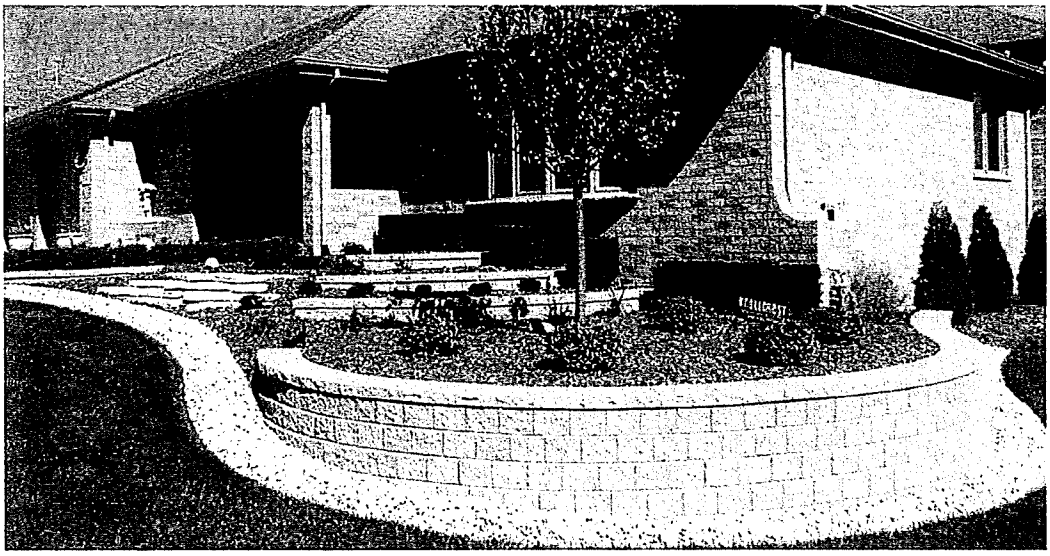


PISA2®

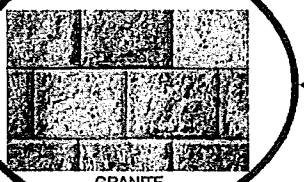
Unilock Retaining Wall

Tame a steep slope and create a beautiful focal point with Pisa2.

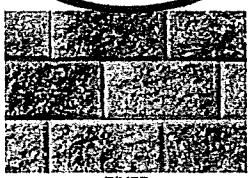
The built-in setback design of Pisa2 automatically forms the correct slope, ensuring a highly stable retaining wall. Utilizing the product's tapered components, you can form curved walls and steps.



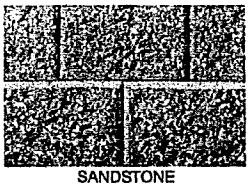
COLORS



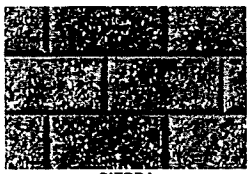
GRANITE



RIVER



SANDSTONE



SIERRA

2016 AERIAL MA_)

www.boonecountygis.com

Copyright 2014 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

0 305 610 1,220 1,830 2,440 Feet

1 inch = 600 feet

N W E S

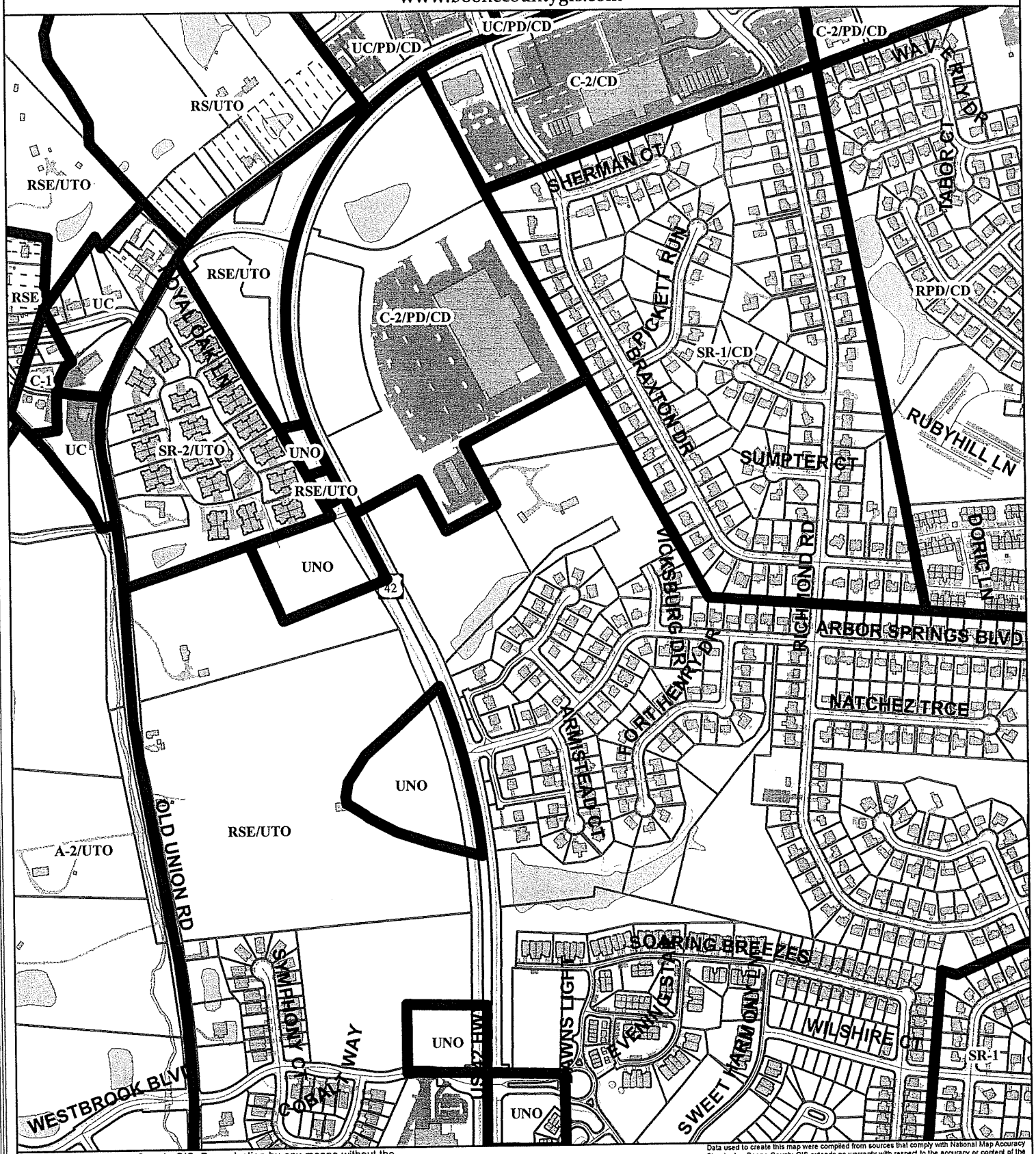
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

ArcMap Document: BooneMap (lite).mxd

ZONING MAP

www.boonecountygis.com



Copyright 2014 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

0 305 610 1,220 1,830 2,440 Feet

1 inch = 600 feet

N W E S

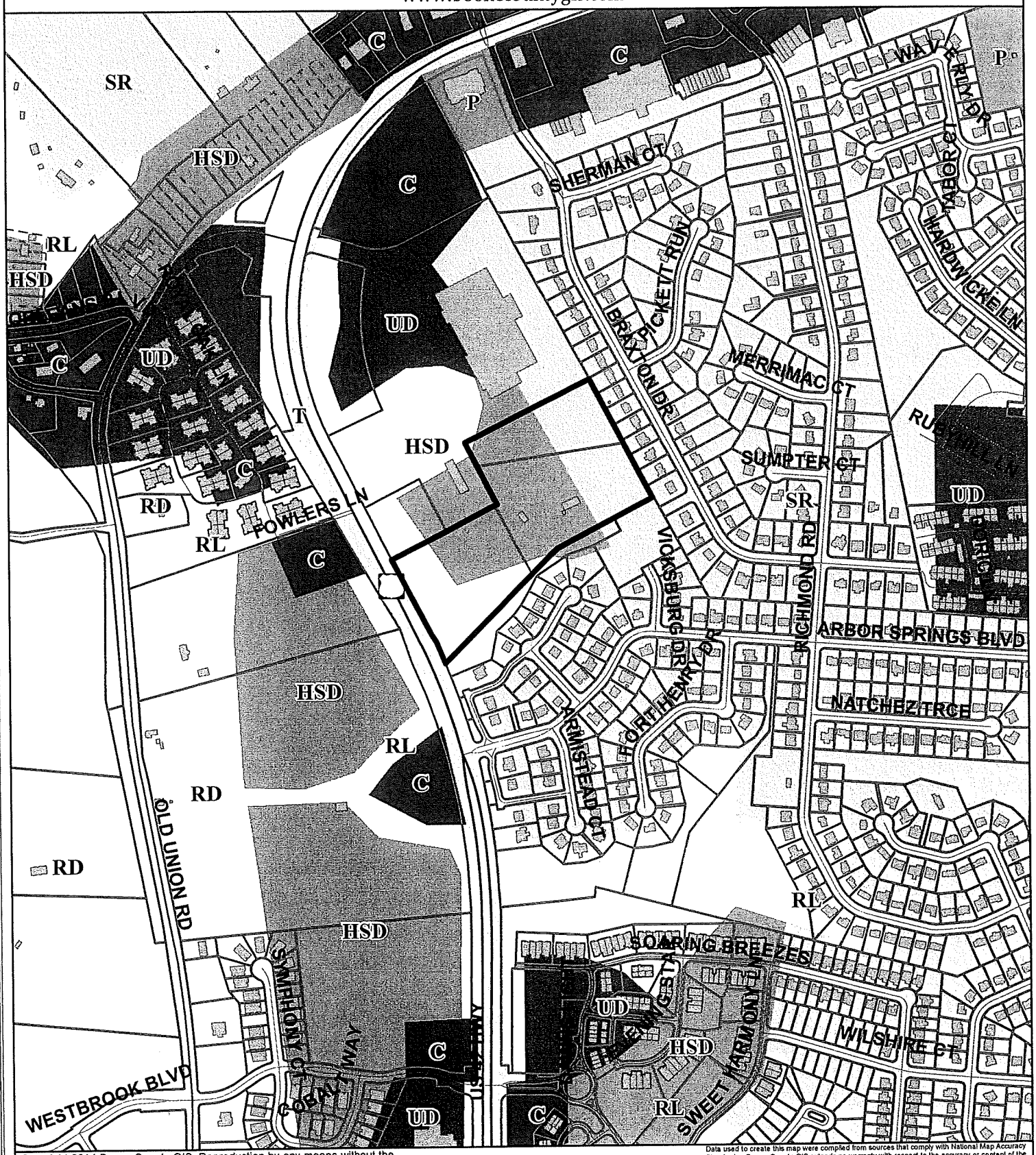
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

ArcMap Document: BooneMap (lite).mxd

2035 FUTURE LAND USE MAP

www.boonecountygis.com



Copyright 2014 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

0 305 610 1,220 1,830 2,440 Feet

1 inch = 600 feet

N W E S

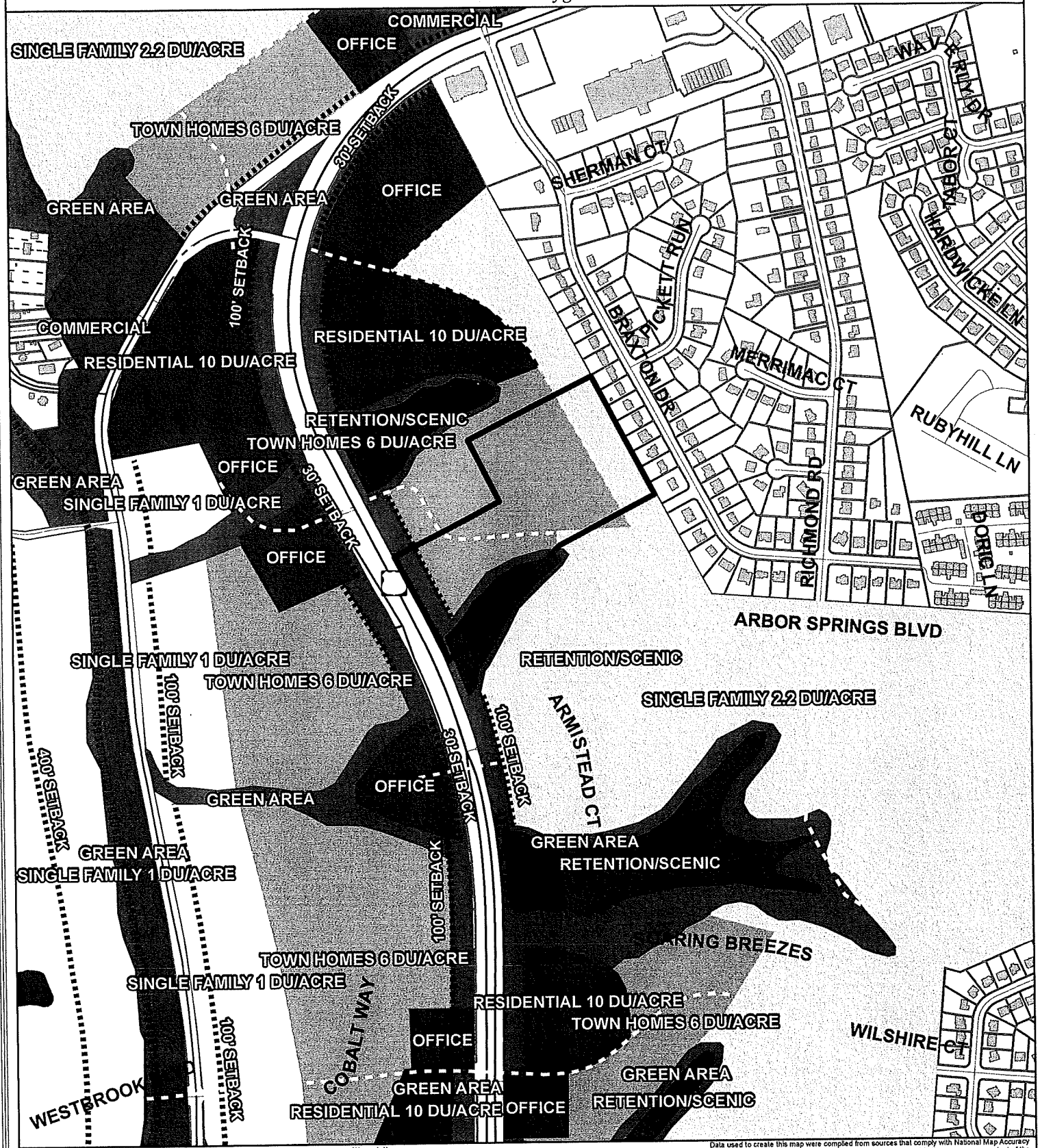
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

ArcMap Document: BooneMap (Ille).mxd

2000 UPDATION TOWN LAND USE PLAN

www.boonecountygis.com



Copyright 2014 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

0 305 610 1,220 1,830 2,440 Feet

1 inch = 600 feet

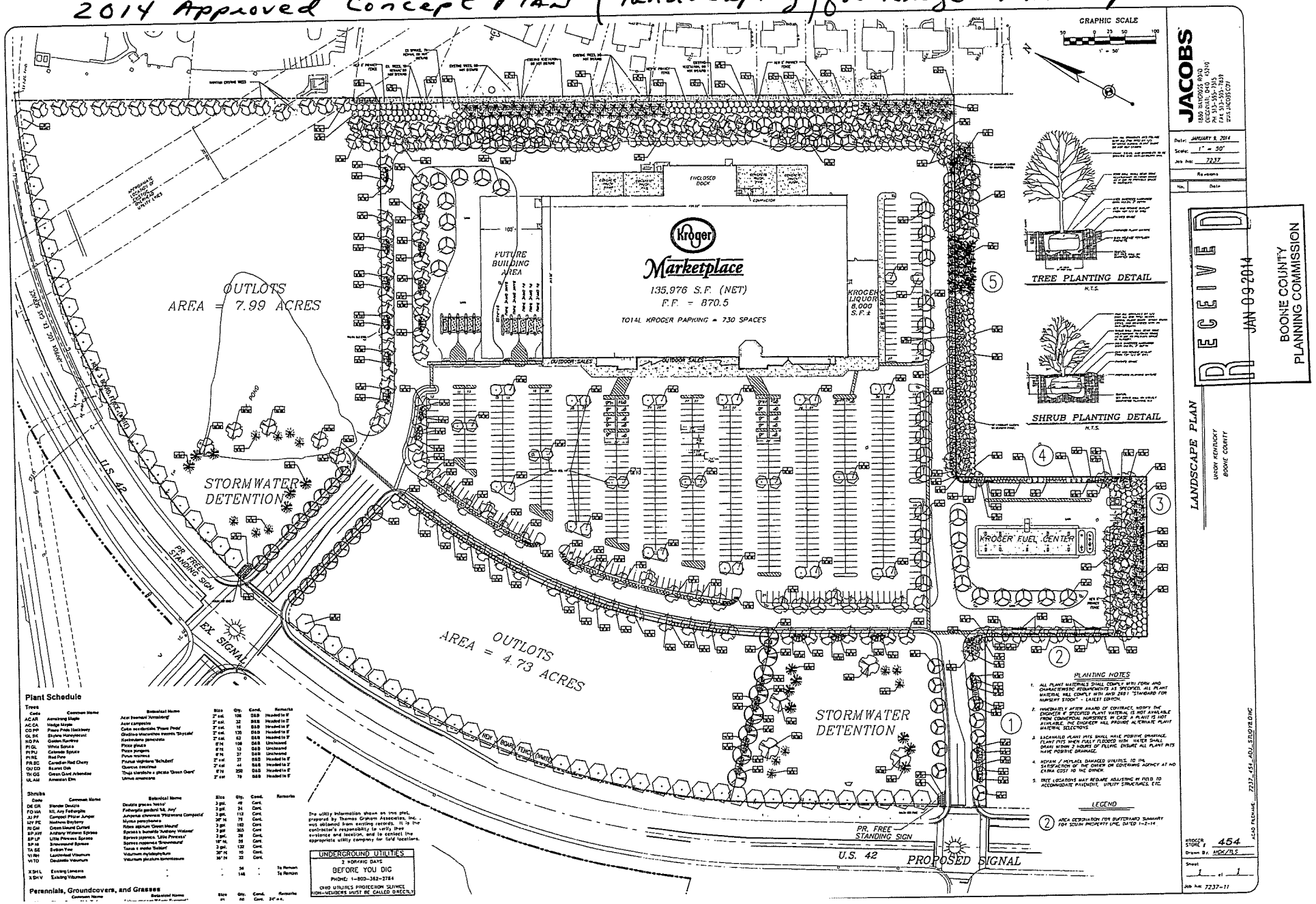
N W E S

Boone County GIS - Putting Northern Kentucky on the Map

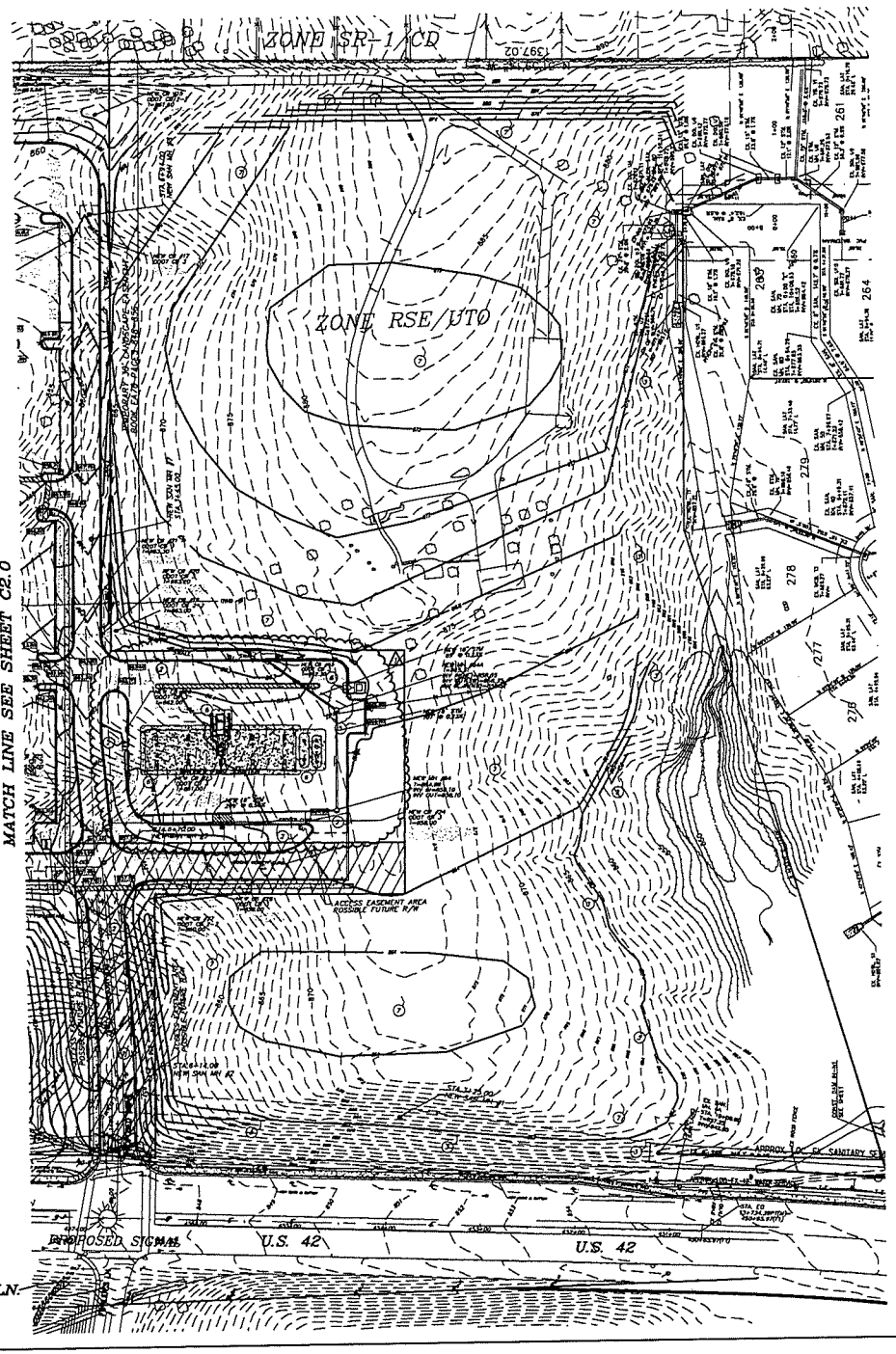
Map Created: 07/01/2013

ArcMap Document: BooneMap (lte).mxd

2014 Approved Concept Plan (landscaping) for Kroger Marketplace



5/19/16 Approved Grading Plan



GRAPHIC SCALE

50 0 25 50 100

1" = 50'

N

EXISTING CONDITIONS LEGEND

- INDICATES DEPRESSED CURB
- INDICATES METAL POST
- INDICATES EX. WOOD POST
- INDICATES EX TELEPHONE POLE
- INDICATES EX. LIGHT POLE
- INDICATES TELE, CABLE AND ELEC. POLE
- INDICATES TELEPHONE AND ELECTRIC POLE
- INDICATES GUY POLE
- INDICATES EX. GUY WIRE
- INDICATES EX. SINGLE GRATE INLET
- INDICATES EX. INLET (TYP.)
- INDICATES EX. SPOT GRADE
- INDICATES EX. CONTOUR
- INDICATES RIGHT OF WAY
- INDICATES CONCRETE PAVEMENT
- INDICATES PAVEMENT STRIPING
- INDICATES PROPOSED CONTOUR
- INDICATES PROPOSED SPOT GRADE
- INDICATES DIRECTION OF OVERLAND FLOW

PROPOSED CONDITIONS LEGEND

- 866 — INDICATES PROPOSED CONTOURS (KROGER)
- 868.50 + INDICATES PROPOSED ASPHALT GRADES
- INDICATES PROPOSED DRAINAGE FLOW ROUTE

100% BID/PERMIT SET 03/01/16

PROJECT BENCHMARKS

PROJECT BENCHMARK #1
MAG NAIL IN WALK
N:30484.4536
E:45389.7578
ELEV=843.81

PROJECT BENCHMARK #2
MAG NAIL IN WALK
N:30372.6363
E:45323.7020
ELEV=867.86

ELEVATIONS ARE BASED FROM MONUMENT NKCD33 & NKCD33AZ

FLOOD ZONE INFORMATION
FEMA PANEL #21015C0225C (EFFECTIVE JUNE 4, 2007)

NOTE:
DETENTION BASINS WILL BE MAINTAINED BY THE OWNER OF THE LAND ON WHICH THEY ARE LOCATED

KEYNOTES

1. SEE ARCHITECTS PLANS FOR DETAILS OF RAILS, RAMPS, DOCKS, WALL BOULARDS AND DRIVE THRU ETC., AROUND THE BUILDING.
2. SEE LANDSCAPE PLAN FOR DETAILS OF LANDSCAPED AREAS.
3. EROSION AND SEDIMENT CONTROLS NEED TO BE ESTABLISHED AROUND THE PERIMETER OF THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES HAVE BEGUN. SPECIFICALLY, A SILT FENCE SHOULD BE USED AS A TEMPORARY RESERVE AGAINST SILT WASH INTO THE ADJACENT LAND UNTIL VEGETATIVE COVER CAN BE ESTABLISHED AND THE PERMANENT SLOPE HAS BEEN CONSTRUCTED SEE SHEETS EC1.0, EC2.0, & EC3.0 FOR DETAILS OF EROSION AND SEDIMENTATION CONTROL.
4. SEE SITE LAYOUT PLAN FOR LOCATIONS OF PAINTED ISLANDS, LANDSCAPE ISLANDS WITH CONCRETE CURBS AND CURBS & PARKING SPACES WITH CONCRETE CURB & GUTTERS. ELEVATIONS SHOWN ARE TOP OF PAVEMENT
5. SLOPES IN ACCESSIBLE AREAS SHALL BE PER ICC/ANSI A117.1 REQUIREMENTS. 2% MAX IN ALL DIRECTIONS IN PARKING AREAS AND 2% CROSSLOPES AND 5% MAX RUNNING SLOPE ALONG ROUTES.
6. ALL CONCRETE, BLANK, PADS, ETC. FOR FUEL CENTER, INCLUDING DUMPSTER PAD AND ENCLOSURE, TO BE INSTALLED BY FUEL CENTER CONTRACTOR. SEE PLANS BY OTHERS FOR DETAILS OF THE KROGER FUEL CENTER. COORDINATE WITH KROGER.
7. PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND TAMPERS. COMPACT SOIL MATERIALS TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698, STANDARD PROCTOR DENSITY AND RECOMPACT TOP 8 INCHES OF EXISTING SUBGRADE AND EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 95 PERCENT.
THE SITE CONTRACTOR IS TO BACKFILL THIS AREA WITH CLEAN MATERIALS IN ACCORDANCE, WITH THE FINISH GRADES SHOWN ON THE GRADING PLAN. THE TOP 4 INCHES OF THIS FILL SHALL BE CLEAN TOPSOIL MATERIAL.

NOTE: Public Services is not part of the Underground Utilities Protection Agency and therefore must be notified separately.
The utility information shown on this plat, prepared by Thomas Graham Associates, Inc., was obtained from existing records. It is the contractor's responsibility to verify their existence and location, and to contact the appropriate utility company for field locations.

tga
THOMAS GRAHAM ASSOCIATES, INC.
• Engineers
• Surveyors
803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: MARCH 1, 2016
Scale: 1" = 50'
Job No: 7237

Revisions

No.	Date
1	ADDENDUM NO. 1 4/13/16
2	ADDRESSED BOONE COUNTY COMMENTS 4/27/16

SITE GRADING PLAN

KROGER MARKETPLACE
FUTURE LOT 1 UNION MARKETPLACE SUBDIVISION
U.S. 42 & KELLY
UNION, KENTUCKY
BOONE COUNTY

KROGER STORE # 454-A
CAD FILENAME: 7237_454_BASE.DWG
Drawn By: J.KAFFENBERGER
Sheet C 2.1
Job No: 7237-13

that is consistent and compatible with existing or planned infrastructure;

3. A development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents the disruption of natural drainage patterns;

4. More efficient use and development of land than is generally achieved through conventional regulations resulting in substantial savings through shorter utilities, streets, and other infrastructure;

5. A development pattern consistent with the adopted Comprehensive Plan and any other appropriate land use studies;

6. A signage package that emphasizes consistency and the minimal use of signs.

SECTION 1510
Provisions Governing Planned Developments
Because of the special characteristics of planned developments, special provisions governing the development of land for this purpose are required. Whenever there is a conflict or difference between the provisions of this article and those of other articles of this order, the provisions of this article shall prevail. Subjects not covered by this article shall be governed by the respective provisions found elsewhere in this order.

SECTION 1511
Permitted Uses
Uses listed as principally permitted, accessory or conditional uses in the underlying zone are allowed within a Planned Development district as long as the requirements of this article have been met, including approval by the appropriate legislative body or Fiscal Court of a Concept Development Plan. Further, any other uses not listed in the underlying zone are permitted if found to be compatible and of benefit to the community and meet the requirements of this article, including approval for any such use or uses through a Concept Development by the appropriate legislative body or Fiscal Court. Uses proposed for a Planned Development district shall not adversely affect adjacent property, and/or the public health, safety, and general welfare and/or the provisions of the adopted Comprehensive Plan. The review and decision making process under this article identify adverse impacts and address how they may be minimized, if possible, to satisfy the requirements of this article. In no event shall this article on its face or as applied prohibit all use of property zoned with a Planned Development overlay district.

It is also provided that the amount of land devoted to each use in a Planned Development shall be determined through the Concept Development Plan review and approval process. The appropriate legislative body or Fiscal Court shall have final decision making authority and the Planning Commission is a recommending body pursuant to the provisions of this article.

SECTION 1512
Intensity
The intensity of use in a Planned Development may exceed by no more than fifty (50) percent the maximum intensity permitted in the underlying zone district.

SECTION 1513
Minimum Size
The minimum size or area required for a Planned Development overlay shall be no less than five (5) acres.

SECTION 1514
Planned Development Criteria
Concept Development Plan proposals in a Planned Development shall be primarily evaluated against the criteria listed below. The Concept Development Plan shall fulfill the following criteria unless a portion of the criteria do

not apply or relate, in whole or part, to a specific proposal. The examples listed in this section are for illustrative purposes. Specific solutions used to fulfill these criteria are contingent upon the size, scale, site conditions, design, uses and impacts of a proposed development.

1. Mixed Use Development and Pedestrian Orientation: Planned Developments shall generally have a mixed use orientation (combination of differing types of residential, commercial, public or civic, and/or industrial uses) both within the development itself and relative to the relationship between the proposed planned development and adjacent sites. The additional intensity allowed in a Planned Development by Section 1500 shall only be permitted when a true mixed use and/or an amenity - oriented development with community and recreation facilities as described in this standard is provided.

   In general, planned developments shall have a pedestrian orientation, where it is possible to live, work, shop, and play in the same immediate vicinity without a required dependance on the automobile. This may be accomplished through the use of comprehensive pedestrian circulation networks including multi-purpose paths and walks along main routes and open spaces such as stream corridors, between major destinations within the development and adjoining areas, secondary walk connections to the multi-purpose paths, the creation of a designed pedestrian environment including street trees in addition to other required landscaping, decorative street lights and other street furniture, and seating areas, and the use of integral curb walks where appropriate along streets. Disruptions in major paths due to street and drive intersections shall be minimal. Additionally in commercial areas, pedestrian orientation can be accomplished by placing buildings in close proximity to the street with parking areas to the side and rear of buildings, mixing uses within the same multi-story buildings, building entrances directly facing streets with reduced setbacks, architectural design which employs display windows, projecting signs, and awnings at street level, and designed outdoor seating and gathering spaces at the street level. Each development proposal must demonstrate in detail how the project will be made walkable throughout.

2. Compatibility of Uses: Measures shall be taken to assure compatibility of land uses within a planned development itself and adjacent sites. Such measures may include the provisions of buffer zones, common open space areas and landscape features, transitional land uses, or a mixed-use development in which no specific type of land use is dominate. When applicable, the design methods recommended in the "Development Layout, Lot Sizes, and Setbacks" section of the Comprehensive Plan's Land Use Element shall be employed. Compatibility measures/mitigation measures shall exceed the usual minimum standards of this order when needed to address impacts of the proposed development.

3. Open Space: Useable open space(s), in an amount over and above setback and buffer yard areas and open areas required by the underlying zone, shall be provided. These spaces may be provided in the form of parks, plazas, arcades, commons, trails, sports courts or other athletic and recreational areas, outdoor areas for the display of sculptural elements, etc. Land reservations for community facilities may be considered in lieu of useable open space. The use of single loaded streets to provide multi-purpose paths, park areas, or to protect stream corridors, may be proposed for this purpose. Open Space areas are encouraged to have street frontage and visibility. Any site proposed to be publically dedicated or donated for park or open space purposes shall comply with the appropriate legislative body's requirements for acceptance of such dedications or donations.

4. Multi-Modal Transportation System: Planned developments shall incorporate multi-modal transportation elements through the development, depending on the foreseeable needs of future residents and users of the site, and the relationship of the project site to the community at large. Such multi-modal elements may include provisions for mass transit stops or stations, car pooling lots, pedestrian and bicycle paths and lanes, bicycle parking areas, etc. Multi-modal facilities are encouraged to be combined with the pedestrian systems and open spaces described in Sections 1 and 3.

5. Preservation of Existing Site Features: Existing topography, significant tree cover, tree lines along property lines, cemeteries, and water courses and water bodies shall be largely preserved and incorporated into the project design, where appropriate and consistent with the remainder of this article. The retention of such features may also fulfill portions of the requirements in Section 3 "Open Space" and Section 6 "Landscaping."
6. Landscaping: Substantial landscaping shall be provided in a planned development with emphasis given

to street scape areas, buffer zones, and the provision of significant landscaping (in terms of size of landscape areas, and quantity and quality of landscape materials) within the developed portions of the site. The use of landscape design guidelines is required for multi-phased projects. The retention of existing healthy, substantial trees should occur wherever possible. Properly designed street tree plantings may be permitted to fulfill some landscaping requirements as part of an overall amenity package.

7. Architecture: Sites which are subject to architectural requirements through adopted overlay districts or land use studies shall follow said requirements. For all other sites, a consistent architectural theme shall be provided in planned developments. The theme shall largely use traditional, regionally influenced architectural forms and elements and shall allow variations within it. Traditional styles such as Georgian, Federal, I-House, Cape Cod, Craftsman, Tudor, Queen Anne, Italianate, early 20th century commercial structures, and local farm structures may be used as models. Contemporary or transitional styles of comparable quality may also be considered. The architectural theme shall also relate to existing structures on the project site and adjacent sites, especially if such existing structures are historic.

   For attached or multi-family residential developments and commercial or office developments, the predominant building materials shall have a solid appearance, such as could be achieved with brick, stone, and architectural grade cast concrete products designed to replicate natural materials. Roof designs shall have a finished appearance through the use of three dimensional pitched roof forms with architectural grade roofing and/or the use of defined parapets with cornice lines. Long building facades and roof planes shall be interrupted through the use of three dimensional jogs in the building footprint and secondary roof forms such as hips, dormers, and gables. Such buildings shall include architectural detailing for cosmetic enhancement, largely use natural colors, and use a consistent design treatment on all facades. The use of architectural guidelines or building prototypes is required for all multi-phased projects.

   Developments should be mixed-use in character with multi-level buildings where commercial services are proposed. Walkability must be planned for when locating commercial and residential uses in proximity to each other. Office and residential uses are strongly advocated above commercial uses in business districts to decrease dependance on the automobile.

8. Historic and Prehistoric Features: Historic and prehistoric features on the project site shall be retained, utilized, and incorporated into the overall project design if physically and economically feasible.

9. Signage: A consistent signage theme shall be provided within a planned development. Building mounted signs shall be the predominate signage on the project site. Freestanding signs shall be monument style and of a limited size and height. Signage shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors. The use of signage design guidelines is required for multi-phased projects.

10. Transportation Connections and Entry Points: The provision of transportation connections (street connections, pedestrian paths, multi-purpose trails, sidewalks, and bicycle facilities) shall be provided in all planned development unless physically unfeasible or unsafe. This shall include connections to adjoining properties and developments, and inter-connectivity within the development itself, and contain minimal use of cul-de-sacs or other dead-end types of streets only when necessary. Transportation connections shall account for the County's adopted Transportation Plan and any adopted bikeway and/or pedestrian plans. In addition, the various entry points (streets, paths, etc.) into a planned development shall be marked or otherwise defined through the use of landscaping, low-key signage on retaining walls, architectural or sculptural elements, archways, markers, etc. Any structures used to demarcate entry points shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors.

11. Conformance with Comprehensive Plan: All planned developments shall conform to the provisions of the adopted Comprehensive Plan and take into account the limitations of existing or planned infrastructure.

Further, Concept Development Plan proposals within areas that are subject to a specific land use or corridor study shall be evaluated against the criteria or requirements of such study as well as the criteria in this section.

A Planned Development and its uses, buildings or structures shall be minimally subject to the supplemental performance and development standards of this order, unless superseded by any special requirements, conditions, variances or other particulars imposed by the Planning Commission during the concept or preliminary

application and hearing phases described in this article. Such special conditions may include provisions governing, common open space, lands or facilities, disposition of open land, infrastructure provisions including any physical design and/or any other requirement found to be necessary, appropriate or desirable for the purposes of this district.

Such conditions shall be made a part of the terms under which the development is approved. Any violation of such conditions shall be deemed a violation of this order.

SECTION 1515
Procedure
After review and recommendation by the Planning Commission and upon approval by the legislative body or Fiscal Court, a planned development zoning district or classification may be applied to any other existing district in this order. The zoning of property with a Planned Development overlay district and an underlying zone can occur without approval of a Concept Development Plan, however, a Concept Development Plan must be approved before a Planned Development overlay district can be utilized. Upon approval of a Concept Development Plan, the Official Zoning Map shall be annotated for the land area involved so that the district name includes the notation, "CD", which gives notice that a development for that property has been approved pursuant to this article. Planned Development districts shall be approved by the legislative body or Fiscal Court. Planned Development districts may originate from the Planning Commission, appropriate legislative unit or a private property owner. Applications for a Concept Development Plan review and approval shall originate from the property owner.

For development plans on sites within the Houston-Donaldson Study Area, the recommended Implementation procedure in that study shall be followed. This may result in a development not following the normal Planned Development process if those development plans are consistent with the recommendations of the Houston-Donaldson Study. This shall be determined through a Long Range/Comprehensive Planning Committee (or equivalent committee) recommendation to the full Planning Commission at the next regular Business Meeting. Decision as to the review process to be followed shall be by simple majority vote.

SECTION 1516
Pre-Application Meeting
If a property owner proposes a Planned Development district, he or she shall meet with an appropriate staff person of the Planning Commission prior to the submission of a Concept Development Plan. The purpose of the meeting will be to discuss early and informally the purpose and effect of this order and the criteria and standards which may apply, and to familiarize the developer with the detailed objectives of the Comprehensive Plan and its elements, this order and this article.

SECTION 1517
Concept Development Plan and Utilization of an Underlying Zone in a Planned Development
The Planning Commission shall require that a Concept Development Plan be submitted for the development or redevelopment of property located in a Planned Development zone. The Concept Development Plan may be filed to the Planning Commission by the owner(s), owner by contract (option) or lessee of property for which the planned development is proposed. If the Concept Development Plan involves a zone change, then the proposal is subject to the criteria in Section 308 as well as the provisions of this article. If the Concept Development Plan does not involve a zone change, or only involves uses that are permitted in the underlying zone (also called a "Utilization of an Underlying Zone Within a Planned Development"), then the proposal is subject only to the provisions of this article. The contents of the Concept Development Plan submittal shall include the items listed in Section 303.

SECTION 1518
Public Hearing by Planning Commission
Upon receipt of an application for approval of a Concept Development Plan or a Zoning Map Amendment involving the Planned Development Overlay District, the Planning Commission shall hold at least one public

Senior Housing in Boone County as of May 2017

PIDN	NAME	TYPE	ADDRESS	POST	UNITS	SITE_ACRES	BLDG_SQFT	NOTES
061.05-26-001.04	FLORENCE PARK	SKILLED	6975 BURLINGTON PIKE	FLORENCE	157	4.69	50,865	
061.00-00-021.04	BRIDGE POINT	SKILLED	7300 WOODSPOINT DR	FLORENCE	83	8.31	70,646	
062.00-00-008.16	PANORAMA PLUS	APARTMENT	8510 OLD TOLL RD	FLORENCE	60	2.95	48,360	
062.00-00-008.15	ALDERSGATE	APARTMENT	8551 ALDERSGATE DR	FLORENCE	39	3.05	26,812	
061.01-26-026.02	ARCADIA PARK	APARTMENT	100 CHRISTIAN DR	FLORENCE	199	5.33	190,014	
061.09-26-003.00	ELMCROFT	SKILLED	121 MAIN ST	FLORENCE	100	11.85	103,455	
061.09-22-001.00	MAGNOLIA SPRINGS	ASSISTED	7665 EWING BLVD	FLORENCE	119	7.47	116,262	
063.00-00-044.00	BOONESPRING	SKILLED	10250 US 42 HWY	UNION	143	10.71	86,866	UNDER CONSTRUCTION
027.00-00-025.13	GRIESSER FARM	APARTMENT	GRIESSER FARM RD	BURLINGTON	12	45.56	18,328	
061.00-00-102.00	COLONIAL HEIGHTS	ASSISTED	6900 HOPEFUL RD	FLORENCE	166	16.44	225,045	
061.00-00-102.00	COLONIAL GARDENS	INDEPENDENT	6900 HOPEFUL RD	FLORENCE	66	16.44	72,014	
047.00-11-011.00	COUNTRY PLACE	APARTMENT	3023 COUNTRY PLACE CT	HEBRON	14	14.91	185,977	
078.00-00-048.01	WALTON VILLAGE	APARTMENT	35 SCHOOL RD	WALTON	47	2.11	16,944	
078.00-00-052.00	WALTON HEIGHTS	APARTMENT	TOWNE CENTER DR	WALTON	45	3.49	52,109	NOT CONSTRUCTED. CUP APPROVED 12/7/15. FUTURE LOT LOCATED TO SOUTH OF LOT 23 OF WALTON TOWNE CENTER SUBDIVISDION.
061.00-18-010.00	DOMINION SENIOR LIVING	ASSISTED	SELIGMAN DR	FLORENCE	84	4.14	46,700	NOT CONSTRUCTED.
062.00-40-009.00	EPISCOPAL RETIREMENT	APARTMENT	BILL WENTZ DR	FLORENCE	48	3.66	49,800	NOT CONSTRUCTED, PENDING ZONG CHANGE APPROVAL.
063.00-00-001.00	STORYPOINT OF UNION	INDEPENDENT	US 42	UNION	120	14.10		NOT CONSTRUCTED, PENDING ZONG CHANGE APPROVAL.
063.00-00-001.00	STORYPOINT OF UNION	ENHANCED	US 42	UNION	42	14.10		NOT CONSTRUCTED, PENDING ZONG CHANGE APPROVAL.

Todd Morgan

From: Todd Morgan
Sent: Monday, May 08, 2017 4:05 PM
To: 'Aman, Andy (aaman@sd1.org)'; 'Matthew.Bogen@ky.gov'; 'burkebarry@msn.com'; 'kfeldhaus@fuse.net'; 'Greg Haggard'; 'm.morgan@unionky911.org'
Cc: 'mayorlarry@cityofunionky.org'; 'jramage@cityofunionky.org'
Subject: RE: StoryPoint - Zoning Map Amendment Application (Email #2)
Attachments: HPSCANNER2124.pdf

From: Todd Morgan
Sent: Monday, May 08, 2017 3:57 PM
To: Aman, Andy (aaman@sd1.org); 'Matthew.Bogen@ky.gov'; burkebarry@msn.com; kfeldhaus@fuse.net; 'Greg Haggard'; 'm.morgan@unionky911.org'
Cc: mayorlarry@cityofunionky.org; jramage@cityofunionky.org
Subject: StoryPoint - Zoning Map Amendment Application (Email #1)

Re: Request of StoryPoint (applicant) for Arlinghaus I, LLC (owner) for a Zoning Map Amendment from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Public Facilities/Planned Development (PF/PD) for a 14.104 acre tract located on the east side of US 42 and immediately south of the property at 9001 US 42 (Kroger Marketplace), Union, Kentucky. The request is for a zone change to allow an elderly housing facility.

I have attached copies of the application, applicant's cover letter, Traffic Impact Study, and Concept Development Plans for the request. The public hearing has been scheduled for June 7, 2017, at 7:30 P.M.

Please review the request relative to you agency's policies and service abilities and provide any comments in writing to me by May 26, 2017. Comments can be sent to me at this email address. Your feedback is greatly appreciated.

Todd K. Morgan, AICP
Senior Planner, Zoning Services
Boone County Planning Commission
(859) 334-2196

Todd Morgan

From: Morgan, Michael <m.morgan@unionky911.org>
Sent: Friday, May 12, 2017 11:32 AM
To: Todd Morgan
Subject: RE: StoryPoint - Zoning Map Amendment Application (Email #2)

Todd,

The Union Fire Protection District has reviewed the plan and has no issues with the facility concept. I will be interested in hydrant placement and FDC location when a more detailed site plan is available.

Michael Morgan, Fire Chief
Union Fire Protection District
9611 U.S. Hwy. 42
Union, KY 41091
859.384.3342 Ext. 102 Office
859.620.0675 Cell

From: Todd Morgan [mailto:TMorgan@boonecountyky.org]
Sent: Monday, May 08, 2017 4:05 PM
To: 'Aman, Andy (aaman@sd1.org)' <aaman@sd1.org>; 'Matthew.Bogen@ky.gov' <Matthew.Bogen@ky.gov>; 'burkebarry@msn.com' <burkebarry@msn.com>; 'kfeldhaus@fuse.net' <kfeldhaus@fuse.net>; 'Greg Haggard' <GHAGGARD@sd1.org>; Morgan, Michael <m.morgan@unionky911.org>
Cc: 'mayorlarry@cityofunionky.org' <mayorlarry@cityofunionky.org>; 'jramage@cityofunionky.org' <jramage@cityofunionky.org>
Subject: RE: StoryPoint - Zoning Map Amendment Application (Email #2)

From: Todd Morgan
Sent: Monday, May 08, 2017 3:57 PM
To: Aman, Andy (aaman@sd1.org); 'Matthew.Bogen@ky.gov'; burkebarry@msn.com; kfeldhaus@fuse.net; 'Greg Haggard'; 'm.morgan@unionky911.org'
Cc: mayorlarry@cityofunionky.org; jramage@cityofunionky.org
Subject: StoryPoint - Zoning Map Amendment Application (Email #1)

Re: Request of StoryPoint (applicant) for Arlinghaus I, LLC (owner) for a Zoning Map Amendment from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Public Facilities/Planned Development (PF/PD) for a 14.104 acre tract located on the east side of US 42 and immediately south of the property at 9001 US 42 (Kroger Marketplace), Union, Kentucky. The request is for a zone change to allow an elderly housing facility.

I have attached copies of the application, applicant's cover letter, Traffic Impact Study, and Concept Development Plans for the request. The public hearing has been scheduled for June 7, 2017, at 7:30 P.M.

Please review the request relative to you agency's policies and service abilities and provide any comments in writing to me by May 26, 2017. Comments can be sent to me at this email address. Your feedback is greatly appreciated.

Todd Morgan

From: Aman, Andy <aaman@sd1.org>
Sent: Wednesday, May 24, 2017 1:30 PM
To: Todd Morgan
Cc: Greg Haggard; Verst, Joe
Subject: Re: StoryPoint - Zoning Map Amendment Application

Todd,

Regarding Storm Water management associated with the proposed development Arlinghaus I, LLC located on the east side of US42 and immediately south of the property at 9001 US 42, all applicable sections of the NKY SW Rules and Regulations will need to be met for the entire development build out.

Regards,

On Mon, May 8, 2017 at 3:40 PM, Todd Morgan <TMorgan@boonecountyky.org> wrote:

Re: Request of StoryPoint (applicant) for Arlinghaus I, LLC (owner) for a Zoning Map Amendment from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Public Facilities/Planned Development (PF/PD) for a 14.104 acre tract located on the east side of US 42 and immediately south of the property at 9001 US 42 (Kroger Marketplace), Union, Kentucky. The request is for a zone change to allow an elderly housing facility.

I have attached copies of the application, applicant's cover letter, Traffic Impact Study, and Concept Development Plans for the request. The public hearing has been scheduled for June 7, 2017, at 7:30 P.M.

Please review the request relative to you agency's policies and service abilities and provide any comments in writing to me by May 26, 2017. Comments can be sent to me at this email address. Your feedback is greatly appreciated.

Todd K. Morgan, AICP

Senior Planner, Zoning Services

Boone County Planning Commission

(859) 334-2196

Todd Morgan

From: Haggard, Greg <ghaggard@sd1.org>
Sent: Tuesday, May 30, 2017 9:57 AM
To: Todd Morgan
Cc: Verst, Joe
Subject: Re: StoryPoint - Zoning Map Amendment Application (Email #2)

Todd,

Sorry to be getting in late with my reply. Sanitary sewer is available for the development. Although capacity doesn't appear to be an issue, the developer will have to reserve capacity prior to the issuance of any permits. Please let me know if you have any questions.

Best regards,

On Mon, May 8, 2017 at 4:04 PM, Todd Morgan <TMorgan@boonecountyky.org> wrote:

From: Todd Morgan
Sent: Monday, May 08, 2017 3:57 PM
To: Aman, Andy (aaman@sd1.org); 'Matthew.Bogen@ky.gov'; burkebarry@msn.com; kfeldhaus@fuse.net; 'Greg Haggard'; 'm.morgan@unionky911.org'
Cc: mayorlarry@cityofunionky.org; jramage@cityofunionky.org
Subject: StoryPoint - Zoning Map Amendment Application (Email #1)

Re: Request of StoryPoint (applicant) for Arlinghaus I, LLC (owner) for a Zoning Map Amendment from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Public Facilities/Planned Development (PF/PD) for a 14.104 acre tract located on the east side of US 42 and immediately south of the property at 9001 US 42 (Kroger Marketplace), Union, Kentucky. The request is for a zone change to allow an elderly housing facility.

I have attached copies of the application, applicant's cover letter, Traffic Impact Study, and Concept Development Plans for the request. The public hearing has been scheduled for June 7, 2017, at 7:30 P.M.

Please review the request relative to you agency's policies and service abilities and provide any comments in writing to me by May 26, 2017. Comments can be sent to me at this email address. Your feedback is greatly appreciated.

May 30, 2017

To: Mayor Solomon, Union Commissioners, Judge Moore, and Boone Co. Zoning Commission
Subject: Story Point Zoning Change Request

I am a homeowner at 9076 Chantilly Ct, which is immediately adjacent to the land in question. When we moved here almost 5 years ago, we did our research and were really pleased with the community AND the lack of hustle-bustle and shopping that Florence has. John Arlinghaus even mentioned that we didn't 'need to worry about a big-box store being built next to our street because Target had already been shot down'. We all know what happened not too long after, right? The one thing that was really unconscionable to me was placing the gas station where they did, as that should have been posited on the side of the library (not immediately behind homes!). Fast forward to now, and sure enough they are looking for another zoning change so Arlinghaus can sell more land for a 3-story apartment building to be built even closer to my backyard. My question is – if they're in the business of building houses, why not build more houses??? Could it be because they know they won't be as desirable with a gas station next door? (And that's ironic obviously, since they sold the land to Kroger).

Next, I'd like to mention the mayor's recent well-written letter to the city residents in response to an SNL skit. Sir, you had some really impressive things to say about our city, including that we have the highest household income in the entire state. That made me think, Union is desirable for what it is, NOT what it is now trying to become by continuously changing the rules to suit some. We bought a new home at higher than average home prices in a quiet residential neighborhood. We could have moved to Florence for less money if we wanted to be next to a 3-story apartment building, a gas station and major grocery store. Also, the traffic there is going to become unbearable. You can currently exit the existing Kroger in any of 5 different directions. The new one only has two choices, and now you are going to add 162 families to the same location? Maybe there should be another exit near the library.

Lastly, I would appreciate it if you would take a close look at the photo of that monstrosity of a building and where it sits in relation to my home, and imagine you were me; and then say to yourself, boy am fill in the blank - (excited/unhappy) _____ with a 3-story apartment building being THAT close to my home. I am betting most people would choose unhappy. The proposed 40 ft. buffer zone is insufficient, given that only young tress will be planted along with a 6 ft. fence. This is a 3-story building on higher ground and less than a football field away! Maybe my grandkids will see the benefit of those trees but we will not. I feel helpless because it is so easy for leaders of a community to think of the larger part of the community more than those immediately impacted, but this is OUR lives and we pay our fair taxes as well. As a matter of fact, we pay more taxes than those in the unincorporated area, yet they get the same benefits without the drawbacks. If this goes through, I will be requesting your consideration to reduce our tax burdens commensurate with the reduction in home value.

I know I vented a lot but I'd like to appeal to you and ask you to reject this zoning change. I do plan to attend the public hearing on June 7th.

Sincerely,

Don McGlynn (662) 404-2010 donmcglynn29@gmail.com

Todd Morgan

From: Treva Beagle
Sent: Monday, June 05, 2017 8:02 AM
To: Todd Morgan
Subject: FW: Story Point zoning request

From: Donald McGlynn [mailto:donmcglynn29@gmail.com]
Sent: Sunday, June 04, 2017 8:13 PM
To: Larry Solomon; Planning Commission General Account; edulaney@cityofunionky.org; jmefford@cityofunionky.org
Cc: Melissa Hinkle; Jeremy Ramage; jeremy.ramage
Subject: Re: Story Point zoning request

Hello Mr. Mayor,

Thank you for your letter in reply to some of my concerns. I would wait until the 7th to respond in person at the hearing, but as of now it appears I might not be able to attend due to a conflict.

- You mentioned that most of their facilities are one story. I would think this would be more fitting for a one-story location due to the extremely close proximity to our homes. (No one can deny it is very close for a 3-story building)
- I feel even more strongly now about the pending traffic disaster, after you mentioned the number of employees (and also delivery traffic) in addition to 162 families sharing two entry/exit points.
- As I mentioned in my original letter, I am concerned about MY home value. I understand your point about increasing tax revenues and home values (aside from Chantilly Ct and Braxton obviously). That's why I made the point to ask that you all fairly consider us homeowners equally. There is so much land out there, I can't understand why it has to be located here, on this postage stamp of a lot in our backyards.
I don't mean to quibble over the term apartment, but no matter what it's called, it is what it is a 3-story residential building. At the meeting last week, the StoryPoint representative said 'technically, one could call it an apartment building'. I will agree that this facility is preferable to a regular apartment complex though.
- You mentioned they want to work with us homeowners. If this is approved, I will be waiting for them to reach out. Because when I stated my concern over the 40 foot buffer and 6 ft fence, the only response was that 'in time the evergreens will help block the sight'. To my point though - that will be 15 years from now. Not sure what else they can do, but I would welcome their efforts to work with us.

Thank you again,
Don

On Sat, Jun 3, 2017 at 9:06 PM, Larry Solomon <mayorlarry@cityofunionky.org> wrote:

Hello Mr. McGlynn...

Please see attached letter in response to your letter.

APPLICATION FORM

ZONING MAP AMENDMENT
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. Name of Project STORYPOINT OF UNION
2. Location of Project CITY OF UNION, KY; U.S. 42
3. Total Acreage of Site ~~APPROX. 20 ACRES~~ 14.104
4. Current Zoning of Site RURAL SUBURBAN ESTATES (RSE)
5. Proposed Zoning (Classification being requested) PUBLIC FACILITIES (PF) & PLANNED DEVELOPMENT DISTRICT (PD)
6. Proposed Uses (please specify each use)
   ELDERLY HOUSING FACILITY ON 13.673 ACRES
   0.431 ACRE LANDSCAPE BUFFER AREA to be transferred to Kroger
7. Names of Applicant(s) STORYPOINT
   Phone No. 810-534-5186 Fax No. _____ E-Mail aseymour@storypoint.com
8. Address of Applicant(s) 2200 GENOA BUSINESS PARK DRIVE
   BRIGHTON (City) MICHIGAN (State) 48114 (Zip)
9. Name of Property Owner(s) ARLINGHAUS I, LLC
   Phone No. 859-392-8900 Fax No. 859-344-7983 E-Mail bob@schroder.net
10. Address of Property Owner(s) 142 BARNWOOD DRIVE
    EDGEWOOD (City) KENTUCKY (State) 41017 (Zip)
11. Proposed Building Intensities (please specify) 187,017 S.F. Buildings.
    Building Intensity is Approximately [redacted] 13,678 S.F. PER ACRE OF LAND AND 11.85 dwelling units per acre of land
12. Are there any existing buildings on the site? NO
    How many? N/A
13. Deed Book [redacted] Page No. _____ Group No. 2047
    DB PG
    730 293
    776 1
14. Are you also applying for:
    _____ Conditional Use Permit
    _____ Dimensional Variance
15. Have you submitted a Concept Development Plan? YES
16. Have you had a pre-application meeting with BCPC Staff? YES
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

    RECEIVED
    75201
    APR 04 2017
    BOONE COUNTY
    PLANNING COMMISSION

    X Boone County Water District
    _____ Florence Public Services Dept.
    _____ Duke Energy
    X Sanitation District #1
    _____ Cincinnati Bell
    _____ Owen Electric Cooperative, Inc.
    _____ Boone County Public Works Department
    _____ Kentucky Transportation Cabinet
    _____ Cincinnati/N. KY International Airport (KY Airport Zoning Commission for height restrictions near the airport)

(over)

EXHIBIT
"B"

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Steve Turner, Chairman

DATE: July 5, 2017

RE: Request of **Storypoint (applicant)** for **Arlinghaus I, LLC (owner)** for a Zoning Map Amendment from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Public Facilities/Planned Development (PF/PD) for a 14.104 acre tract located on the east side of US 42 and immediately south of the property at 9001 US 42 (Kroger Marketplace), Union, Kentucky. The request is for a zone change to allow an elderly housing facility.

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 concluded the request is in general agreement with the Boone County Comprehensive Plan and 2000 Union Town Plan for the following reasons:

   A. The Boone County Comprehensive Plan states the Future Land Use Map is intended to be used in tandem with the Land Use Element text and that the future land use boundaries are approximate and subject to refinement and interpretation by the Planning Commission and county legislative bodies (Land Use Maps, pg. 164).

   B. The 2035 Future Land Use Map forecasts the site for Suburban Residential, High Suburban Density Residential, and Rural Lands uses. These future land use classifications are defined as follows:

      Suburban Residential (SR) - 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.

      High Suburban Density Residential (HSD) - 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.

      Rural Lands (RL) - Wooded, agricultural, recreational, or low density residential uses of up to one dwelling unit per two acres for the 25 year land use plan. Residential construction in Rural Lands does not occur in a formal subdivision.

   C. The 2000 Union Town Plan Land Use Plan Map designations mirror those shown on the 2010 Boone County Comprehensive Plan's Future Land Use Map. The Union Town Land Use Map shows the following land use designations on the subject site:

      Town Homes - 6 dwelling units per acre; attached or detached housing; units can not be on top of each other.

      Single-Family Detached - 2.2 dwelling units per acre.

Green Areas - non-buildable, uncleared land (except for connector road, pedestrian/bike paths, and recreational building). This area is 100' wide along the US 42 frontage.

Retention basin and scenic amenities.

D. The proposal is in agreement with the following passages from the Land Use Element:

As described in the Goals and Objectives, different development densities can occur in Boone County as long as the development is designed in a proper manner and the infrastructure exists or is planned to support the development. The Goals and Objectives also acknowledge that fluctuations in the economy and housing market should be considered when evaluating the uses and design of developments (Future Land Use Development Guidelines, Development Layout, Lot Sizes, and Setbacks, pg. 162).

This section of Boone County contains the City of Union and a substantial portion of Hathaway Road and U.S. 42. In general, this section should experience considerable residential growth due to Union's current residential nature, growth associated with the City of Florence, and improvements to U.S. 42. For these reasons, the 2000 Union Town Plan was prepared by the Boone County Planning Commission, City of Union, and Boone County Fiscal Court. The plan's recommendations are shown on the 2035 Future Land Use Map and also affect the Boone County Zoning Regulations (Union Area, pg. 168).

E. The proposal is in agreement with the following passage from the Population Element:

Boone County's median age in 2010 was 35.7 which is younger than the Kentucky median age of 38.1. Over time, the older age groups have increased their proportion of the total population. Table 2.8 indicates that the 45-64 and 65+ age groups have increased in percentage in Boone County since 2000 while the younger age groups have decreased. As is the case nationwide, people are generally having fewer children while living longer (Age and Sex Distribution, pp. 18-19).

Table 2.8 - Age of Boone County Population (Source: 2010 U.S. Census)

	2000		2010	
Age	Number	Percent	Number	Percent
0-4	6,849	8.0	9,019	7.6
5-19	20,011	23.3	27,225	22.9
20-44	33,872	39.3	40,342	34.0
45-64	18,318	21.3	30,912	26.0
65+	6,941	8.1	11,313	9.5

F. The proposal is in agreement with the following passages from the Housing Element:

Demand for multi-family housing has historically been in, or around Florence. The emphasis on new construction, however, has shifted to the unincorporated county. The continuing in-migration of a young, professional population combined with the increased growth of single-parent families and the overall graying of the population, means the demand for various multi-family housing options will continue in the future for Boone County (Housing Demand, pg. 75).

High density residential areas should be located sufficiently near 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 (Housing Densities, pg. 81).

The Committee reviewed the passages above and concluded:

- The proposed elderly housing facility is an attached housing development, which contains 162 apartments. The building will serve Boone County's growing senior population.
- The Concept Development Plan shows a 528.8' front yard building setback, which is largely comprised of permanent green space.
- The retention basin in the front yard is being expanded.
- The development is a transitional use between a commercial area and single-family residential neighborhood.
- The development is located in close proximity to a major street, shopping, and public facilities.
- The development will be well screened with landscaping and fencing.

2. The proposal complies with the Planned Development Standards found in Section 1514 of the Zoning Regulations.

   The Committee reviewed the Concept Development Plans and found the proposed development had a mixed use orientation, significant landscape buffering and open space, and effective signage. Conditions were imposed on the approval to deal with compatibility between uses, architecture, and entry points.

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. 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 applicant and property owner have signed a letter demonstrating agreement with the conditions.

CONDITIONS

1. The approval is based on the submitted plans, application booklet, and elderly housing use description unless modified by other conditions below.

2. The building shall comply with the following architectural design review conditions:

   A. The front facade of the building shall be constructed per the revised plan that was submitted at the June 21, 2017 Zone Change Committee meeting.

   B. Vinyl horizontal siding shall not comprise more than 50% of the "total building" exterior. Vinyl shake siding shall not be considered as vinyl horizontal siding.

3. A gated emergency access driveway and sidewalk connection shall be installed on the subject site and connect to the Kroger Marketplace parking lot. (Note - Kroger will have to provide written consent before these improvements can be constructed).

4. The following site lighting conditions shall apply to the development:

   A. All lighting (wallpacks and light pole fixtures) shall be directed downwards or inwards towards the subject site. All light pole fixtures shall operate on an auto dimming system.

   B. A maximum of 4000 K LED bulbs shall be utilized in all light fixtures and wallpacks.

   C. Light poles shall be limited to approximately 21' in height.

5. An aeration system shall be required in the retention pond.

6. An irrigation system shall be installed to help maintain all required landscaping plantings.

7. The following Planned Development (PD) Waivers are being approved with the request:

   A. The parking requirement shall be reduced from 331 stalls to 175 stalls.

   B. Six (6) additional temporary signs shall be permitted on the property for a period of sixty (60) days plus the construction period. The signs shall be limited to six (6) square feet or less and be placed on the subject property.

   C. An approximate 10' x 30' grand opening banner shall be permitted on the building for a period of 28 days once the Certificate of Occupancy is granted. The banner shall be approved through the Temporary Advertising Display application process and counts towards the five permits that StoryPoint is permitted in a calendar year.

   D. StoryPoint shall not be required to install any additional perimeter landscaping where their property adjoins the Kroger property.

   E. Buffer Yard A shall be required along the northwest property line where the StoryPoint site adjoins the Arlinghaus remainder tract.

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

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Steve Turner, Chairman

DATE: June 21, 2017

ZONING MAP AMENDMENT - Steve Turner, Chairman, Todd Morgan, Staff

3. Request of **StoryPoint (applicant)** for **Arlinghaus I, LLC (owner)** for a Zoning Map Amendment from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Public Facilities/Planned Development (PF/PD) for a 14.104 acre tract located on the east side of US 42 and immediately south of the property at 9001 US 42 (Kroger Marketplace), Union, Kentucky. The request is for a zone change to allow an elderly housing facility.

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.

Greg Breetz,
For Project ✓ Absent ____
Against Project ____
Abstain ____ Deferred ____

Steve Turner, Chairman
For Project ✓ Absent ____
Against Project ____
Abstain ____ Deferred ____

Kim Bunger
For Project ✓ Absent ____
Against Project ____
Abstain ____ Deferred ____

Randy Bessler (Alternate)
For Project ____ Absent ____
Against Project ____

Janet Kegley
For Project ✓ Absent ____
Against Project ____
Abstain ____ Deferred ____

~~Lisa~~ **Heilman, (Alternate)**
Lori
For Project ✓ Absent ____
Against Project ____
Abstain ____ Deferred ____

Kim Patton
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

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

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

BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARINGS
June 7, 2017
7:30 P.M.

COMMISSION MEMBERS PRESENT:

Mr. Kim Bunger, Secretary/Treasurer
Mrs. Lori Heilman
Mr. Mark Hicks
Mrs. Janet Kegley
Mr. Don McMillian
Ms. Jamie Nieves
Mr. Kim Patton
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Brad Shipe
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mr. Randy Bessler
Mr. Greg Breetz
Ms. Lisa Reeves
Mr. Charlie Reynolds

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 Morgan, AICP, Senior Planner
Mr. Robert Jonas, AICP, Director, Planning Services

Chairman Rolfsen called the Public Hearing to order at 7:31P.M. and introduced the first item on the Agenda:

ZONING MAP AMENDMENT - Todd Morgan, Staff

1. Request of **StoryPoint (applicant)** for **Arlinghaus I, LLC (owner)** for a Zoning Map Amendment from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Public Facilities/Planned Development (PF/PD) for a 14.104 acre tract located on the east side of US 42 and immediately south of the property at 9001 US 42 (Kroger Marketplace), Union, Kentucky. The request is for a zone change to allow an elderly housing facility.

Staff Member, Todd Morgan, presented the Staff Report, which included a PowerPoint presentation (see Staff Report). The 14.1 acre tract is located in the City of Union. The proposed use is an elderly housing facility. Mr. Morgan noted the land uses and zoning that adjoin the site. To the north is the Kroger store and fuel center. To the east and south is single family residential uses. The building will be 187,017 square feet in size with 175 parking spaces. Independent Living will be located in the 3 story portion of the structure. There will be 88 one bedroom apartments and 31 two bedroom apartments in this portion of the facility. The rear portion of the facility will be one story and will be Enhanced Living. It will consist of 30 one bedroom units, 8 studio units and 4 two-bedroom units. The proposed building density is 13,678 square feet of building per acre of land or 11.85 dwelling units per acre. Access to the site will be through the Kroger drive, which is currently private. It may be public in the future. The existing retention pond on the site will be enlarged. A portion of the site will be transferred to Kroger for buffering purposes. Mr. Morgan stated that the proposed building will have an approximate 528 square foot front yard setback, a 104 foot setback from the rear property line along Braxton Drive and a 104 foot setback from the Arbor Springs Subdivision. The longest portion of the proposed building is 542.71 feet in length. Its width is 392.53 feet. There are 2 planned carport areas. He described the topography of the site and showed pictures of the carports and retaining walls. Building floor plans have also been submitted. Amenities include a dining hall, bistro, café, indoor/outdoor activity areas, shops, postal services, salon/barber, library, fitness room, media room and a multi-purpose room. A detailed landscaping plan has also been submitted. The buffers along the residential zones meet the zoning code - 40 foot Buffer Yard D with a privacy fence in the middle of the buffer or a 80 foot Buffer Yard D without a fence. There is a street frontage buffer and 3 rail fences as required in the Union Town Plan. Mr. Morgan showed elevations of the proposed building. The height of the proposed building is 50 feet. Building materials include stone veneer, vinyl siding and vinyl shakes. The single story portion of the building will be 26 feet.

On Page 2 of the Staff Repot, the applicant is asking for a number of Planned Development Waivers. The first waiver includes parking. Typically, an apartment building with this number of units would require 331 parking spaces. The current zoning code doesn't acknowledge senior housing parking requirements. The applicant is proposing 175 parking spaces and has submitted parking information from other facilities they own. The second waiver includes temporary signage - a 100 square foot "V-shaped" sign over 8 feet tall located along their US 42 frontage. It would be removed once the Certificate of Occupancy permit is issued. The applicant is also requesting 6 additional temporary signs of 6 square feet or less along the entry. Finally, they would like a 10' x 30' Grand Opening banner to be placed on the building. In addition, the applicant is requesting 2 perimeter landscape buffer waivers. The first waiver is to eliminate Buffer Yard A (10' wide) along StoryPoint's northwest property lines where the site adjoins Kroger. Normally, no

landscaping would be required along these property lines if Kroger signed a shared landscaping buffer yard agreement. Kroger will be installing substantial buffering along these property lines as part of their development. In addition, Buffer Yard D (40' or 80' wide) is required along StoryPoint's northwest property line where the site adjoins the Arlinghaus remainder tract. The Arlinghaus remainder tract is not part of the request and is zoned RSE/UTO. Page 27 of the application booklet indicates that Buffer Yard A would be installed along this property line.

The last waiver seeks permission to put a temporary sales trailer and a parking lot on the site. It will be removed within 30 days of receiving a Certificate of Occupancy for the new facility. Mr. Morgan noted that the City of Union approved a Zoning Map Amendment request in 2014 to allow a Kroger Marketplace store and several outlots. He showed a copy of the approved Concept Development Plan. In May, 2016, a Grading Plan for the subject site was approved by the Planning Commission as part of the construction work for the Kroger Marketplace Store.

Mr. Morgan showed a map of the current zoning of the site and adjoining properties as well as photographs. The Comprehensive Plan's Future Land Use Map designates the site as Suburban Residential (up to 4 dwelling units/acre) and High Suburban Density Residential (up to 8 dwelling units/acre) and Rural Lands. He noted that the Comprehensive Plan has not been updated since Kroger was approved. With the next Comprehensive Plan, the entire Kroger site will be designated Commercial. Other references to the Comprehensive Plan are mentioned on pages 4 - 11 of the Staff Report. He noted that over time, the older age groups have increased while the younger age groups have decreased. The Population Element outlines population estimates based on OKI Transportation Analysis Zones. The site is located in the Union region. The population of the Union region will change to 33,568 in 2020 to 41,886 in 2030. In relation to the Union Town Plan, the Land Use Map mirrors the Comprehensive Plan. The green areas include a 100 foot wide buffer area along U.S. 42 as well as town homes (6 dwelling units per acre) and single family detached housing at 2.2 units per acre. Mr. Morgan referred to the findings necessary for a map amendment and the Planned Development (PD) standards.

In terms of Staff Comments, Mr. Morgan stated that the applicant has submitted an 80 page booklet. It will be part of the record (See Exhibit A). He informed the audience that if anyone wanted a copy of the booklet he would make it available in a PDF format. It includes a cover letter, the legal basis for the request, traffic study, building and parking information and the Concept Development Plans. Staff comment #2 defines what an elderly housing facility is according to the zoning code. Third, the Staff would like the applicant to address the following questions: Are residents required to be a certain age before they can live in the facility? If so, how is this enforced? Can the enhanced living care be described more thoroughly?

Further, Staff recommends the following PD Standards should be analyzed in more detail:

Mixed Use Development and Pedestrian Orientation - The proposed development and the adjoining Kroger development (also zoned PD) will have a mixed use orientation. The elderly housing facility is proposed next to a commercial/office subdivision. The submitted plans show that sidewalk connections are being provided between the building and Kroger development.

Compatibility of Uses - The Planning Commission and City of Union need to determine if the size of the building (542.71' length) and building height (50' overall height) are appropriate because the adjoining properties to the northeast and southeast contain single-family residential dwellings. The applicant has provided two cross sections showing views of the building from Braxton Drive and Penrose Way (see Exhibit J).

The applicant also submitted lighting specifications with the application (see Exhibit G). Staff would like the applicant to address the height of the proposed light poles and explain where wall packs and/or fixtures will be mounted on the building.

In terms of landscaping, the applicant has submitted several waivers that the Planning Commission and the City of Union must analyze. The submitted plans show the street frontage buffer, northeast and southeast property lines buffers (adjoining single-family residential homes), and parking lot landscaping will comply with code. Waivers are being sought to reduce the landscaping requirements along the northwest property lines (adjoining Kroger and Arlinghaus remainder tract). Staff would like to note that Buffer Yard Tables 1 and 2 found in Article 36 of the Boone County Zoning Regulations require Buffer Yard D to be installed when a developing PF use (larger than 50,000 square feet) adjoins residentially zoned property.

In regards to building architecture, the standard requires the predominant building materials to have a solid appearance, such as could be achieved with brick, stone, and architectural grade cast concrete products designed to replicate natural materials. The submitted elevation drawings do not meet the standard because the predominate building material is vinyl siding. Staff has asked the applicant to consider adding more stone to the building, replacing the horizontal vinyl siding with composite siding, and providing building material percentages for each facade. The applicant is proposing one permanent monument sign near the cul-de-sac (see Exhibit G in booklet). The sign complies with the requirements of the PF zone. It is 4' tall (to the top of the sign) and 31.14 square feet in area. No building mounted signage is shown. The applicant's proposal to allow additional temporary signage (see page 2 of the Staff Report) also needs to be evaluated.

In terms of transportation connections, Mr. Morgan asked if a decision has been made to upgrade the Kroger driveway to a public street? Is Kroger agreeable to dedicating the right-of-way? The Concept Development Plans shows a sidewalk connection through Kroger's landscaping buffer. Is Kroger agreeable to making this improvement? One of Staff's preliminary comments to the applicant was that a gated emergency driveway should be pursued through Kroger's landscaping buffer so an alternative means of access could be provided to the facility. Staff would like to know if the applicant has contacted Kroger about this potential improvement.

Mr. Morgan noted that the submitted Concept Development Plan shows that Arlinghaus Builders will be left with two remainder tracts. One remainder tract is located at the end Vicksburg Drive and is approximately 2 acres in area. The other is located between U.S. 42 and the fuel center and is approximately 1.7 acres in area. Neither of these remainder tracts are part of the request and will remain zoned RSE/UTO.

He distributed an agency memo and received comments back from the Union Fire Department and SD1. They are attached to the Staff Report. He also introduced an email from Mr. Matt Bogen of

the Kentucky Transportation Cabinet (see Exhibit B) stating that he didn't think there would be a need for any further road improvements on U.S. 42. Mr. Morgan stated that Staff received two emails from Mr. Don McBlynn opposing the project. Those emails are included in the Staff Report. He also included a list of all of the existing and proposed senior housing developments in Boone County.

At this time, Chairman Rolfsen asked if the applicant was present and wanted to proceed with its presentation. Mr. Aaron Seymour of StoryPoint, 7077 Apple Creek Road, Sylvanna, Ohio, presented an updated building elevation of the proposed project. He gave an overview of his company (see PowerPoint presentations). StoryPoint has over 35 years of experience in the senior housing industry. They have a portfolio occupancy rate of 94% compared to an industry average of 90%. StoryPoint operates over 2,000 units of senior housing throughout the Midwest. Their headquarters is in Brighton, Michigan. They have projects in Michigan, Ohio and Indiana. They currently have 14 buildings in Ohio and Michigan. They are a highly capitalized corporation as they are true owner-operators. They don't partner with an operations group.

In terms of benefits, the project will bring about 80 jobs with about 40 of them being full-time. Payroll will be in excess of $3 million annually. Property taxes will be $250,000 annually along with marketing costs of $150,000. StoryPoint is very involved in local charities. Mr. Seymour referred to the same unit breakdown as described by Mr. Morgan. The proposed facility is unlicensed. Enhanced Living provides a step up from the care provided in Independent Living. The units are typical apartments but the facility has other core amenities. It has a full service commercial kitchen, dining room, bistro, café, and other activity areas. Residents are assessed to determine if they need additional services and assistance. That is when Enhanced Living comes into play. He also gave a breakdown of parking needs. The largest number of employees per shift change is 50. Family visitors will be about 45 per day. Outside contractors will be about 20 per day. Special event parking will require 20 spaces. Finally, resident parking will involve 40 spaces per day. Total number of parking spaces is 175. They have never had a problem with parking at any of their sites. Mr. Seymour showed some photographs of StoryPoint's existing buildings. There is a need for senior living in the area. They have identified all the competition in the area and have determined that there is a net demand in excess of 700 senior living units throughout the area. All lighting fixtures used on site will be LED fixtures. They have full cut-off controls as well as diming controls. Full lit parking lots will not occur throughout the entire night. Buildings will have building mounted wall packs. In regard to the issue of age, Mr. Seymour stated that they are in full compliance with federal fair housing guidelines. They don't have any age restrictions. They heavily market the facility to the senior market because of its services and design. They have never had an issue of turning someone away because of it not being a good fit. There have been no issues like a family of 4 moving into one of their facilities.

Mr. Patrick Hughes, attorney for the applicant, stated there is not a specific designation for the number of required parking spaces for an elderly housing facility. It is somewhere between apartment housing and housing for the aged. Parking for housing for the aged is significantly less than apartment living. In terms of building architecture, his client is still working with staff on this issue. He pointed out that the building is a well designed facility. While there is vinyl siding, he doesn't believe that the list in the code prohibits vinyl siding for a solid look.

At this time Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request?

Mr. Chester Gregory, 2204 Penrosa Way, inquired whether the buffer would include mature trees or seedlings? His biggest concern is the expansion of the retention pond. Who will maintain it so it doesn't become a problem?. Will it have a fountain to keep it looking nice and not stagnant? Mr. Morgan responded that the evergreen trees would have to be a minimum of 6 feet in height at planting. The large deciduous trees would be 2 inches in caliper size at planting. Mr. Seymour stated that they try to use a lot of lake aeration at their present facilities. They would install such a feature at the proposed facility. Mr. Bob Schroeder, Arlinghaus Builders, stated that they own on both sides the lake. StoryPoint would own at least 80% of the lake and the remaining part would be owned by others. Mr. Gregory asked what will the land between the lake and Arbor Springs Subdivision be used for in the future? Will it be permanent green space? Mr. Costello asked what would be the benefit of owning the remaining 20% if it is needed for drainage? Mr. Gregory stated that he was told it would be green space.

Ms. Elizabeth Compo, 9069 Braxton Drive, submitted a letter and a photograph of her property (See Exhibit C). She bought her house in 2003 in a rural setting. She thought the area would develop into luxury subdivision estates with nice homes. Two years later Arlinghaus constructed a 60 foot high mountain of topsoil. It blocked their view and continually has weeds. An invasive vine on the property killed a line of trees they planted. She invested a lot of money into her home with an in-ground pool and a home theater. She always thought that she would get a return on her investment. Then, the Kroger zone change came to allow the largest Kroger Marketplace ever built to be constructed in their line of sight. Many people in the area have had problems with their air conditioning units because of dirt from the construction project. Gutters were also filled with dirt. They haven't been able to open their pool in 2 years. Because of her health, they are looking for a new type of ranch house. They are going to put their house on the market soon. She fully understands the need for the proposed building because of the aging community. She is not here to speak against it but it is unfair to the homeowners nearby. Everyone thought the property would be developed as a residential subdivision like Arbor Springs or Plantation Pointe. Isn't the purpose of zoning to indicate stipulated use of a particular area? What is the point when a large corporation that wants to build something can then change the zoning? What is the purpose of zoning at all? StoryPoint will negatively impact the resale value of her home. Forty feet is high and baby trees are not enough. It is difficult now with the Kroger building. StoryPoint should be required to pay the property owners that have a clear line of site of their facility a sum of not less than $30,000 per household. Houses are the biggest investment and the company can afford to compensate the property owner for their losses. If approved, the applicant should help her much like the Airport did years ago when the new runways were built. She doesn't want to lose money on her house. It only affects a few people.

Mr. Andy Carr, 2004 Halleck Way, asked what is the source of income for the facility? Is it private pay or medicaid? What type of employment is it? Mr. Seymour replied that they were all private pay. The range of jobs includes property administration, wellness coordinator, housekeepers and a variety of kitchen jobs. Chairman Rolfsen asked the applicant to define Enhanced Living? Mr. Seymour responded residents who need help with bathing, getting dressed, etc.

Mrs. Noreen Morgan, 9205 Royal Oak Drive, expressed a concern about traffic and the traffic

study. All traffic generated from development along U.S. 42 has impacted traffic going north. Last week at 2:40 p.m. traffic was backed up on U.S. 42 from Weaver Road south to Bob Sumerel going north. There were 24 cars that tried to turn left on Hopeful Church Road. Cars coming south were also bumper to bumper. It is surprising that the Fire Department has not commented on the project. She has witnessed emergency vehicles having difficulty pulling out on U.S. 42. Sometimes she has to wait 3 lights to get through the intersection. There are many projects under construction like the new grade school and apartments that will contribute to traffic. The traffic from the project itself won't affect her that much but it will others add to the existing traffic going north. It is worse when school is in session.

Ms. Shirley Petrie, 9056 Royal Oak Drive, stated that she was interested in knowing more about the quality of care. Is it a facility that has a continuum of care? If it isn't, who will take care of the people if they need assisted living or if they don't have nurses or social workers? Is what is proposed the best use of the property? It is just housing. What is the average rent per unit? Mr. Seymour responded that they have not established their full rent yet. The Independent Living portion usually starts at $3,000 per month. It includes one meal per day. He stated that they operate other facilities that offer Assisted Living and Memory Care. They have decided to focus on Independent Living and Enhanced Living because this is where they have had the most success. It is the best fit for the area. They normally work with other surrounding facilities if residents need a different type of care through a referral process. Mr. Costello noted that a list of senior housing facilities is attached to the Staff Report.

Mr. Hughes stated that Kentucky requires a Certificate of Need to operate a skilled care facility or nursing home for the continuum of care element. Boone Spring and Baptist Life are examples of skilled care facilities.

Chairman Rolfsen asked if any of the Board members had comments or questions?

Mr. Hicks inquired whether the open space near the lake is locked in as open space? Has the density been taken? Can it still be used in other matters? Mr. Morgan replied that he would have to research the approval for Arbor Springs Subdivision. Mr. Costello offered that the existing lake was built as part of the U.S. 42 project. Mr. Schroeder agreed and the site in question was never part of Arbor Springs Subdivision. The site will always be used for retention purposes. It makes sense to have the lake maintained by one property owner. He didn't know what would happen to the area by Mr. Gregory's house. Arbor Springs has double the amount of required open space. The lake could be transferred to the HOA. Mr. Costello stated that Staff will verify that information. It can't be used to build a house but most likely will be open space. Nothing will be built between the lake and the homes in Arbor Springs.

Mr. Patton stated that from a nursing standpoint, the applicant has been very respectful with the single story portion of the building facing the houses on Braxton Drive. Is the Enhanced Living lower in height than the multi-story Independent Living? Mr. Seymour replied yes. Mr. Patton asked if the applicant could provide distance dimensions from the neighbors to the Enhanced Living and Independent Living areas.

Mr. Shipe inquired about the monthly rate for Enhanced Living? Mr. Seymour responded that it

would be more than Independent Living because the additional services would be ala carte. They are at the mid-range for pricing for these types of facilities.

Mr. Schwenke inquired about an entrance to the Kroger site for an emergency fire entrance. Mr. Seymour replied they will analyze it as long as it is used on a limited basis. They could install a gate but they also don't want to disrupt the proposed buffer.

Mr. Bunger stated that the Planning Commission receives an application, holds a Public Hearing and votes on a recommendation to the legislative unit. The legislative unit makes the final decision on the land use. The Planning Commission did not recommend approval of the Kroger store and the legislative unit made the final decision. Ultimately, there was a court decision to approve the use. It is important to know this information based upon some of the comments made at the Public Hearing about previous Planning Commission approvals.

Mr. McMillian asked why would someone put a housing project next to a filling station? He couldn't approve the project. It is too close and will have a terrible smell next to the housing.

Mr. Seymour responded that they would most likely add more landscaping and fencing in the area in order to restore the view. It is there and they are aware of it. They currently don't have a project that is so close to a gas station. It is not a major concern for them.

Mr. Turner asked if the Union Town Plan still exists? If it does, what does it say about buildings of this magnitude? Mr. Morgan replied that the Union Town Plan exists but the proposed zone change would remove it from the Town Plan zoning and standards. Instead, the applicant is following the Planned Development standards. Currently, it is planned for residential use. The density is different. The Planned Development standards have higher criteria for density and building materials than the Union Town Plan zoning. Mr. Turner asked what is the scale of the project relative to other projects in the area? Mr. Morgan stated he would have to research it more to give an accurate answer. Mr. Costello added that the proposed use is residential but at a higher density. Also, there is an impact of the Kroger development as a result of their zone change. It is a different land use there. Is there a transitional use between Kroger and Arbor Springs? It is a public facility. In terms of scale, the Town Plan is built on density to create the commercial zone or center. The Town Plan actually encourages mixed uses and higher density. What is proposed does not actually match the existing zoning. The applicant is providing more green space in lieu of the density. The project is clustered. Other projects in the area have been built based on the Union Town Plan.

Ms. Nieves asked what is the occupancy rate for their facilities? Mr. Seymour stated that they have 2 new facilities that just opened and they have a 60% occupancy rate but the average of all others is at 94%. She asked if the $3,000 per month is a standard fee for the other facilities? It seems high. Mr. Seymour responded yes. They are well capitalized to weather any storm and thus don't need to lower monthly rates.

Mr. Bunger asked if the applicant would build the project all at once or in phases? Mr. Seymour replied it will be constructed all at once over a 16-18 month period.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be held on June 21, 2017 at 5:00 P.M. in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on July 5, 2017 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 8:50 P.M.

APPROVED:

Charlie Rolfsen
Chairman

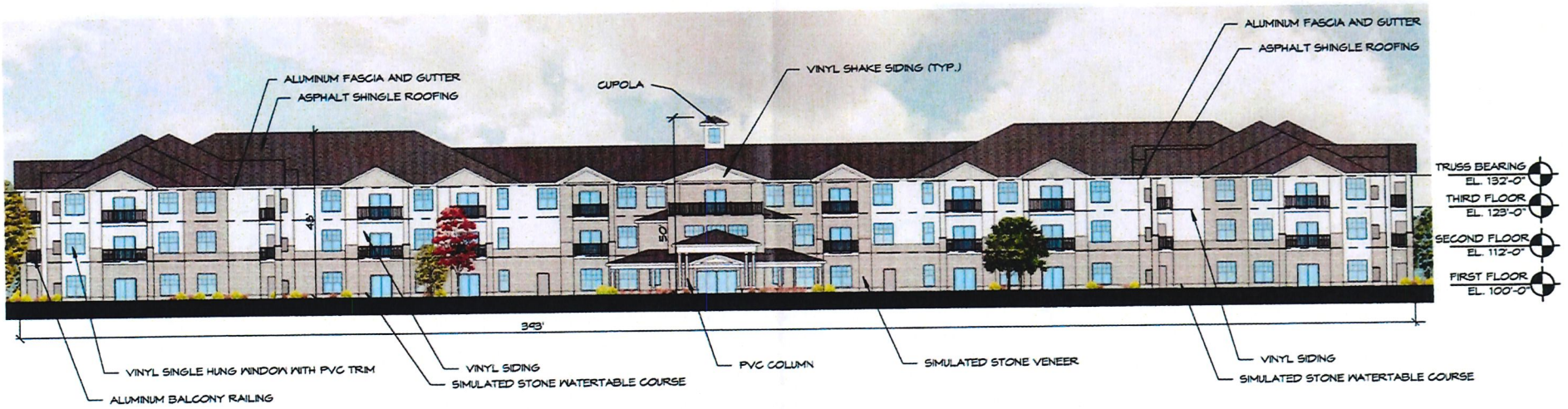
Attest:

Kevin P. Costello, AICP
Executive Director

EXHIBIT A - Application booklet submitted by applicant
EXHIBIT B - Email from Matt Bogen, KTC, District 6
EXHIBIT C - Letter and photo from Elizabeth Compo

SUPPORTING INFORMATION

RECEIVED
JUN 21 2017
BOONE COUNTY
PLANNING COMMISSION



WEST ELEVATION
SIMULATED STONE VENEER - 68%
VINYL SIDING - 32%

TOTAL BUILDING
SIMULATED STONE VENEER - 38%
VINYL SIDING - 62%

STORYPOINT OF UNION, KY

WEST ELEVATION

06/21/17

ARCHITECTS

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

RECEIVED
JUN 30 2017
BOONE COUNTY
PLANNING COMMISSION

June 29, 2017

StoryPoint
c/o - Mr. Aaron Seymour
2200 Genoa Business Park Drive
Brighton, MI 48114

RE: Request of **Storypoint (applicant)** for **Arlinghaus I, LLC (owner)** for a Zoning Map Amendment from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Public Facilities/Planned Development (PF/PD) for a 14.104 acre tract located on the east side of US 42 and immediately south of the property at 9001 US 42 (Kroger Marketplace), Union, Kentucky. The request is for a zone change to allow an elderly housing facility.

Dear Mr. Seymour:

The following represents the conditions of approval for the above referenced application as agreed to by the applicant's team and Boone County Planning Commission's Zone Change/Concept Development Plan Committee. The current property owner and you need to sign the appropriate lines on the last page of this letter if you are in agreement with the conditions. Please return this letter to the Boone County Planning Commission office by July 3, 2017.

CONDITIONS

1. The approval is based on the submitted plans, application booklet, and elderly housing use description unless modified by others conditions below.

2. The building shall comply with the following architectural design review conditions:

   A. The front facade of the building shall be constructed per the revised plan that was submitted at the June 21, 2017 Zone Change Committee meeting.

   B. Vinyl horizontal siding shall not comprise more than 50% of the "total building" exterior. Vinyl shake siding shall not be considered as vinyl horizontal siding.

3. A gated emergency access driveway and sidewalk connection shall be installed on the subject site and connect to the Kroger Marketplace parking lot. (Note - Kroger will have to provide written consent before these improvements can be constructed).

4. The following site lighting conditions shall apply to the development:

   A. All lighting (wallpacks and light pole fixtures) shall be directed downwards or inwards towards the subject site. All light pole fixtures shall operate on an auto dimming system.

B. A maximum of 4000 K LED bulbs shall be utilized in all light fixtures and wallpacks.

C. Light poles shall be limited to approximately 21' in height.

5. An aeration system shall be required in the retention pond.

6. An irrigation system shall be installed to help maintain all required landscaping plantings.

7. The following Planned Development (PD) Waivers are being approved with the request:

A. The parking requirement shall be reduced from 331 stalls to 175 stalls.

B. Six (6) additional temporary signs shall be permitted on the property for a period of sixty (60) days plus the construction period. The signs shall be limited to six (6) square feet or less and be placed on the subject property.

C. An approximate 10' x 30' grand opening banner shall be permitted on the building for a period of 28 days once the Certificate of Occupancy is granted. The banner shall be approved through the Temporary Advertising Display application process and counts towards the five permits that StoryPoint is permitted in a calendar year.

D. StoryPoint shall not be required to install any additional perimeter landscaping where their property adjoins the Kroger property.

E. Buffer Yard A shall be required along the northwest property line where the StoryPoint site adjoins the Arlinghaus remainder tract.

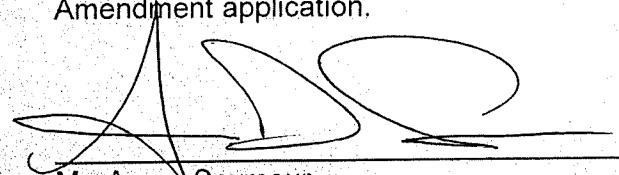
Sincerely,

Todd K. Morgan, AICP
Senior Planner, Zoning Services

TKM/ss

AGREEMENT

I, Aaron Seymour, do hereby agree to the listed conditions of approval for the Zoning Map Amendment application.



6/29/17

Mr. Aaron Seymour
StoryPoint

Date

I, Robert Schroder, do hereby agree to the listed conditions of approval for the Zoning Map Amendment application.

Robert Schroder V.P. 6-30-17

Mr. Robert Schroder
Arlinghaus I, LLC

Date

THE KLEINGERS GROUP

CINCINNATI
COLUMBUS
DAYTON

6305 Centre Park Drive
West Chester, OH 45069
phone 513.779.7851
fax 513.779.7852
www.kleingers.com

LEGAL DESCRIPTION
14.104 ACRES ACRES

Situated in the City of Union, Boone County, Commonwealth of Kentucky, being part of tracts of land conveyed to Arlinghaus Builders, Inc. in D.B. 730 Pg. 293 and D.B. 776 Pg. 1 the boundary of which being more particularly described as follows:

Beginning at a 5/8" iron pin set at the northwest corner of Parcel "F" of Section Sixteen, Arbor Springs at Plantation Pointe as recorded in Plat Cabinet 5, Slide 636;

Thence along the east right of way line of Dixie Highway along a curve to the left for an arc distance of 196.33 feet to a 5/8" iron pin set, said curve having a radius of 3018.37 feet, a central angle of 3°43'37" and a chord which bears N24°59'53"W a distance of 196.30 feet;

Thence continuing, N26°51'41"W a distance of 313.94 feet to a 5/8" iron pin set;

Thence in part along a new division line and along the southerly line of a 35.270 acre tract of land conveyed to Kroger Limited Partnership I as recorded in D.B. 1068 Pg. 549, N61°46'48"E a distance of 544.09 feet to a 5/8" iron pin set;

Thence continuing along the southerly line of said 35.270 acre tract, N28°13'12"W a distance of 311.24 feet to a 5/8" iron pin set;

Thence, N61°46'48"E a distance of 626.26 feet to a 5/8" iron pin set in the west line of Section 3, Union Village as recorded in P.S. 370-B;

Thence along in part along the west line of said Section 3, Union Village and the west line of Section 5, Union Village as recorded in P.S. 384-B and Section 8, Union Village as recorded in P.S. 433-A, S28°19'02"E a distance of 606.46 feet to a 5/8" iron pin set;

Thence in part along a new division line and along the north line of the aforesaid Parcel "F", N61°45'38"W a distance of 500.20 feet to a 5/8" iron pin set;

Thence, S44°30'26"W a distance of 722.23 feet to the Point of Beginning;

Containing 14.104 acres more or less, being subject to all right of ways and easements of record.

Bearings are based on the east right of way line of Dixie Highway being N26°51'41"W per D.B. 1068 Pg. 549;

RECEIVED
AUG 31 2017
BOONE COUNTY
PLANNING COMMISSION

CITY OF UNION, KENTUCKY
ORDINANCE NO. 2017-10

AN ORDINANCE OF THE CITY OF UNION, KENTUCKY APPROVING, WITH CONDITIONS, A REQUEST OF STORYPOINT FOR AND ON BEHALF OF ARLINGHAUS I LLC FOR A ZONING MAP AMENDMENT, SUCH ZONING MAP AMENDMENT TO THE BOONE COUNTY ZONING MAP BEING A ZONE CHANGE FROM RURAL SUBURBAN ESTATES/UNION TOWN OVERLAY (RSE/UTO) TO PUBLIC FACILITIES/PLANNED DEVELOPMENT (PF2/PD) FOR A 14.104 ACRE SITE GENERALLY LOCATED ON THE EAST SIDE OF U.S. 42 AND IMMEDIATELY SOUTH OF THE PROPERTY AT 9001 U.S. 42 (KROGER MARKETPLACE), UNION, KENTUCKY, AND PROVIDING THE RECOMMENDATION BE FORWARDED TO THE CITY OF UNION, KENTUCKY.

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

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 for a 14.104 acre site generally located on the East side of U.S. 42 and immediately south of the property at 9001 U.S. 42 (Kroger Marketplace), Union, Kentucky and;

WHEREAS, the Boone County Planning Commission as the planning unit for the City of Union, 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; and

WHEREAS, the Boone County Planning Commission by Resolution No. R-17-015-A recommended approval of the rezoning described above, with conditions; and

WHEREAS, the recommendation 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 Commission for the City of Union, Kentucky; and

WHEREAS, the Union City Commission desires to affirm and approve the recommendation of the Boone County Planning Commission pursuant to K.R.S. 100.211 within ninety (90) days of the Planning Commission's final action and grant the application of the Zoning Map Amendment, with conditions.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF UNION, KENTUCKY as follows:

SECTION I

That the request for a change in the Zoning Map Amendment being a Zone Change from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Public Facilities/Planned Development (PF2/PD) for the 14.014 acre site generally located on the East side of U.S. 42 and immediately south of the property at 9001 U.S. 42 (Kroger Marketplace), Union, Kentucky shall be and is hereby approved, with conditions, as set forth in the Boone County Planning Commission's Resolution R-17-015-A, which includes, but is not limited to, their Findings of Fact and Description of the real estate which is the subject of this Ordinance and is attached hereto and marked Exhibit "A" and incorporated herein by reference.

SECTION II

This approval for 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 III

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

PASSED AND APPROVED ON FIRST READING this the 7th day of August, 2017.

PASSED AND APPROVED ON SECOND READING this 23rd day of ~~September,~~ August 2017.

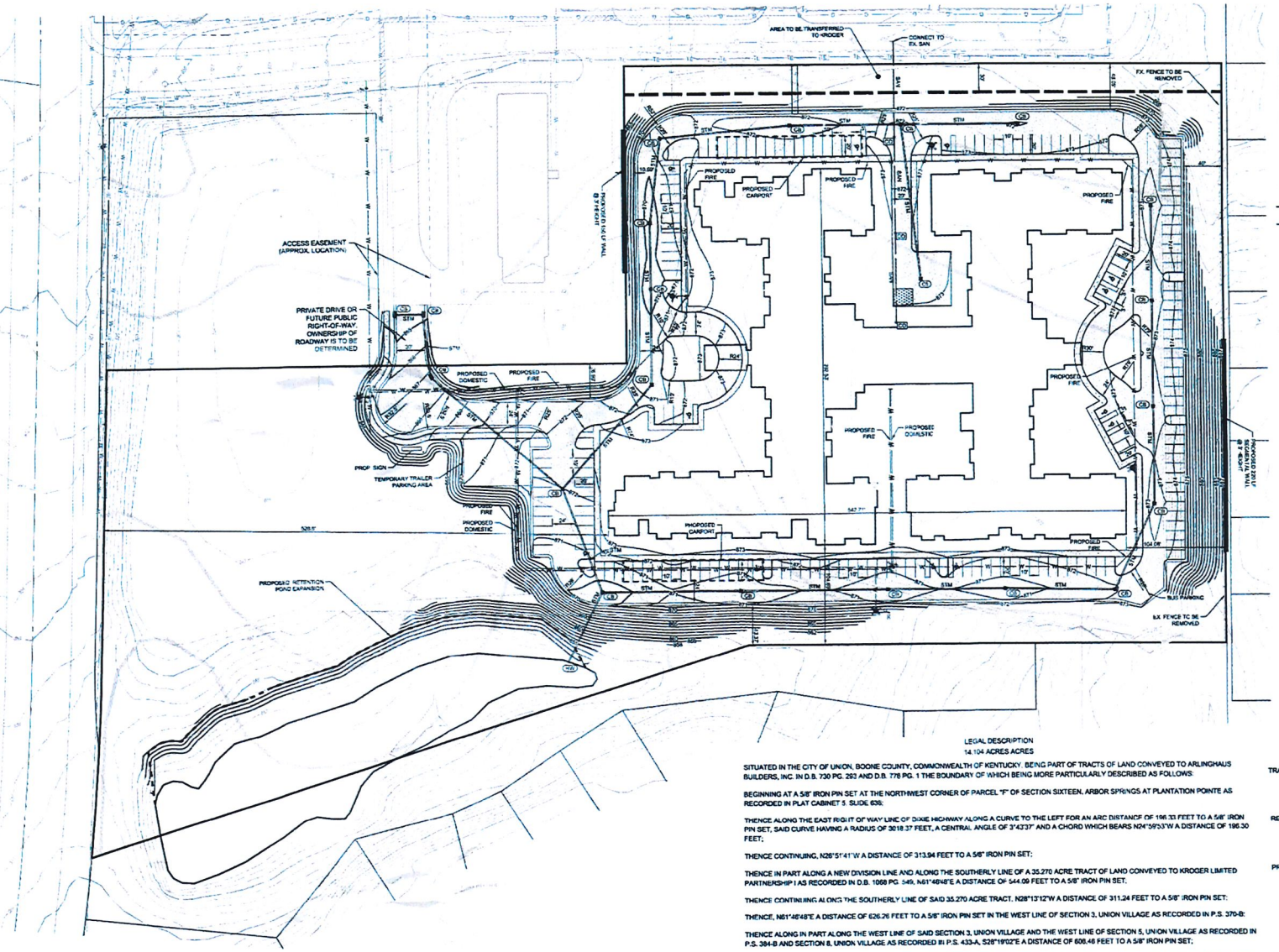
APPROVED:

HON. LARRY K. SOLOMON, MAYOR

ATTEST:

DONNA WAHOFF, CITY CLERK

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



PROPOSED LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE WALK
- PROPOSED HEAVY DUTY PAVEMENT
- PROP. SANITARY LINE
- W — PROP. WATER LINE
- EX CONTOUR
- EX CONTOUR
- 870 — PROP. CONTOUR
- 871 — PROP. CONTOUR
- PROP. WATER VALVE
- PROP. FIRE HYDRANT
- FDC — PROP. FIRE DEPARTMENT CONNECTION
- PROP. CATCH BASIN
- PROP. HEADWALL
- RsB — SOIL MAP

NOTES
1. ALL RADII ARE 5' UNLESS OTHERWISE SPECIFIED.
2. ELECTRIC AND TELEPHONE WILL BE SERVICED FROM U.S. 42. EXACT LOCATIONS WILL BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO CONSTRUCTION.

SITE DEVELOPMENT DATA

OWNER: ARLINGHAUS BUILDERS INC.
142 BARNWOOD DRIVE
EDGEWOOD, KY 41017
PHONE: (859) 392-8900

ARCHITECT: pH7 ARCHITECTS
330 WEST SPRING STREET
SUITE 265
COLUMBUS, OHIO 43215
PHONE: (614) 453-2953
CONTACT: SCOTT DEISLER
EMAIL: sdeisler@ph7architects.com

SITE ENGINEER: THE KLEINGERS GROUP
350 WORTHINGTON ROAD
SUITE B
WESTERVILLE, OH 43082
PHONE: (614) 882-4311
CONTACT: MIKE COUVRIEUR
EMAIL: mike.couvrieur@kleingers.com

EXISTING USE: UNDEVELOPED, ZONED RESIDENTIAL
PROPOSED USE: SENIOR HOUSING

EXISTING ZONING: RSE, RURAL SUBURBAN ESTATES
UTO, UNION TOWN OVERLAY

PROPOSED ZONING: PF, PUBLIC FACILITIES / PD, PUBLIC DEVELOPMENT (ELDERLY HOUSING FACILITY)

PROPOSED SETBACKS: FRONT YARD - 30'
REAR YARD - 50'
SIDE YARD - 10'

LOT COVERAGE: 38%

TOTAL RE-ZONE AREA: 14.104 ACRES
TRANSFER AREA TO KROGER: 0.431 ACRES
STORYPOINT AREA: 13.673 ACRES

DENSITY: 162 UNITS/13.637 ACRES:
11.85 UNITS PER ACRE

REQUIRED PARKING SPACES: 1.5 SPACE PER 1 BR APARTMENT + 2 SPACES PER 2 BR APARTMENT + 1 SPACE PER EMPLOYEE =
1.5 x 126 + 2 x 36 + 70 = 189 + 72 + 70 = 331 PARKING SPACES

PROVIDED PARKING SPACES: 11 HANDICAP PARKING SPACES
164 STANDARD PARKING SPACES
175 TOTAL PARKING SPACES

SOIL: FeD - FAYWOOD SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES
RsB - ROSSMOYNE SILT LOAM, 0 TO 6 PERCENT SLOPES
RsC - ROSSMOYNE SILT LOAM, 6 TO 12 PERCENT SLOPES

LEGAL DESCRIPTION
14.104 ACRES ACRES

SITUATED IN THE CITY OF UNION, BOONE COUNTY, COMMONWEALTH OF KENTUCKY. BEING PART OF TRACTS OF LAND CONVEYED TO ARLINGHAUS BUILDERS, INC. IN D.B. 730 PG. 293 AND D.B. 776 PG. 1 THE BOUNDARY OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN SET AT THE NORTHWEST CORNER OF PARCEL "F" OF SECTION SIXTEEN, ARBOR SPRINGS AT PLANTATION POINTE AS RECORDED IN PLAT CABINET 5, SLIDE 638;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF DIXIE HIGHWAY ALONG A CURVE TO THE LEFT FOR AN ARC DISTANCE OF 196.33 FEET TO A 5/8" IRON PIN SET, SAID CURVE HAVING A RADIUS OF 3018.37 FEET, A CENTRAL ANGLE OF 3°43'37" AND A CHORD WHICH BEARS N24°59'53"W A DISTANCE OF 196.30 FEET;

THENCE CONTINUING, N26°51'41"W A DISTANCE OF 313.94 FEET TO A 5/8" IRON PIN SET;

THENCE IN PART ALONG A NEW DIVISION LINE AND ALONG THE SOUTHERLY LINE OF A 35.270 ACRE TRACT OF LAND CONVEYED TO KROGER LIMITED PARTNERSHIP I AS RECORDED IN D.B. 1068 PG. 549, N61°48'48"E A DISTANCE OF 544.09 FEET TO A 5/8" IRON PIN SET;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID 35.270 ACRE TRACT, N28°13'12"W A DISTANCE OF 311.24 FEET TO A 5/8" IRON PIN SET;

THENCE, N61°46'48"E A DISTANCE OF 626.26 FEET TO A 5/8" IRON PIN SET IN THE WEST LINE OF SECTION 3, UNION VILLAGE AS RECORDED IN P.S. 370-B;

THENCE ALONG IN PART ALONG THE WEST LINE OF SAID SECTION 3, UNION VILLAGE AND THE WEST LINE OF SECTION 5, UNION VILLAGE AS RECORDED IN P.S. 384-B AND SECTION 8, UNION VILLAGE AS RECORDED IN P.S. 433-A, S28°19'02"E A DISTANCE OF 608.46 FEET TO A 5/8" IRON PIN SET;

THENCE IN PART ALONG A NEW DIVISION LINE AND ALONG THE NORTH LINE OF THE AFORESAID PARCEL "F", N61°45'38"W A DISTANCE OF 500.20 FEET TO A 5/8" IRON PIN SET;

THENCE, S44°30'26"W A DISTANCE OF 722.23 FEET TO THE POINT OF BEGINNING;

CONTAINING 14.104 ACRES MORE OR LESS. BEING SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.

BEARINGS ARE BASED ON THE EAST RIGHT OF WAY LINE OF DIXIE HIGHWAY BEING N26°51'41"W PER D.B. 1068 PG. 549;

THE KLEINGERS GROUP

CIVIL ENGINEERING	www.kleingers.com
SURVEYING	350 Worthington Rd, Ste B Westerville, OH 43082
LANDSCAPE ARCHITECTURE	614.882.4311

Zoning Map Amendment
APPROVED with Conditions
Staff Jane E. Murphy
Date 7/5/17
Boone County
Planning Commission

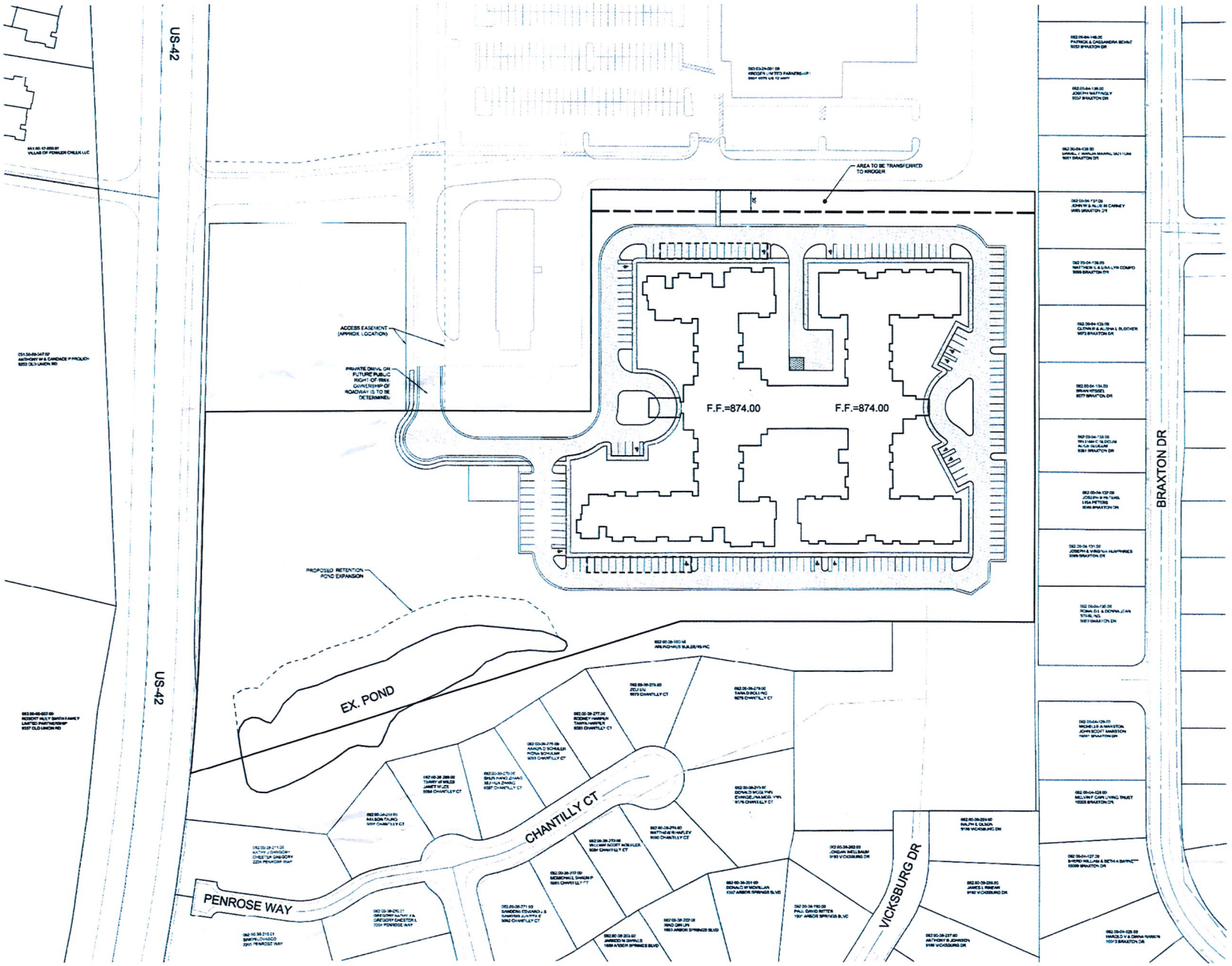
SEAL:

NO.	DATE	DESCRIPTION

STORYPOINT UNION
UNION, KENTUCKY

PROJECT NO: 160717.000
DATE: 05-12-2017
SCALE: 0 35 50 100
SHEET NAME: SITE PLAN
SHEET NO: 1 of 2

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



THE KLEINGERS GROUP

CIVIL ENGINEERING www.kleingers.com
SURVEYING
LANDSCAPE ARCHITECTURE
350 Worthington Rd. Ste B
Westerville, OH 43082
614.882.4211

SEAL:

NO	DATE	DESCRIPTION

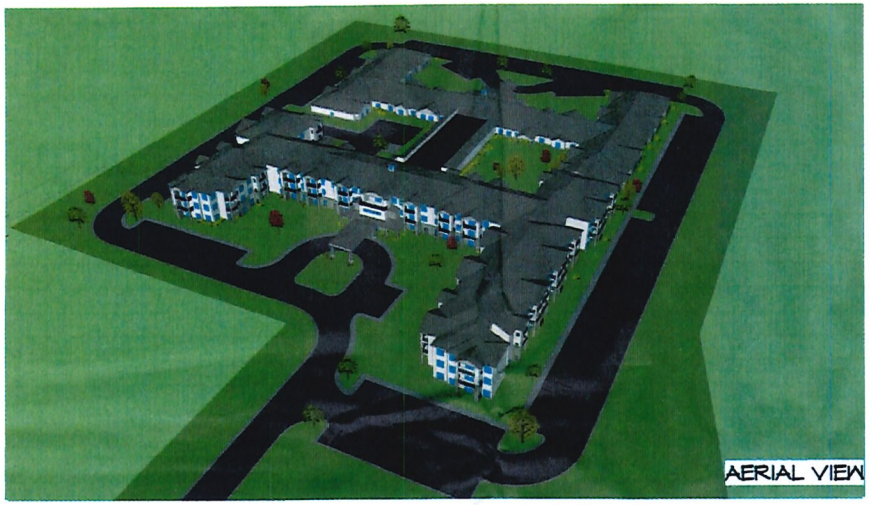
STORYPOINT UNION
UNION, KENTUCKY

PROJECT NO: 160717.000
DATE: 06-13-2017
SCALE: 0 30 60 120

SHEET NAME:
OVERVIEW PLAN

SHEET NO:
2 of 2

INDEPENDENT LIVING ENTRANCE



AERIAL VIEW

ENHANCED CARE ENTRANCE

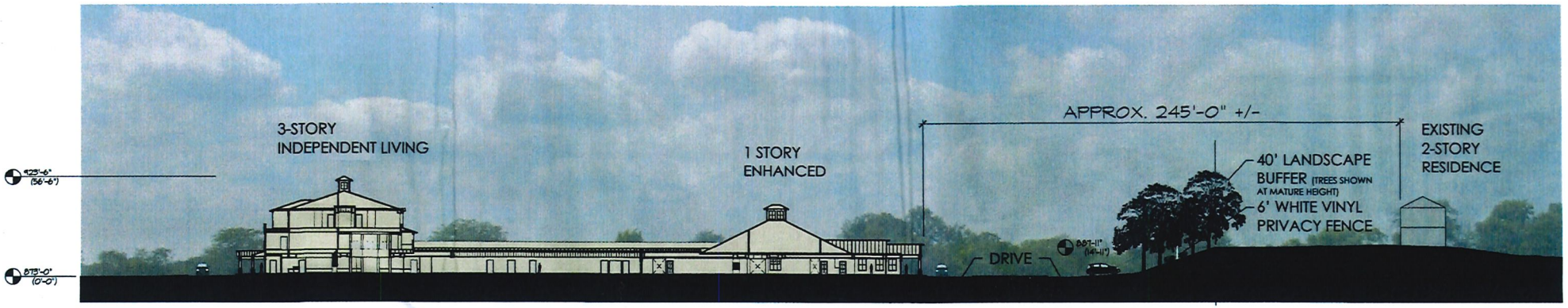
STORYPOINT OF UNION, KY

RECEIVED
MAY 15 2017
BOONE COUNTY
PLANNING COMMISSION

PERSPECTIVES

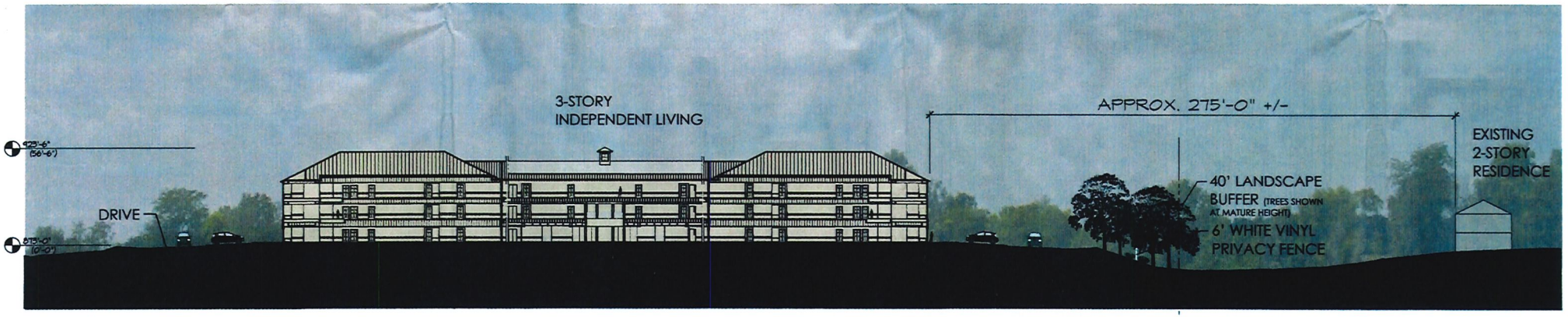
03/24/17

ARCHITECTS



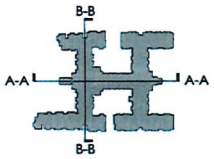
SECTION A-A

PROPERTY LINE



SECTION B-B

PROPERTY LINE



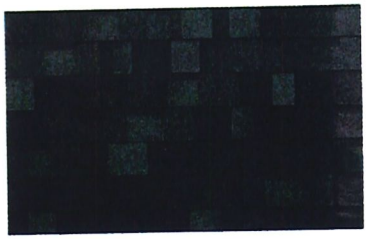
KEY PLAN

StoryPoint of Union

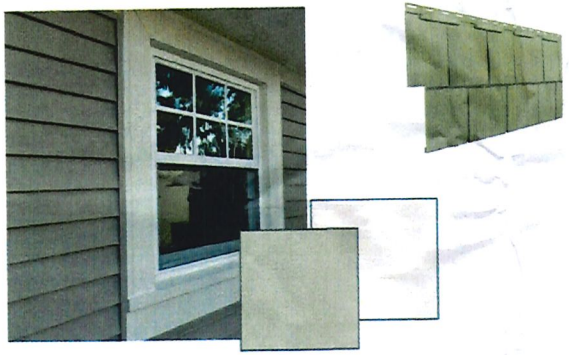
SITE SECTIONS

04-27-2017

ARCHITECTS



IKO: ASPHALT SHINGLES - CAMBRIDGE COLLECTION, DUAL BLACK

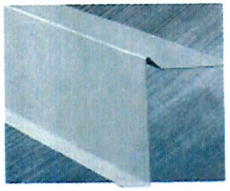


VARIFORM BY PLYGEM: VINYL SIDING - SILVER MIST

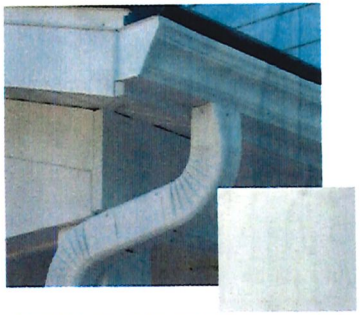
TRIM - DOVER WHITE

CENTURION STONE - GRAY

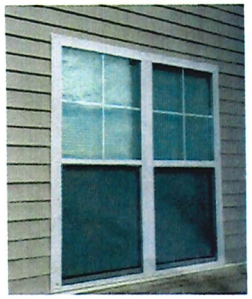
QUALITY EDGE: FASCIA, SOFFIT AND TRIM - EGGSHELL 503



QUALITY ALUMINUM: METAL DRIP EDGE - BONE 138



MICHIGAN ALUMINUM: GUTTERS AND DOWNSPOUTS - SHELL 138



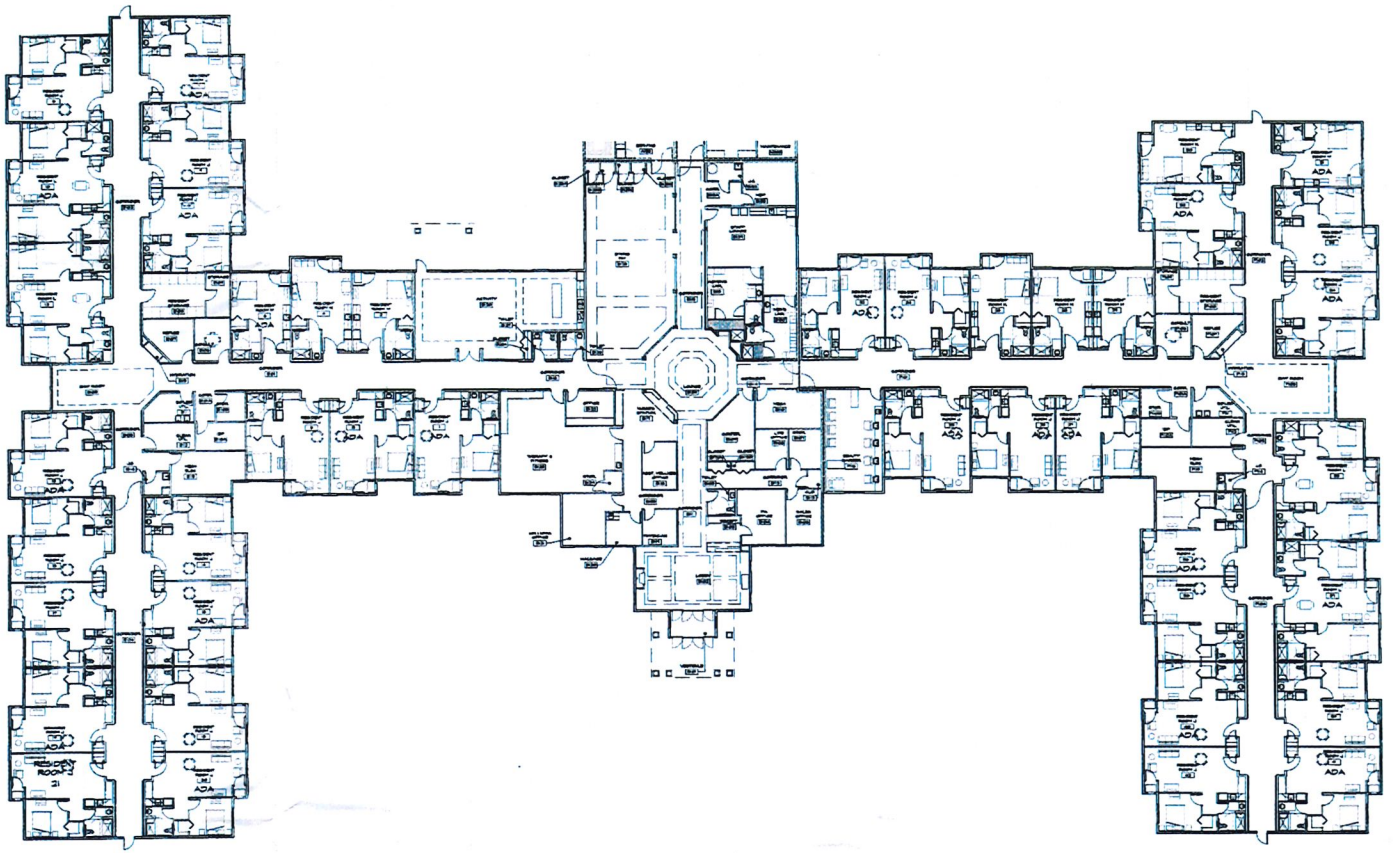
CRYSTAL: VINYL WINDOWS AND SLIDING DOORS - WHITE

ULTRA FENCING AND RAILING: BALCONY GUARDRAIL - WHITE

TUBELITE: EXTERIOR STOREFRONT - BONE WHITE

OVERALL RESIDENT ROOM BREAKDOWN

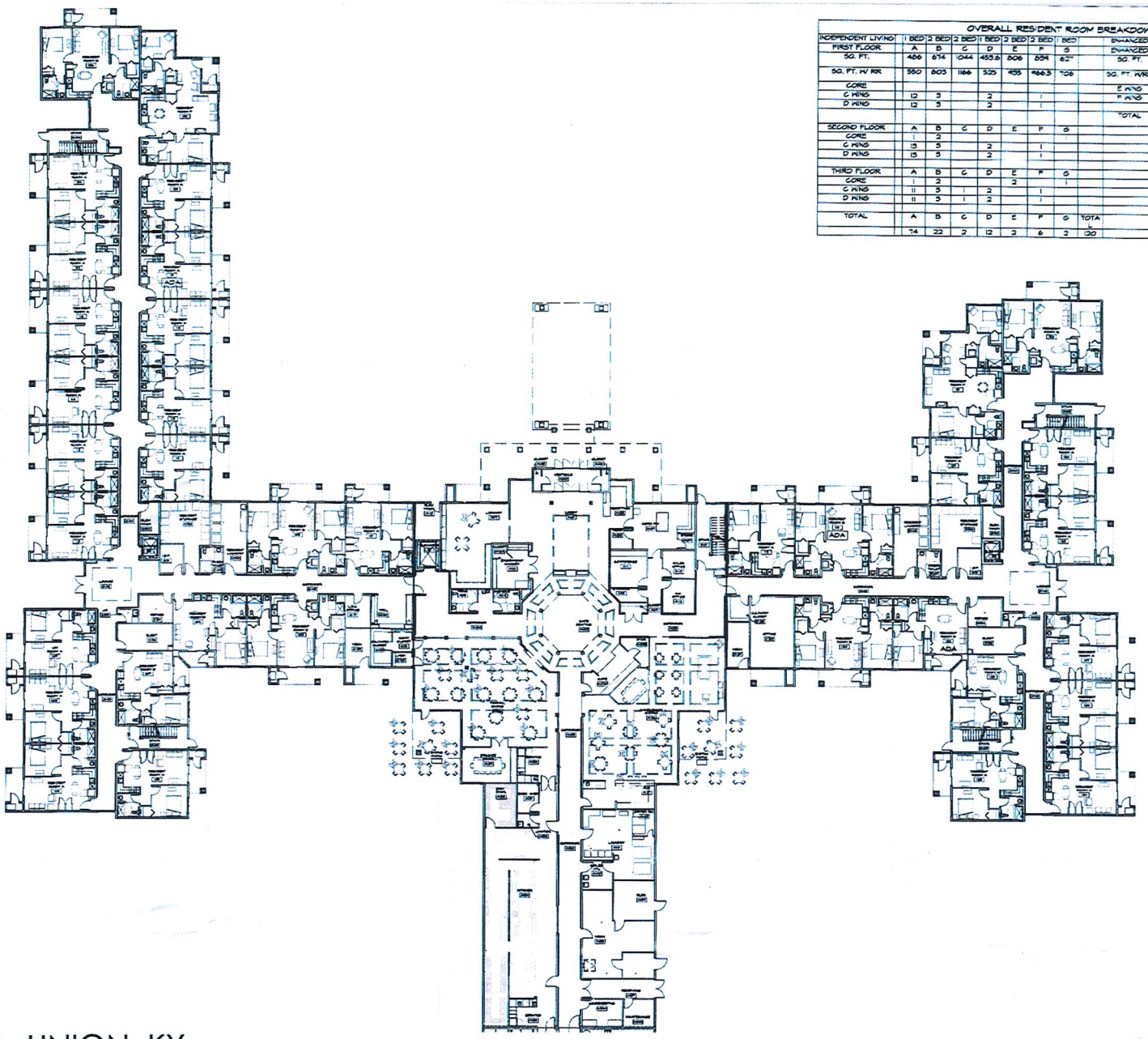
INDEPENDENT LIVING	1 BED	2 BED	2 BED	1 BED	2 BED	2 BED	1 BED		ENHANCED					
FIRST FLOOR	A	B	C	D	E	F	G		ENHANCED	1 BED-J	STUDIO-K	2 BED-L	STUDIO-M	
SQ. FT.	606	674	1044	455.6	809	854	627		SQ. FT.	554	377.5	754	524	
SQ. FT. W/ RR	550	809	1166	525	935	1663	706		SQ. FT. W/RR	605	446.5	1403	545	
CORE									E WING	16	1	2	2	
C WING	12	3		2					F WING	14	1	2	4	
D WING	10	3		2										
									TOTAL	J	K	L	M	TOTAL
SECOND FLOOR	A	B	C	D	E	F	G			30	2	4	6	42
CORE	1	2					1							
C WING	13	3		2										
D WING	13	3		2										
THIRD FLOOR	A	B	C	D	E	F	G							
CORE	1	2			2									
C WING	11	3	1	2										
D WING	11	3	1	2										
TOTAL	A	B	C	D	E	F	G	TOTAL						
	74	22	2	12	2	6	2	120						



STORYPOINT - UNION, KY

ENHANCED LIVING SCALE= 1/16" = 1'-0" 03-23-2017

ARCHITECTS



OVERALL RESIDENT ROOM BREAKDOWN

INDEPENDENT LIVING	1 BED	2 BED	2 BED	1 BED	2 BED	2 BED	1 BED						
FIRST FLOOR	A	B	C	D	E	F	G	ENHANCED	1 BED-J	STUDIO-K	2 BED-L	STUDIO-M	
SQ. FT.	466	674	1044	455.5	806	554	621	ENHANCED SQ. FT.	534	377.5	754	524	
SQ. FT. W/ RR	550	803	1186	525	955	963.5	708	SQ. FT. W/RR	605	446.5	840.5	593	
CORE	-	2											
C WING	12	5		2		1		E WING	10	1	2	2	
D WING	12	5		2		1		F WING	14	1	2	4	
								TOTAL	J	K	L	M	TOTAL
SECOND FLOOR	A	B	C	D	E	F	G		30	2	4	6	42
CORE	-	2											
C WING	13	5		2		1							
D WING	13	5		2		1							
THIRD FLOOR	A	B	C	D	E	F	G						
CORE	-	2			2		1						
C WING	11	5	-	2		1							
D WING	11	5	-	2		1							
TOTAL	A	B	C	D	E	F	G	TOTAL					
	74	22	2	12	2	6	2	120					

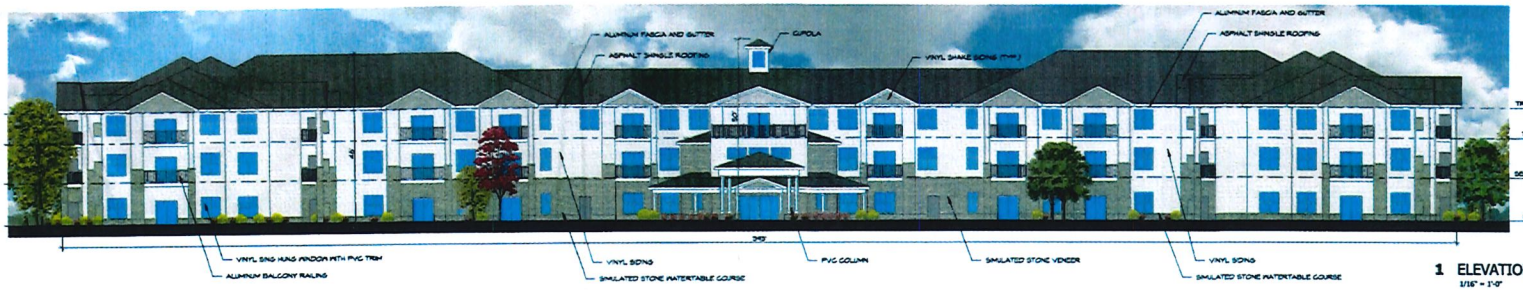
STORYPOINT - UNION, KY

INDEPENDENT LIVING

SCALE= 1/16" = 1'-0"

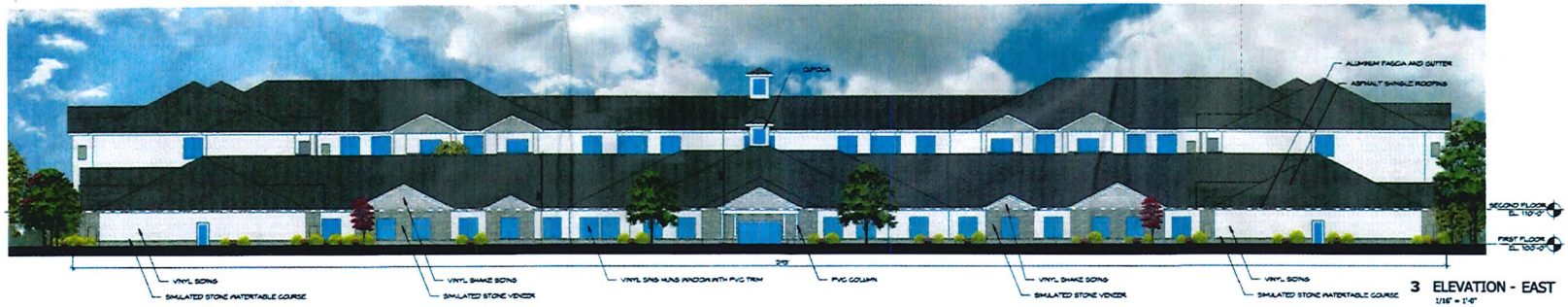
03-23-2017

ARCHITECTS



1 ELEVATION- WEST
1/16" = 1'-0"

2 ELEVATION- NORTH
1/16" = 1'-0"



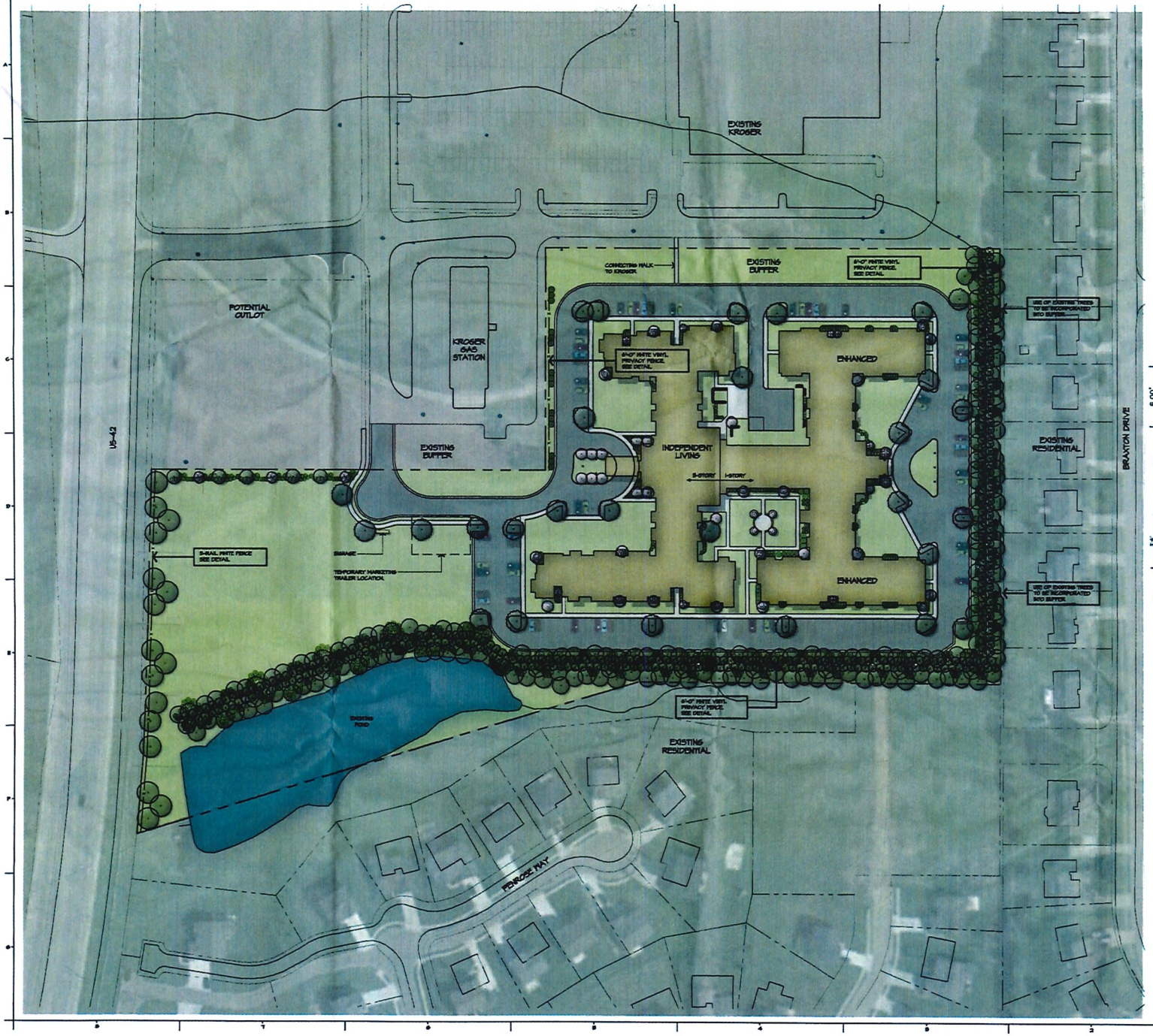
3 ELEVATION - EAST
1/16" = 1'-0"

4 ELEVATION- SOUTH
1/16" = 1'-0"

STORYPOINT OF UNION, KY

ELEVATIONS

ARCHITECTS



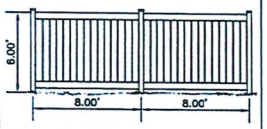
DECIDUOUS SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

SHRUBS AND PERENNIALS

PERENNIALS



PRIVACY FENCE

3-RAIL FENCE

PRELIMINARY
NOT FOR CONSTRUCTION

0' 25' 50' 100'

NORTH

ARCHITECTS
448 Ft. Nationwide Blvd
Loft 100
Columbus, Ohio 43215
614.464.2455 PH
614.469.2455 FX
www.phtarchitects.com

EDGE
PLANNING + LANDSCAPE ARCHITECTURE + URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

STORYPOINT OF UNION
CITY OF UNION
BOONE COUNTY, KENTUCKY
CSIG DEVELOPMENT COMPANY, LLC
2200 GENOA BUSINESS PARK DRIVE
BRIGHTON, MI 48114

NO.	DATE	REVISION

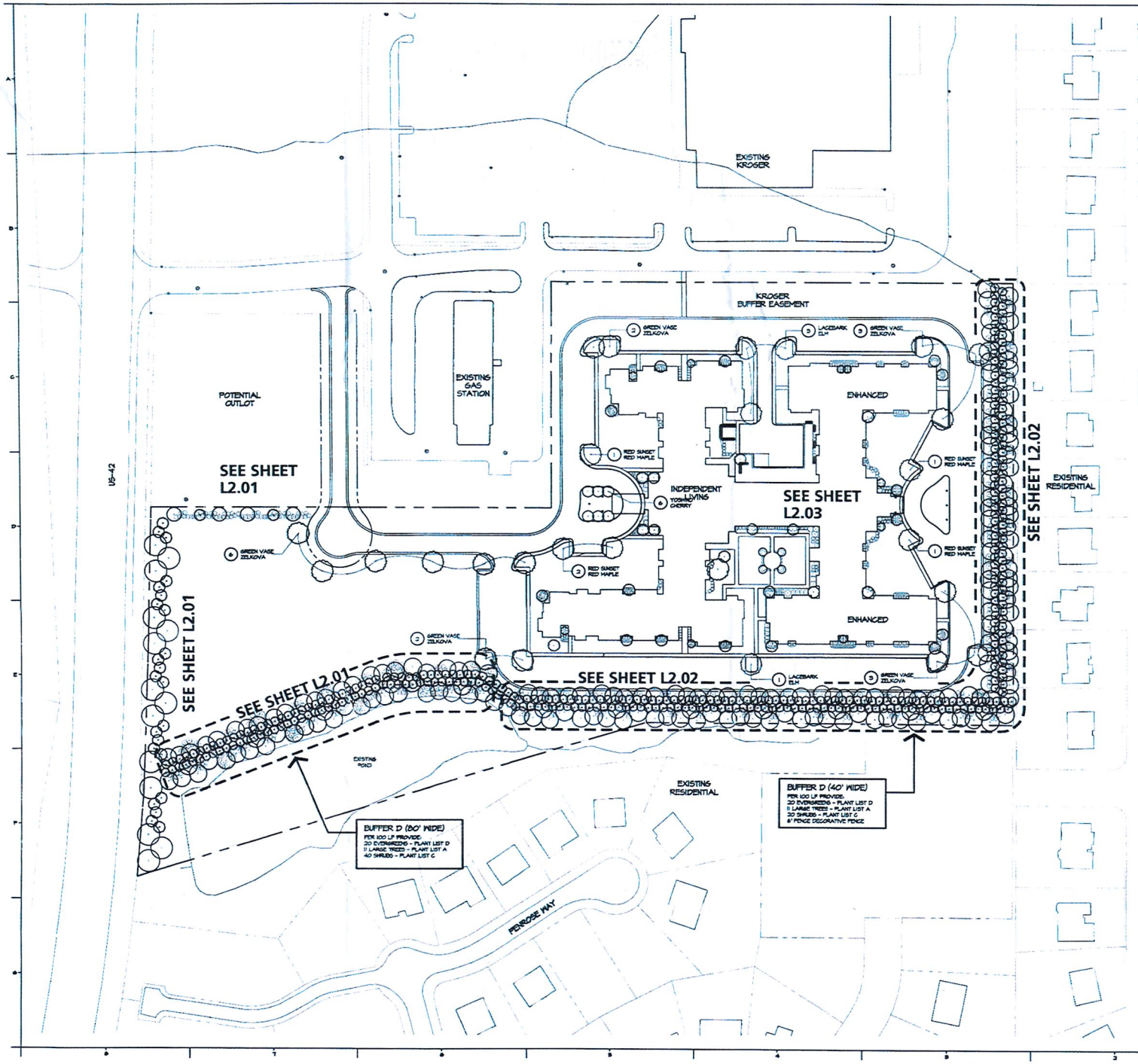
JOB NO. : 2018-64

DATE : 03-12-2019

LANDSCAPE PLAN

L1.01

COPYRIGHT © 2018 pht Architects, Inc
ALL RIGHTS RESERVED



GENERAL NOTES

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN. ALL PARKING ISLANDS TO BE TURF.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

NOTE:
PROVIDE COMPLETE IRRIGATION SYSTEM COVERING LAWN / PLANT BEDS INSIDE PERIMETER DRIVE AND ENTRY DRIVE AREA. SUBMIT SHOP DRAWINGS TO OWNER'S REPRESENTATIVE FOR REVIEW.

PRELIMINARY
NOT FOR CONSTRUCTION

ARCHITECTS
440 N. Nationwide Blvd
Loft 100
Columbus, Ohio 43215
614.464.2955 PH
614.464.2963 FX
www.pn7architects.com

EDGE
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

STORYPOINT OF UNION
CITY OF UNION
BOONE COUNTY, KENTUCKY
CSIG DEVELOPMENT COMPANY, LLC
2200 GENOA BUSINESS PARK DRIVE
BRIGHTON, MI 48114

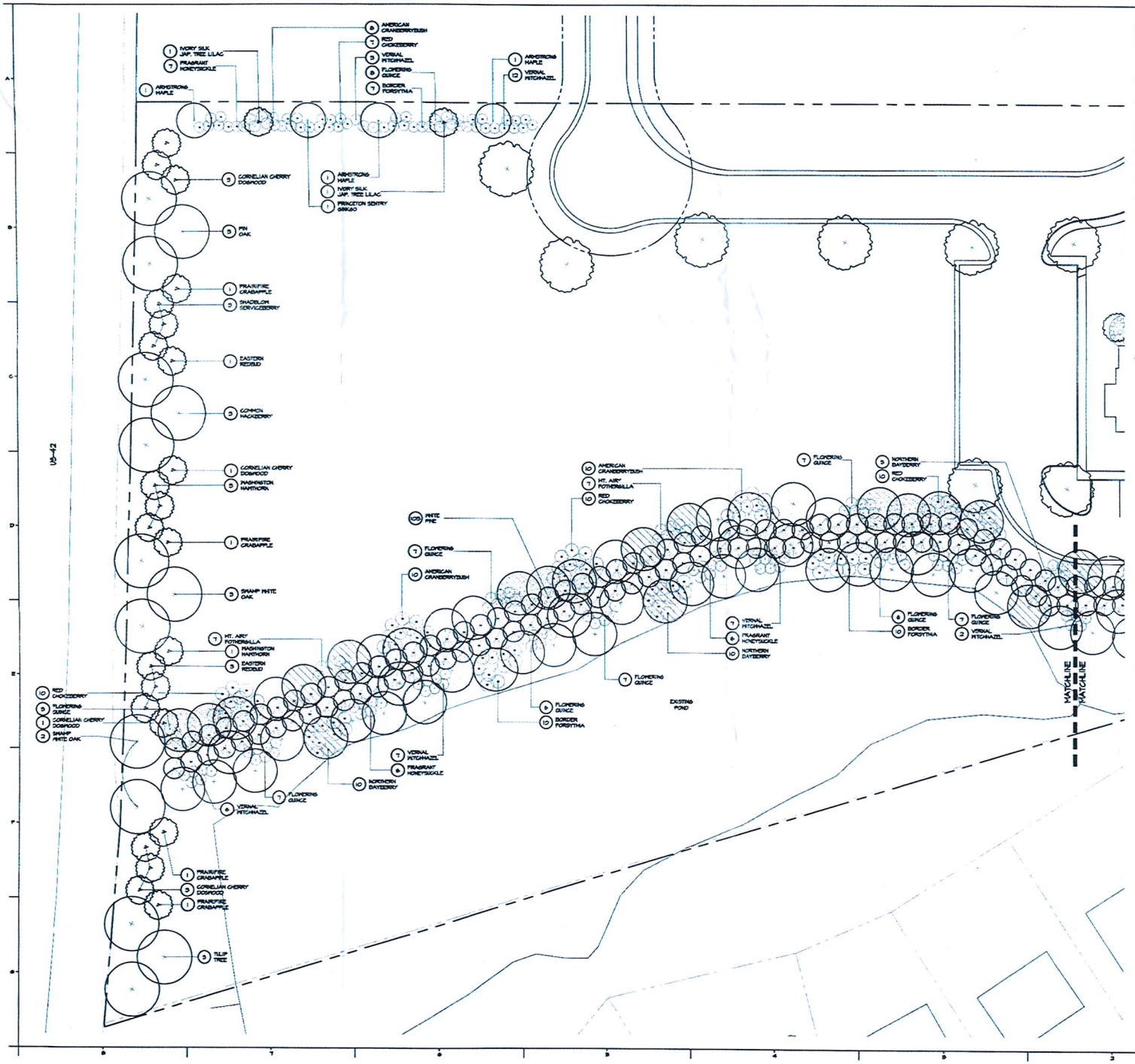
NO.	DATE	REVISION

JOB NO. : 2016-54
DATE : 04-28-2017

LANDSCAPE PLAN

L1.01

COPYRIGHT © 2015 pn7 Architects, INC
ALL RIGHTS RESERVED



GENERAL NOTES

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN. ALL PARKING ISLANDS TO BE TURF.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

ph7 ARCHITECTS
448 N. Nationwide Blvd
Loft 100
Columbus, Ohio 43215
614.464.2955 PH
614.464.2965 FX
www.ph7architects.com

EDGE
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

STORYPOINT OF UNION

CITY OF UNION
BOONE COUNTY, KENTUCKY

CSIG DEVELOPMENT COMPANY, LLC
2200 GENOA BUSINESS PARK DRIVE
BRIGHTON, MI 48114

NO.	DATE	REVISION

JOB NO. : 2016-34
DATE : 05-01-2017

LANDSCAPE PLAN

L2.01

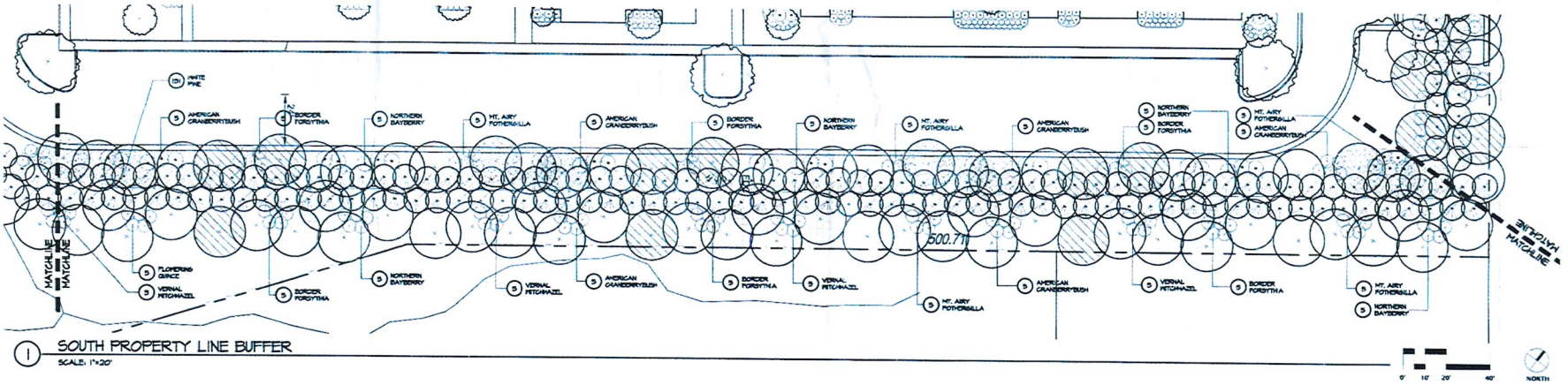
COPYRIGHT © 2018 ph7 Architects, Inc.
ALL RIGHTS RESERVED

BUFFER TREE LEGEND

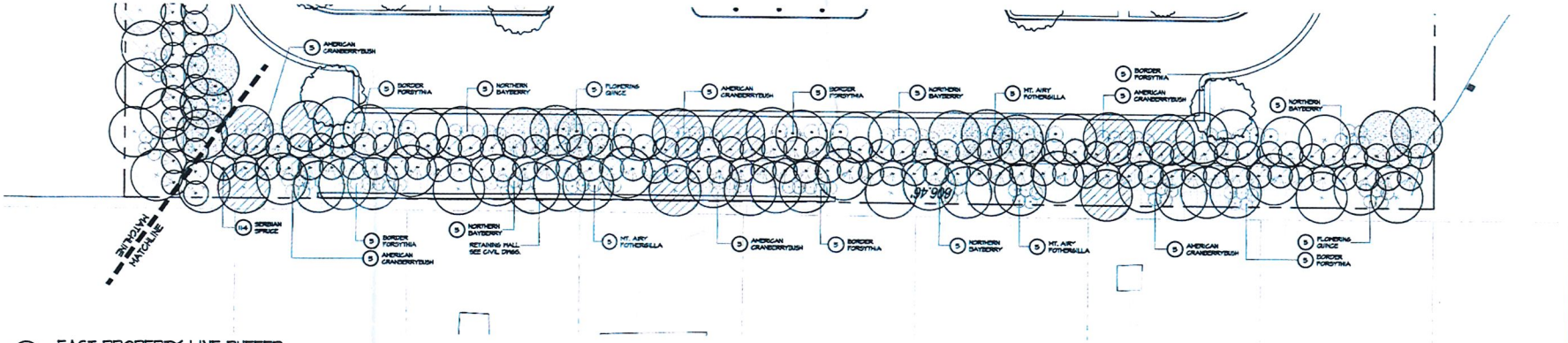
QUANT.		QUANT.	
15	PIN OAK *Quercus palustris*	19	AMERICAN BASSWOOD *Tilia americana*
20	LONDON PLANETREE *Platanus acerifolia 'Bloodgood'*	50	HERITAGE RIVER BIRCH *Betula nigra 'Heritage'*
14	SUGAR MAPLE *Acer saccharum*	18	BLACK LOCUST *Robinia pseudoacacia*
12	BLACK GUM *Nyssa sylvatica*		

GENERAL NOTES

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN OR THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL, QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN. ALL PARKING ISLANDS TO BE TURF.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.



1 SOUTH PROPERTY LINE BUFFER
SCALE: 1"=20'



2 EAST PROPERTY LINE BUFFER
SCALE: 1"=20'

0' 10' 20' 40' NORTH

PRELIMINARY
NOT FOR CONSTRUCTION

ph7 ARCHITECTS
440 N. Nationwide Blvd
Loft 100
Columbus, Ohio 43215
614.484.2466 PH
614.488.2466 FX
www.ph7architects.com

EDGE
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

STORYPOINT OF UNION
CITY OF UNION
BOONE COUNTY, KENTUCKY
CSIG DEVELOPMENT COMPANY, LLC
2200 GENOA BUSINESS PARK DRIVE
BRIGHTON, MI 48114

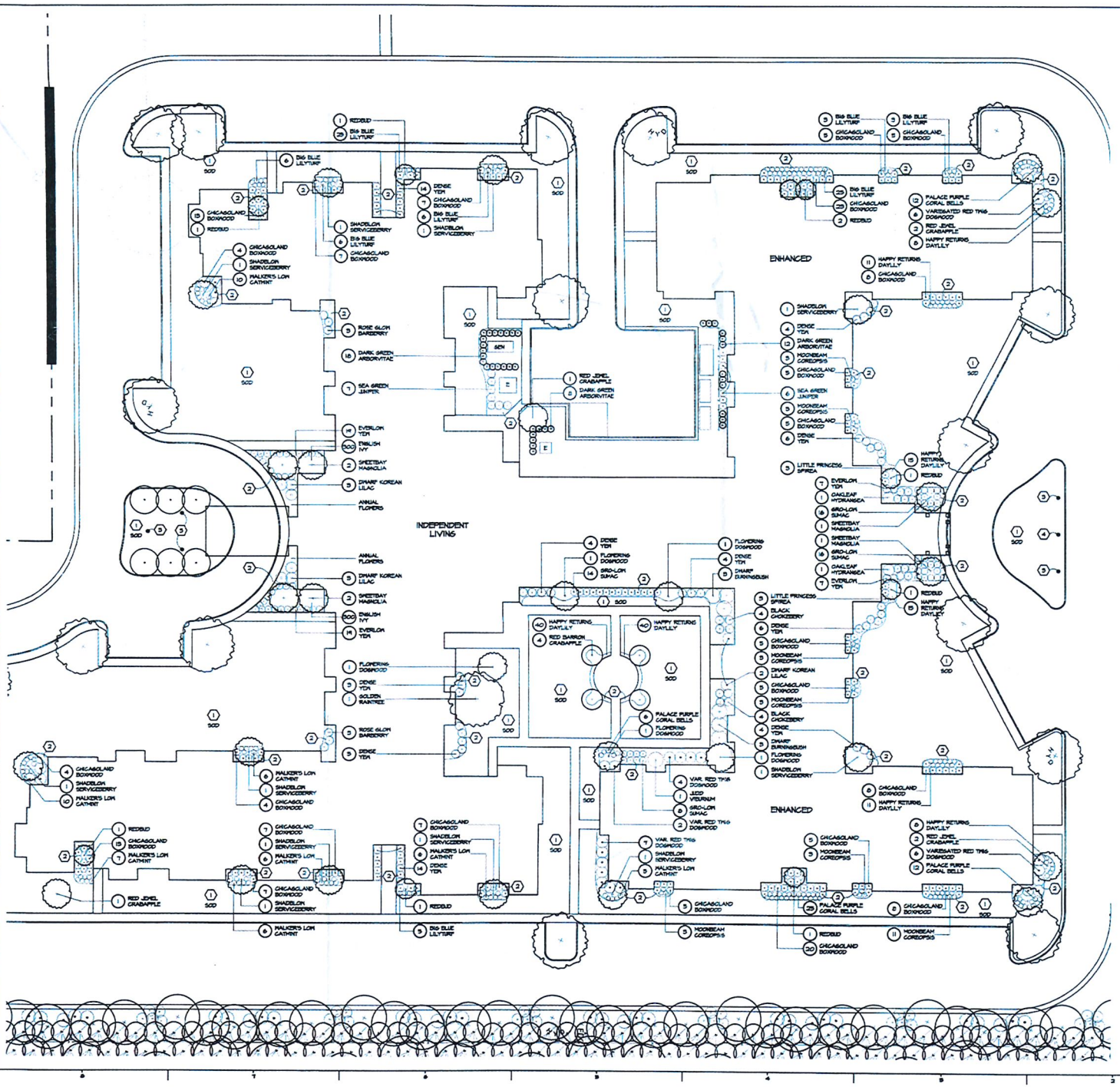
NO.	DATE	REVISION

JOB NO. : 2016-34
DATE : 04-28-2017

LANDSCAPE PLAN

L2.02

COPYRIGHT © 2015 ph7 Architects, Inc
ALL RIGHTS RESERVED



GENERAL NOTES

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN. ALL PARKING ISLANDS TO BE TURF.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES

1. LAWN AREA. FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 4". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA. FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 12". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. 20' FLAGPOLE (TYP. OF 4).
4. 25' FLAGPOLE (TYP. OF 2).

NOTE:
PROVIDE COMPLETE IRRIGATION SYSTEM GOVERNS LAWN / PLANT BEDS INSIDE PERIMETER DRIVE & ENTRY DRIVE AREA AND 20'-0" ALONG OUTSIDE EDGE OF PERIMETER DRIVE. SUBMIT SHOP DRAWINGS TO OWNER'S REPRESENTATIVE FOR REVIEW.

PRELIMINARY
NOT FOR CONSTRUCTION

0' 10' 20' 40' NORTH

ph7 ARCHITECTS
449 N. Nationwide Blvd
Loft 100
Columbus, Ohio 43215
614.464.2955 PH
614.464.2958 FX
www.ph7architects.com

EDGE
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-1343

STORYPOINT OF UNION
CITY OF UNION
BOONE COUNTY, KENTUCKY
CSIG DEVELOPMENT COMPANY, LLC
2200 GENOA BUSINESS PARK DRIVE
BRIGHTON, MI 48114

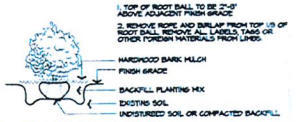
NO.	DATE	REVISION

JOB NO. : 2016-54
DATE : 04-26-2017

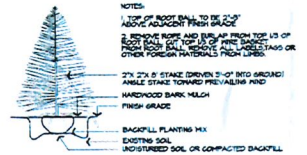
LANDSCAPE PLAN

L2.03

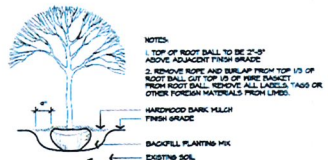
COPYRIGHT © 2018 ph7 Architects, Inc
ALL RIGHTS RESERVED



1 SHRUB PLANTING
NTS



2 EVERGREEN TREE PLANTING
NTS



3 TREE PLANTING
NTS

PLANT MATERIALS LIST

SHEET L3.01	SHEET L3.01	SHEET L3.02	SHEET L3.03	TOTAL QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
					TREES				
-	-	14	-	14	SUGAR MAPLE	Acer saccharum	2" Cal.	B&B	BUFFER TREE
5	-	-	-	5	RED SUNSET RED MAPLE	Acer rubrum 'Red Sunset'	2" Cal.	B&B	
-	5	-	-	5	ARMSTRONG MAPLE	Acer x freemanii 'Armstrong'	2" Cal.	B&B	BUFFER TREE
-	-	30	-	30	HERITAGE RIVER BIRCH	Betula nigra 'Heritage'	6" Ht.	B&B	BUFFER TREE, MULTI-STEM
-	5	-	-	5	COMMON HACKBERRY	Celtis occidentalis	2" Cal.	B&B	
-	1	-	-	1	PRINCETON SENTRY GINKGO	Ginkgo biloba 'Princeton Sentry'	2" Cal.	B&B	BUFFER TREE
-	-	-	1	1	GOLDEN RAINTREE	Koelreuteria paniculata	2" Cal.	B&B	BUFFER TREE
-	3	-	-	3	TULIP TREE	Liriodendron tulipifera	2" Cal.	B&B	
-	-	12	-	12	BLACK GUM	Nyssa sylvatica	2" Cal.	B&B	BUFFER TREE
-	3	20	-	23	LONDON PLANETREE	Platanus acerifolia 'Bloodgood'	2" Cal.	B&B	BUFFER TREE
-	5	-	-	5	SWAMP WHITE OAK	Quercus bicolor	2" Cal.	B&B	
-	3	18	-	21	PIN OAK	Quercus palustris	2" Cal.	B&B	
-	-	8	-	8	BLACK LOCUST	Robinia pseudoacacia	2" Cal.	B&B	BUFFER TREE
-	-	15	-	15	AMERICAN BASSWOOD	Tilia americana	2" Cal.	B&B	
4	-	-	-	4	LACEBARK ELM	Ulmus parvifolia	2" Cal.	B&B	
15	-	-	-	15	GREEN VASE ZELKOVA	Zelkova serrata 'Green Vase'	2" Cal.	B&B	
					ORNAMENTAL TREES				
-	3	-	11	14	SHADBLOW SERVICEBERRY	Amelanchier canadensis	6' Ht.	B&B	MULTI-STEM
-	4	-	9	13	REDBUD	Cercis canadensis	2" Cal.	B&B	SINGLE STEM
-	8	-	-	8	CORNELIAN CHERRY DOGWOOD	Cornus mas	6' Ht.	B&B	SHRUB FORM
-	4	-	-	4	WASHINGTON HAWTHORN	Crataegus phaenopyrum	1-1/2" Cal.	B&B	SINGLE STEM, BUFFER TREE
-	-	-	5	5	FLOWERING DOGWOOD	Cornus florida	2" Cal.	B&B	SINGLE STEM, WHITE
-	-	-	6	6	SWEETBAY MAGNOLIA	Magnolia virginiana	8'-10' Ht.	B&B	
-	4	-	-	4	PRAIRIFIRE CRABAPPLE	Malus 'Prairifire'	1-1/2" Cal.	B&B	
-	-	-	4	4	RED BARRON CRABAPPLE	Malus 'Red Barron'	2" Cal.	B&B	
-	-	-	6	6	RED JEWEL CRABAPPLE	Malus 'Red Jewel'	1-1/2" Cal.	B&B	
6	-	-	-	6	YOSHINO CHERRY	Prunus x yedoensis	2" Cal.	B&B	
-	2	-	-	2	IVORY SILK TREE LILAC	Syringa reticulata	1-1/2" Cal.	B&B	BUFFER TREE
					EVERGREEN TREES				
-	-	114	-	114	SERBIAN SPRUCE	Picea omorika	6' Ht.	B&B	
-	105	131	-	236	WHITE PINE	Pinus strobus	6' Ht.	B&B	
					SHRUBS				
-	37	-	-	37	RED CHOKEBERRY	Aronia arbutifolia 'Brilliantissima'	24" Ht.	Cont.	BUFFER SHRUB
-	-	-	8	8	BLACK CHOKEBERRY	Aronia melanocarpa	24" Ht.	Cont.	
-	-	-	6	6	ROSE GLOW BARBERRY	Berberis thunbergii 'Rose Glow'	24" Ht.	Cont.	
-	-	-	105	105	GRO-LOW SUMAC	Rhus aromatica 'Gro-Low'	18"-24" Ht.	Cont.	
-	38	15	-	73	FLOWERING QUINCE	Chaenomeles speciosa	24" Ht.	Cont.	BUFFER SHRUB
-	-	-	23	23	VARIEGATED RED-TIPS DOGWOOD	Cornus alba 'Elegantissima'	36" Ht.	B&B	
-	-	-	6	6	DWARF BURNINGBUSH	Euonyus alatus 'Compacta'	30" Ht.	Cont.	
-	14	40	-	54	MT. ARY FOTHERGILLA	Fothergilla 'Mount Airy'	24" Ht.	Cont.	BUFFER SHRUB
-	27	60	-	87	BORDER FORSYTHIA	Forsythia x intermedia	24" Ht.	Cont.	BUFFER SHRUB
-	37	13	-	50	VERNAL WITCHHAZEL	Hamamelis vernalis	24" Ht.	Cont.	BUFFER SHRUB
-	-	-	2	2	OAKLEAF HYDRANGEA	Hydrangea quercifolia	36" Ht.	B&B	
-	-	-	13	13	SEA GREEN JUNIPER	Juniperus chinensis 'Sea Green'	24" Ht.	B&B	
-	14	-	-	14	FRAGRANT HONEYSUCKLE	Lonicera fragrantissima	24" Ht.	Cont.	BUFFER SHRUB
-	25	50	-	75	NORTHERN BAYBERRY	Myrica pensylvanica	24" Ht.	Cont.	BUFFER SHRUB
-	-	-	54	54	GRO-LOW SUMAC	Rhus aromatica 'Gro-Low'	24" Spr.	Cont.	
-	-	-	6	6	LITTLE PRINCESS SPIREA	Spiraea japonica 'Little Princess'	18" Ht.	B&B	
-	-	-	8	8	DWARF KOREAN LILAC	Syringa meyeri 'Palibin'	24" Ht.	Cont.	
-	-	-	64	64	DENSE YEW	Taxus x media 'Densiformis'	24" Ht.	B&B	
-	-	-	52	52	EVERLOW YEW	Taxus x media 'Everlow'	18" Ht.	B&B	
-	-	-	39	39	DARK GREEN ARBORVITAE	Thuja occidentalis 'Dark Green'	6' Ht.	B&B	
-	28	60	-	88	AMERICAN CRANBERRYBUSH	Viburnum trilobum	36" Ht.	B&B	BUFFER SHRUB
-	-	-	1	1	JCD VIBURNUM	Viburnum x juddii	36" Ht.	B&B	
					PERENNIALS / GROUNDCOVER/ ORNAMENTAL GRASSES				
-	-	-	29	29	MOONBEAM COREOPSIS	Coreopsis verticillata 'Moonbeam'	1 Gal.	Cont.	
-	-	-	600	600	ENGLISH IVY	Hedera helix	2.25" P.P.	Flat	
-	-	-	148	148	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	1 Gal.	Cont.	
-	-	-	55	55	PALACE PURPLE CORAL BELLS	Heuchera micrantha 'Palace Purple'	2 Gal.	Cont.	
-	-	-	79	79	BIG BLUE LILYTURF	Liriope muscari 'Big Blue'	1 Gal.	Cont.	
-	-	-	36	36	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	1 Gal.	Cont.	

PRELIMINARY
NOT FOR CONSTRUCTION

ARCHITECTS
440 N. Nationwide Blvd
Loft 100
Columbus, Ohio 43215
614.464.2488 PH
614.488.2488 FX
nmrphtarchitects.com

EDGE
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486 3343

STORYPOINT OF UNION
CITY OF UNION
BOONE COUNTY, KENTUCKY
CSIG DEVELOPMENT COMPANY, LLC
2200 GENOA BUSINESS PARK DRIVE
BRIGHTON, MI 48114

NO.	DATE	REVISION

JOB NO. : 2016-34
DATE : 04-28-2017

LANDSCAPE PLAN

L3.01

COPYRIGHT © 2018 nmrt Architects, INC
ALL RIGHTS RESERVED

CONCEPT DEVELOPMENT PLAN

STORYPOINT OF UNION, KENTUCKY

TABLE OF CONTENTS

Conceptual Plan 1

General Site Characteristics 3

Transportation Patterns 4

Land Use Characteristics 5

Utilities and Infrastructure 6

Relationship of Proposed Change with Comprehensive Plan 8

8.5" x 11" Reduction of Plan 9

Explanation of Requested Variance or Conditional Use Permit 10

Adjacent Property Owners within 200 feet of Parcel 11

Existing Land Uses within 200 feet of Parcel 13

Location, Description, and Size of Land Uses 14

Location and Number of Residential Units 15

Location and Size of Nonresidential Buildings 16

Location of Roads, Rights-of-Way, Easements and Parking 17

Approximate Amount of Open Space Before and After Construction 18

Conceptual Landscape Plan 19

Location of Water, Sanitary Sewer, Telephone, Electrical and Storm Water Lines 20

Availability of Community Facilities And Potential Impact Presented .21

Location of Storm Water Detention and/or Retention Areas 22

Information Describing Proposed Signage 23

Project Construction Schedule 24

Sketch or Drawing of Proposed Buildings 25

Requested Exemptions from Public Facilities Zone 26

Written Narrative Describing Satisfaction with Articles 15 28

Index of Exhibits 29

StoryPoint

Dear Members of the Planning Commission,

The general purpose of this proposed development is for the construction of a new one hundred and sixty-two (162) unit senior living community consisting of Independent Living and Enhanced Living. The community is designed to provide residents access to different levels of care based on the residents' needs.

The Independent Living portion of the development will be delivered through a three-story building consisting of one hundred and twenty (120) apartments. The (120) apartments will consist of (88) one-bedroom units and twelve (32) two-bedroom units. Amenities will include a dining room, bistro, cafe, indoor and outdoor activity areas, shops, postal services, salon/barber, library, fitness rooms, multi-media rooms and multi-purpose rooms for larger gatherings or other group activities. The use of these amenities are limited to the residents and their guests and are not open to the public.

For those residents requiring additional care, a specialized one-story environment providing Enhanced Living is planned as a connected, yet stand-alone, forty-two (42) unit living option. This portion of the community is made up of thirty (30) one-bedroom units, (8) studio units and four (4) two-bedroom units.

The exterior of the building will be aesthetically pleasing and will be comprised of a combination of vinyl siding and brick and/or stone veneer. Landscaping including outdoor patios, seating, walkways, lawn areas, trees and shrubs is also planned. The anticipated parking demand is based on a historical analysis of other similar communities owned and operated by StoryPoint. Parking at our communities is based on historical needs and is calculated in the following manner: the largest number of employee cars at peak shift change is 50, family visits at 45 cars per day (non-simultaneous), outside contractors at 20 cars per day (non-simultaneous), special event parking at 20 cars(surplus) and resident vehicle parking which averages 40 cars. This results in a total of 175 parking spaces needed for our community. Please reference the following page of historical project information for further basis of our parking needs.

Additionally, the site is expected to generate approximately 70 to 80 jobs ranging from unskilled labor to professional healthcare providers. As owner/operators, we bring over 25 years of experience in Senior Living and believe this project would be a welcomed and attractive community to the area. It addresses a much-needed demand for senior residences, has a low traffic and noise impact and will generate a good number of jobs.

Sincerely,

Aaron Seymour
Development Officer

StoryPoint

Historical Project Information

StoryPoint of Saline, MI
6230 S. State Street Saline, MI 48176
Opening Date: 1/1/2016
Building SF: 176,392 - 158 units

- **IL**: 92 units (72 1BR, 20 2BR)
- **Enhanced**: 30 units (8 ST, 20 1BR, 2 2BR)
- **AL/MC**: 36 units – 40 beds

Parking Spaces: 165 + 1 Bus parking spot
Max Employees on site: 60
Avg. Parking Occupancy: 75%

StoryPoint of Troy, OH
1840 Towne Park Drive, Troy, OH 45373
Opening Date: 3/1/2017
Building SF: 185,471 - 158 units

- **IL**: 92 units (72 1BR, 20 2BR)
- **Enhanced**: 30 units (8 ST, 20 1BR, 2 2BR)
- **AL/MC**: 36 units – 40 beds

Parking Spaces: 178 + 1 Bus parking spot
Max Employees on site: 60
Avg. Parking Occupancy: 60%

StoryPoint of Portage, MI
3951 W Milham Ave., Portage, MI 49024
Opening Date: 2/9/17
Building SF: 185,471 - 158 units

- **IL**: 92 units (72 1BR, 20 2BR)
- **Enhanced**: 30 units (8 ST, 20 1BR, 2 2BR)
- **AL/MC**: 36 units – 40 beds

Parking Spaces: 178 + 1 Bus parking spot
Max Employees on site: 60
Avg. Parking Occupancy: 65%

StoryPoint of Grove City, OH
3717 Orders Rd., Grove City, OH 43123
Estimated Opening Date: 10/1/17
Building SF: 230,672 - 199 units

- **IL** – 116 units (78 1BR; 38 2BR)
- **Enhanced**- 35 units (8 ST, 25 1BR, 2 2BR)
- **AL/MC**: 48 units

Parking Spaces: 179
Max Employees on site: 65

GENERAL SITE CHARACTERISTICS

OWERNSHIP: The 14.104-acre site is presently owned by Arlinghaus I, LLC, a Kentucky limited liability company.

TOPOGRAPHY: The site's topography is generally flat with some rolling hills throughout. In addition, a small retention pond exists on the property, which may be expanded, if needed, for use by StoryPoint.

SOILS: Faywood Silty Clay Loam;

12% to 20% Slopes.

DRAINAGE: Drainage at the site will be facilitated through the use of storm sewers, which will be connected to public infrastructure. In addition, the existing retention pond may be used to facilitate proper drainage at the site. See **Exhibit F** for the location of such facilities.

VEGETATION: There is no remarkable vegetation at the site to speak of since the property is completely undeveloped. However, with the addition of landscaping for the StoryPoint project, it is anticipated that a number of native tree, plant, and shrub species will be installed at the site. See **Exhibit E** for detailed information regarding landscaping at the site.

For a full legal description of the site, please see **Exhibit A**.

TRANSPORTATION PATTERNS

PUBLIC AND PRIVATE ROADS:

The site has frontage directly along U.S. 42, a public road.

An access/entry road from U.S. 42 is being constructed in conjunction with the neighboring Kroger development. StoryPoint will be constructing an additional access/entry road from the "Kroger road" to provide exclusive access to its facility. In addition, a turn-about will be constructed on the site to ease traffic flow.

INTERNAL AND EXTERNAL CIRCULATION:

As shown in the numerous maps submitted with this Concept Development Plan, StoryPoint will be constructing large, code-compliant driveways for parking and vehicle circulation around the entire facility. Specifically, the proposed parking lot aisles will be 24 feet, in accordance with applicable zoning specifications.

Attached as **Exhibit B** is a traffic study that was performed for the proposed development of an "Elderly Housing Facility" at the site in question. For information related to parking at the facility, please see the second-to-last paragraph on Page 1 of this Concept Development Plan.

LAND USE CHARACTERISTICS

EXISTING LAND USE: The parcel in question is presently undeveloped land that is zoned "Rural Suburban Estates" (RSE). The property is not currently being put to any productive use.

PROPOSED LAND USE: The proposed use at the site is an "Elderly Housing Facility," which is an expressly permitted use within a "Public Facilities District" (PF) zone.

OPEN SPACES: Presently, the site contains 14.104 acres of open space; the site is undeveloped and unused.

As proposed, in addition to the facility itself, the site will contain a large open space along its U.S. 42 frontage, extending backwards beyond the existing retention pond. The open space provided once the site is developed will be at least 5 acres in size, and quite possibly larger.

IMPERVIOUS SURFACES: There are no impervious surfaces at the site. However, once developed, there will be an entry road, a driveway/parking lot and sidewalks that surround the StoryPoint building.

STRUCTURES AND BUILDINGS: As proposed, the site would contain one large, building and two carport structures adjacent to the main building. The total square footage of the proposed structure will be 187,017 square feet.

See **Exhibit C, Exhibit J and Exhibit K** for additional building information.

In addition, six months prior to opening of the building a temporary sales trailer and temporary asphalt parking lot will be placed near the entry of StoryPoint's property. The sales trailer will be used for targeted sales to prospective

residents. The sales trailer and temporary asphalt parking will be removed within 30 days of receiving a Certificate of Occupancy for the building. See **Exhibit C** for location information.

UTILITIES AND INFRASTRUCTURE

Utility and infrastructure information can be obtained in **Exhibits B, D, and F.**

RELATIONSHIP OF PROPOSED CHANGE WITH COMPREHENSIVE PLAN

It is the Applicant's position that the proposed zone change is in keeping with both Boone County's and the City of Union's long-term vision for the area.

One particular advantage of this project is that the StoryPoint facility will act as a barrier between many single-family residential homes and the large Kroger retail site nearby. In fact, by installing an "Elderly Housing Facility" on the site, StoryPoint will serve as a transition between retail uses and single-family residential uses along a major thoroughfare in the City of Union, and will provide clean and maintained open space along its U.S. 42 frontage.

Thus, by providing a barrier and necessary transition, and due to its general coherence with the long-term vision for how the site is to be put to use, the Applicant believes its proposed zone change is in keeping with the applicable Comprehensive Plan(s).

VISUALIZED REDUCTION OF PLAN

See **Exhibit C**, attached to this Concept Development Plan, for a visualized reduction of the proposed StoryPoint facility. In addition, scaled site plans are being submitted herewith.

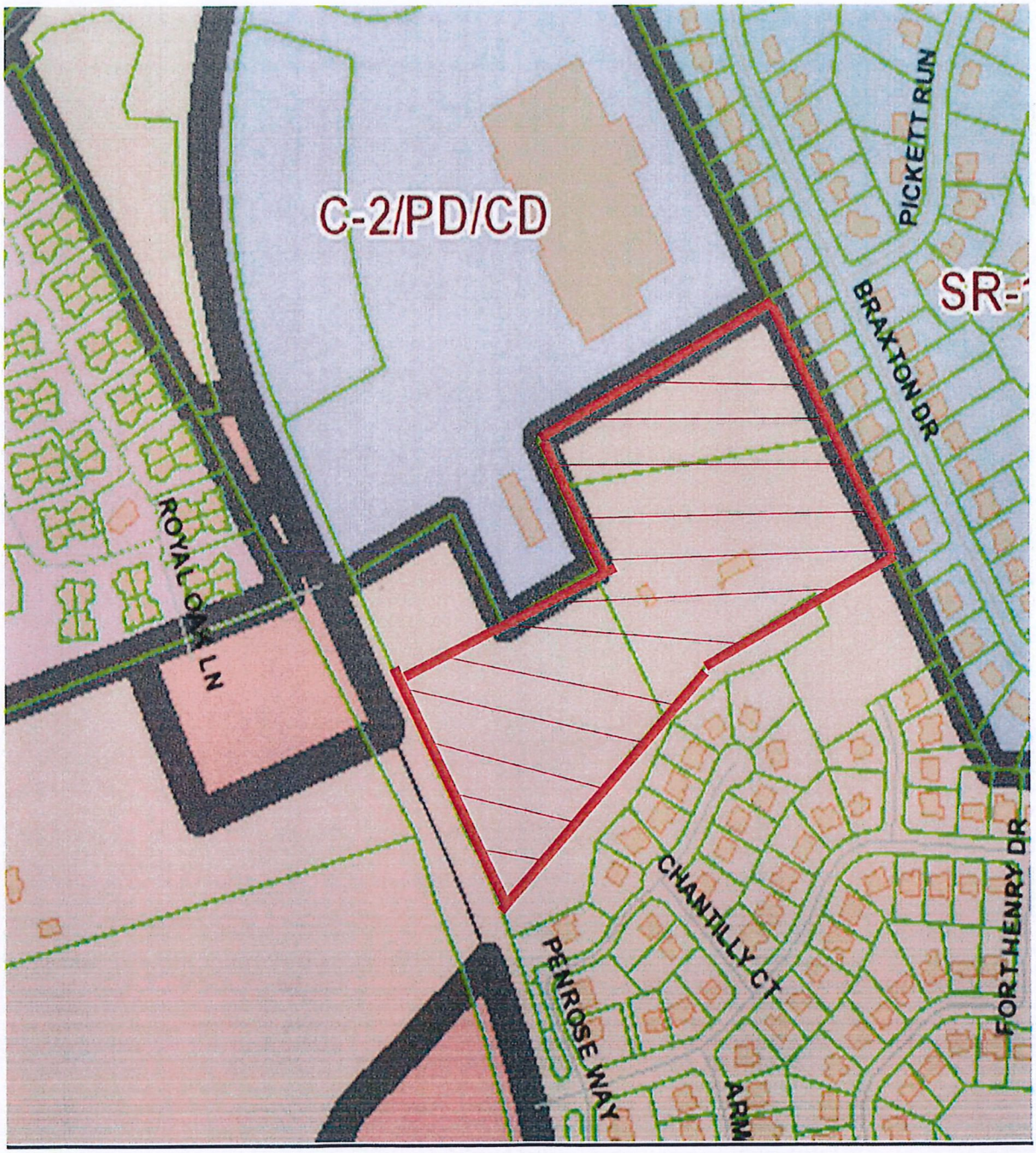
EXPLANATION OF REQUESTED VARIANCE OR CONDITIONAL USE PERMIT

Assuming that its request for a zone change is granted, the Applicant's proposed development of an "Elderly Housing Facility" will not require any variances or conditional use permits.

ADJACENT PROPERTY OWNERS WITHIN 200 FEET OF PARCEL

NAME	ADDRESS
John and Allie Carney	9065 Braxton Dr., Union, KY 41091
Matthew Compo and Lisa Blank	9069 Braxton Dr., Union, KY 41091
Glenn and Alisha L. Blocker	9073 Braxton Dr., Union, KY 41091
Brian and Shannon Kessel	9077 Braxton Dr., Union, KY 41091
Alice and William Slocum	9081 Braxton Dr., Union, KY 41091
Joseph and Lisa Peters	9085 Braxton Dr., Union, KY 41091
Joseph and Virginia Humphries	9089 Braxton Dr., Union, KY 41091
Ronald and Donna Jean Sterling	9093 Braxton Dr., Union, KY 41091
John Scott and Michelle Marston	10001 Braxton Dr., Union, KY 41091
Melvin F. Cain Living Trust	10005 Braxton Dr., Union, KY 41091
Anna and Ralph Olson	9188 Vicksburg Dr., Union, KY 41091
Emily and Jordan Wellbaum	9193 Vicksburg Dr., Union, KY 41091
Tara D. Bolling	9075 Chantilly Ct., Union, KY 41091
Donald and Evangelina McGlynn	9076 Chantilly Ct., Union, KY 41091
Zeli Lui	9079 Chantilly Ct., Union, KY 41091
Rodney and Tanya Harper	9083 Chantilly Ct., Union, KY 41091
Aaron and Fiona Schuler	9085 Chantilly Ct., Union, KY 41091
Shun Hang and Xiu Hua Zhang	9087 Chantilly Ct., Union, KY 41091
Janet and Terry Miles	9089 Chantilly Ct., Union, KY 41091
Nelson Tauro	9091 Chantilly Ct., Union, KY 41091
Kathy and Chester Gregory	2204 Penrose Way, Union, KY 41091
Kroger Limited Partnership I	9001 U.S. 42 Hwy, Union, KY 41091 9075 U.S. 42 Hwy, Union, KY 41091

Anthony and Candace Frohlich	9253 Old Union Road, Union, KY 41091 (Tax Parcel 051.00-00-047.02)
Robert Huey Smith Family Limited Partnership	9357 Old Union Road, Union, KY 41091 (Tax Parcel 063.00-00-002.00)



EXISTING LAND USES WITHIN 200 FEET OF PARCEL

Within 200 feet of the parcel in question, the following zoning classifications exist:

RSE/UTO; SR-1/CD; C-2/PD/CD; UNO

The existing land uses within 200 feet of the site are single family residential homes, a large retail grocery store, a gas station which is under development, and large, mostly empty and undeveloped lots across U.S. 42. Those lots both contain a small single family residence thereon.

LOCATION, DESCRIPTION, AND SIZE OF LAND USES

The Applicant is only requesting one zone change for the 14.104 acre site; that is: a change from the parcel's current RSE zoning classification, to a PF zone with a PD overlay. See **Exhibit A** for a legal description of the proposed site.

For a visual aid, the location, description, and size of the proposed land use will be as generally indicated in **Exhibit C**.

LOCATION AND NUMBER OF RESIDENTIAL UNITS

As proposed, there will be a total of 162 residential units at the proposed StoryPoint facility. Of those 162 units, there will be 32 two-bedroom units, 122 one-bedroom units, and 8 studio-style units within the facility.

Exhibit C contains preliminary designs, styles, features, and dimensions for the residential units at the StoryPoint facility. In addition, the Concept Plan summary submitted herewith provides descriptions of where and how those units are to be situated throughout the facility.

LOCATION AND SIZE OF NONRESIDENTIAL BUILDINGS

There will not be any non-residential buildings on the site for the proposed project. However, StoryPoint is requesting to temporarily place a trailer on the completed site for targeted marketing use. This trailer will be standard in both size and dimension; and it will be purely for commercial marketing use.

LOCATION OF PUBLIC AND PRIVATE ROADS, RIGHTS-OF-WAY, EASEMENTS AND PARKING

See **Exhibits B and C**, submitted with this Concept Development Plan, for the locations of public and private roads, rights-of-way, easements, and parking at the proposed StoryPoint facility.

APPROXIMATE AMOUNT OF OPEN SPACE BEFORE AND AFTER CONSTRUCTION

AMOUNT OF OPEN SPACE BEFORE CONSTRUCTION: 14.104 Acres

APPROX. AMOUNT OF OPEN SPACE AFTER CONSTRUCTION: 9.66 Acres

CONCEPTUAL LANDSCAPE PLAN

See **Exhibit E**, attached to this Concept Development Plan, for a conceptual landscape plan for the proposed StoryPoint facility. See **Exhibit L** for additional information on the proposed retaining wall.

LOCATION OF WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL AND STORM WATER LINES

See **Exhibit F**, attached to this plan, for the location of water, sanitary sewer, telephone, electrical and storm water lines for the proposed StoryPoint facility.

AVAILABILITY OF COMMUNITY FACILITIES AND POTENTIAL IMPACT PRESENTED BY PROPOSED ZONE CHANGE

FIRE SERVICES: The Union Fire Department is approximately one-half mile from the site. The Applicant does not believe that the installation of an "Elderly Housing Facility" at the site will adversely or unreasonably affect fire services in the City of Union.

SCHOOLS: Since an "Elderly Housing Facility" is being proposed at the site, the Applicant does not believe any of the residents will be utilizing the schools in the surrounding area. However, the schools in Union do stand to benefit from a tax perspective if the application is approved and the facility is developed.

POLICE SERVICES: The Union City Police Administration's office is located approximately 1.1 miles from the site in question. The Applicant does not believe that the installation of an "Elderly Housing Facility" at the site will adversely affect police services in the City of Union.

LOCATION OF STORM WATER DETENTION AND/OR RETENTION AREAS

See **Exhibit F**, attached to this plan, for the location of storm water detention and/or retention areas at the proposed StoryPoint facility.

INFORMATION DESCRIBING PROPOSED SIGNAGE

See **Exhibits C and G,** attached to this Plan, for information regarding signage at the StoryPoint facility as well as information regarding lighting to be used.

StoryPoint is also proposing to install one temporary, targeted "v-shaped" construction marketing sign along its U.S. 42 frontage, not larger than 100 SF. (6) Additional temporary directional signs will be placed along the entry, not exceeding 6 SF each. All temporary signage will be removed upon receipt of a Certificate of Occupancy.

Following the Certificate of Occupancy, a "Grand Opening" style banner measuring approximately 10' x 30' will be placed on the building for 30 days and removed promptly thereafter. This will allow StoryPoint to effectively market its community in the early stages of its development; and the Applicant does not believe that such temporary, targeted signage will pose any deleterious effects to the surrounding community.

PROJECT CONSTRUCTION SCHEDULE

See **Exhibit H**, attached to this Concept Development Plan, for a proposed project construction schedule for the StoryPoint facility.

SKETCH OR DRAWING OF PROPOSED BUILDINGS

See **Exhibit I**, attached to this plan, for sketches and drawings of the proposed buildings at the StoryPoint facility, as well as information regarding the materials which will be used on the building's exterior.

REQUESTED EXEMPTIONS FROM PUBLIC FACILITIES ZONE

PARKING REQUIREMENT WAIVER

StoryPoint will be providing 175 parking spaces at the facility, which it believes will more than adequately meet parking demands. The anticipated parking demand is based on a historical analysis of similar communities owned and operated by StoryPoint, and calculated in the following manner:

(1) The largest number of employee cars at peak shift change is 50;

(2) family visits average 45 cars per day (non-simultaneous);

(3) outside contractors will require 20 parking spaces per day (non-simultaneous);

(4) special event parking needs will require 20 additional (surplus) spaces; and

(5) resident vehicle parking, which averages 40 cars.

This results in a total of 175 parking spaces needed for the community. (And the proposed parking lot aisles will be 24 feet wide, in accordance with applicable zoning standards.)

As discussed with the Commission previously, the Applicant believes that the number of spaces currently proposed is in compliance with relevant zoning ordinances. However, in the event that the Planning Commission has a different interpretation, StoryPoint would request a reasonable exemption from parking requirements which would allow for it to maintain 175 spaces at the site.

For additional parking information, see page 2 of this Concept Development Plan, as well as **Exhibit K**.

SIGNAGE WAIVER

StoryPoint is requesting an exemption to any applicable signage restrictions which would prevent it from using attractive, temporary targeted marketing signage on its property.

For specific information regarding the signage that StoryPoint is proposing, see page 23 and **Exhibits C and G**.

LANDSCAPE BUFFERING WAIVER

StoryPoint is also requesting exemptions, where needed, from landscape buffering requirements contained in the Code. Specifically, StoryPoint

requests a waiver regarding the buffering requirement along the northern "out lot" abutting the property. StoryPoint requests that it be permitted to use "Buffer A" requirements at that location, instead of "Buffer D" or other applicable buffering standards.

StoryPoint believes that its landscaping plan (which can be viewed in its entirety at **Exhibit E**) substantially complies with applicable legal requirements and, in some cases, may even exceed the minimum requirements imposed. In light of the substantial improvement being made to the subject site, StoryPoint believes that this exemption request is reasonable.

TEMPORARY STRUCTURE WAIVER

Six months prior to the opening of the StoryPoint building, StoryPoint would like to install a temporary sales trailer and temporary asphalt parking lot near the entrance of StoryPoint's property. The sales trailer will be used for targeted sales to prospective residents. The sales trailer and temporary asphalt parking will be removed within 30 days of receiving a Certificate of Occupancy for the building. See **Exhibit C** for location information.

StoryPoint is requesting an exemption to allow for it to maintain this temporary, standard-sized marketing trailer on its site during the initial roll-out phase for the project.

WRITTEN NARRATIVE DESCRIBING SATISFACTION WITH ARTICLE 15

The proposed zone change from an RSE to a PF with a PD overlay, in order to develop an Elderly Housing Facility on the site in question, is in substantial compliance with Article 15 of the zoning code, which governs Planned Development Districts. Indeed, as generally required by Article 15, the StoryPoint Union facility is an innovative, residential development which will provide substantial benefit to the aging population in Boone County and the community as a whole. Moreover, the proposed use is both consistent and coordinated with infrastructure and other appropriate land use factors.

With respect to the mandatory Concept Development Plan items which may have been omitted herein, the Applicant believe that those requirements do not pertain to this specific proposal. And the only "mandatory" requirement which was omitted in this case was the identification of the extent and frequency of portions of site that are subject to flooding. That information was omitted because the proposed site is not particularly susceptible to flooding. In fact, the only potential exemptions being requested in this application is for a reasonable deviation from parking space requirements - assuming that such deviation is even necessary in the first place - and permission to use attractive, temporary, targeted marketing signage on its own property.

As a result, the Applicant believes that this application appropriately and reasonably satisfies Article 15 of the zoning ordinances.

INDEX OF EXHIBITS

EXHIBIT A: Legal Description of Property

EXHIBIT B: Traffic Study

EXHIBIT C: Visualized Reduction of StoryPoint Facility

EXHIBIT D: Designs, styles, features, and dimensions of StoryPoint Residential Units

EXHIBIT E: Conceptual Landscape Plan

EXHIBIT F: Location of Water, Sanitary Sewer, Telephone, Electrical, Storm Water Lines, and Detention and/or Retention Areas

EXHIBIT G: Monument Signage Drawing and Lighting Fixtures

EXHIBIT H: Proposed Project Construction Schedule

EXHIBIT I: Sketches and Drawings of the Proposed StoryPoint Building with Materials Board

EXHIBIT J: Building Elevation Information

EXHIBIT K: Carport Structure Information

EXHIBIT L: Retaining Wall Information

EXHIBIT A

THE KLEINGERS GROUP

CINCINNATI
COLUMBUS
DAYTON

6305 Centre Park Drive
West Chester, OH 45069
phone 513.779.7851
fax 513.779.7852
www.kleingers.com

LEGAL DESCRIPTION
14.104 ACRES ACRES

Situated in the City of Union, Boone County, Commonwealth of Kentucky, being part of tracts of land conveyed to Arlinghaus Builders, Inc. in D.B. 730 Pg. 293 and D.B. 776 Pg. 1 the boundary of which being more particularly described as follows:

Beginning at a 5/8" iron pin set at the northwest corner of Parcel "F" of Section Sixteen, Arbor Springs at Plantation Pointe as recorded in Plat Cabinet 5, Slide 636;

Thence along the east right of way line of Dixie Highway along a curve to the left for an arc distance of 196.33 feet to a 5/8" iron pin set, said curve having a radius of 3018.37 feet, a central angle of 3°43'37" and a chord which bears N24°59'53"W a distance of 196.30 feet;

Thence continuing, N26°51'41"W a distance of 313.94 feet to a 5/8" iron pin set;

Thence in part along a new division line and along the southerly line of a 35.270 acre tract of land conveyed to Kroger Limited Partnership I as recorded in D.B. 1068 Pg. 549, N61°46'48"E a distance of 544.09 feet to a 5/8" iron pin set;

Thence continuing along the southerly line of said 35.270 acre tract, N28°13'12"W a distance of 311.24 feet to a 5/8" iron pin set;

Thence, N61°46'48"E a distance of 626.26 feet to a 5/8" iron pin set in the west line of Section 3, Union Village as recorded in P.S. 370-B;

Thence along in part along the west line of said Section 3, Union Village and the west line of Section 5, Union Village as recorded in P.S. 384-B and Section 8, Union Village as recorded in P.S. 433-A, S28°19'02"E a distance of 606.46 feet to a 5/8" iron pin set;

Thence in part along a new division line and along the north line of the aforesaid Parcel "F", N61°45'38"W a distance of 500.20 feet to a 5/8" iron pin set;

Thence, S44°30'26"W a distance of 722.23 feet to the Point of Beginning;

Containing 14.104 acres more or less, being subject to all right of ways and easements of record.

Bearings are based on the east right of way line of Dixie Highway being N26°51'41"W per D.B. 1068 Pg. 549;

EXHIBIT B

THE KLEINGERS GROUP

CINCINNATI
COLUMBUS
DAYTON

350 Worthington Rd, Suite B
Westerville, OH 43082
phone 614.882.4311
fax 614.882.4479
www.kleingers.com

March 30, 2017

Attn: Dan Pardi, AIA, ALA
ph7 Architects
448 W Nationwide Blvd Loft 100
Columbus, OH 43215

Traffic Access Study
Proposed Improvements – StoryPoint of Union

This analysis has been performed to determine the traffic impact of the proposed StoryPoint senior living facility located on US-42, in Union, Kentucky. The proposed development consists of the construction of a new senior adult housing facility with 162 dwelling units. The site will have indirect access to US-42 via the proposed signalized Kroger access drive opposite Fowlers Lane. The preliminary site plan is attached to this memo.

Existing Conditions

Traffic data was obtained from a previous traffic study conducted by TEC Engineering, Inc. That study analyzed the impact of a Kroger development directly north of the StoryPoint proposed senior living facility. The proposed Kroger development is not yet open and therefore not generating traffic. This study will use the 2025 build traffic volumes for the Kroger development as the 2025 no build volumes in this study. This will allow for an adequate traffic analysis of the proposed senior living development. According to TEC Engineering, the intersection of US-42 and Fowlers Lane warrants a signal. This study will analyze this intersection as a signalized intersection for the no-build and build scenarios. US-42 is a 5-lane urban minor arterial with a speed limit of 55mph and runs north-south.

Site Generated Traffic

The projected site generated traffic was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual 9th Edition. Based on our understanding of the development, "Senior Adult Housing-Attached" (LUC 252) is appropriate for the estimation of site-generated trips. Site generated traffic volumes are presented in Table A below. The estimated site generated trips were distributed onto US-42 with 70% of the trips travelling to and from the north and 30% of the trips travelling to and from the south for both peak hours. A 70%/30% split was estimated based off of the counted traffic patterns in the Kroger Traffic Impact Study for residential traffic as well as site generated traffic for Kroger. Site distribution and site generated volume figures are presented in the appendix in Figure A. The site generated volumes were added to the 2025 no-build volumes to obtain the 2025 build volumes for the senior adult housing facility. The 2025 AM and PM build volume figures are presented in the appendix in Figure B.

Senior Adult Housing - Attached	ITE Land Use Code:	252	X=	162	Dwelling Units	
CONDITION	AVERAGE RATE EQUATION	SITE-GENERATED TRIPS				
		ENTERING TRIPS		EXITING TRIPS		TOTAL
		PCT	NO.	PCT	NO.	TRIPS
Weekday A.M. Peak Hour (7-9am)	*T = 0.20 X*	34%	11	66%	21	32
Weekday P.M. Peak Hour (4-6pm)	*T = 0.25 X*	54%	22	46%	19	41

Table A: Site-Generated Trips

JOB #: 160717.000

Capacity Analyses

The build traffic volumes were analyzed, using Synchro software at the intersection of US-42 and Fowlers Lane/Proposed Access Drive. The results of the analyses are presented in Table B below. Synchro reports are presented for each scenario in the appendix.

US-42 at Fowlers Lane		Eastbound			Westbound			Northbound			Southbound			INT.
		LT	THRU	RT	LT	THRU	RT	LT	THRU	RT	LT	THRU	RT	
2025 No-Build	AM	13.0 B			14.0 B	14.9 B		4.8 A	4.6 A	4.4 A	5.9 A	4.4 A		5.5 A
	PM	15.5 B			17.0 B	16.4 B		6.4 A	4.8 A	4.3 A	6.2 A	6.1 A	6.0 A	6.4 A
2025 Build	AM	12.9 B			13.9 B	15.2 B		4.9 A	4.7 A	4.5 A	6.3 A	4.5 A		5.8 A
	PM	15.4 B			17.0 B	16.6 B		6.6 A	4.8 A	4.4 A	6.6 A	6.2 A	6.1 A	6.6 A

Table B: Capacity Analyses Summary

According to the capacity analyses, the added StoryPoint site-generated volumes are expected to have very little impact on the operation of this intersection.

Storage Requirement Calculations

Turn lane storage calculations were performed for the 2025 build scenario traffic volumes. Calculations were conducted according to the KYTC Highway Design Manual. Results of these calculations are presented in Table C below. The *KYTC Turn Lane Warrant Calculation Spreadsheet* was used to calculate the length of the turn lanes and are presented in the appendix.

Intersection	Road Direction	Movement	Calculated Length Min/Desirable	
			Kroger Only	Kroger + Storypoint
US 42 at Fowlers Lane	US 42	NBR	445' / 520'	445'/520'
	US 42	SBL	295' / 345'	320'/345'

Table C: Storage Requirements

According to the storage requirement calculations, the storage requirements are very similar to those calculated in the Kroger Traffic Impact Study.

Conclusions

According to the analyses performed in this traffic access study, the addition of the traffic volumes from the proposed StoryPoint development is expected to have very little impact in the operation of the intersection of US-42 and Fowlers Lane. As a result, no roadway improvements are recommended as part of this development.

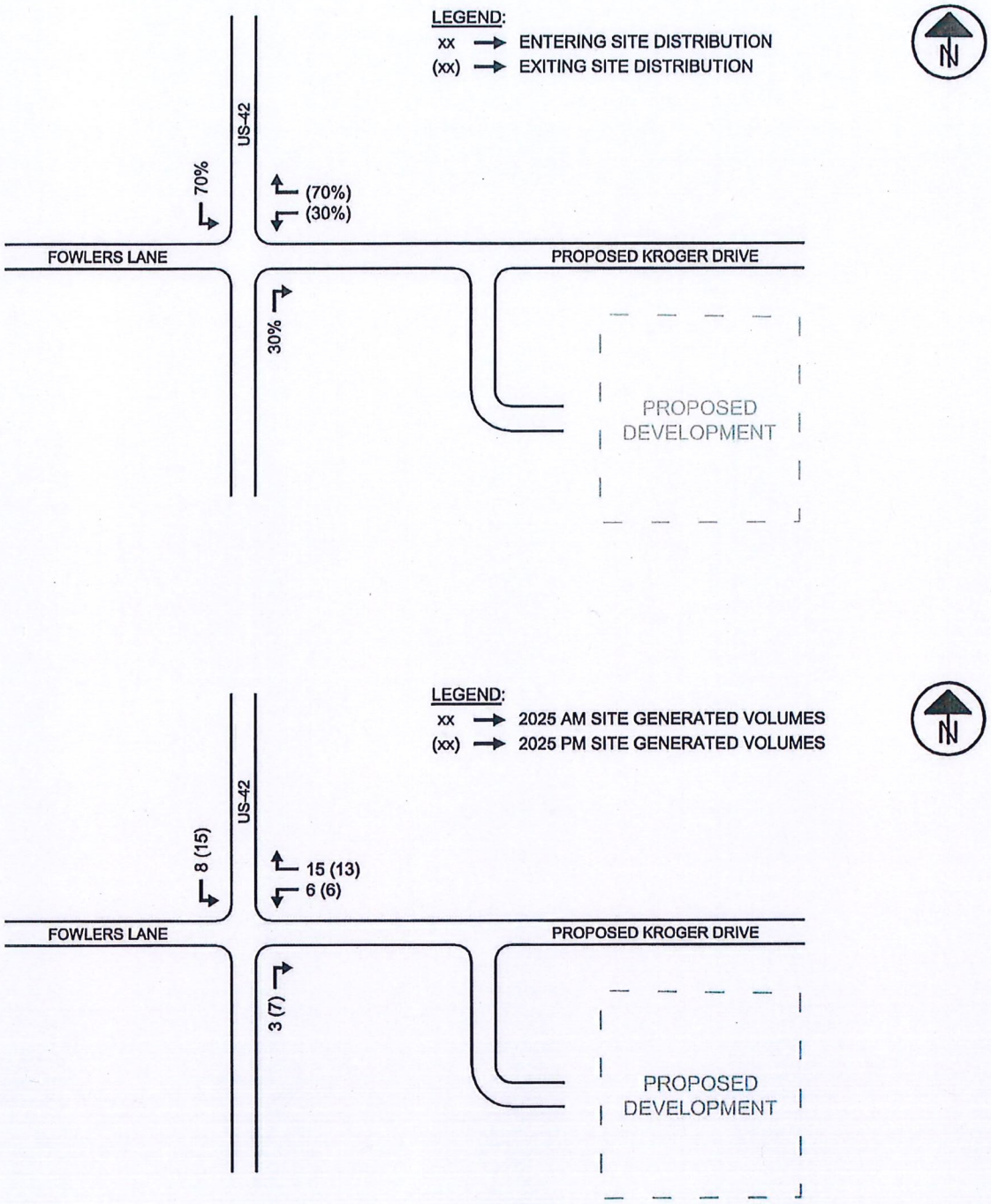
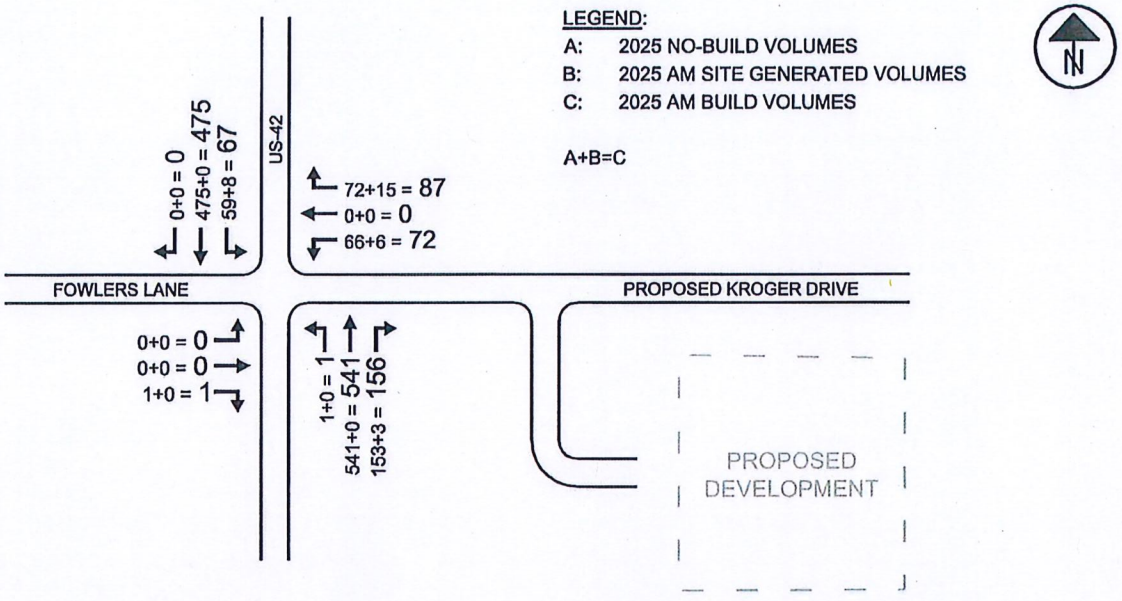


Figure A – Site Trip Distribution and Traffic Volumes



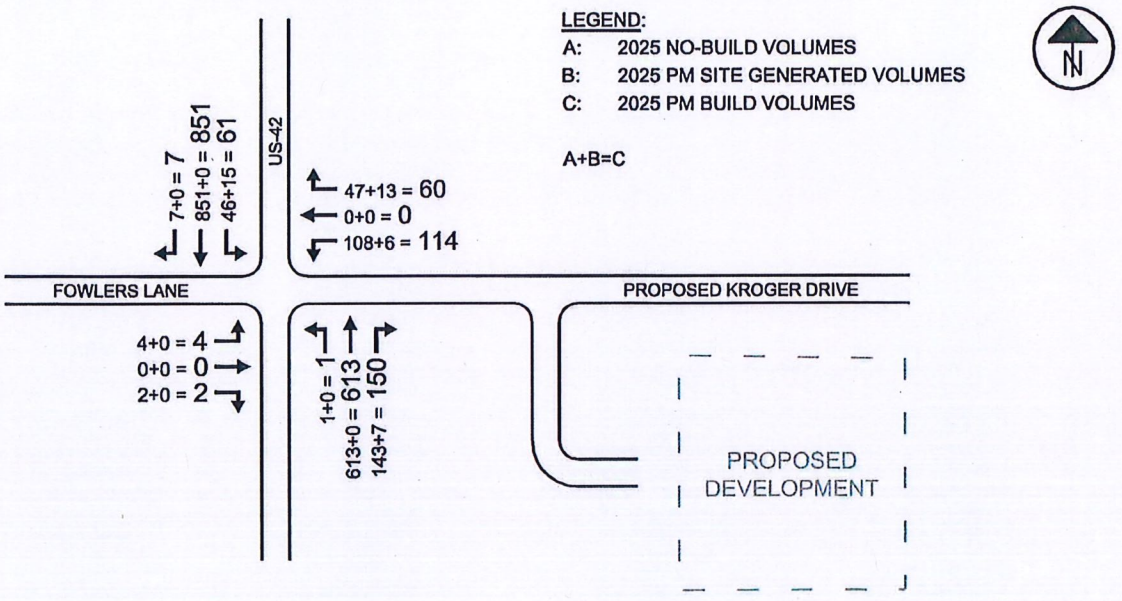
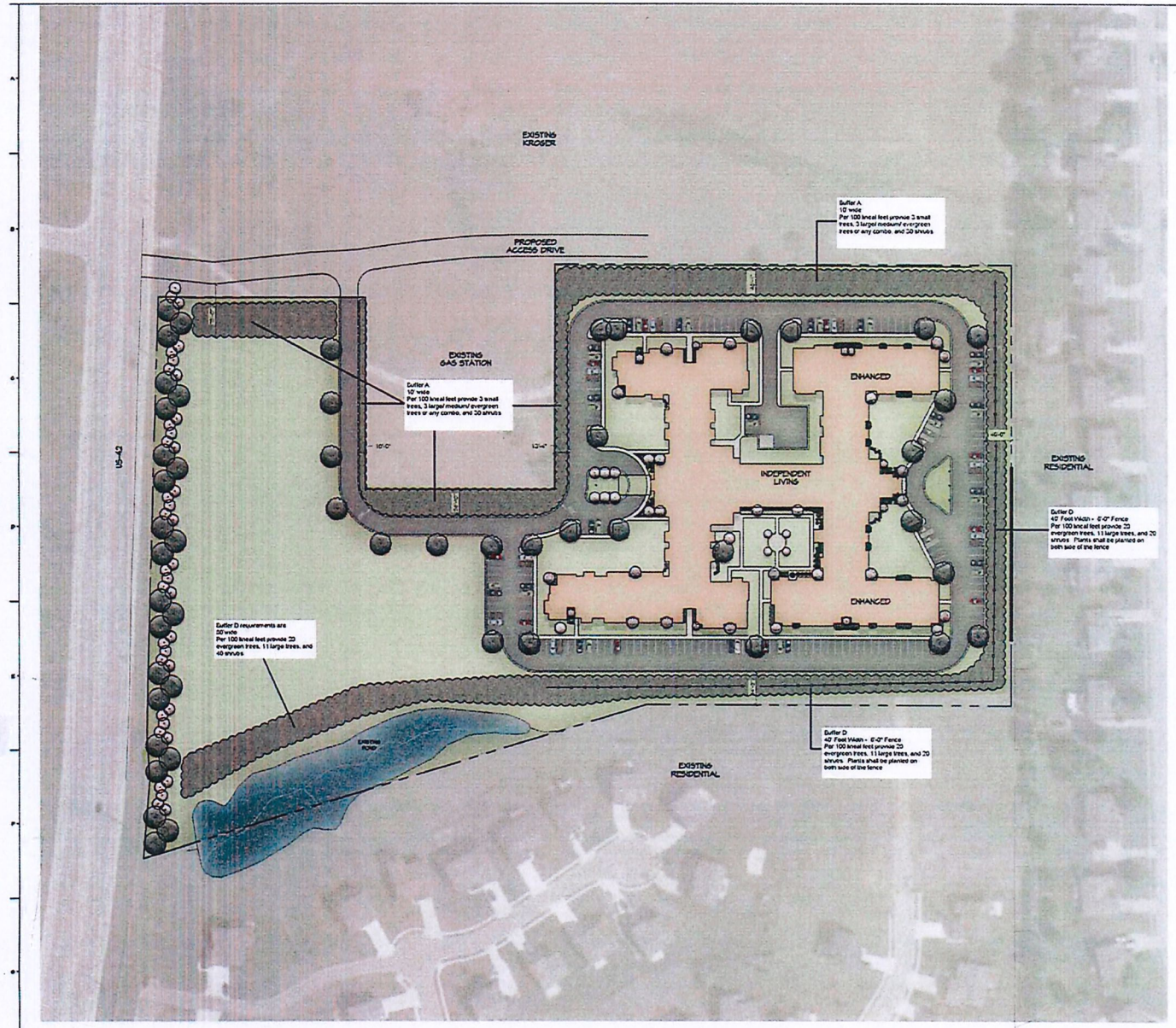


Figure B – 2025 AM/PM Build Volumes



DLZ ARCHITECTS
445 N. Nationwide Blvd
Suite 100
Columbus, Ohio 43215
614.464.2400 PH
614.464.2406 FX
www.dlzarchitects.com

EDGE

STORYPOINT OF UNION
CITY OF UNION
BOONE COUNTY, KENTUCKY
CSIG DEVELOPMENT COMPANY, LLC
2200 GENOA BUSINESS PARK DRIVE
BRIGHTON, MI 48114

NO.	DATE	REVISION

JOB NO. : 204-04
DATE : 11-30-2016

LANDSCAPE PLAN

L1.01

COPYRIGHT © 2016 DLZ ARCHITECTS, INC
ALL RIGHTS RESERVED

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	1	66	0	72	1	541	153	59	475	0
Future Volume (veh/h)	0	0	1	66	0	72	1	541	153	59	475	0
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1900	1863	1863	1900	1863	1863	1863	1863	1863	1900
Adj Flow Rate, veh/h	0	0	1	72	0	78	1	588	166	64	516	0
Adj No. of Lanes	0	1	0	1	1	0	1	2	1	1	2	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	0	0	204	391	0	204	627	1949	872	536	1949	0
Arrive On Green	0.00	0.00	0.13	0.13	0.00	0.13	0.55	0.55	0.55	0.55	0.55	0.00
Sat Flow, veh/h	0	0	1583	1410	0	1583	881	3539	1583	707	3632	0
Grp Volume(v), veh/h	0	0	1	72	0	78	1	588	166	64	516	0
Grp Sat Flow(s),veh/h/ln	0	0	1583	1410	0	1583	881	1770	1583	707	1770	0
Q Serve(g_s), s	0.0	0.0	0.0	1.6	0.0	1.5	0.0	3.1	1.8	1.8	2.6	0.0
Cycle Q Clear(g_c), s	0.0	0.0	0.0	1.6	0.0	1.5	2.7	3.1	1.8	4.9	2.6	0.0
Prop In Lane	0.00		1.00	1.00		1.00	1.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	0	0	204	391	0	204	627	1949	872	536	1949	0
V/C Ratio(X)	0.00	0.00	0.00	0.18	0.00	0.38	0.00	0.30	0.19	0.12	0.26	0.00
Avail Cap(c_a), veh/h	0	0	268	447	0	268	627	1949	872	536	1949	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	0.0	0.0	13.0	13.7	0.0	13.7	4.8	4.2	3.9	5.5	4.1	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.2	0.0	1.2	0.0	0.4	0.5	0.5	0.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0	0.0	0.6	0.0	0.7	0.0	1.6	0.9	0.4	1.3	0.0
LnGrp Delay(d),s/veh	0.0	0.0	13.0	14.0	0.0	14.9	4.8	4.6	4.4	5.9	4.4	0.0
LnGrp LOS			B	B		B	A	A	A	A	A	
Approach Vol, veh/h		1			150			755			580	
Approach Delay, s/veh		13.0			14.4			4.5			4.6	
Approach LOS		B			B			A			A	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		24.4		9.9		24.4		9.9
Change Period (Y+Rc), s		5.5		5.5		5.5		5.5
Max Green Setting (Gmax), s		18.9		5.8		18.9		5.8
Max Q Clear Time (g_c+I1), s		5.1		2.0		6.9		3.6
Green Ext Time (p_c), s		6.3		0.2		5.8		0.1

Intersection Summary	
HCM 2010 Ctrl Delay	5.5
HCM 2010 LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	4	0	2	108	0	47	1	613	143	46	851	7
Future Volume (veh/h)	4	0	2	108	0	47	1	613	143	46	851	7
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1900	1863	1863	1900	1863	1863	1863	1863	1863	1900
Adj Flow Rate, veh/h	4	0	2	117	0	51	1	666	155	50	925	8
Adj No. of Lanes	0	1	0	1	1	0	1	2	1	1	2	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	255	27	71	389	0	236	439	2098	939	500	2132	18
Arrive On Green	0.15	0.00	0.15	0.15	0.00	0.15	0.59	0.59	0.59	0.59	0.59	0.59
Sat Flow, veh/h	766	179	472	1409	0	1583	598	3539	1583	664	3596	31
Grp Volume(v), veh/h	6	0	0	117	0	51	1	666	155	50	455	478
Grp Sat Flow(s),veh/h/ln	1417	0	0	1409	0	1583	598	1770	1583	664	1770	1857
Q Serve(g_s), s	0.0	0.0	0.0	1.7	0.0	1.2	0.0	4.0	1.9	1.7	6.0	6.0
Cycle Q Clear(g_c), s	1.2	0.0	0.0	2.9	0.0	1.2	6.1	4.0	1.9	5.8	6.0	6.0
Prop In Lane	0.67		0.33	1.00		1.00	1.00		1.00	1.00		0.02
Lane Grp Cap(c), veh/h	352	0	0	389	0	236	439	2098	939	500	1049	1101
V/C Ratio(X)	0.02	0.00	0.00	0.30	0.00	0.22	0.00	0.32	0.17	0.10	0.43	0.43
Avail Cap(c_a), veh/h	383	0	0	420	0	271	439	2098	939	500	1049	1101
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	15.5	0.0	0.0	16.6	0.0	16.0	6.4	4.4	3.9	5.8	4.8	4.8
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.4	0.0	0.5	0.0	0.4	0.4	0.4	1.3	1.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.0	0.0	1.3	0.0	0.6	0.0	2.1	0.9	0.4	3.3	3.4
LnGrp Delay(d),s/veh	15.5	0.0	0.0	17.0	0.0	16.4	6.4	4.8	4.3	6.2	6.1	6.0
LnGrp LOS	B			B		B	A	A	A	A	A	A
Approach Vol, veh/h		6			168			822			983	
Approach Delay, s/veh		15.5			16.9			4.7			6.0	
Approach LOS		B			B			A			A	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		30.8		11.9		30.8		11.9
Change Period (Y+Rc), s		5.5		5.5		5.5		5.5
Max Green Setting (Gmax), s		25.3		7.3		25.3		7.3
Max Q Clear Time (g_c+I1), s		8.1		3.2		8.0		4.9
Green Ext Time (p_c), s		9.4		0.2		9.4		0.1

Intersection Summary	
HCM 2010 Ctrl Delay	6.4
HCM 2010 LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	1	72	0	87	1	541	156	67	475	0
Future Volume (veh/h)	0	0	1	72	0	87	1	541	156	67	475	0
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1900	1863	1863	1900	1863	1863	1863	1863	1863	1900
Adj Flow Rate, veh/h	0	0	1	78	0	95	1	588	170	73	516	0
Adj No. of Lanes	0	1	0	1	1	0	1	2	1	1	2	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	0	0	216	399	0	216	621	1933	865	529	1933	0
Arrive On Green	0.00	0.00	0.14	0.14	0.00	0.14	0.55	0.55	0.55	0.55	0.55	0.00
Sat Flow, veh/h	0	0	1583	1410	0	1583	881	3539	1583	704	3632	0
Grp Volume(v), veh/h	0	0	1	78	0	95	1	588	170	73	516	0
Grp Sat Flow(s),veh/h/ln	0	0	1583	1410	0	1583	881	1770	1583	704	1770	0
Q Serve(g_s), s	0.0	0.0	0.0	1.8	0.0	1.9	0.0	3.1	1.9	2.2	2.7	0.0
Cycle Q Clear(g_c), s	0.0	0.0	0.0	1.8	0.0	1.9	2.7	3.1	1.9	5.3	2.7	0.0
Prop In Lane	0.00		1.00	1.00		1.00	1.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	0	0	216	399	0	216	621	1933	865	529	1933	0
V/C Ratio(X)	0.00	0.00	0.00	0.20	0.00	0.44	0.00	0.30	0.20	0.14	0.27	0.00
Avail Cap(c_a), veh/h	0	0	265	444	0	265	621	1933	865	529	1933	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	0.0	0.0	12.9	13.7	0.0	13.7	4.9	4.3	4.0	5.7	4.2	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.2	0.0	1.4	0.0	0.4	0.5	0.5	0.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0	0.0	0.7	0.0	0.9	0.0	1.6	0.9	0.5	1.4	0.0
LnGrp Delay(d),s/veh	0.0	0.0	12.9	13.9	0.0	15.2	4.9	4.7	4.5	6.3	4.5	0.0
LnGrp LOS			B	B		B	A	A	A	A	A	
Approach Vol, veh/h		1			173			759			589	
Approach Delay, s/veh		12.9			14.6			4.6			4.7	
Approach LOS		B			B			A			A	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		24.4		10.2		24.4		10.2
Change Period (Y+Rc), s		5.5		5.5		5.5		5.5
Max Green Setting (Gmax), s		18.9		5.8		18.9		5.8
Max Q Clear Time (g_c+I1), s		5.1		2.0		7.3		3.9
Green Ext Time (p_c), s		6.3		0.2		5.7		0.1

Intersection Summary	
HCM 2010 Ctrl Delay	5.8
HCM 2010 LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	4	0	2	114	0	60	1	613	150	61	851	7
Future Volume (veh/h)	4	0	2	114	0	60	1	613	150	61	851	7
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1900	1863	1863	1900	1863	1863	1863	1863	1863	1900
Adj Flow Rate, veh/h	4	0	2	124	0	65	1	666	163	66	925	8
Adj No. of Lanes	0	1	0	1	1	0	1	2	1	1	2	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	250	27	68	398	0	243	436	2088	934	494	2121	18
Arrive On Green	0.15	0.00	0.15	0.15	0.00	0.15	0.59	0.59	0.59	0.59	0.59	0.59
Sat Flow, veh/h	716	173	445	1409	0	1583	598	3539	1583	659	3596	31
Grp Volume(v), veh/h	6	0	0	124	0	65	1	666	163	66	455	478
Grp Sat Flow(s),veh/h/ln	1334	0	0	1409	0	1583	598	1770	1583	659	1770	1857
Q Serve(g_s), s	0.0	0.0	0.0	1.5	0.0	1.6	0.0	4.1	2.0	2.4	6.1	6.1
Cycle Q Clear(g_c), s	1.6	0.0	0.0	3.1	0.0	1.6	6.1	4.1	2.0	6.5	6.1	6.1
Prop In Lane	0.67		0.33	1.00		1.00	1.00		1.00	1.00		0.02
Lane Grp Cap(c), veh/h	345	0	0	398	0	243	436	2088	934	494	1044	1096
V/C Ratio(X)	0.02	0.00	0.00	0.31	0.00	0.27	0.00	0.32	0.17	0.13	0.44	0.44
Avail Cap(c_a), veh/h	368	0	0	421	0	270	436	2088	934	494	1044	1096
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	15.4	0.0	0.0	16.6	0.0	16.0	6.5	4.4	4.0	6.1	4.9	4.9
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.4	0.0	0.6	0.0	0.4	0.4	0.6	1.3	1.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.0	0.0	1.4	0.0	0.7	0.0	2.1	1.0	0.5	3.3	3.4
LnGrp Delay(d),s/veh	15.4	0.0	0.0	17.0	0.0	16.6	6.6	4.8	4.4	6.6	6.2	6.1
LnGrp LOS	B			B		B	A	A	A	A	A	A
Approach Vol, veh/h		6			189			830			999	
Approach Delay, s/veh		15.4			16.9			4.8			6.2	
Approach LOS		B			B			A			A	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		30.8		12.1		30.8		12.1
Change Period (Y+Rc), s		5.5		5.5		5.5		5.5
Max Green Setting (Gmax), s		25.3		7.3		25.3		7.3
Max Q Clear Time (g_c+I1), s		8.1		3.6		8.5		5.1
Green Ext Time (p_c), s		9.5		0.2		9.4		0.2

Intersection Summary	
HCM 2010 Ctrl Delay	6.6
HCM 2010 LOS	A

Turn Lane Length

Input Fields

Turn Volume	156
Speed Limit	55
Cycle Length	140
(Enter 0 for Uncontrolled, 60 for Stop Controlled)	
Approach Percent Grade (G)	0
Is this a Rural Arterial (Y or N)	N

Calculated Turn Lane Length (ft)

Desirable	**520**
Minimum	**445**

US-42 at Fowlers Lane - Northbound Right-Turn

Note: This spreadsheet is intended to supplement the guidance provided in the Auxiliary Turn Lane policy outlined in the KYTC Highway Design Manual. This policy should be fully reviewed and understood prior to using this application.

Turn Lane Length

Input Fields

Turn Volume	67
Speed Limit	55
Cycle Length	140
(Enter 0 for Uncontrolled, 60 for Stop Controlled)	
Approach Percent Grade (G)	0
Is this a Rural Arterial (Y or N)	N

Calculated Turn Lane Length (ft)

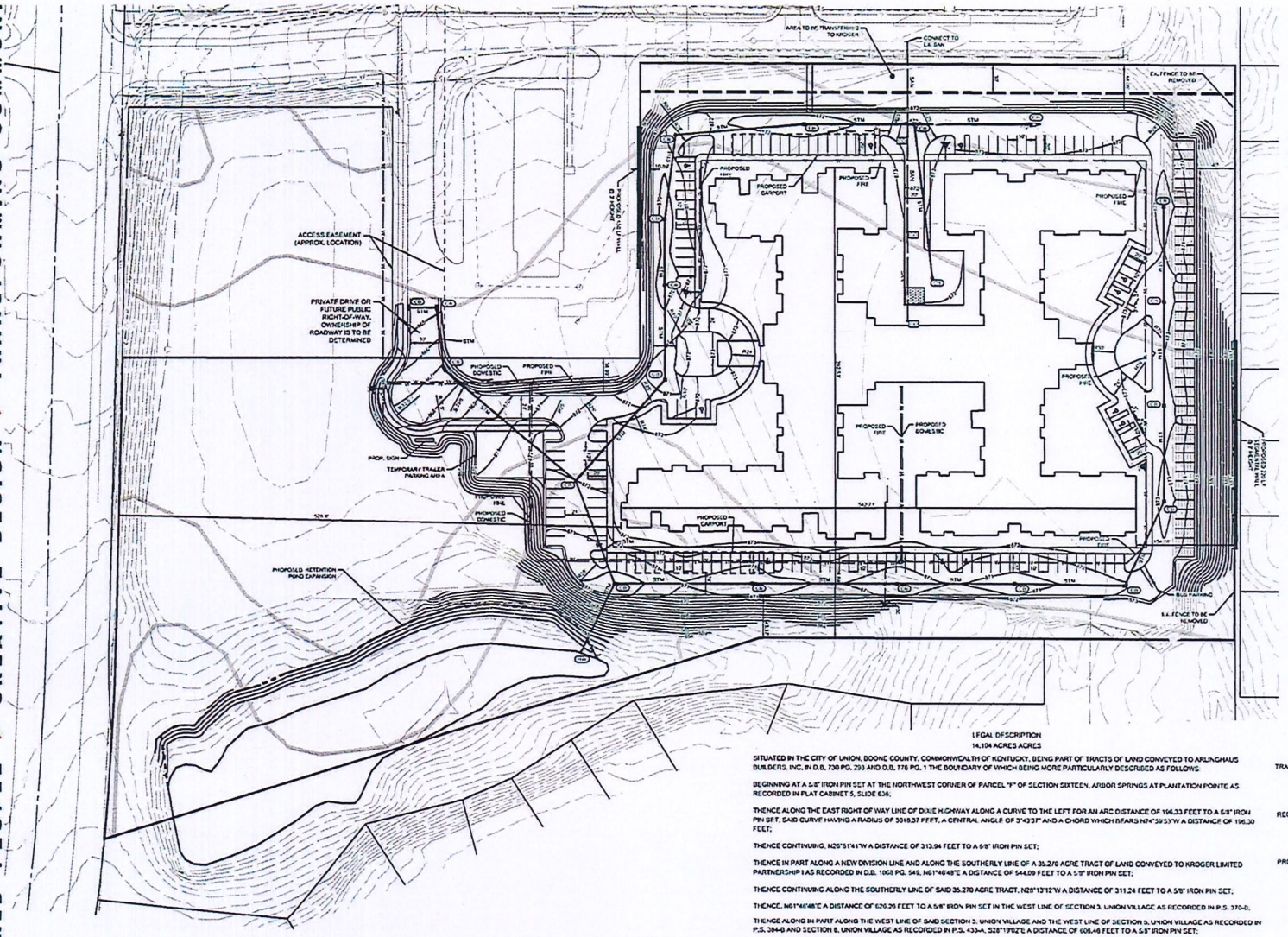
Desirable	**345**
Minimum	**320**

US-42 at Fowlers Lane - Southbound Left-Turn

Note: This spreadsheet is intended to supplement the guidance provided in the Auxiliary Turn Lane policy outlined in the KYTC Highway Design Manual. This policy should be fully reviewed and understood prior to using this application.

EXHIBIT C

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



PROPOSED LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE WALK
- PROPOSED HEAVY DUTY PAVEMENT
- PROP. SANITARY LINE
- PROP. WATER LINE
- EX CONTOUR
- EX CONTOUR
- 870 PROP. CONTOUR
- 871 PROP. CONTOUR
- PROP. WATER VALVE
- PROP. FIRE HYDRANT
- PROP. FIRE DEPARTMENT CONNECTION
- PROP. CATCH BASIN
- PROP. HEADWALL
- RsB SOIL MAP

NOTES
1. ALL RADII ARE 5' UNLESS OTHERWISE SPECIFIED.
2. ELECTRIC AND TELEPHONE WILL BE SERVICED FROM U.S. 42. EXACT LOCATIONS WILL BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO CONSTRUCTION.

SITE DEVELOPMENT DATA

OWNER: ARLINGHAUS BUILDERS INC.
142 EARLWOOD DRIVE
EDGEWOOD, KY 41017
PHONE: (859) 392-6900

ARCHITECT: pH7 ARCHITECTS
330 WEST SPRING STREET
SUITE 200
COLUMBUS, OHIO 43215
PHONE: (614) 459-2955
CONTACT: SCOTT DEISLER
E-MAIL: sdeisler@ph7architects.com

SITE ENGINEER: THE KLEINGERS GROUP
250 WORTHINGTON ROAD
SUITE B
WESTERVILLE, OH 43082
PHONE: (614) 882-4311
CONTACT: MIKE COUVREUR
E-MAIL: mike.couvreur@kleingers.com

EXISTING USE: UNDEVELOPED, ZONED RESIDENTIAL
PROPOSED USE: SENIOR HOUSING

EXISTING ZONING: RSE, RURAL SUBURBAN ESTATES
UTO, UNION TOWN OVERLAY

PROPOSED ZONING: PF, PUBLIC FACILITIES / PD, PUBLIC DEVELOPMENT (ELDERLY HOUSING FACILITY)

PROPOSED SETBACKS: FRONT YARD - 30'
REAR YARD - 50'
SIDE YARD - 10'

LOT COVERAGE: 38%

TOTAL RE-ZONE AREA: 14.104 ACRES
TRANSFER AREA TO KROGER: 0.431 ACRES
STORYPOINT AREA: 13.673 ACRES

DENSITY: 162 UNITS/13.637 ACRES
11.85 UNITS PER ACRE

REQUIRED PARKING SPACES: 1.5 SPACE PER 1 BR APARTMENT +
2 SPACES PER 2 BR APARTMENT +
1 SPACE PER EMPLOYEE =
1.5 x 126 + 2 x 36 + 70 = 189 + 72 + 70 =
331 PARKING SPACES

PROVIDED PARKING SPACES: 11 HANDICAP PARKING SPACES
164 STANDARD PARKING SPACES
175 TOTAL PARKING SPACES

SOIL: FcD - FAYWOOD SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES
RnB - ROSSMOYNE SILT LOAM, 0 TO 6 PERCENT SLOPES
RsC - ROSSMOYNE SILT LOAM, 6 TO 12 PERCENT SLOPES

LEGAL DESCRIPTION

14.104 ACRES ACRES

SITUATED IN THE CITY OF UNION, BOONE COUNTY, COMMONWEALTH OF KENTUCKY, BEING PART OF TRACTS OF LAND CONVEYED TO ARLINGHAUS BUILDERS, INC. IN D.B. 730 PG. 293 AND D.B. 776 PG. 1 THE BOUNDARY OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN SET AT THE NORTHWEST CORNER OF PARCEL "F" OF SECTION SIXTEEN, ARBOR SPRINGS AT PLANTATION POINTE AS RECORDED IN PLAT CABINET 5, SLIDE 636;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF DIXIE HIGHWAY ALONG A CURVE TO THE LEFT FOR AN ARC DISTANCE OF 196.33 FEET TO A 5/8" IRON PIN SET, SAID CURVE HAVING A RADIUS OF 3018.37 FEET, A CENTRAL ANGLE OF 3°43'37" AND A CHORD WHICH BEARS N24°59'53"W A DISTANCE OF 196.30 FEET;

THENCE CONTINUING, N26°51'41"W A DISTANCE OF 313.94 FEET TO A 5/8" IRON PIN SET;

THENCE IN PART ALONG A NEW DIVISION LINE AND ALONG THE SOUTHERLY LINE OF A 35.270 ACRE TRACT OF LAND CONVEYED TO KROGER LIMITED PARTNERSHIP I AS RECORDED IN D.B. 1068 PG. 549, N61°46'48"E A DISTANCE OF 544.09 FEET TO A 5/8" IRON PIN SET;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID 35.270 ACRE TRACT, N28°13'12"W A DISTANCE OF 311.24 FEET TO A 5/8" IRON PIN SET;

THENCE, N61°46'48"E A DISTANCE OF 626.26 FEET TO A 5/8" IRON PIN SET IN THE WEST LINE OF SECTION 3, UNION VILLAGE AS RECORDED IN P.S. 370-D;

THENCE ALONG IN PART ALONG THE WEST LINE OF SAID SECTION 3, UNION VILLAGE AND THE WEST LINE OF SECTION 5, UNION VILLAGE AS RECORDED IN P.S. 384-B AND SECTION 8, UNION VILLAGE AS RECORDED IN P.S. 433-A, S28°19'02"E A DISTANCE OF 600.46 FEET TO A 5/8" IRON PIN SET;

THENCE IN PART ALONG A NEW DIVISION LINE AND ALONG THE NORTH LINE OF THE AFORESAID PARCEL "F", N61°45'38"W A DISTANCE OF 500.29 FEET TO A 5/8" IRON PIN SET;

THENCE, S44°30'26"W A DISTANCE OF 722.23 FEET TO THE POINT OF BEGINNING;

CONTAINING 14.104 ACRES MORE OR LESS, BEING SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.

BEARINGS ARE BASED ON THE EAST RIGHT OF WAY LINE OF DIXIE HIGHWAY BEING N26°51'41"W PER D.B. 1068 PG. 549.

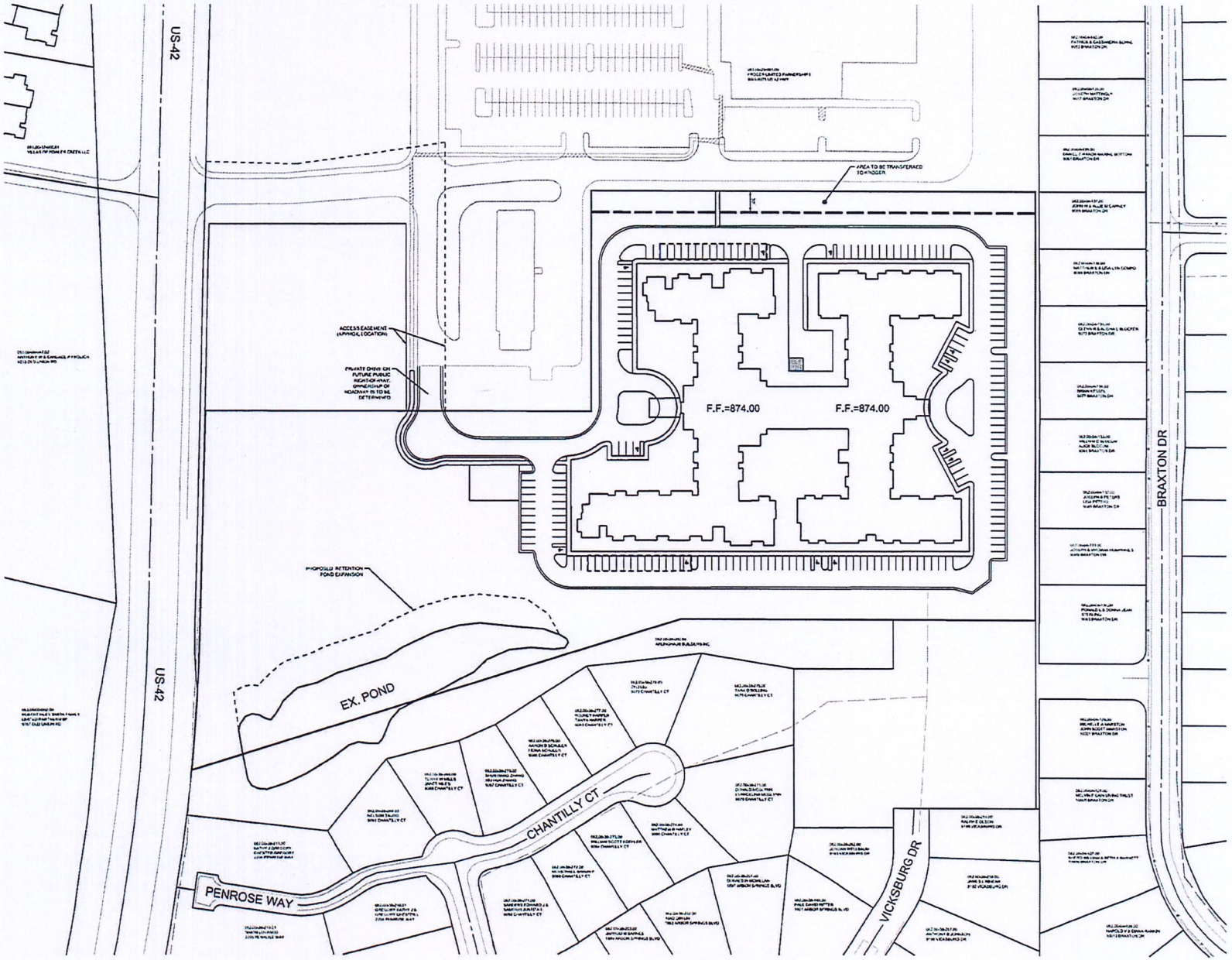
THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com

NO. DATE DESCRIPTION

STORYPOINT UNION
UNION, KENTUCKY

PROJECT NO: 160717.000
DATE: 09-12-2017
SCALE: 0 25 50 100
SHEET NAME: SITE PLAN
SHEET NO: 1 of 2

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



THE KLEINGERS GROUP
CIVIL ENGINEERING | www.kleingers.com
SURVEYING
LANDSCAPE ARCHITECTURE

SEAL

NO. DATE DESCRIPTION

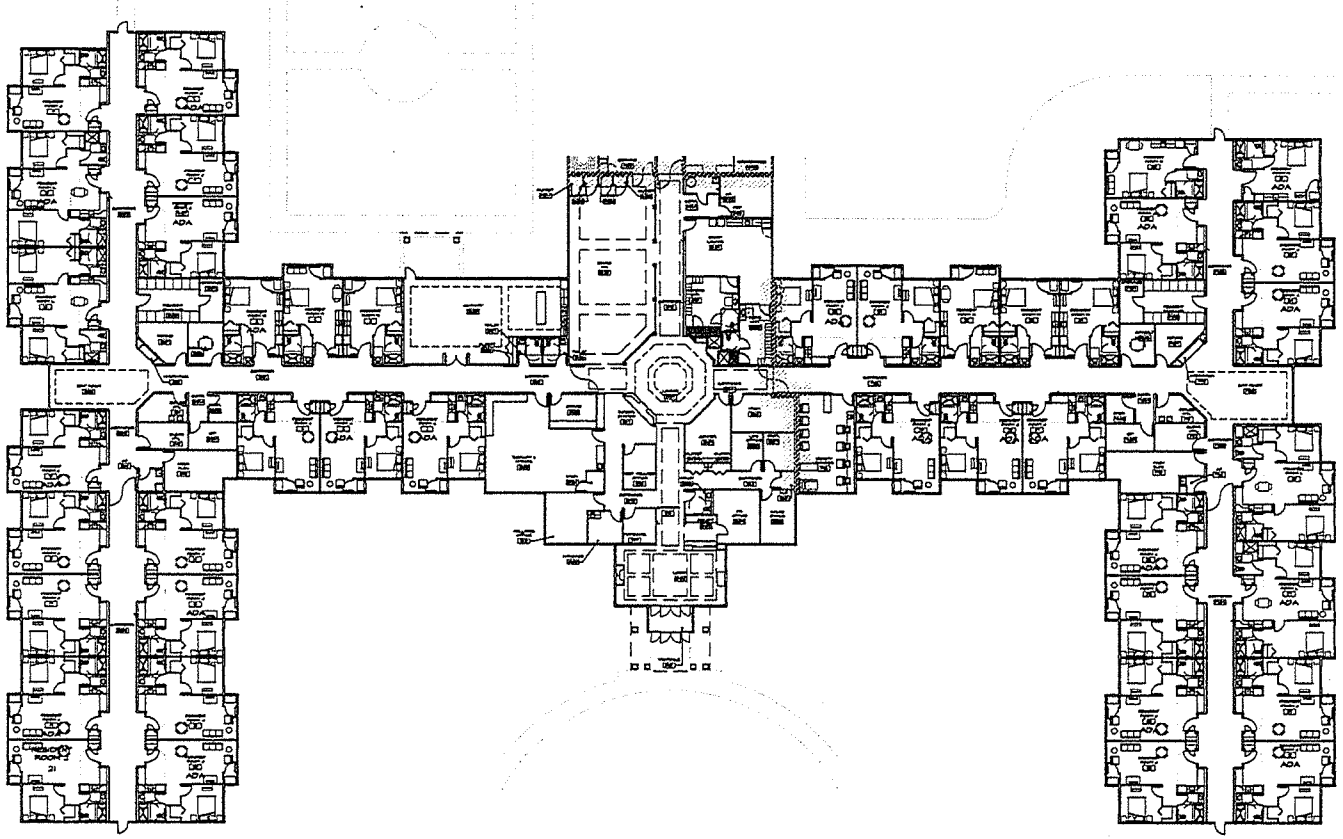
STORYPOINT UNION
UNION, KENTUCKY

PROJECT NO 160717.000
DATE 05-12-2017
SCALE 0 30 60 120
SHEET NAME
OVERVIEW PLAN
SHEET NO
2 of 2

EXHIBIT D

OVERALL RESIDENT ROOM BREAKDOWN

INDEPENDENT LIVING	1 BED	1 BED	2 BED	1 BED	2 BED	2 BED	1 BED		ENHANCED					
FIRST FLOOR	A	B	C	D	E	F	G		ENHANCED	1 BED-J	STUDIO-K	2 BED-L	STUDIO-M	
SQ. FT.	486	614	1044	933.6	808	854	629		SQ. FT.	534	511.3	794	534	
SQ. FT. W/ RR	550	805	1148	525	459	944.3	706		SQ. FT. W/RR	605	448.3	8403	543	
CORE									E WING	10	1	3	2	
C WING	12	3		3		1			F WING	14	1	3	4	
D WING	12	3		3		1			TOTAL	J	K	L	M	TOTAL J, K, L, M
SECOND FLOOR	A	B	C	D	E	F	G			30	3	4	6	43
CORE	1	2				1								
C WING	13	3		3		1								
D WING	13	3		3		1								
THIRD FLOOR	A	B	C	D	E	F	G							
CORE	1	2			2	1								
C WING	11	3	1	3		1								
D WING	11	3	1	3		1								
TOTAL	A	B	C	D	E	F	G	TOTAL						
	74	22	3	12	3	9	2	120						



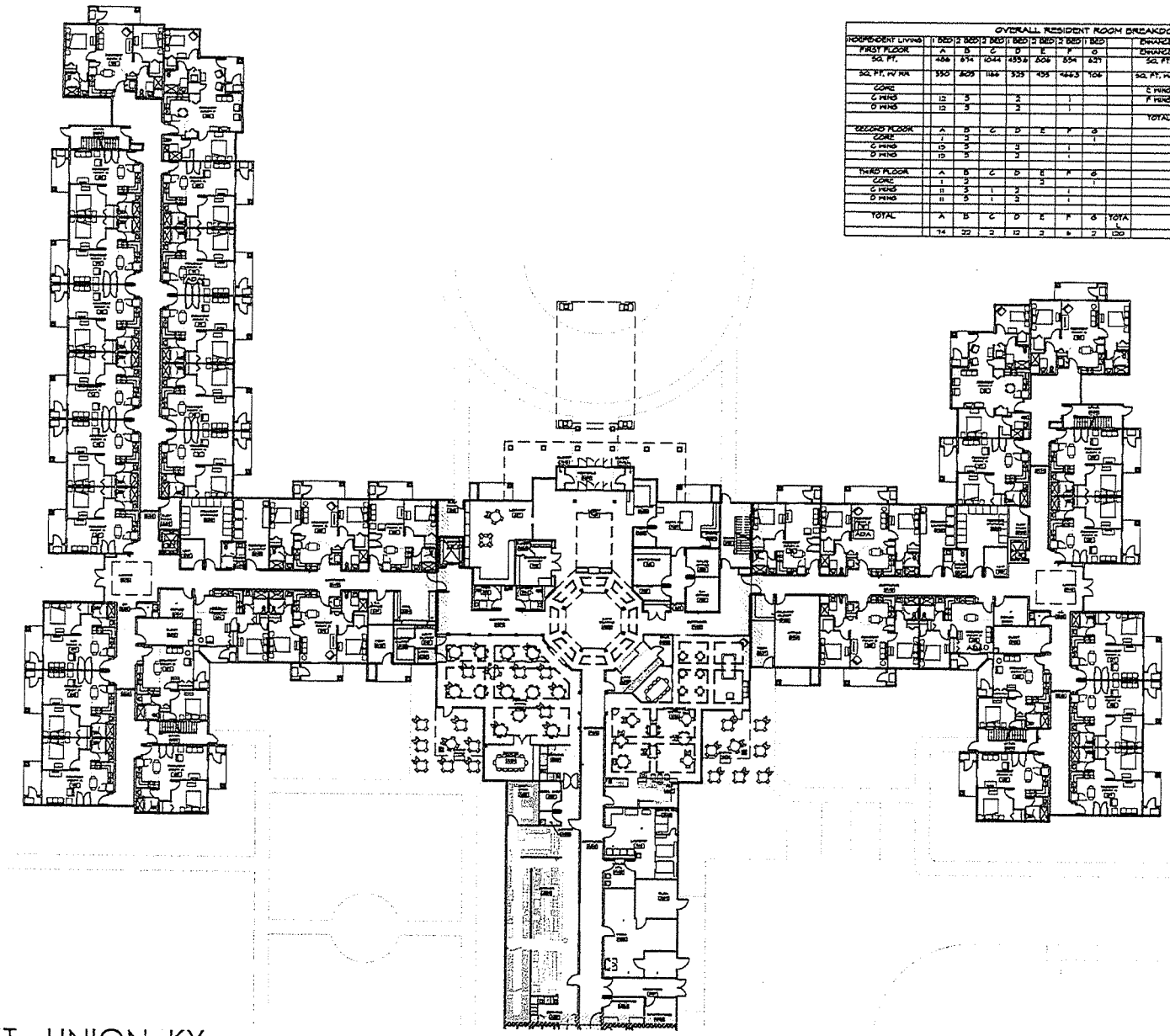
STORYPOINT - UNION, KY

ENHANCED LIVING

SCALE= 1/16" = 1'-0"

03-23-2017

ARCHITECTS



OVERALL RESIDENT ROOM BREAKDOWN

INDEPENDENT LIVING	1 BED	2 BED	2 BED	1 BED	2 BED	2 BED	1 BED		ENHANCED						
FIRST FLOOR	A	B	C	D	E	F	G		ENHANCED	1 BED-J	STUDIO-K	2 BED-L	STUDIO-M		
SQ. FT.	486	614	1044	455±	606	854	621		SQ. FT.	554	393	734	524		
SQ. FT. W/ WA	550	809	1166	535	455	443	706		SQ. FT. W/WA	605	423	840	545		
CORE									E WING	16	1	3	2		
C WING	12	3		2					F WING	14	1	2	4		
D WING	12	3		2					TOTAL	J	K	L	M	TOTAL	
SECOND FLOOR	A	B	C	D	E	F	G			30	2	4	6	42	
CORE	1	3					1								
C WING	10	3		2		1									
D WING	10	3		2		1									
THIRD FLOOR	A	B	C	D	E	F	G								
CORE	1	3			2		1								
C WING	11	3	1	2		1									
D WING	11	3		2		1									
TOTAL	A	B	C	D	E	F	G	TOTAL							
	34	22	2	12	2	6	2	120							

STORYPOINT - UNION, KY

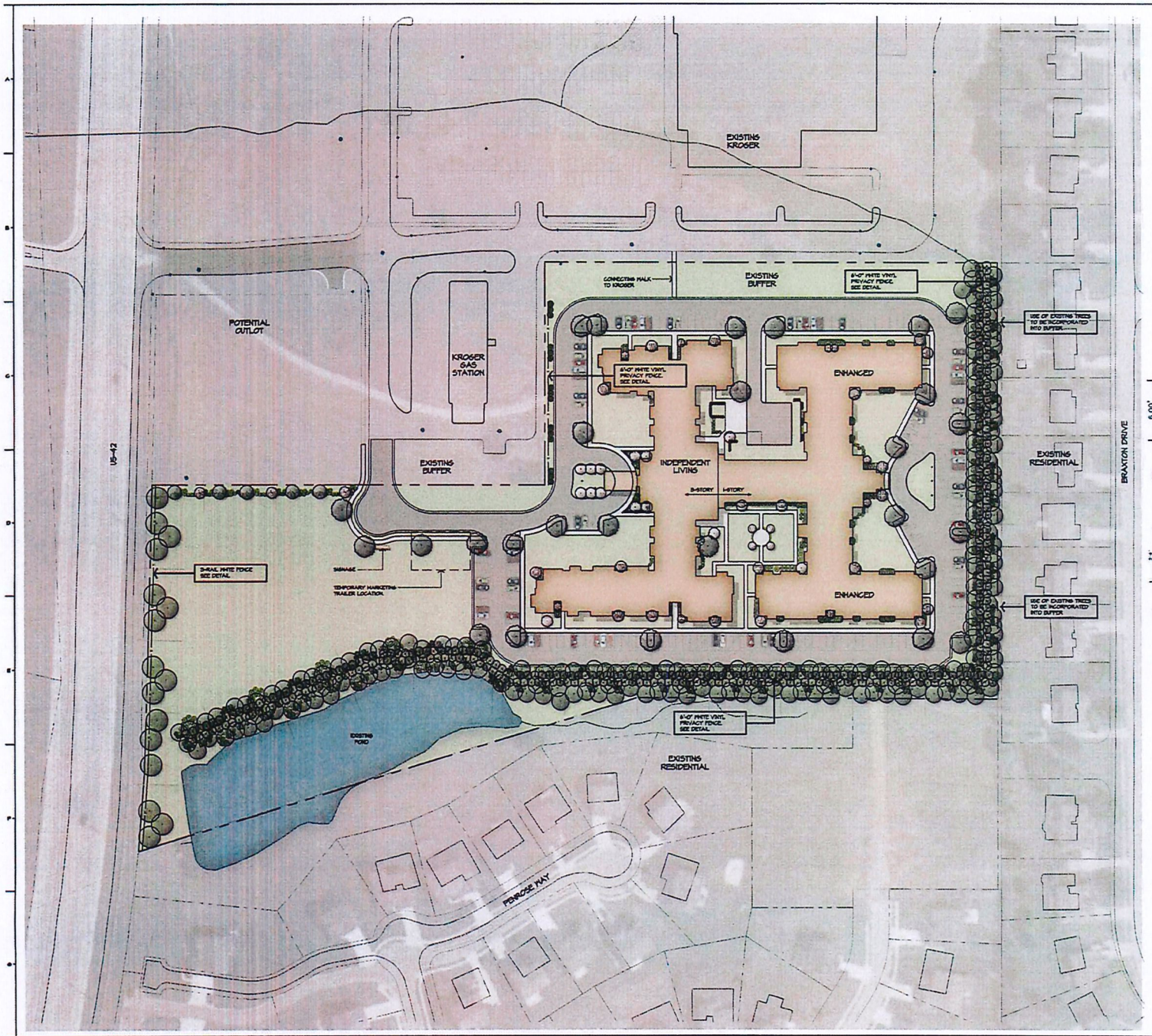
INDEPENDENT LIVING

SCALE= 1/16" = 1'-0"

03-23-2017

ARCHITECTS

EXHIBIT E



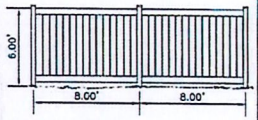
DECIDUOUS SHADE TREE

ORNAMENTAL TREE

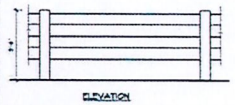
EVERGREEN TREE

SHRUBS AND PERENNIALS

PERENNIALS



PRIVACY FENCE



3-RAIL FENCE

PRELIMINARY
NOT FOR CONSTRUCTION

0' 25' 50' 100' NORTH

ARCHITECTS
446 W. Nationwide Blvd
Loft 100
Columbus, Ohio 43215
614.464.2936 PH
614.464.2936 FX
www.phiarchitects.com

EDGE
113 WEST SPRING STREET, SUITE 350
COLUMBIA, OHIO 43215
614-464-3343

STORYPOINT OF UNION
CITY OF UNION
BOONE COUNTY, KENTUCKY
CSIG DEVELOPMENT COMPANY, LLC
2200 GENOA BUSINESS PARK DRIVE
BRIGHTON, MI 48114

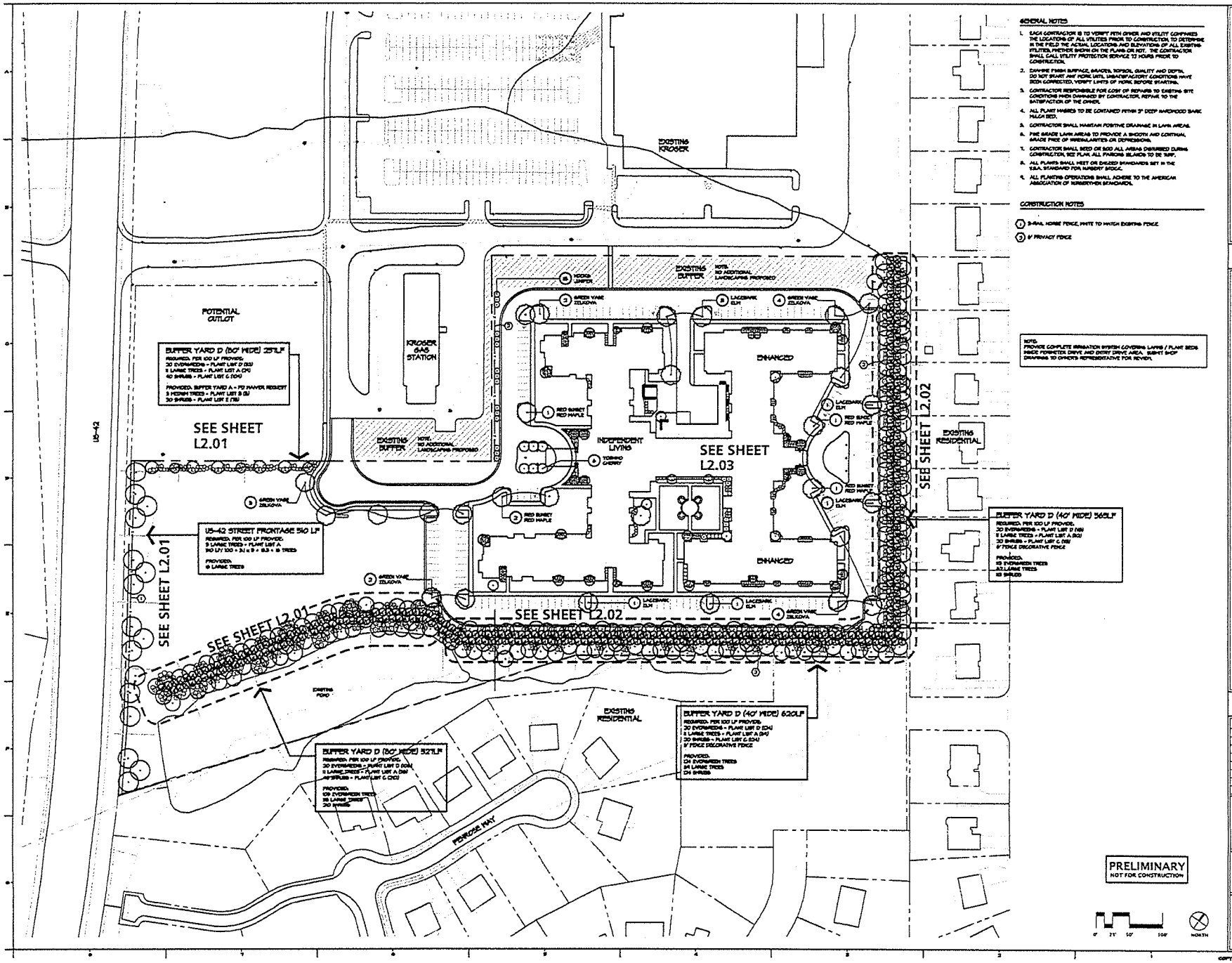
NO.	DATE	REVISION

JOB NO. : 2016-54
DATE : 05-12-2017

LANDSCAPE PLAN

L1.01

COPYRIGHT © 2016 phi Architects, Inc.
ALL RIGHTS RESERVED



ARCHITECTS
448 N. Nationwide Blvd
Lane 100
Columbus, Ohio 43215
614.464.2088 PH
614.469.2089 FX
www.pbnarchitects.com

EDGE
333 WEST SPRING STREET, SUITE 150
COLUMBUS, OHIO 43215
614.456.3343

STORYPOINT OF UNION
CITY OF UNION
BOONE COUNTY, KENTUCKY

CSIG DEVELOPMENT COMPANY, LLC
2200 GENOA BUSINESS PARK DRIVE
BRIGHTON, MI 48114

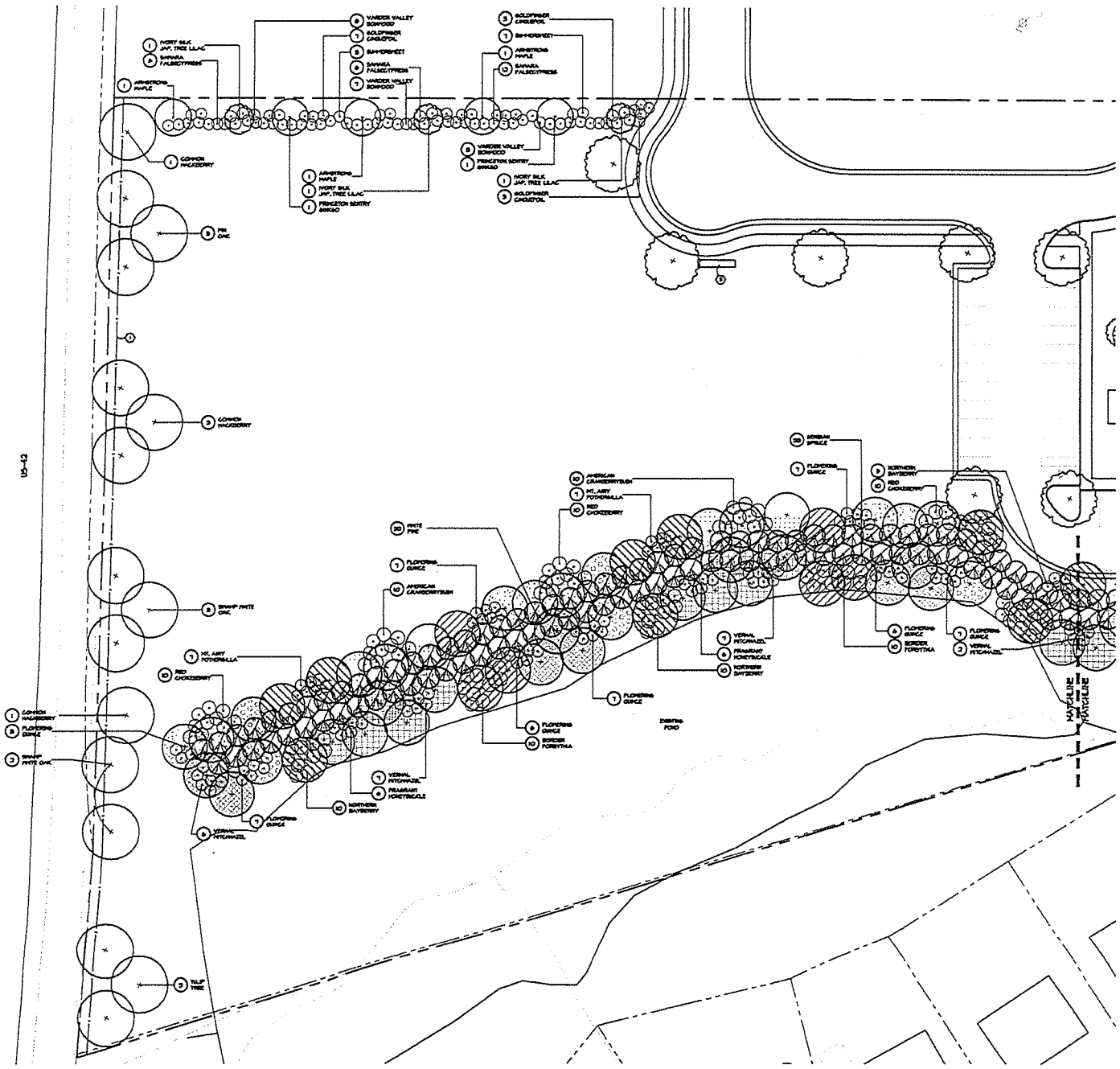
NO.	DATE	REVISION

JOB NO. : 3018-84
DATE : 05-03-2019

LANDSCAPE PLAN

L1.01

COPYRIGHT © 2018 PBT ARCHITECTS, INC.
ALL RIGHTS RESERVED



GENERAL NOTES

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL, QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHICH DAMAGED BY CONTRACTOR, REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND EVENTUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN. ALL PARKING ISLANDS TO BE TURF.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE A.A.N. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES

1. SHAW HORSE FENCE, PAINTED TO MATCH EXISTING FENCE.
2. 6' PRIVACY FENCE
3. PROJECT SIGNAGE

BUFFER TREE LEGEND

QUANT.

- 9 — RED OAK, *Quercus rubra*
- 9 — LONDON PLANETREE, *Platanus acerifolia 'Bloodgood'*
- 9 — SILVER MAPLE, *Acer saccharinum*
- 9 — BLACK GUM, *Nyssa sylvatica*
- 9 — AMERICAN SWEETGUM, *Liquidambar styraciflua*
- 9 — HERITAGE RIVER BIRCH, *Betula nigra 'Heritage'*
- 9 — BLACK LOCUST, *Robinia pseudoacacia*

PRELIMINARY
NOT FOR CONSTRUCTION

0' 10' 20' 40' NORTH

ARCHITECTS
440 N. Hollenside Blvd
Unit 100
Columbus, Ohio 43213
614.491.2936 PH
614.491.2938 FX
www.gmharchitects.com

EDGE
333 W. 1ST STREET, SUITE 350
DUBLIN, OHIO 43215
614.486.2343

STORYPOINT OF UNION
CITY OF UNION
BOONE COUNTY, KENTUCKY

CSIG DEVELOPMENT COMPANY, LLC
2200 GENOA BUSINESS PARK DRIVE
BRIGHTON, MI 48114

NO.	DATE	REVISION

JOB NO. : 2016-04
DATE : 09-13-2017

LANDSCAPE PLAN

L2.01

COPYRIGHT © 2016 GMH Architects, Inc.
ALL RIGHTS RESERVED

BUFFER TREE LEGEND

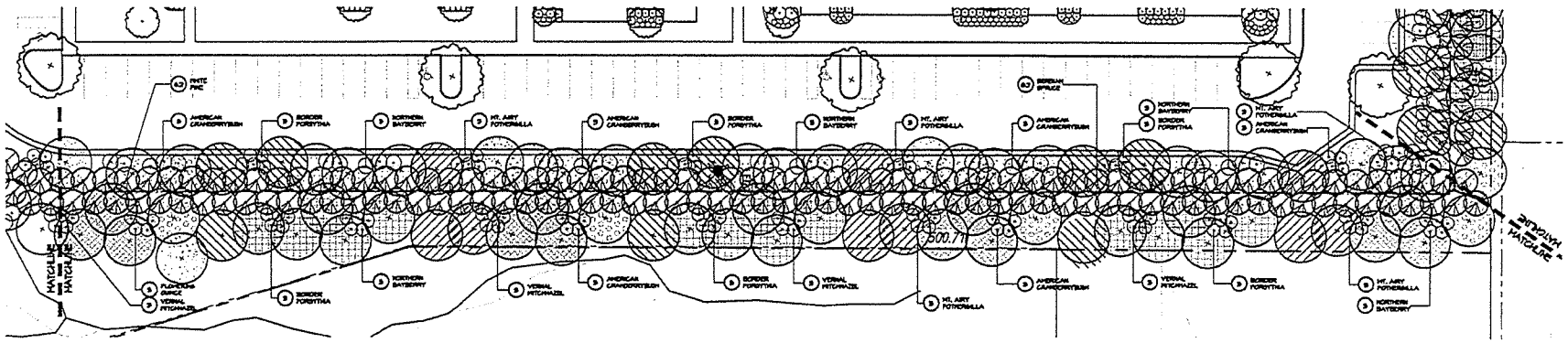
QUANT.		QUANT.	
18	PIN OAK *Quercus palustris*	19	AMERICAN BASSWOOD *Tilia americana*
14	LONDON PLANETREE *Platanus acerifolia 'Bloodgood'*	30	HERITAGE RIVER BIRCH *Betula nigra 'Heritage'*
21	SUGAR MAPLE *Acer saccharum*	18	BLACK LOCUST *Robinia pseudoacacia*
12	BLACK GUM *Nyssa sylvatica*		

GENERAL NOTES

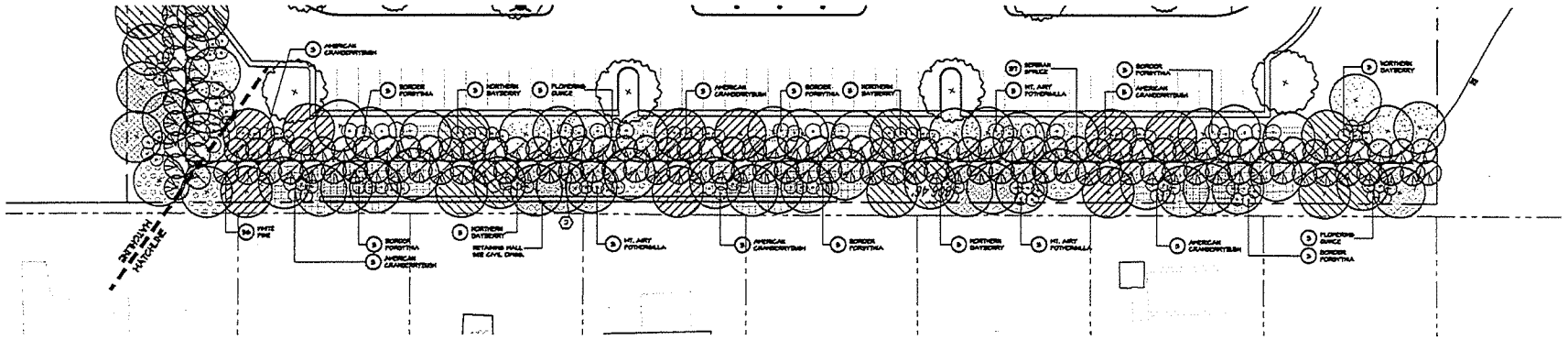
1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN. ALL PARKING ISLANDS TO BE TURF.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE A.N.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES

1. 3-RAIL HORSE FENCE, WHITE TO MATCH EXISTING FENCE.
2. 6' PRIVACY FENCE



1 SOUTH PROPERTY LINE BUFFER
SCALE: 1"=20'



2 EAST PROPERTY LINE BUFFER
SCALE: 1"=20'

PRELIMINARY
NOT FOR CONSTRUCTION

ARCHITECTS
448 N. Nationwide Blvd
Lower Level
Columbus, Ohio 43215
614.464.2400 PH
614.464.2405 FX
www.yorkarchitects.com

EDGE
320 WEST SPRING STREET, SUITE 351
COLUMBUS, OHIO 43215
614-670-2343

STORYPOINT OF UNION
CITY OF UNION
BOONE COUNTY, KENTUCKY

CSI6 DEVELOPMENT COMPANY, LLC
2200 GENOA BUSINESS PARK DRIVE
BRIGHTON, MI 48114

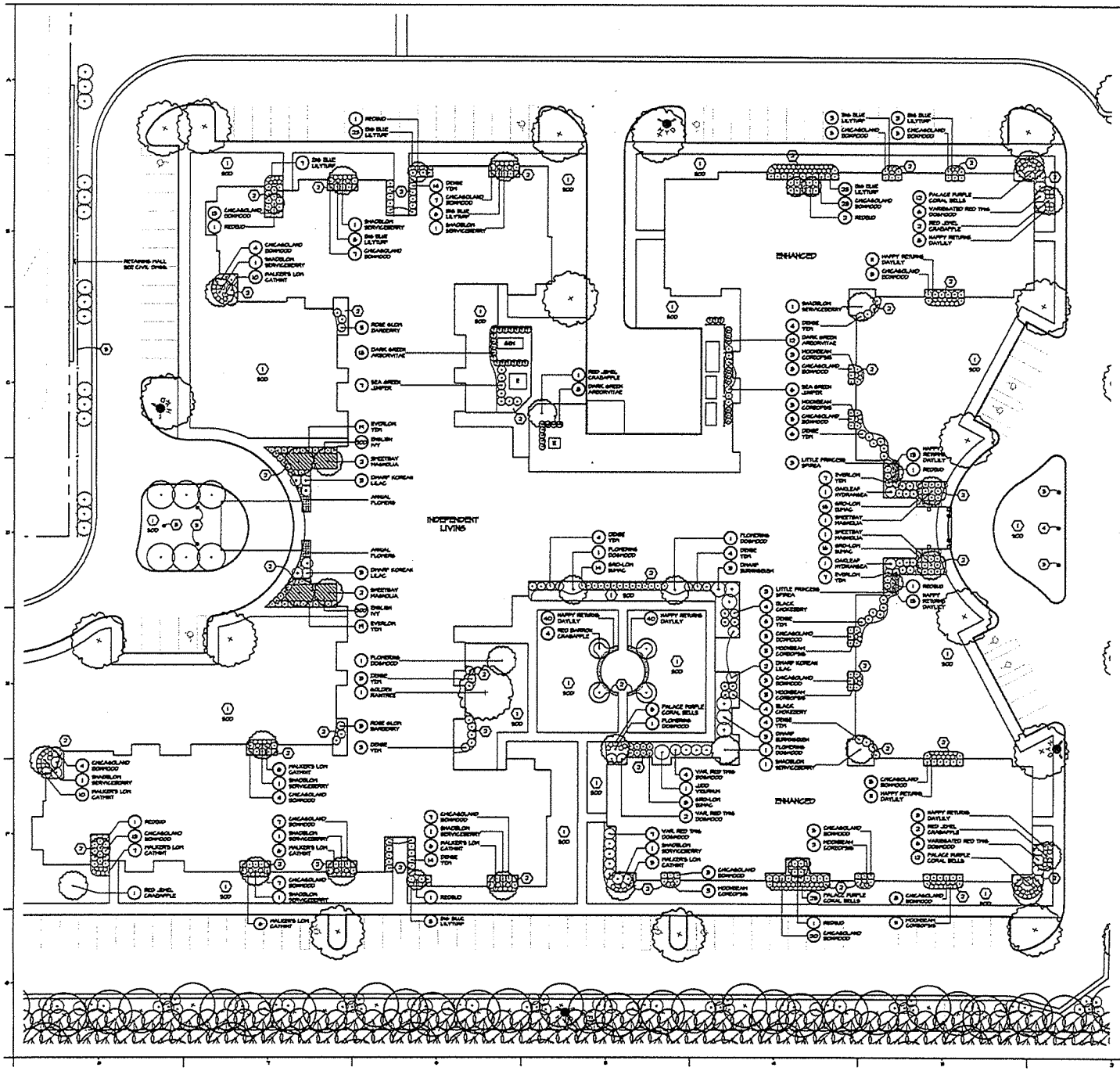
NO.	DATE	REVISION

JOB NO.: 2016-04
DATE: 08-12-2017

LANDSCAPE PLAN

L2.02

COPYRIGHT © 2016 JEFF Architects, Inc
ALL RIGHTS RESERVED



GENERAL NOTES

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS THEN DAMAGED BY CONTRACTOR, REPAIRS TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF HARDSCAPE/TOE OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN. ALL PARKING ISLANDS TO BE TURF.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES

1. LAWN AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 4". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 12". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. 30' FLAGPOLE (TYP. OF 4).
4. 25' FLAGPOLE (TYP. OF 2).
5. 6' PRIVACY FENCE

NOTE:
PROVIDE COMPLETE IRRIGATION SYSTEM COVERING LAWN / PLANT BEDS. INSIDE PERIMETER DRIVE & ENTRY DRIVE AREA AND 20'-0" ALONG OUTSIDE EDGE OF PERIMETER DRIVE. SUBMIT SHOP DRAWINGS TO OWNERS REPRESENTATIVE FOR REVIEW.

PRELIMINARY
NOT FOR CONSTRUCTION

0' 15' 30' 60' NORTH

MOSHER DOLL ARCHITECTS
448 N. Hamilton Blvd
Suite 100
Columbus, Ohio 43219
614.464.0488 PH
614.464.0498 FX
www.mdarchitects.com

EDGE
233 WEST URBAN STREET, SUITE 150
COLUMBUS, OHIO 43215
614.486.3383

STORYPOINT OF UNION
CITY OF UNION
BOONE COUNTY, KENTUCKY

CSI6 DEVELOPMENT COMPANY, LLC
2200 GENOA BUSINESS PARK DRIVE
BRIGHTON, MI 48114

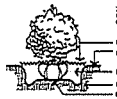
NO.	DATE	REVISION

JOB NO. : 2016-04
DATE : 09-13-2017

LANDSCAPE PLAN

L2.03

COPYRIGHT © 2016 MDA Architects, INC
ALL RIGHTS RESERVED



NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LINER.

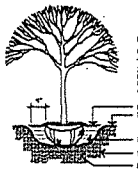
HARDWOOD BARK MULCH
FINISH GRADE
BACKFILL PLANTING MIX
EXISTING SOIL
UNDISTURBED SOIL OR COMPACTED BACKFILL

1 SHRUB PLANTING
NTS

NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 1/3 OF WIRE BASKET. FINISH ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LINER.

3"X 3"X 8' STAKE DRIVEN 3'-0" INTO GROUND ANGLE STAKE TOWARD PREVAILING WIND
HARDWOOD BARK MULCH
FINISH GRADE
BACKFILL PLANTING MIX
EXISTING SOIL
UNDISTURBED SOIL OR COMPACTED BACKFILL

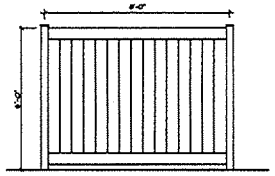
2 EVERGREEN TREE PLANTING
NTS



NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 1/3 OF WIRE BASKET. FINISH ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LINER.

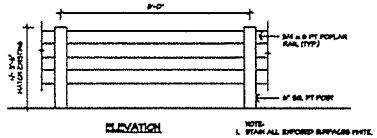
HARDWOOD BARK MULCH
FINISH GRADE
BACKFILL PLANTING MIX
EXISTING SOIL
UNDISTURBED SOIL OR COMPACTED BACKFILL

3 TREE PLANTING
NTS



NOTE:
1. MATERIAL: WHITE VINYL

4 PRIVACY FENCE
NTS



ELEVATION

NOTE:
1. STAIN ALL EXPOSED SURFACES WHITE.
2. MATCH RAIL SPACING WITH EXISTING FENCE.

5 3-RAIL FENCE
NTS

PLANT MATERIALS LIST

SHEET L3.01	SHEET L3.01	SHEET L3.02	SHEET L3.03	TOTAL QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
					TREES				
-	5	11	-	11	SUGAR MAPLE	*Acer saccharum*	3" Cal.	B&B	BUFFER TREE
5	-	-	-	5	RED SUNSET RED MAPLE	*Acer rubrum 'Red Sunset'*	3" Cal.	B&B	
-	9	-	-	9	ARMSTRONG MAPLE	*Acer x freemanii 'Armstrong'*	3" Cal.	B&B	BUFFER TREE
-	11	30	-	41	HERITAGE RIVER BIRCH	*Betula nigra 'Heritage'*	8" Hgt.	B&B	BUFFER TREE, MULTI-STEM
-	5	-	-	5	COMMON HACKBERRY	*Celtis occidentalis*	3" Cal.	B&B	
-	3	-	-	3	PRINCETON SENTRY GINKGO	*Ginkgo biloba 'Princeton Sentry'*	3" Cal.	B&B	BUFFER TREE
-	-	-	1	1	GOLDEN RAINTREE	*Koelreuteria paniculata*	3" Cal.	B&B	BUFFER TREE
-	3	-	-	3	TULIP TREE	*Liriodendron tulipifera*	3" Cal.	B&B	
-	5	12	-	17	BLACK GUM	*Nyssa sylvatica*	3" Cal.	B&B	BUFFER TREE
-	9	11	-	37	LONDON PLANETREE	*Platanus acerifolia 'Bloodgood'*	3" Cal.	B&B	BUFFER TREE
-	5	-	-	5	SWAMP WHITE OAK	*Quercus bicolor*	3" Cal.	B&B	
-	6	18	-	24	PIN OAK	*Quercus palustris*	3" Cal.	B&B	
-	6	18	-	24	BLACK LOCUST	*Robinia pseudoacacia*	3" Cal.	B&B	BUFFER TREE
-	8	18	-	26	AMERICAN BASSWOOD	*Tilia americana*	3" Cal.	B&B	
1	-	-	-	1	LACEBARK ELM	*Ulmus parvifolia*	3" Cal.	B&B	
15	-	-	-	15	GREEN VASE ZELKOVA	*Zelkova serrata 'Green Vase'*	3" Cal.	B&B	
					ORNAMENTAL TREES				
-	-	-	11	11	SHADBLOW SERVICEBERRY	*Amelanchier canadensis*	8' Hgt.	B&B	MULTI-STEM
-	-	-	4	4	REDBUD	*Cercis canadensis*	3" Cal.	B&B	SINGLE STEM
-	-	-	3	3	FLOWERING DOGWOOD	*Cornus florida*	3" Cal.	B&B	SINGLE STEM, WHITE
-	-	-	6	6	SWEETBAY MAGNOLIA	*Magnolia virginiana*	8'-10" Hgt.	B&B	
-	-	-	4	4	RED BARRON CRABAPPLE	*Malus 'Red Barron'*	3" Cal.	B&B	
-	-	-	9	9	RED JEWEL CRABAPPLE	*Malus 'Red Jewel'*	1-1/2" Cal.	B&B	
6	-	-	-	6	YOSHINO CHERRY	*Prunus x yedoensis*	3" Cal.	B&B	
-	3	-	-	3	IVORY SILK TREE LILAC	*Syringa reticulata*	1-1/2" Cal.	B&B	BUFFER TREE
					EVERGREEN TREES				
-	82	29	-	112	NORWAY SPRUCE	*Picea abarthii*	6' Hgt.	B&B	
-	38	48	-	78	WHITE PINE	*Pinus strobus*	6' Hgt.	B&B	
					SHRUB				
-	30	-	-	30	RED CHOKEBERRY	*Aronia arbutifolia 'Brilliantissima'*	24" Hgt.	Cont.	BUFFER SHRUB
-	-	-	8	8	BLACK CHOKEBERRY	*Aronia melanocarpa*	24" Hgt.	Cont.	
-	-	-	6	6	ROSE GLOW BARBERRY	*Berberis thunbergii 'Rose Glow'*	24" Hgt.	Cont.	
-	-	-	88	186	CHICAGOLAND BOXWOOD	*Buxus x 'Glencoe'*	18"-24" Hgt.	Cont.	
-	18	-	-	18	WARDER VALLEY BOXWOOD	*Buxus sempervirens*	18"-24" Hgt.	Cont.	BUFFER SHRUB
-	30	16	-	46	FLOWERING ANNLE	*Chaenomeles speciosa*	24" Hgt.	Cont.	BUFFER SHRUB
-	28	-	-	28	SARGENTS FALSECYPRESS	*Chamaecyparis pisifera 'Filifera'*	24" Spr.	Cont.	BUFFER SHRUB
-	10	-	-	10	SUMMERSWEET	*Clethra alnifolia*	30" Hgt.	Cont.	
-	-	-	28	28	VARIEGATED RED-OSIER DOGWOOD	*Cornus alba 'Elegantissima'*	36" Hgt.	B&B	
-	-	-	6	6	DWARF BURNINBUSH	*Euonymus alatus 'Compactus'*	30" Hgt.	Cont.	
-	14	40	-	54	HT. ARY POTENTILLA	*Potentilla 'Hoot Ary'*	24" Hgt.	Cont.	BUFFER SHRUB
-	30	50	-	80	BORDER FORSYTHIA	*Forsythia x intermedia*	24" Hgt.	Cont.	BUFFER SHRUB
-	22	13	-	35	VERNAL WITCHHAZEL	*Hamamelis vernalis*	24" Hgt.	Cont.	BUFFER SHRUB
-	-	-	3	3	OAKLEAF HYDRANGEA	*Hydrangea quercifolia*	36" Hgt.	B&B	
15	-	-	-	15	KODIA JUNIPER	*Juniperus chinensis 'Kodia'*	6" Hgt.	B&B	
-	-	-	15	15	SEA GREEN JUNIPER	*Juniperus chinensis 'Sea Green'*	24" Hgt.	B&B	
-	12	-	-	12	FRAGRANT HONEYSUCKLE	*Lonicera fragrantissima*	24" Hgt.	Cont.	BUFFER SHRUB
-	28	10	-	38	NORTHERN BAYBERRY	*Myrica pensylvanica*	24" Hgt.	Cont.	BUFFER SHRUB
-	11	-	-	11	GOLDFINGER CINQUEFOIL	*Potentilla fruticosa 'Goldfinger'*	24" Hgt.	Cont.	BUFFER SHRUB
-	-	-	34	34	BRIDLON SPIRAE	*Rhus aromatica 'Grow-Low'*	24" Spr.	Cont.	
-	-	-	6	6	LITTLE PRINCESS SPIREA	*Spiraea japonica 'Little Princess'*	18" Hgt.	B&B	
-	-	-	8	8	DWARF KOREAN LILAC	*Syringa meyeri 'Palibin'*	24" Hgt.	Cont.	
-	-	-	54	54	DENSE YEW	*Taxus x media 'Densiformis'*	24" Hgt.	B&B	
-	-	-	10	10	EVERLOW YEW	*Taxus x media 'Everlow'*	18" Hgt.	B&B	
-	-	-	38	38	DARK GREEN ARBORVITAE	*Thuja occidentalis 'Dark Green'*	6' Hgt.	B&B	
-	30	60	-	90	AMERICAN CRANBERRYBUSH	*Viburnum trilobum*	36" Hgt.	B&B	BUFFER SHRUB
-	-	-	1	1	JUDD VIBURNUM	*Viburnum x juddii*	36" Hgt.	B&B	
					PERENNIALS / MISCELLANEOUS ORNAMENTAL GRASSES				
-	-	-	21	21	MOONBEAM COREOPSIS	*Coreopsis verticillata 'Moonbeam'*	1 Gal.	Cont.	
-	-	-	600	600	ENGLISH IVY	*Hedera helix*	2.25" P.P.	Flat	
-	-	-	145	145	HAPPY RETURNS DAYLILY	*Hemerocallis 'Happy Returns'*	1 Gal.	Cont.	
-	-	-	35	35	PALACE PURPLE CORAL BELLS	*Heuchera micrantha 'Palace Purple'*	2 Gal.	Cont.	
-	-	-	74	74	BIG BLUE LILYTURF	*Liriope muscari 'Big Blue'*	1 Gal.	Cont.	
-	-	-	36	36	MALKOFF'S LOW CATMINT	*Nepeta x faassenii 'Walker's Low'*	1 Gal.	Cont.	

PRELIMINARY
NOT FOR CONSTRUCTION

ARCHITECTS
440 N. Hamilton Blvd
Loft 100
Columbus, Ohio 43219
614.464.2958 PH
614.460.2958 FX
mail@1stArchitects.com

EDGE
333 W. 1ST AVENUE, SUITE 351
COLUMBUS, OHIO 43215
614.456.7343

STORYPOINT OF UNION
CITY OF UNION
BOONE COUNTY, KENTUCKY

CSI6 DEVELOPMENT COMPANY, LLC
2200 GENOA BUSINESS PARK DRIVE
BRIGHTON, MI 48114

NO.	DATE	REVISION

JOB NO. : 2016-04
DATE : 09-01-2017

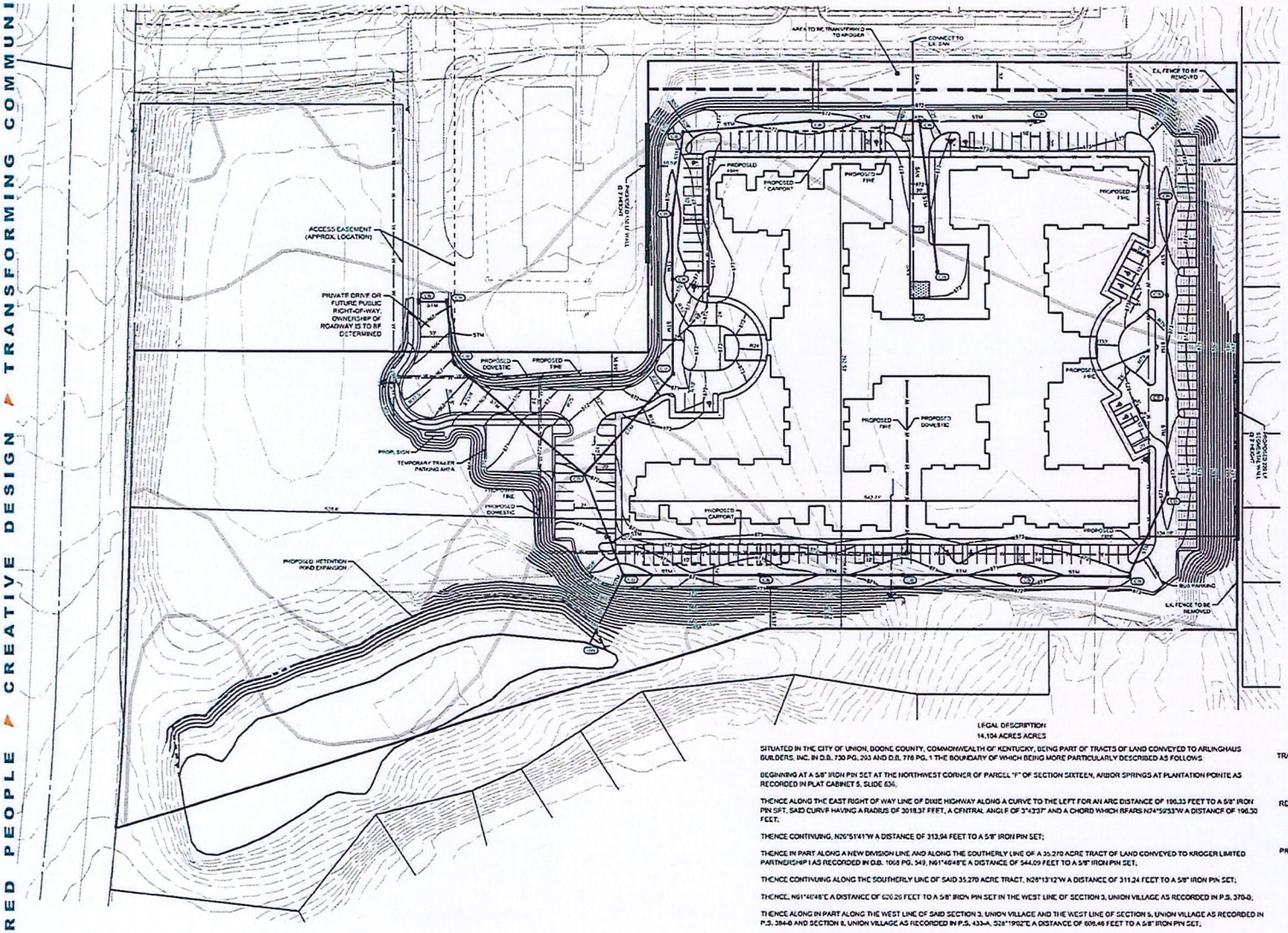
LANDSCAPE PLAN

L3.01

COPYRIGHT © 2016 1ST ARCHITECTS, INC
ALL RIGHTS RESERVED

EXHIBIT F

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



PROPOSED LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE WALK
- PROPOSED HEAVY DUTY PAVEMENT
- PROP. SANITARY LINE
- PROP. WATER LINE
- EX CONTOUR
- EX CONTOUR
- 870 PROP. CONTOUR
- 871 PROP. CONTOUR
- PROP. WATER VALVE
- PROP. FIRE HYDRANT
- PROP. FIRE DEPARTMENT CONNECTION
- PROP. CATCH BASIN
- PROP. HEADWALL
- RsB SOIL MAP

NOTES:
1. ALL RADII ARE 5' UNLESS OTHERWISE SPECIFIED.
2. ELECTRIC AND TELEPHONE WILL BE SERVICED FROM U.S. 42. EXACT LOCATIONS WILL BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO CONSTRUCTION.

SITE DEVELOPMENT DATA

OWNER: ARLINGHAUS BUILDERS INC.
142 BARNWOOD DRIVE
EDGEWOOD, KY 41017
PHONE: (859) 392-8500

ARCHITECT: pH7 ARCHITECTS
330 WEST SPRING STREET
SUITE 265
COLUMBUS, OHIO 43215
PHONE: (614) 453-2953
CONTACT: SCOTT DEISLER
EMAIL: sdeisler@ph7architects.com

SITE ENGINEER: THE KLEINGERS GROUP
310 WORTHINGTON ROAD
SUITE B
WESTERVILLE, OH 43082
PHONE: (614) 882-4311
CONTACT: MIKE COUVREUR
EMAIL: mike.couvreur@kleingers.com

EXISTING USE: UNDEVELOPED, ZONED RESIDENTIAL
PROPOSED USE: SENIOR HOUSING

EXISTING ZONING: RSE, RURAL SUBURBAN ESTATES
UTO, UNION TOWN OVERLAY

PROPOSED ZONING: PF, PUBLIC FACILITIES / PD, PUBLIC DEVELOPMENT (ELDERLY HOUSING FACILITY)

PROPOSED SETBACKS: FRONT YARD - 30'
REAR YARD - 50'
SIDE YARD - 10'

LOT COVERAGE: 36%

TOTAL RE-ZONE AREA: 14.104 ACRES
TRANSFER AREA TO KROGER: 0.431 ACRES
STORYPOINT AREA: 13.673 ACRES

DENSITY: 162 UNITS/13.637 ACRES
11.85 UNITS PER ACRE

REQUIRED PARKING SPACES: 1.5 SPACE PER 1 BR APARTMENT = 2 SPACES PER 2 BR APARTMENT + 1 SPACE PER EMPLOYEE =
1.5 x 126 + 2 x 36 + 70 = 189 + 72 + 70 = 331 PARKING SPACES

PROVIDED PARKING SPACES: 11 HANDICAP PARKING SPACES
164 STANDARD PARKING SPACES
175 TOTAL PARKING SPACES

SOIL: FcD - FAYWOOD SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES
RsD - ROSSMOYNE SILT LOAM, 6 TO 6 PERCENT SLOPES
RsC - ROSSMOYNE SILT LOAM, 6 TO 12 PERCENT SLOPES

LEGAL DESCRIPTION
14.104 ACRES ACRES

SITUATED IN THE CITY OF UNION, BOONE COUNTY, COMMONWEALTH OF KENTUCKY, BEING PART OF TRACTS OF LAND CONVEYED TO ARLINGHAUS BUILDERS, INC. IN D.B. 730 PG. 293 AND D.B. 776 PG. 1 THE BOUNDARY OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN SET AT THE NORTHWEST CORNER OF PARCEL "F" OF SECTION SIXTEEN, ARBOR SPRINGS AT PLANTATION POINTE AS RECORDED IN PLAT CABINET 5, SLIDE 636;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF DIXIE HIGHWAY ALONG A CURVE TO THE LEFT FOR AN ARC DISTANCE OF 196.33 FEET TO A 5/8" IRON PIN SET, SAID CURVE HAVING A RADIUS OF 3018.37 FEET, A CENTRAL ANGLE OF 3°43'37" AND A CHORD WHICH BEARS N24°59'53"W A DISTANCE OF 196.30 FEET;

THENCE CONTINUING, N26°51'41"W A DISTANCE OF 313.94 FEET TO A 5/8" IRON PIN SET;

THENCE IN PART ALONG A NEW DIVISION LINE AND ALONG THE SOUTHERLY LINE OF A 35.270 ACRE TRACT OF LAND CONVEYED TO KROGER LIMITED PARTNERSHIP I AS RECORDED IN D.B. 1068 PG. 549, N61°46'48"E A DISTANCE OF 544.09 FEET TO A 5/8" IRON PIN SET;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID 35.270 ACRE TRACT, N28°13'12"W A DISTANCE OF 311.24 FEET TO A 5/8" IRON PIN SET;

THENCE, N61°46'48"E A DISTANCE OF 626.20 FEET TO A 5/8" IRON PIN SET IN THE WEST LINE OF SECTION 3, UNION VILLAGE AS RECORDED IN P.S. 370-D;

THENCE ALONG IN PART ALONG THE WEST LINE OF SAID SECTION 3, UNION VILLAGE AND THE WEST LINE OF SECTION 5, UNION VILLAGE AS RECORDED IN P.S. 384-B AND SECTION 8, UNION VILLAGE AS RECORDED IN P.S. 433-A, S28°19'02"E A DISTANCE OF 606.46 FEET TO A 5/8" IRON PIN SET;

THENCE IN PART ALONG A NEW DIVISION LINE AND ALONG THE NORTH LINE OF THE AFORESAID PARCEL "F", N61°45'38"W A DISTANCE OF 500.29 FEET TO A 5/8" IRON PIN SET;

THENCE, S44°30'26"W A DISTANCE OF 722.23 FEET TO THE POINT OF BEGINNING;

CONTAINING 14.104 ACRES MORE OR LESS, BEING SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.

BEARINGS ARE BASED ON THE EAST RIGHT OF WAY LINE OF DIXIE HIGHWAY BEING N26°51'41"W PER D.B. 1068 PG. 549.

THE KLEINGERS GROUP
CIVIL ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE
www.kleingers.com

SEAL

NO.	DATE	DESCRIPTION

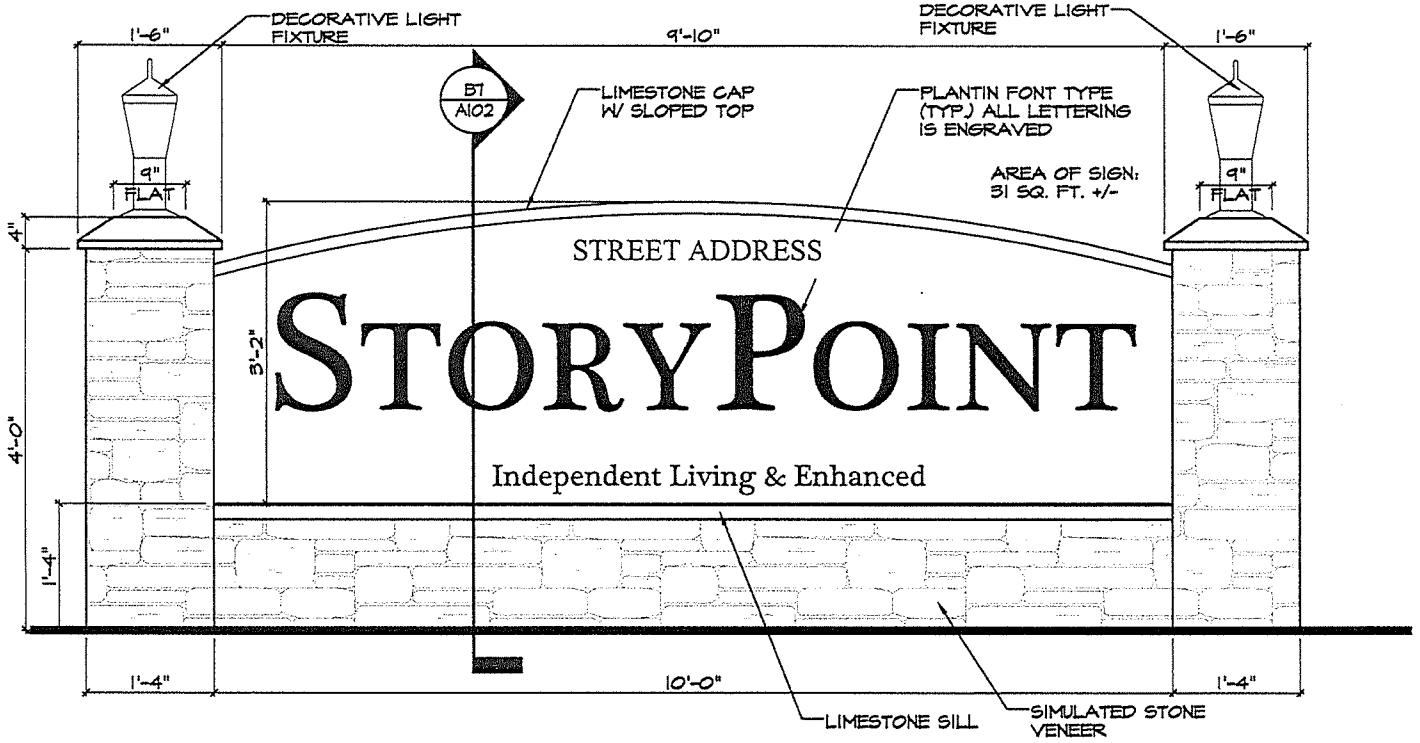
STORYPOINT UNION
UNION, KENTUCKY

PROJECT NO: 182717.000
DATE: 09-12-2017
SCALE: 0 25 50 100

SHEET NAME: **SITE PLAN**

SHEET NO: **1 of 2**

EXHIBIT G



B3 DOUBLE FACED GROUND SIGN ELEVATION

SCALE: 3/4"= 1'-0"

KAX LED Size 2
LED Area Luminaire

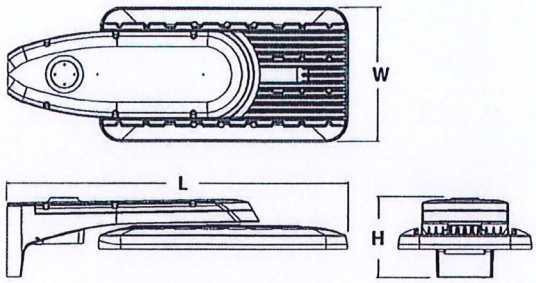
Catalog Number

Notes

Type

Specifications

EPA:	1.1 ft² (0.1 m²)
Length:	34" (86.4 cm)
Width:	13" (33 cm)
Height:	8" (20.3 cm)
Weight (max):	41 lbs (18.6 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: KAX2 LED P2 40K R3 MVOLT SPA DDBXD

KAX2 LED

Series	Performance package	Color temperature	Distribution	Voltage	Mounting
KAX2 LED	P1	30K 3000 K	R3 Type 3	MVOLT[1]	**Shipped included**
	P2	40K 4000 K	R4 Type 4	120[1]	SPA Square pole mounting
		50K 5000 K	R5 Type 5	208[1]	RPA Round pole mounting
				240[1]	**Shipped separately**
				277[1]	KMA Mast arm adaptor[2,3]
				347	
				480	

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark bronze
PER	NEMA twist-lock receptacle only (no controls)[4,5]	HS	House-side shield[9]	DBLXD	Black
PER5	Five-wire receptacle only (no controls)[5,6]	SF	Single fuse (120, 277, 347V)[10]	DNAXD	Natural aluminum
PER7	Seven-wire receptacle only (no controls)[5,6]	DF	Double fuse (208, 240, 480V)[11]	DWHXD	White
PIR	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[7]	TILT	Tilt arm	DDBTXD	Textured dark bronze
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[7]	**Shipped separately**		DBLBXD	Textured black
PIR1FC3V	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[7]	BS	Bird spikes[9]	DNATXD	Textured natural aluminum
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[7]	EGS	External glare shield[9]	DWHGXD	Textured white
FAO	Field adjustable output[8]				

© 2011-2017 Acuity Brands Lighting, Inc. All rights reserved.

Ordering Information

Controls & Shields

Accessories *Ordered and shipped separately*

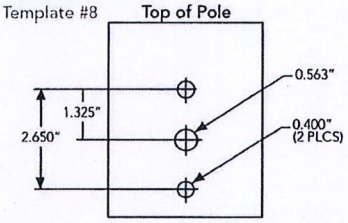
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [12]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [12]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [12]
DSHORT SBK U	Shorting cap [12]
KMA DDBXD U	Mast arm mounting bracket adaptor (specify finish) [2]
KAX2HS P1 U	House-side shield (P1)
KAX2HS P2 U	House-side shield (P2)
KAX2EGS U	External glare shield
KAXBS U	Bird spikes

For more control options, visit DTL and ROAM® online.

NOTES
1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120V, 208V, 240V or 277V options only when ordering with fusing (SF, DF options).
2. For use with 2-3/8" mast arm (not included).
3. Needs to be order as a separate item.
4. Not available with ROAM®. See PER5 or PER7 option.
5. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See Accessories information.
6. If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls.
7. PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Outdoor Control Technical Guide for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required. Not available with PNMT options.
8. Dimming driver standard. Not available with PER5 or PER7.
9. Also available as a separate accessory; see Accessories information.
10. Must specify 120, 277, or 347V option.
11. Must specify 208, 240, or 480V option.
12. Requires luminaire to be specified with PER, PER5, or PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

Drilling

Template #8



KAX2 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° *
DM49AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C **DM19AS** DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.
**Round pole top must be 3.25" O.D. minimum.*
***For round pole mounting (RPA) only.*

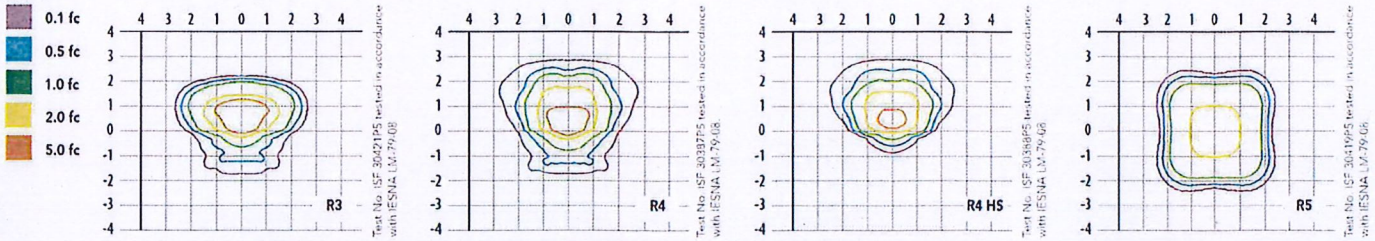
Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's KAX2 Area Light homepage.

Isofootcandle plots for the KAX2 LED P2 40K. Distances are in units of mounting height (30').



© 2011-2017 Acuity Brands Lighting, Inc. All rights reserved.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	200	R3	24,474	3	0	3	122	26,112	3	0	3	131	26,572	3	0	3	133
		R4	25,377	3	0	3	127	27,076	3	0	3	135	27,552	3	0	3	138
		R5	26,882	4	0	2	134	28,681	4	0	2	143	29,186	4	0	2	146
P2	248	R3	30,753	3	0	3	124	32,812	3	0	3	132	33,389	3	0	3	135
		R4	31,888	3	0	3	129	34,022	3	0	4	137	34,621	3	0	4	140
		R5	33,779	5	0	2	136	36,040	5	0	3	145	36,674	5	0	3	148

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).
* Shaded cells include active dynamic temperature sensing.

Ambient	Lumen Multiplier	
	P1	P2
0°C	1.05	1.05
10°C	1.03	1.03
20°C	1.01	1.01
25°C	1	1
30°C	0.99	0.99
40°C	0.82	0.9
45°C	0.74	0.8
50°C	0.66	0.59

Electrical Load

Package		120V	208V	240V	277V	347V	480V
P1	Current (A)	1.68A	0.94A	0.82A	0.71A	0.59A	0.43A
	System Watts	200W	195W	194W	194W	196W	195W
P2	Current (A)	2.07A	1.19A	1.04A	0.91A	0.76A	0.58A
	System Watts	248W	244W	243W	243W	246W	247W

Projected LED Lumen Maintenance

Operating Hours	25,000	50,000	100,000
Lumen Maintenance Factor	>0.94	>0.89	>0.80

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

FEATURES & SPECIFICATIONS

INTENDED USE
This feature-rich luminaire embodies the highest level of functionality with extraordinary efficacy which maximizes your application efficiency providing high levels of light for minimal cost specifically on small to medium sized parking lots like banks, restaurants, service stations, strip malls and automotive dealerships. Suitable replacement for luminaires up to 1000W metal halide.

CONSTRUCTION
Separated die-cast aluminum heat sink and mounting arm allow maximum air flow and separated electrical compartments to promote cool operating environments extending component life. This modular design allows for ease of maintenance and future light engine upgrades. The KAX features a field rotatable optical assembly enabling on-the-fly adjustments when plans change, and can even be tilted upwards if necessary for additional forward throw. The housing is completely sealed against moisture and environmental contaminants (IP66). Low EPA (1.1 ft2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. Light engines are available in 3000 K, 4000 K or 5000 K (minimum 70 CRI) configurations. In its standard configuration the KAX has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight. With the TILT option, the optical assembly can be tilted up to 80 degrees for additional forward throw or to provide vertical illumination.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (>L80/100,000 hours). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2)

INSTALLATION
The base of the mounting arm features a universal mounting template to facilitate quick and easy installation. Mounting bolts featuring a 1000-hour salt fog finish are utilized to secure the luminaire providing up to a 1.5 G vibration load rating per ANSI C136.31. The KAX utilizes the AERIS™ series pole drilling pattern. Optional bi-level motion sensor and NEMA 3, 5 or 7 pin twist lock photocontrol receptacle are also available.

LISTINGS
CSA Listed for wet locations. Light engines and electrical compartment are IP66 rated. Rated for minimum ambient temperatures as low as -40°C.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

© 2011-2017 Acuity Brands Lighting, Inc. All rights reserved.

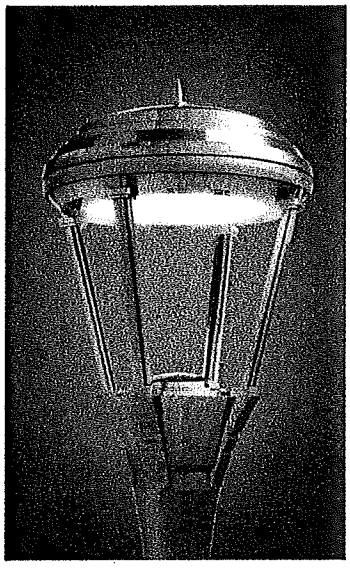
ANTIQUE STREET LAMPS™

RESONANCE™ 1.0 LED TLRC10

CATALOG #

PROJECT

TYPE



Construction:
The luminaire is die cast and permanent mold aluminum. The roof has an internal hinge, hidden from view. Roof and ballast lids are sealed with silicone gaskets. All exposed hardware is weather resistant. FINISH: The luminaire has a powder coat finish utilizing a premium TGIC polyester powder. The finish is a three-stage process that consists of drying, powder application and curing. Before coating, the parts are treated with a five-stage pretreatment process, consisting of a heated alkaline cleaner, rinse, phosphate coating, rinse, and sealant.

Optics:
Individual precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the circuit board to ensure consistent optical alignment on each, delivering repeatable photometric performance. Choice of three optimized distributions: Type III, Type IV, and Type V. The optical system controls light above 90 degrees, eliminating wasteful up light.

Electrical:
Standard drivers are available in 120-277V; 50/60 Hz. Drivers have power factor >90% and THD <20%. Thermal isolation results in expected driver life of over 60,000 hours. Integral surge protection in accordance with IEEE/ANSI C62.41.2 Category C Low is standard.

Installation:
The luminaire mounts on a 3" O.D. x 3" tall tenon with six, ¼-20 socket set screws. The hinged roof/reflector housing is furnished with captive screws for access to the lamp and reflector. The reflector can be removed and is furnished with a quick-disconnect plug. The ballast assembly is furnished with a quick-disconnect plug and mounts on a lift-out bracket. The lift-out bracket is accessible by removing the ballast lid fastened by a captive fastener.

Listings:
The luminaire is tested to and meets all NRTL's outdoor requirement standards, wet location use, through the fully accredited and approved CSA laboratory, DesignLights™ Consortium qualified product.

Max EPA:	.47 sq feet
Max Height:	24" (60.9 cm)
Max Width:	13" (33 cm)
Max Weight:	20 lbs (9 kg)

Sample Catalog number:

TLRC10	18LED 350MA	41K	R3	120	GCF	SPD6KV	DWH
Series	**Lumen Package**	**LED Color**	**Distribution**	**Voltage**	**Lens**	**Options**	**Finish**

ENERGY INDEPENDENCE AND SECURITY ACT 2007 (EISA)

NIGHTTIME FRIENDLY™

Ordering *Guide:*

Series	Lumen Package	LED Color	Distribution	Voltage	Lens	Options
TLRC10	18LED 350MA	35K	R3 TYPE 3	120	GCF	SF SINGLE FUSE
	18LED 700MA	41K	R4 TYPE 4	208[3]		SF DOUBLE FUSE
		56K	R5 TYPE 5	240		SPD6KV SURGE PROTECTION
				277		
				347		SPD10KV SURGE PROTECTION
				480[2]		
				MVOLT[4]		

Finish

DBL	BLACK
DDB	DARK BRONZE
DNA	NATURAL ALUMINUM
DWH	WHITE
CM	CUSTOM MATCH
CS	CUSTOM SELECT RAL COLORS

Notes:
1. 120V and 277V only
2. Not available with CFL
3. Consult factory for 208 volt available in Canada
4. Multi-tap ballast (120, 208, 240, 277V), only available CFL.

Antique Street Lamps™ | 3825 Columbus Road | Granville, OH 43023 | Phone: 1-800-410-8899 | www.antiquestreetlamps.com

©2012 Acuity Brands Lighting, Inc. All Rights Reserved.

Rev. 8/13

Series

Select Your Options From

- ☐ TLRC10 Tersen Luminaires-Resonance 1.0 LED

Lumen Package

Select Your Options From

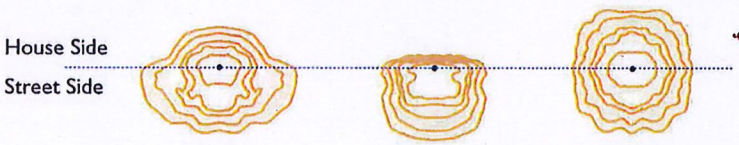
- ☐ 18LED 350MA
- ☐ 18LED 700MA

LED Color

Select Your Options From

- ☐ 35K 350K
- ☐ 41K 4100KI
- ☐ 56K T5600K

Distribution



Type III
Provides light farther ahead of the luminaire than a Type II pattern but maintains a significant lateral spread.

Type IV
Sharp Cutoff Distributes light almost exclusively forward with emphasis on eliminating light trespass and spill light behind pole.

Type V
Improved uniformity with variation of the Type V distribution; a slightly square pattern compared to regular Type V.

Select Your Options From

- ☐ R3 Type III
- ☐ R4[2] Type IV
- ☐ R5 Type V

Voltage

Select Your Options From

- ☐ 120 120 Volt
- ☐ 208[3] 208 Volt
- ☐ 240 240 Volt
- ☐ 277 277 Volt
- ☐ MVOLT[4]

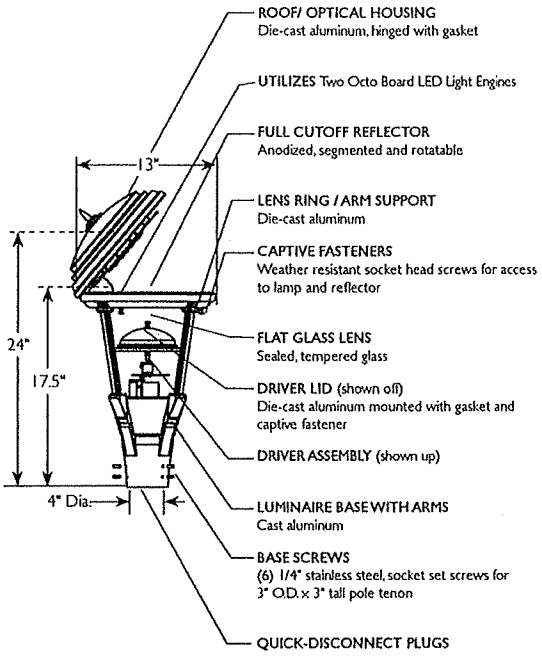
Antique Street Lamps™ | 3825 Columbus Road | Granville, OH 43023 | Phone: 1-800-410-8899 | www.antiquestreetlamps.com
Rev. 8/13
©2012 Acuity Brands Lighting, Inc. All Rights Reserved.

LENS

SELECT YOUR OPTIONS FROM

- ☐ GCF Glass Flat Lens

OPTIONS



SELECT YOUR OPTIONS FROM

- ☐ SF Single Fusing 120, 277 Volt
- ☐ DF Double Fusing 208, 240 Volt
- ☐ SPD6KV Surge Protection
- ☐ SPD10KV Surge Protection 120, 277 Volt

FINISH

The luminaire has a powder coat finish utilizing a premium TGIC polyester powder. The finish is a three-stage process which consists of drying, powder application and curing. Before coating, the parts are treated with a five-stage pretreatment process, consisting of a heated alkaline cleaner, rinse, phosphate coating, rinse and sealant.

For a complete listing of colors, visit:
www.acuitybrandslighting.com/architecturalcolors

SELECT YOUR OPTIONS FROM

- ☐ DBL Black
- ☐ DDB Dark Bronze
- ☐ DNA Natural Aluminum
- ☐ DWH White
- ☐ CM Custom Match
- ☐ CS Custom Select (RAL colors)

Notes:
CS: This choice requires that a custom powder be manufactured to match a specific color chip provided by the specifier
CM: ASL offers custom selected RAL powder coat colors. See chart (form 794.3) for cataloged optional colors or contact the factory.

©2012 Acuity Brands Lighting, Inc. All Rights Reserved.

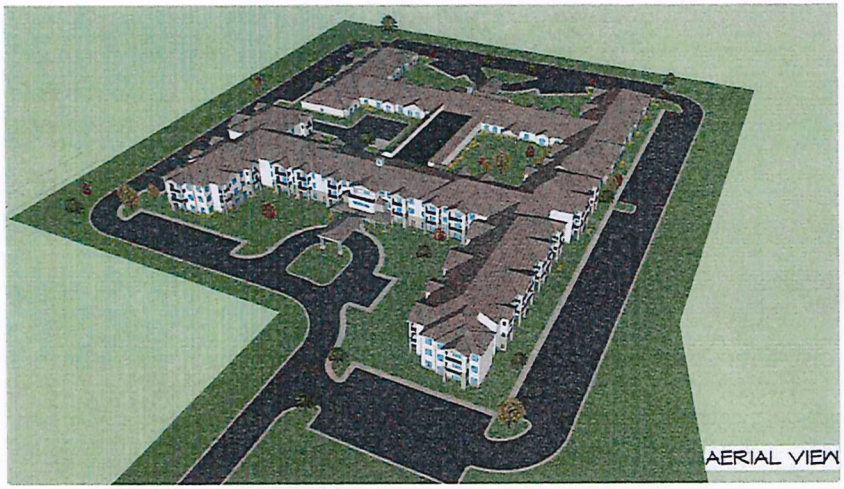
EXHIBIT H

PROPOSED CONSTRUCTION SCHEDULE

TASK NAME	DURATION	START	FINISH
PRE-CONSTRUCTION	**336 DAYS**	**8/1/17**	**11/13/18**
100% CD Documents	1 day	8/1/17	8/1/17
Project Bid	15 days	8/2/17	8/22/17
Scope/Contract	7 days	8/23/17	8/31/17
Notice to Proceed	0 days	10/2/17	10/2/17
Submittals	140 days	10/3/17	11/13/18
SITE WORK	**98 DAYS**	**10/3/17**	**2/15/18**
Survey and Stake	10 days	10/3/17	10/16/17
SESC	3 days	10/17/17	10/19/17
Strip/Balance Site	20 days	10/20/17	11/16/17
Temporary Roads/Access Roads	3 days	10/17/17	10/19/17
Building Pad	30 days	11/17/17	12/28/17
Site Utilities	50 days	12/8/17	2/15/18
Site Electrical	50 days	12/8/17	2/15/18
BUILDING CONSTRUCTION	**366 DAYS**	**11/3/17**	**3/29/19**
Foundation Layout/Pad Offsets	10 days	11/3/17	11/16/17
Trench Footings	30 days	11/24/17	1/4/18
Block up Foundations	32 days	11/29/17	1/11/18
Elevator Pits	15 days	12/5/17	12/25/17
MEP Underground	60 days	12/12/17	3/5/18
Slab Prep and Interior Footings	55 days	1/2/18	3/19/18
Elevator Shafts	30 days	1/12/18	2/22/18
Masonry	65 days	6/6/18	9/4/18
Siding	50 days	6/27/18	9/4/18
Roofing	118 days	3/12/18	8/22/18
Gutters and Downspouts	20 days	8/23/18	9/19/18
Mock Up/Model Units	30 days	5/24/18	7/4/18
Area D	199 days	1/26/18	10/31/18
Area A	183 days	1/17/18	11/21/18
Area C	199 days	4/24/18	1/25/19
Area B	152 days	6/6/18	1/3/19
Area E	175 days	6/29/18	2/28/19
Area F	179 days	7/24/18	3/29/19

EXHIBIT I

INDEPENDENT LIVING ENTRANCE


AERIAL VIEW

ENHANCED CARE ENTRANCE

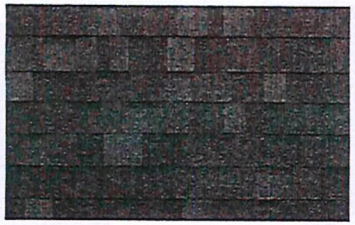
STORYPOINT OF UNION, KY

PERSPECTIVES

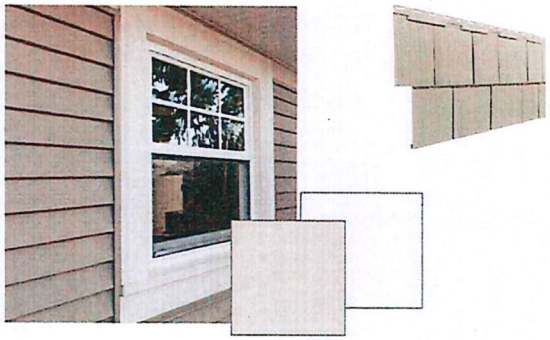
03/24/17

ARCHITECTS

COPYRIGHT ©2017



IKO: ASPHALT SHINGLES - CAMBRIDGE COLLECTION, DUAL BLACK

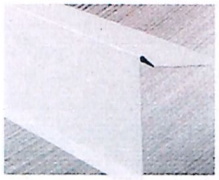


VARIFORM BY PLYGEM: VINYL SIDING - SILVER MIST TRIM - DOVER WHITE

CENTURION STONE - GRAY

EXTERIOR

QUALITY EDGE: FASCIA, SOFFIT AND TRIM - EGGSHELL 503



QUALITY ALUMINUM: METAL DRIP EDGE - BONE 138

MICHIGAN ALUMINUM: GUTTERS AND DOWNSPOUTS - SHELL 138

CRYSTAL: VINYL WINDOWS AND SLIDING DOORS - WHITE

ULTRA FENCING AND RAILING; BALCONY GUARDRAIL - WHITE

TUBELITE: EXTERIOR STOREFRONT - BONE WHITE

1 ELEVATION- WEST
1/16" = 1'-0"

2 ELEVATION- NORTH
1/16" = 1'-0"

3 ELEVATION - EAST
1/16" = 1'-0"

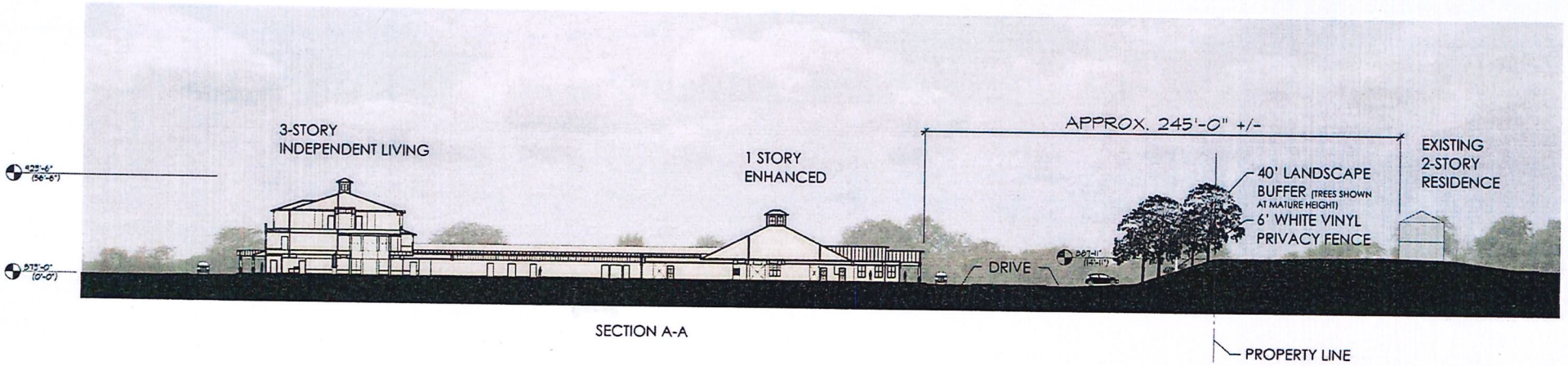
4 ELEVATION- SOUTH
1/16" = 1'-0"

STORYPOINT OF UNION, KY

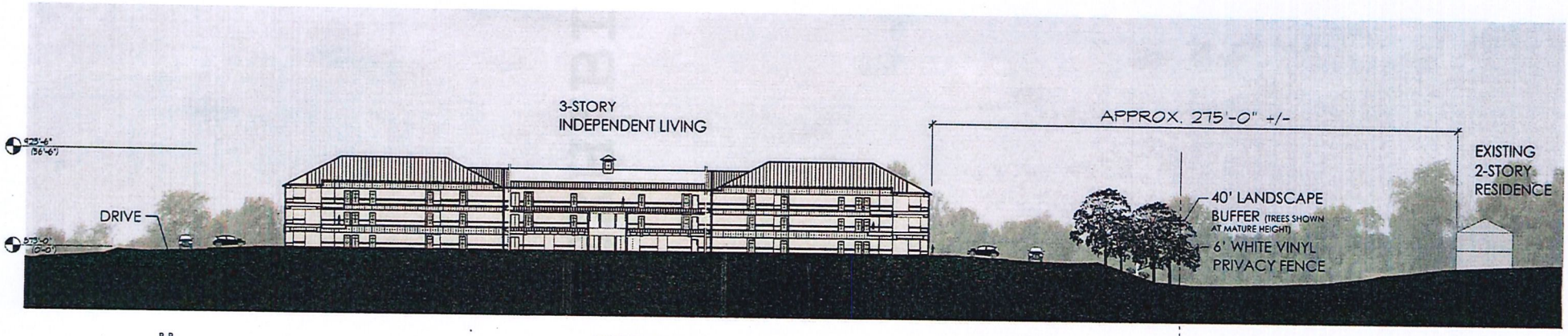
ELEVATIONS

ARCHITECTS

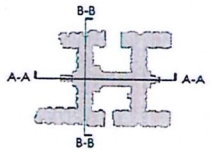
COPYRIGHT ©2017



SECTION A-A



SECTION B-B



KEY PLAN

StoryPoint of Union

SITE SECTIONS

04-27-2017

ARCHITECTS

PISA2®

Unilock Retaining Wall

Tame a steep slope and create a beautiful focal point with Pisa2.

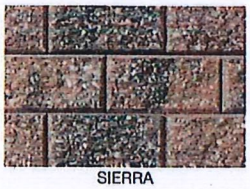
The built-in setback design of Pisa2 automatically forms the correct slope, ensuring a highly stable retaining wall. Utilizing the product's tapered components, you can form curved walls and steps.

COLORS

GRANITE

RIVER

SANDSTONE



SIERRA