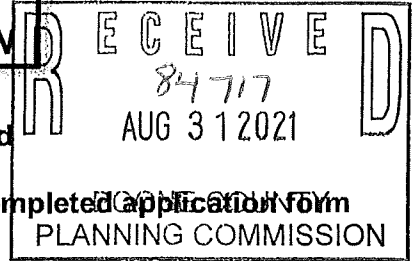


\$1,700.00 Flat Fee UTO Zones
+ \$250.00 Legal Ad, Adjoining Property
Owners and Sign Posting (Notification)
+ \$ 66.00 CLUR
+ \$ 15.00 Per Acre of Land Under
Review = \$266.15
TOTAL = \$2,282.15

**CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION**



Seven (7) copies of submitted drawings are required

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

SECTION A: (To be completed by applicant)

1. Type of review (check one):
 - Concept Development Plan (includes Utilization of an Underlying Zone in a Planned Development)
 - Change in an Approved Concept Development Plan
 - Long Range Planning Committee Review (as stated in the Houston-Donaldson Study)
 - Long Range Planning Committee Review (as stated in the Union Town Plan)
 - Zone Change Committee Review of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
 - Zoning Administrator Review (as stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
 - Zoning Administrator Review (as stated in the Mall Road District Study)
 - Zoning Administrator Review (as stated in the I-275/Graves Road Interchange Study)

2. Name of Project: Villas of Fowler's Creek Rear Exit Gate onto Old Union Road
3. Location of Project: Royal Oak Land and Old Union Road
4. Total Acreage of Project: 17.743 acres
5. Current Zoning of Property: SR-2/UTO
6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable):
2005; R-05-017-A

7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission Yes No
If yes, indicate the name of the study: Union Town Overlay

8. Proposed Use(s) (specify each use):
Request a change in approved concept plan to allow a right-turn, exit-only gate at Royal Oak Lane and Old Union Road.

9. Proposed Building Intensities (specify for each building):
N/A

10. Have you submitted a Concept Development Plan: Yes No
11. Are you applying for any of the following (check all that apply):
 - Conditional Use Permit
 - Variance
12. Current Owner: Villas of Fowler's Creek LLC (Noreen Morgan - President)
Address: 9205 Royal Oak Lane
Union KY 41091
City State Zip Code
Phone Number: 888-884-3165 Fax Number: _____
Email: firstships9@gmail.com

13. Applicant: Viox & Viox

Address: 466 Erlanger Road

Erlanger KY 41018
City State Zip Code

Phone Number: 859-727-3293 Fax Number: 859-727-8452

Email: mbollman@vioxinc.com

14. Are there any existing buildings on the site: Yes No
If yes, indicate how many: 22

15. 932 993
Deed Book Page Number Group Number

16. Have you had a pre-application meeting with the BCPC staff: Yes No

17. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

Prior to construction of improvements, the applicant is recommended to submit copies of the Site Plan to the appropriate organizations/agencies prior to approval by the Boone County Planning Commission.

- | | |
|---|--|
| <input type="checkbox"/> Boone County Building Department | <input checked="" type="checkbox"/> Local Fire District |
| <input type="checkbox"/> Boone County Public Works Department | <input type="checkbox"/> Local School District |
| <input type="checkbox"/> Boone County Water District | <input type="checkbox"/> Northern Kentucky Health Department |
| <input type="checkbox"/> Cincinnati Bell | <input type="checkbox"/> Owen Cooperative Electric, Inc. |
| <input type="checkbox"/> Cincinnati/Northern Kentucky International Airport (Kentucky Airport Zoning Commission for height restrictions near the airport) | <input type="checkbox"/> Sanitation District No. 1 |
| <input type="checkbox"/> Duke Energy | <input type="checkbox"/> USDA NRCS/Boone County Conservation District |
| <input type="checkbox"/> Florence Public Services Department | <input checked="" type="checkbox"/> Other: <u>City of Union and Villas of Fowler's Creek HOA Board</u> |
| <input type="checkbox"/> Kentucky Division of Water | |
| <input type="checkbox"/> Kentucky Transportation Cabinet | |

18. Concept Development Plan Jurisdiction/Location (check all that apply):
 Unincorporated Boone Florence Walton Union

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

In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on 11/04/21

ORIGINAL Property Owner's Signature: Naama Morgan
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: Michael B. [Signature]
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

EXHIBIT

“A”

STAFF REPORT

#2

Request of **Viox & Viox, Inc. (applicant)** for **Villas of Fowler Creek** for a change in an Approved Concept Development Plan in an SR-2/UTO zone for a 17.743 acre site located on the West side of US 42 and the East side of Old Union Road, specifically at Royal Oak Lane and Old Union Road. The request is for a change in an approved concept development plan as previously mentioned and to allow a right-turn, exit only gate at Royal Oak Lane and Old Union Road.

October 6, 2021

REQUEST

The applicant is requesting a change in an approved Concept Development Plan to add an exit only gate near the Royal Oak Lane and Old Union Road intersection. The applicant has provided a picture of a similar gate which is shown as an attachment to this Staff Report.

SITE HISTORY

- 1999:** A zone change from Rural Suburban Estates (RSE) to Rural Suburban/Planned Development (RS/PD), Suburban Residential One (SR-1), Suburban Residential One/Planned Development (SR-1/PD) and Public Facilities was approved in conjunction with an annexation of 367 acres into the City of Florence. This was to allow expansions of both Orleans North and Orleans South subdivisions, which are in proximity to the subject site.
- 2000:** The Union town Plan was adopted
- 2005:** The Boone County Planning Commission and the City of Union approved a Zoning Map Amendment from Union Neighborhood Office (UNO) to Suburban Residential Two/Union Town Overlay (SR-2/UTO) for 18.87 acres. The approval allowed the construction of single family attached dwellings. One of the conditions of approval required a second access point be provided to the site. The location of the access point was to be coordinated between the developer and Boone County Planning Commission Staff during Site Plan review.

APPLICABLE REGULATIONS

Section 940 of the Boone County Zoning Regulations states that the purpose of SR-2, Suburban Residential Two district is to provide a more compact, but essentially single-family residential environment. Such districts will be located on suitable lands within established or proposed urban entities where adequate infrastructure facilities and services are available or proposed.

Section 3224 Boone County Zoning Regulations states that existing access points, even if not in use, may not be relocated, altered, or developed without approval of the Planning Commission.

Section 3237 of the Boone County Zoning Regulations states that a copy of the plans for all access points to be constructed along a state-maintained or controlled route shall be submitted to the Kentucky Transportation Cabinet for review and approval at the same time as plans are submitted to the Planning Commission. Permission for the construction of access points along state-maintained roadways is subject to the approval of plans by both the local and state agencies. Proposed access points along local public roadways must also be approved by the respective legislative unit.

SITE CHARACTERISTICS

The Villas of Fowler’s Creek is a 78 Unit attached condominium community on 18.87 acres. The streets are all private and there is one entry point from US 42 and one from Old Union Road.

ADJACENT LAND USES AND ZONING

The site is zoned SR-2/UTO

South:

The parcel to the South contains a single-family home and a farm and is zoned RSE/UTO and UNO.

West/Southwest:

The area West Southwest of the site is zoned (UC) with an auto repair shop and residential dwellings.

North:

The area is zoned RSE/UTO and contains a green area and town homes.

East:

This area is zoned C-2/PD/CD and contains multi-tenant commercial buildings.

RELATIONSHIP TO COMPREHENSIVE PLAN

Our Boone County – Plan 2040 “2040 Future Land Use Plan” designates the site Urban Density Residential (UD) – Attached housing, generally condominiums or apartments of over 8 dwelling units per acre.

The land use element text has the following future land use development guideline that relates to the proposal:

Access Management 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. In addition, the amount of travel time saved for services relying on routing (such as school buses, waste collection, mail, and other delivery services) is invaluable, not to mention the importance of simply connecting neighborhoods and people to each other. More importantly, the connectivity between developments promotes safety as emergency response vehicles have multiple ways of gaining access to a property during an emergency.

The following Our Boone County – Plan 2040 Goals and Objectives apply to this application:

1. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
2. 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.)

STAFF COMMENTS AND CONCERNS

- A. The Zoning Administrator determined that a Change in Concept Development Plan was needed because the 2005 conditions required a second access point to be provided. He determined that the gating of this second access point was a major change and needed to be evaluated by the Planning Commission and the City of Union.
- B. The submitted Concept Development Plan shows the following:
 1. The access point on Old Union Road will be converted to a right turn out only.
 2. The exit gate will be near Royal Oak Lane and Old Union Road.
 3. A turn-around to the West of the proposed gate.
 4. Gravel is to be added between the right turn out only and the existing gravel in the Old Union Road right-of-way.
 5. A new directional sign in the island.
- C. Staff has the following questions for the applicant:
 1. Why is gravel being used in the right-of-way? Has this been discussed with the City of Union?
 2. Staff's understanding is that the gate arm will be accessed by a key-pad. Is this correct?
 3. Should lighting be added at this intersection to help drivers identify that the access point is a right-turn-out only at night?

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and the City of Union in terms of any impact to traffic on Old Union Road, US 42 or the internal streets within the Villas of Fowler's Creek.

Respectfully submitted,



W. Thomas Chaney
Project Manager

WTC/ss

Attachments:

- *Vicinity Map
- *Aerial/Zoning Map
- *Application
- *Letter from Union Fire District
- *Concept Plan
- *Picture of Gate

Villas at Fowler Creek Vicinity Map

www.boonecountygis.com



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.

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1 inch = 867 feet

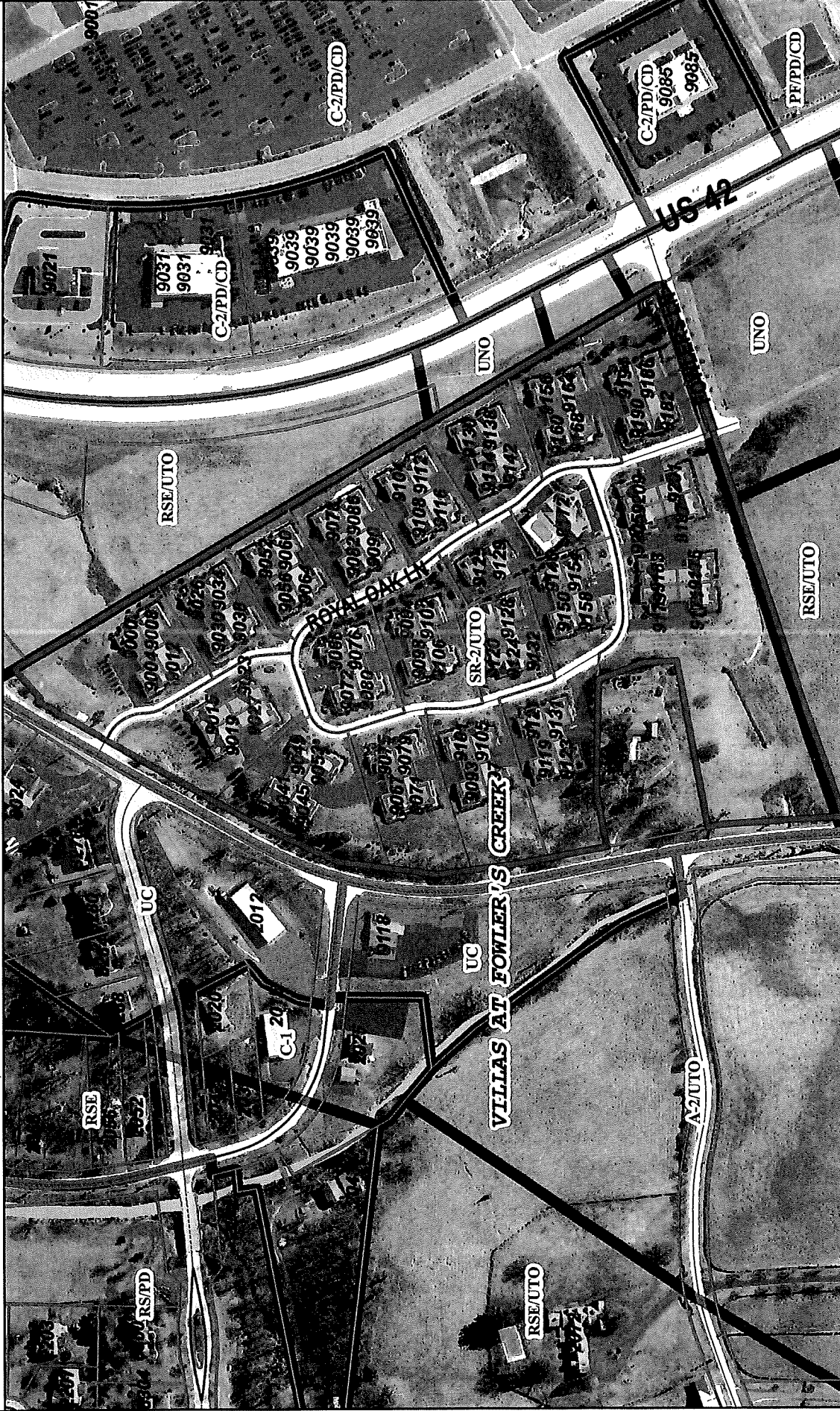
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 02/27/2021

AreMap Document: 1705

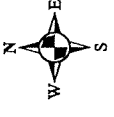
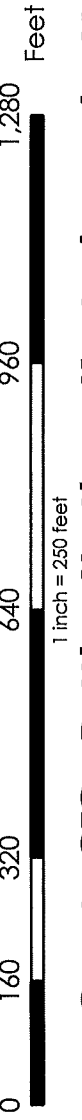
Villas at Fowler Creek Aerial Map With Zoning

www.boonecountygis.com



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Data used to create this map were compiled from various third party data sources including aerial photography, National Wetlands Inventory, Statewide, Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

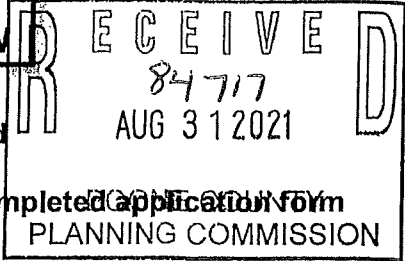


Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 03/27/2021

\$1,700.00 Flat Fee UTO Zones
 + \$250.00 Legal Ad, Adjoining Property
 Owners and Sign Posting (Notification)
 + \$ 66.00 CLUR
 + \$ 15.00 Per Acre of Land Under
 Review = \$266.15
TOTAL = \$2,282.15

**CONCEPT DEVELOPMENT PLAN
 BOONE COUNTY PLANNING COMMISSION**



Seven (7) copies of submitted drawings are required

An application consists of all fees paid in full, submitted drawings, and a completed Application Form

SECTION A: (To be completed by applicant)

1. Type of review (check one):
 - Concept Development Plan (includes Utilization of an Underlying Zone in a Planned Development)
 - Change in an Approved Concept Development Plan
 - Long Range Planning Committee Review (as stated in the Houston-Donaldson Study)
 - Long Range Planning Committee Review (as stated in the Union Town Plan)
 - Zone Change Committee Review of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
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6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable):
2005; R-05-017-A
7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission Yes No
 If yes, indicate the name of the study: Union Town Overlay
8. Proposed Use(s) (specify each use):
Request a change in approved concept plan to allow a right-turn, exit-only gate at Royal Oak Lane and Old Union Road.
9. Proposed Building Intensities (specify for each building):
N/A
10. Have you submitted a Concept Development Plan: Yes No
11. Are you applying for any of the following (check all that apply):
 Conditional Use Permit Variance
12. Current Owner: Villas of Fowler's Creek LLC (Noreen Morgan - President)
 Address: 9205 Royal Oak Lane
Union KY 41091
City State Zip Code
 Phone Number: 888-884-3165 Fax Number: _____
 Email: firstships9@gmail.com
13. Applicant: Viox & Viox

Address: 466 Erlanger Road

Erlanger KY 41018
City State Zip Code

Phone Number: 859-727-3293 Fax Number: 859-727-8452

Email: mbollman@vioxinc.com

14. Are there any existing buildings on the site: Yes No
If yes, indicate how many: 22

15. 932 993
Deed Book Page Number Group Number

16. Have you had a pre-application meeting with the BCPC staff: Yes No

17. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

Prior to construction of improvements, the applicant is recommended to submit copies of the Site Plan to the appropriate organizations/agencies prior to approval by the Boone County Planning Commission.

- | | |
|---|--|
| <input type="checkbox"/> Boone County Building Department | <input checked="" type="checkbox"/> Local Fire District |
| <input type="checkbox"/> Boone County Public Works Department | <input type="checkbox"/> Local School District |
| <input type="checkbox"/> Boone County Water District | <input type="checkbox"/> Northern Kentucky Health Department |
| <input type="checkbox"/> Cincinnati Bell | <input type="checkbox"/> Owen Cooperative Electric, Inc. |
| <input type="checkbox"/> Cincinnati/Northern Kentucky International Airport (Kentucky Airport Zoning Commission for height restrictions near the airport) | <input type="checkbox"/> Sanitation District No. 1 |
| <input type="checkbox"/> Duke Energy | <input type="checkbox"/> USDA NRCS/Boone County Conservation District |
| <input type="checkbox"/> Florence Public Services Department | <input checked="" type="checkbox"/> Other: <u>City of Union and Villas of Fowler's Creek HOA Board</u> |
| <input type="checkbox"/> Kentucky Division of Water | |
| <input type="checkbox"/> Kentucky Transportation Cabinet | |

18. Concept Development Plan Jurisdiction/Location (check all that apply):
 Unincorporated Boone Florence Walton Union

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

In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on 11/04/21

ORIGINAL Property Owner's Signature: Naema Morgan
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: Michael B. [Signature]
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)



Union Fire Protection District

9611 U.S. Hwy. 42
Union, Kentucky 41091

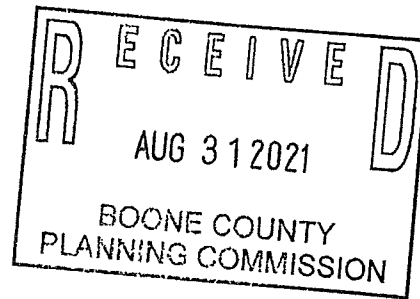
(859) 384-3342 Phone

(859) 384-5281 Fax



August 26, 2021

Mr. Thomas J. Ackermann
Meierjohan Building Group
4010 North Bend Road, Suite 301
Cincinnati, OH 45211



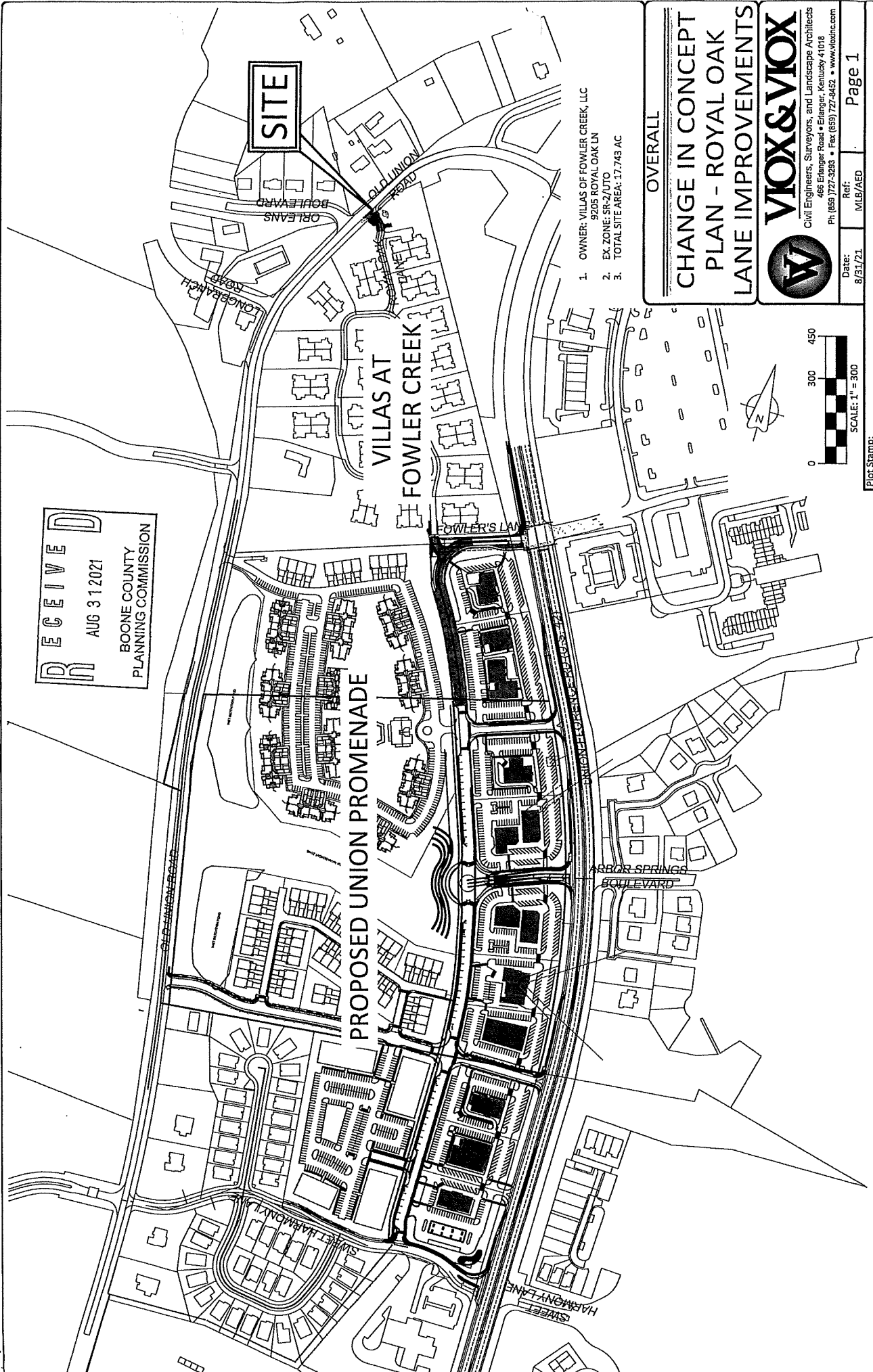
Mr. Ackermann,

Regarding the changes to the access from Old Union Road in the Villas of Fowlers Creek, we have no objections. The current configuration with the curbed triangle forcing a right in/right out traffic pattern already makes this entry point inaccessible for a fire truck. Therefore, we cannot use it for access now. If you have any other questions, feel free to reach out.

Safest regards,

Michael Morgan, Fire Chief

RECEIVED
 AUG 31 2021
 BOONE COUNTY
 PLANNING COMMISSION



SITE

VILLAS AT
 FOWLER CREEK

PROPOSED UNION PROMENADE

1. OWNER: VILLAS OF FOWLER CREEK, LLC
 9205 ROYAL OAK LN
2. EX. ZONE: SR-2/UT0
3. TOTAL SITE AREA: 17.743 AC

OVERALL

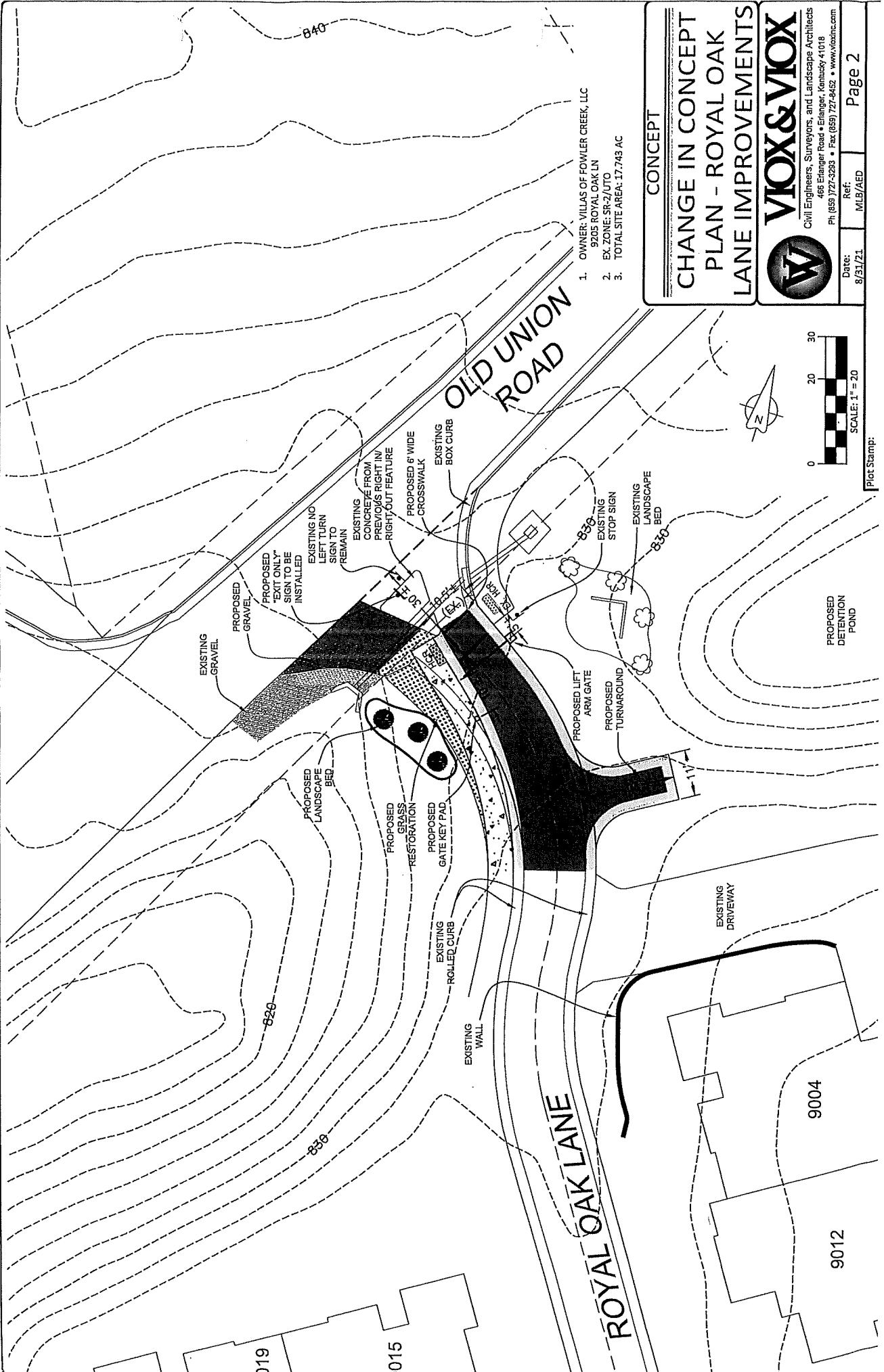
**CHANGE IN CONCEPT
 PLAN - ROYAL OAK
 LANE IMPROVEMENTS**

VIOX & VIOX
 Civil Engineers, Surveyors, and Landscape Architects
 466 Erlanger Road • Erlanger, Kentucky 41018
 Ph (659) 727-3293 • Fax (659) 727-8432 • www.vioxinc.com

Date: 8/31/21 Ref: M19/AED Page 1




Plot Stamp:



1. OWNER: VILLAS OF FOWLER CREEK, LLC
9205 ROYAL OAK LN
2. EX. ZONE: SR-2/JUTO
3. TOTAL SITE AREA: 17.743 AC

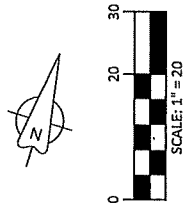
CONCEPT

CHANGE IN CONCEPT
PLAN - ROYAL OAK
LANE IMPROVEMENTS



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466 Erlanger Road • Erlanger, Kentucky 41018
Ph (859) 727-3293 • Fax (859) 727-8452 • www.vioxinc.com

Date: 8/31/21
Ref: M19/AED
Page 2



Plot Stamp:



This picture is representative of the style of gate (barrier arm) that is being proposed for the Villages of Fowler Creek. The gate will be equipped with some form of a keypad or other system to allow residence to exit the site. The final selection of a gate and keypad is still being discussed with suppliers.

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Corrin Gulick, Chairwoman

DATE: November 3, 2021

RE: Request of **Viox & Viox (applicant)** for **Villas of Fowler's Creek LLC (owner)** for a Change in an Approved Concept Development Plan in a Suburban Residential Two/Union Town Overlay (SR-2/UTO) zone for a 17.743 acre site located at 9172 Royal Oak Lane, Union, Kentucky (Villas of Fowler's Creek Condominiums). The request is for a Change in an Approved Concept Development Plan to allow a right turn, exit only gate at the Royal Oak Lane/Old Union Road intersection.

REMARKS:

We, the Committee recommend approval of the Change in an Approved Concept Development Plan application based upon the following findings of fact. No conditions have been applied to this approval.

FINDINGS OF FACT:

1. The Committee has determined that the proposed Change in Concept Development Plan is in agreement with Our Boone County 2040 for the following reasons:
 - A. The 2040 Future Land Use Map designates the site Urban Density Residential (UD) uses. This future land use classification is defined as "attached housing, generally condominiums or apartments, of over 8 dwelling units per acre.
 - B. The Future Land Use Element text states that "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."
 - C. The following Goals and Objectives apply to this application:
 1. Land uses and zoning decisions shall strive to balance the rights of landowners with the right of neighbors and the community (Overall Goal A, Objective 4).

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

Villas of Fowlers Creek

November 3, 2021

Page 2

2. 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.)

The Committee found that the proposal was in agreement with the following findings based on the following:

1. The development consists of attached residential condominiums.
2. The proposal will not have any adverse impacts the road system or public safety. This determination was made based on the Union Fire District letter found in the Staff Report.

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: Corrin Gulick, Chairwoman
DATE: October 20, 2021

CHANGE IN CONCEPT DEVELOPMENT PLAN – Corrin Gulick, Chairwoman, Tom Chaney, Staff

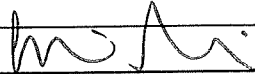
Request of **Viox & Viox (applicant)** for **Villas of Fowler's Creek LLC (owner)** for a Change in an Approved Concept Development Plan in a Suburban Residential Two/Union Town Overlay (SR-2/UTO) zone for a 17.743 acre site located at 9172 Royal Oak Lane, Union, Kentucky (Villas of Fowler's Creek Condominiums). The request is for a Change in an Approved Concept Development Plan to allow a right turn, exit only gate at the Royal Oak Lane/Old Union Road intersection.

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.

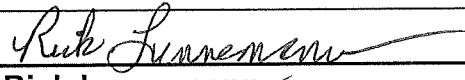
CHANGE IN CONCEPT DEVELOPMENT
PAGE 2
Viox & Viox-Villas of Fowler's Creek, LLC
October 20, 2021

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

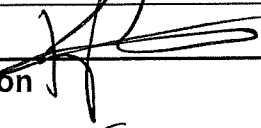

Corrin Gulick (Chairwoman)
For Project Absent ___
Against Project ___
Abstain ___ Deferred ___

Janet Kegley
For Project ___ Absent ___
Against Project ___
Abstain ___ Deferred ___

Randy Bessler (Alternate)
For Project ___ Absent ___
Against Project ___
Abstain ___ Deferred ___


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 ___

Recorded by Tom Chaney,
Planner

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

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Pamela Goetting
Ms. Corrin Gulick
Mr. Steve Harper
Mr. Rick Lunnemann
Mr. Don McMillian
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele
Mr. Tom Szurlinski
Mr. Kenny Vaught

COMMISSION MEMBERS NOT PRESENT:

Mr. Kim Bunger, Secretary/Treasurer
Mrs. Janet Kegley
Mr. Steve Turner, Temporary Presiding Officer

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Todd K. Morgan, AICP, Senior Planner
Mr. Michael D. Schwartz, Planner
Mr. Tom Chaney, Planner

Chairman Rolfsen introduced the second item on the Agenda at 8:56 p.m.

CHANGE IN CONCEPT DEVELOPMENT PLAN – Corrin Gulick, Chairwoman, Tom Chaney, Staff

2. Request of **Viox & Viox (applicant)** for **Villas of Fowler's Creek LLC (owner)** for a Change in an Approved Concept Development Plan in a Suburban Residential Two/Union Town Overlay (SR-2/UTO) zone for a 17.743 acre site located at 9172 Royal Oak Lane, Union, Kentucky (Villas of Fowler's Creek Condominiums). The request is for a Change in an Approved Concept Development Plan to allow a right turn, exit only gate at the Royal Oak Lane/Old Union Road intersection.

Mr. Tom Chaney, referred to his PowerPoint presentation. The request is for a Change in an approved Concept Development Plan to allow a right turn, exit only gate at Royal Oak Lane/Old Union Road. The site is located across U.S. 42 from the Union Kroger. He reviewed the history of the site dating back to 2005. Putting in a gate on the second exit is a major change as the previous approval allowed for right turn and out. The site is currently zoned SR-2/UTO. Mr. Chaney reviewed the adjoining zoning and land uses. He reviewed the Future Land Use Map, which suggests Urban Density Residential (UD), which are condominiums and apartments over 8 dwelling units per acre. Mr. Chaney stated that the existing curb cut will be converted to a right turn out only. An exit gate will be installed along with a turn around. He showed photographs of the site and existing curb cut, traffic island and sidewalk. To open the gate, a number will be needed to be punched in on a key pad to leave the subdivision. It is gated going out only.

Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation? Ms. Megan deSola, Viox & Viox, Inc., explained that the Union Promenade development held a virtual workshop and the Villas of Fowler Creek HOA wanted to meet with the developer to consider solutions in preventing traffic from cutting through Royal Oak Lane. Their solution was to reconstruct Fowler's Lane to make it a radial curve and to install a gate with an exit only curb cut. Ms. deSola showed aerial photographs of the site. Pavement will be removed and the sidewalk would be extended. The gate would sit back about 30 feet. Landscaping will be added to the area. She also suggested adding a "exit only" sign. The HOA is investigating the type of gate and what type of key pad could be installed. The Union Fire Department didn't have a problem with it since they can't enter the curb cut now – too narrow.

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

Ms. Lois Ramler-Vahlsing, 9175 Royal Oak Lane, asked who is paying for the gate? Mr. T.J. Ackerman responded that his company was paying for it. She feels they don't need a gate. Just remove the right turn in and exit is already covered. Who is paying for the maintenance of the gate? Insurance? What about people turning around? Who pays for the maintenance of the street? Ms. Noreen Morgan replied that the HOA would pay for a replacement gate. They are currently researching the types of gates – wood material or a break away arm. They will install a "no outlet"

sign. Mr. Costello reminded the Board that it is only reviewing the right turn out/gate proposal and not who is paying for it.

Chairman Rolfsen asked if any of Board members had any questions?

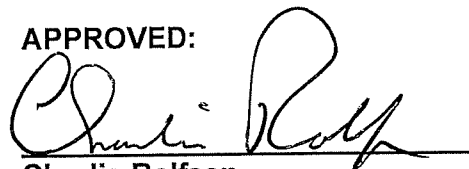
Ms. Gulick asked why the applicant won't consider installing 2 gates considering the amount of traffic generated from the Union Promenade project? Why not make it a full gated community? Chairman Rolfsen explained that the road network to the gated area is convoluted and not direct. Mr. Costello mentioned that the Union Promenade traffic has 3 ways to get to Old Union Road and it is more direct than using Royal Oak Lane. Ms. deSola stated that the radial curve will lead traffic away from Royal Oak Lane.

Mr. Steve Reis, 9072 Royal Oak Lane, explained that his subdivision gets a lot of UPS and FedEx truck traffic and there has to be an easy way out. Two gates would be a problem.

Mr. Szurlinski asked if the HOA could provide the Sheriff's Department with access to the gate opening for safety purposes?

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on October 20, 2021 at 5:00 P.M. in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on November 3, 2021 at 7:00 p.m. The Chairman Rolfsen closed the Public Hearing at 9:23 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Pamela Goetting
Ms. Corrin Gulick
Mr. Steve Harper
Mr. Rick Lunnemann
Mr. Don McMillian
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele
Mr. Tom Szurlinski
Mr. Kenny Vaught

COMMISSION MEMBERS NOT PRESENT:

Mr. Kim Bungler, Secretary/Treasurer
Mrs. Janet Kegley
Mr. Steve Turner, Temporary Presiding Officer

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Todd K. Morgan, AICP, Senior Planner
Mr. Michael D. Schwartz, Planner
Mr. Tom Chaney, Planner

Chairman Rolfsen introduced the second item on the Agenda at 8:56 p.m.

CHANGE IN CONCEPT DEVELOPMENT PLAN – Corrin Gulick, Chairwoman, Tom Chaney, Staff

2. Request of **Viox & Viox (applicant)** for **Villas of Fowler's Creek LLC (owner)** for a Change in an Approved Concept Development Plan in a Suburban Residential Two/Union Town Overlay (SR-2/UTO) zone for a 17.743 acre site located at 9172 Royal Oak Lane, Union, Kentucky (Villas of Fowler's Creek Condominiums). The request is for a Change in an Approved Concept Development Plan to allow a right turn, exit only gate at the Royal Oak Lane/Old Union Road intersection.

Mr. Tom Chaney, referred to his PowerPoint presentation. The request is for a Change in an approved Concept Development Plan to allow a right turn, exit only gate at Royal Oak Lane/Old Union Road. The site is located across U.S. 42 from the Union Kroger. He reviewed the history of the site dating back to 2005. Putting in a gate on the second exit is a major change as the previous approval allowed for right turn and out. The site is currently zoned SR-2/UTO. Mr. Chaney reviewed the adjoining zoning and land uses. He reviewed the Future Land Use Map, which suggests Urban Density Residential (UD), which are condominiums and apartments over 8 dwelling units per acre. Mr. Chaney stated that the existing curb cut will be converted to a right turn out only. An exit gate will be installed along with a turn around. He showed photographs of the site and existing curb cut, traffic island and sidewalk. To open the gate, a number will be needed to be punched in on a key pad to leave the subdivision. It is gated going out only.

Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation? Ms. Megan deSola, Viox & Viox, Inc., explained that the Union Promenade development held a virtual workshop and the Villas of Fowler Creek HOA wanted to meet with the developer to consider solutions in preventing traffic from cutting through Royal Oak Lane. Their solution was to reconstruct Fowler's Lane to make it a radial curve and to install a gate with an exit only curb cut. Ms. deSola showed aerial photographs of the site. Pavement will be removed and the sidewalk would be extended. The gate would sit back about 30 feet. Landscaping will be added to the area. She also suggested adding a "exit only" sign. The HOA is investigating the type of gate and what type of key pad could be installed. The Union Fire Department didn't have a problem with it since they can't enter the curb cut now – too narrow.

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

Ms. Lois Ramler-Vahlsing, 9175 Royal Oak Lane, asked who is paying for the gate? Mr. T.J. Ackerman responded that his company was paying for it. She feels they don't need a gate. Just remove the right turn in and exit is already covered. Who is paying for the maintenance of the gate? Insurance? What about people turning around? Who pays for the maintenance of the street? Ms. Noreen Morgan replied that the HOA would pay for a replacement gate. They are currently researching the types of gates – wood material or a break away arm. They will install a "no outlet"

sign. Mr. Costello reminded the Board that it is only reviewing the right turn out/gate proposal and not who is paying for it.

Chairman Rolfsen asked if any of Board members had any questions?

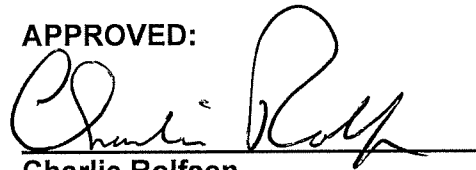
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Mr. Szurlinski asked if the HOA could provide the Sheriff's Department with access to the gate opening for safety purposes?

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on October 20, 2021 at 5:00 P.M. in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on November 3, 2021 at 7:00 p.m. The Chairman Rolfsen closed the Public Hearing at 9:23 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
FIRST FLOOR FISCAL COURTROOM
BUSINESS MEETING
NOVEMBER 3, 2021
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's November 3, 2021 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Ms. Corrin Gulick
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Don McMillian
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele
Mr. Tom Szurlinski
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mr. Kim Bunger, Secretary/Treasurer
Mrs. Pamela Goetting
Mr. Steve Harper
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Todd K. Morgan, Senior Planner
Mr. Michael Schwartz, Planner
Mr. Tom Chaney, Planner

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the October 20, 2021 Business Meeting. Chairman Rolfsen asked if there were any other comments or corrections? Mr. Costello noted that there was a correction on Page 2 of the Minutes. He distributed a highlighted version of the corrected Minutes. A paragraph was added at the suggestion of Mrs. Steele.

Mr. Patton moved to approve the Minutes as presented, which included the added language. Mrs. Kegley seconded the motion and it carried unanimously.

BILLS:

Mr. Kevin P. Costello, AICP, Executive Director, advised the Commissioners of the **Bills to be Paid**, which included a list of **Expenses** and **Salaries and Benefits** for a time period between October 7, 2021 and November 3, 2021.

EXPENSES:

Accounting Fees	\$ 768.05
Attorney Fees	4,200.00
Auto Expense	71.87
Consultant/Professional Svcs Fees	2,535.00
Filing Fees (CLURS)	850.00
GIS Operations	20,000.00
Legal Ads/Recruitment	383.20
Miscellaneous Expense	364.31
Office & Board Meeting Supplies	1,685.92
Office / Equipment Maintenance	75.08
Office Equipment / Expense	312.50
Postage Expense	516.00
Printing/Pub/Dues/Subscriptions	1,853.45
Professional Development	<u>295.00</u>

TOTAL: \$ 33,910.38

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 6,510.02
Health/Dental/Life/LTD	14,692.86
Retirement – BCPC Portion	27,111.45
Salaries – Staff Expenses	88,672.62
Salaries – BCPC & BOA	<u>1,385.00</u>

TOTAL: \$138,371.95

GRAND TOTAL: \$172,282.33

Mr. McMillian moved that the bills (expenses and salaries and benefits) be approved and paid as presented and indicated approval of those items, which have been previously paid. Mr. Turner seconded the motion and it carried unanimously.

ZONING MAP AMENDMENT – Kim Patton, Chairman, Michael Schwartz, Staff

1. Request of **Stephany Sheekey (applicant)** for **Amerco Real Estate Company (owner)** for a Zoning Map Amendment from Commercial Services (C-3) to Commercial Services/Planned Development (C-3/PD) for a 9.55 acre site located at 10915 Dixie Highway, Boone County, Kentucky. The request is for a zone change to allow self-storage, warehousing, truck and trailer share, retail, and flea market uses, and to allow additional signage and modifications to landscape requirements.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval based upon Findings of Fact and Conditions (see Committee Report). He noted the Committee voted unanimously with Ms. Gulick, Mr. Lunnemann and Mr. Patton voting in favor of the request. The applicant and developer has signed the Condition Letter.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request for a total of 5 minutes on either side?

Seeing no one, **Mr. Patton moved to approve the Zoning Map Amendment by Resolution to the Boone County Fiscal Court based upon the Committee Report and subject to the Findings of Fact and Conditions. Mrs. Steele seconded the motion.**

Chairman Rolfsen asked if any of the Board members had any questions or comments? Mr. Schwenke inquired about the status of the blacktop? Will there be any new paving? Mr. Patton replied that some of the paving has already begun. Mr. Schwenke asked about the storage of old motorhomes and trailers? Mr. Patton responded that some of it will be removed because there will be a new building constructed on the southwest corner of the site. There will also be new fencing and landscaping installed where the old RVs are currently located. The brush is in the process of removal and Buffer Yard A will be installed.

Chairman Rolfsen asked if the applicant was still going to do the \$1.00 parking? Mr. Drew Case replied that the flea market will charge a dollar for parking. Chairman Rolfsen inquired on whether the entire site will be fenced? Mr. Schwenke replied yes.

Chairman Rolfsen asked for a vote on the original motion made by Mr. Patton and seconded by Mrs. Steele. The motion passed unanimously.

CHANGE IN CONCEPT DEVELOPMENT PLAN – Corrin Gulick, Chairwoman, Tom Chaney, Staff

2. Request of **Viox & Viox (applicant)** for **Villas of Fowler's Creek LLC (owner)** for a Change in an Approved Concept Development Plan in a Suburban Residential Two/Union Town Overlay (SR-2/UTO) zone for a 17.743 acre site located at 9172 Royal Oak Lane, Union, Kentucky (Villas of Fowler's Creek Condominiums). The request is for a Change in an Approved Concept Development Plan to allow a right turn, exit only gate at the Royal Oak Lane/Old Union Road intersection.

Staff Member, Tom Chaney, read the Committee Report, which recommended approval based upon Findings of Fact (see Committee Report). He noted the Committee voted unanimously with Ms. Gulick, Mr. Lunnemann and Mr. Patton voting in favor of the request.

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

Ms. Megan de Sola, applicant, acknowledged that her client was in agreement with the recommendation.

Mr. Ben Mathis, 3049 Deer View Drive, stated that currently people will use this route as a short cut. With the gate, it will result in a safety benefit.

Seeing no further comments, **Ms. Gulick moved to approve the Change in Concept Development Plan by Resolution to the City of Union based upon the Committee Report and subject to the Findings of Fact. Mr. Lunnemann seconded the motion.**

Chairman Rolfsen asked if the applicant has decided how they will activate the gate? Ms. de Sola responded that they are still exploring options and want to use a bar code/sticker on a windshield. Mr. Rolfsen inquired about fire/police access? Ms. de Sola replied there is a lock box that deactivates the gate. Fire departments usually have keys to it but not police departments. Perhaps both could have access. Chairman Rolfsen asked if the site has adequate stacking? Ms. Gulick replied that she visited the site and felt it had adequate stacking.

Chairman Rolfsen asked for a vote on the original motion made by Ms. Gulick and seconded by Mr. Lunnemann. The motion passed unanimously.

ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT – Rick Lunnemann, Chairman, Todd Morgan, Staff

2. Request of **Jihad Hillany; Vision Engineering, LLC (applicant) for City of Florence (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 196.5 acre site located at 7500 Turfway Road, Florence, Kentucky. The request is for amendments to a Special Sign District in a Recreation/Planned Development/Houston Donaldson Study Corridor Overlay (R/PD/HDO) zone to allow alternative signage.

Mr. Patton moved to defer the request to the November 17, 2021 Business Meeting. Mr. Schwenke seconded the motion and it passed unanimously.

TECHNICAL/DESIGN REVIEW – Steve Harper, Chairman, Michael Schwartz, Staff

4. Aerotek – 600 Meijer Drive

Staff Member, Michael Schwartz, referred to a Power Point presentation. It is a request to deviate from the Houston-Donaldson Study sign regulations. The building is located off Meijer Drive and the Technical/Design Review Committee has seen this several times. The proposal is to install a building mounted sign for Aerotek on the interstate side. The deviations include only a maximum of 2 building mounted signs are allowed per elevation and that signage can only be based on the building where the tenant is located. Aerotek is renting space on the first floor in the front part of the building and the proposed sign is located on the 3rd floor on the back side.

It will be the third sign on that part of the building. Mr. Schwartz noted that the Technical/Design Review Committee met prior to the Business Meeting and recommended approval.

Chairman Rolfsen asked if there was a motion to act on the request? Mr. Lunnemann moved to approve the request based upon the Technical/Design Review Committee recommendation as presented. Ms. Gulick seconded the motion and it passed unanimously.

NEW BUSINESS:

ZONING MAP AMENDMENT, Michael Schwartz, Staff

5. Request of Viox and Viox, per Michelle Bollman (applicant) for BBB Developers, LLC, per J.J. Miller (owner) for a Zoning Map Amendment from Agricultural Estate (A-2) to Rural Suburban Estate (RSE) for an approximate 31 acre area, being the southern portion of the property located at 2645 Hathaway Road, Boone County, Kentucky. The request is for a zone change to allow a subdivision for detached single family residential dwellings.

Mr. Schwenke moved to schedule the Public Hearing for Item #5 on December 1, 2021 at 7:30 p.m. Mr. Patton seconded the motion and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Kevin P. Costello, AICP, explained that the City of Florence had recently promoted Mr. Jacob Carpenter to be a Code Enforcement Officer. Part of his duties are to enforce the Boone County Zoning Regulations within the City of Florence. As a result, the Planning Commission must appoint/designate Mr. Carpenter as a Zoning Enforcement Office under KRS 100.991 effective immediately.

As a result., Mr. Patton moved to appoint/designate Mr. Jacob Carpenter as a Zoning Enforcement Office for the City of Florence within the city limits based upon Mr. Costello's November 1, 2021 Memo. Mr. Schwenke seconded the motion and it passed unanimously.

COMMITTEE REPORTS:

AIRPORT:

Mr. Bessler noted that the next quarterly Airport Committee Meeting will be on November 16, 2021 at 11:00 a.m. It will be a virtual meeting. Information about the meeting was just sent out.

ADMINISTRATIVE/PERSONNEL: Mr. Lunnemann
No Report

ENFORCEMENT: Mr. Bunger
No Report

LONG RANGE PLANNING/COMPREHENSIVE PLAN: Mr. Schwenke
No Report

TECHNICAL/DESIGN REVIEW: Mr. Harper
No Report

EXECUTIVE: Chairman Rolfsen
No Report

CHAIRMAN:

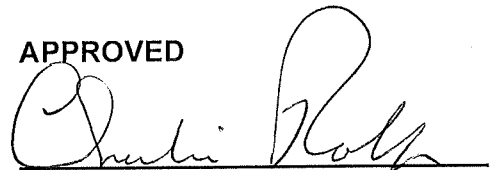
Chairman Rolfsen reminded everyone that the Election of Officers will occur at the January 5, 2022 Business Meeting. The Nominating Committee will be formed at our December 1, 2021 Business Meeting in order to seek possible candidates.

OKI: Mr. Patton
No Report

OTHER:

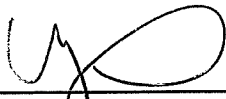
There being no further business to come before the Planning Commission, **Mrs. Kegley moved to adjourn the meeting. Mr. Bessler seconded the motion and it passed unanimously. The meeting was adjourned at 7:27 P.M.**

APPROVED



Charlie Rolfsen
Chairman

Attest:



br

Kevin P. Costello, AICP
Executive Director

**CITY OF UNION, KENTUCKY
ORDINANCE NO. 2021-19**

AN ORDINANCE OF THE CITY OF UNION, KENTUCKY GRANTING THE REQUEST OF VIOX AND VIOX FOR VILLAS OF FOWLER'S CREEK LLC FOR A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A SUBURBAN RESIDENTIAL TWO/UNION TOWN OVERLAY (SR-2/UTO) ZONE FOR A 17.743 ACRE SITE LOCATED AT 9172 ROYAL OAK LANE, UNION, KENTUCKY (VILLAS OF FOWLER'S CREEK CONDOMINIUMS) TO ALLOW A RIGHT TURN, EXIT ONLY GATE AT ROYAL OAK LANE/OLD UNION ROAD INTERSECTION

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

WHEREAS, the Boone County Planning Commission received a request for a Change In An Approved Concept Development Plan In A Suburban Residential Two/Union Town Overlay (SR-2/UTO) Zone For A 17.743 Acre Site Located At 9172 Royal Oak Lane, Union, Kentucky (Villas Of Fowler's Creek Condominiums), To Allow A Right Turn, Exit Only Gate At Royal Oak Lane/Old Union Road Intersection, Union, Kentucky; and

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

WHEREAS, the Boone County Planning Commission by Resolution No. R-21-028-A recommended approval of the Concept Development Plan Amendment described above; and

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

WHEREAS, a majority of the Union City Commission desires to adopt the recommendation of the Boone County Planning Commission.

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

SECTION I

That the request for a Change in an Approved Concept Development Plan In A Suburban Residential Two/Union Town Overlay (SR-2/UTO) Zone For A 17.743 Acre Site Located At 9172 Royal Oak Lane, Union, Kentucky (Villas Of Fowler's Creek Condominiums) To Allow A Right Turn, Exit Only Gate At Royal Oak Lane/Old Union Road Intersection shall be and is hereby approved, with conditions, as set forth in the Boone County Planning Commission's Resolution No. R-21-028-A, which includes, but is not limited to, their Findings of Fact and Description of the real estate which is the subject of this Ordinance and is attached hereto and marked Exhibit "A" and incorporated herein by reference.

SECTION II

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

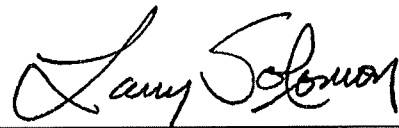
SECTION III

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

FIRST READING this the 6th day of December, 2021

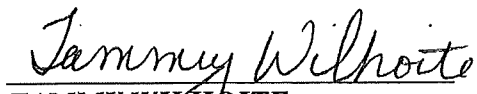
SECOND READING this the 3rd day of January, 2022

APPROVED:



HON. LARRY K. SOLOMON, MAYOR

ATTEST:


TAMMY WILHOITE
CITY CLERK

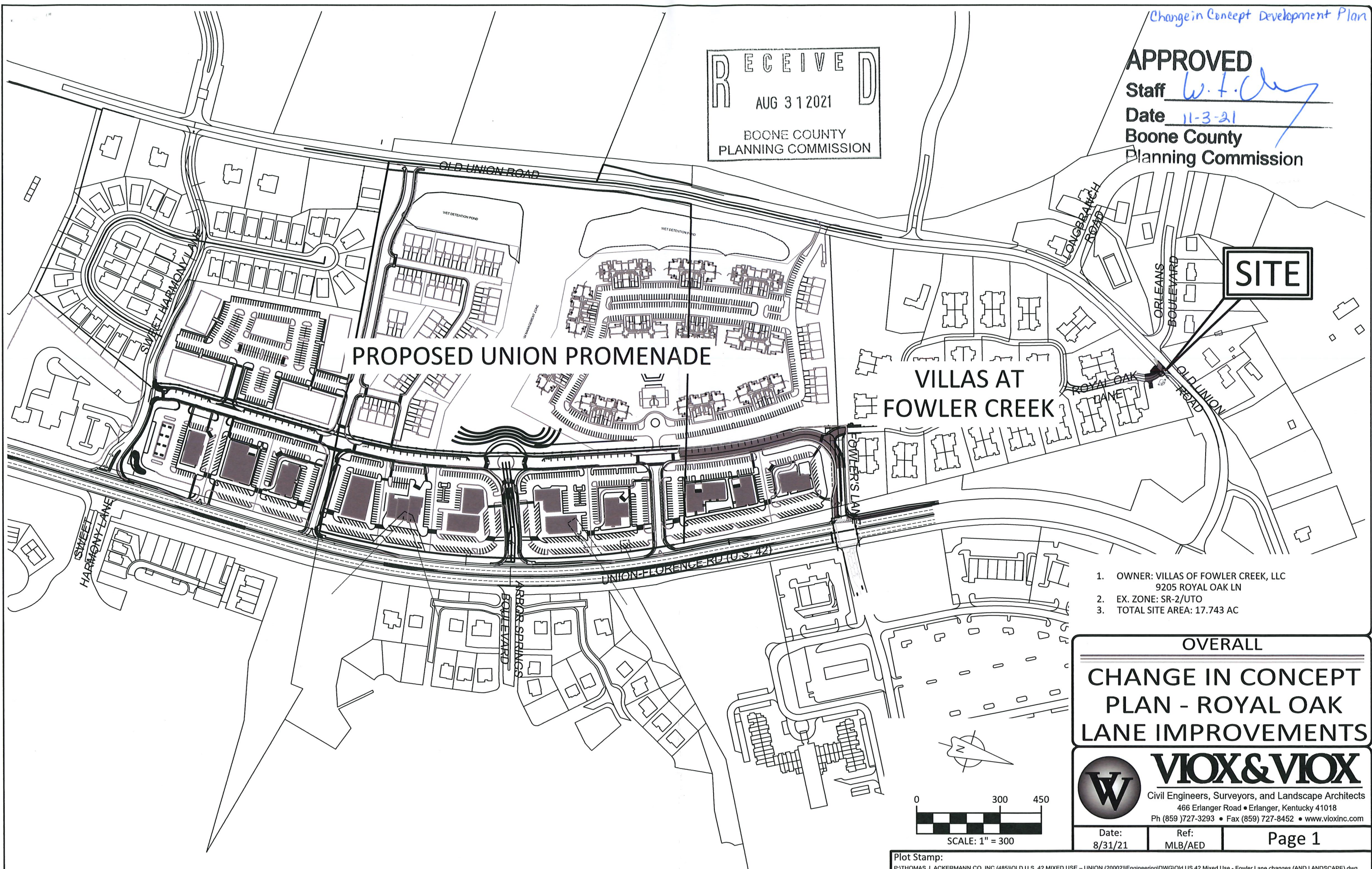
RECEIVED
AUG 31 2021
BOONE COUNTY
PLANNING COMMISSION

APPROVED

Staff W. F. [Signature]

Date 11-3-21

Boone County
Planning Commission



SITE

PROPOSED UNION PROMENADE

VILLAS AT
FOWLER CREEK

- 1. OWNER: VILLAS OF FOWLER CREEK, LLC
9205 ROYAL OAK LN
- 2. EX. ZONE: SR-2/UTO
- 3. TOTAL SITE AREA: 17.743 AC

OVERALL

CHANGE IN CONCEPT
PLAN - ROYAL OAK
LANE IMPROVEMENTS



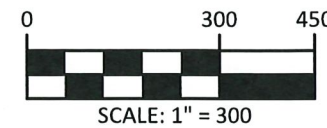
VIOX & VIOX

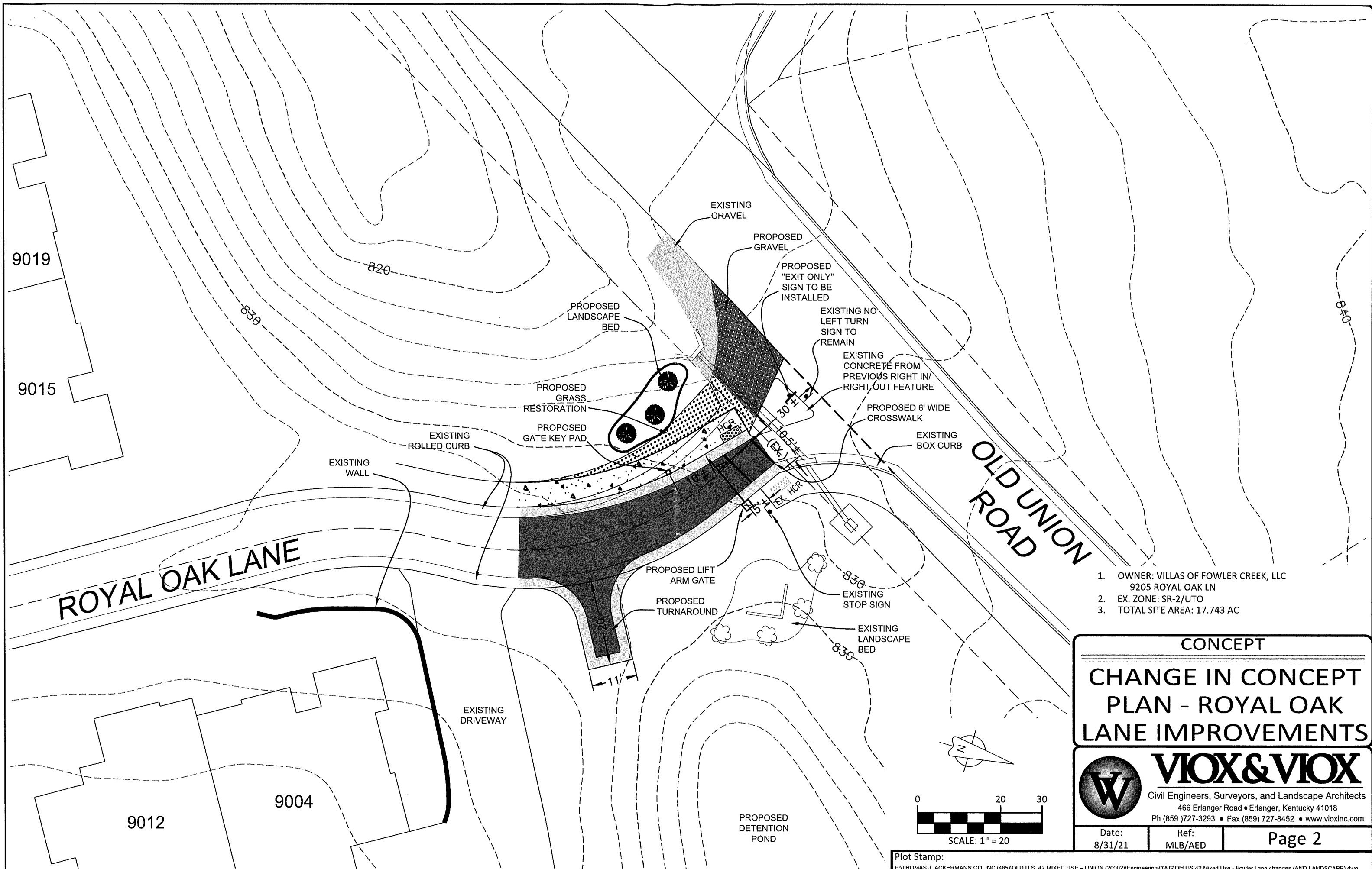
Civil Engineers, Surveyors, and Landscape Architects
466 Erlanger Road • Erlanger, Kentucky 41018
Ph (859) 727-3293 • Fax (859) 727-8452 • www.vioxinc.com

Date:
8/31/21

Ref:
MLB/AED

Page 1





1. OWNER: VILLAS OF FOWLER CREEK, LLC
9205 ROYAL OAK LN
2. EX. ZONE: SR-2/UTO
3. TOTAL SITE AREA: 17.743 AC

CONCEPT

**CHANGE IN CONCEPT
PLAN - ROYAL OAK
LANE IMPROVEMENTS**

VIOX & VIOX
Civil Engineers, Surveyors, and Landscape Architects
466 Erlanger Road • Erlanger, Kentucky 41018
Ph (859) 727-3293 • Fax (859) 727-8452 • www.vioxinc.com

Date: 8/31/21	Ref: MLB/AED	Page 2
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