

APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

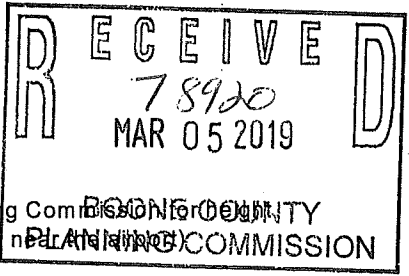
SEVEN (7) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. Name of Project Sparrow Ridge L.P.
2. Location of Project 2000 South Fork, Hebron
3. Total Acreage of Site 7.8 Acres
4. Current Zoning of Site 1-2 CD
5. Proposed Zoning (Classification being requested) UR-2
6. Proposed Uses (please specify each use) Construction of Senior Independent Living housing.
7. Names of Applicant(s) SEE ATTACHMENT
8. Address of Applicant(s)
9. Name of Property Owner(s) SEE ATTACHMENT
10. Address of Property Owner(s)
11. Proposed Building Intensities (please specify) SEE ATTACHMENT
12. Are there any existing buildings on the site? NO.
13. Deed Book 402 Page No. 91 Group No. 2008
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 2/21/2019
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- Boone County Water District
Florence Public Services Dept.
Duke Energy
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 County restrictions)
Boone County Building Department
Northern Kentucky Health District
USDA NRCS/Boone County Conservation District
KY Division of Water
Local School District
Local Fire District
Other:



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

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

\_\_\_\_\_ Check if Applicable

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 \_\_\_\_\_.

20. ORIGINAL Property Owner's Signature [Signature] PRES. OF SCHLEPER DEVELOPMENT CORP.
ORIGINAL Applicant's Signature [Signature]
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

SECTION B (To be completed by BCPC Staff)

- 1. Date Received 3-5-19
2. Review Fee \$5099.00 R# 78920
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 MICHAEL SCHWARTZ
6. Committee Chairman
7. Scheduled Public Hearing Date 4/3/19
8. Boone County Planning Commission Action:
Approval
3/1/19 Approval with Conditions (See Committee Report)
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.

# EXHIBIT

“A”

## STAFF REPORT

#3

Request of **Frank Fugate and Tammy Standbury (applicant)** for **Schleper Development Corporation (owner)** for a Zoning Map Amendment from Industrial One (I-1) to Urban Residential Two (UR-2) for a 7.8183 acre tract located on the southeast corner of the Southpark Drive/Continental Way intersection, Boone County, Kentucky. The request is for a zone change to allow a senior independent living development.

April 3, 2019

### REQUEST

The request is for a Zoning Map Amendment changing the zoning of an approximate 7.8 acre area located at the southeast corner of the intersection of Southpark Drive with Continental Way from I-1/CD (Industrial One with an Approved Concept Development Plan) to UR-2 (Urban Residential Two). The proposal is to construct a four story, 96-unit, senior housing development on the site in question.

### SITE HISTORY

- 1988 On September 7, 1988, the Boone County Planning Commission recommended approval of a proposed zoning map amendment changing an approximate 201 acre site located on the east side of North Bend Road and north of I-275, from C-3 and SR-1 to I-1, C-2, and UR-1 (R-45-88). On October 18, 1988, the Boone County Fiscal Court adopted Ordinance Number 920.164 approving the zoning map amendment.
- 1997 -
- 1999 Northside Drive was constructed
- 2000 On August 14, 2000, the Boone County Planning Commission approved a Major Site Plan for the Sanctuary Place Apartments. This development consisted of 208 dwelling units within 14 buildings and a community building and pool.
- 2001 On February 7, 2001, the Boone County Planning Commission recommended approval of a zoning map amendment changing an approximate 3.5 acre area located approximately 1,600 feet east of North Bend Road, northeast of Southpark Drive, and south of Tanner Road, from SR-1 to UR-1 (R-01-005-A). On March 27, 2001, the Boone County Fiscal Court adopted Ordinance Number 01-05 approving the zoning map amendment.
- 2001 On September 28, 2001, the Boone County Planning Commission approved a Major Site Plan for the Sanctuary Place Apartments Addition. This development consisted of 42 dwelling units within 4 buildings.
- 2007 -
- 2009 Continental Way was constructed between Southpark Drive and Northside Drive as a means to alleviate traffic congestion at the intersection of North bend Road with Southpark Drive.

### APPLICABLE REGULATIONS

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

#### SITE CHARACTERISTICS

- A. The approximate 7.8 acre site is located at the southeast corner of the intersection of Southpark Drive with Continental Way.
- B. The site was part of a Conveyance Plat dated in 1989.
- C. The site is currently vacant with the exception of a large stand of trees along the south property line. The depth of this tree stand is approximately 150 feet and covers approximately 2.5 acres.
- D. There is an existing berm along Southpark Drive.
- E. Topography of the site slopes from 860 MSL to 800 MSL, from west to east over a distance of approximately 680 feet, resulting in a natural slope of approximately 12%.
- F. The site sits anywhere from one (1) foot to twenty (20) feet below the pavement level of Southpark Drive.
- G. The site has road frontage along Southpark Drive and Continental Way.
- H. A public water main is located along the north and east side of Southpark Drive. A sanitary sewer main is located along Continental Way and generally along Southpark Drive.
- I. TANK bus stops are currently located on Southpark Drive at Sanctuary Place Drive and on North Bend Road at Southpark Drive.

#### ADJACENT LAND USES AND ZONING

North: Sanctuary Place Apartments (UR-1)

South: 237 Plaza strip center and a cell tower(C-3/CD) and Compass Self Storage (I-1)

East: Vacant land and Tente Casters (I-1/CD)

West: UDF convenient store/gas, Wendy's, and BB&T Bank (C-2)

#### RELATIONSHIP TO COMPREHENSIVE PLAN

- A. The Boone County Comprehensive Plan's "2035 Future Land Use Plan" designates the site for Industrial uses. This designation is described as follows:

"Manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses."

- B. The following 2017 Boone County Comprehensive Plan's Goals and Objectives apply to this application:

Currently accepted and innovative design methods, land use management tools, and coordination among agencies as well as with public infrastructure shall be pursued to produce a healthy, well-designed community that supports residents and businesses (Overall Goal A, Objective 1).

Mixing of residential and other land uses shall be encouraged where appropriate (Overall Goal A, Objective 2).

Boone County shall strive to achieve diversity and balance in land use while protecting natural resources and natural systems (Overall Goal A, Objective 3).

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

The unique characteristics of the legislative units and their different development and infrastructure needs should be recognized and accommodated (Overall Goal A, Objective 5).

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

The needs of an aging population (e.g., access to services, transportation, and support networks) shall be acknowledged and addressed (Demographics Goal A, Objective 2).

Promote quality of life amenities to retain current residents and attract new residents in order to have a stable and diversified population (Demographics Goal A, Objective 3).

Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).

A broad range of housing opportunities shall be provided to meet the needs and desires of all household types and shall be balanced with affordability, employment centers, commercial areas, and educational needs (Demographics Goal B, Objective 1).

Residential developments shall be evaluated for impact on infrastructure, environment, health and safety considerations, buffering, and design with secondary consideration given

to dwelling unit type and density (Demographics Goal B, Objective 4).

Residential developments shall be encouraged to plan and build in a manner compatible with the general housing density and design planned for the area, with the existing conditions of the site, and significant site features (Demographics Goal B, Objective 8).

Development shall attempt to utilize existing topography and vegetation (including mature trees where possible) and preserve the existing character of the land where practical (Environment Goal A, Objective 7).

Employment opportunities for a highly skilled and educated workforce shall be encouraged and promoted for the residents and businesses of Boone County (Economy Goal A, Objective 1).

Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).

Boone County shall seek a combination of land uses that balances revenues generated from those uses with the expenditures required to support them (Economy Goal A, Objective 8).

Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well maintained buffer spaces between the business use and other land uses (Economy Goal B, Objective 1).

Mixing of commercial and non-commercial uses shall occur in areas where consideration has been given to assure compatibility with surrounding land uses and natural systems (Economy Goal B, Objective 2).

Industrial development shall be encouraged to locate near railroad lines, highways, the Ohio River, the Airport, and where infrastructure exists or is planned (Economy Goal B, Objective 5).

Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system across jurisdictions (Transportation Goal A, Objective 1).

Development of mixed use designed to lessen vehicle travel shall be encouraged (Transportation Goal A, Objective 8).

C. The following are excerpts from the current 2010 Boone County Comprehensive Plan:

1. A critical need in Boone County is to protect future industrial land, because the access, infrastructure, and level land that make it favorable for industrial development are finite. Beyond 2035, Boone County may have difficulty in developing more industrial uses outside the airport, U.S. 25, and Walton areas. In general, areas planned for non-extractive industrial uses should not be changed to allow other land uses to develop. The Northern Kentucky Tri-County Economic Development Corporation has identified a need for industrial building sites that have the necessary infrastructure and zoning and are ready to develop (Business Activity; Recommended Areas Of Industrial and Office Activity, page 70).

2. The major reason for Boone County's rapid population growth is in-migration. Often the higher income families (or new population) locate in the developing rural areas of the county. While this is practical because they can afford the estate lifestyle and cost of transportation over greater distances, this spatial phenomenon separates people of different income levels. A variety of housing opportunities within the established urban areas and within developing areas would encourage some of the higher income residents to reside there and thus encourage mixing of different income levels. Therefore, single-family housing should remain an ingredient of the urban areas instead of being targeted only for rural or suburban areas. Large, left-over parcels in urban service areas are well suited for planned residential development that includes high density housing. However, established single-family housing areas in urban settings should not experience an influx of multi-family or duplex construction unless adequate buffering or proper development design can be provided. Housing for the elderly population or for those who are handicapped needs to be located near public transit, commercial areas, and public facilities (Housing: Meeting Housing Needs, page 79).
3. Multi-family housing developments should have convenient access to commercial districts or should provide their own supporting commercial uses. The developments should be designed to offer the shortest trips to the most people. High density residential developments help to hold down the cost of individual units due to many variables including lower land cost per unit, lower land development cost and building unit costs per unit. Clustering of the dwelling units allows this by requiring less site work and utility construction. Better design can correlate with more density, and walkable, multi-modal communities. This also provides a supply of affordable housing for county residents (Housing; Meeting Housing Needs, page 79).
4. It is important to offer a variety of housing units, not only in terms of economics, but also because of the county's demographics. As stated previously, the youthful population, divorcees, and elderly often select a multi-family unit or manufactured home to satisfy their housing needs. In the case of the young, this housing provides their first independent housing unit. In order for Boone County to retain its youth, the county must provide both jobs and housing, otherwise, an out-migration of the young and educated population will occur. Divorcees often select multi-family housing immediately following a separation. Elderly select these units for reasons usually related to economics and the need for a secure environment near their daily needs. The variety of multi-family housing includes nursing homes, retirement housing, apartments, townhouses, and condominiums all ranging greatly in price per unit. These types of units are increasing in demand outside of the established urban areas. As the county's population ages and land values rise, the need for higher density residential and planned unit developments will likely increase (Housing; Meeting Housing Needs, page 80).
5. High density residential areas should be located sufficiently near and with convenient access to major streets, highways, and shopping and public facilities. A progression of densities of residential uses from high (multifamily) to low (single family) shall be encouraged. Where traditional progressions of high to low net density are not possible through creative development design, an appropriate and attractive visual transition should be achieved. This could include existing vegetation or new landscaping and/or fencing. Existing vegetation (such as wooded fence

rows) should be retained as much as possible to provide buffer strips and stormwater filters. This serves a dual purpose in that woodland is becoming relatively scarce in the eastern uplands of the county, and these areas buffer different land uses. Housing that is proposed on smaller, remnant tracts needs to be carefully designed (Housing; Meeting Housing Needs, page 81).

6. 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 (Land Use; Future Land Use Development Guidelines; Utilization of Existing Vegetation and Topography, page 161).
7. 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 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.

These recommendations are site specific and should be evaluated on a case-by-case basis. There may be other design mechanisms not identified here that may work in some instances (Land Use; Future Land Use Development Guidelines; Development Layout, Lot Sizes, and Setbacks, page 162).

8. 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 (Land Use; Future Land Use Development Guidelines; Buffering, page 162).
9. 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 (Land Use; Future Land Use Development Guidelines; Landscaping, page 163).

10. 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 (Land Use; Future Land Use Development Guidelines; Stormwater Management and Erosion Control, page 163).

11. 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 (Land Use; Future Land Use Development Guidelines; Access Management, page 163).

12. 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 (Land Use; Future Land Use Development Guidelines; Transportation and Pedestrian Network, page 163).

13. Some Business Park development is appropriate adjacent to the SouthPark project and I-275, with access provided by the extension of SouthPark Boulevard. Again, this development must be carefully planned to avoid negative impacts to Developmentally Sensitive hillsides near Elijah Creek. The Carder-Dolwick Nature Preserve is an indication of the importance of this valley as a natural area. The SouthPark project should represent the northern-most limit of industrial uses on North Bend Road. Land to the west of North Bend Road and south of Graves Road is suitable for High Suburban Density Residential development, which will provide a transition to the Suburban Residential densities in the Francisville area. This High Suburban Density Residential development must be clustered to make the most effective use of the land and preserve important natural features. In addition, because of the area's topography, the retention of existing wooded areas near Sand Run Creek provides the only appropriate transition area between Park West and planned residential development. Acreage next to the interstate, at Graves Road, is appropriate for high-profile office uses in order to take advantage of visibility to interstate traffic and to provide a transitional use between the business park development to the east and residential uses to the west. Combined with a future parallel road north of I-275, a possible interchange at Graves Road should preclude any need to directly connect the Idlewild Interchange with KY 8 (Land Use; Land Use Maps; Land Use Plan Geographic Areas; Hebron, page 178).
- D. Southpark Drive is identified as a subcollector street providing for two-way traffic within two driving lanes. Sidewalks are provided along the north and east side of Southpark Drive. Continental Way is identified as a local street, providing for two-way traffic within two driving lanes. Sidewalks are provided on both sides of Continental Way. The intersection of Southpark Drive with North Bend Road is a full-turn, signalized intersection. The intersection of Northside Drive with North Bend Road is a right-turn-in/right-turn-out intersection.

#### STAFF COMMENTS

- A. The following table provides a comparison between the existing approved Concept Development Plan and what has been constructed:

	Existing Approved Concept Development Plan	Existing (based on GIS information)
Commercial Area	44,500 sq. ft.	23,779 sq. ft.
Apartments	200 units	250 units
Industrial Area	1,590,452 sq. ft.	1,638,028 with 3 remaining vacant lots

- B. The existing approved Concept Development Plan identifies the site to be developed with a 52,200 square foot industrial/warehouse building. The proposal is to develop the site with a 4-story, 96 unit, senior housing building.
- C. The applicant has provided a trip generation analysis which is summarized in the following table:

	100,000 sq. ft. Warehouse	96 Unit Senior Living	Difference	
			Number	Percent
AM Peak Generation	37	19	(18)	(49%)
PM Peak Generation	40	25	(15)	(38%)

- D. The Sanctuary Place Apartment complex, located north of the site, has developed at a density of 8.7 units per acre. The site in question is proposed to be developed at a density of 12.3 units per acre.
- E. Staff sent out an Agency Memo and received comments back from the Hebron Fire Protection District, Boone County Schools, and SD1. These comments are attached to the Staff Report.
- F. Staff recommends that the following issues be analyzed:
1. Section 3321 of the Boone County Zoning Regulations state that when a sidewalk is used as the wheel stop and overhang for a parking stall, the width of the sidewalk shall be no less than six (6) feet. The sidewalk adjacent to the handicap parking area measures four (4) feet in width.
  2. Section 3327 of the Boone County Zoning Regulations state that walkways between parking areas, building entrances, and adjacent streets shall be provided. A sidewalk will be required from the building to the east parking lot



area.

3. Section 3327 of the Boone County Zoning Regulations require bicycle racks to be provided.
  4. Section 3620 of the Boone County Zoning Regulations requires landscaping along street frontages. This requirement will have to be met for the Southpark Drive and Continental Way street frontages.
  5. Section 3625 of the Boone County Zoning Regulations require vehicular use areas to be landscaped.
  6. Section 3645 of the Boone County Zoning Regulations require a Buffer Yard C, having a sixty (60) foot or thirty (30) foot width, where development in the UR-2 Zone abuts an I-1 Zone. The east parking lot area is eleven (11) feet from the east property line.
  7. The applicant has provided a narrative as to why they believe that the proposed UR-2 Zone, and their specific development, should be approved.
    - a. One of their reasons is that the site is in close proximity to two bus stops and neighborhood services. A sidewalk is currently located on the opposite side of Southpark Drive.
    - b. The applicant has stated that the use of the property for senior living will have a lesser impact on the traffic of the adjoining street system, will meet the needs of an aging population, and will utilize municipal services efficiently. Consideration should be if the age limit of the development is lowered.
  8. Based on Boone County GIS information, sight distance to the right has been measured at approximately 300 feet. The sight distance to the left has been measured at approximately 750 feet.
- G. Should the commission take action to recommend approval of the submitted request, the following conditions should be considered as part of that action:
1. That a sidewalk, meeting the minimum requirements of the Boone County Zoning Regulations, be constructed along the entire Southpark Drive frontage.
  2. That any lowering of the age limitation, for the development, be submitted to the Commission as an amendment to the existing approved Concept Development Plan.

## CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and Boone County Fiscal Court in terms of Kentucky Revised Statute (KRS) 110.213, Article 3 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area. The Future Land Use Map will need

to be amended if the request is approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "M. Schwartz", with a large, stylized loop at the end.

Michael D. Schwartz  
Planner

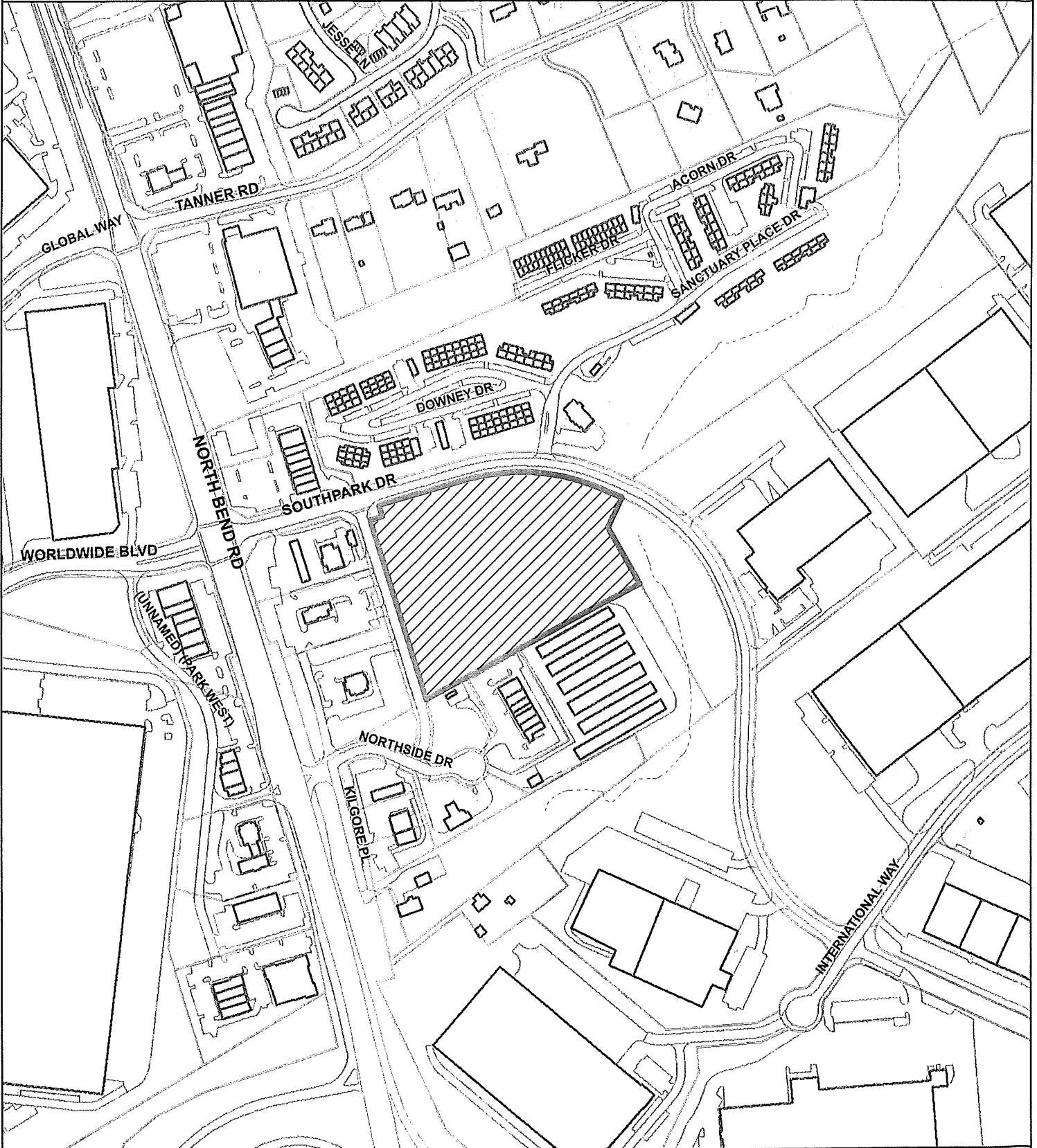
MDS/ss

Attachments:

- \*Vicinity Map
- \*Aerial Map
- \*Topographical Map
- \*Zoning Map
- \*2035 Future Land Use Map
- \*Application
- \*Applicants project narrative
- \*Sparrow Ridge Trip Generation
- \*Concept Development Plan
- \*March 7, 2019 email from Hebron Fire Protection District
- \*March 12, 2019 email from Boone County Schools
- \*March 13, 2019 email from SD1

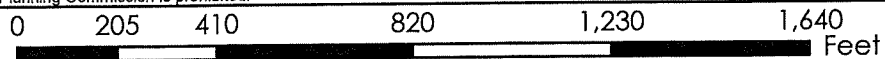
# Vicinity Map

www.boonecountygis.com



Copyright 2018 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.



1 inch = 400 feet

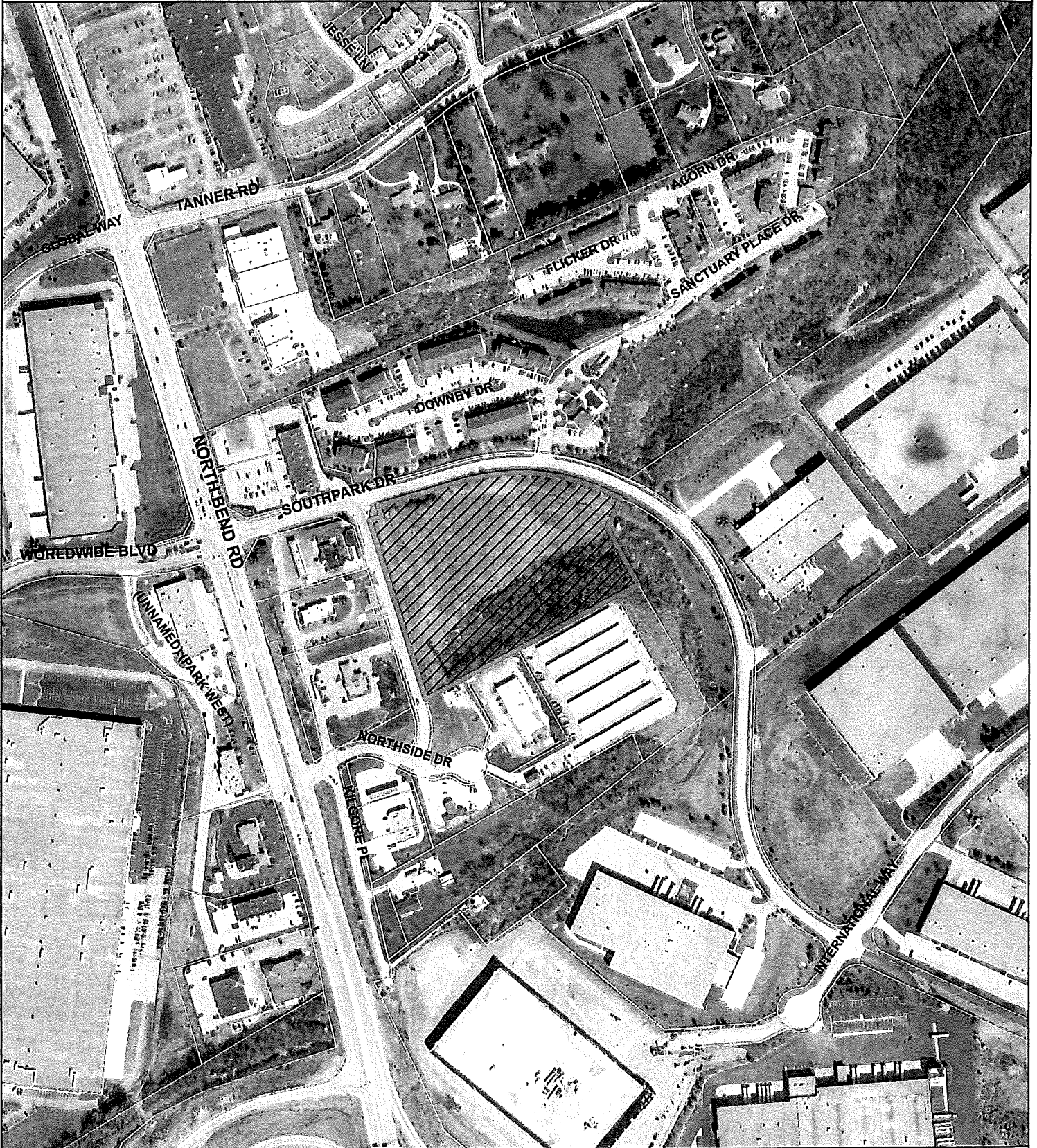


**Boone County GIS - Putting Northern Kentucky on the Map**



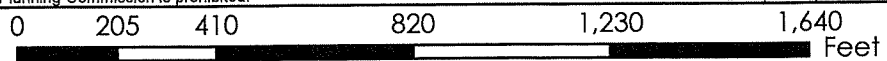
# Aerial Map

www.boonecountygis.com



Copyright 2018 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.

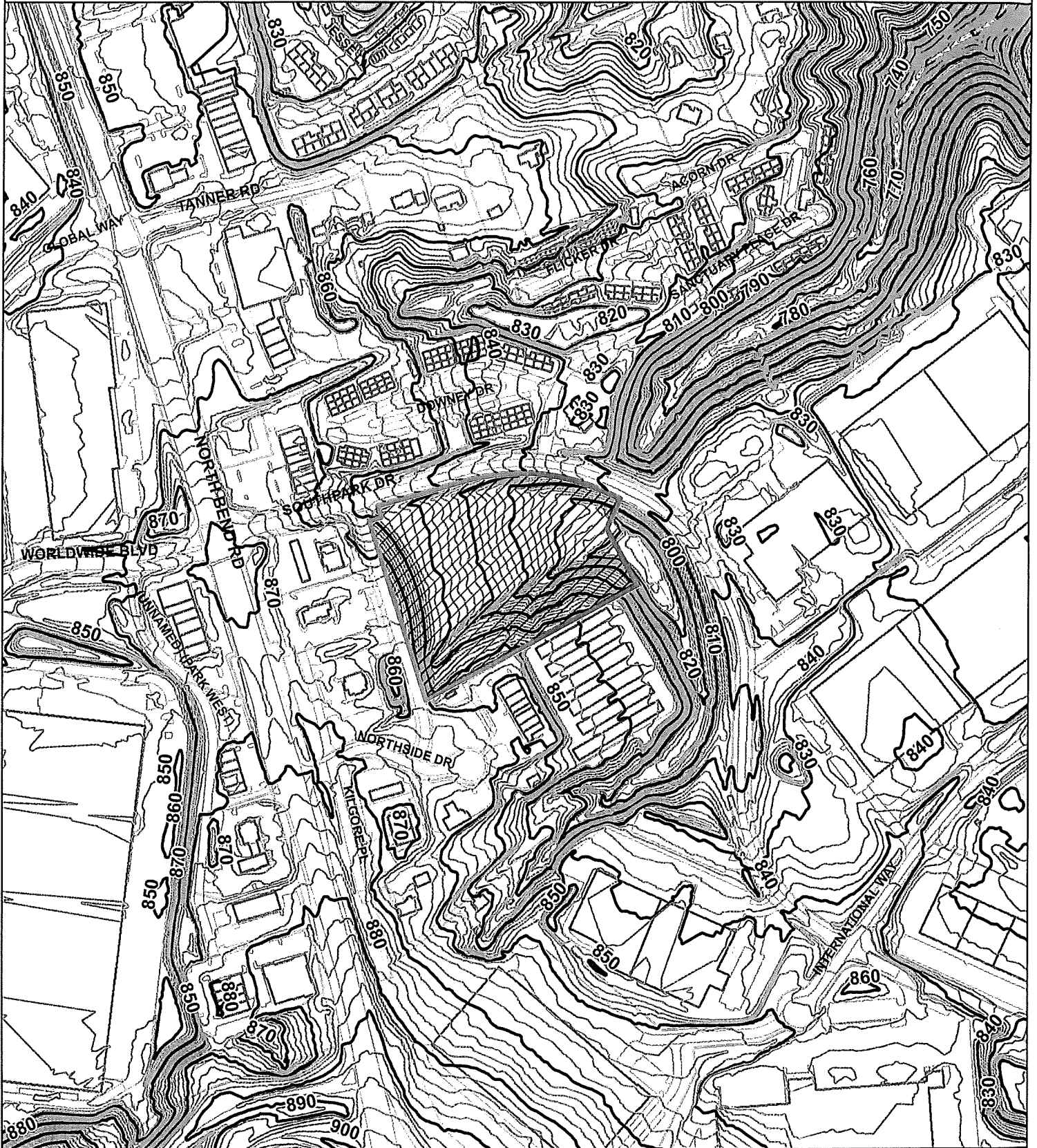


**Boone County GIS - Putting Northern Kentucky on the Map**



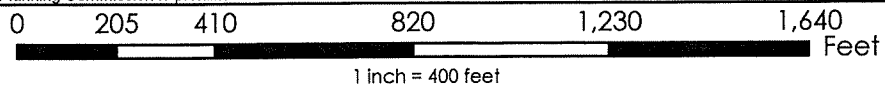
# Topographical Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

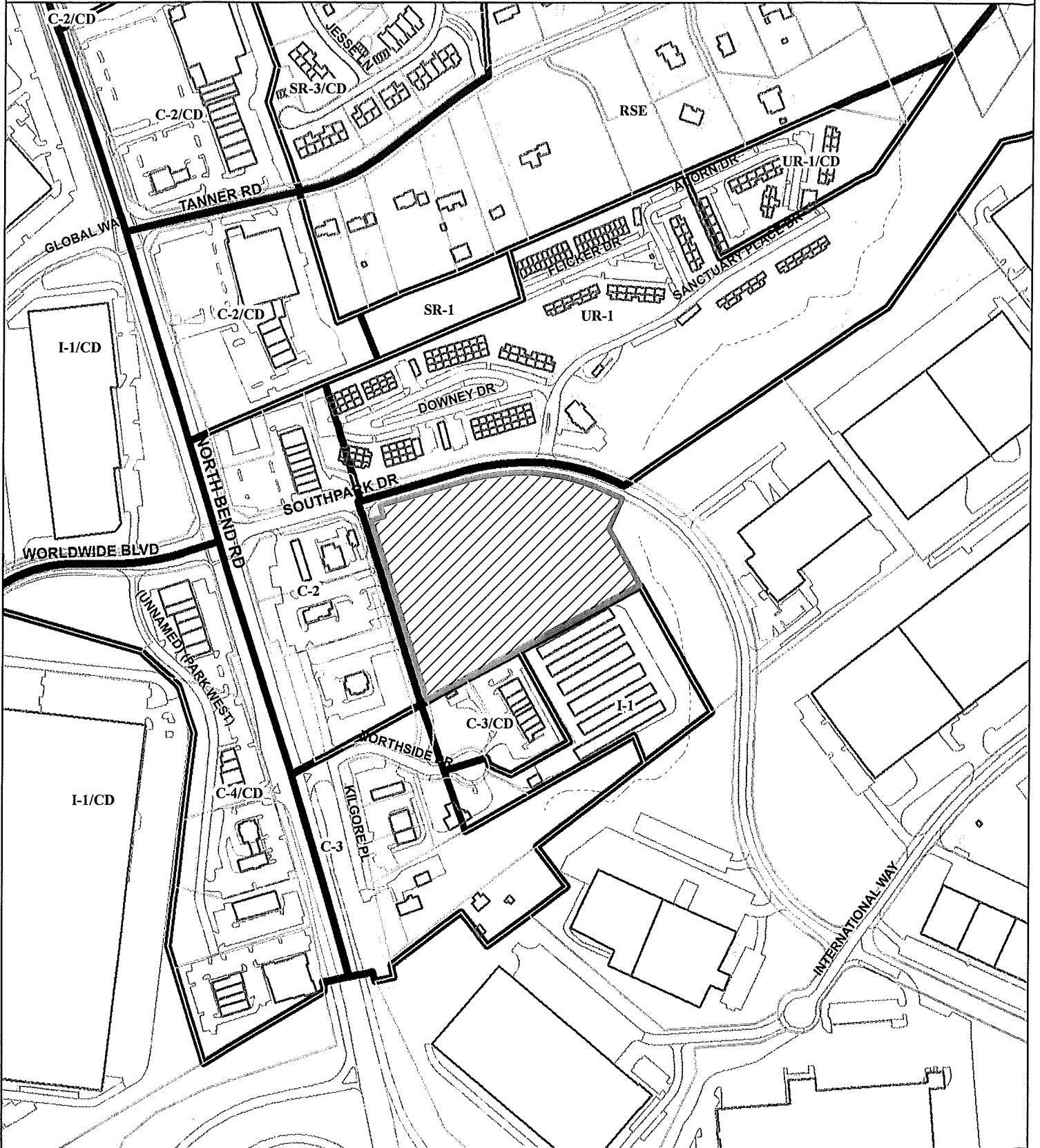
Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



**Boone County GIS - Putting Northern Kentucky on the Map**

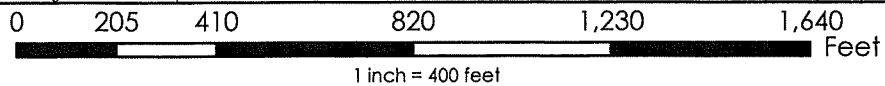
# Zoning Map

www.boonecountygis.com



Copyright 2018 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.



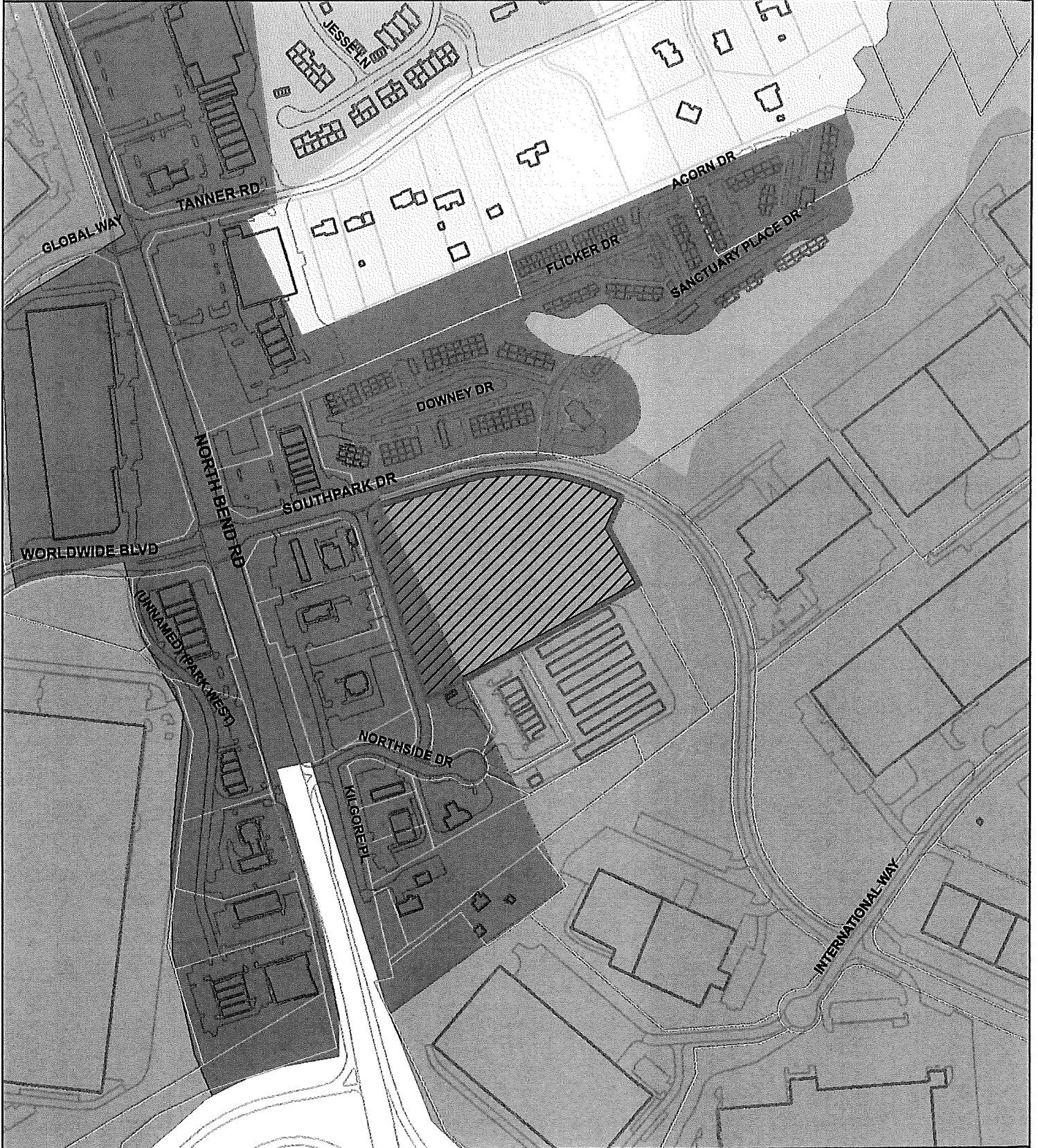
**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: 01/01/2018

Boone County GIS  
ArcMap Document: \*.mxd

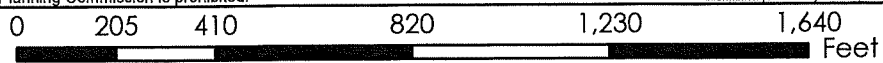
# 2025 Future Land Use Map

www.boonecountygis.com



Copyright 2018 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.



**Boone County GIS - Putting Northern Kentucky on the Map**



APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

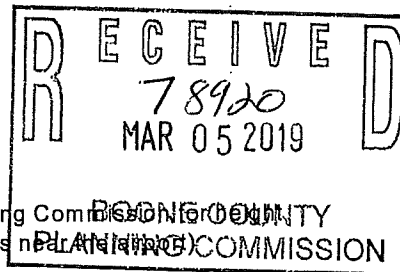
SEVEN (7) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. Name of Project Sparrow Ridge L.P.
2. Location of Project 2000 South Fork, Hebron
3. Total Acreage of Site 7.8 Acres
4. Current Zoning of Site I-2 CD
5. Proposed Zoning (Classification being requested) UR-2
6. Proposed Uses (please specify each use) Construction of Senior Independent Living housing.
7. Names of Applicant(s) SEE ATTACHMENT
8. Address of Applicant(s)
9. Name of Property Owner(s) SEE ATTACHMENT
10. Address of Property Owner(s)
11. Proposed Building Intensities (please specify) SEE ATTACHMENT
12. Are there any existing buildings on the site? No.
13. Deed Book 402 Page No. 91 Group No.
14. Are you also applying for:
15. Have you submitted a Concept Development Plan? YES.
16. Have you had a pre-application meeting with BCPC Staff? YES. 221-8019.
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- Boone County Water District
Florence Public Services Dept.
Duke Energy
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 zoning restrictions near Airport)
Boone County Building Department
Northern Kentucky Health District
USDA NRCS/Boone County Conservation District
KY Division of Water
Local School District
Local Fire District
Other:



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

19. **Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action**  
 Check if Applicable

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 \_\_\_\_\_.

20. ORIGINAL Property Owner's Signature Thomas A. Schlepfer, PRES. OF SCHLEPER DEVELOPMENT CORP.  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)  
ORIGINAL Applicant's Signature [Signature]  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

**SECTION B** (To be completed by BCPC Staff)

- 1. Date Received 3-5-19
- 2. Review Fee \$ 2,099.00 R# 78920
- 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 MICHAEL SCHWARTZ
- 6. Committee Chairman \_\_\_\_\_
- 7. Scheduled Public Hearing Date \_\_\_\_\_
- 8. Boone County Planning Commission Action:
  - Approval
  - Approval with Conditions
  - Denial
- 9. Other: \_\_\_\_\_ Resolution # \_\_\_\_\_

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.



# WODA COOPER COMPANIES

500 South Front St  
10th Floor  
Columbus, Ohio 43215  
Office: 614.396.3200  
www.wodagroup.com

To: Boone County Planning Commission

From: Frank Fugate 

Date: March 4, 2019

Re: Rezoning (Woda Cooper Companies) rezone approximately 7.8 acres of parcel 047.00-00-126.00 Lot 15 on KY 237 from I-1CD (Industrial) to UR-2 (multi-family 20 units per acre)

Woda Cooper Companies is requesting the rezoning of Approximately 7.8 aces being parcel 047.00-00-126.00 from I-1CD Industrial to UR-2 multifamily maximum 20 units per acre. The site is located at the south eastern corner of South Park Drive and Continental Way, east of United Dairy Farmers, across from Sanctuary Apartments on South Park Drive.

Woda Cooper is submitting a site plan for a senior development of 96 units in four-story elevator building. The property's driveway will be accessed from South Park Drive directly across from Sanctuary Apartments. The current zoning allows multi land use options but not residential. The site will meet the required lot width, setbacks, frontage, area for retention, and maintain existing landscaping and tree requirements for UR-2 zoning.

The site slopes from Continental Drive towards the bend in South Park, west to east with elevations ranging from 860 feet to 804 feet above sea level. The proposed building site will be situated at elevations of 830 to 810. The South Park Development plan requires specific landscaping and tree requirements along the road. The southern property line is a wooded area. The site Woda seeks to develop is currently a vacant open field. According to the Boone County GIS, the site is not in a floodplain, wetlands, and the GIS does not indicate surface water present at the site. The only feature was a tree canopy along the southern property line, and this area will remain unchanged.

Boone County water and sanitary sewer are both located along the front of the proposed development site; and the County Water and Sewer department, via telephone call, indicated there was sufficient capacity for the 96-unit development; however, the Water and Sewer Department will still need to review this in more detail.

Woda Cooper doesn't anticipate any traffic issues. Woda Cooper has included a trip generation analysis which estimates future vehicles trips consistent with UR-2 zoning. UR-2 zoning allows 20 units per acre on the 7.8 site allowing up to 156 units. Woda Cooper is proposing only 96 senior units, generating lower traffic than a typical multifamily development or any use of the existing I-1 industrial zoning. Our driveway access will be across from Sanctuary Apartments on South Park driveway allowing ample site distance and stacking room from the South Park & 237 street light.

The proposed development provides several benefits to the area and is consistent with the draft 2040 comprehensive plan. Senior units will complement the existing area because it will not compete

OFFICES LOCATED IN GEORGIA, INDIANA, KENTUCKY, MARYLAND, MICHIGAN, OHIO AND VIRGINIA.

WODA COOPER COMPANIES, INC. IS AN ESOP OWNED COMPANY AND PARENT COMPANY OF WODA CONSTRUCTION, INC., WODA MANAGEMENT & REAL ESTATE LLC, AND WODA COOPER DEVELOPMENT, INC.

with the general occupancy units directly across the street, senior residents will have access to several amenities and public transportation, and the site has been sitting vacant since the early 1990's. This rezoning provides an opportunity for current Boone county seniors to stay in their community fulfilling an important goal of the comprehensive plan to provide affordable housing.

The following are reasons to rezone:

- Traffic and Transportation

A trip generation analysis was completed for South Park Drive and states a minimum amount of traffic will be generated from a senior development. The development would generate 19 a.m. peak hour trips and 25 p.m. peak hour trips, whereas an industrial use would generate 37 a.m. peak hour trips and 40 p.m. peak hour trips. Again, depending on the type of industry that could be constructed, could possibly generate higher numbers. Therefore, the conclusion is this development will have lessor impact and lower volume than the current zoning. Please see attached letter.

The proposed rezone will not cause an excessive burdensome on traffic and may benefit the local bus service. Seniors generally have fewer cars and travel less frequently during peak travel times. In other Woda Cooper senior properties, about 50% of the constructed parking is usually utilized. For active traveling seniors, from the light at South Park Drive / St. Rt. 237, Interstate 275 is less than 1,700 feet providing quick access to Covington and other areas of northern Kentucky.

The proximity of 2 bus stops is ideal for seniors with one stop at the end of our driveway and a second stop at St. Rt. 237/ South Park Drive. With connecting sidewalks, signalized cross walks these connect to grocery, convenience stores, church, multitude of eateries, banks, sports grill and day care center.

- Length of time on Market

(On market for over 25 years, even during strong market little interest in Lot 15)

Since the initial development of South Park in the early 1990s the developer has not had any interest in the site Lot 15 for light industrial as permitted under the current I -1 zoning. The site has been advertised and marketed for over 25 years with no interest to purchase. The developer attributes the lack of interest for the prescribed zoning to be the shape of the lot and topography. Even with an improved economy of the last few years the developer has only had two inquires and neither wished to purchase the entire lot which is crucial since there is only one permitted entrance. We have been in discussion with the seller for nine months.

- Isolated Zoning District

(The proposed zoning does not create an unrelated district)



Multifamily will fit in well in the area because there is already high density multifamily across the street, the surrounding existing uses will be complemented by the development, and the topography of the site makes it challenging to develop other uses. Directly across South Park Drive and adjacent to our proposed development is a multifamily development on 21 acres zoned UR-1. The other adjacent zoning properties are zoned UR-1 to the north, C-2, CD, and I1 to the west, and C-3 to the south. The proposed four-story design will incorporate ample greenspace and maintain the woods. This rezone will create a transition through the different zoning classifications with reduced peak traffic usage. The rezoning will not create spot zoning being adjacent to a long-time multi-family development.

#### Meeting the objectives and conformity of the proposed 2040 Comprehensive Plan:

This development will promote responsible growth and appropriate in-fill development allowing increased density without impacting the infrastructure. Natural greenspace will be maintained, and landscaping will be incorporated to reduce run-off, minimize visual impacts and utilize healthier native species.

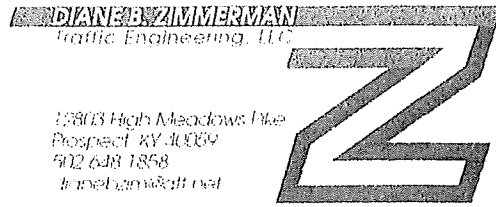
- **Demographics:** The rezoning will meet the needs of an aging population wishing to stay in Boone county with their family. There are two medical facilities within one-half mile of the site. Woda Cooper Developments are safe, professionally managed affordable housing designed for the needs of seniors to age in place. Again, this rezoning will allow a needed component of affordable housing opportunity and provide active seniors proximity to employment and other amenities.
- **Environment:** Woda Cooper will incorporate energy efficient appliance, HVAC systems, and exceed minimum energy efficiency requirements of the 2012 International Energy Conservation Code (IECC) and meet all Universal Design Requirements which include the Fair Housing Amendments Act of 1988. The site plan, landscaping, construction, and building orientation all will be considered for energy efficiencies.
- **Natural and Cultural Resources:** Historically, active seniors are involved. Seniors volunteer and utilize recreational, educational facilities and will promote the heritage within their communities.
- **Economy:** Rezoning this site has economic advantages for active seniors (55 years or older) with employment opportunities provided by the airport complex, rental car companies, medical, retail, light manufacturing and community services all within close proximity.
- **Public facilities:** The development will be built to reduce energy cost both the resident and owner. This in turn utilizes municipal services efficiently. An important aspect of this rezoning is proximity to emergency services and the public library along with the clinics.



- **Transportation:** Rezoning the site to allow for this senior development, will reduce peak traffic, and have the benefits of public transportation system. Because of the site's proximity to freeway, it will be easy for families to visit the development.

**Conclusion:** We are asking for a favorable recommendation from Bonne County Planning commission to rezone approximately 7.8 acres of parcel 047.00-00-126.00 Lot 15 on KY 237 from I-1CD (Industrial) to UR-2 (multi-family 20 units per acre). The rezoning meets many objectives of the comprehensive plan mentioned in this narrative. Rezoning this parcel to multifamily will create an infill development close to transportation and amenities with sidewalks. The proposed senior development will have a reduced impact on the current infrastructure than an allowed use in I-1. Woda Cooper will be providing safe, affordable, professionally managed senior housing, within Boone County's senior's community, allowing a cultural resource to age in place!





February 28, 2019

Ms. Anne Little  
 Woda Cooper Companies, Inc.  
 500 S. Front Street, 10<sup>th</sup> Floor  
 Columbus OH 43215

**RE: Sparrow Ridge Trip Generation**

Dear Ms. Little:

The proposed Sparrow Ridge is a 96-unit senior apartment community to be located on South Park Drive in Hebron, KY. The development would generate a minimum amount of traffic. Utilizing the Institute of Transportation Engineers Trip Generation Manual, 10<sup>th</sup> Edition, Senior Adult Housing – Attached, the development will generate 19 am peak hour trips and 25 pm peak hour trips. This is listed in the table below.

The property is currently zoned for industrial use. If the property was developed as a warehouse of 100,000 square feet, that would generate more traffic with 37 am peak hour trips and 40 pm peak hour trips.

Senior Adult Housing – Attached (96 units)			
	Total	Entering	Exiting
AM	19	7	12
PM	25	14	11

Warehousing (100,000 sq. ft.)			
	Total	Entering	Exiting
AM	37	28	9
PM	40	11	29

If there are questions of if additional information is needed, please contact me at 502-648-1858.

Sincerely,

Diane B. Zimmerman, P.E.





## Michael Schwartz

---

**From:** Aman, Andy <aaman@sd1.org>  
**Sent:** Wednesday, March 13, 2019 8:11 AM  
**To:** Michael Schwartz  
**Cc:** Uhlyarik, Lydia; Haggard, Greg  
**Subject:** Re: Southpark Zoning Map Amendment

SD1 comments as follows.

Project needs to reserve sanitary sewer capacity and provide information on how the building(s) will connect to the sanitary sewer system along Continental or Southpark Drive. Project will be required to submit for a storm water permit meeting the requirements of the NKY Storm Water Rules and Regulation.

Regards,

On Wed, Mar 6, 2019 at 3:12 PM Michael Schwartz <[m Schwartz@boonecountyky.org](mailto:m Schwartz@boonecountyky.org)> wrote:

We are in receipt of a zoning map amendment request. The project summary and concept plan are attached. They are requesting a UR-2 Zone to construct a 4-story, 96 unit, senior living facility. If you would like your comments/concerns to be provided to the planning commission, please get them to me no later than Wednesday, March 27, 2019.

Feel free to contact me if you have any questions.

**Michael D. Schwartz, Planner**



**BOONE COUNTY**  
**PLANNING COMMISSION**

2950 Washington Street, Room 317

Burlington, Kentucky 41005

(P) 859-334-2196 (F) 859-334-2264

**EXHIBIT**

**“B”**

**ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT**

**#2**

**TO:** Boone County Planning Commission

**FROM:** Kim Patton, Chairman

**DATE:** May 1, 2019

**RE:** Request of **Frank Fugate and Tammy Standbury (applicants)** for **Schleper Development Corporation (owner)** for a Zoning Map Amendment from Industrial One (I-1) to Urban Residential Two (UR-2) for a 7.8183 acre tract located on the southeast corner of the Southpark Drive/Continental Way intersection, Boone County, Kentucky. The request is for a zone change to allow a senior independent.

**REMARKS:**

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

**FINDINGS OF FACT:**

1. The Committee has concluded that the existing I-1 Zone is inappropriate and that the proposed UR-2 Zone is appropriate, due to the following reasons:
  - A. In 1988, the zoning of the site in question was changed to its present I-1 designations. The site has been available and marketed for an industrial use since then and has not been developed. The proposed UR-2 Zone, along with the submitted Concept Development Plan, will allow development of the site.
  - B. The site in question is characterized by several development challenges. There is an existing berm along Southpark Drive, there is an approximate twenty (20) foot grade change from Continental Way to the east of the site, and there is an existing 2.5 acre area of mature trees on the site. These conditions make it difficult for the site to be developed with an industrial use, which typically includes a large rectangular shaped building. The proposed UR-2 Zone, along with the submitted Concept Development Plan, will allow the site to be designed to integrate the sites unique characteristic.
  - C. The site has immediate access to North Bend Road, an arterial street, which provides access to Interstate 275. TANK bus stops are located adjacent to the site, allowing access to the greater region. There is an established commercial area located to the west of the site. These factors make it conducive for the site to be developed with uses that are permitted in the proposed UR-2 Zone, and specifically for senior living, as proposed by the applicant.
  - D. The proposed UR-2 Zone, coupled with the submitted Concept Development Plan, will: (1) provide a transition between the commercial area to the south of the site and the apartment complex to the north of the site; (2) allow the existing approximate 2.5 acre area of existing trees to be maintained; and (3) allow for a development that will generate less traffic than an industrial development.

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT  
Woda Cooper Companies/Sparrow Ridge - Zoning Map  
Amendment from I-1 to UR-2  
May 1, 2019

Page 2

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

CONDITIONS:

1. That the site be developed in a manner consistent with the Revised Concept Development Plan and Elevations (dated 4/11/19), that were submitted at the Committee's April 17, 2019 meeting.
2. That any lowering of the age limitation, for the development, be submitted to the Commission as an amendment to the existing approved Concept Development Plan.

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.

**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Mr. Kim Bunger, Secretary/Treasurer  
Mr. Steve Harper  
Mr. Mark Hicks  
Mrs. Janet Kegley  
Mr. Rick Lunnemann  
Mr. Don McMillian  
Mr. Kim Patton  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke  
Mr. Brad Shipe  
Mr. Steve Turner, Temporary Presiding Officer

**COMMISSION MEMBERS NOT PRESENT:**

Ms. Corrin Gulick  
Mrs. Lori Heilman

**LEGAL COUNSEL PRESENT:**

Mr. Dale T. Wilson

**STAFF MEMBERS PRESENT:**

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

Chairman Rolfsen called the Public Hearing to order at 8:46 P.M. and introduced the third item on the Agenda:

**ZONING MAP AMENDMENT - Kim Patton, Chairman, Michael Schwartz, Staff**

3. Request of **Frank Fugate and Tammy Standbury (applicants)** for **Schleper Development Corporation (owner)** for a Zoning Map Amendment from Industrial One (I-1) to Urban Residential Two (UR-2) for a 7.8183 acre tract located on the southeast corner of the Southpark Drive/Continental Way intersection, Boone County, Kentucky. The request is for a zone change to allow a senior independent living development.

Staff Member, Michael Schwartz, presented the Staff Report, which included a PowerPoint presentation. In 1988, the zoning of the site and the larger area was rezoned to Urban Residential One (UR-1), Commercial Two (C-2) and Industrial One (I-1). In 2000, a Major Site Plan was approved for the Sanctuary Place Apartments - 208 units within 14 buildings. In 2001, a zone change was approved in the rear area of Sanctuary Place Apartments to allow 42 units within 4 buildings. Between 2007 - 2009, Continental Way was built to alleviate traffic congestion at the intersection of North Bend Road with Southpark Drive. Mr. Schwartz showed an aerial photo of the site and adjoining properties. There is a mature tree stand on the southern part of the site. The tree stand has a depth of 350 feet and encompasses about 2.5 acres of the site. The existing tree stand is proposed to remain. A public water main is located along the north and east side of Southpark Drive. A sanitary sewer main is currently located along Continental Way. There are TANK bus stops along North Bend Road and Southpark Drive near the entrance of the existing apartment complex. The site is currently zoned Industrial One (I-1). He reviewed the surrounding zoning and land uses. The site is steep and has a berm located along Southpark Drive. It has a slope of about 12%. The 2035 Future Land Use Map designates the site as Industrial (I). A sidewalk exists on the opposite side of Southpark Drive. References to the Comprehensive Plan are outlined in the Staff Report. Mr. Schwartz showed photos of the site and adjoining properties. He also showed the original (1988) Concept Development Plan for Southpark Subdivision. The subject site was approved for a 52,200 square foot industrial building. The applicant would like to construct a 4 story, 96 unit senior living facility with off street parking. Access to Southpark Drive will be located directly across from the Sanctuary Place Apartments entrance. The proposed project density is 12.3 dwelling units per acre. By comparison, Sanctuary Place Apartments has developed at a density of 8.7 dwelling units per acre. The Staff Report includes an analysis of the Concept Development Plan and the Boone County Zoning Regulations. It also includes replies from outside agencies. None of which have brought up any major concerns. The applicant has provided some renderings of similar type buildings that they have built.

In terms of Staff Comments, there are a few deficiencies where the Concept Development Plan does not meet the requirements of the Zoning Regulations. One deficiency is the required buffer yard for a residential zone next to an industrial zone on the northeast side of the site. It does not meet the required buffer yard width.

At this time, Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation? Ms. Tammy Stansbury, Woda Cooper Company, stated that her company is a development, construction and management firm. They manage what they develop. They own 380 developments across 16 states. They have only sold one development and have been in existence for 25 years. Ms. Stansbury showed photographs of existing senior living facilities in

Eminence, Kentucky, Hopkinsville, Kentucky and Richmond, Kentucky. They use at least 50% brick on their buildings and hardy plank siding. They have one development underway in Walton, Kentucky. It is senior housing age 55 and older and their funding is based upon it. The need for affordable senior housing is great. Seniors want to downsize and be in a smaller community. They offer a fitness center. Some amenities are provided along with a playroom for grandkids, a computer room, a craft room and a bocce field. The site is ideal for seniors because of its location to other amenities in the area. The project is located on 2 bus routes.

Mr. Frank Fugate, Woda Cooper Company, stated that the parcel located next to the eastern buffer is a detention pond. It is owned by the Association. It won't be developed in the future. It will stay with the Association. They will landscape around it. The site is large but the proposed building will be vertical with 4 stories and the existing trees will remain. He noted that his tenants are active seniors. By locating on this site, it will allow some residents to continue to be in the job market whether it is full time or part time. It is affordable housing. He noticed the sidewalk system in the park and concrete streets. Residents can get out and walk if necessary.

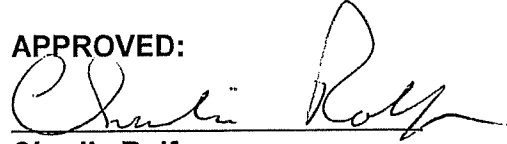
Mr. Fugate stated that he will address the Staff Comments such as the width of the sidewalk, landscaping plans, etc., at the Zone Change Committee meeting. Ms. Stansbury also committed to having the building elevations by the April 17<sup>th</sup> Committee meeting.

Chairman Rolfsen suggested that Mr. Fugate get a letter from the Association stating that the property next door will never be developed since it is used for detention. Mr. Thomas Schleper, Schleper Development Corporation, stated that the existing detention basin will never be developed. He offered to submit a letter and noted that he didn't care about the buffer yard requirements because of the topography. Mr. Schleper noted that they never had any luck selling it for industrial purposes. He thought that the proposed use is the best possible use for the site and least impactful.

Mr. Lunnemann inquired about the approximate rent structure? He also requested more information about building architecture. Ms. Stansbury replied that the rent for a one bedroom apartment is \$755 per month. It includes water, sewer and trash. It is \$880 per month for a 2 bedroom apartment. Residents will only be responsible for electric.

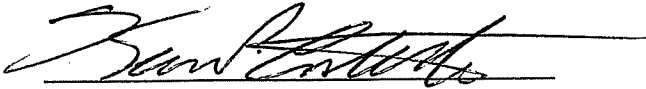
**Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on April 17, 2019 at 5:00 P.M. in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on May 1, 2019 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 9:15 P.M.**

APPROVED:



Charlie Rolfsen  
Chairman

Attest:



Kevin P. Costello, AICP  
Executive Director

## **ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE**

TO: Boone County Planning Commission

FROM: Kim Patton, Chairman

DATE: April 17, 2019

### **ZONING MAP AMENDMENT - Kim Patton, Chairman, Michael Schwartz, Staff**

4. Request of Frank Fugate and Tammy Standbury (applicants) for Schleper Development Corporation (owner) for a Zoning Map Amendment from Industrial One (I-1) to Urban Residential Two (UR-2) for a 7.8183 acre tract located on the southeast corner of the Southpark Drive/Continental Way intersection, Boone County, Kentucky. The request is for a zone change to allow a senior independent living development.

#### **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.

\_\_\_\_\_  
**Kim Bunger**  
For Project \_\_\_ Absent \_\_\_  
Against Project \_\_\_  
Abstain \_\_\_ Deferred \_\_\_

\_\_\_\_\_  
**Mark Hicks (Alternate)**  
For Project \_\_\_ Absent \_\_\_  
Against Project \_\_\_  
Abstain \_\_\_ Deferred \_\_\_

*Janet Kegley*  
\_\_\_\_\_  
**Janet Kegley**  
For Project \_\_\_ Absent \_\_\_  
Against Project \_\_\_  
Abstain \_\_\_ Deferred \_\_\_

\_\_\_\_\_  
**Lisa Heilman (Alternate)**  
For Project \_\_\_ Absent \_\_\_  
Against Project \_\_\_

*Rick Lunnemann*  
\_\_\_\_\_  
**Rick Lunnemann**  
For Project  Absent \_\_\_  
Against Project \_\_\_  
Abstain \_\_\_ Deferred \_\_\_

\_\_\_\_\_  
**Steve Turner (Alternate)**  
For Project \_\_\_ Absent \_\_\_  
Against Project \_\_\_  
Abstain \_\_\_ Deferred \_\_\_

*Kim Patton*  
\_\_\_\_\_  
**Kim Patton (Chairman)**  
For Project  Absent \_\_\_  
Against Project \_\_\_  
Abstain \_\_\_ Deferred \_\_\_

\_\_\_\_\_  
For Project \_\_\_ Absent \_\_\_  
Against Project \_\_\_  
Abstain \_\_\_ Deferred \_\_\_

*Brad Shipe*  
\_\_\_\_\_  
**Brad Shipe**  
For Project  Absent \_\_\_  
Against Project \_\_\_  
Abstain \_\_\_ Deferred \_\_\_

**TOTAL:** \_\_\_ DEFERRED 4 FOR PROJECT 1 ABSENT  
0 AGAINST PROJECT \_\_\_ ABSTAIN

# SUPPORTING INFORMATION



# BOONE COUNTY PLANNING COMMISSION

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

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

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

RECEIVED APR 22 2019

April 18, 2019

Mr. Frank Fugate  
Woda Cooper Companies, Inc.  
500 S. Front Street, 10<sup>th</sup> Floor  
Columbus, Ohio 43215

Mr. Thomas G. Schleper  
Schleper Development Corporation  
1452 Donaldson Highway  
Erlanger, Kentucky 41018

RE: Recommended Conditions of Approval for Frank Fugate and Tammy Stanbury (applicants) for Schleper Development Corporation (owner) for a Zoning Map Amendment from Industrial One (I-1) to Urban Residential Two (UR-2) for a 7.8183 acre tract located on the southeast corner of the Southpark Drive/Continental Way intersection, Boone County, Kentucky. The request is for a zone change to allow a senior independent living development.


Dear Mr. Fugate/Mr. Schleper:

The following represents the recommended conditions of approval for the above referenced application as discussed by the Planning Commission's Zone Change Committee at their April 17, 2019 meeting. If you, as the authorized representative of the applicant and property owner agree to these conditions, please so indicate by signing in the space provided at the end of this letter and return the original letter to the Planning Commission's office by Friday, April 26, 2019.

## CONDITIONS

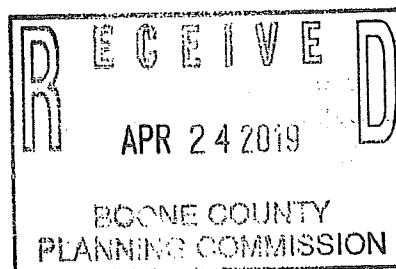
1. That the site be developed in a manner consistent with the Revised Concept Development Plan and Elevations (dated 4/11/19), that were submitted at the Committee's April 17, 2019 meeting.
2. That any lowering of the age limitation, for the development, be submitted to the Commission as an amendment to the existing approved Concept Development Plan.

Sincerely,



Michael D. Schwartz  
Planner

MDS/ss



Mr. Frank Fugate  
Mr. Thomas G. Schelper  
April 18, 2019  
Page 2

AGREEMENT

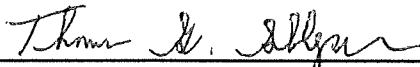
I, the authorized representative of the property owner of the 7.8183 acre site located on the southeast corner of the Southpark Drive/Continental Way intersection, Boone County, Kentucky, agree to the conditions listed herein for the above referenced Zoning Map Amendment from I-1 to UR-2.



Frank Fugate, Authorized Representative for Woda  
Cooper Companies, Inc. (Applicant)

4-22-2019

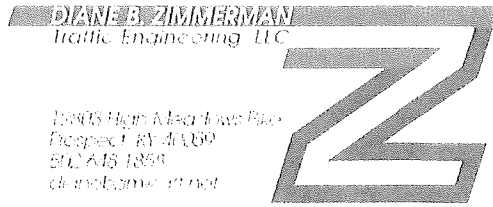
Date



Thomas G. Schelper, Authorized Representative for  
Schleper Development Corporation (Property Owner)

4-23-2019

Date



February 28, 2019

Ms. Anne Little  
 Woda Cooper Companies, Inc.  
 500 S. Front Street, 10<sup>th</sup> Floor  
 Columbus OH 43215

**RE: Sparrow Ridge Trip Generation**

Dear Ms. Little:

The proposed Sparrow Ridge is a 96-unit senior apartment community to be located on South Park Drive in Hebron, KY. The development would generate a minimum amount of traffic. Utilizing the Institute of Transportation Engineers Trip Generation Manual, 10<sup>th</sup> Edition, Senior Adult Housing – Attached, the development will generate 19 am peak hour trips and 25 pm peak hour trips. This is listed in the table below.

The property is currently zoned for industrial use. If the property was developed as a warehouse of 100,000 square feet, that would generate more traffic with 37 am peak hour trips and 40 pm peak hour trips.

Senior Adult Housing – Attached (96 units)			
	Total	Entering	Exiting
AM	19	7	12
PM	25	14	11

Warehousing (100,000 sq. ft.)			
	Total	Entering	Exiting
AM	37	28	9
PM	40	11	29

If there are questions of if additional information is needed, please contact me at 502-648-1858.

Sincerely,

Diane B. Zimmerman, P.E.

**ORDINANCE NO. 2019 - 19**

**AN ORDINANCE RELATING TO THE BOONE COUNTY FISCAL COURT APPROVING, WITH CONDITIONS, THE REQUEST OF FRANK FUGATE AND TAMMY STANDBURY (APPLICANTS) FOR SCHLEPER DEVELOPMENT CORPORATION (OWNER) FOR A ZONING MAP AMENDMENT FROM INDUSTRIAL ONE (I-1) TO URBAN RESIDENTIAL TWO (UR-2) FOR A 7.8183 ACRE TRACT LOCATED ON THE SOUTHEAST CORNER OF THE SOUTHPARK DRIVE/CONTINENTAL WAY INTERSECTION, BOONE COUNTY, KENTUCKY. THE REQUEST IS FOR A ZONE CHANGE TO ALLOW A SENIOR INDEPENDENT LIVING DEVELOPMENT.**

**WHEREAS**, the Boone County Planning Commission received a request for a Zoning Map Amendment to the Boone County Zoning Map and such Zoning Map Amendment being a zone change from Industrial One (I-1) to Urban Residential Two (UR-2) for a 7.8183 acre tract located on the southeast corner of the Southpark Drive/Continental Way intersection, Boone County, Kentucky, which is more particularly described below; and

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

**NOW, THEREFORE, BE IT ORDAINED BY THE FISCAL COURT OF THE COUNTY OF BOONE, COMMONWEALTH OF KENTUCKY, AS FOLLOWS:**

**Section One**

That the request for a Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby approved, with conditions, this Zoning Map Amendment being a zone change from Industrial One (I-1) to Urban Residential Two (UR-2) for a 7.8183 acre tract located on the southeast corner of the Southpark Drive/Continental Way, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in an Industrial One (I-1) zone is more particularly described in DEED BOOK 402, PAGE NO. 91 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

**Section Two**

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

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

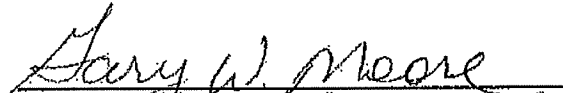
Section Three

This Ordinance shall be in effect and in full force from and after its passage, publication and recording, according to law.


First Reading the 25<sup>th</sup> day of June, 2019

Second Reading the 23<sup>rd</sup> day of July, 2019

Adopted this 23<sup>rd</sup> day of July, 2019 Yes 4 No 0

  
GARY W. MOORE, JUDGE/EXECUTIVE  
BOONE COUNTY FISCAL COURT

Attest:

  
Sharon Burcham  
Fiscal Court Clerk



**GRIMM ARCHITECTURE & DESIGN PLLC**  
 ARCHITECTURE PLANNING  
 1915 Production Drive  
 Louisville, KY 40299  
 Phone: 502.744.8716  
 email: gsd@grimm-arch.com

**SPARROW RIDGE**

**96-Unit Seniors Residence Building**

Woodhill Drive  
 Hebron, Kentucky  
 41048  
 Boone County



**OWNER INFORMATION**  
 CONTRACTOR: The Wood Group  
 COMPANY: The Wood Group  
 ADDRESS: 180 Apple Drive  
 Louisville, KY 40299  
 PHONE: 502.809.6422  
 FAX: 502.896.2243  
 EMAIL: TheWoodGroup@wdagroup.com

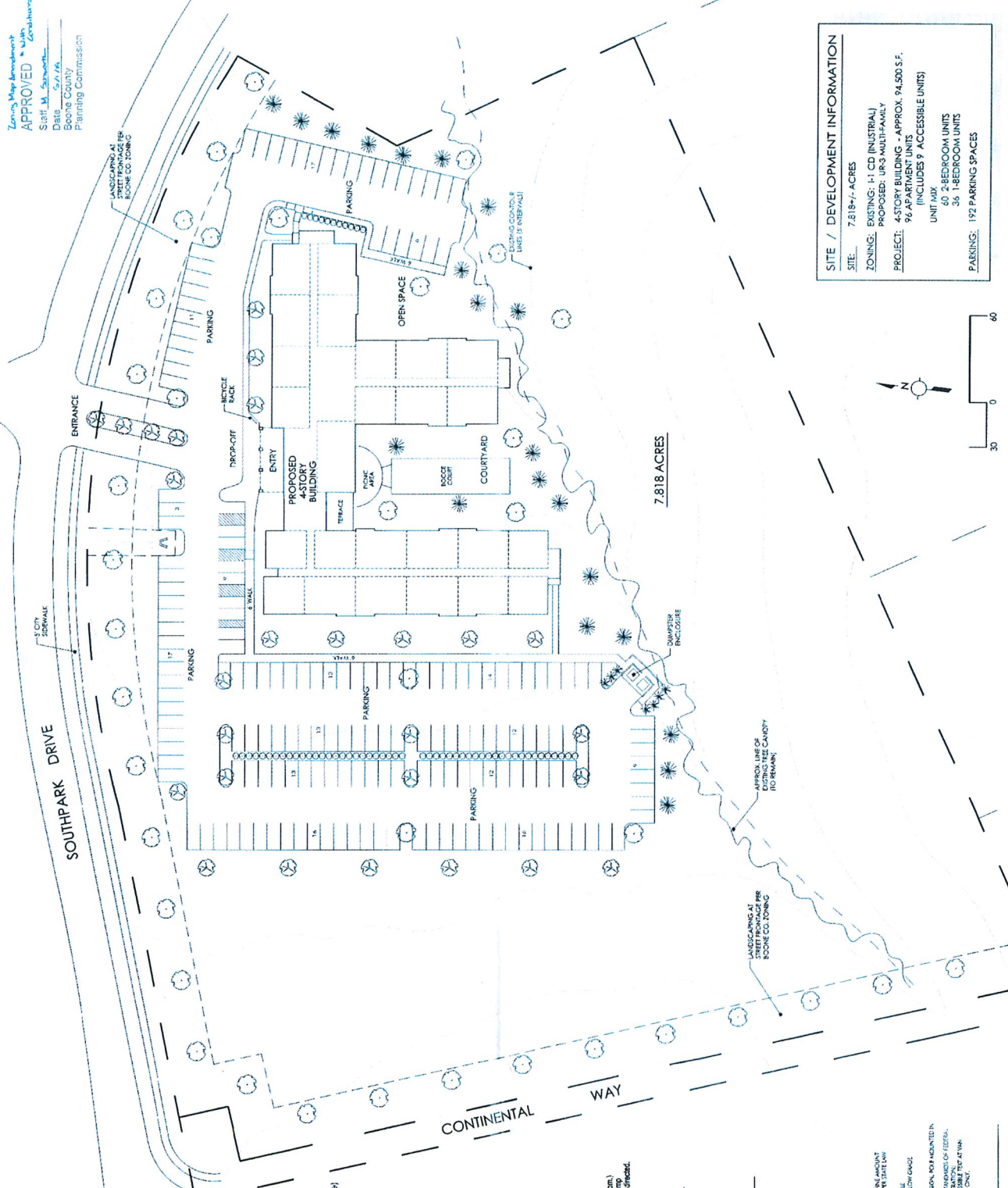
DRAWN BY: DBG  
 REVISION BY: DBG  
 SURVEY NO: PRELIM  
 SCALE: 1" = 30'-0"  
 DATE: REV. 4.11.2019  
 SHEET NUMBER

**A**

**PROPOSED SITE PLAN**

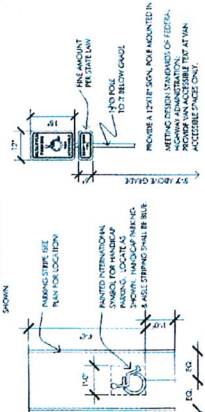
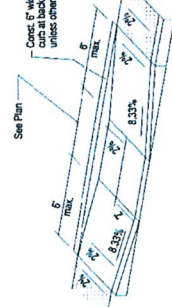
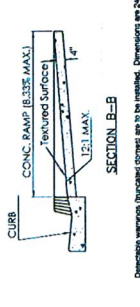
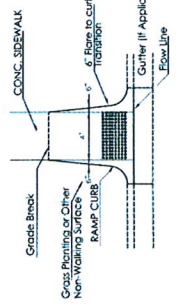
PAGE 01 OF 01

Zoning Map Amendment  
**APPROVED**  
 Staff: M. S. [unclear]  
 Date: 5/7/19  
 Boone County  
 Planning Commission



**SITE / DEVELOPMENT INFORMATION**

SITE:	7.818 +/- ACRES
ZONING:	EXISTING: I-1 CD (INDUSTRIAL) PROPOSED: UR'S MULTI-FAMILY
PROJECT:	4-STORY BUILDING - APPROX. 94,500 S.F. 96 APARTMENT UNITS (INCLUDES 9 ACCESSIBLE UNITS)
UNIT MIX:	60 2-BEDROOM UNITS 34 1-BEDROOM UNITS
PARKING:	192 PARKING SPACES



NOTE:  
 1. ALL CURBS AT EACH RAMP SHALL BE PROTECTED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:  
 a. CURBS SHALL BE 6" HIGH AND 6" WIDE.  
 b. CURBS SHALL BE CONCRETE.  
 c. CURBS SHALL BE FINISHED WITH A BEVELLED EDGE.  
 d. CURBS SHALL BE PAINTED WITH A HIGHLY VISIBLE PATTERN.  
 e. CURBS SHALL BE MAINTAINED AT ALL TIMES.

SEE PLAN FOR DIMENSIONS AND NOTES.  
 DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.  
 DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.  
 DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.



**GRIMM ARCHITECTURE & DESIGN PLLC**  
ARCHITECTURE PLANNING

1913 Production Drive  
Booneville, TN 37026  
Phone: 615.892.7447  
Fax: 615.892.7447  
Email: gpa@grimmarch.com

# SPARROW RIDGE

96-Unit  
Seniors  
Residence  
Building

Woodhill Drive  
Hebron, Kentucky  
41048  
Boone County



**OWNER INFORMATION**  
CONTACT: Thomas Sembrun  
WDA Couffel Companies  
ADDRESS: 189 Apple Drive  
Shelburne, VT 05485  
Phone: 802.249.2423  
Fax: 814.356.2243  
EMAIL: Tom.Sembrun@wda.com

DESIGNED BY: DBG

DESIGNED BY: DBG

PLANS NO.: PRELIM.

SCALE: N.T.S.

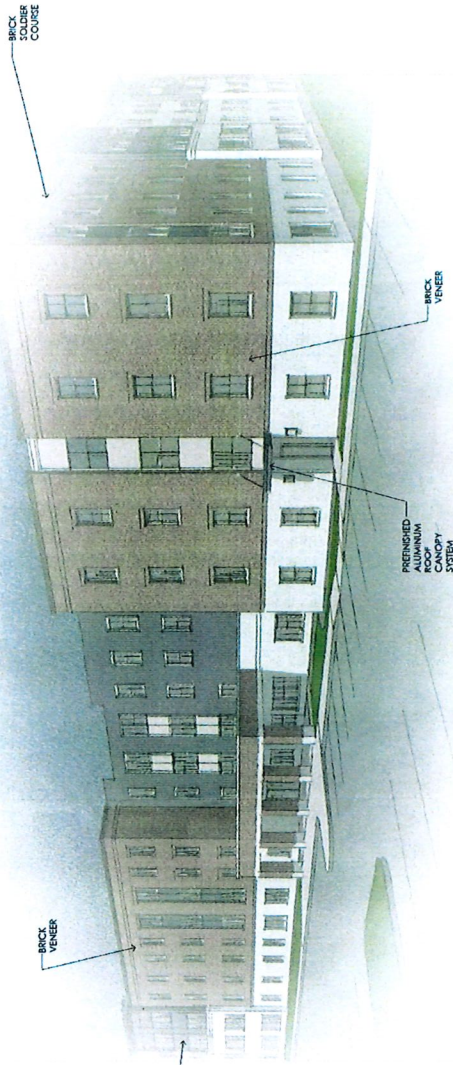
DATE: REV. 4.11.2019

SHEET NUMBER

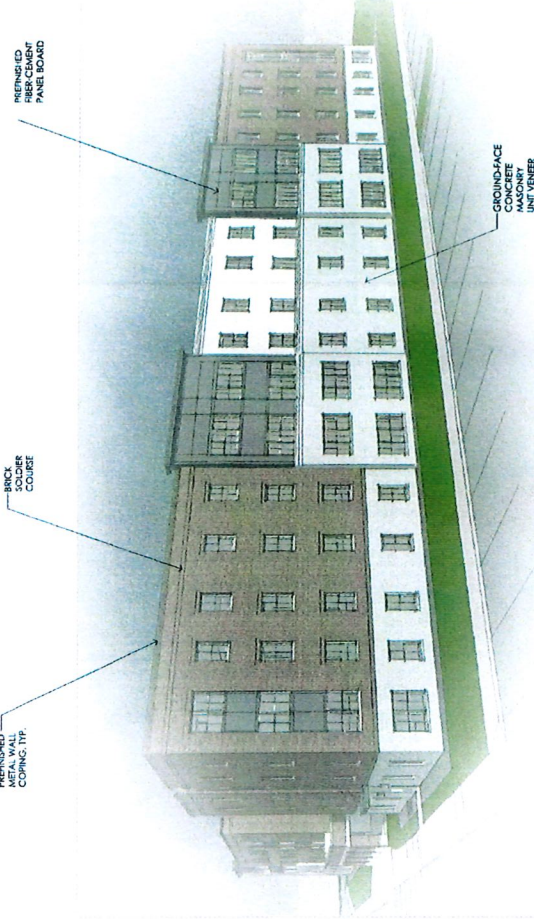
**B**

PROPOSED  
ELEVATION  
RENDERING

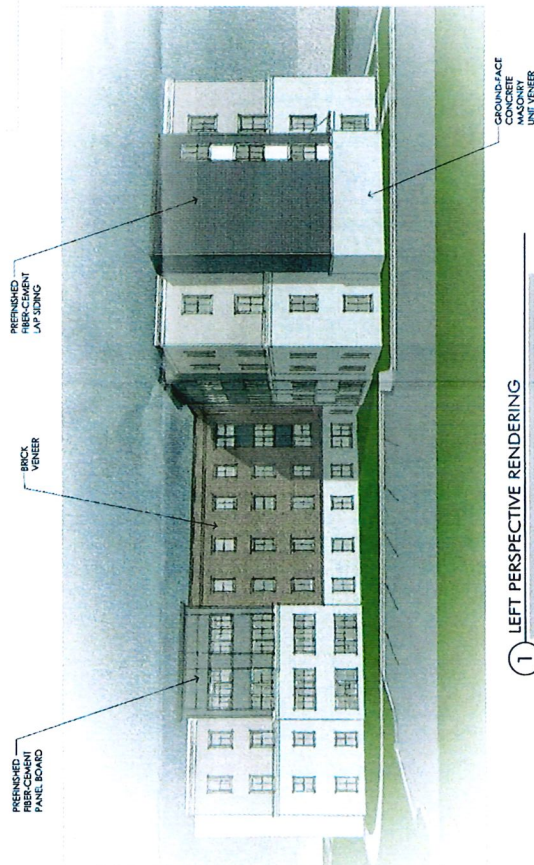
PAGE      OF     



1 FRONT PERSPECTIVE RENDERING



1 RIGHT PERSPECTIVE RENDERING



1 LEFT PERSPECTIVE RENDERING