

## STAFF REPORT

#2

Request of **Brad Trauth – Trauth Property Group (applicant)** for **Thousand Hills Holdings, LLC (owner)** for a Change in Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 3.87 acre site located at 3215 Cougar Path, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit residential townhomes and an office building in addition to an existing pet daycare facility.

August 4, 2021

### REQUEST

- A. The request is for a Change to an Approved Concept Development Plan for an approximate 3.87 acre area located at 3215 Cougar Path. The proposal is to construct 14 attached single-family residential dwellings, in three (3) building clusters, and a one-story, 2,368 square foot office building.

### SITE HISTORY

- 1988 On April 20, 1988, the Boone County Planning Commission recommended approval of a zoning map amendment changing the zoning of the site in question from C-2/PD to PF to allow the construction of a branch library (R-23-88). On June 7, 1988, the Boone Fiscal Court approved the zoning map amendment (Ord. 920.150).
- 1988 On June 15, 1988, the Boone County Planning Commission approved a Site Plan to allow the construction of a one-story, 6,300 square foot library branch building, on the site in question.
- 1988 On July 13, 1988, a Conveyance Plat was approved creating the lot in question, including a 60 foot wide easement of access.
- 1997 On February 5, 1997, a Conveyance Plat was approved creating the lot adjacent to the site in question, including a 60 foot wide access easement.
- 2019 On December 4, 2019, the Boone County Planning Commission recommended approval of a zoning map amendment changing the zoning of the site in question from PF to C-2/PD, subject to the condition that any landscaping that is removed for the development of the site is replaced with non-deciduous trees planted along the south property line to screen the site from the adjacent church building and enclosed outdoor play area, to allow household pet boarding, daycare, and an outdoor exercise yard (R-19-025-A). On January 28, 2020, the Boone Fiscal Court approved the zoning map amendment, with the condition (Ord. 2020-06).
- 2020 On February 14, 2020, the Boone County Planning Commission staff approved a Minor Site Plan for a fenced area for household pets.
- 2020 On March 24, 2020, the Boone County Planning Commission staff approved a Sign Permit for On Point Pet resort (SP-BC-032-2020).

### APPLICABLE REGULATIONS

- A. Section 1517 of the Boone County Zoning Regulations states that the Planning

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

- B. Section 1021.2 of the Boone County Zoning Regulations states that all principally permitted uses in an O-1 district are permitted within the C-2 district. Section 1111.20 of the Boone County Zoning Regulations identifies office as a permitted use within the O-1 district.
- C. Section 1023.8 of the Boone County Zoning Regulations identifies multi-family and/or attached dwelling units as a conditional use within the C-2 district.

#### SITE CHARACTERISTICS

- A. The approximate 3.9 acre site is located at the southeast corner of the intersection of North Bend Road with Langley Drive/Cougar Path.
- B. The site is currently occupied by:
  - 1. A one-story, 6,300 square foot building, occupied by a household pet kennel and daycare facility.
  - 2. An outdoor household pet exercise area.
  - 3. Thirty-four (34) off-street parking spaces.
  - 4. A split rail fence along North Bend Road and Cougar Path.
  - 5. A free standing sign.
- C. Access to the site is from a shared driveway onto Cougar Path, within an existing sixty (60) foot wide ingress/egress easement.
- D. Topography of the site slopes from 880 MSL at the northwest corner of the site to 904 MSL at the southeast corner of the site. There is a berm along the north side of the driveway.
- E. The site is located within the 60 Day/Night Noise Level of the Greater Cincinnati/Northern Kentucky International Airport.

#### ADJACENT LAND USES AND ZONES

North: Vacant land (C-2/PD)

South: Hebron Baptist Church (C-2/PD)

East: Vacant land (C-2/PD)

West: Hebron Animal Hospital (I-1/CD)

RELATIONSHIP TO COMPREHENSIVE PLAN

- A. Our Boone County – Plan 2040 “2040 Future Land Use Plan” designates the site for Commercial uses. This designation is described as follows:

“Retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.”

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

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

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).

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

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

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

Residential developments shall be evaluated for impact on infrastructure, environment, health and safety considerations, buffering, and design with secondary consideration given to dwelling unit type and density (Demographics Goal B, Objective 4).

Airport noise levels shall be considered when new residential development is proposed near the Airport (Demographics Goal B, Objective 5).

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).

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).

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

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

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

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

Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).

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

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

C. The following is an excerpt from Our Boone County – Plan 2040:

1. 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. Most new construction of typical single-family housing should be encouraged to occur within undeveloped areas within the established suburban portion of the county in order to take advantage of existing infrastructure and services already in place and avoid placing strain on the more rural transportation network in the undeveloped portions of the county. Consideration must be given to existing conditions that may affect new development in established areas such as adjoining land uses and proximity to the Cincinnati-Northern Kentucky International Airport where commerce and airplane noise may be an issue (Demographics, Conclusions and Recommendations, pages 19-20).
2. 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. Appropriate wooded areas and stream valleys should remain as open

space within developments and between developments. Developments proposed adjacent to planned or established open spaces should provide pedestrian access where appropriate. Natural green space benefits the community as well as encourages developers to create innovative development designs through clustering of buildings and impermeable area. Typically, buffering is required and provided between both like and unlike land uses. However, as the development of Boone County fills in previously rural areas, different lot sizes and designs of residential development sometimes impact each other. Where an appropriate gradation of lot size and setbacks cannot be designed into a proposed residential subdivision development of a significantly higher density than existing adjacent residential uses, deliberate vegetation buffering may need to be incorporated into the design to help protect low density residential areas. Buffer areas should use and supplement existing site features where possible (Land Use, Future Land Use Development Guidelines, Buffering, pages 95-96).

3. 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. The amount of heat absorbed by impervious cover from sun radiation is decreased by landscaping, which reduces energy costs. Landscaping helps purify the air of harmful pollutants, thus reducing health impacts. It also helps reduce the quantity and improve the quality of storm water runoff, including temperature. The use of bioretention islands (water filtering basins) and grass swales should be used where possible in place of raised islands as described in Northern Kentucky's Storm Water Best Management Practices Manual (2012). Native species are often heartier than nursery stock and should be used wherever possible to minimize pesticides and other high impact forms of maintenance. Developments along major roadways in Boone County must include landscaping between the development and the right-of-way in order to promote the aesthetic appearance from the roads and to facilitate the compatibility of differing land uses (Land Use, Future Land Use Development Guidelines, Landscaping, page 96).
  4. The property adjacent to the former Public Library, on the north side of Cougar Path, should develop as various, clustered public facilities, and/or compatible commercial and office uses, to make use of the easy access to Hebron-Burlington-North Bend Road service areas. The former Lents Branch Library site itself should develop with commercial, office, or retail uses and have its access off Cougar Path. (Land Use, Description and Purpose of Land Use Maps, 7 Hebron, page 111).
- D. Cougar Path is a county maintained local street providing for two-way traffic within two driving lanes (one lane in each direction), having a pavement width of 24 feet. There are no sidewalks along the roadway.

STAFF COMMENTS

A. The submitted Concept Development Plan indicates the following:

1. Retention of the existing household pet kennel and daycare facility.
2. Construction of 14 attached single-family residential dwellings in three (3) building clusters.
3. Construction of a one-story, 2,368 square foot, office building.
4. Provision for 28 parking spaces for the residential portion of the development (one space in a garage and one space on the driveway pad).
5. Provision for 18 off-street parking spaces for the residential portion of the development (14 uncovered spaces and a 4 space garage).
6. Provision for 40 off-street parking spaces for the existing household pet kennel/daycare facility and the proposed office building.
7. Provision for a loading/unloading space for the proposed office building.
8. Access via the existing driveway within the existing ingress/egress easement and the existing driveway that comes off of that easement.
9. Construction of a five (5) foot wide sidewalk along all of the existing driveways.
10. Provision for utilities and a stormwater retention/detention facility.
11. Provision for ten (10) foot wide perimeter buffer yard areas.

B. Based on the submitted concept development plan, the site can be broken down into the following components/areas:

	AREA (acres)	PERCENT
Office/Commercial	1.57	41%
Residential	1.96	50%
Stormwater Management	.34	9%
TOTAL	3.87	100%

C. Staff has reviewed the submitted Concept Development Plan against the Boone County Zoning Regulations, and offers the following (some of these requirements can be adjusted by the Planning Commission and Fiscal Court pursuant to the Planned Development (PD) regulations):

1. Section 1511 of the Boone County Zoning Regulations states that the uses listed in the underlying zone are allowed within a PD district. As such, the uses listed within the C-2 district would be allowed on the site in question.

This section also states that any other use not listed in the underlying zone are permitted if found to be compatible and of benefit to the community, will not adversely affect adjacent property, and/or the public health, safety, and general welfare and/or the provisions of the adopted Comprehensive Plan.

The applicant is proposing an office use, which is identified as a principally permitted use in the C-2 districts, and attached single-family residential dwellings, which are identified as a conditional use in the C-2 district.

2. Section 1514.1 of the Boone County Zoning Regulations states Planned Developments shall generally have a mixed use orientation and shall have a pedestrian orientation, where it is possible to live, work, shop, and play in the same immediate vicinity without a required dependence on the automobile.

The applicant is proposing a combination of office and residential uses as well as providing a sidewalk along both sides of the existing driveway and along one side of the existing access drive.

3. Section 1514.2 of the Boone County Zoning Regulations states that measures shall be taken to assure compatibility of land uses within a planned development itself and adjacent sites. Such measures may include the provisions of buffer zones, common open space areas and landscape features, transitional land uses, or a mixed-use development in which no specific type of land use is dominate. When applicable, the design methods recommended in the "Development Layout, Lot Sizes, and Setbacks" section of the Comprehensive Plan's Land Use Element shall be employed. Compatibility measures/mitigation measures shall exceed the usual minimum standards of this order when needed to address impacts of the proposed development.

Insufficient information has been submitted to determine compliance with this requirement.

4. Section 1514.6 of the Boone County Zoning Regulations states that substantial landscaping shall be provided in a planned development with emphasis given to street scape areas, buffer zones, and the provision of significant landscaping (in terms of size of landscape areas, and quantity and quality of landscape materials) within the developed portions of the site.

Insufficient information has been submitted to determine compliance with this requirement.

5. Section 1514.7 of the Boone County Zoning Regulations states that a consistent architectural theme shall be provided in planned developments. The theme shall largely use traditional, regionally influenced architectural forms and elements and shall allow variations within it. Traditional styles such as Georgian, Federal, I-House, Cape Cod, Craftsman, Tudor, Queen Anne, Italianate, early 20th century commercial structures, and local farm structures may be used as models. Contemporary or transitional styles of comparable quality may also be considered. The architectural theme shall also relate to existing structures on the project site and adjacent sites, especially if such existing structures are historic.

Insufficient information has been submitted to determine compliance with this requirement.

6. Section 1514.8 of the Boone County Zoning Regulations states that the predominant building materials shall have a solid appearance, such as could be achieved with brick, stone, and architectural grade cast concrete products designed to replicate natural materials. Roof designs shall have a finished appearance through the use of three dimensional pitched roof forms with

architectural grade roofing and/or the use of defined parapets with cornice lines. Long building facades and roof planes shall be interrupted through the use of three dimensional jogs in the building footprint and secondary roof forms such as hips, dormers, and gables. Such buildings shall include architectural detailing for cosmetic enhancement, largely use natural colors, and use a consistent design treatment on all facades. The use of architectural guidelines or building prototypes is required for all multi-phased projects. Developments should be mixed-use in character with multi-level buildings where commercial services are proposed. Walkability must be planned for when locating commercial and residential uses in proximity to each other. Office and residential uses are strongly advocated above commercial uses in business districts to decrease dependence on the automobile.

Insufficient information has been submitted to determine compliance with this requirement.

7. Sections 3192 through 3196 of the Boone County Zoning Regulations provide for regulations where noise from the Cincinnati/Northern Kentucky International Airport could be incompatible with proposed developments.

Insufficient information has been submitted to determine compliance with these requirements.

8. Section 3310 of the Boone County Zoning Regulations requires drive aisles within parking lots to be a minimum of twenty-four (24) feet in width.

With residential dwelling units located on both sides of the existing driveway, each having vehicles back out into the existing driveway, the driveway will function as a parking lot drive aisle.

The existing driveway is nineteen (19) feet in width.

9. Section 3311 of the Boone County Zoning Regulations requires loading spaces to be a minimum of ten (10) feet in width and a minimum of fifty (50) feet in length.

The submitted plan indicates that the proposed loading space will be fourteen (14) feet in width and twenty-three (23) feet in length.

10. Section 3321 of the Boone County Zoning Regulations states that when a sidewalk is used as the wheel stop and overhang for a parking stall, the width of the sidewalk shall be no less than six (6) feet.

The submitted plan indicates that the sidewalk along the front of the proposed office building, immediately adjacent to the parking lot, will have a width of five (5) feet.

11. Section 3323 of the Boone County Zoning Regulations states that no parking is to be allowed along internal driveways.

The existing driveway will continue to serve as a driveway for the existing household pet kennel/daycare and the proposed office building. The submitted

plan indicates that there will be parking for the residential component along the existing driveway.

12. Section 3323 of the Boone County Zoning Regulations states that the minimum width of driveways providing for two-way traffic shall be twenty (20) feet.

The width of the existing driveway is nineteen (19) feet.

- D. Staff sent out an Agency Memo to the Boone County Public Works Department, Boone County Schools, the Hebron Fire District, and the Kenton County Airport Board.
  1. Andrew Ifcic, Hebron Fire District had no comments.
  2. Robert Franxman, Boone County Public Works had no comments.

### STAFF CONCERNS

- A. The following list provides a summary of those requirements that are being requested to be waived/alterd using the PD district regulations:
  1. To allow a use (attached single-family) that is identified as a conditional use in the underlying zoning district.
  2. Reducing the width of a parking aisle from twenty-four (24) feet to nineteen (19) feet.
  3. Reducing the size of a loading space from 10' x 50' to 14' x 23'.
  4. Reducing the width of a sidewalk that adjoins an off-street parking area from six (6) feet to five (5) feet.
  5. Allowing parking along an internal driveway.
  6. Reducing the width of an internal driveway from twenty (20) feet to nineteen (19) feet.
- B. The Planned Development (PD) regulations include a set of criteria that is to be used to evaluate the appropriateness of proposed developments. The applicant should address how their proposal meets these criteria.
- C. The proposed design has commercial traffic passing through the residential component of the project. This traffic pattern is counter to standard practice.
- D. Should the site be subdivided in the future, the issue of the private driveway will need to be addressed.
- E. To buffer the residential component of the project from the nonresidential component, landscaping should be considered.
- F. There is an existing row of mature trees between the site and the existing church to the south. The applicant should address whether these trees will need to be removed for the proposed development or if they will be retained.
- G. The applicant should address if there will be any other accessory structures built on the site as well as if the dwelling units will have patios or decks.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and Boone Fiscal Court in terms of Article 3 of the Boone County Zoning Regulations, Article 15 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "MDS", with a long horizontal flourish extending to the right.

Michael D. Schwartz  
Planner

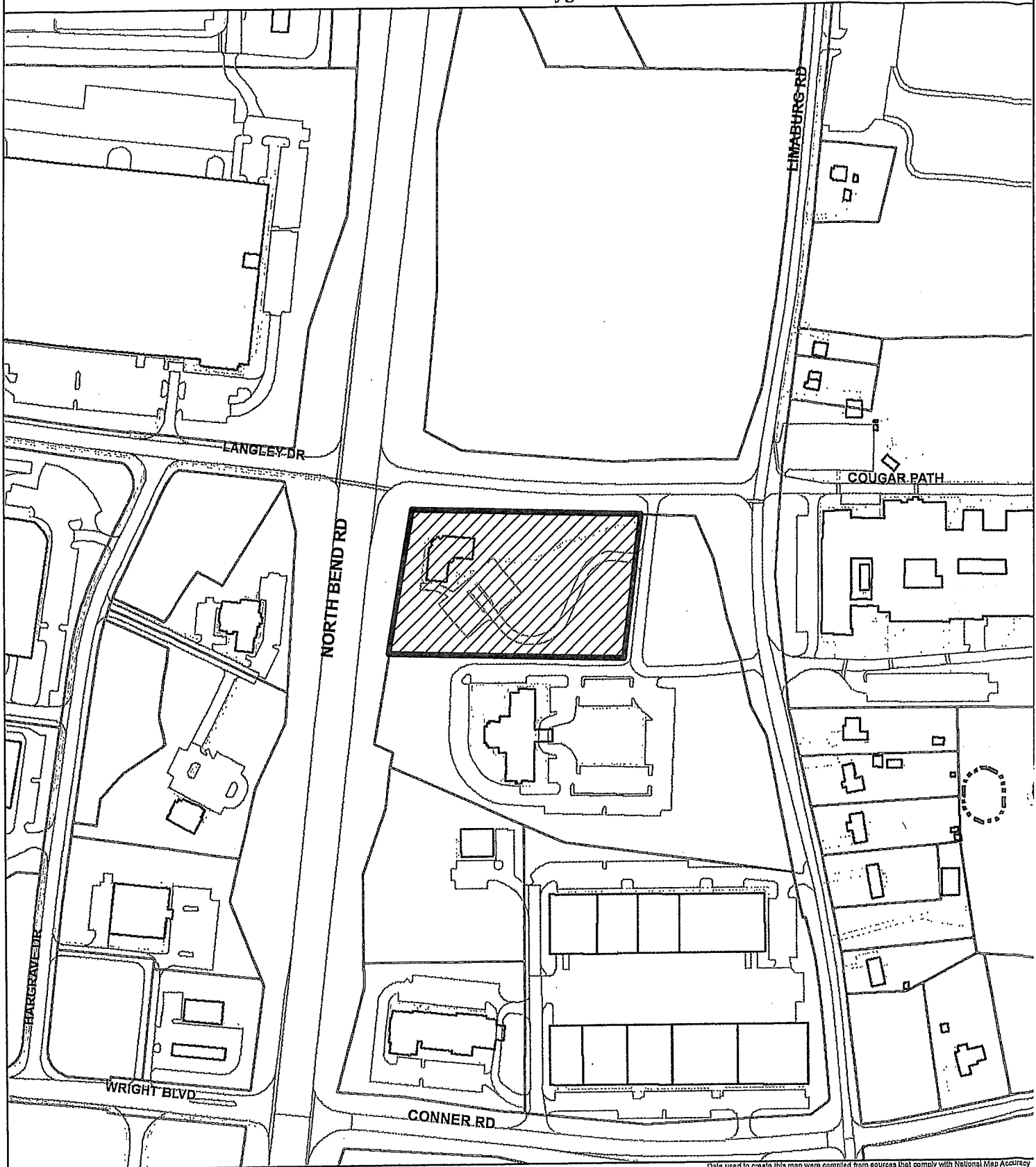
MDS/ss

Attachments:

- \*Vicinity Map
- \*Aerial Map
- \*Topographical Map
- \*Zoning Map
- \*2040 Future Land Use Map
- \*Noise Contour Map
- \*Application
- \*Concept Development Plan

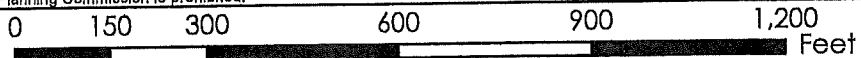
# Vicinity Map

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1 inch = 300 feet



Map Created: 01/01/2018

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



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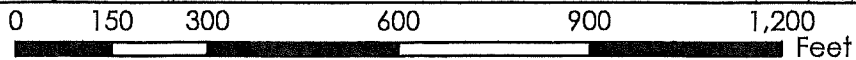
# Aerial Map

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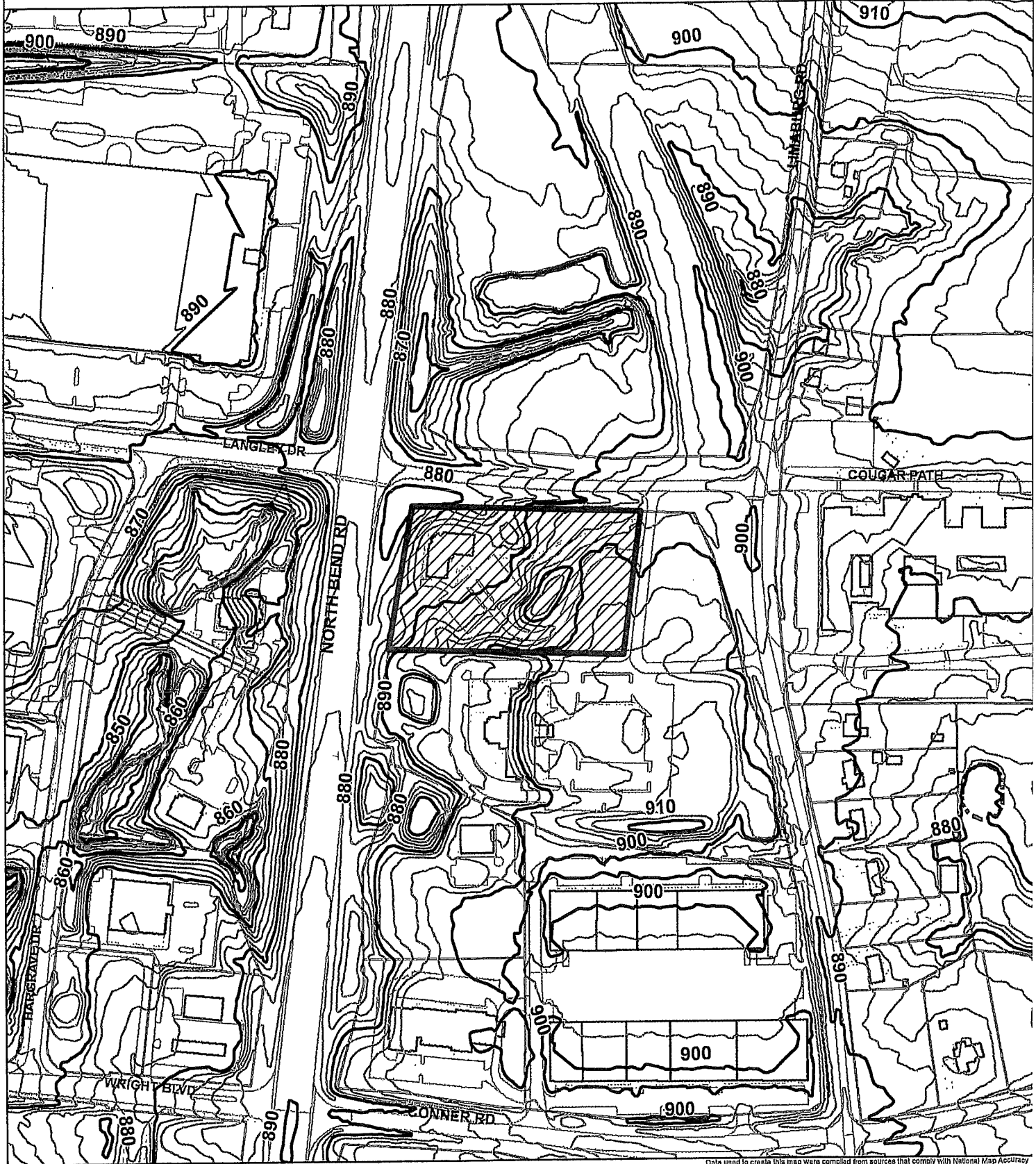
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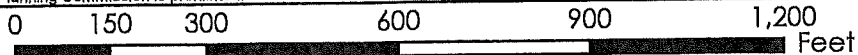
# Topographical Map

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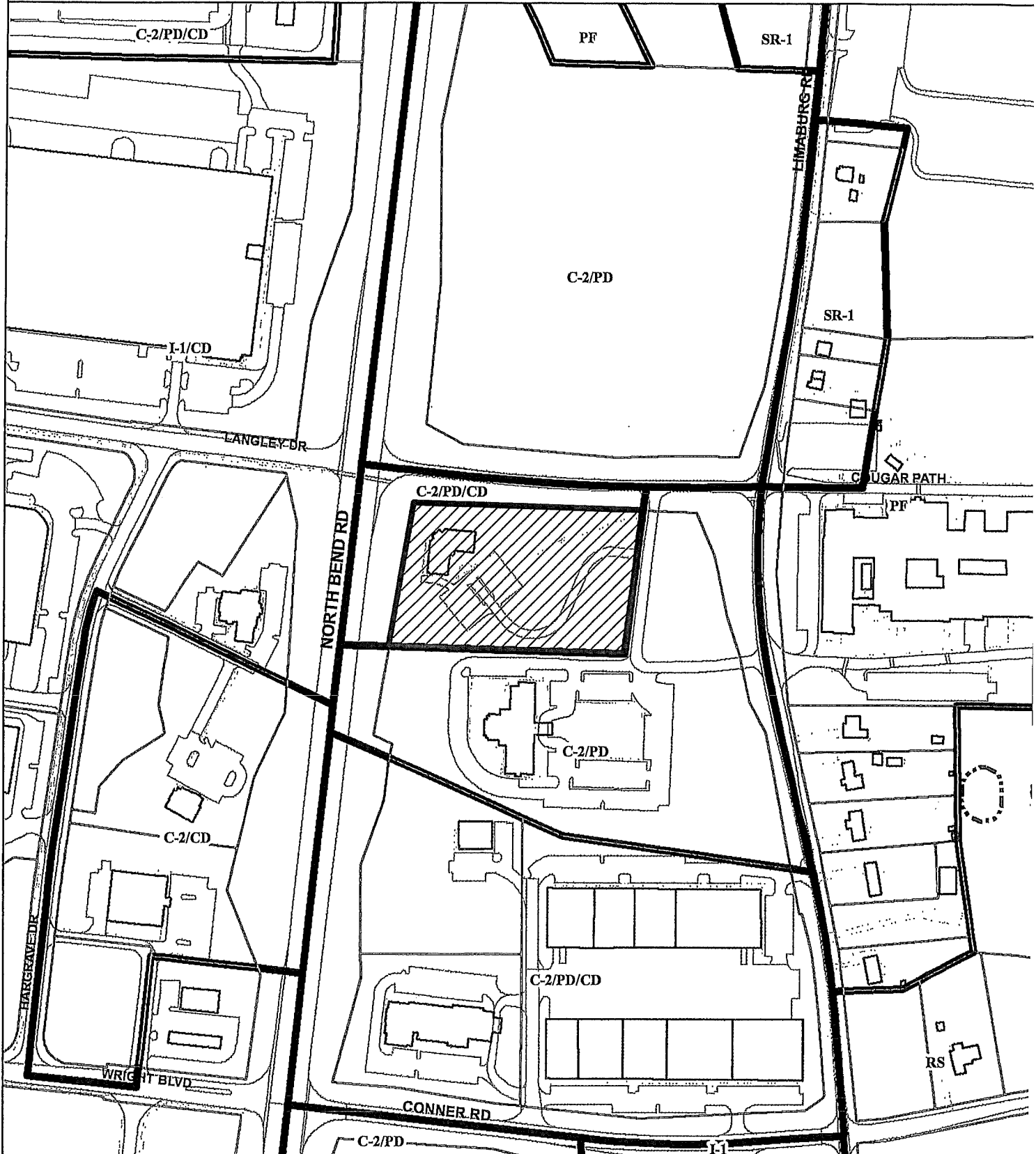
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Maple Creek 27 miles by 27 miles 2018  
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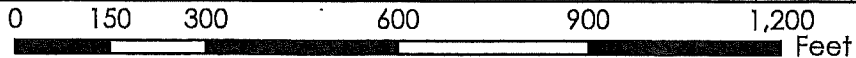
# Zoning Map

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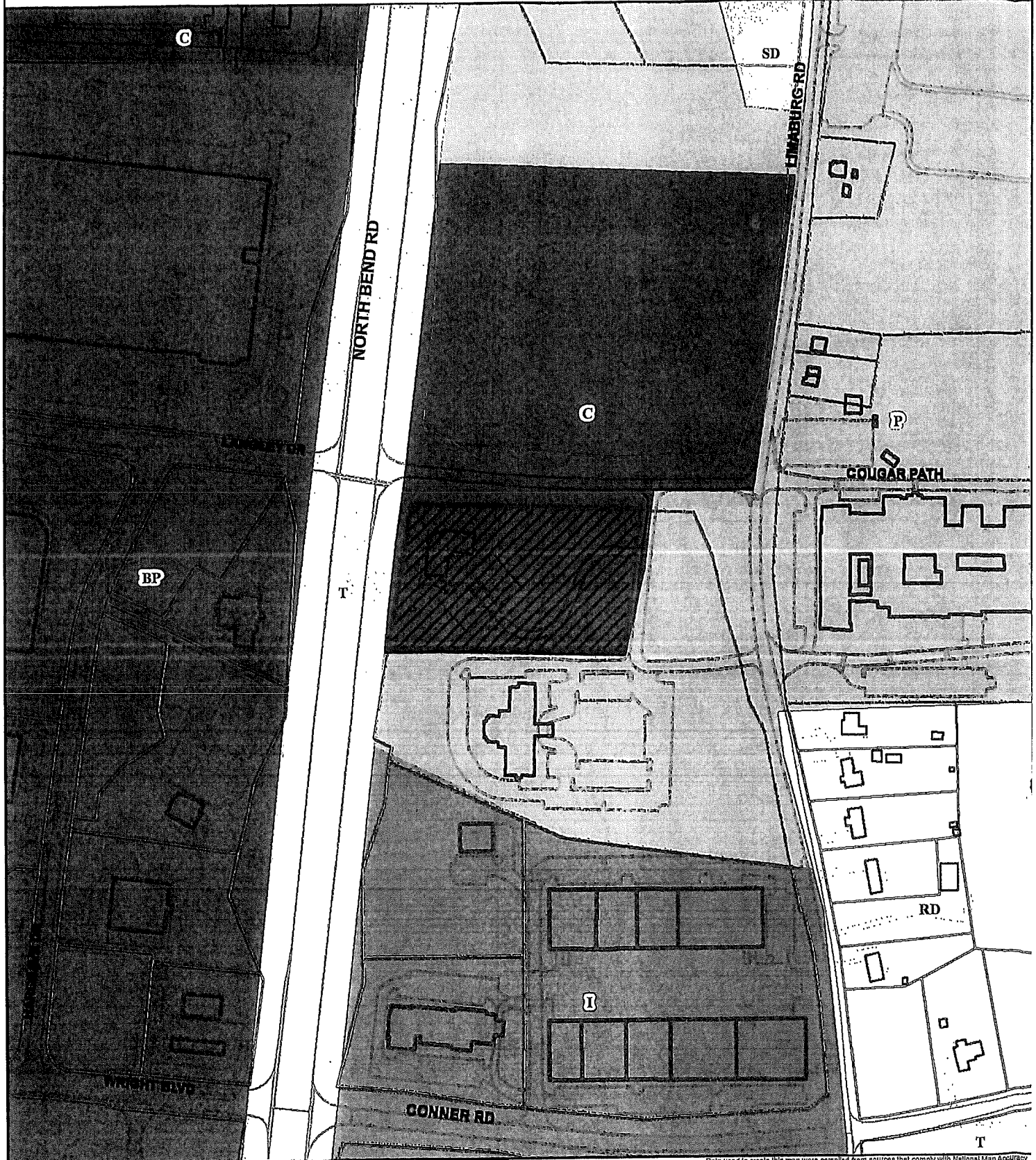
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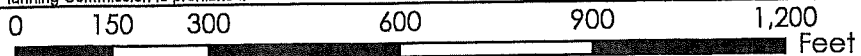
# 2040 Future Land Use Map

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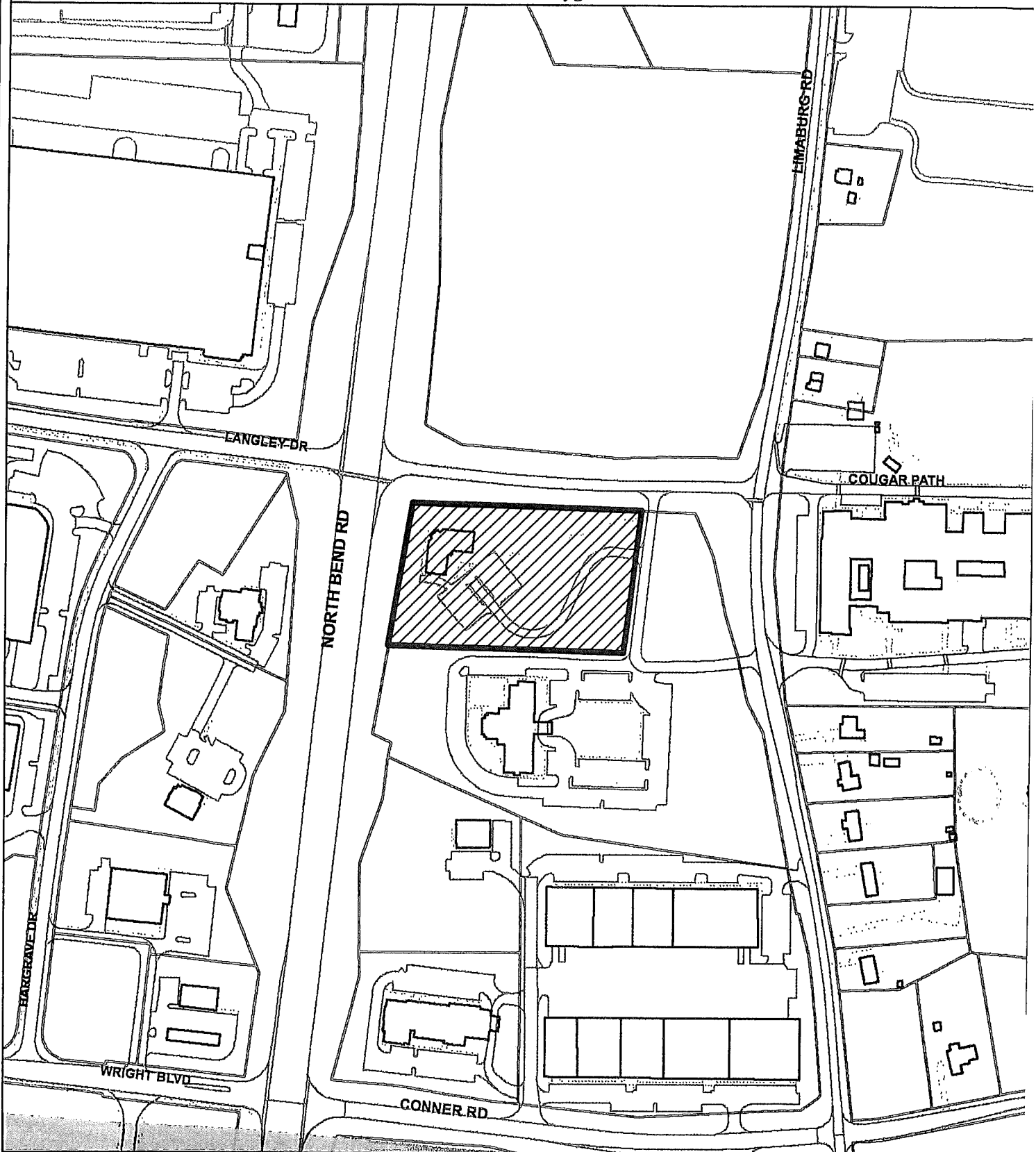
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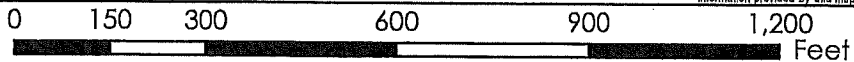
# Noise Contour Map

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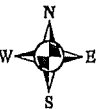


1 Inch = 300 feet



**Boone**

Map Created: 01/01/2018



AtchMap Documents (\*.mxd)

P A I D  
# 84335  
JUL 06 2021  
BOONE COUNTY  
PLANNING COMMISSION

**CONCEPT DEVELOPMENT PLAN  
BOONE COUNTY PLANNING COMMISSION**

RECEIVED  
JUL 06 2021  
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)

2. Name of Project: COUGAR PATH ROAD TOWNHOMES AND OFFICE BUILDING

3. Location of Project: 3215 COUGAR PATH ROAD

4. Total Acreage of Project: 3.87

5. Current Zoning of Property: C2/PD/CD

6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable):  
January 28, 2020

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: \_\_\_\_\_

8. Proposed Use(s) (specify each use):  
RESIDENTIAL TOWNHOMES; OFFICE BUILDING; EXISTING PET DAYCARE

9. Proposed Building Intensities (specify for each building):  
14 TOWNHOMES; 2,368 S.F. OFFICE, 7,000 S.F. EXISTING PET DAYCARE, 4 Car Detached GARAGE

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: Thousand Hills Holdings, LLC

Address: 3215 Cougar Path  
Hebron Kentucky 41048  
City State Zip Code

Phone Number: 859-628-5310 Fax Number: \_\_\_\_\_

Email: drjburcham@yahoo.com

13. Applicant: Brad Trauth - Trauth Property Group  
Address: 2529 Ritchie Ave.

Crescent Springs

Kentucky

41017

City

State

Zip Code

Phone Number: 859-466-4912

Fax Number:

Email: brad@trauthhomes.com

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

15. 1139 953 2007  
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 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 type="checkbox"/> Other: _____                                 |
| <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

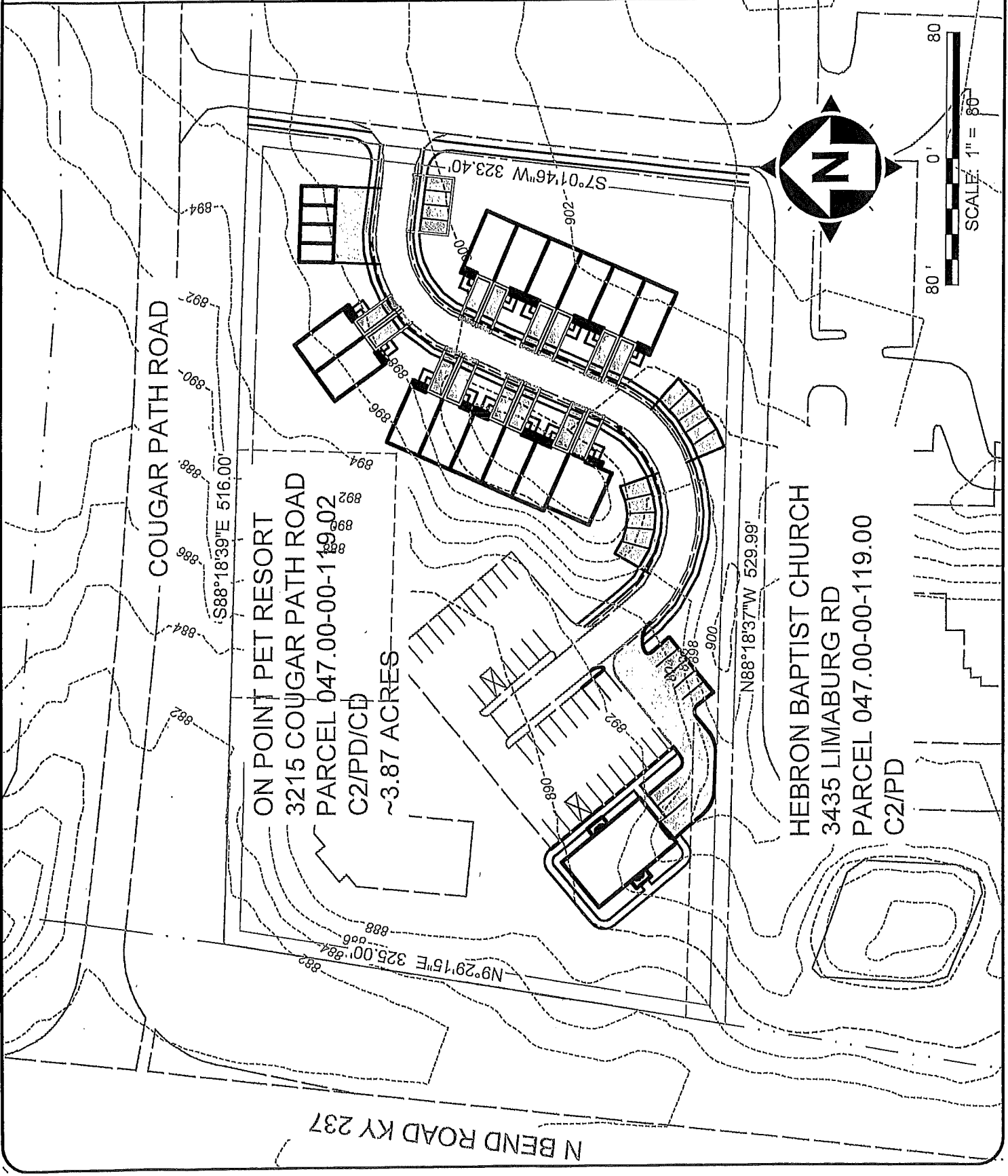
19. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:

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 September 2, 2021

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

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

	ISSUE DATE: 08/04/21	SCALE: AS SHOWN	DESIGNED BY: MLAG	DRAWN BY: MLAG	CHECKED BY: MLAG
	<b>COUGAR PATH TOWNHOMES AND OFFICE BUILDING</b>				
	<b>3215 COUGAR PATH ROAD HEBRON, KY 41048</b>				
	<b>SITE CONCEPT</b>				
PROJECT NO.	210493	DISCIPLINE	CIVIL		
SHEET	1	OF	1		



**ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT  
ALTERNATIVE 1  
DISAPPROVAL**

**TO:** Boone County Planning Commission

**FROM:** Corrin Gulick, Chairwoman

**DATE:** October 6, 2021

**RE:** Request of **Brad Trauth – Trauth Property Group (applicant)** for **Thousand Hills Holdings, LLC (owner)** for a Change in Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 3.87 acre site located at 3215 Cougar Path, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit residential townhomes and an office building in addition to an existing pet daycare facility.

**REMARKS:**

1. We, the Committee, recommend disapproval of the above referenced change in approved concept development plan based on the following findings of fact:

FINDINGS OF FACT:

- a. The proposed use of the site for residential townhomes is not consistent with Our Boone County – Plan 2040, which specifically states that the former Lents Branch Library site itself should develop with commercial, office, or retail uses and have its access off Cougar Path (page 111).
- b. The submitted concept development plan is not consistent with the Future Land Use Map of Our Boone County – Plan 2040, which designates the site for Commercial uses, defined as retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc. While the use of the PD Overlay district allows for a mix of uses that are not commercial in nature, the Commercial land designation suggests that commercial uses should be the predominant land use in this mixture. The submitted concept plan shows that approximately 50% of the land area of the site will be occupied by the residential component of the project, approximately 41% will be occupied by the office/commercial component of the project, and approximately 9% will be occupied by stormwater management facilities.
- c. The proposed use of the site for residential townhomes is not consistent with the Conclusions and Recommendations of the Demographics Chapter of Our Boone County – Plan 2040, which states that consideration must be given to existing conditions that may affect new development in established areas such as adjoining land uses and proximity to the Cincinnati-Northern Kentucky International Airport where commerce and airplane noise may be an issue (pages 19-20). The site is located within the 60 day/night noise level of the Greater Cincinnati/Northern Kentucky International Airport. This airport noise will be incompatible with the proposed residential dwellings.

- d. The revised concept development plan is not consistent with the Development Guidelines of the Land Use Chapter of Our Boone County – Plan 2040, pertaining to Buffering and Landscaping. While this information is not shown on the revised concept plan, the basic design of the plan leaves little room for such amenities.
- e. The applicant has not adequately addressed how their proposal meets the planned development criteria of Section 1514 of the Boone County Zoning Regulations, relative to compatibility of uses, open space, landscaping, architecture, building materials, and signage.
- f. The revised concept development plan shows that commercial traffic for the existing household pet kennel and daycare facility and the proposed office building will be able to travel through the residential component of the project, creating a conflicting and unsafe traffic pattern.
- g. While the PD zoning district allows flexibility in the design of developments, the revised concept plan deviates too far from the stated requirements.
  - (1) There are regulations that need to be met where noise from the Cincinnati/Northern Kentucky International Airport could be incompatible with proposed developments. The applicant has not provided sufficient information on how these regulations will be met.
  - (2) Loading spaces are required to be a minimum of ten (10) feet in width and a minimum of fifty (50) feet in length. The submitted concept plan indicates that the proposed loading space for the office building will be eighteen (18) feet in length.

**ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE**

TO: Boone County Planning Commission  
FROM: Corrin Gulick, Chairwoman  
DATE: September 15, 2021

**CHANGE IN CONCEPT DEVELOPMENT PLAN – Corrin Gulick, Chairwoman, Michael Schwartz, Staff**

2. Request of **Brad Trauth – Trauth Property Group (applicant)** for **Thousand Hills Holdings, LLC (owner)** for a Change in Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 3.87 acre site located at 3215 Cougar Path, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit residential townhomes and an office building in addition to an existing pet daycare facility.

REMARKS:

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

Kim Bunger  
For Project \_\_\_ Absent \_\_\_  
Against Project \_\_\_  
Abstain \_\_\_ Deferred \_\_\_  
No Rec. \_\_\_

Corrin Gulick (Chairwoman)  
For Project \_\_\_ Absent \_\_\_  
Against Project \_\_\_  
Abstain \_\_\_ Deferred \_\_\_  
No Rec.

Janet Kegley  
For Project \_\_\_ Absent \_\_\_  
Against Project \_\_\_  
Abstain \_\_\_ Deferred \_\_\_  
No Rec.

Randy Bessler (Alternate)  
For Project \_\_\_ Absent \_\_\_  
Against Project \_\_\_  
Abstain \_\_\_ Deferred \_\_\_

Rick Lunnemann  
For Project \_\_\_ Absent \_\_\_  
Against Project \_\_\_  
Abstain \_\_\_ Deferred \_\_\_  
No Rec.

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

Kim Patton  
For Project \_\_\_ Absent \_\_\_  
Against Project \_\_\_  
Abstain \_\_\_ Deferred \_\_\_  
No Rec.

Recorded by Michael Schwartz,  
Planner

TOTAL:      \_\_\_ DEFERRED      \_\_\_ FOR PROJECT 1 ABSENT  
                 \_\_\_ AGAINST PROJECT      \_\_\_ ABSTAIN 4 No Recommendation

**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Ms. Corrin Gulick  
Mr. Steve Harper  
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 Bungler, Secretary/Treasurer  
Mrs. Pamela Goetting  
Mrs. Lori Heilman

**LEGAL COUNSEL PRESENT:**

Mr. Dale T. Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Michael D. Schwartz, Planner

Chairman Rolfsen introduced the second item on the Agenda at 8:06 p.m.

**CHANGE IN CONCEPT DEVELOPMENT PLAN – Michael Schwartz, Staff**

2. Request of **Brad Trauth – Trauth Property Group (applicant)** for **Thousand Hills Holdings, LLC (owner)** for a Change in Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 3.87 acre site located at 3215 Cougar Path, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit residential townhomes and an office building in addition to an existing pet daycare facility.

Mr. Michael Schwartz, referred to his PowerPoint presentation. The site is located at the southeast corner of Cougar Path and North Bend Road. It comprises 3.9 acres. In December, 2020, the zoning of this site was changed from Public Facilities (PF) to Commercial Two/Planned Development (C-2/PD). The approved Concept Plan showed the existing former library building and parking lot. The only addition was a fenced in pet exercise area. Access to the site is from a 60 foot wide easement on the church property. Mr. Schwartz showed an aerial photograph of the site and photographs of the adjoining properties. A 6,300 square foot building serves as a pet kennel and day care on the subject property. Office uses are a permitted use in the C-2 district. Multi-family or attached single family homes are a conditional use in the C-2 zoning district but would be a principally permitted use under the PD regulations if the Concept Development Plan is approved. Pages 1 and 2 of the Staff Report provide the applicable regulations to review the proposed project. The site slopes upward from the northwest corner of the site to the southeast corner of the site. There is a berm located along the north side of the existing driveway. The Future Land Use Map designates the site as Commercial (C). There is specific text in the Comprehensive Plan that refers to the former library site. It suggests commercial, office or retail uses. Pages 3-5 of the Staff Report provide the relevant sections of the Comprehensive Plan. Cougar Path is a County maintained road. The site is located in the Airport's 60 DNL contour. It is the second level up in terms of Airport noise.

Mr. Schwartz reviewed the features submitted with the Concept Development Plan. The proposal is to retain the existing pet day care and kennel and exercise area. Also proposed are 14 single family attached units in 3 building clusters as well as a 2,400 square foot office building. Twenty eight parking spaces are proposed – 1 space in each garage and 1 space on each driveway. Fourteen additional parking spaces are being provided for the residential use and 40 spaces are provided for the per day care/kennel office uses. Sidewalks are planned on both sides of the driveway and on the west side of the 60 foot easement area. Stormwater management is provided on the site. Pages 6-9 of the Staff Report identifies those items that don't meet the strict regulations of the C-2 district. Most of those can be modified by using the PD regulations. Page 9 of the Staff Report identifies the Staff Concerns relative to modifications that need to be made using the PD Overlay District. Commercial traffic is proposed to pass through the residential component of the project. There is a need for buffering and retention of existing trees between the church property and the site.

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

Mr. Brad Trauth, applicant, introduced himself and his Engineer, Mr. Jim Bertrum. He showed color renderings of the proposed townhomes. The intent is to select a color that is compatible to the other buildings in the area. All the units will be 3 bedroom, 2.5 bath units on a slab. They will have attached garages and patios. He owns about 60 two story units in Northern Kentucky and the community needs more housing. Mr. Trauth noted that his company has built a 9 unit building in Park Hills (2015), a 16 unit building in Fort Wright (2016), a 12 unit building in Crescent Springs (2021) and is proposing to build a 12 unit building in Burlington (2021). Mr. Bertrum added that he will address the items mentioned by Staff at the upcoming Committee Meeting.

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

Mr. Dennis Repenning, Attorney for Hebron Baptist Church, described his two major issues – the law as it relates to the zone change request and also how the proposed project affects Hebron Baptist Church. The Church shares its campus with one particular tenant – the pet resort. The proposed development is going to create obstacles – financial and logistical - that will render it difficult for the Church to continue to do what they currently are doing.

Mr. Jay Fossett, Attorney representing Hebron Baptist Church, referred to his PowerPoint presentation. Does this project comply with the Boone County Comprehensive Plan and the Boone County Zoning Regulations? The proposed project does not comply with either one. Mr. Fossett reviewed the history of Comprehensive Planning. Every City/County must have a comprehensive plan before adopting zoning. The Comprehensive Plan looks toward the future. He reviewed the process in adopting the Plan 2040 Comprehensive Plan. It took 2 years to adopt. Mr. Fossett reviewed the text of Plan 2040 and noted that it focuses on the former Lent's Branch Library site to be commercial, office or retail uses or possibly public facilities. There is no mention of residential uses. The applicant didn't talk about the Comprehensive Plan and now he knows why, because it is not mentioned. The C-2 zoning district does not permit a residential use with the exception of a conditional use. But the proposed residential use is not an integral or subordinate function of a permitted commercial use, professional or personal use. It is also not a commerce center as noted in the C-2 Conditional Use criteria. On that basis alone, the use is not appropriate based upon Section 1020 of the C-2 zoning district. The PD criteria also states that the use has to conform with the Comprehensive Plan and it doesn't. In addition, there is no High Suburban Density Residential in the area. Residential neighborhoods are located further away from KY 237 more towards KY 20 and Connor Road. Commercial zoning acts as a buffer from residential areas. In reviewing the PD criteria, the applicant has failed to meet 3 criteria – open space, preservation of existing site features, and landscaping. Current open space will be developed if the project is approved. Some of the site features, namely trees, will be removed. There are no plans to install substantial landscaping. What about building materials and transportation connections – sidewalks? The proposed Concept Development Plan does not comply with many dimensional requirements and there is insufficient information about the project as outlined in the Staff Report. The request should be denied since it doesn't conform to the Comprehensive Plan, completed 2 years ago, that would justify the proposed change.

Mr. Shawn Dobbins, Pastor, Hebron Baptist Church, explained the mission and activities of the Church. The Church has been good neighbors as they have served the Connor Campus. They have a good neighbor policy in which they allow people to use their parking lot. They have a preschool and a food pantry on the site. He stated that they are not against progress or development but in this instance and particular plan, it will produce an undo burden – financial and logistical impact on their property. He preferred that the property develop commercially and not have residences.

Mr. Repenning stated that there are good neighbors and not so good neighbors. Years ago, the library was granted an easement to access their property. When the pet resort purchased the library, a new agreement was needed to maintain the driveway. In the past, the library facility shared in any expense of the road/easement. The pet resort has ignored every request to enter into a new agreement and share in the most recent resurfacing. The Church was stuck with a bill for \$4,000. The easement is a matter of law and there is no agreement for maintenance. Mr. Trauth expressed interest with such agreement but he doesn't own the land or easement. There is also another issue as there is another driveway off Limaburg Road on the Church property that will be used by the residents. There is no sharing of expenses of the other driveway. Also, there is no drawing of the proposed office building. He questioned the viability of the project because of the changes in ownership and investment.

Ms. Marilyn Sutton, Finance Director of the Hebron Baptist Church and Crossroads Preschool, explained that the preschool has 115 three and four year old children registered for this year. They have drop off and pick-up four times a day, nine months a year. Most traffic comes from Cougar Path down their road. They have two sessions a day – 9:00 a.m. – 12:00 noon and 12:30 p.m. – 3:00 p.m. The increased traffic from 14 residences on the shared driveway will impede the smooth transition of drop offs and pick-ups. The driveway is not a highway. It is a two lane road. There is no room to park on the side of the road. It not only involves the traffic from the residents but also delivery trucks. The State Licensing Board requires them to uphold the health and safety of their children. They are inspected by the State and they have an outdoor playground. Children from the residences will want to use the Church's playground. They won't be able to control children that trespass. Any damage to the playground from people who don't belong there are at the expense of the church. Church members won't allow their kids to use the playground if there are other kids from the neighborhood at the playground.

Mr. Steven Kinman, Trustee Chairman of Hebron Baptist Church, expressed a concern about liability or the 24/7/365 residential exposure and the lack of green space. The current businesses and schools in the area don't have the same type of exposure. Their playground and parking lot will be exposed to others in the area – bike riding and skateboarding. Injuries and property damage will occur. The liability always falls on the property owner. The submitted drawing shows limited parking as well. Visitors will use the Church's parking lot. Their property is not a public park. If the Zone Change is approved, there will be additional costs. The Church will have to install cameras, data storage for the cameras, gates, walls, fencing, etc. This will give the impression that they are not a welcoming church. None of these proposed expenses have been budgeted. The Church and Crossroads Preschool strongly support the Plan 2040 recommendations.

Chairman Rolfsen asked if any of the Board Members had any questions?

Mr. Patton noted that the prior application was simple with a building in place using the existing easement. The proposed project troubles him. The Comprehensive Plan talks about this site connecting into Cougar Path and this project doesn't. If the 2 property owners are not playing together on the private road, introducing 12 more property owners who are not required to work together really concerns him. Usually, there is an HOA in place to take care of maintenance. The current access is a non-starter for him.

Chairman Rolfsen asked if the applicant was going to allow parking on the drive? Mr. Schwartz replied that the existing serpentine driveway acts as a driveway for the commercial activity. There are different requirements on the width of a driveway aisle and parking aisle. Chairman Rolfsen asked what is the issue of repairing of the entrance drive? Mr. Jason Burcham replied that no one from the Church approached him about an agreement from the previous application. They just handed him a \$4,000 bill. He received no estimates. The townhomes will be owned by one person and not individually owned. There will be one owner for 14 units. It will be the Pet Resort, Trauth Properties and the Church. He noted that trespassing occasionally occurs and sometimes it can't be controlled. Mr. Costello stated that the Planning Commission had an understanding that the Church and Mr. Burcham were going to complete a new maintenance agreement for the private drive. There would have to be one for the private drive and for the easement area. Mr. Trauth mentioned that he would be interested in direct access to his development from Cougar Path. He had the impression that it wasn't allowed due to spacing. The existing 60 foot wide easement was set up to serve both sites. Chairman Rolfsen asked the applicant to research that potential access. He thought it was too much development off the recorded easement. Mr. Bertrum stated that the residential traffic causes less traffic than commercial or retail traffic. Chairman Rolfsen stated that when you share driveways, it becomes a nightmare. Mr. Patton mentioned that you could have separate entrances for the residential and the commercial

Mr. Costello inquired about taking another look at the design of the project. The existing road was designed to enhance the library. The location of it really limits the layout of the other uses. Does the easement area need to be widened to support future growth and development? Mr. Trauth responded that they looked at other options. A new design could benefit the Church and the applicant.

Ms. Gulick expressed some major concerns about driving through residential to get to commercial. That causes all kinds of issues with safety and parking. Separating the driveways and getting a second curb cut will be a major obstacle because of the queue of traffic at the signal. It is not a good practice to have an entrance in the middle of an area of stacked cars. That creates more safety concerns. What is the separation between the dogs and proposed residential? Mr. Burcham replied that the dogs are not outside all day. It is an indoor pet facility. Ms. Gulick wanted to see more of a buffer between the outdoor dog area and the residential and drainage patterns.

Mr. Bertrum replied there is a berm presently located in the area in question. They are planning to use it. There will be a landscaping plan.

Mr. Trauth agreed there is a lot of useable space on the site. He showed several options of how he looked at the development of the site from moving the driveway to putting in lots along Cougar Path. He thought that multi-family housing was less traffic than all commercial. The residential use would be a better fit considering the traffic from the pre-school.

Chairman Rolfsen asked the applicant to bring information about building materials to the Committee Meeting. He suggested eliminating the office use.

Mr. Patton suggested either all office or all residential, not both.

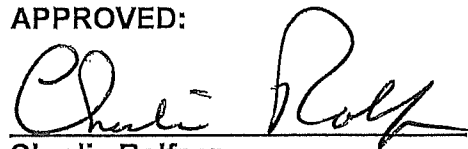
Mr. Trauth stated that the office will be small in size, about 2,000 square feet and the proposed building is located close to KY 237, a busy highway.

Chairman Rolfsen also suggested providing more green space or a play area since there will be three bedroom units. Mr. Trauth responded that the site is next to 3 schools that already have playground equipment that is open to the public.

Mr. McMillian stated that kids and dogs don't mix well sometimes. What type of fence will they install? Mr. Burcham replied that he installed a fence around the Pet Resort play area only, not along the perimeter of the property.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on August 18, 2021 at 5:00 P.M. in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on September, 2021 at 7:00 p.m. The Chairman Rolfsen closed the Public Hearing at 9:33 p.m.

APPROVED:



Charlie Rolfsen  
Chairman

Attest:



Kevin P. Costello, AICP  
Executive Director

**ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT  
ALTERNATIVE 2  
APPROVAL**

**TO:** Boone County Planning Commission

**FROM:** Corrin Gulick, Chairwoman

**DATE:** October 6, 2021

**RE:** Request of Brad Trauth – Trauth Property Group (applicant) for Thousand Hills Holdings, LLC (owner) for a Change in Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 3.87 acre site located at 3215 Cougar Path, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit residential townhomes and an office building in addition to an existing pet daycare facility.

**REMARKS:**

1. We, the Committee, recommend approval of the above referenced zoning map amendment based on the following findings of fact and with the following conditions:

FINDINGS OF FACT:

- a. The Committee has concluded that the proposed mix use development, along with the revised concept development plan, is consistent with the following Our Boone County – Plan 2040 Goals and Objectives:
  - (1) Mixing of residential and other land uses shall be encouraged where appropriate (Overall Goal A, Objective 2).
  - (2) 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).
  - (3) Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
  - (4) 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).
  - (5) 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).
  - (6) 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).

- (7) Boone County shall seek a combination of land uses that balances revenues generated from those uses with the expenditures required to support them (Economy Goal A, Objective 8).
  - (8) Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well maintained buffer spaces between the business use and other land uses (Economy Goal B, Objective 1).
  - (9) 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).
  - (10) Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).
  - (11) Development of mixed use designed to lessen vehicle travel shall be encouraged (Transportation Goal A, Objective 8).
- b. While the Land Use Plan Element of the comprehensive plan states that the former Lents Branch Library site should develop with commercial, office, or retail uses and have its access off Cougar Path. (Land Use, Description and Purpose of Land Use Maps, 7 Hebron, page 111), the Demographics Plan Element states the following:
- (1) Appropriate housing must be provided for the growing elderly population near transit, commercial areas, and public facilities (Demographics, Conclusions and Recommendations, Identify the Needs of the Population, page 19). The site is adjacent to North Bend Road, a major north/south arterial route, is in close proximity to a TANK bus route, and is within walking distance of Conner Middle and High Schools.
  - (2) A variety of multi-family housing options should include apartments, townhouses, patio homes, condominiums, nursing homes, and retirement housing. These types of units are increasing in demand and should be encouraged to occur in the unincorporated portions of the county (Demographics, Conclusions and Recommendations, Housing Types and Locations, page 19). There are no multi-family or attached single-family dwelling units within a half (1/2) mile of the site.

The Committee has concluded that the text of the comprehensive plan, and the policies that it lays out, carries a greater weight than the one line item specific to the site.

- c. The Committee has concluded that the proposed development fulfills the applicable requirements of Article 15 "Planned Development District" of the zoning regulations.
- d. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of Our Boone County – Plan 2040 and to mitigate foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with these conditions

CONDITIONS:

1. Development shall be consistent with the revised Concept Development, received on 9/3/21, and the graphical presentation made at the September 15, 2021 Committee meeting, except as modified by these conditions.
2. In the event that an encroachment permit onto Cougar path is not obtained, the proposed curb cut onto Cougar Path shall be eliminated and a turnaround shall be provided at the terminus of the residential driveway.
3. To ensure compliance with the applicable criteria found in Section 1514 of the zoning regulations, all new building construction shall be submitted to the Planning Commission's Technical/Design Review Committee for their review and approval, prior to or simultaneous with a Site Plan application.
4. A fully executed maintenance agreement, covering the existing 60 foot wide access easement, shall be submitted with the first Site Plan application.
5. The four (4) parking spaces located immediately to the west of the proposed playground shall be eliminated and the proposed playground area shall be enlarged.

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

**ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE**

TO: Boone County Planning Commission

FROM: Corrin Gulick, Chairwoman

DATE: September 15, 2021

**CHANGE IN CONCEPT DEVELOPMENT PLAN – Corrin Gulick, Chairwoman, Michael Schwartz, Staff**

2. Request of **Brad Trauth – Trauth Property Group (applicant)** for **Thousand Hills Holdings, LLC (owner)** for a Change in Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 3.87 acre site located at 3215 Cougar Path, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit residential townhomes and an office building in addition to an existing pet daycare facility.

**REMARKS:**

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

Kim Bunger  
For Project \_\_\_ Absent \_\_\_  
Against Project \_\_\_  
Abstain \_\_\_ Deferred \_\_\_  
No Rec. \_\_\_

Corrin Gulick (Chairwoman)  
For Project \_\_\_ Absent \_\_\_  
Against Project \_\_\_  
Abstain \_\_\_ Deferred \_\_\_  
No Rec.

Janet Kegley  
For Project \_\_\_ Absent \_\_\_  
Against Project \_\_\_  
Abstain \_\_\_ Deferred \_\_\_  
No Rec.

Randy Bessler (Alternate)  
For Project \_\_\_ Absent \_\_\_  
Against Project \_\_\_  
Abstain \_\_\_ Deferred \_\_\_

Rick Lunnemann  
For Project \_\_\_ Absent \_\_\_  
Against Project \_\_\_  
Abstain \_\_\_ Deferred \_\_\_  
No Rec.

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

Kim Patton  
For Project \_\_\_ Absent \_\_\_  
Against Project \_\_\_  
Abstain \_\_\_ Deferred \_\_\_  
No Rec.

Michael Schwartz  
Recorded by Michael Schwartz,  
Planner

TOTAL: \_\_\_\_\_ DEFERRED \_\_\_\_\_ FOR PROJECT 1 ABSENT  
\_\_\_\_\_ AGAINST PROJECT \_\_\_\_\_ ABSTAIN 4 No Recommendation

**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Ms. Corrin Gulick  
Mr. Steve Harper  
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  
Mrs. Lori Heilman

**LEGAL COUNSEL PRESENT:**

Mr. Dale T. Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Michael D. Schwartz, Planner

Chairman Rolfsen introduced the second item on the Agenda at 8:06 p.m.

**CHANGE IN CONCEPT DEVELOPMENT PLAN – Michael Schwartz, Staff**

2. Request of **Brad Trauth – Trauth Property Group (applicant)** for **Thousand Hills Holdings, LLC (owner)** for a Change in Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 3.87 acre site located at 3215 Cougar Path, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit residential townhomes and an office building in addition to an existing pet daycare facility.

Mr. Michael Schwartz, referred to his PowerPoint presentation. The site is located at the southeast corner of Cougar Path and North Bend Road. It comprises 3.9 acres. In December, 2020, the zoning of this site was changed from Public Facilities (PF) to Commercial Two/Planned Development (C-2/PD). The approved Concept Plan showed the existing former library building and parking lot. The only addition was a fenced in pet exercise area. Access to the site is from a 60 foot wide easement on the church property. Mr. Schwartz showed an aerial photograph of the site and photographs of the adjoining properties. A 6,300 square foot building serves as a pet kennel and day care on the subject property. Office uses are a permitted use in the C-2 district. Multi-family or attached single family homes are a conditional use in the C-2 zoning district but would be a principally permitted use under the PD regulations if the Concept Development Plan is approved. Pages 1 and 2 of the Staff Report provide the applicable regulations to review the proposed project. The site slopes upward from the northwest corner of the site to the southeast corner of the site. There is a berm located along the north side of the existing driveway. The Future Land Use Map designates the site as Commercial (C). There is specific text in the Comprehensive Plan that refers to the former library site. It suggests commercial, office or retail uses. Pages 3-5 of the Staff Report provide the relevant sections of the Comprehensive Plan. Cougar Path is a County maintained road. The site is located in the Airport's 60 DNL contour. It is the second level up in terms of Airport noise.

Mr. Schwartz reviewed the features submitted with the Concept Development Plan. The proposal is to retain the existing pet day care and kennel and exercise area. Also proposed are 14 single family attached units in 3 building clusters as well as a 2,400 square foot office building. Twenty eight parking spaces are proposed – 1 space in each garage and 1 space on each driveway. Fourteen additional parking spaces are being provided for the residential use and 40 spaces are provided for the per day care/kennel office uses. Sidewalks are planned on both sides of the driveway and on the west side of the 60 foot easement area. Stormwater management is provided on the site. Pages 6-9 of the Staff Report identifies those items that don't meet the strict regulations of the C-2 district. Most of those can be modified by using the PD regulations. Page 9 of the Staff Report identifies the Staff Concerns relative to modifications that need to be made using the PD Overlay District. Commercial traffic is proposed to pass through the residential component of the project. There is a need for buffering and retention of existing trees between the church property and the site.

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

Mr. Brad Trauth, applicant, introduced himself and his Engineer, Mr. Jim Bertrum. He showed color renderings of the proposed townhomes. The intent is to select a color that is compatible to the other buildings in the area. All the units will be 3 bedroom, 2.5 bath units on a slab. They will have attached garages and patios. He owns about 60 two story units in Northern Kentucky and the community needs more housing. Mr. Trauth noted that his company has built a 9 unit building in Park Hills (2015), a 16 unit building in Fort Wright (2016), a 12 unit building in Crescent Springs (2021) and is proposing to build a 12 unit building in Burlington (2021). Mr. Bertrum added that he will address the items mentioned by Staff at the upcoming Committee Meeting.

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

Mr. Dennis Repenning, Attorney for Hebron Baptist Church, described his two major issues – the law as it relates to the zone change request and also how the proposed project affects Hebron Baptist Church. The Church shares its campus with one particular tenant – the pet resort. The proposed development is going to create obstacles – financial and logistical - that will render it difficult for the Church to continue to do what they currently are doing.

Mr. Jay Fossett, Attorney representing Hebron Baptist Church, referred to his PowerPoint presentation. Does this project comply with the Boone County Comprehensive Plan and the Boone County Zoning Regulations? The proposed project does not comply with either one. Mr. Fossett reviewed the history of Comprehensive Planning. Every City/County must have a comprehensive plan before adopting zoning. The Comprehensive Plan looks toward the future. He reviewed the process in adopting the Plan 2040 Comprehensive Plan. It took 2 years to adopt. Mr. Fossett reviewed the text of Plan 2040 and noted that it focuses on the former Lent's Branch Library site to be commercial, office or retail uses or possibly public facilities. There is no mention of residential uses. The applicant didn't talk about the Comprehensive Plan and now he knows why, because it is not mentioned. The C-2 zoning district does not permit a residential use with the exception of a conditional use. But the proposed residential use is not an integral or subordinate function of a permitted commercial use, professional or personal use. It is also not a commerce center as noted in the C-2 Conditional Use criteria. On that basis alone, the use is not appropriate based upon Section 1020 of the C-2 zoning district. The PD criteria also states that the use has to conform with the Comprehensive Plan and it doesn't. In addition, there is no High Suburban Density Residential in the area. Residential neighborhoods are located further away from KY 237 more towards KY 20 and Connor Road. Commercial zoning acts as a buffer from residential areas. In reviewing the PD criteria, the applicant has failed to meet 3 criteria – open space, preservation of existing site features, and landscaping. Current open space will be developed if the project is approved. Some of the site features, namely trees, will be removed. There are no plans to install substantial landscaping. What about building materials and transportation connections – sidewalks? The proposed Concept Development Plan does not comply with many dimensional requirements and there is insufficient information about the project as outlined in the Staff Report. The request should be denied since it doesn't conform to the Comprehensive Plan, completed 2 years ago, that would justify the proposed change.

Mr. Shawn Dobbins, Pastor, Hebron Baptist Church, explained the mission and activities of the Church. The Church has been good neighbors as they have served the Connor Campus. They have a good neighbor policy in which they allow people to use their parking lot. They have a preschool and a food pantry on the site. He stated that they are not against progress or development but in this instance and particular plan, it will produce an undo burden – financial and logistical impact on their property. He preferred that the property develop commercially and not have residences.

Mr. Repenning stated that there are good neighbors and not so good neighbors. Years ago, the library was granted an easement to access their property. When the pet resort purchased the library, a new agreement was needed to maintain the driveway. In the past, the library facility shared in any expense of the road/easement. The pet resort has ignored every request to enter into a new agreement and share in the most recent resurfacing. The Church was stuck with a bill for \$4,000. The easement is a matter of law and there is no agreement for maintenance. Mr. Trauth expressed interest with such agreement but he doesn't own the land or easement. There is also another issue as there is another driveway off Limaburg Road on the Church property that will be used by the residents. There is no sharing of expenses of the other driveway. Also, there is no drawing of the proposed office building. He questioned the viability of the project because of the changes in ownership and investment.

Ms. Marilyn Sutton, Finance Director of the Hebron Baptist Church and Crossroads Preschool, explained that the preschool has 115 three and four year old children registered for this year. They have drop off and pick-up four times a day, nine months a year. Most traffic comes from Cougar Path down their road. They have two sessions a day – 9:00 a.m. – 12:00 noon and 12:30 p.m. – 3:00 p.m. The increased traffic from 14 residences on the shared driveway will impede the smooth transition of drop offs and pick-ups. The driveway is not a highway. It is a two lane road. There is no room to park on the side of the road. It not only involves the traffic from the residents but also delivery trucks. The State Licensing Board requires them to uphold the health and safety of their children. They are inspected by the State and they have an outdoor playground. Children from the residences will want to use the Church's playground. They won't be able to control children that trespass. Any damage to the playground from people who don't belong there are at the expense of the church. Church members won't allow their kids to use the playground if there are other kids from the neighborhood at the playground.

Mr. Steven Kinman, Trustee Chairman of Hebron Baptist Church, expressed a concern about liability or the 24/7/365 residential exposure and the lack of green space. The current businesses and schools in the area don't have the same type of exposure. Their playground and parking lot will be exposed to others in the area – bike riding and skateboarding. Injuries and property damage will occur. The liability always falls on the property owner. The submitted drawing shows limited parking as well. Visitors will use the Church's parking lot. Their property is not a public park. If the Zone Change is approved, there will be additional costs. The Church will have to install cameras, data storage for the cameras, gates, walls, fencing, etc. This will give the impression that they are not a welcoming church. None of these proposed expenses have been budgeted. The Church and Crossroads Preschool strongly support the Plan 2040 recommendations.

Chairman Rolfsen asked if any of the Board Members had any questions?

Mr. Patton noted that the prior application was simple with a building in place using the existing easement. The proposed project troubles him. The Comprehensive Plan talks about this site connecting into Cougar Path and this project doesn't. If the 2 property owners are not playing together on the private road, introducing 12 more property owners who are not required to work together really concerns him. Usually, there is an HOA in place to take care of maintenance. The current access is a non-starter for him.

Chairman Rolfsen asked if the applicant was going to allow parking on the drive? Mr. Schwartz replied that the existing serpentine driveway acts as a driveway for the commercial activity. There are different requirements on the width of a driveway aisle and parking aisle. Chairman Rolfsen asked what is the issue of repairing of the entrance drive? Mr. Jason Burcham replied that no one from the Church approached him about an agreement from the previous application. They just handed him a \$4,000 bill. He received no estimates. The townhomes will be owned by one person and not individually owned. There will be one owner for 14 units. It will be the Pet Resort, Trauth Properties and the Church. He noted that trespassing occasionally occurs and sometimes it can't be controlled. Mr. Costello stated that the Planning Commission had an understanding that the Church and Mr. Burcham were going to complete a new maintenance agreement for the private drive. There would have to be one for the private drive and for the easement area. Mr. Trauth mentioned that he would be interested in direct access to his development from Cougar Path. He had the impression that it wasn't allowed due to spacing. The existing 60 foot wide easement was set up to serve both sites. Chairman Rolfsen asked the applicant to research that potential access. He thought it was too much development off the recorded easement. Mr. Bertrum stated that the residential traffic causes less traffic than commercial or retail traffic. Chairman Rolfsen stated that when you share driveways, it becomes a nightmare. Mr. Patton mentioned that you could have separate entrances for the residential and the commercial

Mr. Costello inquired about taking another look at the design of the project. The existing road was designed to enhance the library. The location of it really limits the layout of the other uses. Does the easement area need to be widened to support future growth and development? Mr. Trauth responded that they looked at other options. A new design could benefit the Church and the applicant.

Ms. Gulick expressed some major concerns about driving through residential to get to commercial. That causes all kinds of issues with safety and parking. Separating the driveways and getting a second curb cut will be a major obstacle because of the queue of traffic at the signal. It is not a good practice to have an entrance in the middle of an area of stacked cars. That creates more safety concerns. What is the separation between the dogs and proposed residential? Mr. Burcham replied that the dogs are not outside all day. It is an indoor pet facility. Ms. Gulick wanted to see more of a buffer between the outdoor dog area and the residential and drainage patterns.

Mr. Bertrum replied there is a berm presently located in the area in question. They are planning to use it. There will be a landscaping plan.

Mr. Trauth agreed there is a lot of useable space on the site. He showed several options of how he looked at the development of the site from moving the driveway to putting in lots along Cougar Path. He thought that multi-family housing was less traffic than all commercial. The residential use would be a better fit considering the traffic from the pre-school.

Chairman Rolfsen asked the applicant to bring information about building materials to the Committee Meeting. He suggested eliminating the office use.

Mr. Patton suggested either all office or all residential, not both.

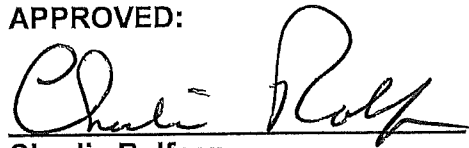
Mr. Trauth stated that the office will be small in size, about 2,000 square feet and the proposed building is located close to KY 237, a busy highway.

Chairman Rolfsen also suggested providing more green space or a play area since there will be three bedroom units. Mr. Trauth responded that the site is next to 3 schools that already have playground equipment that is open to the public.

Mr. McMillian stated that kids and dogs don't mix well sometimes. What type of fence will they install? Mr. Burcham replied that he installed a fence around the Pet Resort play area only, not along the perimeter of the property.

**Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on August 18, 2021 at 5:00 P.M. in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on September, 2021 at 7:00 p.m. The Chairman Rolfsen closed the Public Hearing at 9:33 p.m.**

**APPROVED:**



**Charlie Rolfsen**  
**Chairman**

**Attest:**



**Kevin P. Costello, AICP**  
**Executive Director**

**ORDINANCE NO. 2021 - 40**

**AN ORDINANCE RELATING TO THE BOONE COUNTY FISCAL COURT, KENTUCKY, APPROVING, WITH CONDITIONS, A CHANGE IN APPROVED CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT (C-2/PD) ZONE FOR A 3.87 ACRE SITE LOCATED AT 3215 COUGAR PATH, BOONE COUNTY, KENTUCKY.**

**WHEREAS**, the Boone County Planning Commission received a request for a Change in Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 3.87-acre parcel located 3215 Cougar Path, Boone County, Kentucky; 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 forwarded the above referenced application to the legislative body, containing the information and evidence presented at the hearing, constituting the official record, but without a recommendation of approval or disapproval for the application and without any findings of fact.

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

**Section One**

That the request for the Change in Approved Concept Development Plan for the real estate which is more particularly described below shall be and is hereby approved, with conditions, for an approximate 3.87-acre tract located on the south side of Cougar Path, approximately 270 feet east of the North Bend Road/Cougar Path intersection, Boone County, Kentucky. The real estate which is the subject of this request for a Change in Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone is more particularly described in DEED BOOK. 1139, PAGE NO. 953 (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 Change in Approved Concept Development Plan request, are the findings of fact, and conditions, of the Boone County Fiscal Court based upon the documents, information, and official record as submitted by the Boone County Planning Commission

The Fiscal Court hereby states the following findings:

The Fiscal Court has concluded that the proposed project, encompassing a mixed-use development, along with the revised concept development plan, is generally consistent with the following Goals and Objectives of the "Our Boone County – Plan 2040":

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

3. 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).
4. A broad range of housing opportunities shall be provided to meet the needs and desires of all household types and shall be balanced with affordability, employment centers, commercial areas, and educational needs (Demographics Goal B, Objective 6).
5. Development of mixed-use design to lessen vehicle travel shall be encouraged (Transportation Goal A, Objective 8).

While the Land Use Plan Element of the comprehensive plan states that the former Lents Branch Library site should develop with commercial, office, or retail uses and have its access off Cougar Path (Land Use, Description and Purpose of Land Use Maps, 7 Hebron, page 111), the Demographics Plan Element states the following:

6. Appropriate housing must be provided for the growing elderly population near transit, commercial areas, and public facilities (Demographics, Conclusions and Recommendations, Identify the Needs of the Population, page 19). The site in question is adjacent to North bend Road, a major north/south arterial highway, is in close proximity to a TANK bus route, and is within walking distance of Conner Middle and High Schools.
7. A variety of multi-family housing options should include apartments, townhouses, patio homes, condominiums, nursing homes and retirement housing. These types of units are increasing in demand and should be encouraged to occur in the unincorporated portions of the county (Demographics, Conclusions and Recommendations, Housing Types and Locations, Page 19). There are no multi-family or attached single-family dwelling units within a half (1/2) mile of the site.
8. The Fiscal Court has concluded that the totality of text references within the comprehensive plan, and policies that they advocate, carries equal or greater weight than the single narrative statement that is specific to the site in question.

The Fiscal Court has concluded that the proposed Change in Approved Concept Development Plan fulfills the applicable requirements of Article 15 "Planned Development District" of the zoning regulations.

The Fiscal Court has concluded that the attached conditions, noted below, are necessary to achieve consistency with specific goals, objectives, and policies of "Our Boone County – Plan 2040", to mitigate potential adverse community impacts, and to pursue the proper integration of development more generally within the context of the surrounding land uses. The specific Conditions of Approval are as follows:

1. The official approved concept development plan of record shall be as identified as Exhibit "A" which is attached to and made a part of this ordinance by reference.
2. The approved concept development plan shall comply with all applicable zoning regulations and requirements, including but not limited to; screening and buffer yard areas, parking requirements, lighting, and related design standards.

3. There shall be no direct access via an improved vehicular or pedestrian way connecting the project to the existing shared access drive located along the eastern property line and owned by the Hebron Baptist Church.
4. To ensure compliance with the applicable criteria found in Section 1514 of the zoning regulations, all new building construction shall be submitted to the Planning Commission's Technical/Design review Committee for their review and approval, prior to or simultaneous with the initial site plan application.


**Section Three**

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

First Reading - the 7<sup>th</sup> day of December, 2021.

Second Reading - the 21<sup>st</sup> day of December, 2021.

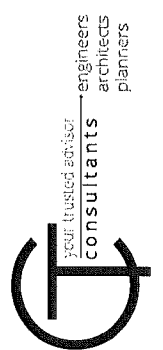
Adopted this 21<sup>st</sup> day of December, 2021.      Yes 4 No 0

  
\_\_\_\_\_  
GARY W. MOORE, Judge/Executive  
Boone County Fiscal Court

Attest:

  
\_\_\_\_\_  
Shona Schulkers,  
Fiscal Court Clerk

PRELIMINARY



ISSUED FOR:	ZONING:	NO	REVISION	DATE
12022021				
AS SHOWN	M/LAC			
DESIGNED BY:	M/LAC			
DRAWN BY:	M/LAC			
CHECKED BY:	M/LAC			

**COUGAR PATH TOWNHOMES AND OFFICE BUILDING**  
**CONCEPTUAL PLAN**  
 3215 COUGAR PATH ROAD  
 HEBRON, KY 41048  
 BOONE COUNTY, KENTUCKY

**CONCEPT PLAN**

PROJECT NO.	210493
DISCIPLINE	CIVIL
SHEET NAME	CC-01
SHEET	1
OF	1

FLICK, DAVID G  
047.00-00-119.03

COUGAR PATH ROAD

N BEND ROAD KY 237

ON POINT PET RESORT  
 3215 COUGAR PATH ROAD  
 PARCEL 047.00-00-119.02  
 C2/PD/CD  
 ~3.87 ACRES  
 ~7,000 S.F. ANIMAL DAYCARE

STORMWATER MANAGEMENT

PARKING SPACE ESTIMATE  
 17 TOWNHOMES @ 2SPACE PER = 34 REQ  
 2368 S.F. OFFICE @ 1SPACE/250 = 9 REQ  
 10 EMPLOYEES + 20 OWNERS = 30 REQ

73 REQUIRED, 80 PROVIDED

LOT COVERAGE - TOWNHOME AREA = 1.88 ACRES  
 17 TOWNHOMES 16,402 S.F.  
 PROPOSED PAVED IMPERVIOUS 21,199 S.F.  
 EXISTING IMPERVIOUS (TO BE REMOVED) 1,508 S.F.  
 36,601 S.F. TOTAL IMPERVIOUS (~46%)  
 9.04 DWELLING UNITS/ACRE

LOT COVERAGE - COMMERCIAL AREA = 1.99 ACRES  
 PROPOSED OFFICE BUILDING 2,368 S.F.  
 EXISTING PET RESORT BUILDING 7,000 S.F.  
 PROPOSED IMPERVIOUS AREAS 16,603 S.F.  
 25,971 S.F. TOTAL IMPERVIOUS (~30%)

HEBRON BAPTIST CHURCH  
 3435 LIMABURG RD  
 PARCEL 047.00-00-119.00  
 C2/PD

ALL INFORMATION SHOWN IS CONCEPTUAL IN NATURE, GIS INFORMATION WAS USED TO ESTABLISH EXISTING CONDITIONS INCLUDING THE PROPERTY BOUNDARY. THESE DRAWINGS ARE USED TO CONVEY A CONCEPTUAL PLAN FOR USE IN DEVELOPING ZONING REQUIREMENTS.



SCALE: 1" = 30'

