

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 Redwood Boone Co North Bend Rd - Apartments
2. Location of Project 2046 Burlington Pike, Burlington, KY 41005
3. Total Acreage of Site +/- 3.9 acres
4. Current Zoning of Site PF-PD
5. Proposed Zoning (Classification being requested) SR-2/PD/CD
6. Proposed Uses (please specify each use) Multi-family Single Story

- 7. Names of Applicant(s) Redwood USA, LLC (Greg Thurman) 513.458.9810 cell
Phone No. 513.256.1249 Fax No. E-Mail gthurman@byredwood.com

- 8. Address of Applicant(s) 7510 Pleasant Valley Road
Independence Ohio 44131
City State Zip

- 9. Name of Property Owner(s) Lucile C. Stephens Trust Agreement C/O Micheal A. Conner
Phone No. Fax No. E-Mail mick1@fuse.net

- 10. Address of Property Owner(s) 986 Riva Ridge
Union Kentucky 41091
City State Zip

- 11. Proposed Building Intensities (please specify) 24 residential units

- 12. Are there any existing buildings on the site? no
How many?

- 13. Deed Book 1053 Page No. 242 Group No. 2025

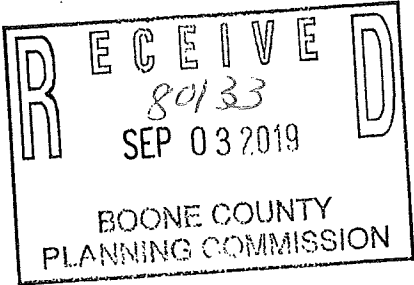
- 14. Are you also applying for:
Conditional Use Permit
Dimensional Variance

- 15. Have you submitted a Concept Development Plan? Yes

- 16. Have you had a pre-application meeting with BCPC Staff? 7/1/19 (Kevin Wall)

- 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 height restrictions near the airport)



EXHIBIT

“A”

STAFF REPORT

Request of Redwood USA, LLC c/o Greg Thurman (applicant) for Lucile C. Stephens Trust Agreement c/o Michael A. Conner (owner) for a Zoning Map Amendment from Public Facilities/Planned Development (PF/PD) to Suburban Residential Two/Planned Development (SR-2/PD) for an approximate 3.9 acre site located on the southwest corner of the North Bend Road/Veterans Way intersection, and part of the approximate 22.2 acre tract at 2406 Burlington Pike, Boone County, Kentucky. The request is for a zone change to allow single story attached dwelling units.

October 2, 2019

PROPOSAL AND HISTORY

This application is for a zone change from Public Facilities/Planned Development (PF/PD) to Suburban Residential Two/Planned Development (SR-2/PD) for an approximate 3.9 acre site located on the southwest corner of the North Bend Road/Veterans Way intersection in unincorporated Boone County. This site was part of a zone change application that was conditionally approved by the Boone County Fiscal Court on 5/14/19 (3/6/19 Committee Report with Concept Development Plan is attached). The prior application included changes on the south side of Veterans Way (2406 Burlington Pike) from Suburban Residential Two (SR-2) and Public Facilities (PF) to: 1.) Suburban Residential Two/Planned Development (SR-2/PD) for approximately 18.3 acres to allow single story attached dwelling units, and 2.) Public Facilities/Planned Development (PF/PD) for a senior living facility on the subject 3.9 acre site. The prior application also included changes on the north side of Veterans Way from Public Facilities (PF) to: 1.) Commercial One (C-1) for an approximate 2.6 acre commercial lot, and 2.) Public Facilities/Planned Development (PF/PD) for an approximate 4.1 acre open space lot.

The current zone change is for single story attached dwelling units which are consistent with those approved in the initial 18.3 acre residential phase. The proposal adds 24 units to the 101 units originally approved (125 total). The proposed overall density is 5.63 units per acre and the approved density for the original SR-2/PD phase is 5.52 units per acre.

The Concept Development Plan proposes to add 4 buildings to the 17 residential buildings on the approved Concept Development Plan. Each unit has a two car garage and a two car parking pad. The garages and parking pads for the buildings which face Veterans Way are proposed to be placed at the rear of the structures. The buildings have 5/12 pitch gabled roofs with asphalt shingles. Dormers and porches are indicated on select front facades. The buildings are proposed to be covered with lap style vinyl siding with shake style vinyl siding in specified gables. A stone veneer water table is proposed on certain facades.

In addition to using the access point and main north-south drive that was previously approved for the overall residential development, an additional access point and driveway are proposed on Veterans Way (between the approved driveway and North Bend Road). The same driveway standard that was approved for the original phase is proposed to be used in the zone change area (26' total width including a 4' tooled path on one side). A public sidewalk is proposed to be constructed along Veterans Way and a private sidewalk is proposed to connect the front entries of the units which face said street. The mail center, which was originally approved on the west side of the main internal drive, is proposed to be relocated to the east side of the drive. An overall landscape plan (Sheet L2.0) was provided which identifies specific types of plantings. No changes to the previously approved conditions which are applicable to the residential phase have been requested.

ADJACENT LAND USES AND ZONING

The land use and zoning adjoining the subject site include the following:

- A. A vacant area is located immediately to the north on the opposite side of Veterans Way. This area consists of the commercial lot and open space on the overall Redwood Concept Development Plan that was approved earlier this year (C-1 and PF/PD). Stephens Elementary School is located further to the north (PF).
- B. Two condominium developments (Meadowood Greene and Fairways at Meadowood) are located to the east on the opposite side of North Bend Road (SR-1/PD, SR-2/PD). The Meadowood Golf Course is located further to the east (SR-1/PD). A heavy equipment dealer and two cell towers are located just south of the Fairways at Meadowood at the terminus of Florence Pike (O-2).
- C. The original SR-2/PD phase of the proposed development is located to the immediate south and west.
- D. Immaculate Heart of Mary church and school are located further to the west (PF).

SITE CHARACTERISTICS

The subject site contains approximately 3.9 acres and has approximately 420 feet of frontage on Veterans Way and approximately 330 feet of frontage on North Bend Road. Burlington Pike and North Bend Road are listed as arterial roadways in Article 32 "Transportation Management Regulations" of the Boone County Zoning Regulations. The site is undeveloped except for a north-south running driveway near the east boundary. The topography of the site consists of a continuous slope which runs north-south. The high point of the site is at the southeast corner at approximately el 860 and the low point is at the northwest corner at approximately el 840. Soil types on the site include Jessup silt loam (JeD) and Rossmoyne silt loam (RsB, RsC). Public water mains exist in both the

North Bend Road and Burlington Pike rights-of-way and a public sanitary sewer main exists to the west and crosses Veterans Way.

RELATIONSHIP TO COMPREHENSIVE PLAN

The Our Boone County - 2040 Plan's Future Land Use Map designates the northern part of the site (approximately 55%) as "Commercial." This designation is described as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc." The southern part of the site (approximately 45%) is designated as "Urban Density Residential." This designation is described as "attached housing, generally condominiums or apartments, of over 8 dwelling units per acre."

The Land Use Element provides the following quotes that relate to the proposal and/or general area.

- A. KY 18 and KY 237 are important roads to all of Boone County. The primary function of these roads is to move traffic through the area, with direct access to specific properties being a secondary function. 2020 will see the completion of the 3rd phase of upgrades to KY 237 from KY 18 to U.S. 42 and will significantly improve traffic flow into and out of the southeastern portion of this area. Intersections along KY 18 should continue the existing pattern of spacing of major access points of at least 600 feet. A parallel roadway network should be developed to provide access to properties fronting on the roadway ("11. Burlington," p. 119).
- B. The intersection area of KY 18 and KY 237 is a high visibility area that already has an office orientation. Because of the central location, the importance of the area, and the urban nature of the road system, this area is more suitable for a mix of office and commercial. Proposed development at this high visibility, central location should not be all retail, and should be comprised of mixed-uses including multi-family housing. A developer that proposes this concept on the northwest corner must show that it fits with the school uses near the site and does not create traffic issues in this area ("11. Burlington," p. 121).

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

- A. Developments in Boone County should begin with an assessment of existing site features to determine positive and useful attributes, as well as features that 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. Development plans should identify such areas, and delineate disturb limits to protect those areas that have been defined. Open Space and Cluster subdivision designs should be considered to blend new subdivisions in with areas that have a rural character ("Utilization of Existing Vegetation and Topography," p. 95).

- B. Different residential 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. Fluctuations in the economy and housing market should be considered when evaluating uses and design of developments ("Development Layout, Lot Sizes, and Setbacks," p. 95).
- 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; where appropriate, existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact ("Buffering," p. 95).
- 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 soften the visual impacts of the development from adjoining properties and roadways.

Developments along major roadways in Boone County must include landscaping between the development and the right-of-way in order to promote the aesthetic appearance from the roads and to facilitate the compatibility of differing land uses ("Landscaping," p. 96).

- E. 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 sight distance for access points, adequate spacing 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, arterial or collector streets should not be used for direct access to lots, rather a system of local streets should feed into the collector and arterial street system. Connections between and within commercial and industrial developments allow for more efficient provision of transit service ("Access Management," p. 96).
- F. Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the

proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development or corridor. Utility lines should be placed underground wherever possible, and junction boxes screened from public view ("Design, Signs, and Cultural Resource Preservation," p. 97).

The Demographics Element makes the following statements that relate to attached and multi-family housing.

- A. A variety of multi-family housing options should include apartments, townhouses, patio homes, condominiums, nursing homes, and retirement housing all ranging greatly in price per unit to accommodate a wide range of relative affordability. These types of units are increasing in demand beyond the established urban areas such as Florence and should be encouraged to occur in the unincorporated portions of Boone County as viable options for both the building community and the prospective resident, especially as the county's land values rise ("Housing Types and Locations," p. 19).
- B. New residential development, regardless of the type, should be evaluated for its impact on the county's existing infrastructure and natural environment to ensure that it fits in with existing surrounding development through proper buffering and design. High density developments should be close to thoroughfares and urban services and be sensitively developed in terms of building height, setbacks, mass, and visual impact. A variety of housing opportunities within the established urban (and suburban) areas of Boone County would encourage mixing of different income levels ("Housing Types and Locations," p. 19).
- C. A progression of densities of residential uses from high (multi-family) to low (single family) shall be encouraged. Where traditional progressions of high to low net density are not possible through creative development design, an appropriate and attractive visual transition should be achieved. This could include existing vegetation or new landscaping and/or fencing. Existing vegetation (such as wooded fence rows) should be retained as much as possible to provide buffer strips and stormwater filters ("Housing Types and Locations," p. 20).

The Our Boone County - 2040 Plan's Goals and Objectives include the following pertinent statements.

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

- B. Boone County shall strive to achieve diversity and balance in land use while protecting natural resources and natural systems ("Overall," Objective 3).
- C. 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).
- D. 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).
- E. 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).
- F. 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).
- G. Mixed use, higher density neighborhoods shall be encouraged near existing or proposed transportation nodes and shall be designed to establish neighborhoods with a mix of retail, public, and recreational uses ("Demographics," Goal B, Objective 6).
- H. 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).
- I. Housing development shall be phased to coordinate with the provision of infrastructure, services, and education facilities ("Demographics," Goal B, Objective 9).
- J. Areas possessing unique environmental characteristics should be preserved, used as passive or active recreational areas, or appropriately incorporated into development design ("Environment," Objective 2).
- K. 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," Objective 7).

- L. 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)
- M. 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).
- N. Development of mixed use designed to lessen vehicle travel shall be encouraged ("Transportation," Goal A, Objective 8).
- O. Mixed use, higher density neighborhoods shall be designed to accommodate safe pedestrian access to mass transit, major streets and interstates, public facilities, and parks ("Transportation," Goal B, Objective 8).

STAFF COMMENTS

1. COMPREHENSIVE PLAN AND STATUTORY FINDINGS

The Our Boone County - 2040 Plan's Future Land Use Map designates the northern part of the site (approximately 55%) as "Commercial." This designation is described as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc." The southern part of the site (approximately 45%) is designated as "Urban Density Residential." This designation is described as "attached housing, generally condominiums or apartments, of over 8 dwelling units per acre."

The Land Use Element ("11. Burlington," p. 121) favors a mix of office and commercial uses in this area, along with a multi-family housing component. The approved residential phase to the immediate south and west of the subject site reasonably qualifies as "multi-family housing" in this context. This section states the following about this area and overall site in question (i.e., the "northwest corner"):

The intersection area of KY 18 and KY 237 is a high visibility area that already has an office orientation. Because of the central location, the importance of the area, and the urban nature of the road system, this area is more suitable for a mix of office and commercial. Proposed development at this high visibility, central location should not be all retail, and should be comprised of mixed-uses including multi-family housing. A developer that proposes this concept on the northwest corner must show that it fits with the school uses near the site and does not create traffic issues in this area ("11. Burlington," p. 121).

Highlights from the Housing Element which pertain to multi-family and attached housing include the following.

- A. A variety of multi-family housing options should include apartments, townhouses, patio homes, condominiums, nursing homes, and retirement housing all ranging greatly in price per unit to accommodate a wide range of relative affordability. These types of units are increasing in demand beyond the established urban areas such as Florence and should be encouraged to occur in the unincorporated portions of Boone County as viable options for both the building community and the prospective resident, especially as the county's land values rise ("Housing Types and Locations," p. 19).
- B. New residential development, regardless of the type, should be evaluated for its impact on the county's existing infrastructure and natural environment to ensure that it fits in with existing surrounding development through proper buffering and design. High density developments should be close to thoroughfares and urban services and be sensitively developed in terms of building height, setbacks, mass, and visual impact. A variety of housing opportunities within the established urban (and suburban) areas of Boone County would encourage mixing of different income levels ("Housing Types and Locations," p. 19).
- C. A progression of densities of residential uses from high (multi-family) to low (single family) shall be encouraged. Where traditional progressions of high to low net density are not possible through creative development design, an appropriate and attractive visual transition should be achieved. This could include existing vegetation or new landscaping and/or fencing. Existing vegetation (such as wooded fence rows) should be retained as much as possible to provide buffer strips and stormwater filters ("Housing Types and Locations," p. 20).

The Goals and Objectives outlined above also include policy directives concerning residential and mixed use developments.

The governing bodies will also need to consider the alternate statutory findings of whether the current zoning is inappropriate and the proposed zoning is appropriate, and whether there have been changes of an economic, physical, or social nature not anticipated in the comprehensive plan that substantially alter the area's character, keeping in mind that the current comprehensive plan was adopted in June of this year (the original application was approved under the prior 2010 Boone County Comprehensive Plan and the current 2017 Comprehensive Plan Goals and Objectives). Particularly noteworthy in relation to the statutory findings is the fact that the Future Land Use Map designates approximately one half of the zone change area as "Commercial" and the other half as "Urban Density Residential," the

Land Use Element discusses a mix of office, commercial, and multi-family housing uses for this area, and the Demographics Element discusses multi-family residential development in general terms. The submitted zone change is for an expansion of the previously approved attached residential phase with a total density of 5.63 units per acre - this is the larger part of an overall development which also includes a significant amount of open space (approximately 6.43 acres in the residential phase and approximately 4 acres on the north side of Veterans Way per the approved Concept Development Plan) and a commercial lot.

2. PD OVERLAY ZONE STANDARDS

Staff offers the following comments regarding the standards set forth in Section 1514 "Planned Development Criteria" of the Boone County Zoning Regulations. Concept Development Plan proposals in Planned Developments are to be primarily evaluated against these criteria.

1. Mixed Use Development and Pedestrian Orientation: This criterion states, "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 "mixed use" orientation of the overall development would be diminished with the elimination of the senior living phase, especially since it was approved as a multi-story building at the North Bend Road/Veterans Way intersection. The overall proposal is more appropriately described as "multiple use" versus mixed use since the active development areas are distinct "pods" with the residential phase and the commercial site being located on opposite sides of the Veterans Way extension. A significant factor under this criterion (and #3 "Open Space") is the substance of the open space proposed in the overall development as mentioned above. Sheet L3.0 estimates the total amount of open space in the current zone change area as approximately 1.42 acres.

Relative to pedestrian orientation, a multi-use path exists along the north side of Veterans Way. Proposed walks include a 4 foot tooled path on one side of the internal drives, a sidewalk which connects the front porches facing Veterans Way, and a public sidewalk along the south side of Veterans Way which will connect to the multi-use path along North Bend Road. Per Condition #2 in the 3/6/19 Committee Report, sidewalks will be provided on both sides of the main drive for the overall residential phase between Veterans Way and the second intersection.

2. Compatibility of Uses: This criterion states that "measures shall be taken to assure compatibility of land uses within a planned development itself and adjacent sites." The proposal is for the expansion of the previously approved residential phase and the elimination of the senior living phase. The proposed increase in overall density from 5.52 to 5.63 units per acre is modest.

The same basic designs for the residential structures that were approved with the original application are proposed. The applicant should verify that the "enhanced" building elevations with stone veneer water tables and shakes in the gables will face the adjoining public streets, and that the elevations with the defined porches will face Veterans Way (refer to Condition #7 in 3/6/19 Committee Report). Sheets A4.2 and A4.4 include enhanced "high profile side elevation(s)" which would presumably face the adjoining public streets.

The same basic landscape scheme for the adjoining public street and building frontages that was approved with the original application for the initial residential phase is proposed. Regarding the Veterans Way frontage, Sheet L2.0 notes, "Street trees and landscape frontage requirements to be provided per Sections 3619-20 of Article 36." Section 3620 versus 3619 applies under the circumstances. The plant types and quantities noted along the North Bend Road frontage are consistent with Buffer Yard B, but the shrubs should be specifically identified as "large shrubs." The substance of Condition #8 in the 3/6/19 Committee Report still applies relative to landscaping.

Section 3122 "Rear Yard and Corner Side Yard Setback Requirements Along Freeway, Expressway, Arterial and Collector Roads" of the Boone County Zoning Regulations requires a minimum 50 foot setback between Buildings S and U and the North Bend Road right-of-way. The setback between the northeast corner of Building S and the North Bend Road right-of-way scales to approximately 43-44 feet. When considering that Daniel Menetrey, P.E., Capital Projects Manager with the Boone County Public Works Department, has commented that the Department will not allow the proposed (i.e., second) access point on Veterans Way (9/12/19 e-mail is attached), the building location can be adjusted so that the setback requirement can be met.

3. Open Space: This criterion states, "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." Useable open space per the original Concept Development Plan approval is provided in the overall development. As mentioned above, Sheet L3.0 estimates the amount of open space in the zone change area as approximately 1.42 acres. The buffer yard along the south boundary of the zone change area is proposed to increase from 40 feet in width (per approved Concept Development Plan Sheet L2.0) to approximately 80 feet at the narrowest point.

4. Multi-Modal Transportation System: Walkways are discussed under #1 above. The pedestrian system proposed for the zone change area is consistent with the system approved for the initial residential phase on the original Concept

Development Plan.

5. Preservation of Existing Site Features: The zone change site is largely an open field. There is some existing tree cover along North Bend Road which appears to be largely in the road right-of-way.

6. Landscaping: Landscaping is discussed under #2 "Compatibility of Uses" above.

7. Architecture: Architecture is discussed under #2 "Compatibility of Uses" above.

8. Historic and Prehistoric Features: Staff is not aware of any historic or prehistoric features on this site.

9. Signage: Monument signs for the overall development are outlined in Condition #4 of the 3/6/19 Committee Report. This proposal appears to eliminate the monument sign that was approved for the senior living phase. The applicant should clarify whether or not this understanding is correct.

10. Transportation Connections and Entry Points: The layout of the internal drive system was set with the initial approval of the overall development. As stated above, the Boone County Public Works Department has commented that it will not allow the proposed (i.e., second) access point on Veterans Way.

11. Conformance with Comprehensive Plan: The Comprehensive Plan is discussed above.

3. BOONE COUNTY WATER DISTRICT

Keith Feldhaus with the Boone County Water District has stated that there is no issue with connecting to the 12 inch water main on North Bend Road.

4. SANITATION DISTRICT 1

Andy Aman, Plan Review Manager with SD1, has commented that an updated reservation for sanitary sewer capacity will need to be submitted, the sanitary sewer design will need to be submitted to SD1 for review and approved by the Kentucky Division of Water, and that the storm water management system for the entire site must meet the NKY Storm Water Rules and Regulations. He also noted that a recent site visit revealed that the dam for the existing lake appears to be in poor condition (9/18/19 e-mail is attached).

5. BURLINGTON FIRE PROTECTION DISTRICT

Chief Jeff Barlow with the Burlington Fire Protection District stated that they have

not identified any issues or concerns with this proposal (9/6/19 e-mail is attached).

6. OTHER OUTSIDE AGENCY COMMENTS

Staff has requested comments on the proposal from the Boone County Schools and the Kentucky Transportation Cabinet, District 6. Such comments have not been received as of this writing. Any written comments received from these agencies will be forwarded to the Zone Change Committee for review.

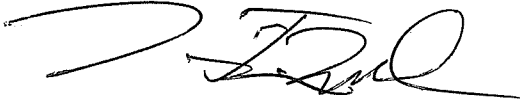
8. OTHER ISSUES

For the applicant's information, an exhaustive site plan type review was not conducted due to the conceptual nature of the plan. The project will need to meet all applicable requirements at the site plan and subdivision stages as applicable.

CONCLUSION

The Boone County Planning Commission and the Boone County Fiscal Court need to evaluate the application in terms of the three criteria necessary for approving a Zoning Map Amendment as stated in Article 3 "Amendment" of the Boone County Zoning Regulations, Article 15 "Planned Development District (PD)" of the zoning regulations, the Our Boone County - 2040 Plan, and the potential impacts on the existing and planned uses in the area. The Future Land Use Map will need to be amended if this request is approved.

Respectfully submitted,



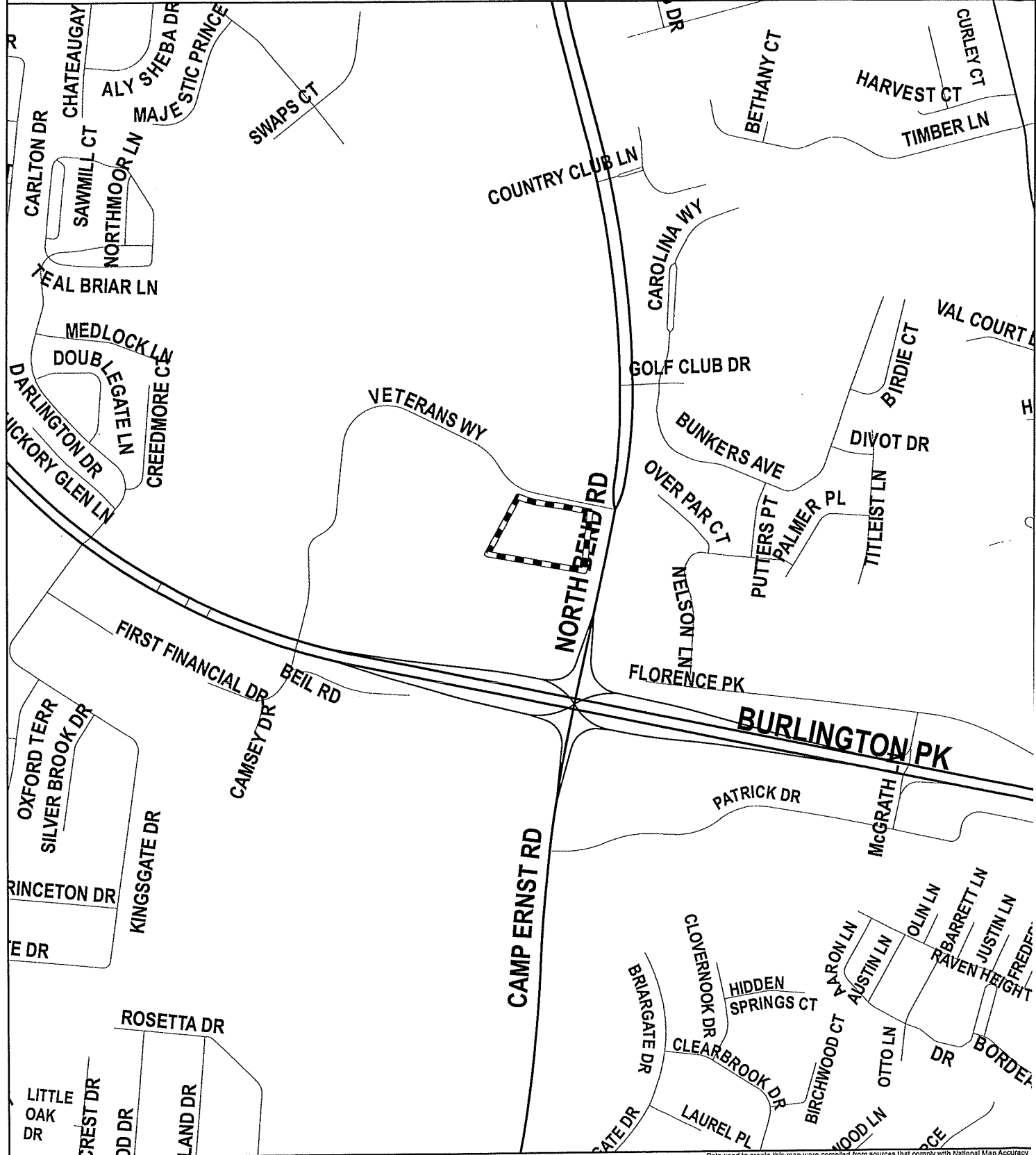
Kevin T. Wall, AICP
Director, Zoning Services

Attachments:

- Location map
- Aerial photograph with zoning
- 2035 Future Land Use Map excerpt
- Topographic map
- 3/6/19 Committee Report w/o public hearing minutes and C-1 lot use lists
- 9/12/19 e-mail from Daniel Menetrey, P.E., Capital Projects Manager, Boone County Public Works Department
- 9/18/19 e-mail from Andy Aman, Plan Review Manager, SD1
- 9/6/19 e-mail from Chief Jeff Barlow, Burlington Fire Protection District
- Application materials including Concept Development Plan

Location

www.boonecountygis.com



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1 inch = 754 feet



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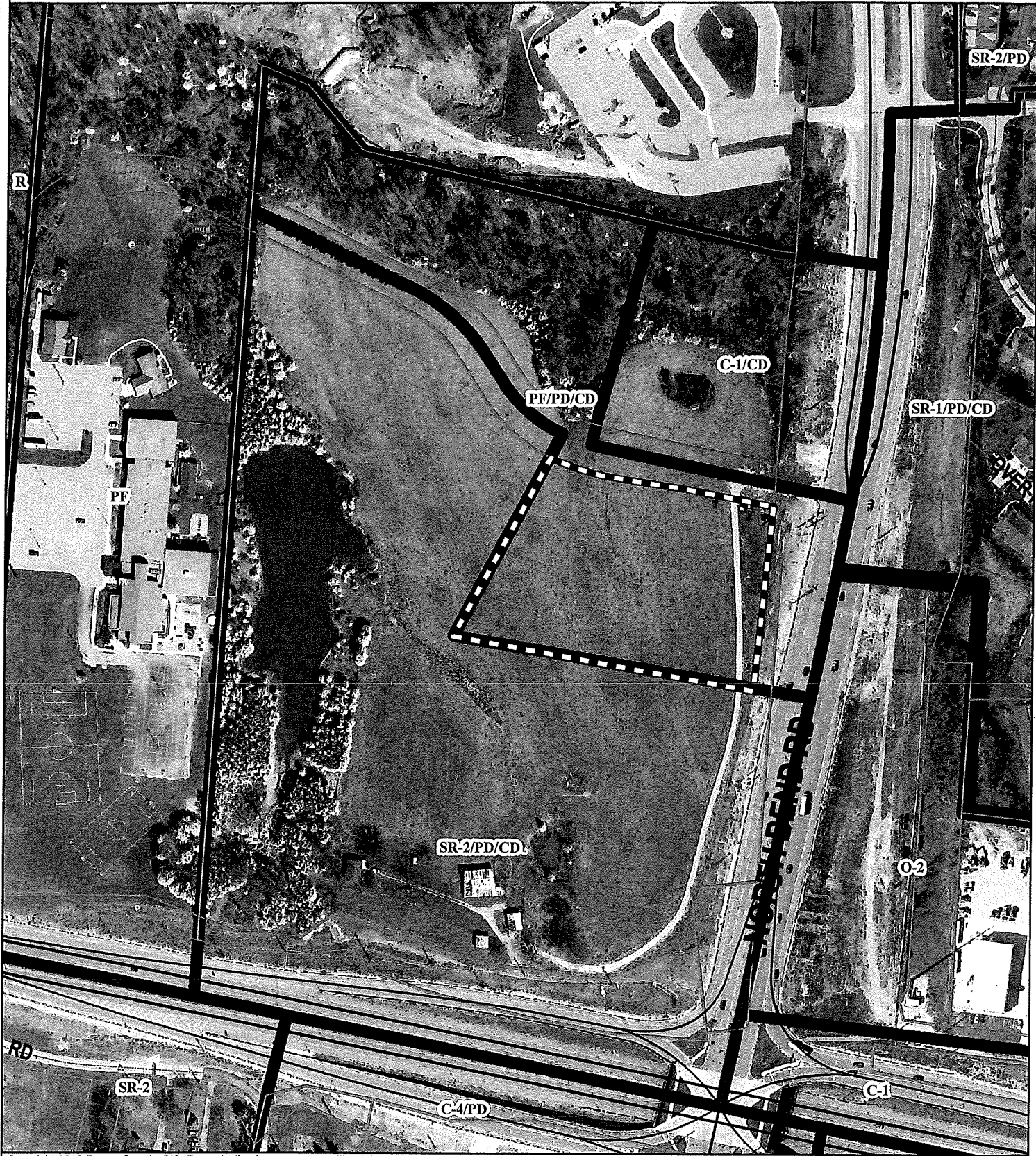
Boone County GIS - Putting Northern Kentucky on the Map



Map File: 12.mxd
ArcMap Document: *.mxd

Zoning

www.boonecountygis.com



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1 inch = 241 feet



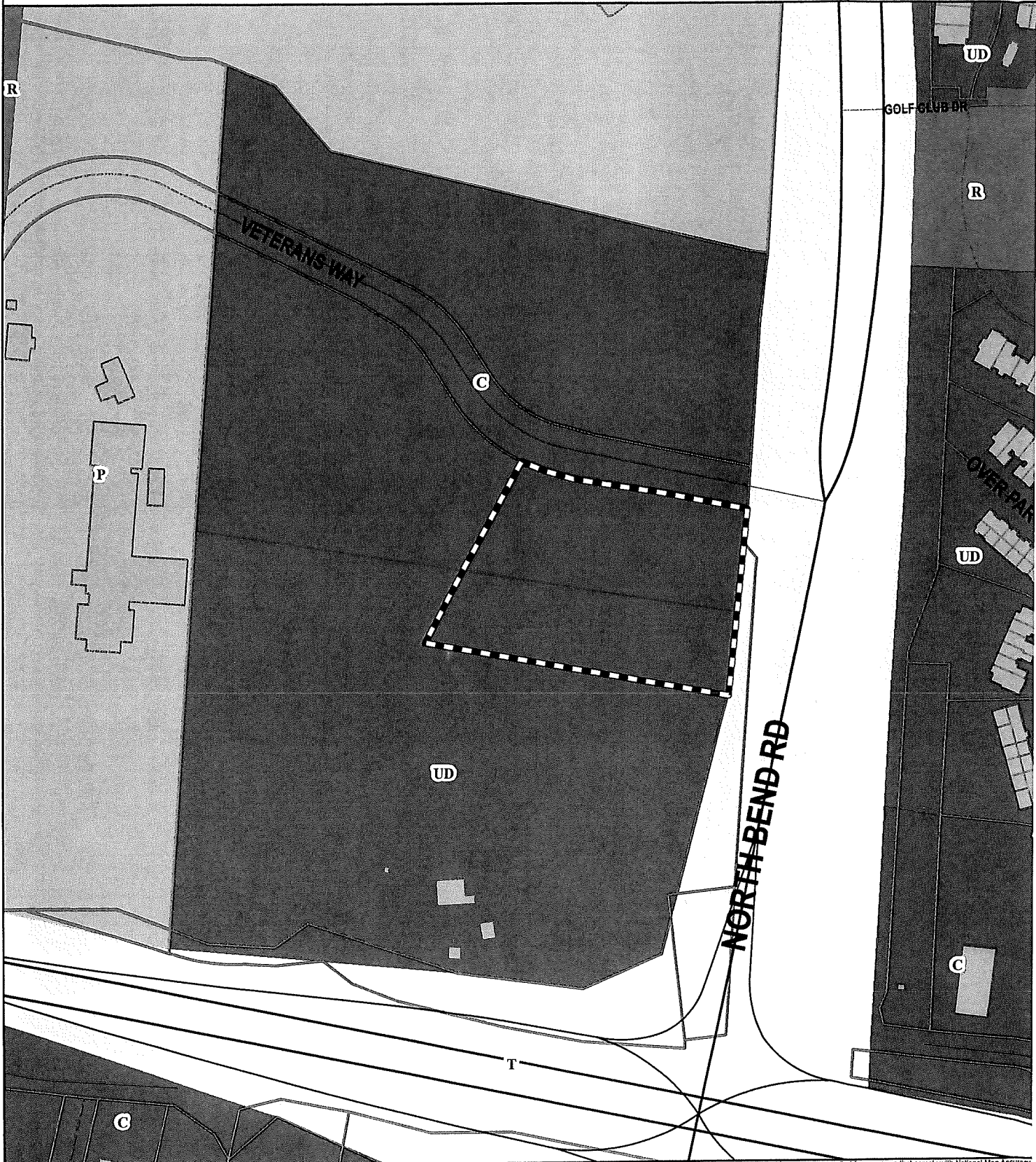
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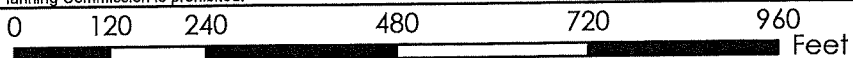
2040 Future Land Use

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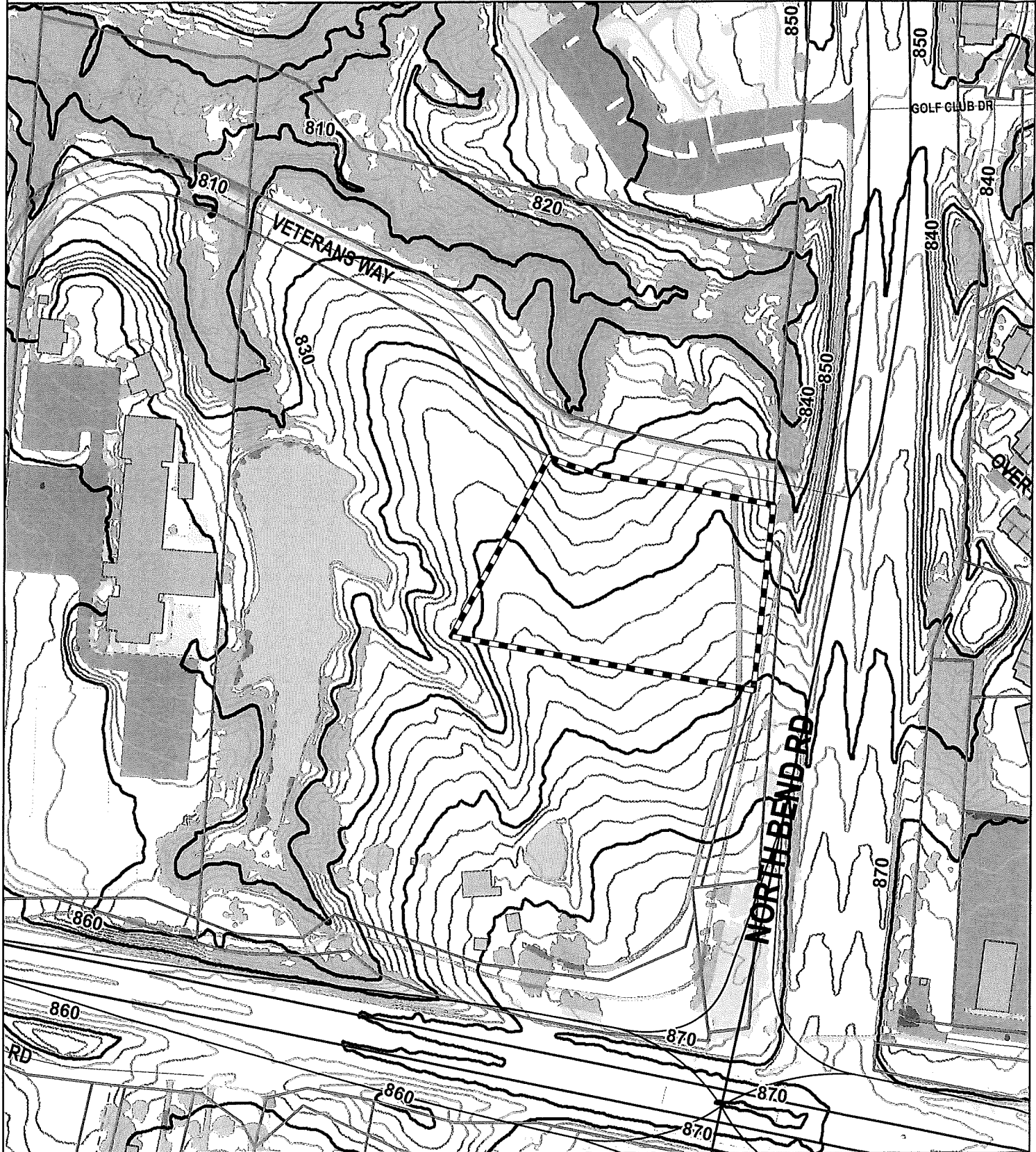


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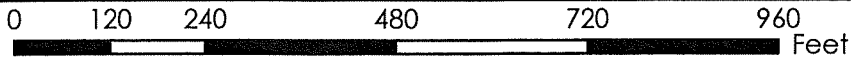
Topography

www.boonecountygis.com



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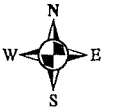
Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 241 feet



Boone County GIS - Putting Northern Kentucky on the Map



ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Kim Patton, Chairman

DATE: March 6, 2019

RE: Request of Redwood ACQ - Greg Thurman (applicant) for Lucile C. Stephens Trust Agreement c/o Michael A. Conner (owner) for a Zoning Map Amendment from Suburban Residential Two (SR-2) and Public Facilities (PF) to Suburban Residential Two/Planned Development (SR-2/PD) for approximately 18.3 acres and Public Facilities/Planned Development (PF/PD) for approximately 3.9 acres of the tract located at 2046 Burlington Pike, Boone County, Kentucky; and for a Zoning Map Amendment from Public Facilities (PF) to Commercial One (C-1) for approximately 2.6 acres and Public Facilities/Planned Development (PF/PD) for approximately 4.1 acres of the tract located on the northwest corner of the North Bend Road/Veterans Way intersection and immediately south of Stephens Elementary School at 5687 North Bend Road, Boone County, Kentucky. The request is for zone changes to allow single story attached dwelling units, an assisted living facility, and commercial uses.

REMARKS:

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

FINDINGS OF FACT

1. The Committee has concluded that the proposed Zoning Map Amendment and accompanying Concept Development Plan are in agreement with the 2010 Boone County Comprehensive Plan and the 2017 Boone County Comprehensive Plan Goals and Objectives due to the following reasons.
 - A. The 2010 Boone County Comprehensive Plan's Future Land Use Map designates the site as "Commercial" (C). This designation is described as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc." The Land Use Element ("13. Burlington," p. 176) encourages a mix of office and commercial uses in this area, with at least one half office uses. This section also states that development on the northwest corner of the Burlington Pike/North Bend Road intersection "must show that it fits with the school uses near the site and does not create traffic issues in this area."

The Business Activity Element ("Recommended Areas of Commercial Activity," p. 68) notes that "many problems with the location and arrangement of

commercial uses have emerged, especially along the KY 18 and U.S. 42 corridors," and "a mix of commercial, office, and residential uses, along with limited access, should be encouraged along KY 18." The Housing Element ("Florence/Burlington Area," p. 84) states, "Overall, the KY 18 Corridor represents a prime opportunity to promote high density residential uses in a transit corridor." The Housing Element also states, "Multi-family housing developments should have convenient access to commercial districts or should provide their own supporting commercial uses" ("Housing Types," pp. 79-80), and "high density residential areas should be located sufficiently near and with convenient access to major streets, highways, and shopping and public facilities" ("Housing Densities," p. 81).

From a land area perspective, the proposal is primarily for an attached residential development and open space, and secondarily for a senior living facility and a commercial outlot. The basic use categories advocated by the Comprehensive Plan as a whole are included, with the emphasis on residential uses specifically agreeing with the recommendations in the Business Activity and Housing elements. When considering the substantial grade differences between KY 18, KY 237, and the subject site which resulted from the construction of the SPUI and which pose access and visibility limitations for commercial uses, a higher proportion of residential units is appropriate for this site. The Concept Development Plan illustrates a wooded area that will be retained to buffer the development from the Stephens Elementary School campus to the north and the proposed uses as a whole are relatively low traffic generators during peak hours. The extension of Veterans Way permits motorists to access the major street network from either North Bend Road or Burlington Pike. The proposed residential uses have convenient access to the major road network and to commercial districts in the immediate area. A commercial outlot is part of this overall development and is within walking distance of the proposed residential uses.

- B. The Future Land Use Development Guidelines state, "Developments in Boone County should begin with an assessment of the existing site features to determine positive and useful attributes, as well as features which should or can be preserved. Development design should incorporate the use of these attributes for the benefit of the development and the County as a whole, rather than leveling an entire site to meet a pre-conceived project design. Development plans should identify such areas, and delineate disturb limits to protect those areas that have been defined" ("Utilization of Existing Vegetation and Topography," pp. 161 and 162). The Guidelines also state, "Appropriate wooded areas and stream valleys should remain as open space within developments and between developments" ("Buffering," pp. 162 and 163). The 2017 Goals and Objectives state, "Areas possessing unique environmental characteristics should be preserved, used as passive or active recreational areas, or appropriately incorporated into development design" ("Environment,"

Objective 2), and "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," Objective 7). The open space lot on the north side of Veterans Way has approximately 4 acres and contains a stream and existing trees that will be retained. The open space area in the west part of the SR-2/PD phase has approximately 6.43 acres and contains a lake and existing trees that will be retained. These open space areas will function as both on-site amenities and buffers to the Stephens Elementary School campus to the north and the Immaculate Heart of Mary campus to the west.

2. The Committee has concluded that the Concept Development Plan, coupled with the agreed conditions, fulfills the applicable requirements of Article 15 "Planned Development District" of the Boone County Zoning Regulations, including Section 1514 "Planned Development Criteria." Although Article 15 does not apply to the requested C-1 zone, the Committee has concluded that this portion of the request, in context of the overall proposal, also meets the requirements of Section 1514.
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 2017 Boone County Comprehensive Plan Goals and Objectives, and Article 15 "Planned Development District" of the Boone County Zoning Regulations. The Committee has also concluded that the attached conditions are necessary to mitigate foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with these conditions.

CONDITIONS

1. The development shall follow the attached "Redwood North Bend Road, Zoning Map Amendment and Concept Development Plan Submittal" narrative and plan sheets (both dated 2/20/19) which were provided in response to the issues raised at the 2/4/19 Public Hearing, except where modified by the agreed conditions outlined below.
2. Sidewalks shall be provided on both sides of the main driveway in the SR-2/PD phase between Veterans Way and the intersection adjoining Buildings A, J, K, and L. Formal, marked crosswalks shall be provided across this main drive near its intersection with Veterans Way and across Veterans Way to the multi-use path on the north side of the street at the Veterans Way/main drive intersection.
3. The "viewing area with benches" indicated on the east side of the lake shall be covered with a pergola or comparable structure which architecturally correlates to the residential buildings.

4. Monument signs for the SR-2/PD phase, senior living phase, and the C-1 phase shall follow the respective details on sheet L3.0. Staff shall review and approve the specific locations of these signs through the Sign Permit process.
5. The use categories stricken in the Commercial One (C-1) zone text in the "Redwood North Bend Road, Zoning Map Amendment and Concept Development Plan Submittal" shall be prohibited in the C-1 phase. Additionally, Principally Permitted Use #3 "grocery stores and supermarkets" and Principally Permitted Use #33 "funeral homes and crematoriums excluding cemeteries or mausoleums" shall be prohibited in the C-1 phase. "Outside storage, display" as stated in Accessory Use #6 "outside storage, display, loading, uncrating or unpacking areas which are an integral function of a permitted use and do not create outside spaces which will tend to enlarge or overpower the activities of permitted uses, and which are conducted in accordance with Section 3154" shall also be prohibited in the C-1 phase.
6. The architectural design in the senior living and C-1 phases shall follow the written descriptions in the "Redwood North Bend Road, Zoning Map Amendment and Concept Development Plan Submittal" (page 15) and the representative photographs on the "Redwood N. Bend Road Senior Living Examples" sheet. The architectural design shall be reviewed by Staff through the Site Plan process for compliance with these stipulations and to assure consistency in the use of colors, materials, architectural forms, and design detailing between these two phases.
7. The side and rear facades of Buildings D, E, F, G, M, L, and K in the SR-2/PD phase shall include a stone water table consistent with the photos in the "Redwood North Bend Road, Zoning Map Amendment and Concept Development Plan Submittal." The water tables shall have a minimum height of 30 to 36 inches. The siding color shall be varied every two units on the rear facades of these buildings.
8. Landscaping shall be reviewed and approved by Staff through the Site Plan process. The design shall be similar in style and quantity in the SR-2/PD, senior living, and C-1 phases. The plant quantities shall be per the normal code requirements or the attached plan sheets, whichever is greater. Each of these three phases shall generally follow the landscape concept on sheet L2.1 along their respective Veterans Way frontages.

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

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Kim Patton Chairman

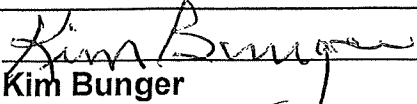
DATE: February 20, 2019

ZONING MAP AMENDMENT - Kim Patton, Chairman, Kevin Wall, Staff

2. Request of Redwood ACQ - Greg Thurman (applicant) for Lucile C. Stephens Trust Agreement c/o Michael A. Conner (owner) for a Zoning Map Amendment from Suburban Residential Two (SR-2) and Public Facilities (PF) to Suburban Residential Two/Planned Development (SR-2/PD) for approximately 18.3 acres and Public Facilities/Planned Development (PF/PD) for approximately 3.9 acres of the tract located at 2046 Burlington Pike, Boone County, Kentucky; and for a Zoning Map Amendment from Public Facilities (PF) to Commercial One (C-1) for approximately 2.6 acres and Public Facilities/Planned Development (PF/PD) for approximately 4.1 acres of the tract located on the northwest corner of the North Bend Road/Veterans Way intersection and immediately south of Stephens Elementary School at 5687 North Bend Road, Boone County, Kentucky. The request is for zone changes to allow single story attached dwelling units, an assisted living facility, and commercial uses.

REMARKS:

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


Kim Bunger

For Project Absent
Against Project
Abstain Deferred

Mark Hicks (Alternate)

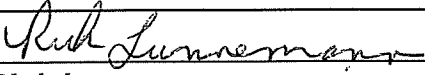
For Project Absent
Against Project
Abstain Deferred

Janet Kegley

For Project Absent
Against Project
Abstain Deferred

Lisa Heilman (Alternate)

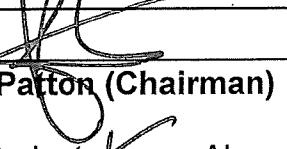
For Project Absent
Against Project


Rick Lunnemann

For Project Absent
Against Project
Abstain Deferred

Brad Shipe (Alternate)

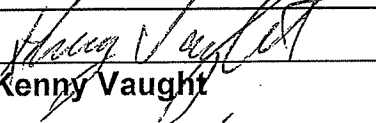
For Project Absent
Against Project
Abstain Deferred


Kim Patton (Chairman)

For Project Absent
Against Project
Abstain Deferred

Steve Turner (Alternate)

For Project Absent
Against Project
Abstain Deferred


Kenny Vaught

For Project Absent
Against Project
Abstain Deferred

TOTAL: DEFERRED FOR PROJECT ABSENT
 AGAINST PROJECT ABSTAIN

Redwood North Bend Road



Zoning Map Amendment and Concept Development Plan Submittal



Redwood
APARTMENT NEIGHBORHOODS

Burlington, Kentucky
February 20, 2019

www.byRedwood.com

Developer



Greg Thurman
VP Entitlement & Due Diligence
1081 Morse Avenue
Glendale, Ohio 45246

Design Team



Todd Foley
Principal
Land Planning/Landscape Architecture
100 Northwoods Blvd, Suite A
Columbus, Ohio 43235
(614) 360-3055



Donald Stegman, P.E. & P.L.S.
1 Mook Rd #1
Wilder, KY 47071
(859) 581-9600



James Keys
Architect
3660 Embassy Parkway
Fairlawn, Ohio 44333
(330) 666-5770

Table of Contents

Project Introduction	1
Company Profile	3
Application	12
Zoning Narrative	14
Plan Exhibits	16
• <i>Illustrative Concept Plan</i>	
• <i>Existing Zones</i>	
• <i>Proposed Zone Plan</i>	
• <i>Conceptual Grading Plan</i>	
• <i>Concept Development Plan</i>	
• <i>Existing Conditions Plans</i>	
• <i>Concept Development Landscape Plans</i>	
• <i>Overall Signage Plan</i>	
• <i>Open Space Plan</i>	
• <i>Foundation Planting</i>	
• <i>Conceptual Outparcel Plans</i>	
• <i>Senior Living Facility Examples</i>	
• <i>Architectural Elevations</i>	



Project Introduction

Redwood Living would like to bring our beautiful apartment homes to Burlington.

Our combination of smart, single-story design, private attached garages, and Redwood's signature features firmly place our apartment homes in a singular category: the maintenance-free convenience of an apartment with a genuine feel of home.

As Redwood's CEO Steve Kimmelman puts it, "We offer a condominium atmosphere with the feel of a single-family home—and without association fees or property taxes to worry about."

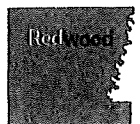
Redwood's distinctive approach to apartment home development starts with site selection. We choose communities like Burlington because they offer a positive atmosphere, beautiful surroundings, and an appreciation of the qualities that Redwood provides, including energy efficiency.

Being good environmental stewards is a worthwhile goal in itself, but saving money for our residents is also extremely important to us. Our commitment to using specific materials and building processes means there are significant savings for our residents, as documented by our score on the nationally-recognized HERS index. According to this measure, Redwood apartment homes are 40-45% more energy efficient than a home built to current building codes. We're designated "Energy Star" as a result.

Redwood began more than twenty years ago with a simple goal: **give people the kind of apartment that they really want to call home.** We listened carefully to what people who lived in apartments had to say about what would simplify and improve the quality of their living experience.

We learned that people want a private attached garage, single-story convenience, open floor plans, large kitchens, an extra full bathroom and plenty of closet space. So that's what we provide.

We invite you to learn more about Redwood Living by visiting www.byRedwood.com, and watching our YouTube channel; youtube.com/RedwoodLivingTV.



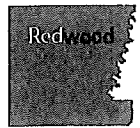


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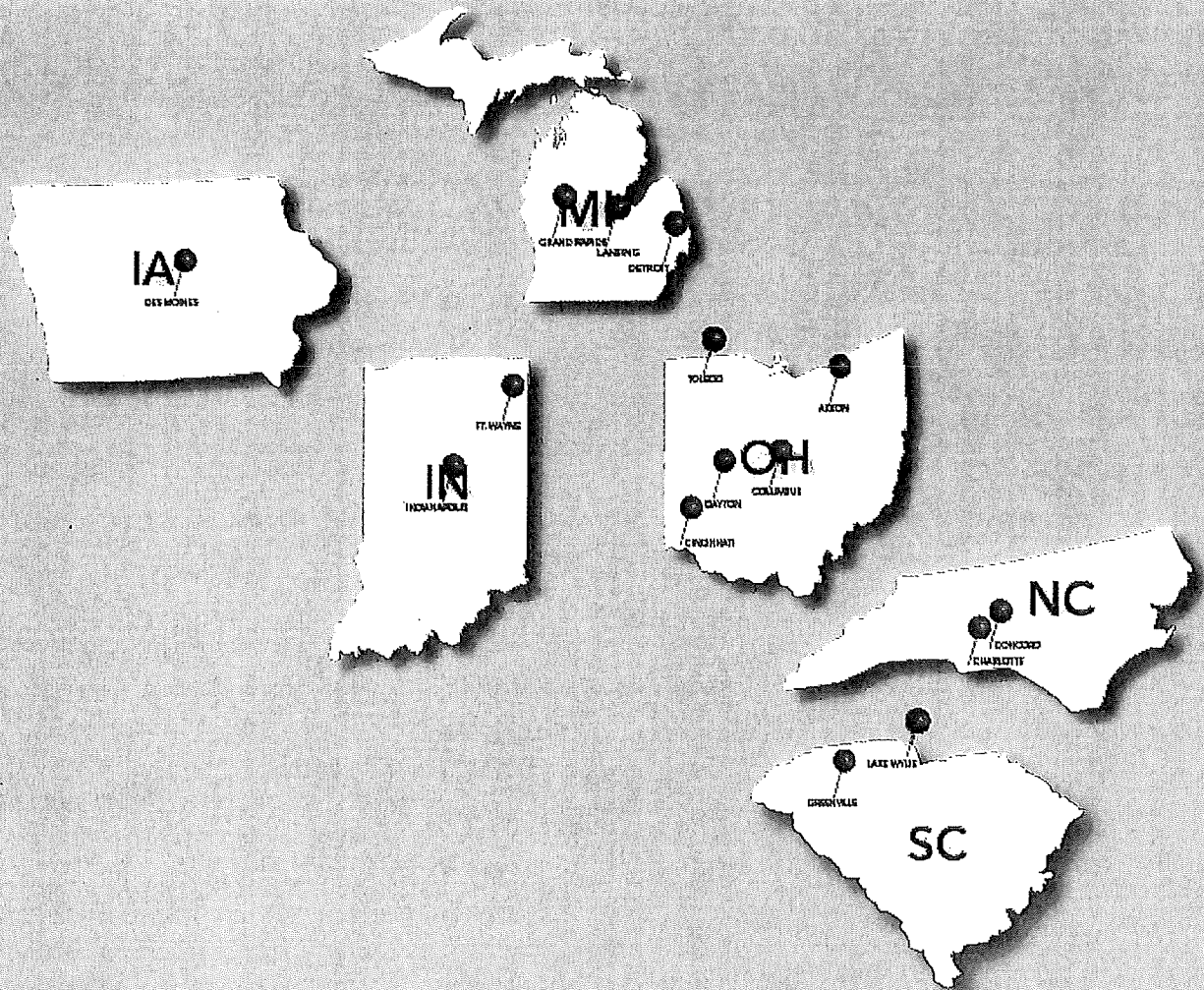


Redwood Communities: Peace, Quiet & Comfort



Who is Redwood?

- Founded in 1991
- Based in Cleveland, Ohio
- 10,000 Units; Owned and Managed
- Single story apartment developer
- 98% Leased Portfolio
- All communities are conventionally financed



 MARKET PRESENCE

Redwood



MPG



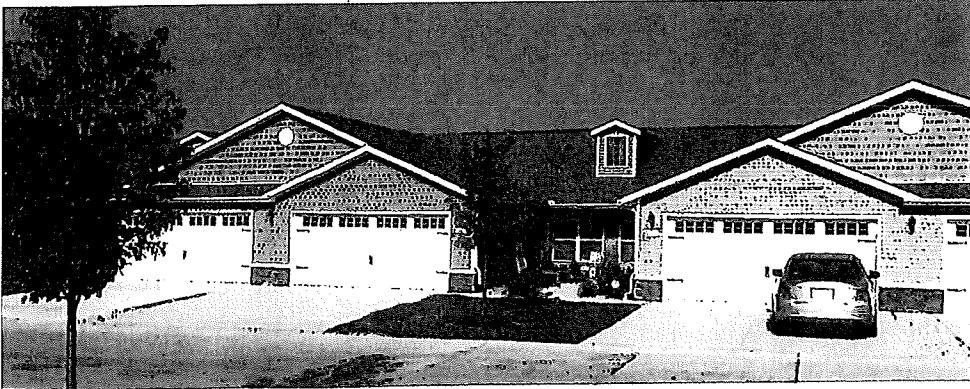
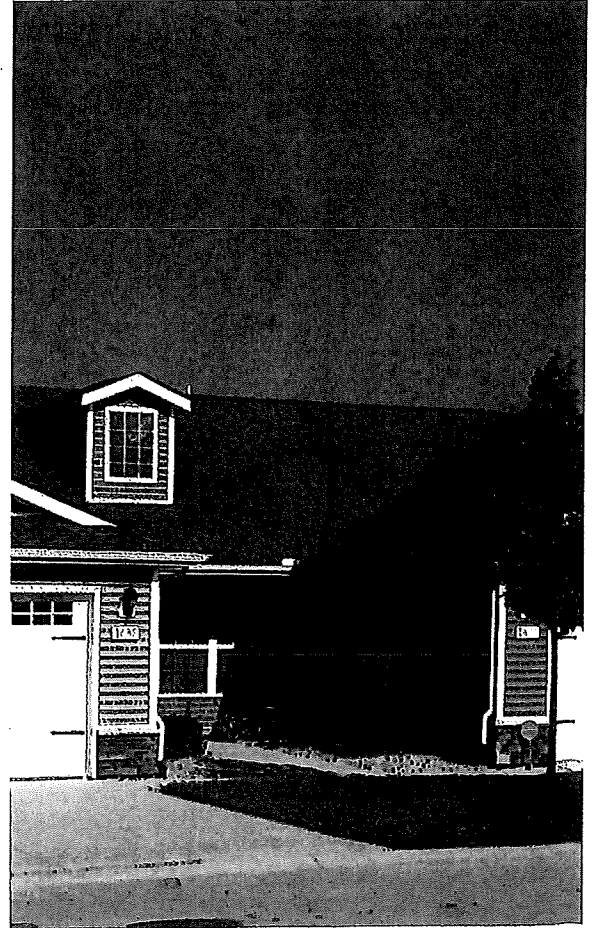
Redwood Community Exteriors

- Attractive traditional architectural design
- Stone and shake siding accents
- Individual driveways to garages; no 'ribbon' parking lots
- Upgraded 'carriage-style' garage doors
- Personal outdoor patios



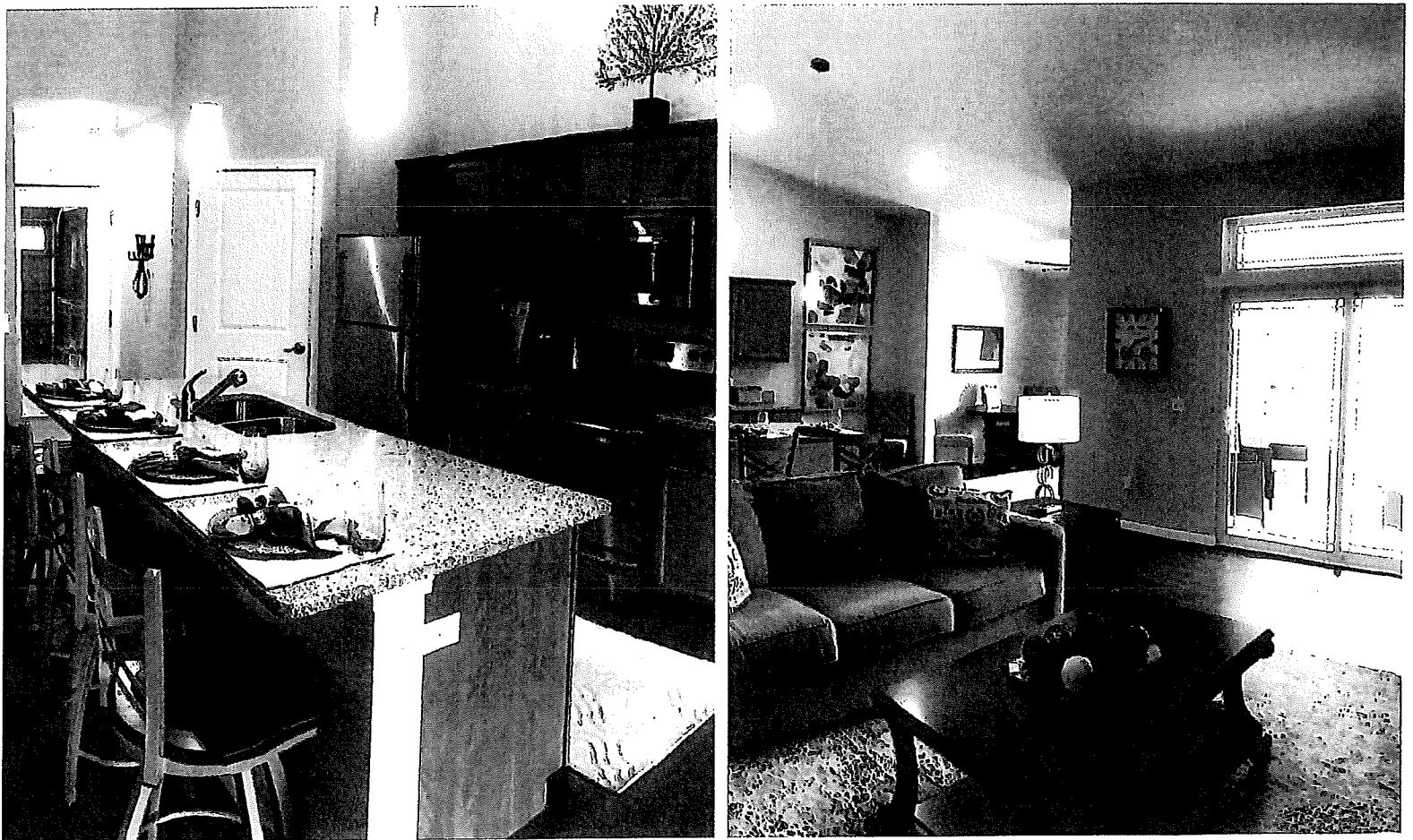
Redwood Community Exteriors

- All communities use extensive landscaping
- Attention to details throughout the neighborhood



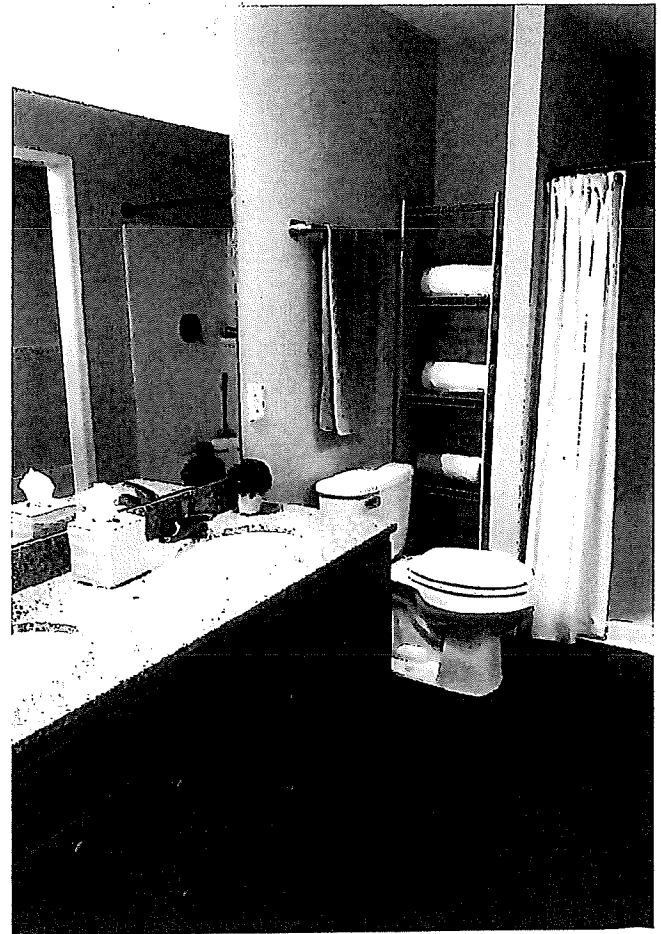
Redwood Community Interiors

- No stairs, single-story design
- No one living above or below the apartment home
- Spacious living areas with open floor plan
- Large eat-in kitchens
- Vaulted ceilings
- Large windows for abundant natural interior light



Redwood Community Interiors

- Quality finishes that include maple cabinets, vaulted ceilings, crown moldings, updated floor coverings and lighting fixtures
- Washer and dryer hook-ups in every home
- Very energy efficient construction; energy star certified



Who are our Residents?

- Residents who want a single-story design
- Residents who want private attached garages
- Those who want a 'peace and quiet' neighborhood
- Maintenance-free lifestyle
- Empty nesters
- Those who can afford \$1400-\$1600 rent
- Our design and features generate long-term residents



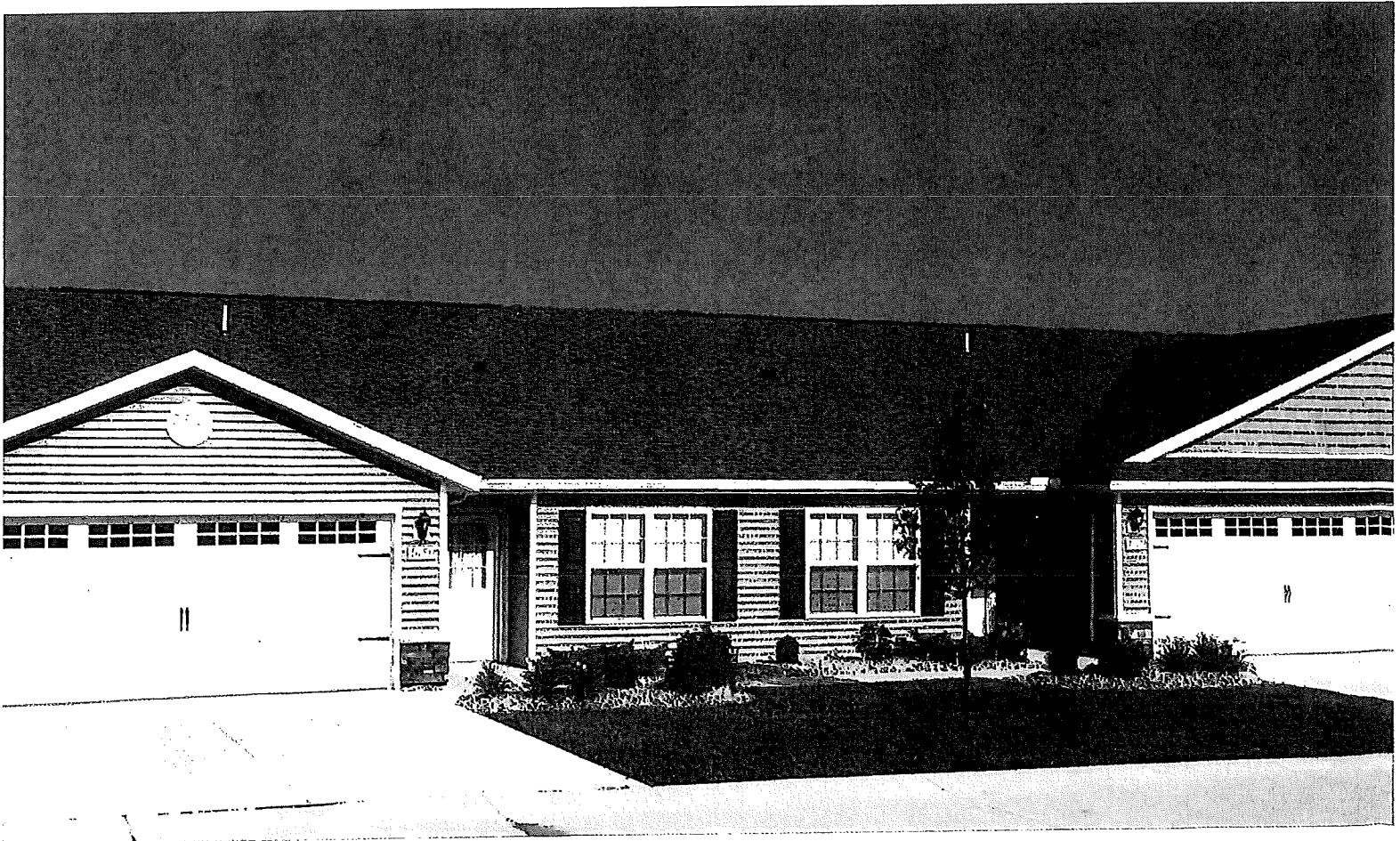
Why the Redwood Formula Works so Well?

- 24/7 On-site professional management
- Responsive to resident requests
- A unique neighborhood that sells 'quiet and privacy'
- All single-story homes
- Private driveways to attached garages
- Attached single family rated construction
- State-of-the-art interior amenities and floor plans



Why Redwood is Good for Burlington:

- Appeals to older residents and empty nesters who want to stay in the community but don't want to deal with maintenance issues
- Provides a distinctive condo-like community emphasizing peace and quiet
- Will provide positive tax revenues to community with a minimal impact to community services (i.e. police, etc.)



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 Redwood Boone Co - North Bend Rd - Apartments
2. Location of Project 2046 Burlington Pike, Burlington, KY 41005
3. Total Acreage of Site 27.498
4. Current Zoning of Site PF and SR-2
5. Proposed Zoning (Classification being requested) C-1, SR-2/PD, PF/PD
6. Proposed Uses (please specify each use) Multi-family Single story, Attached / Assisted Living / Commercial

7. Names of Applicant(s) Redwood ACQ - Greg Thurman
Phone No. 513.256.1249 Fax No. _____ E-Mail gthurman@byredwood.com
8. Address of Applicant(s) 7510 Pleasant Valley Rd 44131
Independence Ohio
City State Zip
9. Name of Property Owner(s) Lucile C. Stephens Trust Agreement C/O Micheal A. Conner
Phone No. _____ Fax No. _____ E-Mail mick1@fuse.net
10. Address of Property Owner(s) 986 Riva Ridge 41091
Union Kentucky
City State Zip
11. Proposed Building Intensities (please specify) 4.6 DU/AC

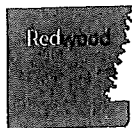
12. Are there any existing buildings on the site? Yes
How many? 4
13. Deed Book 1053 Page No. 242 Group No. _____
14. Are you also applying for:
 Conditional Use Permit
 Dimensional Variance
15. Have you submitted a Concept Development Plan? Yes
16. Have you had a pre-application meeting with BCPC Staff? 11/30/18 Kevin Wall
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
- Cincinnati
-
-
-

**See Original Copy Filed with
the Boone County**

Report Zoning Commission for height restrictions near the airport)

(over)



**ZONING MAP AMENDMENT
APPLICATION
PAGE 2**

- 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 Union
 Florence

19. ORIGINAL Property Owner's Signature Lucile Stephens Trust, by: Michael Q. Esten
 (Faxed, Photocopied or Scanned Signatures will NOT be Accepted) Trustee

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

SECTION B (To be completed by BCPC Staff)

1. Date Received _____
2. Review Fee _____
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 _____
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 Bldg.
 2950 Washington Street
 Boone, KY 40303

NOTE: An original copy of the zoning map amendment, site plan, and drawings and a completed application must be filed with the Boone County Planning Commission.

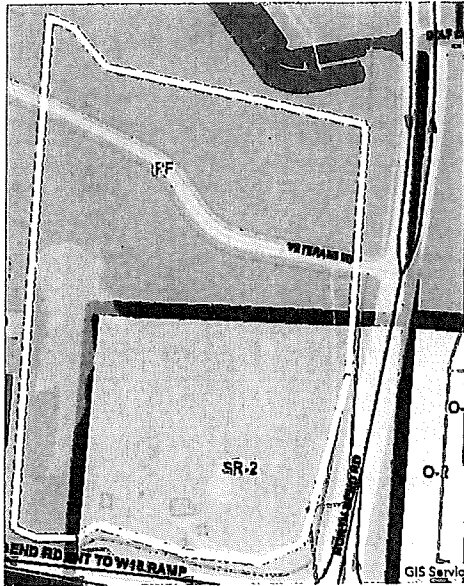
See Original Copy Filed with the Boone County

BCPC: 9/14



Zoning Narrative

This zoning narrative is set forth as background for the Redwood Living application to revise the zoning map districts of record on December 17, 2018. The requested map amendment will vary slightly from the existing zoning by reforming the zone lines for the SR-2 and PF districts while adding a corner lot designated as C-1.



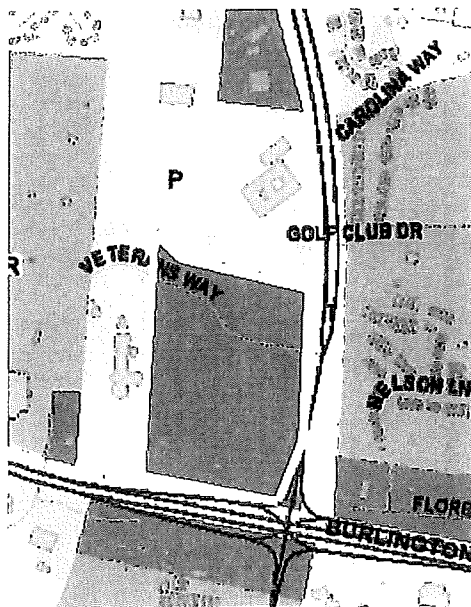
EXISTING ZONING

The existing tract has two zoning districts of SR-2 (Multi-family is a permitted use) & PF (Assisted Living is a permitted use).

LAND USE PLAN REVIEW

The Boone County 2010 Comprehensive Plan (the current plan) indicates a trend from the current zoning (SR-2 & PF) to a commercial (C) use. Since the inception of this plan years ago several physical changes to the immediate area have occurred. Notably: the intersection of KY 18 & KY 237 has been completely revised to include an east-west overpass limiting the access to and visibility of this subject tract significantly; AND the new Veteran's Way (bifurcating the tract) has been added to the traffic plan and is currently serving the immediate area. These significant changes have rendered the comprehensive plan inappropriate to the extent that a commercial use, with limited "drive by" visibility and limited ingress/ egress in terms of large commercial vehicles in and around this tract, is no longer viable or in the best interest of the existing, future, and adjacent land uses.

The areas surrounding this tract have turned into a softer non-commercial, more family-oriented corridor with the grade school, YMCA, and excellent park facilities. Redwood's proposed uses are permitted with current zoning and would support the future trend of the area considering the extensive changes that have occurred over the past several years. The proposed Assisted Living component of the proposed plan is an excellent transition from the permitted multi-family, one story apartments and the addition of a small commercial district takes advantage of the new intersection of Veteran's Way and supports the vision of some commercial viability of this tract.



Zoning Narrative (continued)

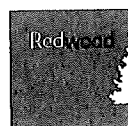
PROPOSED USES

Redwood Living (SR-2 PD) is an apartment neighborhood builder. We have extensive experience in building, owning, and operating our apartment neighborhoods. We only build one story, 2-bedroom, 2 baths, 2 car attached garage plans. We have several architectural models to assist in the engineering of the site and to offer lifestyle choices to our "renters by choice" tenants. The floor plans range in size from approximately 1,300 SF – 1,500 SF. Our portfolio of nearly 10,000 units in six states bring monthly unit rents from \$1300 - \$1800. By design, our 2-bedroom plans attract families that have fewer members and are financially stable wishing to live in a peaceful neighborhood without the typical areas of congregation (noise generators) that active lifestyle subdivisions offer. This component of our plan will generate property values rivaling commercial entities with very little impact to roads and schools by the nature of its users.

Assisted Living (PF-PD) is proposed to offer some transition between a multi-family use and a use transitioning to a more commercial nature. Redwood has neighbored with Assisted Living entities and has experienced a significant synergy between the two uses. The Assisted Living component to our proposed map amendment brings an underserved housing choice to the residents typically located within a 3-mile radius. This use while generate scores of health care, maintenance, and administrative jobs and will typically become an income generator of well over a million payroll dollars a year. This component of our plan will generate property values rivaling commercial entities with very little impact to roads and schools by the nature of its users. The expected Assisted Living operator will facilitate approximately 100 residents and average approximately 1,000 SF of building space per resident. This structure will be a designed using 2 & 3 stories and will use a combination of frame, brick, and stone construction typically with an architecturally pleasing portico into a well-appointed entry and gathering areas.

Another component if the PF-PD district is a proposed Conservation Area preserving an existing creek corridor and extending the natural drainage basin serving the natural elements and the storm water needs of neighboring properties.

Commercial One (C-1) is proposed for a new corner lot created with the construction of Veterans Way. The proposed district will be located on the North side of Veterans Ways and adjacent to KY 237. This lot is separated from the remainder of the site by the new road and is perfectly suited for a small commercial operation. This proposed C-1 district will provide the convenience goods and personal services required for daily living needs. Specific principally permitted uses, accessory uses and conditional uses have been outlined in the attached exhibit dated 2/20/2019 and represent a commitment to reduce the quantity and type of uses permitted from the standard code Article 10. The structure or structures will be designed using 1 to 3 story heights, will typically be a combination of frame, brick and stone construction and will compliment the architectural character of the adjacent SR-2/PD use and future PF-PD Senior Living use. Other architectural details such as trim, roofing, canopies, columns, etc. shall comply with the applicable building code.



Plan Exhibits

- *Illustrative Concept Plan*
- *Existing Zones*
- *Proposed Zone Plan*
- *Conceptual Grading Plan*
- *Concept Development Plan*
- *Existing Conditions Plans*
- *Concept Development Landscape Plans*
- *Overall Signage Plan*
- *Open Space Plan*
- *Foundation Planting*
- *Conceptual Outparcel Plans*
- *Senior Living Facility Examples*
- *Architectural Elevations*

Red

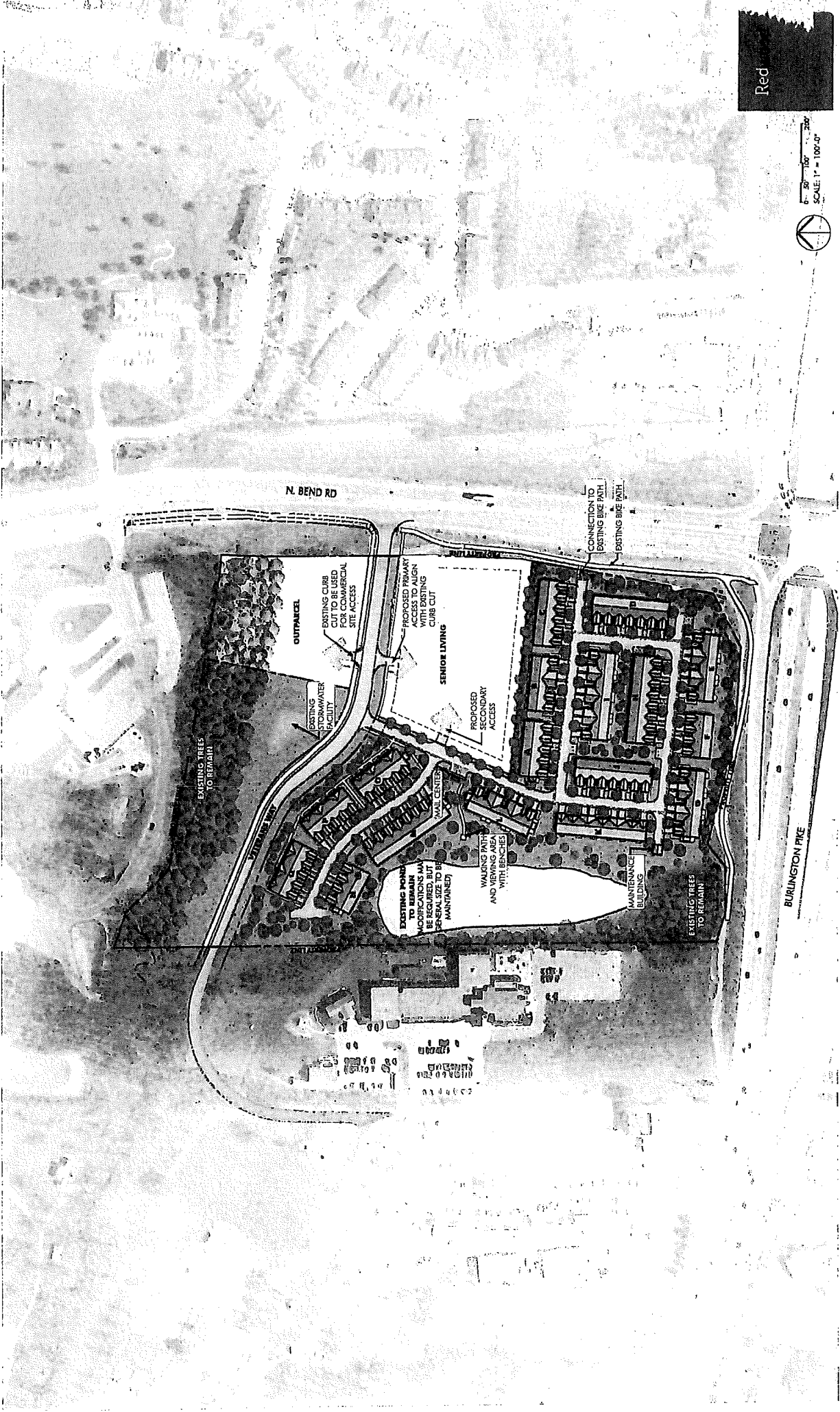


SCALE: 1" = 100'-0"

Redwood N. Bend Road Illustrative Concept Plan | 02.20.2019

Columbus:
Cincinnati:

POD design | landscape architecture | planning | urban design



N. BEND RD

CONNECTION TO EXISTING BIKE PATH
EXISTING BIKE PATH

BURLINGTON PIKE

EXISTING TREES TO REMAIN

EXISTING FORD FOUNDATION IMPLICATIONS ARE REQUIRED BUT BE GENERAL SIZE TO BE MAINTAINED

EXISTING TREES TO REMAIN

OUTPARCEL

EXISTING CURB FOR COMMERCIAL SITE ACCESS

EXISTING STORMWATER FACILITY

PROPOSED PRIMARY ACCESS TO ALIGN WITH EXISTING CURB CUT

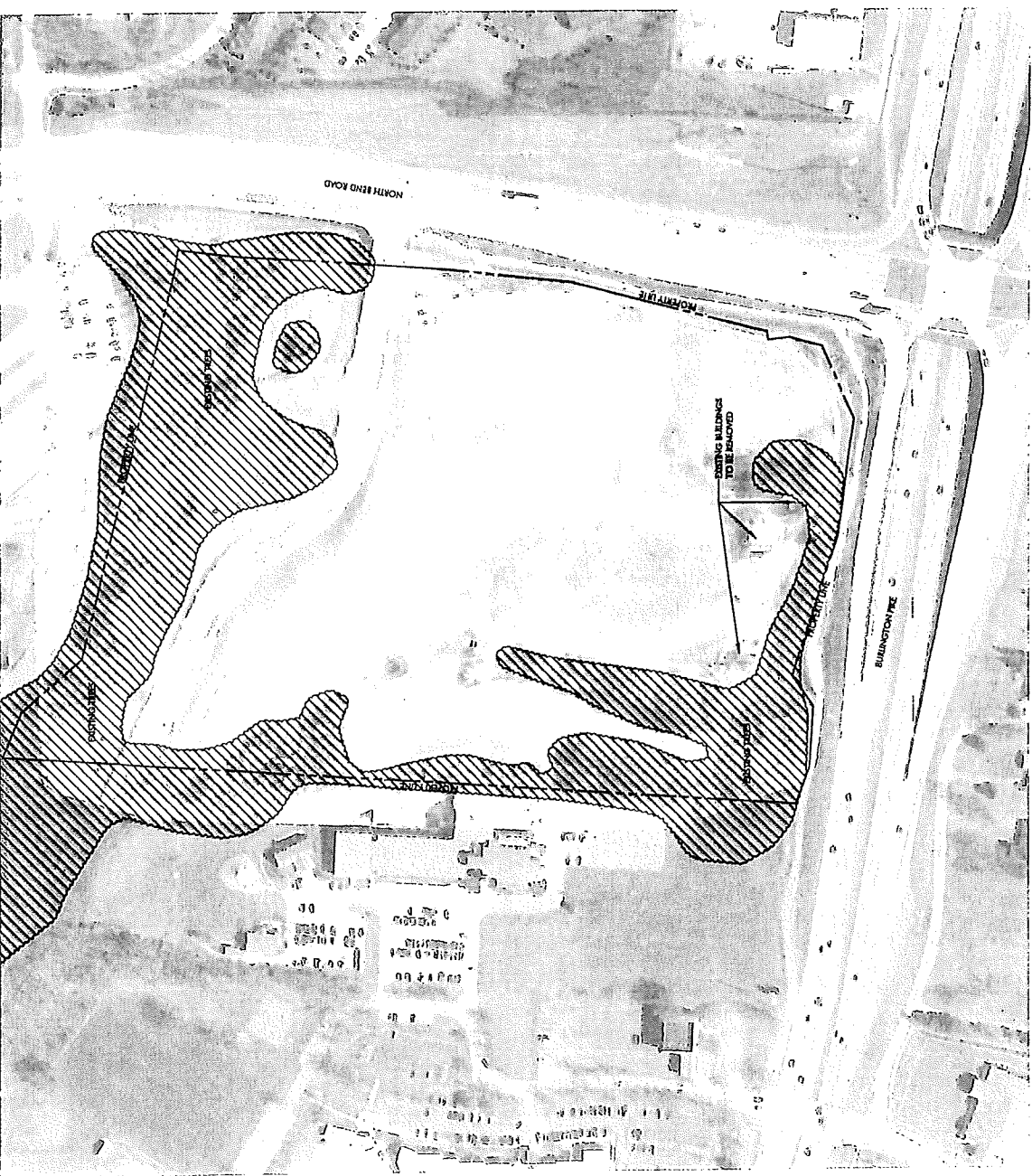
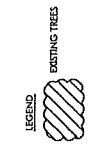
PROPOSED SECONDARY ACCESS

MAIL CENTER

WALKING PATH AND MEETING AREA WITH BENCHES

MAINTENANCE BUILDING

SENIOR LIVING



Existing Conditions Plan
SCALE: 1" = 100'

POD design
Columbus
1000 Columbus Blvd, Ste. A
Columbus, Ohio 43235
P: 614.255.3399

Architect
1000 Columbus Blvd, Ste. 118
Columbus, Ohio 43232
P: 614.260.2066
PODdesign.com

Project Name:
Redwood
North Bend Rd.
2046 Burlington Pk-
Burlington, KY 41

Prepared For:
Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131



Project Info:
18871
Sheet # 02/20/19
Date: 5.0.19
By: A. Noid
Scale: As Noted
Revision:

Sheet Title:
Existing
Conditions
Plan

Sheet #
L1.0



Columbus
Columbus, Ohio 43232
p 614.255.3399

Redwood
2046 Burlington Pike
Burlington, KY 411
p 614.260.2066
POBdesign@redwood.com

Project Name:
Redwood
North Bend Rd.
2046 Burlington Pike
Burlington, KY 411

Proposed For:
Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131

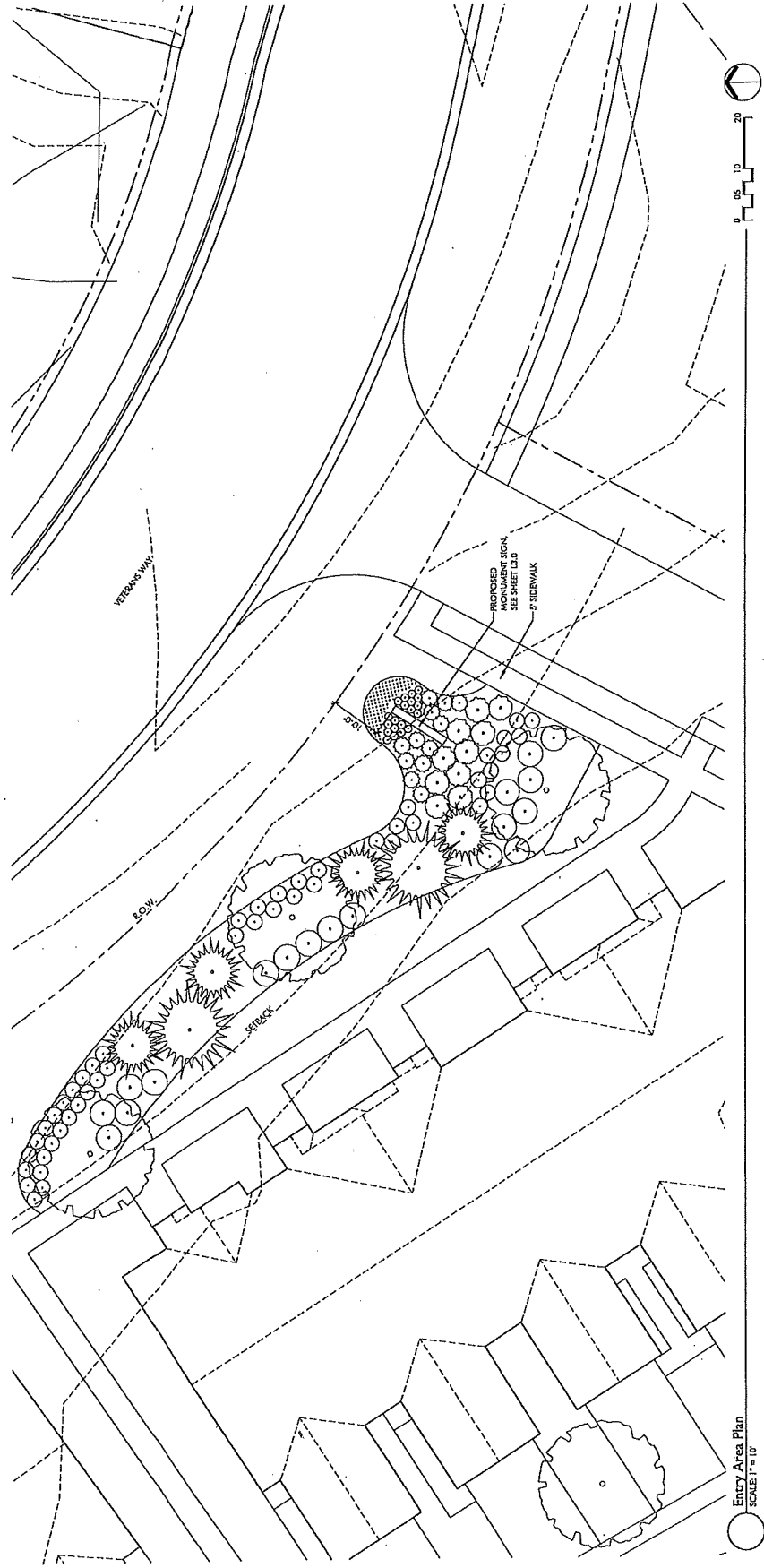


Project Info:
Project # 18971
Date 02/10/19
By SQ, TF
Scale As Noted

Residence:

Sheet Title:
Entry Area
Landscape
Plan

Sheet #
L2.1



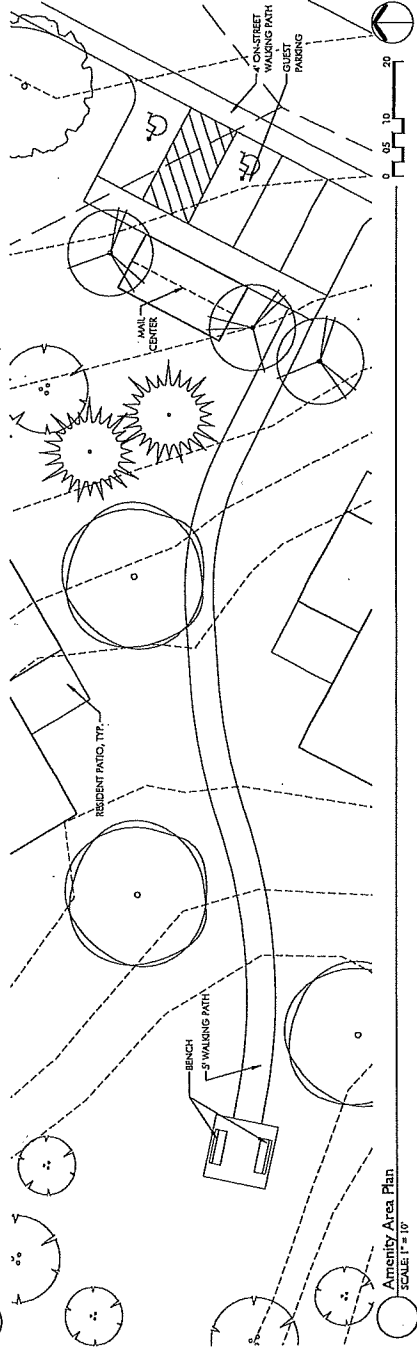
Entry Area Plan
SCALE 1" = 10'

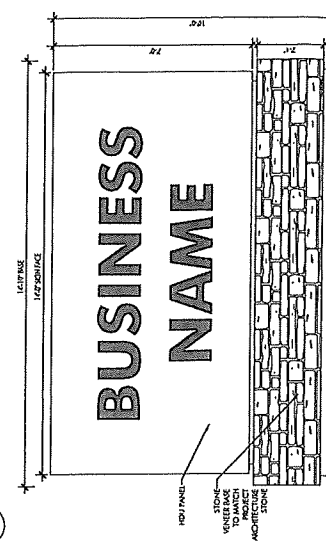
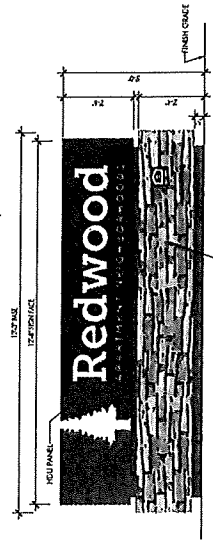
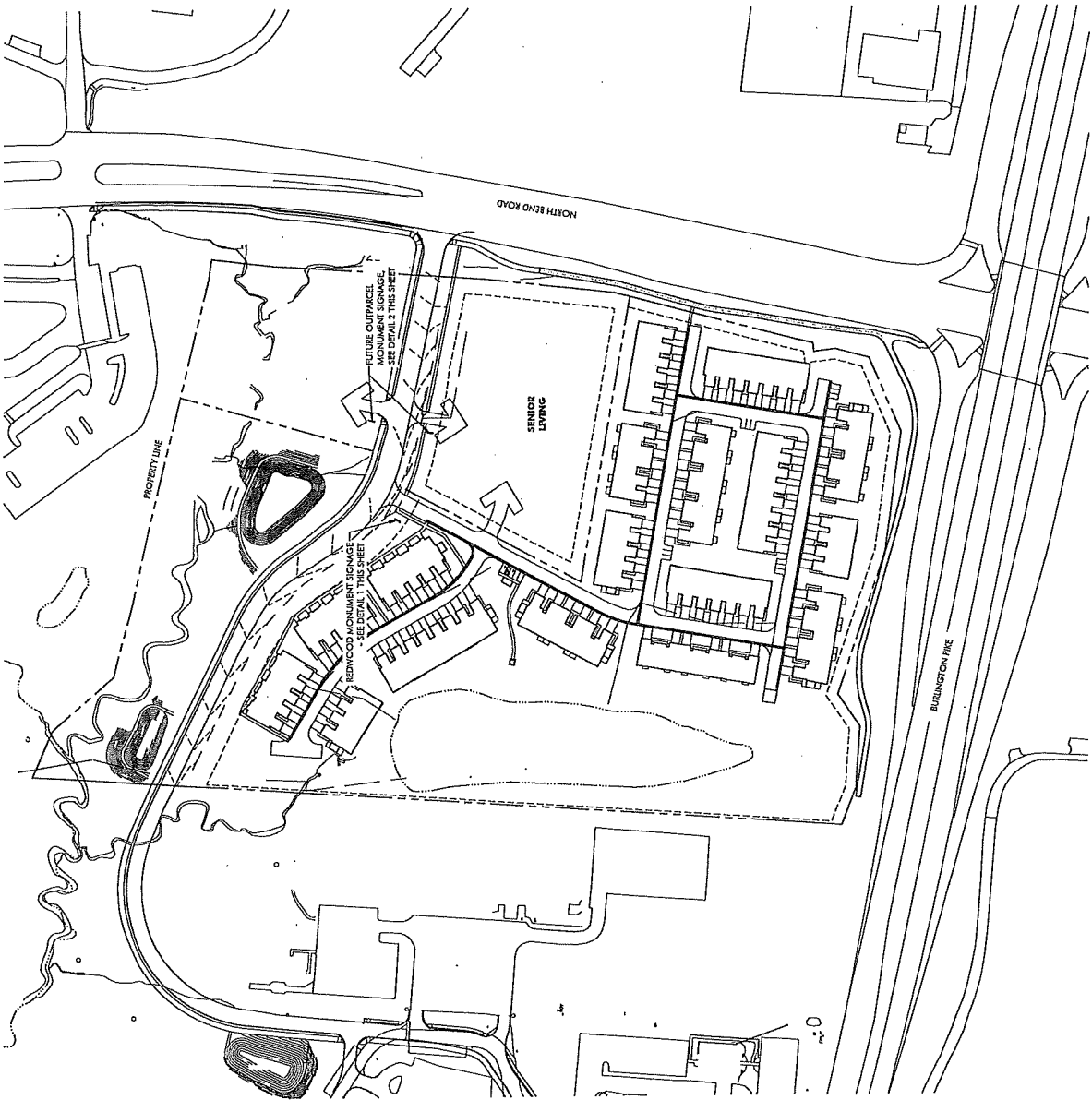
Amenity Area Plan
SCALE 1" = 10'

PLANTING LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS / ORNAMENTAL GRASS
- SEASONAL ANNUALS

*FINAL PLANTING SELECTIONS SHALL BE BASED UPON PLANTING LISTS FROM ARTICLE 3A, SUBJECT TO AVAILABILITY



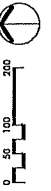
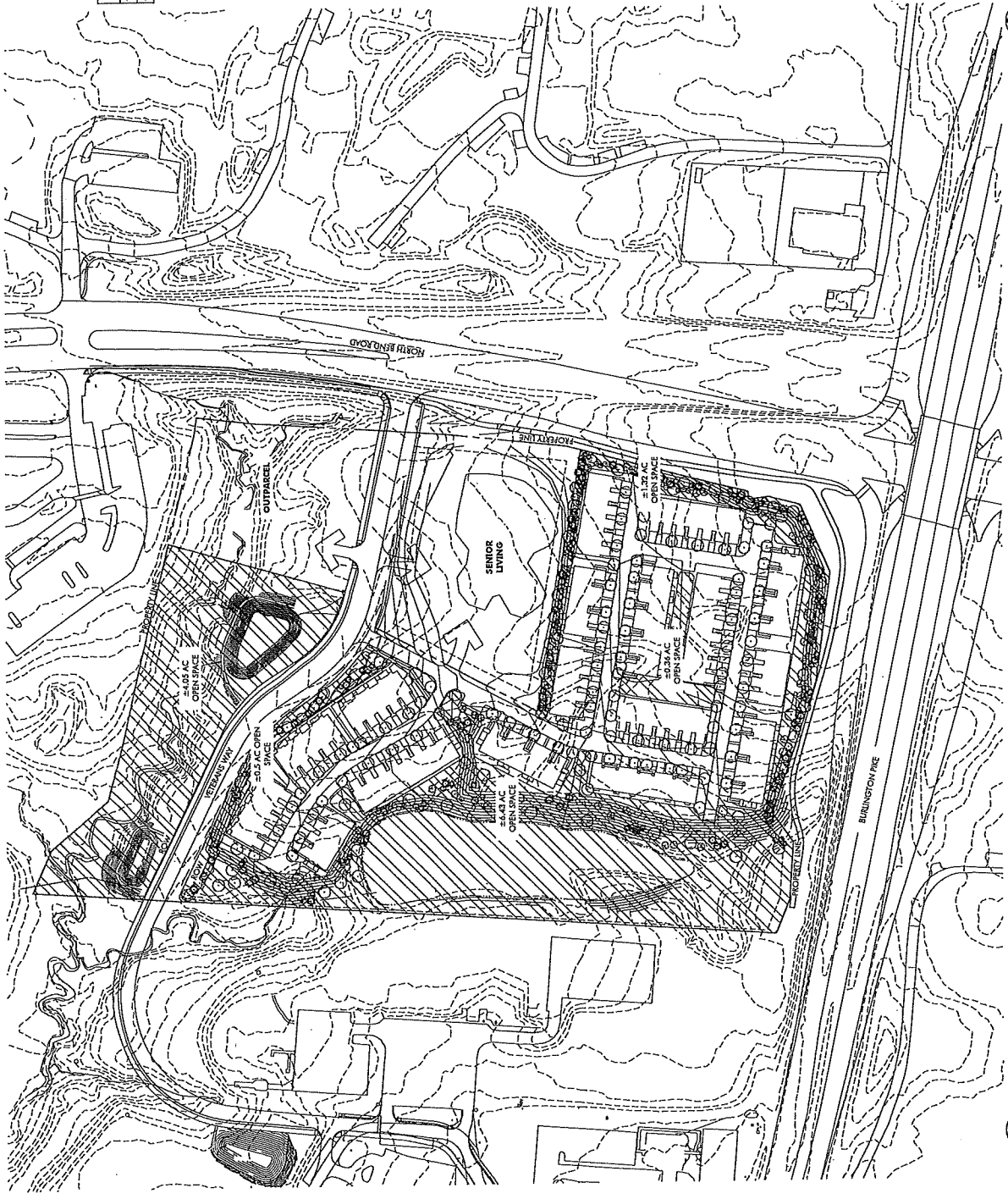


Overall Signage Plan
 SCALE 1" = 10'

LEGEND

 OPEN SPACE

SITE DATA	
TOTAL SITE AREA	= 30.72 AC
OPEN SPACE PROVIDED	= 12.66 AC (41% OF TOTAL AC)



Open Space Plan
SCALE: 1" = 100'

POD design
Columbus, Ohio, U.S.A.
Columbus, Ohio 43235
p 614.255.3399

Gladwell
1616 S. Cleveland Court, Ste. 118
Columbus, Ohio 43242
p 614.260.3266
PODdesign.com

Project Name
Redwood
North Bend Rd.
2046 Burlington Pk
Burlington, KY 41

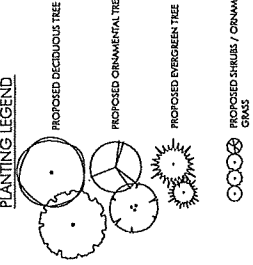
Prepared For
Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131



Project Info
Project # 18371
Drawn By 502 JF
Scale As Noted
Revisions

Sheet Title
Open Space
Plan

Sheet #
L4.0



TRIAL PLANTING SELECTIONS SHALL BE BASED UPON PLANTING LISTS FROM ARTICLE 36, SUBJECT TO AVAILABILITY

POD design
 Columbus
 100 Northwood Blvd., 2nd Fl.
 Columbus, Ohio 43235
 P: 614.235.3379

Cleveland
 1081 E. Madison Court, 5th Fl.
 Cleveland, Ohio 44142
 P: 614.396.0066
 PODdesign.net

Project Name:
Redwood North Bend Rd.
 2046 Burlington Pk
 Burlington, KY 4

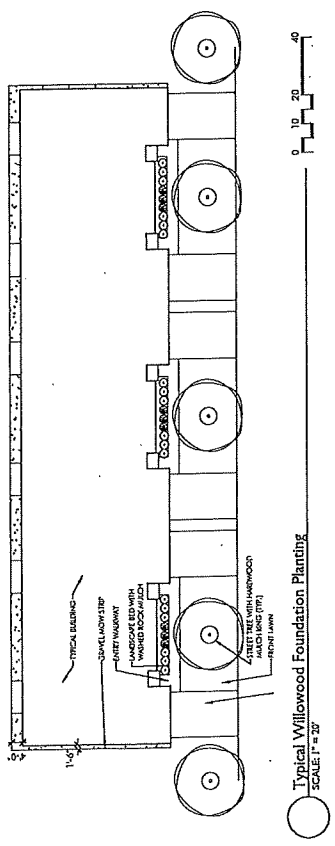
Prepared For:
 Redwood Living
 2510 Thurston Valley Rd.
 Independence, OH 44131

Project Info:
 Project # 18971
 Date 02/20/19
 By SD, TF
 Scale As Noted

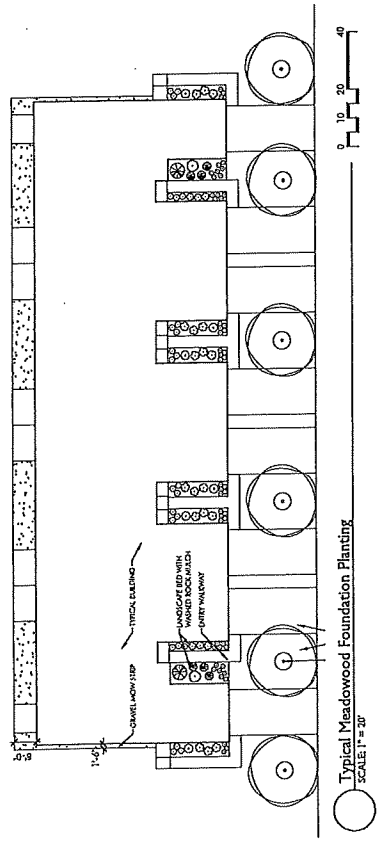
Sheet Title:
Foundation Planting

Sheet #
L5.0

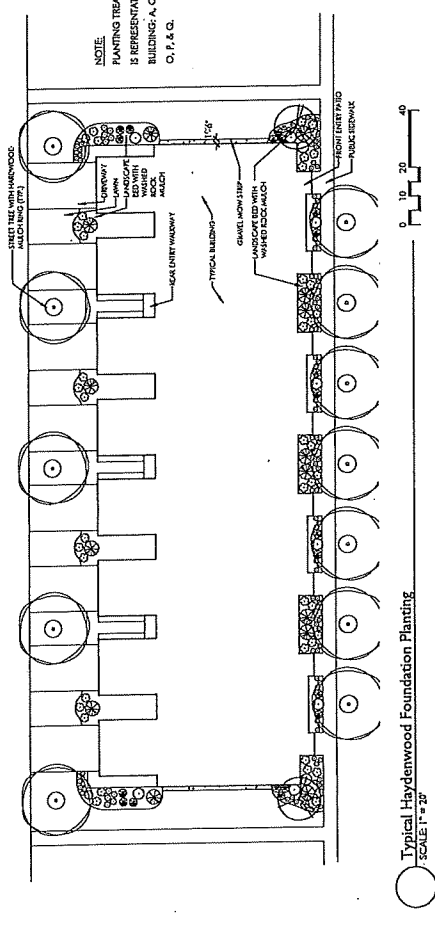
NOTE:
 PLANTING TREATMENT SHOWN IS REPRESENTATIVE OF BUILDING K



NOTE:
 PLANTING TREATMENT SHOWN IS REPRESENTATIVE OF BUILDINGS B, E, G, I, & L



NOTE:
 PLANTING TREATMENT SHOWN IS REPRESENTATIVE OF BUILDING A, C, D, F, H, J, M, N, O, P, & Q.





Columbus
100 Lakeside Blvd., Suite A
Columbus, Ohio 43235
P: 614.253.3299

Cincinnati
100 Riverside Center, Suite 118
Cincinnati, Ohio 45242
P: 614.260.2566
PODdesign.com

Project Name
Redwood
North Bend Rd.
20146 Burlington Pk
Burlington, KY 4

Prepared For
Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131



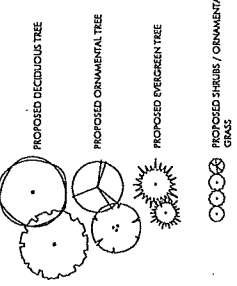
Project Info
Project # 18071
Project Type SO, TP
Scale As Noted

Revisions

Sheet Title
**Foundation
Planting**

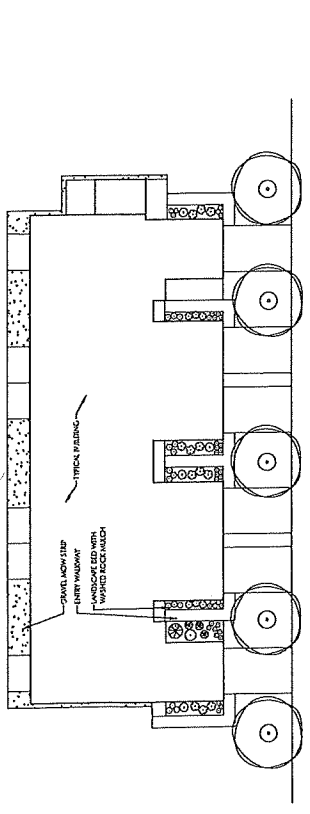
Sheet #
L5.1

PLANTING LEGEND

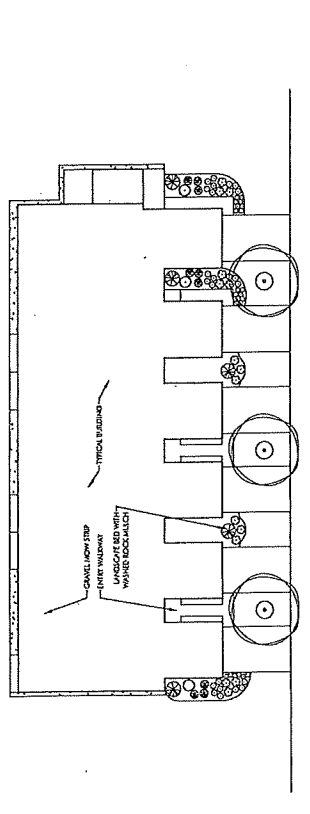


*TYPICAL PLANTING SELECTIONS SHALL BE MADE BY THE LANDSCAPE ARCHITECTS FROM ARTICLE 54, SUBJECT TO AVAILABILITY

NOTE:
PLANTING TREATMENT SHOWN IS REPRESENTATIVE OF BUILDINGS: F, H, & K



NOTE:
PLANTING TREATMENT SHOWN IS REPRESENTATIVE OF BUILDINGS: G & J





Columbus
 1000 North Hill Rd., A
 Columbus, Ohio 43235
 p 614.251.3799

Chickadee
 1000 North Hill Rd., B, 118
 Columbus, Ohio 43235
 p 614.260.2066
 PODdesign@unr.com

Project Name
**Redwood
 North Bend Rd.**
 2046 Burlington Pk
 Burlington, KY 4

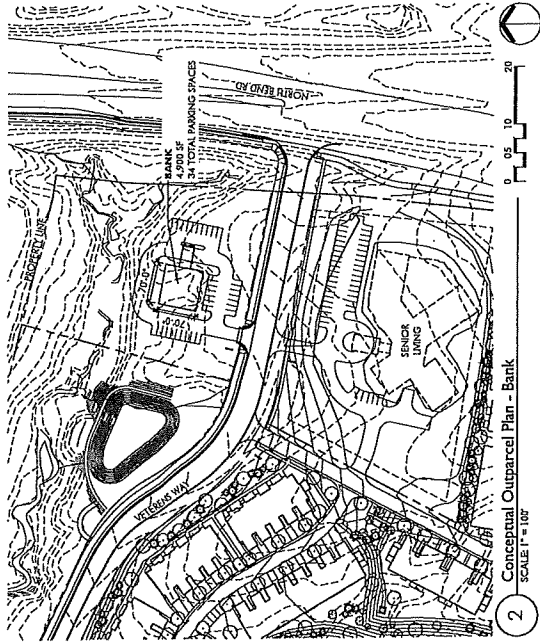
Prepared For
 Redwood Living
 7510 Fremont Valley Rd.
 Independence, OH 44131



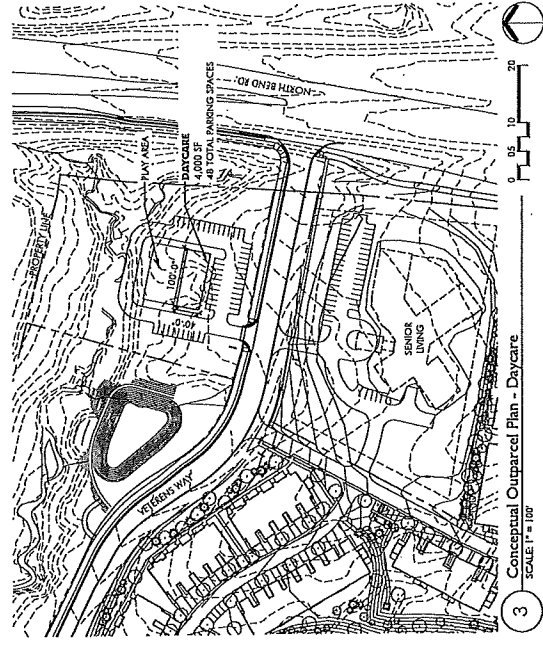
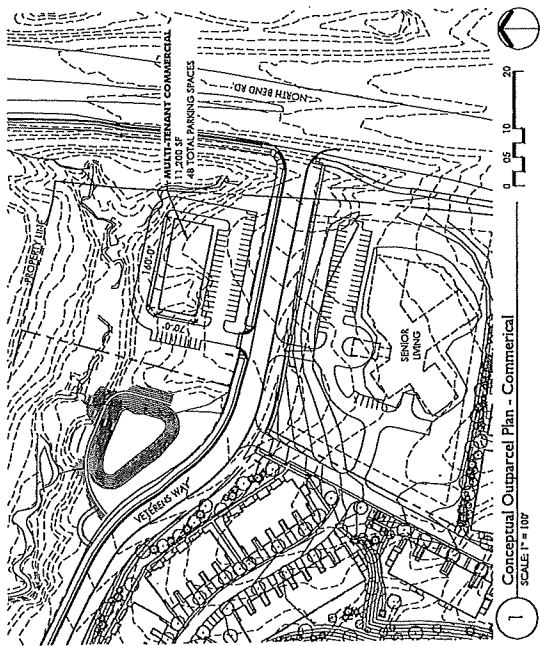
Project Info
 Project # 18971
 Date 05/17/17
 By SO, TF
 Scale As Noted
 Residence

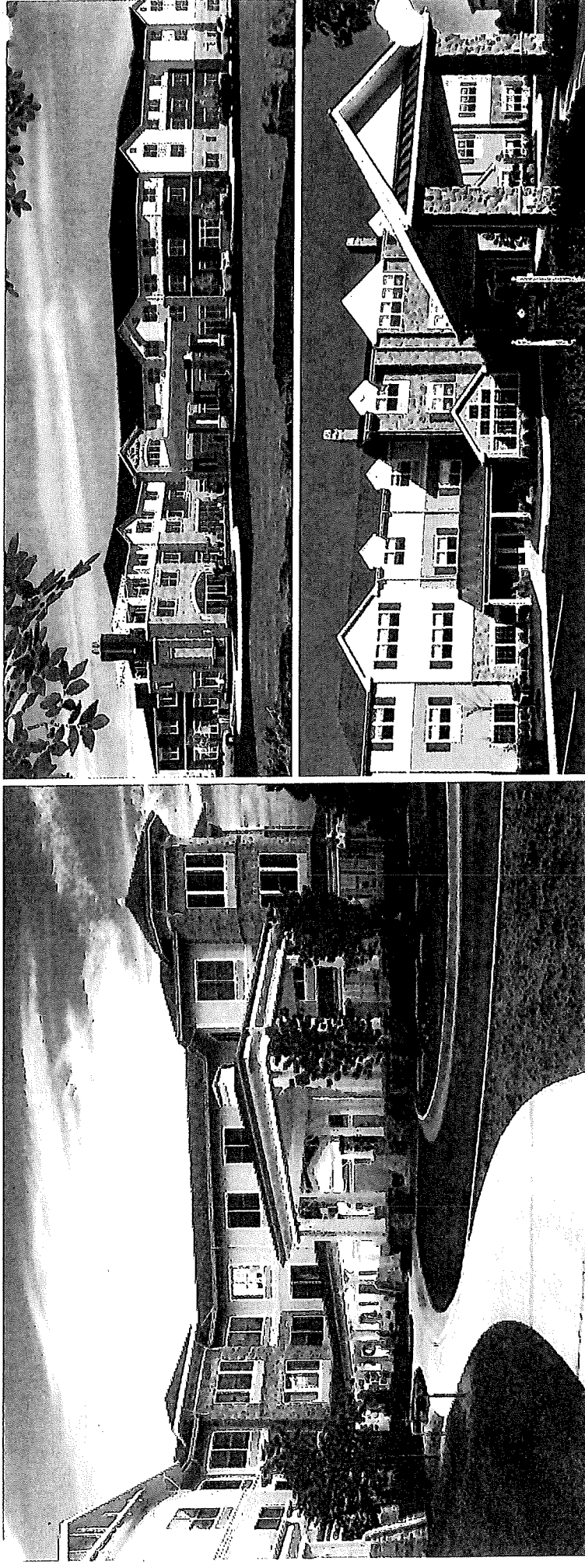
Sheet Title
**Conceptual
 Outparcel
 Plans**

Sheet #
L6.0



*NOTE: ALL PLANS ARE CONCEPTUAL, SHOWN ONLY TO EXHIBIT INTENT FOR POSSIBLE FUTURE DEVELOPMENT.





Redwood N. Bend Road Senior Living Facility Examples | 02.20.2019

POD design | landscape architecture | planning | urban design

Columbus:
Cincinnati:

Kevin Wall

From: Daniel Menetrey
Sent: Thursday, September 12, 2019 3:54 PM
To: Kevin Wall
Subject: Redwood USA Zone Change

Kevin,

My comments for the Redwood USA, LLC for a Zoning Map Amendment.

- We would not allow a second access point to Veterans Way as shown. Only one access point opposite the curb cut to the north is preferred.

Thanks.

Daniel Menetrey, PE
Boone County Public Works
Capital Projects Manager
(859) 334-3580

Kevin Wall

From: Aman, Andy <aaman@sd1.org>
Sent: Wednesday, September 18, 2019 7:59 AM
To: Kevin Wall
Cc: Mario Sebastiani; Haggard, Greg
Subject: Zoning Amendment, Redwood USA, LLC

SD1 comments as follows:

Sanitary:

1. An updated reservation of sanitary sewer capacity will need to be submitted to SD1 to reflect the 24 additional single story attached dwelling units.
2. Sanitary sewer design will need to be submitted to SD1 for plan review and approved by KDOW. Current concept plan shows no sanitary access to buildings S and T, and the sanitary sewer under building R.

Storm:

1. Storm water management for the entire site must meet the NKY Storm Water Rules and Regulations. Please note upon a recent site visit (for other reasons) it was noted that the existing lake's dam appears to be in bad shape (see picture below). This concern will need to be addressed within the storm water permitting submittal.

Regards,



--
Andy Aman
Plan Review Manager
SD1
1045 Eaton Dr
Ft. Wright, KY 41017
859-578-6880
aaman@sd1.org
www.sd1.org

Kevin Wall

From: Jeff Barlow <jbarlow@burlingtonkyfire.org>
Sent: Friday, September 06, 2019 11:28 AM
To: Kevin Wall
Subject: Zone change for Redwood USA

Kevin,

Burlington Fire District sees no issues or concerns with the proposed zone change from PF/PD to SR-2/PD for the center portion of the Redwood Project on the Stephens property. Let me know if you need anything further.

Mission Ready,

Chief Barlow

Jeff Barlow, EFO
Fire Chief
Burlington Fire Protection District
PO Box 479
6050 Firehouse Drive
Burlington, KY 41005
859-586-6161
859-586-6178 fax
www.burlingtonkyfire.org

Confidentiality Notice: The information contained in the email, and in any accompanying documents, constitutes confidential information, which belongs to the Burlington Fire Protection District. This information is intended only for the use of the individual or entity named above. If you are not the intended recipient of this information you are hereby notified that any disclosure, copying, distribution, or taking of any action in reliance to this information is strictly prohibited. If you have received this email in error, please notify us by calling the number listed above.

APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

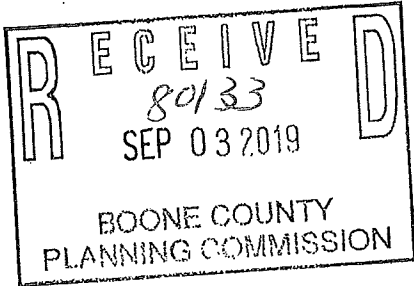
FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. Name of Project Redwood Boone Co North Bend Rd - Apartments
2. Location of Project 2046 Burlington Pike, Burlington, KY 41005
3. Total Acreage of Site +/- 3.9 acres
4. Current Zoning of Site PF-PD
5. Proposed Zoning (Classification being requested) SR-2/PD/CD
6. Proposed Uses (please specify each use) Multi-family Single Story
7. Names of Applicant(s) Redwood USA, LLC (Greg Thurman) 513.458.9810 cell
Phone No. 513.256.1249 Fax No. E-Mail gthurman@byredwood.com
8. Address of Applicant(s) 7510 Pleasant Valley Road
Independence Ohio 44131
City State Zip
9. Name of Property Owner(s) Lucile C. Stephens Trust Agreement C/O Micheal A. Conner
Phone No. Fax No. E-Mail mick1@fuse.net
10. Address of Property Owner(s) 986 Riva Ridge
Union Kentucky 41091
City State Zip
11. Proposed Building Intensities (please specify) 24 residential units
12. Are there any existing buildings on the site? no
How many?
13. Deed Book 1053 Page No. 242 Group No. 2025
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? 7/1/19 (Kevin Wall)
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 height restrictions near the airport)



**ZONING MAP AMENDMENT
APPLICATION
PAGE 2**

- _____ 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: _____

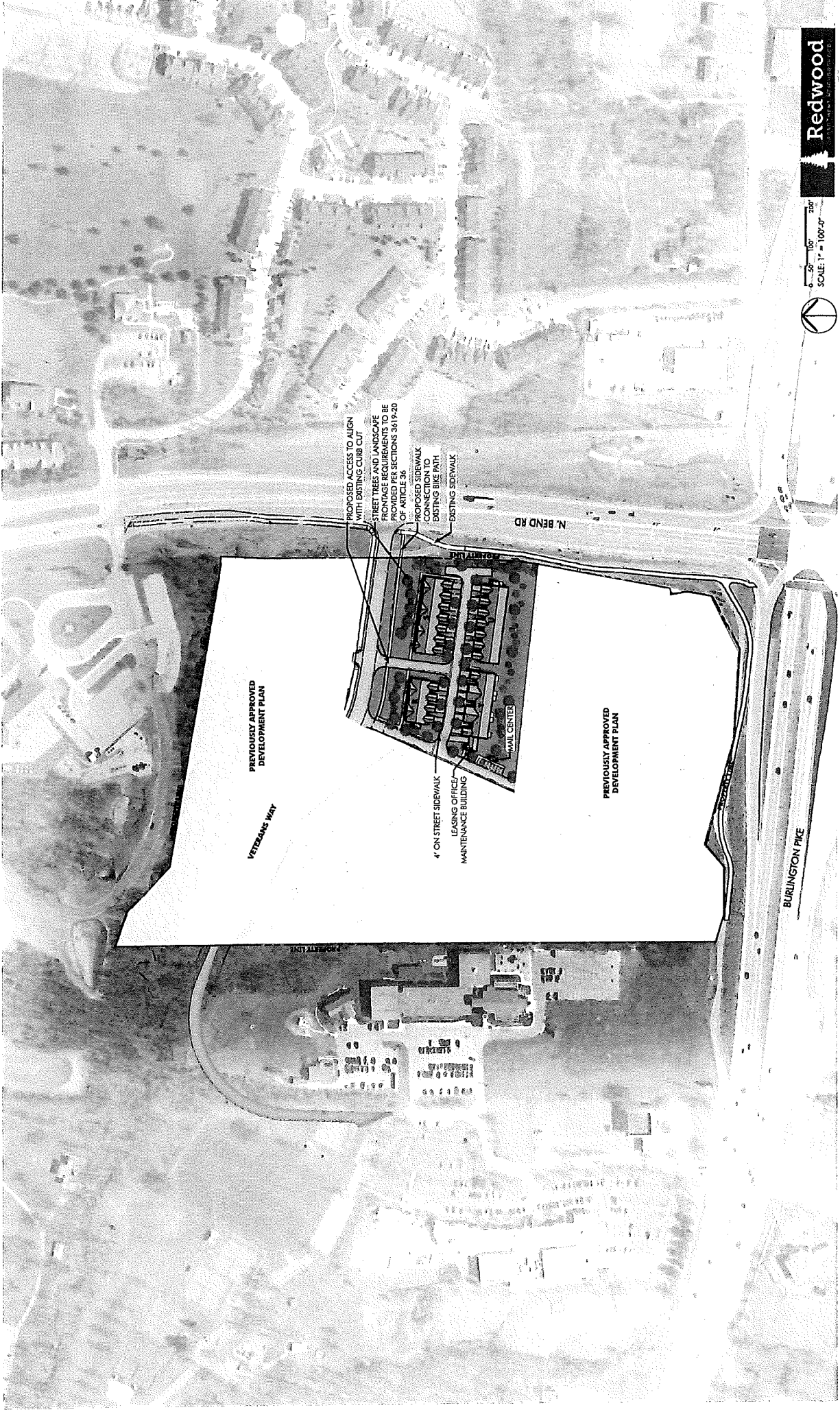
18. Project Jurisdiction/Location
 Unincorporated Boone County
 _____ Florence
 _____ Walton Union
19. **ORIGINAL Property Owner's Signature** Lucile C. Stephens Trust
 (Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)
- ORIGINAL Applicant's Signature** [Signature]
 (Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

SECTION B (To be completed by BCPC Staff)

1. Date Received 9-3-19
2. Review Fee \$2008.50 R# 80133
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 Kevin Wall
6. Committee Chairman _____
7. Scheduled Public Hearing Date 10/2/19
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.



PREVIOUSLY APPROVED DEVELOPMENT PLAN

VETERANS WAY

PROPOSED ACCESS TO ALIGN WITH EXISTING CURB CUT
STREET TREES AND LANDSCAPE FRONTAGE REQUIREMENTS TO BE PROVIDED PER SECTIONS 3619-20 OF ARTICLE 36

PROPOSED SIDEWALK CONNECTION TO EXISTING BIKE PATH

4' ON STREET SIDEWALK LEASING OFFICE MAINTENANCE BUILDING

N. BEND RD

PREVIOUSLY APPROVED DEVELOPMENT PLAN

BURLINGTON PIKE

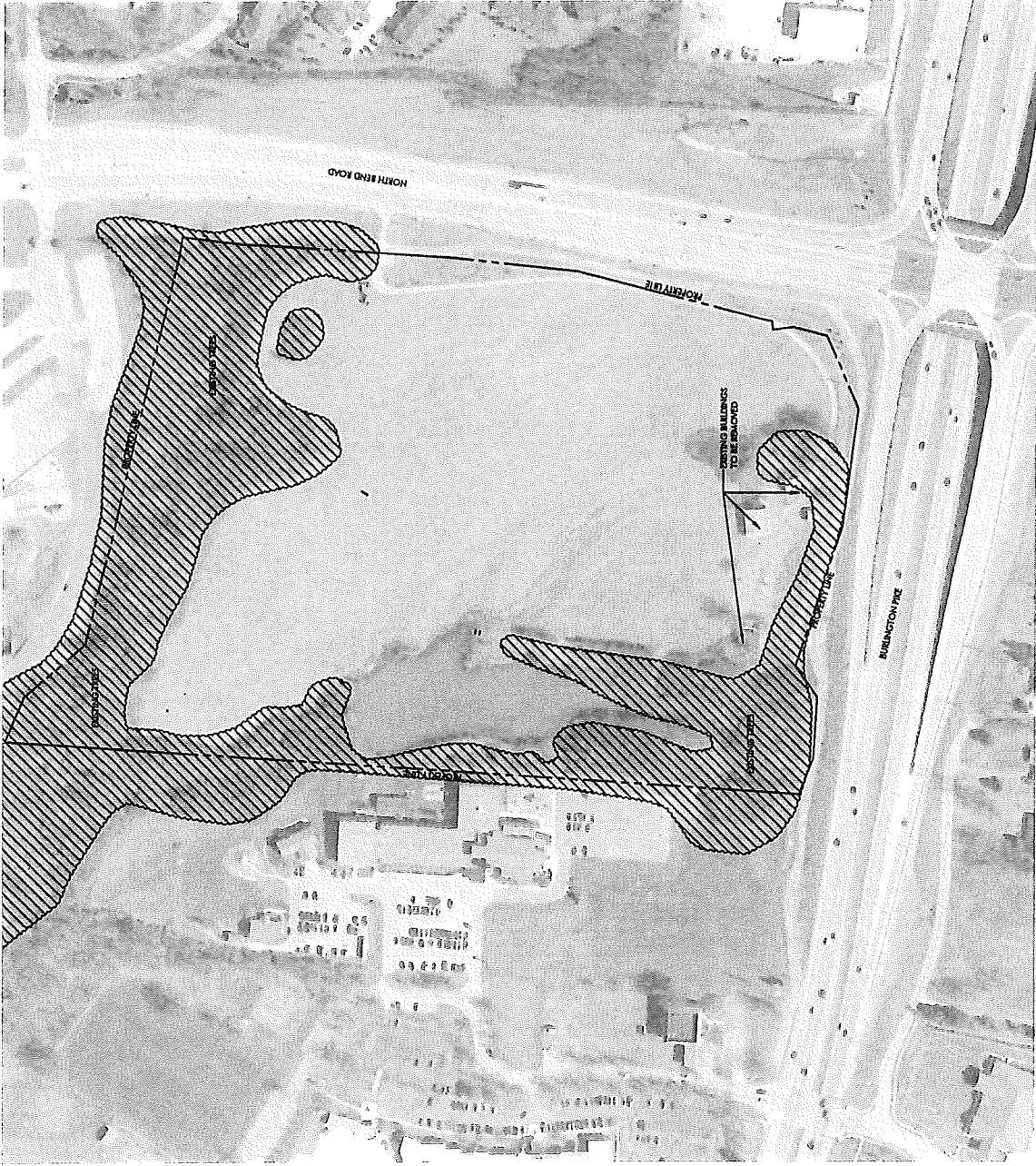
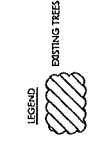


0 50' 100' 200'
SCALE: 1" = 100'-0"



Redwood N. Bend Road Illustrative Concept Plan | 09.03.2019

Columbus: 100 Hawthwood Bl. Suite 4 Columbus, Ohio 43228 (614) 555-3359
Cincinnati: 1025 Millington Court Suite 116 Cincinnati, Ohio 45221 (513) 233-1239



Existing Conditions Plan
SCALE 1" = 100'

POD design
Columbus
100 Northwood Blvd., Ste. A
Columbus, Ohio 43235
P: 614.255.3399
G: 614.255.3399
Cleveland
10816 Millington Court, Ste. 118
Cleveland, Ohio 44124
P: 614.360.3066
PODdesign@aol.com

Project Name:
**Redwood
North Bend Rd.
Concept
Developm.
Plans**
2046 Burlington Pike
Burlington, KY 41005

Proposed By:
Redwood
2510 Pleasant Valley Rd.
Independence, OH 44131

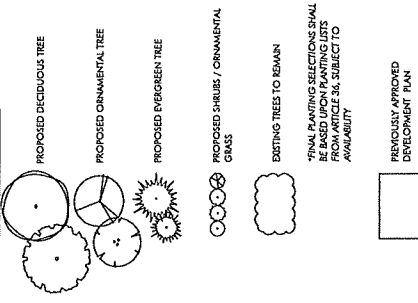


Project Info:
Project # 18071
Date 09/03/19
By SCL/TP
Scale As Shown
Revisions

Sheet Title:
**Existing
Conditions
Plan**

Sheet #
L1.0

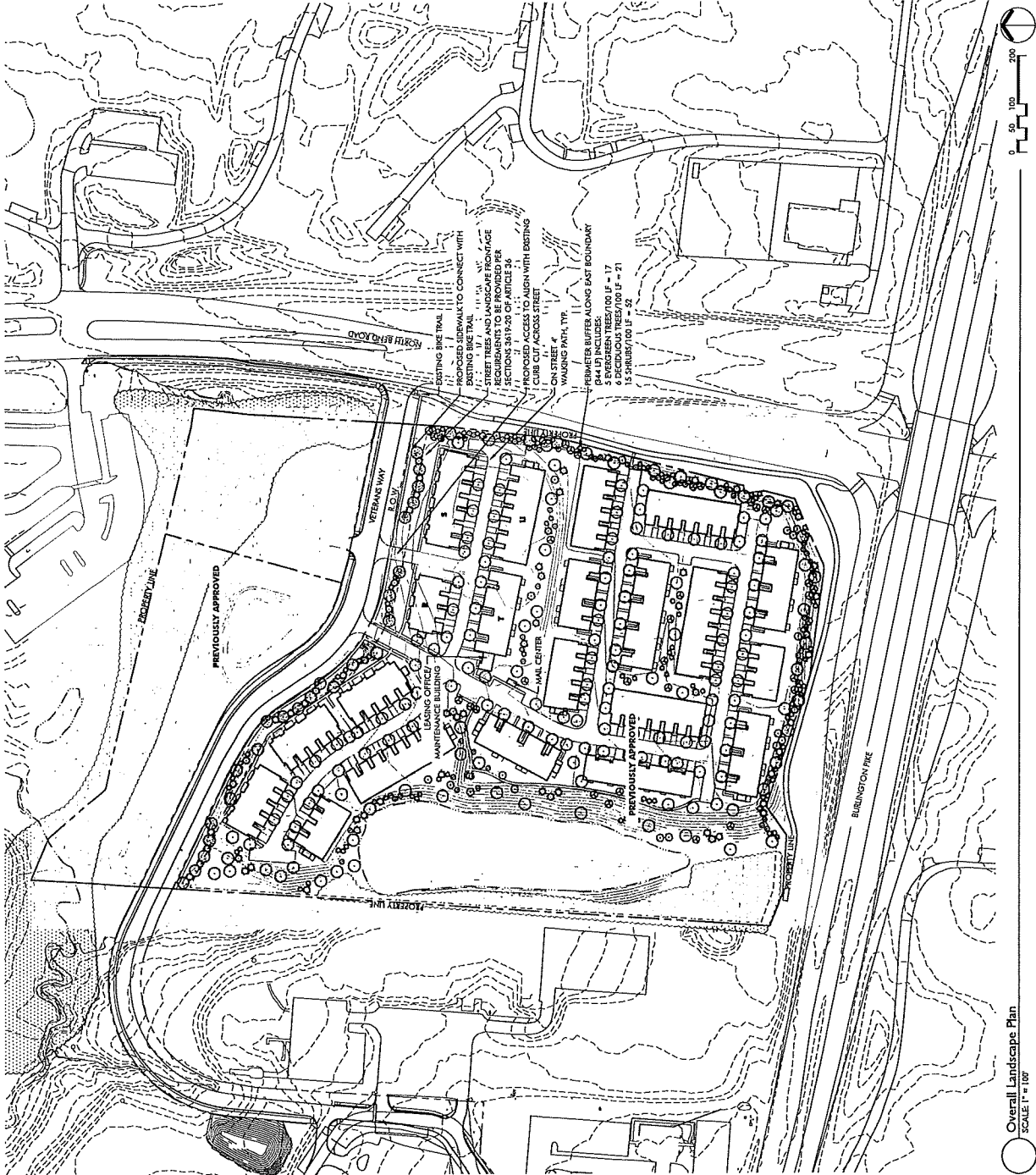
PLANTING LEGEND



CODE REQUIREMENTS

SECTION 3419 - STREET TREES: 1 TREE PER 50 LINEAR FEET REQUIRED: 392 LINEAR FEET FRONTAGE ALONG VETERANS WAY = 8 TREES
 PROVIDED: 8 SHADE TREES

SECTION 3420 - WALKWAYS ALONG STREET FRONTAGES: BUFFER YARD TYPE A REQUIRED: 392 LINEAR FEET FRONTAGE ALONG VETERANS WAY = 12 LARGE TREES AND 118 SHRUBS
 PROVIDED: 8 SHADE TREES, 10 EVERGREEN TREES, 119 SHRUBS



Overall Landscape Plan
 SCALE 1" = 100'

POD design
 Columbus
 100 Northwoods Blvd., 2nd Fl.
 Columbus, Ohio 43235
 P 614.255.3379

Cincinnati
 10116 Millington Court, 2nd Fl.
 Cincinnati, Ohio 45242
 P 614.266.2686
 PODesign@aol.com

Project Name
Redwood North Bend Rd. Concept Developm. Plans

2046 Burlington Pike
 Burlington, KY 41005

Prepared For
 Redwood Living
 7510 Pleasant Valley Rd.
 Independence, OH 44131



Project Info
 Project # 18071
 Date 09/03/19
 Scale A0 - Unscaled
 Revision

Sheet Title
Overall Landscape Plan

Sheet #
L2.0

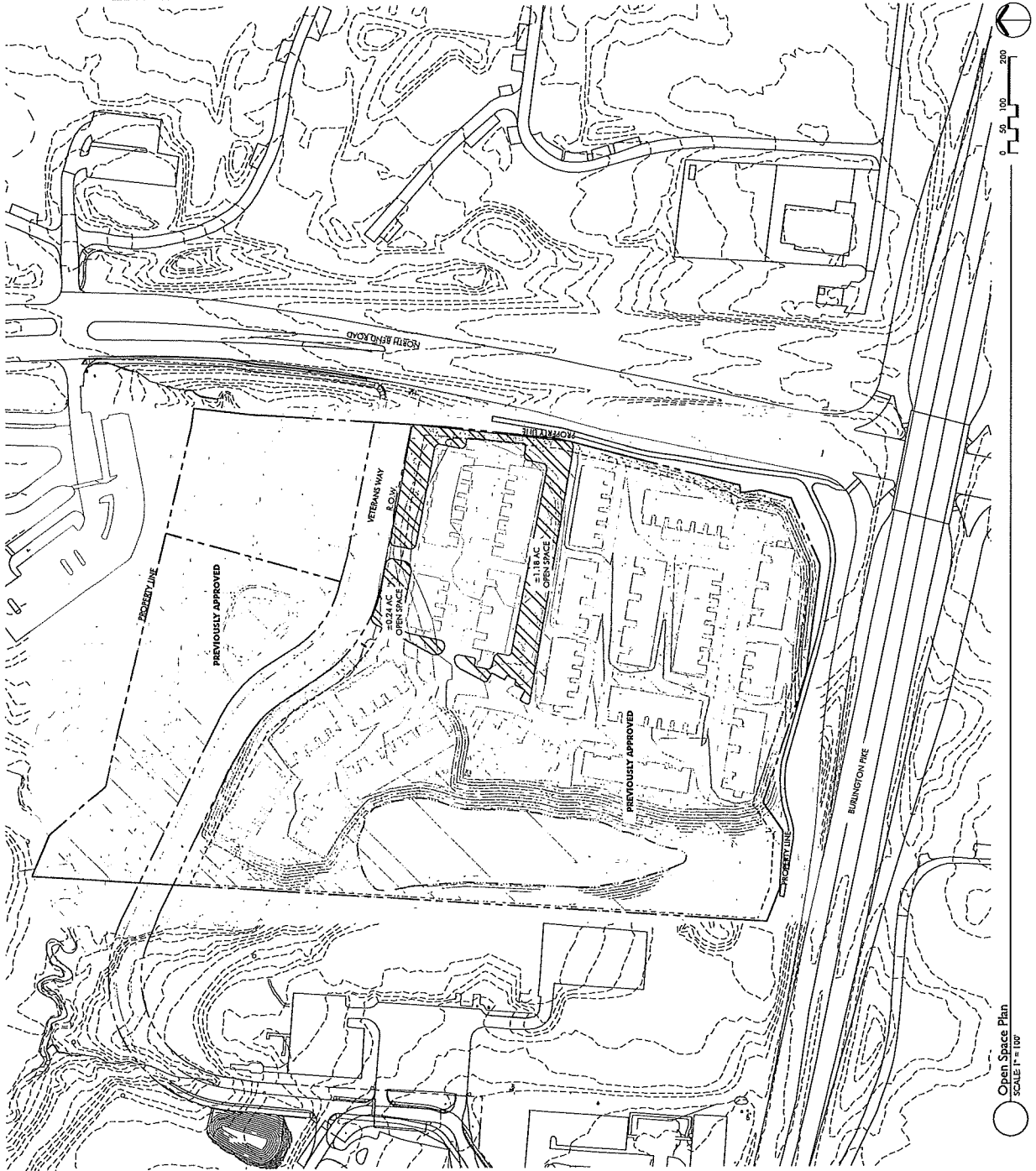


LEGEND

PROPOSED OPEN SPACE

PREVIOUSLY APPROVED DEVELOPMENT PLAN

SITE DATA	
TOTAL SITE AREA	± 4.13 AC
OPEN SPACE PROVIDED	± 1.42 AC (34%)



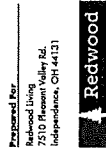
Open Space Plan
 SCALE 1" = 100'



Columbus
100 Northmoor Blvd., Ste. A
Columbus, Ohio 43233
P 614.253.2379
Cincinnati
13816 Millington Court, Ste. 118
Cincinnati, Ohio 45242
P 614.260.3066
POD-design.com

Project Name
Redwood
North Bend Rd.
Concept
Developm.
Plans

2046 Burlington Pike
Burlington, KY 41005



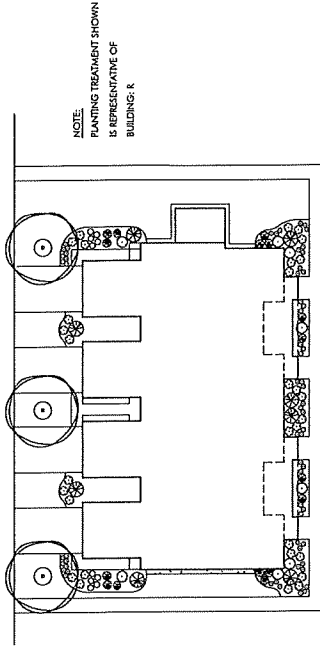
Prepared For
Redwood Living
2510 Pleasant Valley Rd.
Independence, OH 44131

Project Info
Project # 18071
Date 09/03/19
Prepared By A. Hubert
Scale As Noted

Revisions

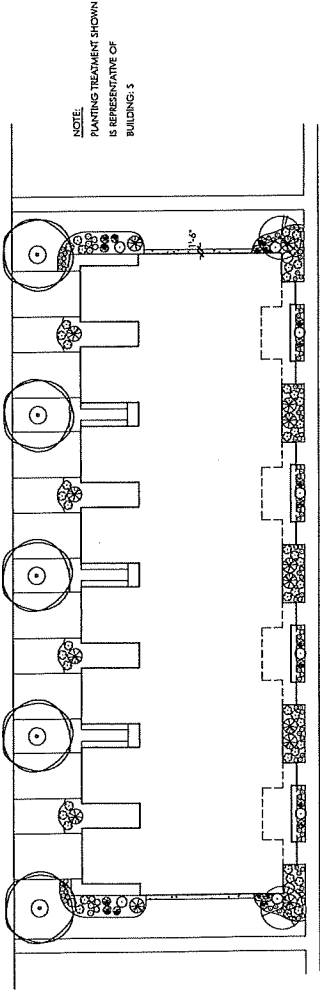
Sheet Title
Foundation
Planting

Sheet #
L4.0



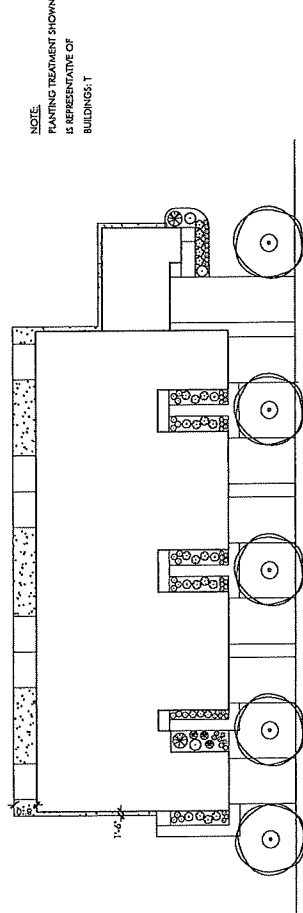
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PLANTING TREATMENT SHOWN
IS REPRESENTATIVE OF
BUILDINGS: K

Typical Haydenwood with Sunroom Foundation Planting
SCALE: 1" = 20'



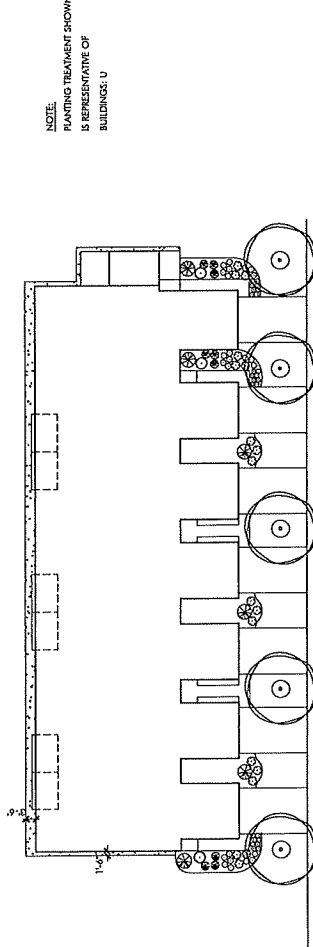
NOTE:
PLANTING TREATMENT SHOWN
IS REPRESENTATIVE OF
BUILDINGS: J

Typical Haydenwood Foundation Planting
SCALE: 1" = 20'



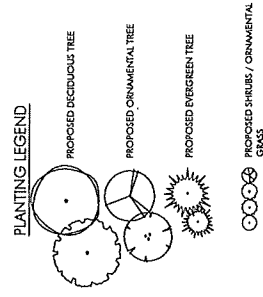
NOTE:
PLANTING TREATMENT SHOWN
IS REPRESENTATIVE OF
BUILDINGS: I

Typical Meadowood with Leasing Office Foundation Planting
SCALE: 1" = 20'



NOTE:
PLANTING TREATMENT SHOWN
IS REPRESENTATIVE OF
BUILDINGS: U

Typical Breezewood Foundation Planting
SCALE: 1" = 20'



*PLANT MATERIALS SELECTION SHALL
BE BASED UPON PLANTING LISTS
FROM ARTICLE 96, SUBJECT TO
AVAILABILITY

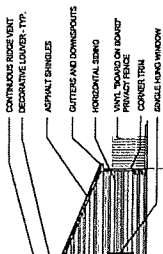
PRELIMINARY
NOTE!!!
THIS DRAWING IS NOT
FOR CONSTRUCTION

REVISIONS

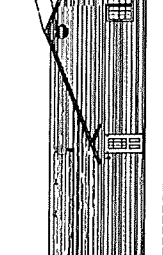
MPG ARCHITECTS
MANN • PARSONS • GRAY
3660 Embury Parkway
Fairlawn, OH 44333
phone 330.666.6770
fax 330.666.8912
mpg-architects.com

BUILDING PLAN AND ELEVATIONS
PROJECT # 23718
DATE: FEBRUARY 20, 2019
REDWOOD NORTH BEND ROAD
NORTH BURLINGTON, KENTON 41005

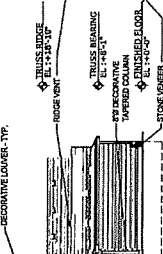
A4.1



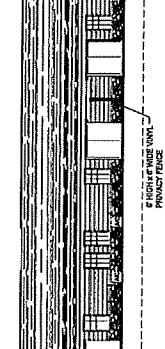
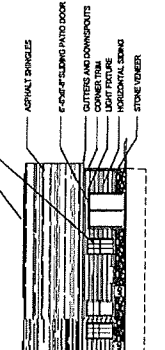
5 STANDARD SIDE ELEVATION
A4.7 SCALE: 3/32" = 1'-0"



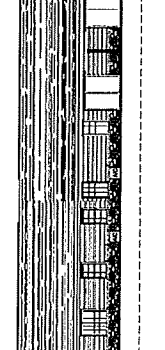
4 STANDARD SIDE ELEVATION
A4.7 SCALE: 3/32" = 1'-0"



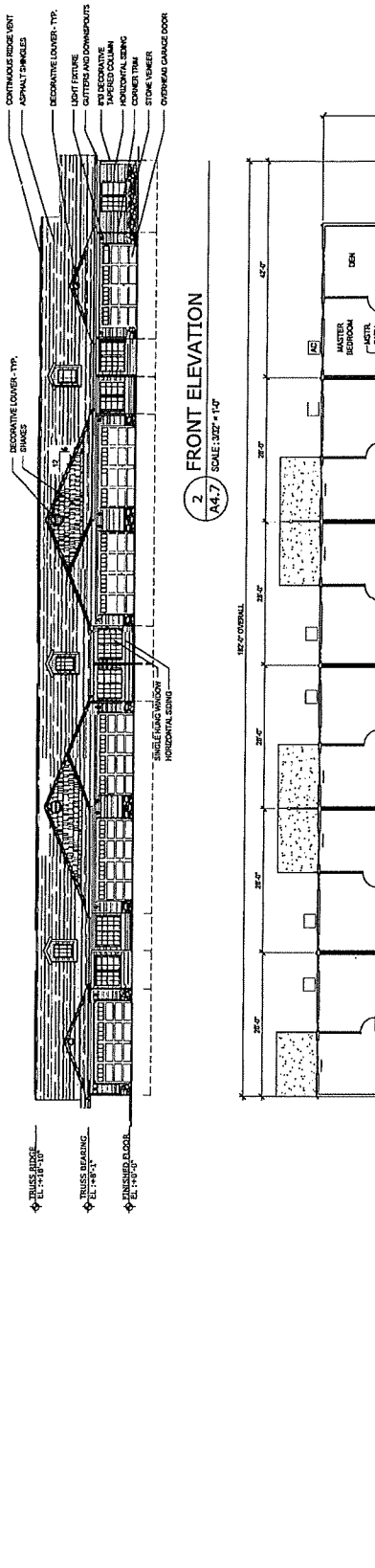
3 REAR ELEVATION
A4.7 SCALE: 3/32" = 1'-0"



2 FRONT ELEVATION
A4.7 SCALE: 3/32" = 1'-0"

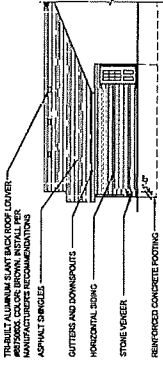


1 OVERALL FLOOR PLAN
A4.7 SCALE: 3/32" = 1'-0"



ITEM	MATERIAL/STYLE	COLOR
DECORATIVE LOWER	VENTIL	WHITE
ASPHALT SHINGLES	RESIDENTIAL 30	WEATHERED WOOD
CUTTERS AND DOWNSPOUTS	RESIDENTIAL 30	WEATHERED WOOD
HORIZONTAL SIDING	RESIDENTIAL 30	WEATHERED WOOD
SHINGLES	VENTIL	WHITE
CORNER TRIM	VENTIL	WHITE
STONE VENEER	PRESTIGE	CHINA WHITE VENEER
OVERHEAD GARAGE DOOR	RANGED PANEL	WHITE
SINGLE HUNG	VENTIL	STANDARD WHITE WITH FLAT GRILL
6" X 6" SLUING PATIO DOOR	VENTIL	WHITE

NOTE: FINISHES FOR EACH UNIT TO BE PLACED IN ROOM A PORTION AS TO BE PLAINLY VISIBLE AND USABLE FROM THE STREET SIDE.



6 PARTIAL SIDE ELEVATION
A4.7 SCALE: 3/32" = 1'-0"

TRUSS BEARING
EL. 11'0"±0.00

TRUSS FLOOR
EL. 10'0"±0.00

TRUSS BEARING
EL. 11'0"±0.00

TRUSS FLOOR
EL. 10'0"±0.00

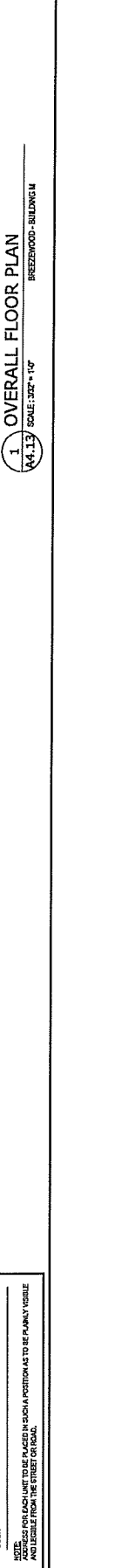
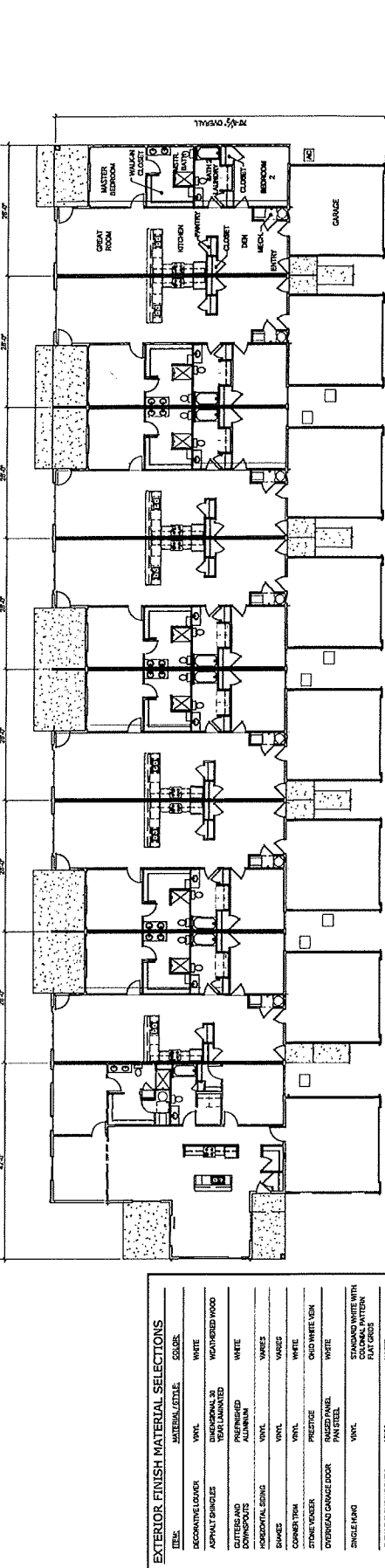
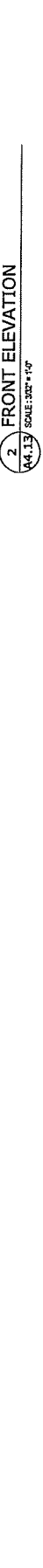
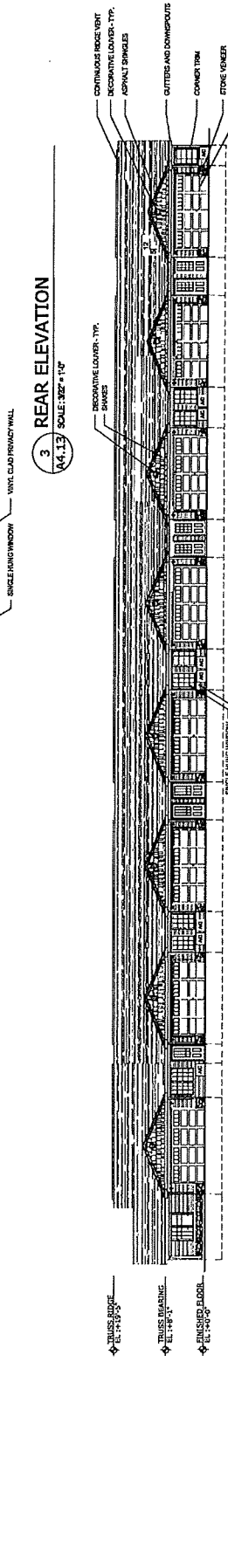
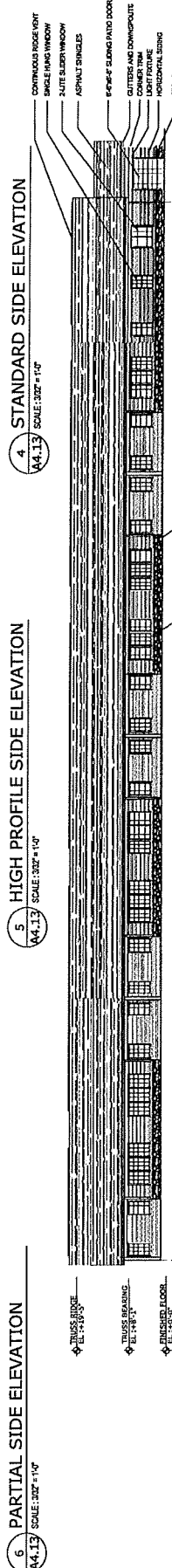
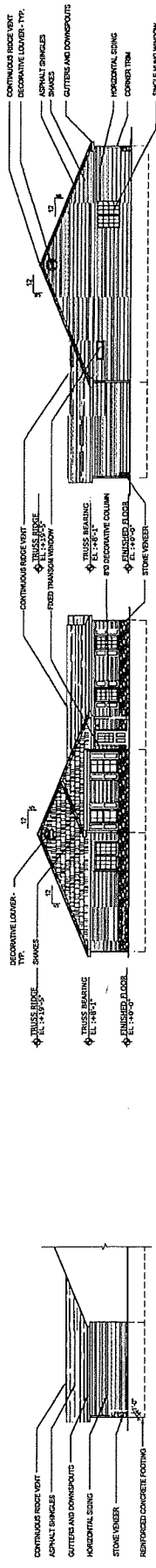
PRELIMINARY
NOTE!!!
THIS DRAWING IS NOT
FOR CONSTRUCTION

REVISIONS

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3960 Embassy Parkway
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fax 330.668.8912
mpg-architects.com

BUILDING PLAN AND ELEVATIONS
PROJECT #: 23718
DATE: FEBRUARY 20, 2019
REDWOOD NORTH BEND ROAD
NORTH BURLINGTON ROAD
BURLINGTON, KENTUCKY 40005

A4.2



EXTERIOR FINISH MATERIAL SELECTIONS

ITEM	MATERIAL/DETAIL	COLOR
DECORATIVE LOUVER	WVYL	WHITE
ASPHALT SHINGLES	EMERALDVALE 33	WASHED WOOD
CUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	WVYL	WAKES
SHAKES	WVYL	WAKES
CORNER TRIM	WVYL	WHITE
STONE VENER	PRESTIGE	CRUD WHITE VEN
OVERHEAD GARAGE DOOR	PAVED PANEL PAN STEEL	WHITE
SINGLE HUNG	WVYL	STANDARD WHITE WITH COLUMBA PATTERN PLAT GRIS
6" x 6" SLUING PATIO DOOR	WVYL	WHITE

NOTE: COLORS FOR EACH LIGHT TO BE PLACED IN SUCH POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

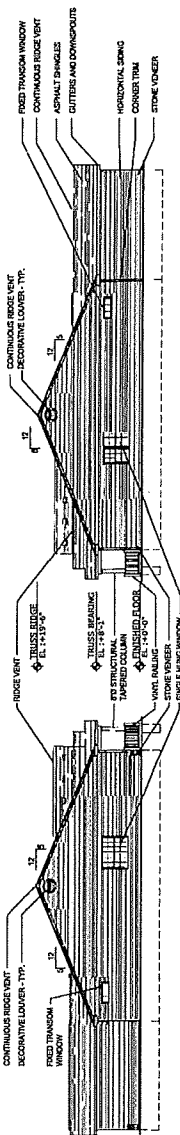
PRELIMINARY
NOTE: THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

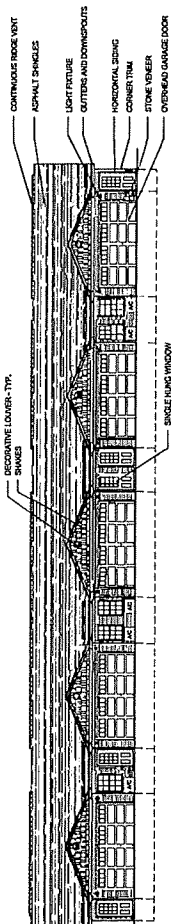
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BUILDING PLAN AND ELEVATIONS
PROJECT #: 23718
DATE: FEBRUARY 20, 2019
REDWOOD NORTH BEND ROAD
NORTH BURLINGTON ROAD
NORTH BURLINGTON, KENT 44005

A4.3

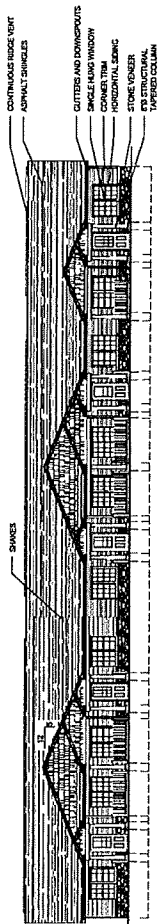


4 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"

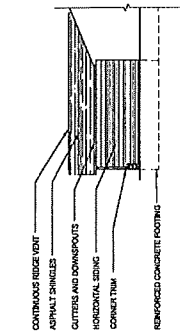


5 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"

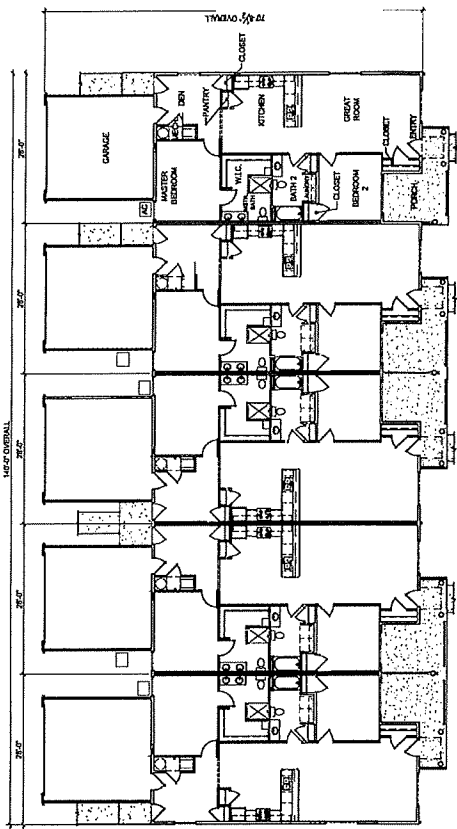
3 REAR ELEVATION
SCALE: 3/32" = 1'-0"



2 FRONT ELEVATION
SCALE: 3/32" = 1'-0"



6 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0"



1 OVERALL FLOOR PLAN
SCALE: 3/32" = 1'-0"

ITEM	MATERIAL/TYPE	COLOR
DECORATIVE LOUVER	W/VEL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR/LUMINATED	WEATHERED WOOD
CUTTERS AND DOWNPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	W/VEL	VARIES
SHAKES	W/VEL	VARIES
CORNER TRIM	W/VEL	WHITE
STONE VENER	PRESTIGE	CHINA WHITE VENT
OVERHEAD GARAGE DOOR	PAINTED PANEL PAN STEEL	WHITE
SINGLE HING	W/VEL	STANDARD WHITE WITH COLONIAL PATTERN CAT STAYS
6" x 10" SLUING (ATIO) DOOR	W/VEL	WHITE

NOTES:
1. ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE FULLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

HANDWOOD - BUILDING P

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Kim Bunger, Chairman

DATE: November 6, 2019

RE: Request of Redwood USA, LLC c/o Greg Thurman (applicant) for Lucile C. Stephens Trust Agreement c/o Michael A. Conner (owner) for a Zoning Map Amendment from Public Facilities/Planned Development (PF/PD) to Suburban Residential Two/Planned Development (SR-2/PD) for an approximate 3.9 acre site located on the southwest corner of the North Bend Road/Veterans Way intersection, and part of the approximate 22.2 acre tract at 2406 Burlington Pike, Boone County, Kentucky. The request is for a zone change to allow single story attached dwelling units.

REMARKS:

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

FINDINGS OF FACT

1. The Committee has concluded that the proposed Zoning Map Amendment and accompanying Concept Development Plan are in agreement with the Our Boone County - 2040 Plan, which is the adopted Comprehensive Plan, due to the following reasons.

The Our Boone County - 2040 Plan's Future Land Use Map designates the northern part of the site (approximately one half) as "Commercial." This designation is described as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc." The southern part of the site (approximately one half) is designated as "Urban Density Residential." This designation is described as "attached housing, generally condominiums or apartments, of over 8 dwelling units per acre."

The Land Use Element ("11. Burlington," p. 121) encourages "mixed-uses including multi-family housing" in the intersection area of KY 18 and KY 237. This section also states that development on the northwest corner of the Burlington Pike/North Bend Road intersection "must show that it fits with the school uses near the site and does not create traffic issues in this area." The Demographics Element ("Housing Types and Locations," p. 19) states, "A variety of multi-family housing options should include apartments, townhouses, patio homes, condominiums, nursing homes, and retirement housing all ranging greatly in price per unit to accommodate a wide range of relative affordability," and "high density developments should be close to thoroughfares and urban services and be sensitively developed in terms of building

height, setbacks, mass, and visual impact. A variety of housing opportunities within the established urban (and suburban) areas of Boone County would encourage mixing of different income levels.”

The proposal is for the elimination of the recently approved senior living phase and a modest expansion of the surrounding attached residential phase. The senior living phase was approved for 100 beds and the current request would increase the overall number of attached residential units from 101 to 125 with a slight increase in overall density from 5.52 units per acre to 5.63 units per acre. The Land Use Element (“Description and Purpose of Land Use Maps,” p. 99) states that the Future Land Use Map, which recommends a combination of Commercial and Urban Density Residential uses, is intended to be used in tandem with the Element’s text. As noted above, the Land Use Element recommends mixed uses on this site which include multi-family housing. The previous Redwood zone change that was conditionally approved earlier this year, which included the subject site, includes a commercial lot on the north side of Veterans Way and significant open space on both sides of Veterans Way. The site in question is located along a thoroughfare, North Bend Road, and is in proximity to urban services, as recommended by the Demographics Element. The type of residential use in question is a relatively low traffic generator. Consistent with the prior approval for the attached residential phase to the south and west, the proposed buildings are one story and the elevations which face the adjoining public streets will be aesthetically enhanced. The proposal also includes generous landscaping along the adjoining public streets. In short, the proposal will add variety to the housing options in the community, will fit with the nearby schools, and will not create traffic issues.

2. The Committee has concluded that the Concept Development Plan fulfills the applicable requirements of Article 15 “Planned Development District” of the Boone County Zoning Regulations, including Section 1514 “Planned Development Criteria.”
3. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of the Our Boone County - 2040 Plan and Article 15 “Planned Development District” of the Boone County Zoning Regulations. The Committee has also concluded that the attached conditions are necessary to mitigate foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with these conditions.

CONDITIONS

1. The development shall follow the submitted Concept Development Plan sheets except where modified by the agreed conditions outlined below.
2. The proposed access point on Veterans Way to the zone change area shall be eliminated and the location of Building S shall be adjusted so that the 50 foot setback

requirement from North Bend Road is met.

3. The enhanced building elevations with the stone water tables and shakes in the gables shall face North Bend Road and Veterans Way, and the building elevations with defined porches shall face Veterans Way.
4. Landscaping shall be reviewed and approved by Staff through the Site Plan process. The design shall be similar in style and quantity with the original SR-2/PD phase and the C-1 phase on the north side of Veterans Way. The plant quantities shall be per the normal code requirements or the submitted landscape plan, whichever is greater.
5. Only one monument sign shall be permitted for the overall attached residential development. The monument sign that was previously approved for the senior living phase shall not be installed.

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

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Kim Bunger, Chairman

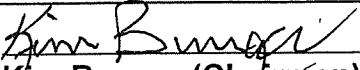
DATE: October 16, 2019

ZONING MAP AMENDMENT - Kim Bunger, Chairman, Kevin Wall, Staff

2. Request of **Redwood USA, LLC c/o Greg Thurman (applicant) for Lucile C. Stephens Trust Agreement c/o Michael A. Conner (owner)** for a Zoning Map Amendment from Public Facilities/Planned Development (PF/PD) to Suburban Residential Two/Planned Development (SR-2/PD) for an approximate 3.9 acre site located on the southwest corner of the North Bend Road/Veterans Way intersection, and part of the approximate 22.2 acre tract at 2406 Burlington Pike, Boone County, Kentucky. The request is for a zone change to allow single story attached dwelling units.

REMARKS:

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

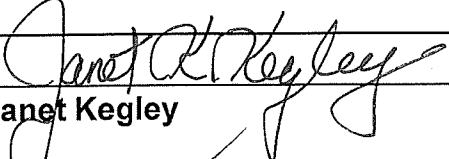


Kim Bunger (Chairman)

For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Mark Hicks (Alternate)

For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____



Janet Kegley

For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Lori Heilman (Alternate)

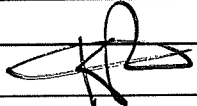
For Project _____ Absent _____
Against Project _____

Rick Lunnemann

For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

Steve Turner (Alternate)

For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____



Kim Patton

For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Randy Bessler (Alternate)

For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

Brad Shipe

For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

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

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mr. Kim Bungler, Secretary/Treasurer
Ms. Corrin Gulick
Mr. Steve Harper
Mrs. Lori Heilman
Mr. Mark Hicks
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Don McMillian
Mr. Charlie Rolfsen, Chairman
Mr. Brad Shipe

COMMISSION MEMBERS NOT PRESENT:

Mr. Kim Patton
Mr. Bob Schwenke
Mr. Tom Szurlinski
Mr. Steve Turner, Temporary Presiding Officer

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

STAFF MEMBERS PRESENT:

Kevin P. Costello, AICP, Executive Director
Mr. Kevin T. Wall, AICP, Director, Zoning Services

Chairman Rolfsen introduced the second item on the Agenda at 7:48 p.m.

ZONING MAP AMENDMENT - Kevin Wall, Staff

2. Request of Redwood USA, LLC c/o Greg Thurman (applicant) for Lucile C. Stephens Trust Agreement c/o Michael A. Conner (owner) for a Zoning Map Amendment from Public Facilities/Planned Development (PF/PD) to Suburban Residential Two/Planned Development (SR-2/PD) for an approximate 3.9 acre site located on the southwest corner of the North Bend Road/Veterans Way intersection, and part of the approximate 22.2 acre tract at 2406 Burlington Pike, Boone County, Kentucky. The request is for a zone change to allow single story attached dwelling units.

Staff Member, Kevin Wall, presented the Staff Report, which included a PowerPoint presentation. The Board reviewed the site earlier this year. The request is a revision to a Zone Change application approved in May, 2019. The site is located at the southwest corner of KY 237 and Veterans Way. The 3.9 acre site is zoned PF/PD for a senior living facility. Since approval of the original Concept Development Plan, the 2040 Comprehensive Plan has been approved. The Future Land Use Map designates the site as Commercial (C) and Urban Density Residential (UD). Mr. Wall showed a topographical map that depicts the site as fairly flat. Mr. Wall also showed the original Concept Development Plan for the entire site, which included open space, single family attached housing, commercial, and senior housing. The applicant would like to replace the senior living units with more single story attached residential units. It would be a continuation of what was previously approved. There were a lot of drawings submitted as part of the application and the drawings are included in the Staff Report. A landscaping plan has been submitted and it matches the original landscaping plan. Building elevations have also been submitted with the application. Again, they are similar to the original drawings and approval. Mr. Wall showed photographs of the site and adjoining properties. The request involves 24 additional residential units with 125 units total. The overall density will be 5.63 units/acre versus 5.52 units/acre that was previously approved. It is the same driveway standard - 26 feet wide. Sidewalks will follow the original approved plan. References to the Comprehensive Plan are noted on the bottom of Page 8 and top of Page 9 in the Staff Report. Mr. Wall also noted the PD overlay zone standards on Pages 9-11. Mixed use orientation would be diminished with the elimination of the senior living component. In terms of compatibility of uses, there are references to landscaping. The applicant should verify whether the buildings with stone veneer water tables and shakes in the gables face the adjoining public streets as noted in the previous conditions. One of the proposed buildings encroaches into the required 50 foot setback along North Bend Road. The Boone County Public Works Department will not permit the second access point onto Veterans Way. It will allow the one building to be moved in order to meet the setback. There are about 10 acres of open space. A sidewalk is proposed on the south side of Veterans Way. There are no historic or prehistoric features on the subject site. Three monument signs were approved with the original zone change request. One of the signs was approved for the subject site but the applicant is willing to eliminate it. A number of outside agencies provided comments regarding the project. The Boone County Water District didn't have any issues. SD1 provided a punch list of items that the applicant must follow or address. The Burlington Fire District didn't identify any issues with the proposed project. No comments have been received by the Boone County School District or the Kentucky Transportation Cabinet. If any comments are submitted, Staff will provide them to the Committee. In conclusion, Mr. Wall stated that the Planning Commission must consider the 3 criteria for approving a zone change, the PD requirements, the Comprehensive Plan, and potential impacts.

At this time, Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Mr. Greg Thurman, Redwood, stated that the real estate market is changing. It is softening for the senior living. There is more of a demand for the senior oriented type of housing they provide. He is asking for 25 more units identical to what they showed before to the Planning Commission. He is willing to eliminate one of the originally approved signs. Mr. Thurman stated that he is in agreement with all of the other items in the Staff Report. The project is not restricted to age but age is built into the design of the units - no 3 bedroom units which encourage children. It is senior oriented. The units have a zero threshold from the street to the kitchen. The units are rentals and two people live on the site to help manage and maintain the property. Mr. Thurman stated that they are working with the neighbors in terms of the lake and sewer accessibility. They would like to provide more of this much needed housing in the community. This is what they Comprehensive Plan is looking for in Boone County.

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

Seeing no one, Chairman Rolfsen asked if any Board members had any comments or questions?


Mr. McMillian inquired about the elimination of the second curb cut? Mr. Thurman responded there is a way in and a way out at about 150 feet away from the site. The two curb cuts are too close together. Mr. McMillian stated there needs to be another way in and out. Mr. Thurman replied that the land is flat and has a small ditch. An emergency vehicle could cross it.


Mr. Bunger asked if the people living in the additional units have access to the planned amenities? Mr. Thurman responded yes. It is one community.

Mr. Lunnemann asked about the units facing the public road? Mr. Thurman replied that he agreed to the same condition about providing stone and shake materials for these units.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on October 16, 2019 at 5:00 P.M. in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on November 6, 2019 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 8:05 P.M.

APPROVED:


Vice Chairman

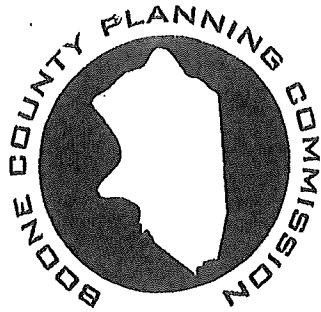
Charlie Rolfsen
Chairman 

Attest:



Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION



BOONE COUNTY PLANNING COMMISSION

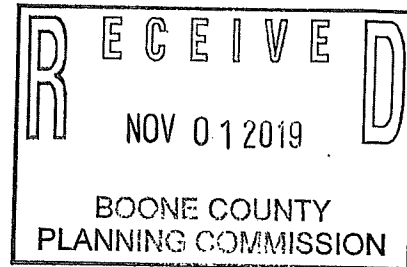
www.boonecountyky.org/pc
www.boonecountygis.com

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

October 18, 2019

Michael A. Conner
Lucile C. Stephens Trust Agreement
c/o Greg Thurman
Redwood ACQ
7510 Pleasant Valley Road
Independence, OH 44131



RE: Recommended Conditions of Approval for Stephens/Redwood Zone Change Application from PF/PD to SR-2/PD for Approximate 3.9 Acre Site on Southwest Corner of North Bend Road/Veterans Way Intersection, Boone County, Kentucky.

Dear Mr. Conner:

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 October 16, 2019 meeting. If you, as the authorized representative of the property owner agree to these conditions, please so indicate by signing in the space provided at the end of this letter and return the original letter to the Planning Commission's office by Friday, November 1, 2019.

CONDITIONS

1. The development shall follow the submitted Concept Development Plan sheets except where modified by the agreed conditions outlined below.
2. The proposed access point on Veterans Way to the zone change area shall be eliminated and the location of Building S shall be adjusted so that the 50 foot setback requirement from North Bend Road is met.
3. The enhanced building elevations with the stone water tables and shakes in the gables shall face North Bend Road and Veterans Way, and the building elevations with defined porches shall face Veterans Way.
4. Landscaping shall be reviewed and approved by Staff through the Site Plan process. The design shall be similar in style and quantity with the original SR-2/PD phase and the C-1 phase on the north side of Veterans Way. The plant quantities shall be per the normal code requirements or the submitted landscape plan, whichever is greater.

5. Only one monument sign shall be permitted for the overall attached residential development. The monument sign that was previously approved for the senior living phase shall not be installed.

Sincerely,



Kevin T. Wall, AICP
Director, Zoning Services

AGREEMENT

I, the authorized representative of the property owner of the approximate 3.9 acre area on the southwest corner of the North Bend Road/Veterans Way intersection, Boone County, Kentucky, agree to the conditions listed herein for the above referenced Zoning Map Amendment application.



Michael A. Conner
Authorized Property Owner Representative
Lucile C. Stephens Trust Agreement

Nov. 1, 2019
Date

KTW/tlb



LEGAL DESCRIPTION

Proposed Zone SR-2/PD/CD

Situated in Boone County, State of Kentucky, lying along North Bend Road approximately 870 feet north of its intersection with Ky 18, the boundary of the area proposed to be Zone "PF/PD" is more particularly described as follows:

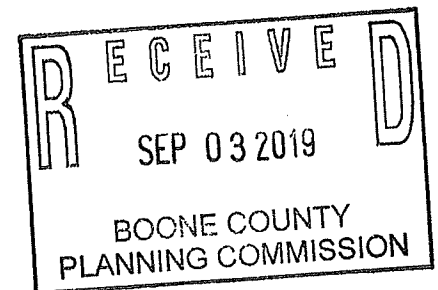
BEGINNING the intersection of Veterans Way with the existing zone line;

Thence along the existing zone line, South 03°56'11" West a distance of 380.48 feet;

Thence through the grantors tract the following four (4) courses:

1. North 80°12'23" West a distance of 738.91 feet;
2. North 27°50'34" East a distance of 422.26 feet;
3. Along a curve to the left for an arc distance of 54.05 feet, said curve having a radius of 249.98 feet, a central angle of 12°23'18" and a chord which bears South 72°17'35" East a distance of 53.94 feet;
4. South 78°28'41" East a distance of 516.05 feet to the POINT OF BEGINNING;

Containing 5.832 acres.



ORDINANCE NO. 2020 - 05

AN ORDINANCE RELATING TO THE BOONE COUNTY FISCAL COURT, KENTUCKY APPROVING, WITH CONDITIONS, A REQUEST OF REDWOOD USA, LLC C/O GREG THURMAN (APPLICANT) FOR LUCILE C. STEPHENS TRUST AGREEMENT C/O MICHAEL A. CONNER (OWNER) FOR A ZONING MAP AMENDMENT, SUCH ZONING MAP AMENDMENT BEING A ZONE CHANGE FROM PUBLIC FACILITIES/PLANNED DEVELOPMENT (PF/PD) TO SUBURBAN RESIDENTIAL TWO/PLANNED DEVELOPMENT (SR-2/PD) FOR AN APPROXIMATE 3.9 ACRE SITE LOCATED ON THE SOUTHWEST CORNER OF THE NORTH BEND ROAD/VETERANS WAY INTERSECTION AND PART OF THE APPROXIMATE 22.2 ACRE TRACT AT 2406 BURLINGTON PIKE, BOONE COUNTY, KENTUCKY. THE REQUEST IS FOR ZONE CHANGES TO ALLOW SINGLE STORY ATTACHED DWELLING UNITS.

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 Public Facilities/Planned Development (PF/PD) to Suburban Residential Two/Planned Development (SR-2/PD) for an approximate 3.9 acre site located on the southwest corner of the North Bend Road/Veterans Way intersection and part of the approximate 22.2 acre tract at 2406 Burlington Pike, 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 Public Facilities/Planned Development (PF/PD) to Suburban Residential Two/Planned Development (SR-2/PD) for an approximate 3.9 acre site located on the southwest corner of the North Bend Road/Veterans Way intersection and part of the approximate 22.2 acre tract at 2406 Burlington Pike, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in a Public Facilities/Planned Development (PF/PD) zone is more particularly described in DEED BOOK 1053, PAGE NO. 242 (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 requests are the Findings of Fact, and Conditions, of the Boone County Planning Commission as set forth in its Minutes and official records for this request shall be and are hereby incorporated by reference as if fully set out in this 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 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 3rd day of December, 2019

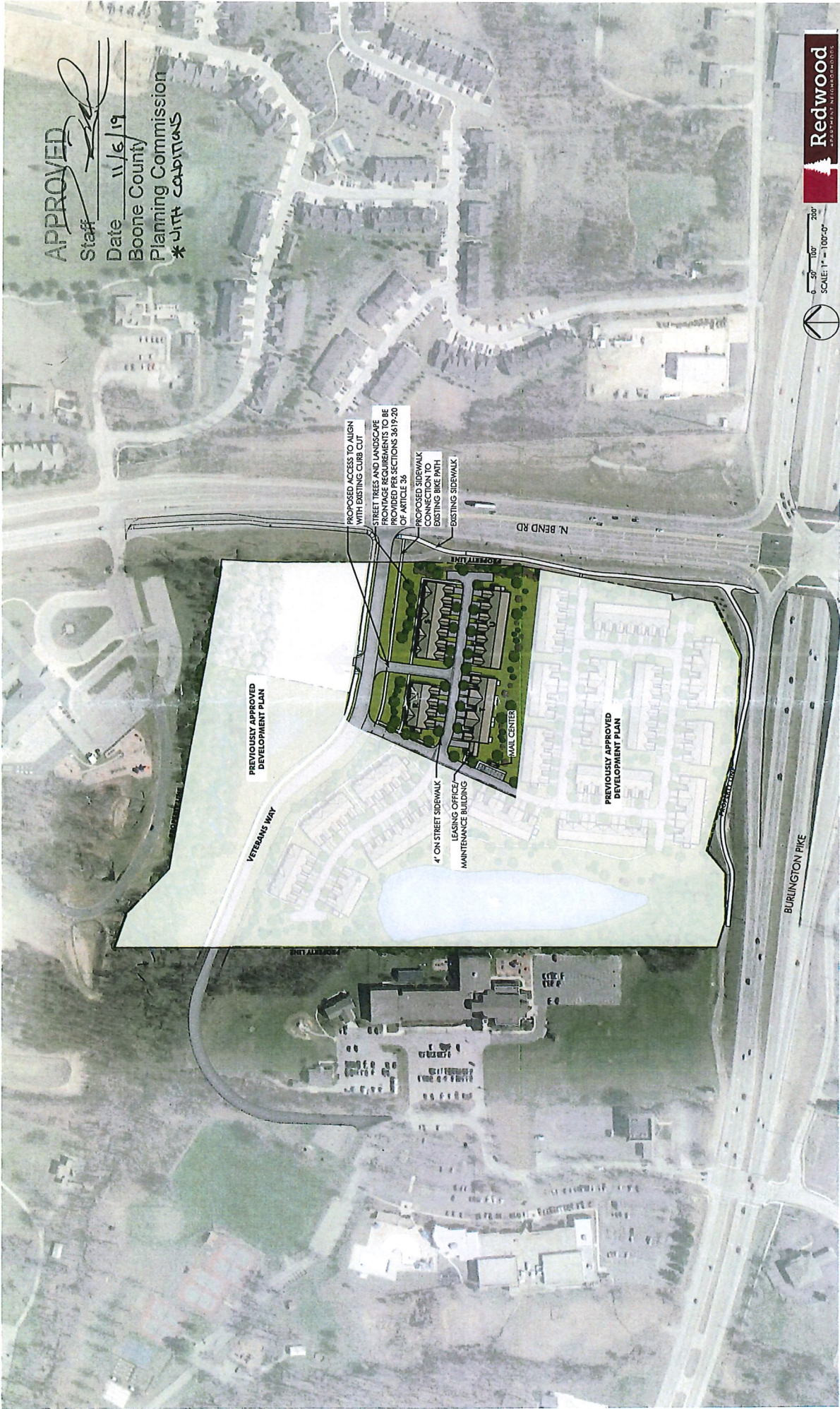
Second Reading - the 14th day of January, 2020

Adopted this 14th day of January, 2020. Yes 4 No 0


GARY W. MOORE, Judge-Executive
Boone County Fiscal Court

ATTEST:


Sharon Burcham,
Fiscal Court Clerk

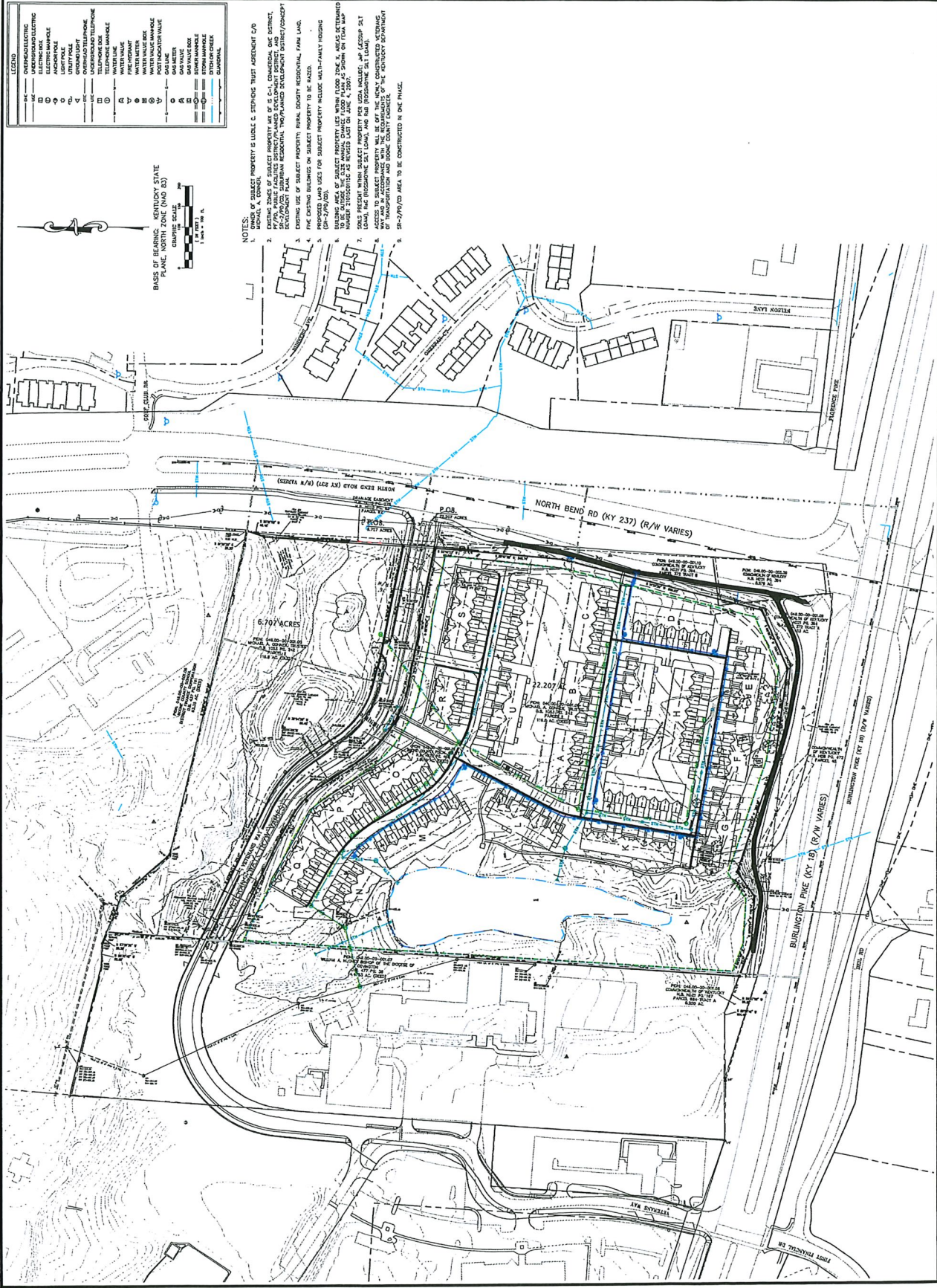


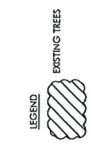
APPROVED
 Staff: *[Signature]*
 Date: 11/6/19
 Boone County
 Planning Commission
 *JITTA COBBINS

SCALE: 1" = 100'-0"
 0 100' 200'



Redwood N. Bend Road Illustrative Concept Plan | 09.03.2019





POD design
 Columbus
 101 Northwood Blvd, Ste A
 Columbus, Ohio 43225
 P 614.252.3299

Client: Redwood Living
 7510 Pleasant Valley Rd.
 Independence, Ohio 43131
 p 614.260.3066
 PODdesign@aol.com

Project Name:
Redwood North Bend Rd. Concept Development Plans
 2046 Burlington Pike
 Burlington, KY 41005

Prepared For:
 Redwood Living
 7510 Pleasant Valley Rd.
 Independence, OH 43131







Project Info:
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 Date 07/02/19
 By SC, TF
 Scale As Noted
 Revisions

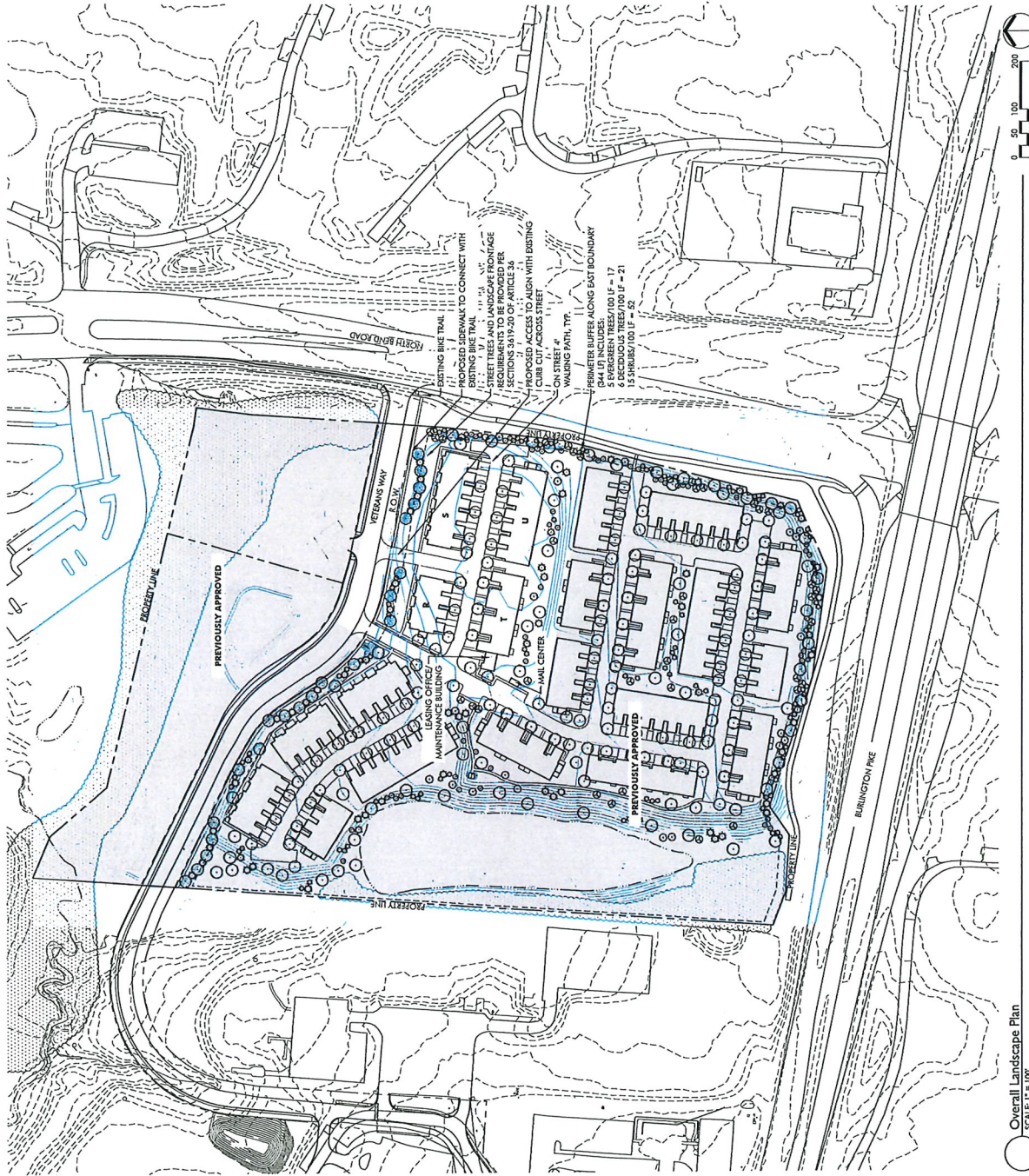
Sheet Title:
Existing Conditions Plan

Sheet #
L1.0

Existing Conditions Plan
 SCALE 1" = 100'

PLANTING LEGEND

-  PROPOSED DECIDUOUS TREE
 -  PROPOSED ORNAMENTAL TREE
 -  PROPOSED EVERGREEN TREE
 -  PROPOSED SHRUBS / ORNAMENTAL GRASSES
 -  EXISTING TREES TO REMAIN
- FINAL PLANTING SELECTIONS SHALL BE MADE BY THE LANDSCAPE ARCHITECTS FROM ARTICLE 36, SUBJECT TO AVAILABILITY
-  PREVIOUSLY APPROVED DEVELOPMENT PLAN



Overall Landscape Plan
SCALE 1" = 100'



Columbus
100 Northwest Blvd, Ste A
Columbus, OH 43225
p 614.255.3299

Cincinnati
10000 Cincinnati Center Circle, Ste 118
Cincinnati, Ohio 45242
p 614.260.3066
PODdesign@vni

Project Name
Redwood North Bend Rd. Concept Development Plans
20-16 Burlington Pike
Burlington, KY 41005



Prepared For
Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131

Project Info
Project # 18071
Drawn By 09/03/19
Scale AS NOTED
Revisions

Sheet Title
Overall Landscape Plan

Sheet #
L2.0



Columbus
100 Hillwood Blvd, 5th A
Columbus, Ohio 43225
P 614.255.2074

Cincinnati
10000 Coleridge Ave, 5th 118
Cincinnati, Ohio 45242
P 614.260.3066

PODdesign.net

Project Name
Redwood
North Bend Rd.
Concept
Development
Plans

2046 Burlington Pike
Burlington, KY 41005

Prepared For

Redwood Interiors
7510 Pleasant Valley Rd.
Independence, OH 44131



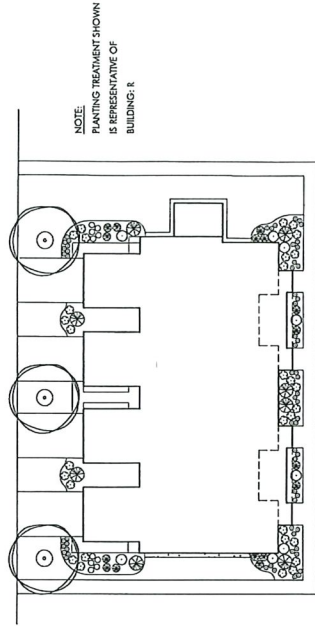
Project Info

Project # 18871
Drawn By 09/03/19
Scale S.O. T.P.
As Noted

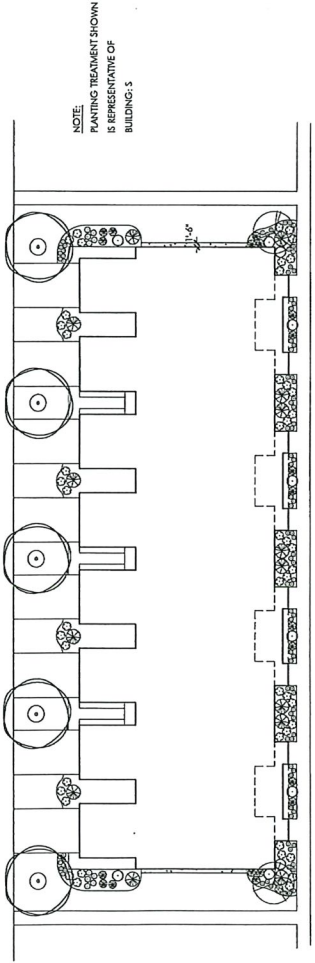
Revisions

Sheet Title
Foundation
Planting

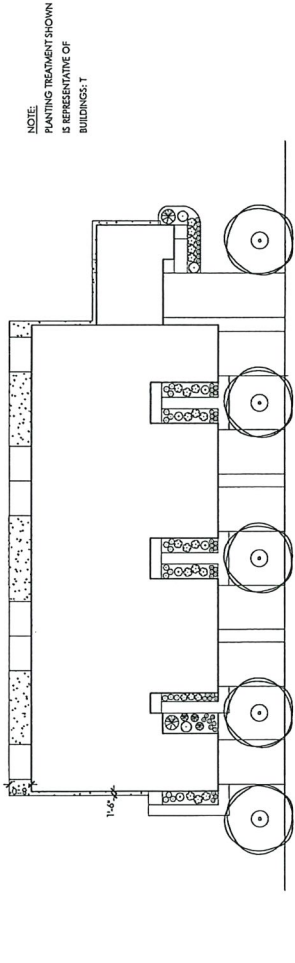
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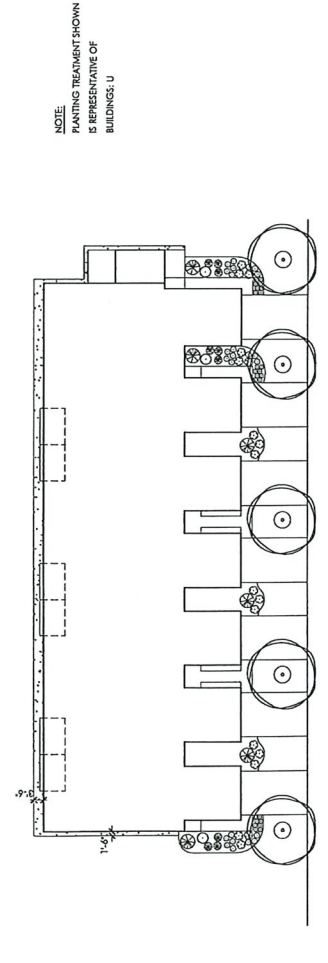
Typical Haydenwood with Sunroom Foundation Planting
SCALE: 1" = 20'



Typical Haydenwood Foundation Planting
SCALE: 1" = 20'

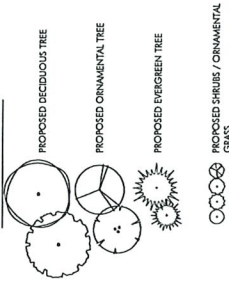


Typical Meadowood with Leasing Office Foundation Planting
SCALE: 1" = 20'



Typical Brezewood Foundation Planting
SCALE: 1" = 20'

PLANTING LEGEND

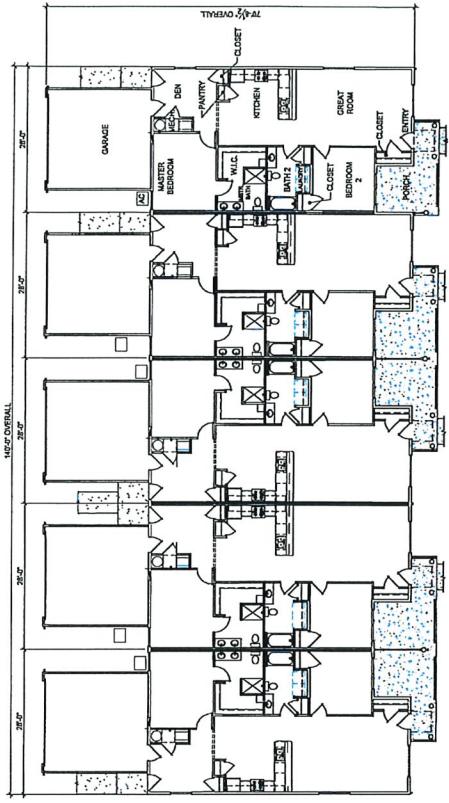
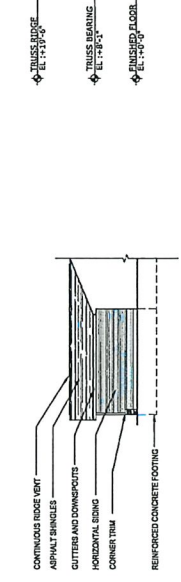
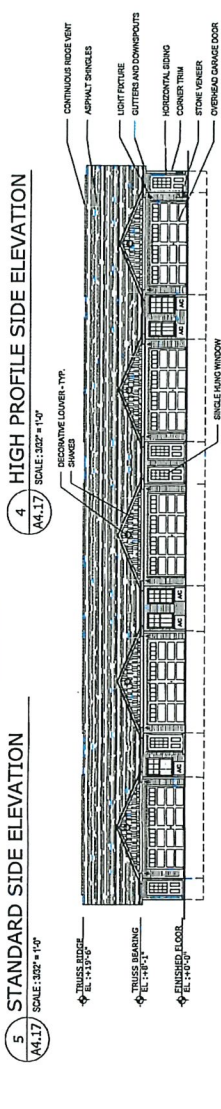
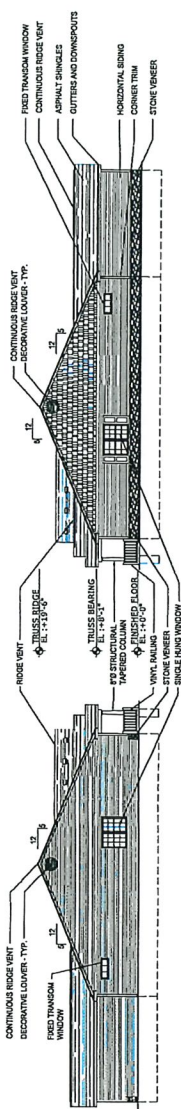


*FINAL PLANTING SELECTIONS SHALL BE BASED UPON PLANTING LISTS FROM ARTICLE 36, SUBJECT TO AVAILABILITY

MPG ARCHITECTS
MANN • PARSONS • GRAY
3660 Embassy Parkway
Fairfax, VA 22033
phone 330.666.5770
fax 330.666.8812
mpg-architects.com

PRELIMINARY
NOT FOR CONSTRUCTION
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS



EXTERIOR FINISH MATERIAL SELECTIONS

ITEM	MATERIAL/STYLE	COLOR
DECORATIVE LOWER	WVCL	WHITE
ASPHALT SHINGLES	CHARISMAL 35	HEAVY BIRD WOOD
GUTTERS AND DOWNSPOUTS	PRE-FINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	WVCL	VARIABLES
SHAKES	WVCL	VARIES
CORNER TRIM	WVCL	WHITE
STONE VENEER	PRESTONE	CHINA WHITE VENT
OVERHEAD GARAGE DOOR	PAINTED STEEL PANEL PAN STEEL	WHITE
SINGLE HUNG	WVCL	STANDARD WHITE WITH COLORFUL PATTERN
4" x 8" SILLING	WVCL	WHITE
DOOR	WVCL	WHITE

NOTE: ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.