

**ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION**

R E C E I V E D
\$4900
OCT 05 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. Name of Project: Ridgefield Farm - Franks - Geise Zone Map Amendment
2. Location of Project: North of Hathaway Road, West of Ballyshannon
3. Total Acreage of Project: Total Site Acreage= 191.16, rezone ~~13.333~~ (excludes RSE)
4. Current Zoning of Property: RSE, A-2 184.7731
5. Proposed Zoning of Property (classification being requested): SR-1, SR-2
6. Proposed Use(s) (specify each use):
Single Family homes
7. Proposed Building Intensities (specify for each building):
Single Family Residential
8. Are you applying for any of the following (check all that apply):
 Conditional Use Permit Variance
9. Current Owner: 1) Ridgefield Farm LLC, 2) Richard & Sandra Franks, 3) Peter & Jeanine Geise
Address: _____

| | | |
|--------------|-----------|--------------|
| <u>Union</u> | <u>KY</u> | <u>41091</u> |
| City | State | Zip Code |

Phone Number: _____ Fax Number: _____
Email: _____
10. Applicant: Longbranch Development Inc, attn: Jason Wisniewski
Address: 3940 Olympic Blvd. Suite 400

| | | |
|-----------------|-----------------|--------------|
| <u>Erlanger</u> | <u>Kentucky</u> | <u>41018</u> |
| City | State | Zip Code |

Phone Number: 859-341-4709 Fax Number: _____
Email: jwisniewski@fischerhomes.com
11. Are there any existing buildings on the site: Yes No
If yes, indicate how many: _____
1 home, 4 storage structures, 1 barn

EXHIBIT

“A”

STAFF REPORT

Request of Longbranch Development Inc., attn: Jason Wisniewski (applicant) for Ridgefield Farm LLC, Richard and Sandra Franks, and Peter and Jeanine Geise (owners) for a Zoning Map Amendment from Rural Suburban Estates (RSE) and Agricultural Estate (A-2) to Suburban Residential One (SR-1) and Suburban Residential Two (SR-2), and a dimensional variance, for an approximate 184.77 acre area located at 2788, 2696, 2688, and 2636 Hathaway Road, Boone County, Kentucky. The request is for a zone change to allow single-family residential dwellings and a variance to reduce the side yard building setback requirements of the SR-2 zone.

November 3, 2021

PROPOSAL

The applicant has submitted the following applications:

- A. A Zoning Map Amendment to rezone an approximate 184.77 acre area from Rural Suburban Estates (RSE) and Agricultural Estate (A-2) to Suburban Residential One (SR-1) and Suburban Residential Two (SR-2) to allow a single-family residential subdivision. 106.45 acres would be rezoned to SR-1 and 78.32 acres would be rezoned to SR-2.
- B. A Variance application to reduce the required side yard building setback requirements for all houses that are proposed in the SR-2 zone. The request is to reduce the side yard setbacks from 5' minimum/15' total to 5' minimum/10' total.

SUBMITTED CONCEPT DEVELOPMENT PLANS

- A. The option 1 plan shows the subdivision would contain a total of 551 single-family residential lots on 191.17 acres of land. The overall building intensity would be 2.88 dwelling units per acre. It's important to note that the 6 lots that front on Hathaway Road are not part of the zone change request and would remain zoned RSE. Two hundred and fifty (250) single-family residential lots are proposed in the SR-1 zone and 295 single-family residential lots are proposed in the SR-2 zone. There are also 7 storm water detention lots shown in the subdivision that would not be built upon. Access to the subdivision is proposed from Hathaway Road, 3 street connections to Ballyshannon Subdivision, and a street connection to the adjoining property to the north. All streets would be built to sub-collector or local street standards, per the Boone County Subdivision Regulations.
- B. The option 2 plan shows the northwest portion of the zone change site (an approximate 14.7 acre area) could be sold to Boone County Fiscal Court or Kentucky Transportation Cabinet if they wish to acquire the land to relocate Camp Ernst Road in the future. A letter dated August 11, 2021, from Robert Schroder to Judge Executive Gary Moore states that the developers would agree not to build in the area for a period of 5 years and would grant Boone County or Kentucky Transportation Cabinet an option to purchase the land needed for that road. The option 2 plan shows a total of 505 single-family residential lots and 7 storm water and detention lots. Six buildable (6) lots are proposed in the RSE zone, 204 in the SR-1 zone, and 295 in the SR-2 zone. A note on the plan indicates that up to 10 additional lots could be added if the location of future Camp Ernst Road allows for

additional development. The subdivision building intensity for this plan option would vary depending on the final house count and the amount of land that would be acquired for right-of-way. The building intensity would be 2.97 dwelling units per acre if the entire 14.7 area became right-of-way. Access to the subdivision would be provided from Hathaway Road, future Camp Ernst Road, 3 street connections to Ballyshannon Subdivision, and a street connection to the adjoining property to the north. All streets would be built to sub-collector or local street standards, per the Boone County Subdivision Regulations.

- C. The applicant also submitted housing brochures and photos of some of the houses that would be built in the subdivision. Fischer Homes included models from their Maple Street, Designer, and Patio Home collections. Arlinghaus Builders submitted four example photos of single-family residential dwellings that could be built. The housing brochures and photos have not been attached to the Staff Report because of the number of models that were submitted. All of brochures and photos will be part of the record as an exhibit. Examples of these homes are shown in the Staff PowerPoint.

APPLICABLE REGULATIONS

- A. Section 308 of the Boone County Zoning Regulations states that before any map amendment is granted, the Planning Commission and legislative body shall use the following criteria:
1. The map amendment is in agreement with the adopted comprehensive plan and any specific study designed to further detail the Boone County Comprehensive Plan for the location in question; or
 2. The existing zoning classification is inappropriate and that the proposed zoning classification is appropriate; or
 3. There have been major changes of an economic, physical, or social nature not anticipated in the adopted comprehensive plan that substantially alter the area's character.
- B. Section 303 of the Boone County Zoning Regulations states that at the time of filing an application for a zoning map amendment, an applicant may also request a dimensional variance for the same development.
- C. Section 250 of the Boone County Zoning Regulations defines a variance as a departure from dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.
- D. The Planning Commission should evaluate the requested variance as it relates to the following criteria that is listed in Section 251 of the Boone County Zoning Regulations:
1. Before any variance is granted, the Board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:

- a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
 - b. The strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
 - c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
2. The Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

E. Table 31.1 of the Boone County Zoning Regulations contains the following information:

| ZONING DISTRICT | MINIMUM LOT SIZE | MINIMUM ROAD FRONTAGE | FRONT SETBACK | REAR SETBACK | SIDE SETBACKS |
|-----------------|---|---|---------------|--------------|------------------|
| A-2 | 80,000 S.F. | 150' | 60' | 25' | 10' |
| RSE | 40,000 S.F. | 100' or 80' IF LOT HAS PUBLIC WATER & SEWER | 40' | 40' | 10' |
| SR-1 | DETACHED S.F. 8,000 S.F. | 65' | 30' | 30' | 5' MIN/15' TOTAL |
| | PATIO HOUSE 8,000 S.F. WITHIN CLUSTER OF 20 UNITS | 60' | 25' | 20' | 0' MIN/10' TOTAL |
| SR-2 | DETACHED S.F. 6,500 S.F. | 50' | 30' | 30' | 5' MIN/15' TOTAL |
| | PATIO HOUSE 6,500 S.F. WITHIN CLUSTER OF 20 UNITS | 50' | 25' | 25' | 0' MIN/10' TOTAL |

- F. Section 3619 of the Boone County Zoning Regulations will require a street tree from Plant List A to be on all the single-family residential lots. One tree is required for every 50 feet of street frontage.
- G. Section 305 U. of the Boone County Subdivision Regulations states that traffic calming measures or improvements may be required to be incorporated into the street design in order to assure traffic and pedestrian safety. Such measures shall be approved by the approved legislative unit. Maintenance of such a measure shall be identified on the Improvement Plan and Final Plat. If such measures are included in the proposed street design, the specifications for these measures shall be submitted by an applicant as part of the Improvement Plan Review. These measures include but are not limited to the following: traffic circles, roundabouts, raised crosswalks and intersections, speed humps, lane closures, diagonal diverters, median barriers, forced turn islands, textured pavement, rotaries, chokers, neckdown, etc.
- H. Section 308 of the Boone County Subdivision Regulations requires the following:
- 1. Required Fencing Between Residential Development and Agricultural Uses – Developments in residential districts, except the RSE zone, shall provide a minimum 4 foot high fence along the common boundary with an active agricultural operation or if the adjoining property is currently zoned A-1 or A-2. An active

agricultural operation for the purposes of this section includes the raising of livestock or annual crops on at least 10 contiguous acres. This fencing shall be placed on the developing property and shown within an easement on the Final Plat if the development will be subdivided. The fencing may be placed on the property of the active agricultural operation by agreement with the property owner. Maintenance of the fence shall be the responsibility of the owner(s) of the property(ies) where the fence is located unless assigned to a specific party or entity such as a Homeowner's Association. The fencing material shall minimally be stock wire, although chain link, rail fencing with wire inserts, picket fencing, solid privacy fencing, and comparable materials are also acceptable. The finished side of this fencing may face towards the developing property. The fencing required by this section may be waived or an alternative fencing height proposed. Materials or fence location may be altered or the acceptance of an existing fence, upon agreement of all affected property owners.

2. Landscaping Along Collector and Arterial Roads – Will be required along if the side or rear of the houses on lots 1-6 are oriented towards Hathaway Road. The landscape buffer would need to include berming, decorative fencing, hedging, evergreen or deciduous plant materials or combination thereof which are high enough to screen the adjoining lots areas at a height of at least 6 feet.

SITE CHARACTERISTICS

The proposed subdivision site is 191.17 acres in area and contains 1027.17' of street frontage on the north side of Hathaway Road. The area is comprised by the 156.06 acre Ridgefield Farm property, a 17.64 acre portion of the Franks property, and a 17.47 acre portion of the Geise property, located at 2636 Hathaway Road. A public water main exists in the Hathaway Road right-of-way.

The Ridgefield Farm property is an active farm that contains two single-family residential dwellings, barns, farm ponds, an open field near Hathaway Road, and large farm fields that are currently planted with corn. One of the structures is the historic Blankenbeker-Riley Farm House that was built in 1913. Portions of the site are heavily wooded with deciduous trees. Boone County G.I.S. shows the topography of the parcel ranges from 910' above sea level at Hathaway Road, to 840' above sea level near the northeast property boundary, where an intermittent blue line stream exists, to 830' above sea level in the northwestern part of the site, where Longbranch Creek runs through the site.

The 17.64 acre portion of the Franks property that is part of the request is to the north of an intermittent blue line stream that bisects the property. The area is heavily wooded with deciduous trees. The topography falls from 910' above sea level in the northwest portion of the site to 860' above sea level in the southern part of the site.

The 17.47 acre portion of the Geise property that is part of the request is located to the north of an intermittent blue line stream that bisects the site. The area is comprised of a large field that contains some heavily wooded areas. The topography falls from 890' along the northern boundary to 840' above sea level at the southeast boundary.

ADJACENT LAND USES AND ZONING

The land uses and zoning adjacent to the subject zone change area include the following:

North: 79 acre Farm (A-1)

South: Hathaway Road, Single-Family Residential Dwellings and Farms (RSE and A-2)

East: Future Phases of Ballyshannon Subdivision (SR-1/PD/CD)

West: Single-Family Residential Dwellings and Farms (RSE and A-1), and Future Park View Estates Subdivision (RSE/CD)

RELATIONSHIP TO COMPREHENSIVE PLAN

The Our Boone County Plan's 2040 Future Land Use Map designates the entire site for Suburban Density Residential (SD) uses. This future land use classification is defined as "single-family housing of up to four units per acre."

The Land Use Element provides the following quotes that relate to this site and the general area.

- A. "This section of Boone County contains the City of Union and a substantial portion of Hathaway Road and U.S. 42. In general, this section should experience considerable residential growth due to Union's current residential nature, growth associated with the City of Florence, and improvements to U.S. 42." (Union Geographical Area, pg. 137).
- B. Areas west and south of the Union Town Plan area, along U.S. 42, Hathaway Road, and Longbranch Road, contain an existing agricultural, horse farm, and estate residential character. The connections shown in the Union Town Plan need to be continued outside the study area to the next logical properties and arterial roadways" (Union Geographical Area, pg. 137).
- C. "New subdivisions should be developed with connecting roads providing alternative routes for residential traffic and decreasing the impact on major roadways. Road connections should include multi-modal elements such as paths, bike lanes, and bus stops to help make Union more pedestrian-oriented. Wetherington Boulevard is an example. Further road connections that prohibit driveway access and street parking should occur between U.S. 42, Camp Ernst Road, Longbranch Road, and Hathaway Road. Hathaway Road needs special attention to protect this important east-west route. Water and sanitary sewer infrastructure should accompany such road connections and extensions as to prevent premature, estate-style residential development, and to prevent frontage subdivisions that result in poor access management. Development proposals shall be carefully evaluated relative to the area-wide road network and any necessary contributions to the network (Union Geographical Area, pg. 138).
- D. "All major residential developments should provide recreational facilities, or other public facilities, through cooperative efforts between developers, legislative bodies, and other agencies/organizations. These facilities should be designed not only to serve the residents of the specific subdivision but, where appropriate, to serve surrounding populations in order to mitigate the impacts upon existing facilities. This section of Boone County should develop as a major population area, and sites for recreation and other public facilities should be planned and obtained before prime sites are no longer available or become too costly for acquisition" (Union Geographical Area, pg. 137).

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

- A. "Developments in Boone County should begin with an assessment of existing site features to determine positive and useful attributes, as well as features that should or can be preserved. Development design should incorporate the use of these attributes for the benefit of the development and the County as a whole. Development plans should identify such areas, and delineate disturb limits to protect those areas that have been defined" (Utilization of Existing Vegetation and Topography, pg. 95).
- B. "Different residential development densities can occur in Boone County as long as the development is designed in a proper manner and the infrastructure exists (or is planned) to support the development" (Development Layout, Lot Sizes, and Setbacks, pg. 95).
- C. "Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; where appropriate, existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact. 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" (Buffering, pg. 95).
- D. "Developments in Boone County must include landscaping to accompany the proposed project. Retention of existing healthy vegetation is considered a component of landscaping and is encouraged. This landscaping should be designed to improve the public view of a development, and should be incorporated into parking lots and other vehicle circulation areas, as well as within open spaces and around structures. Landscaping is intended to soften the visual impacts of the development from adjoining properties and roadways" (Landscaping, pg. 96).
- E. "Developments along major roadways in Boone County must include landscaping between the development and the right-of-way in order to promote the aesthetic appearance from the roads and to facilitate the compatibility of differing land uses" (Landscaping, pg. 96).
- F. "Developments in Boone County must recognize the potential impacts of stormwater runoff. Developments must design and incorporate adequate provisions for the channelization and control of the rate of stormwater flow on and from the site. One goal is to construct and maintain stormwater facilities to slow the rate of flow using new and effective methods to control runoff. Another goal of local storm water programs should be to minimize the amount of storm water runoff generated by decreasing the amount of pavement, increasing on-site infiltration, and encouraging green rooftops.

Control and mitigation practices for erosion associated with developments must be provided. At a minimum, developments must reestablish ground cover on all graded areas and provide siltation controls. Stormwater management and erosion control measures must be concurrent with site work in order to be effective" (Stormwater Management and Erosion Control, pg. 96).

- G. "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" (Access Management, pg. 96).
- H. "Developments in Boone County must be designed, where appropriate, to improve the County's transportation network system of roadways and functional classifications must be used in the planning for and designing of new developments. Collector roadways should be extended and developed to provide for the safe movement of traffic through and between subdivisions. Development along existing arterials and collector roadways should not have direct driveway access, but be served by a local street. Appropriate road connections should be constructed to provide alternate routes for traffic to and through specific projects and to enhance the capacity of existing streets. The traditional grid system can provide an alternative to typical suburban design. Parallel and frontage roads should be used to minimize impacts of individual sites on collector and arterial roadways" (Transportation and Pedestrian Network, pp. 96-97).
- I. "Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development or corridor. Utility lines should be placed underground wherever possible, and junction boxes screened from public view" (Design, Signs, and Cultural Resource Preservation, pg. 97).

The Demographics Element provides the following information and statements that relate to the proposal.

A. Boone County Population Projections to the year 2040 (pg. 14)

| 2010 Census | 2020 | 2025 | 2030 | 2035 | 2040 |
|-------------|---------|---------|---------|---------|---------|
| 118,811 | 139,018 | 150,928 | 163,722 | 177,141 | 191,093 |

Source: KY State Data Center at University of Louisville

- B. "Furthermore, by continuing to monitor the composition of the population, Boone County will be more prepared to provide proper and adequate amenities that encourage them to stay in the county rather than moving elsewhere for their needs to be met. Knowing the makeup of the population will assist in providing the appropriate housing, employment,

and retail shopping opportunities to meet their needs at the countywide level as well as within specific areas within the county as development plans and zone change requests are reviewed" (Identify the Needs of the Population, pg. 19).

- C. "New residential development, regardless of the type, should be evaluated for its impact on the county's existing infrastructure and natural environment to ensure that it fits in with existing surrounding development through proper buffering and design. High density developments should be close to thoroughfares and urban services and be sensitively developed in terms of building height, setbacks, mass, and visual impact. A variety of housing opportunities within the established urban (and suburban) areas of Boone County would encourage mixing of different income levels" (Housing Types and Locations, pg. 19).
- D. "A progression of densities of residential uses from high (multi-family) to low (single family) shall be encouraged. Where traditional progressions of high to low net density are not possible through creative development design, an appropriate and attractive visual transition should be achieved. This could include existing vegetation or new landscaping and/or fencing. Existing vegetation (such as wooded fence rows) should be retained as much as possible to provide buffer strips and stormwater filters" (Housing Types and Locations, pg. 20).
- E. "In conclusion, it is essential that the makeup of Boone County's population be accurately identified in order to make sure that all resident needs and housing opportunities are met and balanced with affordability, proximity to employment and commercial centers, access to educational resources, and proximity to public transportation as needed. Residential development has occurred at a lower density than planned in the Future Land Use Plan over the last several comprehensive plan updates in Boone County and the development has predominantly been in a limited variety of product, typified by mid-to high-range single-family subdivisions at approximately three units per acre. The demand for this product should remain fairly strong throughout the 25 year planning horizon; however, Boone County needs to be open to changes in the market as well as type and design of housing options in the coming years as the demographics of the county evolve" (pg. 21).

The Environment Element provides the following general statements that relate to the proposal.

- A. "Overall, land planning in Boone County should enable the higher density development on developable lands to reduce the pressure on developmentally sensitive areas. This is the most effective way to preserve environmental characteristics of rural Boone County, while reducing air pollution and making transit more feasible and effective. As Boone County's development continues, design will become increasingly important. Attention to water runoff, traffic congestion, and visual impacts will require more attention to mitigate the cumulative impacts of development on the environment" (Conclusions and Recommendation, pg. 34).

The following Goals and Objectives from the Our Boone County Plan 2040 relate to the request:

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

- B. "Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community" (Overall, Objective 4).
- C. "The unique characteristics of the legislative units and their different development and infrastructure needs should be recognized and accommodated" (Overall, Objective 5).
- D. "Promote quality of life amenities to retain current residents and attract new residents in order to have a stable and diversified population" (Demographics, Goal A, Objective 3).
- E. "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).
- F. "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).
- G. "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).
- H. "Residential developments shall be encouraged to plan and build in a manner compatible with the general housing density and design planned for the area, with the existing conditions of the site, and significant site features" (Demographics, Goal B, Objective 8).
- I. "Housing development shall be phased to coordinate with the provision of infrastructure, services, and education facilities" (Demographics, Goal B, Objective 9).
- J. "Development design shall consider natural and ecological systems, such as wildlife habitats, air, soils, and water" (Environment, Objective 6).
- K. "Development shall attempt to utilize existing topography and vegetation (including mature trees where possible) and preserve the existing character of the land where practical" (Environment, Objective 7).
- L. "Parks and open space shall be used to preserve scenic and natural areas with significant and unique qualities and provide activity centers close to or within established and developing residential areas" (Natural & Cultural Resources, Goal A, Objective 1).
- M. "Active Recreation areas and facilities shall be centrally located and easily and safely accessible to the population groups they are designed to serve. Active Transportation (bicycling and pedestrian) connections between parks and recreation facilities shall be encouraged" (Natural & Cultural Resources, Goal A, Objective 2).
- N. "Existing infrastructure and services such as water, stormwater, wastewater, gas, electric, communication lines, and emergency and municipal services shall be utilized efficiently. The phasing of proposed development may be one way of addressing significant impacts on existing infrastructure and services" (Public Facilities, Goal A, Objective 1).
- O. 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).

- P. New connector streets shall be developed where needed and feasible to lessen the dependence on arterial, collector, and local streets ("Transportation," Goal B, Objective 5).
- Q. Proper vehicular and pedestrian access to adjoining property shall be provided and/or retained when a property develops or redevelops ("Transportation," Goal B, Objective 6).
- R. New land development shall be closely coordinated with the local transportation system to assure efficiency and continuity within Boone County and with the regional multi-modal transportation system ("Transportation," Goal B, Objective 9).

BOONE COUNTY TRANSPORTATION PLAN

The plan does not show any Tier 1 (implemented between 2020 and 2030), Tier 2 (implemented between 2031 and 2040), or unscheduled need improvements (implemented beyond 2040) near the subject area of Hathaway Road.

An unscheduled need improvement is shown on Longbranch Road, between Cooper High School and Orleans Boulevard. The project is defined as reconstructing Longbranch Road and installing a multi-use path on the south side of the road to improve mobility and facilitate alternative modes of transportation.

OTHER TRANSPORTATION PROJECTS

A roundabout is proposed to be constructed at the Camp Ernst Road/Longbranch Road intersection. Right-of-way acquisition is shown in 2021 and utility relocation and construction is shown in 2022.

STAFF COMMENTS

- A. The Planning Commission and Boone County Fiscal Court need to determine whether the Zoning Map Amendment is in agreement with Our Boone County Plan 2040 (the adopted Comprehensive Plan) or the alternative zoning map amendment findings found in Section 308 of the Boone County Zoning Regulations.
- B. The Planning Commission will be taking final action on the submitted Variance application. The application needs to be reviewed in terms of the Variance criteria found in Section 251 of the Boone County Zoning Regulations.
- C. Staff has prepared a chart showing active or recently approved subdivisions in the Longbranch Road/Hathaway Road/Old Union Road/Camp Ernst Road corridor. This information comes from the active subdivision chart on the Boone County Planning Commission website.

| SUBDIVISION | SINGLE-FAMILY BUILT | SINGLE-FAMILY PLANNED |
|-------------------|---------------------|-----------------------|
| Ballyshannon | 314 | 929 |
| Grenay Fields | 0 | 305 |
| Orleans South | 318 | 347 |
| Parkview Estates | 0 | 32 |
| Westbrook Estates | 87 | 236 |

- D. Staff received comments back from Sanitation District No. 1, Kentucky Transportation Cabinet, Union Fire Protection District Boone County Water District, the Boone County Historic Preservation Review Board, Boone County Public Works, and Boone County Schools regarding the request. These comments are attached to the Staff Report.
- E. Staff would like to note the Concept Development Plans are showing some changes to the approved street layouts in Ballyshannon Subdivision. The Zoning Administrator and County Engineer have indicated that these changes could be treated as minor changes to the Ballyshannon Concept Development Plan approval. Final approval would need to occur through a revised Preliminary Plat after the Zoning Map Amendment application is acted on by Boone County Fiscal Court.
- F. Staff would like the applicant to address the following:
1. The Zone Change Criteria.
 2. The Variance Criteria. What hardship exists? Approximately how many buildable lots would be lost if the Variance was denied?
 3. Can the phasing plan for the subdivision be discussed? What area or areas would be constructed first? How many units could be built in a calendar year?
 4. Is a Traffic Impact Study being prepared? It was recommended during the pre-application meetings.
 5. Kentucky Transportation Cabinet commented that they will require the 6 lots that front on Hathaway Road to be accessed from the main subdivision street (Street AA). Will the front of these houses still be oriented towards Hathaway Road?
 6. What streets are proposed to be constructed to sub-collector standards (50' right-of-way/28' of pavement) and what traffic calming measures are proposed? This should be evaluated more closely because of the proposed street connections that are shown to adjoining properties. Sub-collector streets are required anytime a street is designed to serve 100 to 500 residential lots.
 7. Section 308 of the Boone County Subdivision Regulations.
 8. Has Sanitation District No. 1 been contacted regarding extending sanitary sewer service and reserving capacity?
 9. Has preliminary grading been analyzed to determine tree preservation areas?
 10. Are any amenities, such as pocket parks, proposed in the subdivision?
 11. What housing collections will be constructed in the SR-1 and SR-2 portions of the subdivision? Will there be any areas with 20 or more contiguous patio homes? If so, will the reduced setback requirements be utilized (see the applicable regulations)?
 12. Housing Brochures

- A. Is the siding shown on the front facades an aluminum or composite product?
- B. Could an entire side or rear façade be constructed with aluminum siding?
- C. The submitted housing brochures do not show side or rear facades. Will the sides and rear elevations of high visibility homes be constructed with masonry that is window-sill height?

CONCLUSION

1. The request for the proposed zoning map amendment needs to be evaluated by the Boone County Planning Commission and Boone Fiscal Court in terms of Kentucky Revised Statute (KRS) 100.213, Article 3 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area. The 2040 Future Land Use Map will not need to be amended if the request is approved.
2. The request for the proposed Variance needs to be evaluated by the Boone County Planning Commission in terms of Kentucky Revised Statute (KRS) 100.243, Article 2 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,



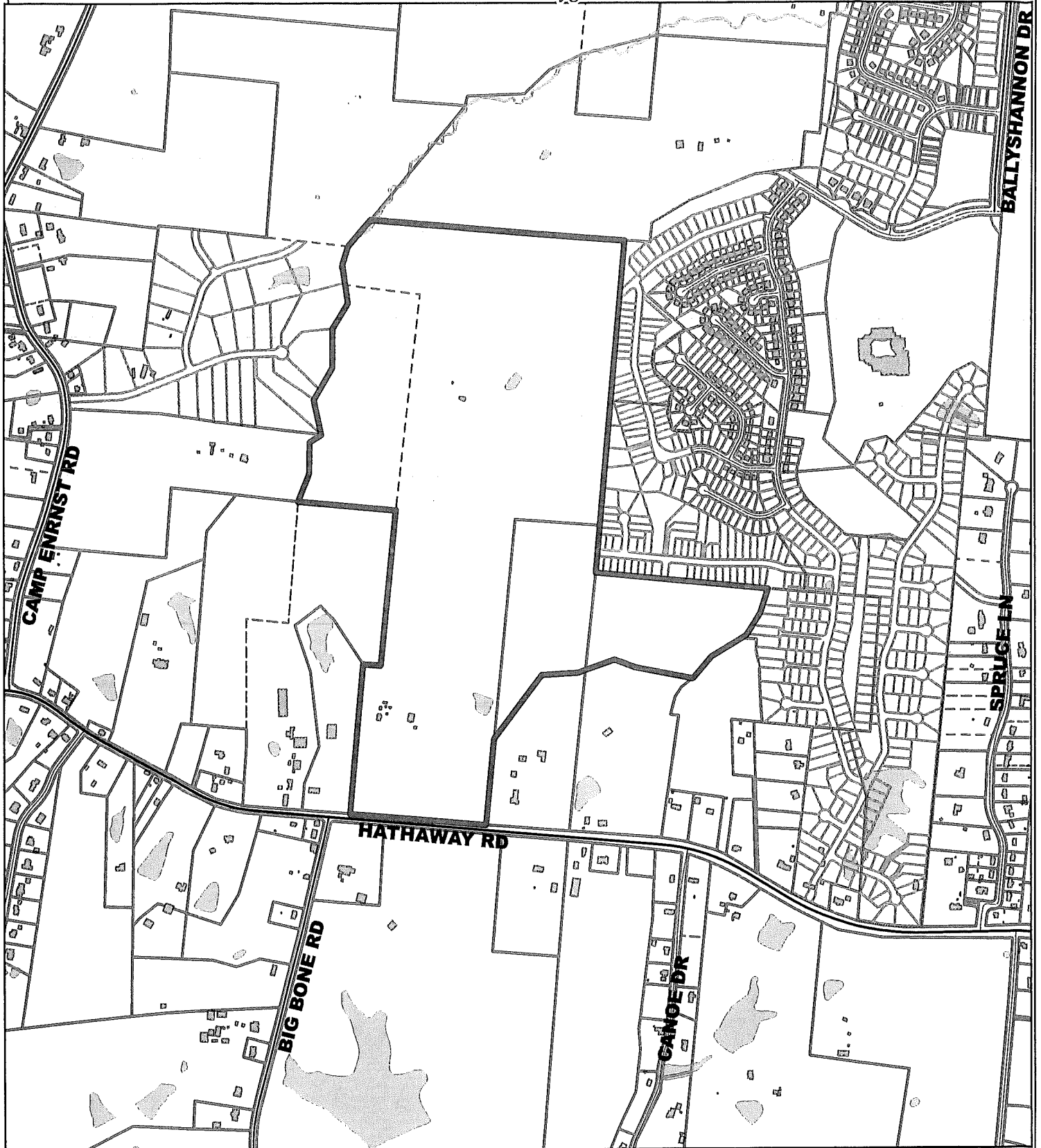
Todd K. Morgan, AICP
Senior Planner, Zoning Services

Attachments:

- Site Vicinity Map with Preliminary Plat Parcels
- Application Materials Including the Narrative and Concept Development Plans
- Zoning Map
- 2040 Future Land Use Map
- 2020 Aerial Map with Preliminary Plat Parcels
- Topographical Map
- 8/11/21 Letter from Robert Schroder to Judge Gary Moore
- 10/12/21 Email from Andy Aman, Sanitation District No. 1
- 10/13/21 Emails from Linzy Brefeld, Kentucky Transportation Cabinet
- 10/19/21 Email from Chief Morgan, Union Fire Protection District
- 10/21/21 Email from Mike Rouse, Boone County Water District
- 10/28/21 Letter from Matthew Becher, Boone County Historic Preservation Review Board
- 10/29/21 Email from Robert Franxman, Boone County Public Works
- 11/1/21 Email from Mike Ford, Boone County Schools

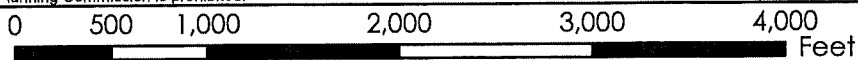
SITE VICINITY MAP WITH PRELIMINARY PLAT PARCELS

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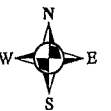
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1 Inch = 1,000 feet



Boone County GIS - Putting Northern Kentucky on the Map



**ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION**

R E C E I V E D
\$4900
OCT 05 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. Name of Project: Ridgefield Farm - Franks - Geise Zone Map Amendment
- 2. Location of Project: North of Hathaway Road, West of Ballyshannon
- 3. Total Acreage of Project: Total Site Acreage= 191.16, rezone ~~1.0000~~ (excludes RSE)
- 4. Current Zoning of Property: RSE, A-2 184.7731
- 5. Proposed Zoning of Property (classification being requested): SR-1, SR-2
- 6. Proposed Use(s) (specify each use):
~~Single Family homes~~
- 7. Proposed Building Intensities (specify for each building):
~~Single Family Residential~~
- 8. Are you applying for any of the following (check all that apply):
 Conditional Use Permit Variance
- 9. Current Owner: 1) Ridgefield Farm LLC, 2) Richard & Sandra Franks, 3) Peter & Jeanine Geise
Address: _____

| | | |
|--------------|-----------|--------------|
| <u>Union</u> | <u>KY</u> | <u>41091</u> |
| City | State | Zip Code |

Phone Number: _____ Fax Number: _____
Email: _____
- 10. Applicant: Longbranch Development Inc, attn: Jason Wisniewski
Address: 3940 Olympic Blvd. Suite 400

| | | |
|-----------------|-----------------|--------------|
| <u>Erlanger</u> | <u>Kentucky</u> | <u>41018</u> |
| City | State | Zip Code |

Phone Number: 859-341-4709 Fax Number: _____
Email: jwisniewski@fischerhomes.com
- 11. Are there any existing buildings on the site: Yes No
If yes, indicate how many: 1 home, 4 storage structures, 1 barn



GRAND
COMMUNITIES, LLC.
A Fischer Group Company

(via email)
September 28th, 2021

Members of the Boone County Planning Commission
Attn: Mr. Todd Morgan
2950 Washington Street
Burlington, Kentucky 41005

Grand Communities, LLC. ("GCL"), on behalf of Longbranch Development, provides this project narrative as part of its Zoning Map Amendment application for the Ridgefield, Franks and Geise properties. The total project site includes approximately one hundred ninety-one and sixteen hundredths (191.16) acres. Approximately one hundred eighty-five and ninety-eight hundredths (184.77) acres will be rezoned to SR-1 and SR-2 from RSE and A-2. Residential uses border the project site on all sides and adjoining property zoning classifications include RSE, SR-1/PD, A-1, and A-2.

The proposed development meets the minimum requirements set forth in the Boone County Zoning Regulations; however, GCL requests one (1) variance to the lots in the proposed zoning district SR-2. The request is for a reduction in the side yard setback to a five-foot (5') side yard setback with a ten-foot (10') total aggregate side yard in-lieu of the current five-foot (5') side yard setback with a fifteen-foot (15') total aggregate. The requested variance is consistent with approved side yard setbacks in POD 5 (east) of the adjacent Ballyshannon Subdivision.

If the proposed Ridgefield Farm Subdivision is approved, revisions to road alignments and lot configurations are required within the existing Ballyshannon Subdivision. These revisions are necessary to avoid lots with split (i.e. multiple) zoning, minimize land disturbance (i.e. grading and clearing), and improve connectivity between the subdivisions. However, GCL expects administrative approval of these revisions since there is not an increase in density and all lots meet the existing development standards approved for Pod 5.

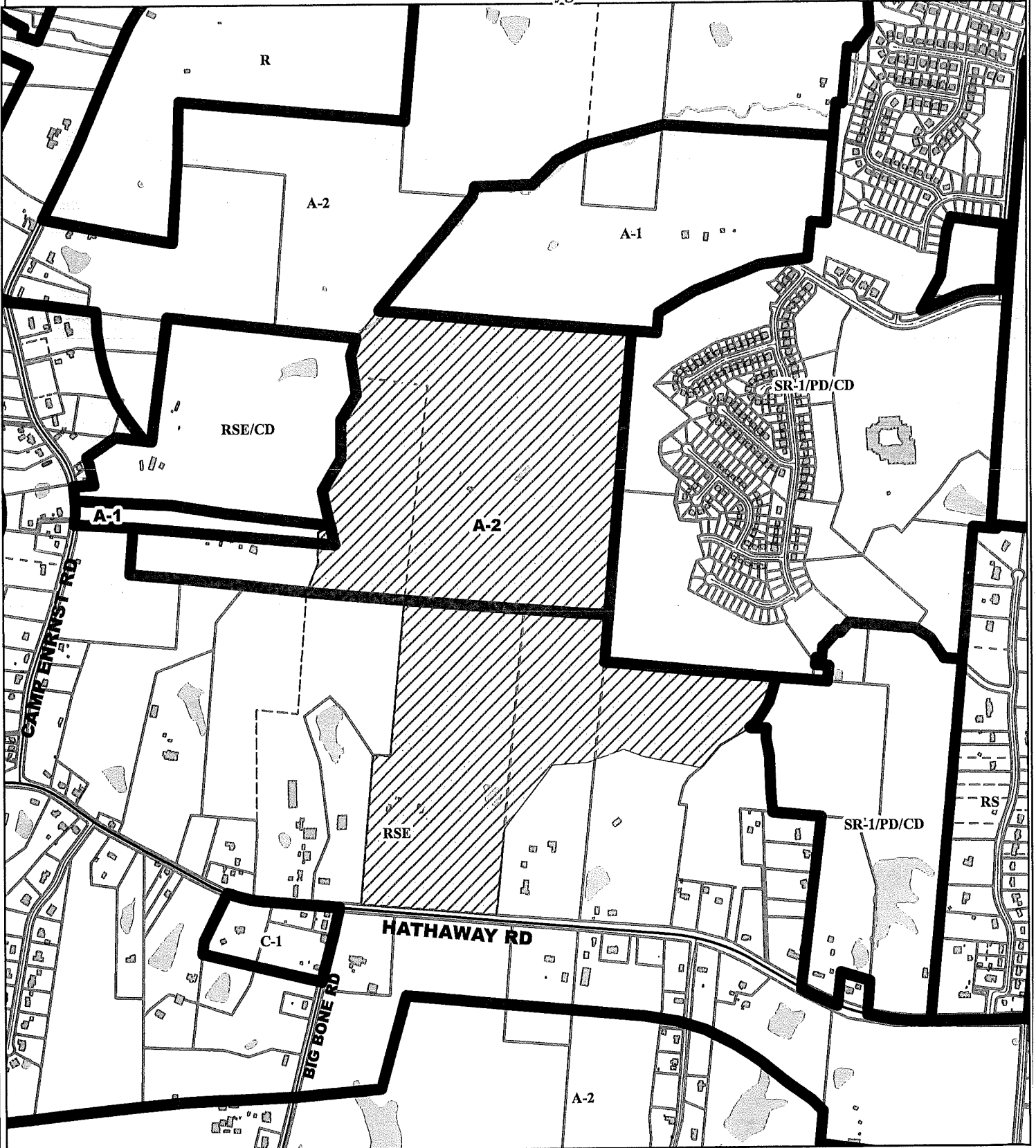
I truly appreciate your time and consideration, and humbly request your approval of the proposed Ridgefield Farms Subdivision. Thank you.

Regards,

Jason M. Wisniewski
Vice President of Planning + Entitlements
Grand Communities, LLC.

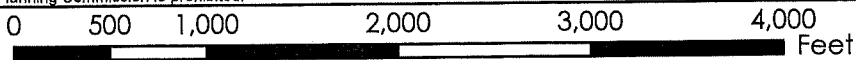
ZONING MAP

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1 inch = 1,000 feet



Boone County GIS - Putting Northern Kentucky on the Map

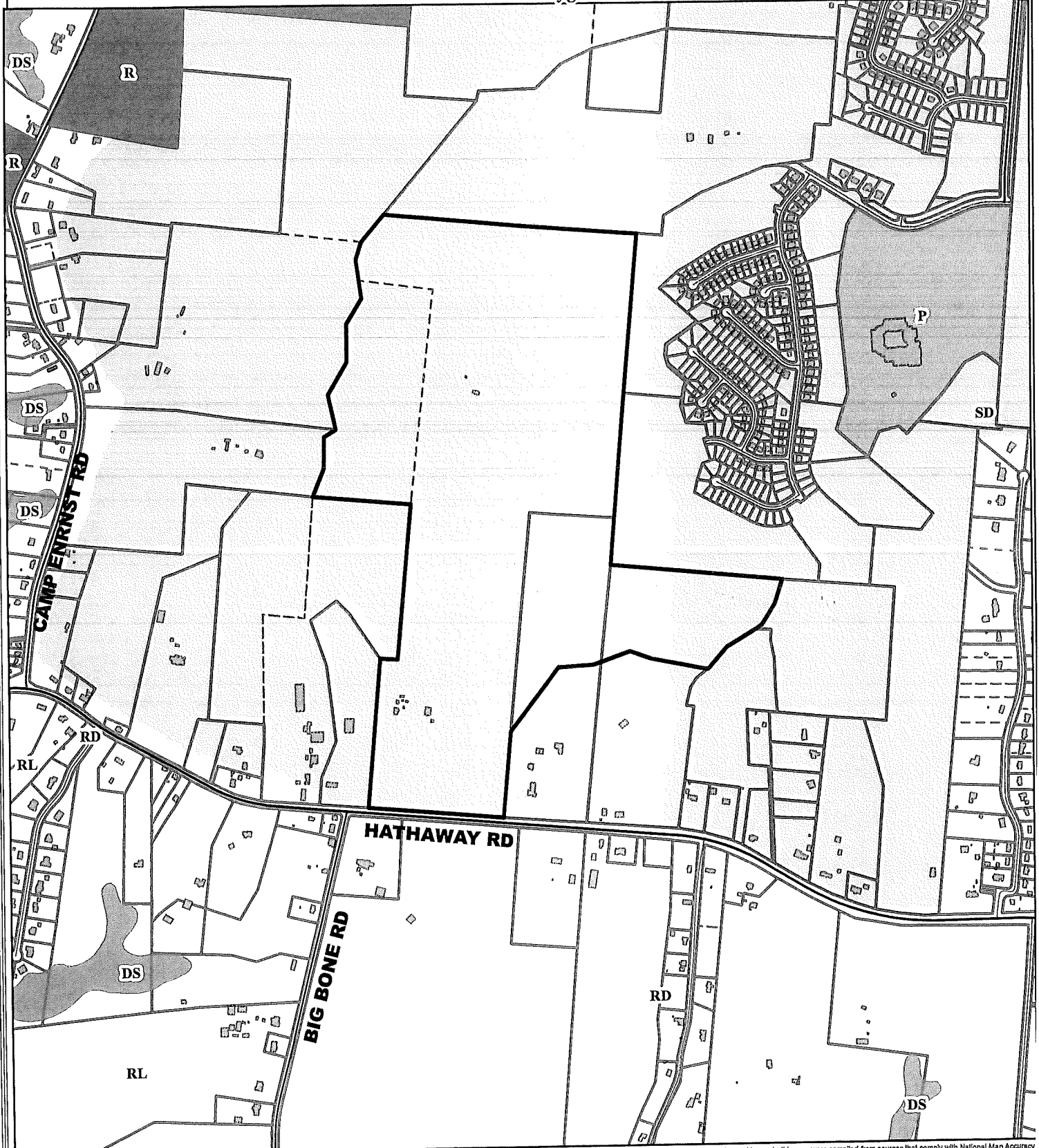


Map Created: xjhc/2020

Boone County GIS
ArcMap Document: *.mxd

2040 FUTURE LAND USE MAP

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0 500 1,000 2,000 3,000 4,000 Feet

1 inch = 1,000 feet

Boone County GIS - Putting Northern Kentucky on the Map



Map Created: x/xx/2020
ArcMap Document: *.mxd

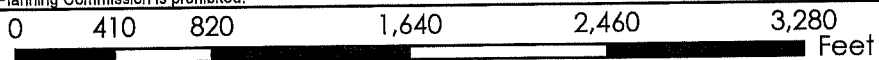
2020 AERIAL MAP WITH PRELIMINARY PLAT PARCELS

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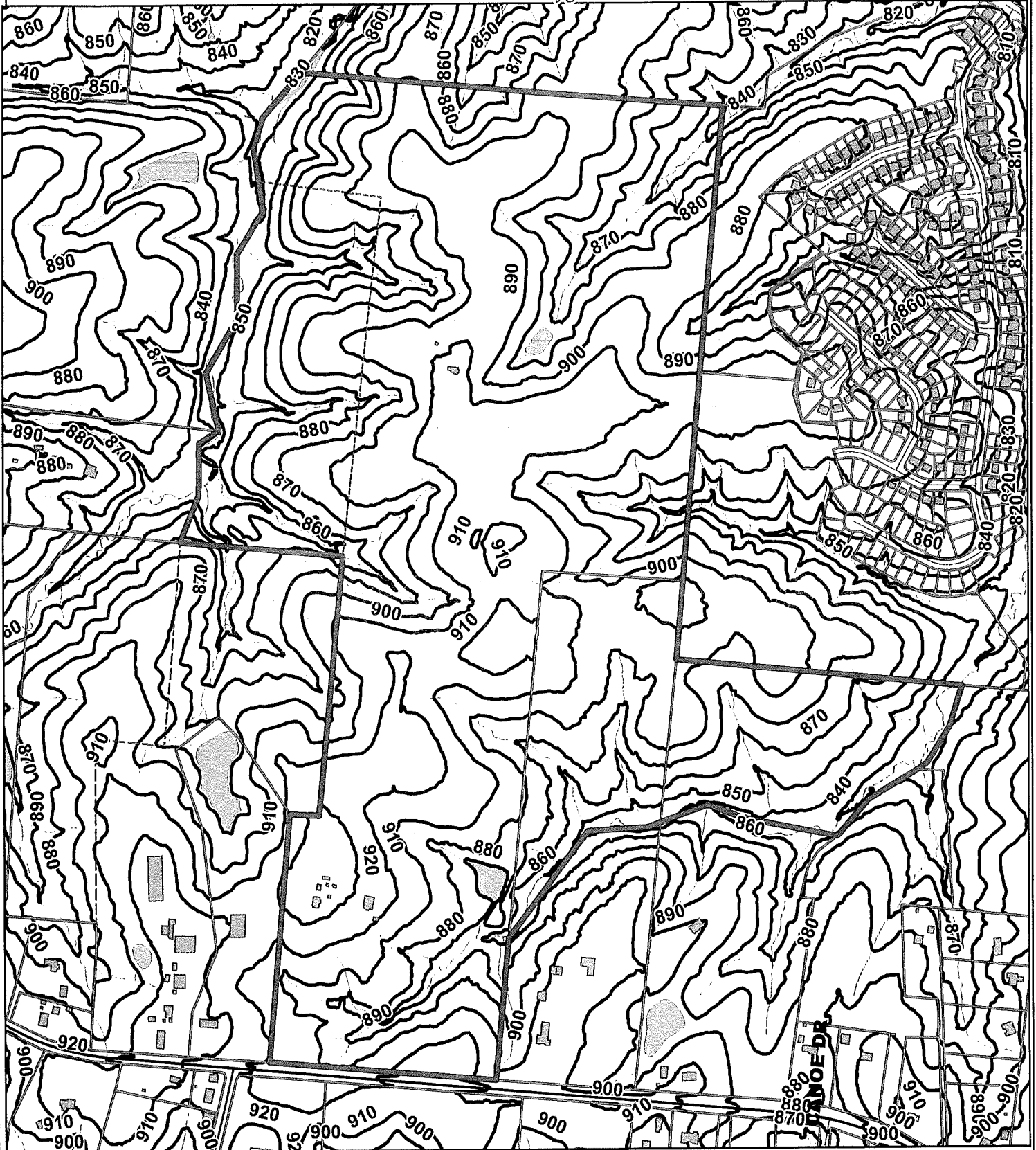


Boone County GIS - Putting Northern Kentucky on the Map



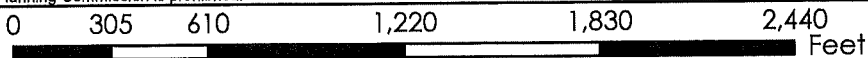
TOPOGRAPHICAL MAP

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1 inch = 600 feet



Boone County GIS - Putting Northern Kentucky on the Map



Map Created: xx/xx/2020

Web Page: www.boonecountygis.com
ArcMap Document: *.mxd

RECEIVED: JSE
8/16/21
cc: ROB F.
KEVIN C.

August 11, 2021

JUDGE GARY MOORE
BOONE COUNTY FISCAL COURT
2ND FLOOR ADMINISTRATION BUILDING
WASHINGTON STREET
BURLINGTON, KY 41005

Re: Ballyshannon Subdivision

As we discussed with you and Jeff Earlywine, Arlinghaus Builders and Fischer Homes through a separate company are the developers of Ballyshannon Subdivision near Union in Boone County. We have a contract to purchase the Riley farm located on Hathaway Road (owned by Ridgefield Farm Inc.). We plan to present a residential development plan to Boone County Planning Commission very soon as an addition to Ballyshannon.

We understand that Boone County and the Kentucky Transportation Cabinet would like to relocate Camp Ernst Road from Longbranch Road to Hathaway Road. The straightest route would run part of the way through the Riley farm. In order to not waste public funds by purchasing newly built homes, the developers would agree to not build in the area shown on the attached map for 5 years, and grant to Boone County or the Kentucky Transportation Cabinet the option to purchase the land needed for that road. The cost of the option is \$1.00 for the 5 year period. The cost of the land would be the same cost that the developers will pay for the land, which is just over \$24,000 per acre. This option is subject to the developers actually closing on the land, right now it is just under contract. If we do close, we will formalize a more detailed option agreement which could be recorded in the Boone County Clerk's records.

If you have any questions about this, let us know.

Sincerely,



Robert Schroder for
Longbranch Development Inc.

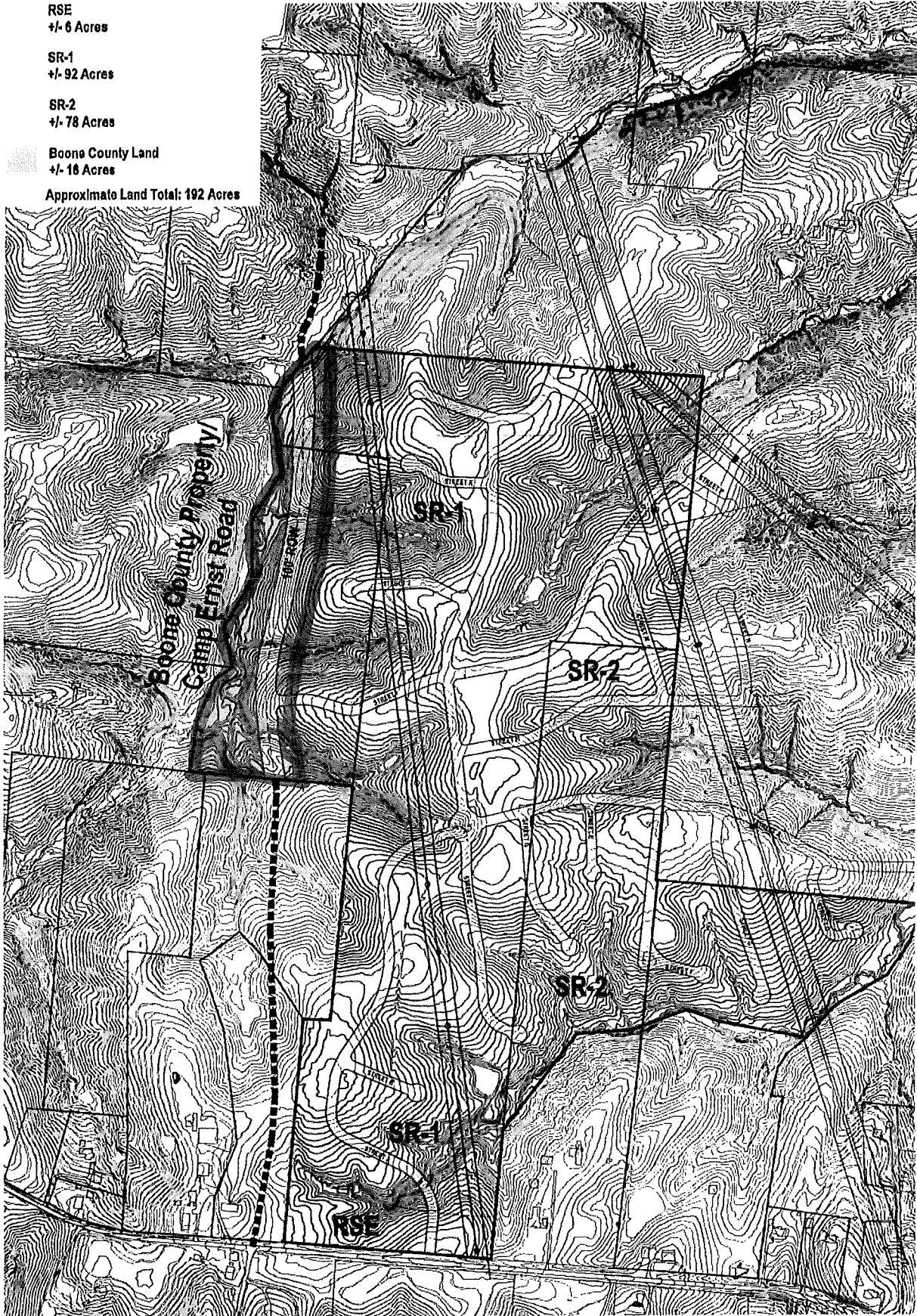
RSE
+/- 6 Acres

SR-1
+/- 92 Acres

SR-2
+/- 78 Acres

Boone County Land
+/- 16 Acres

Approximate Land Total: 192 Acres



Todd Morgan

From: Andy Aman <aaman@sd1.org>
Sent: Tuesday, October 12, 2021 9:16 AM
To: Todd Morgan
Cc: Brooke Shireman
Subject: RE: Ridgefield Farm - Zoning Map Amendment and Variance Applications
Attachments: Ridgefield Farm Zone Map Amendment Plan-10-8-21-Revision.pdf

EXTERNAL MESSAGE

Todd,

It appears this new development will abut SD1's current storm water service area. Therefore this project will be subject to SD1's storm water rules and regulations and SD1's storm water service area will be expanded to encompass this proposed development.

Also, sanitary sewer capacity will need to be reserved and public sanitary sewers will need to be submitted for SD1's and KDOW's review and approval.

Regards,

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

From: Todd Morgan <TMorgan@boonecountyky.org>
Sent: Friday, October 8, 2021 2:00 PM
To: Andy Aman <aaman@sd1.org>; Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>; Ford, Mike <mike.ford@boone.kyschools.us>; Robert Franxman <rfranxman@boonecountyky.org>; Daniel Menetrey <dmenetrey@boonecountyky.org>; miker@boonewater.com; m.morgan@unionky911.org
Cc: Jeff Earlywine <jearlywine@boonecountyky.org>; Matthew Webster <mwebster@boonecountyky.org>
Subject: Ridgefield Farm - Zoning Map Amendment and Variance Applications

All,

A Zoning Map Amendment application has been submitted to rezone an approximate 184.77 acre area, located at 2788, 2696, 2688, and 2636 Hathaway Road, from Rural Suburban Estates (RSE) and Agricultural Estate (A-2) to Suburban Residential One (SR-1) and Suburban Residential Two (SR-2). Two alternative Concept Development Plans have been submitted and are attached.

The first option shows a new single-family residential subdivision that will contain 551 buildable lots. 545 of these lots are within the zone change boundary. Access to the subdivision is shown from Hathaway Road and future street connections to Ballyshannon Subdivision and the adjoining property to the north.

Todd Morgan

From: Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>
Sent: Wednesday, October 13, 2021 10:09 AM
To: Todd Morgan
Subject: RE: Ridgefield Farm - Zoning Map Amendment and Variance Applications

EXTERNAL MESSAGE

Todd,

Thanks for clarifying. We would not allow additional access points on Hathaway. All lots would need to be accessed from Street AA.

Thanks,

Linzy Brefeld, P.E.
Transportation Engineer Supervisor
Traffic and Permits Section
Kentucky Transportation Cabinet, D6
421 Buttermilk Pike
Fort Mitchell, KY 41017
859-341-2700
Linzy.Brefeld@ky.gov

From: Todd Morgan <TMorgan@boonecountyky.org>
Sent: Wednesday, October 13, 2021 9:59 AM
To: Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>
Subject: RE: Ridgefield Farm - Zoning Map Amendment and Variance Applications

Linzy,

They are buildable lots. Would KYTC allow additional access point on Hathaway Road for these lot or will they need to be accessed from Street AA?

Thanks,

Todd

From: Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>
Sent: Wednesday, October 13, 2021 9:55 AM
To: Todd Morgan <TMorgan@boonecountyky.org>
Subject: RE: Ridgefield Farm - Zoning Map Amendment and Variance Applications

EXTERNAL MESSAGE

Todd,

KYTC will require a TIS for this development.

What are the RSE lots out front? Are those buildable lots or just reserved green space?

Thanks,

Linzy Brefeld, P.E.
Transportation Engineer Supervisor
Traffic and Permits Section
Kentucky Transportation Cabinet, D6
421 Buttermilk Pike
Fort Mitchell, KY 41017
859-341-2700
Linzy.Brefeld@ky.gov

From: Todd Morgan <TMorgan@boonecountky.org>

Sent: Friday, October 8, 2021 2:00 PM

To: Aman, Andy <aaman@sd1.org>; Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>; Ford, Mike <mike.ford@boone.kyschools.us>; Robert Franxman <rfranxman@boonecountky.org>; Daniel Menetrey <dmenetrey@boonecountky.org>; miker@boonewater.com; m.morgan@unionky911.org

Cc: Jeff Earlywine <jearywine@boonecountky.org>; Matthew Webster <mwebster@boonecountky.org>

Subject: Ridgefield Farm - Zoning Map Amendment and Variance Applications

****CAUTION** PDF attachments may contain links to malicious sites. Please contact the COT Service Desk ServiceCorrespondence@ky.gov for any assistance.**

All,

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The second option shows the single-family residential subdivision will contain 505 buildable lots. 499 of the lots are within the zone change boundary. Access to the subdivision is shown from Hathaway Road, relocated Camp Ernst Road, and future street connections to Ballyshannon Subdivision and the adjoining property to the north. It should be noted that the future access to relocated Camp Ernst Road is truly conceptual. One of the developers has written a letter outlining that they would agree not to build on tract 3 for a period 5 years and would give Boone County or Kentucky Transportation Cabinet the right to purchase the land if they determine it is needed to relocate a portion of Camp Ernst Road.

Todd Morgan

From: Morgan, Michael <m.morgan@unionky911.org>
Sent: Tuesday, October 19, 2021 9:03 AM
To: Todd Morgan
Subject: RE: Ridgefield Farm - Zoning Map Amendment and Variance Applications

EXTERNAL MESSAGE

Todd,

We have no issues with the concept.

Thanks,

Michael Morgan, Fire Chief

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

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From: Todd Morgan <TMorgan@boonecountyky.org>
Sent: Friday, October 8, 2021 2:00 PM
To: Aman, Andy <aaman@sd1.org>; Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>; Ford, Mike <mike.ford@boone.kyschools.us>; Robert Franxman <rfranxman@boonecountyky.org>; Daniel Menetrey <dmenetrey@boonecountyky.org>; miker@boonewater.com; Morgan, Michael <m.morgan@unionky911.org>
Cc: Jeff Earlywine <jearlywine@boonecountyky.org>; Matthew Webster <mwebster@boonecountyky.org>
Subject: Ridgefield Farm - Zoning Map Amendment and Variance Applications

All,

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Todd Morgan

From: miker@boonewater.com
Sent: Thursday, October 21, 2021 8:29 AM
To: Todd Morgan
Subject: Ridgefield Farm - Zoning Map Amendment and Variance Applications
Attachments: Ridgefield Farm Zone Map Amendment Plan-10-8-21-Revision.pdf

EXTERNAL MESSAGE

Todd,

No comments at this time.

Thanks,
Mike

Mike Rouse / Project Manager

Boone County Water District
2475 Burlington Pike
Burlington, Ky. 41005

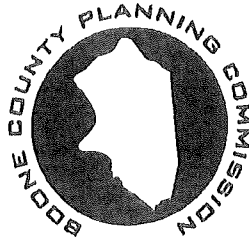
Office: 859-586-7270
Mobile: 859-991-5104

All,

A Zoning Map Amendment application has been submitted to rezone an approximate 184.77 acre area, located at 2788, 2696, 2688, and 2636 Hathaway Road, from Rural Suburban Estates (RSE) and Agricultural Estate (A-2) to Suburban Residential One (SR-1) and Suburban Residential Two (SR-2). Two alternative Concept Development Plans have been submitted and are attached.

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BOONE COUNTY HISTORIC PRESERVATION REVIEW BOARD

2950 Washington Street, Rm 317

P.O. Box 958

Burlington, Kentucky 41005

Phone: (859) 334-2111

Fax: (859) 334-2264

E-Mail: mbecher@boonecountky.org

www.boonecountky.org

October 28, 2021

The historic farm complex at 2788 Hathaway Road is known as the Blankenbeker-Riley Farm (Kentucky Historic Inventory # Be-396) and was listed in the National Register of Historic Places (NRHP) in 2002 as part of a project funded jointly by Federal Survey and Planning Grant funds and Boone County Fiscal Court. The farm originally had two building groups: (1) the Main House built in 1913, with 19th Century timber-frame stock barn and 7 other outbuildings, most of which are extant and (2) the c. 1890 Tenant House with c. 1900 dairy barn and 5 other outbuildings, most of which appear to have collapsed according to recent aerial photography. The NRHP Statement of Significance for the Blankenbeker-Riley Farm indicates that it:

Is significant under National Register Criterion C, for architecture, as a locally-significant example of domestic and agricultural design from the 19th through early 20th centuries... significant within Historic Contexts I, IV, and V, "Settlement, Growth, and Maturity of Boone County, 1789-1950," "Agriculture in Boone County, 1789-1950," and "Domestic Architecture in Boone County, 1789-1950," as set forth in the National Register Multiple Property Documentation Form, "Historic Resources of Boone County, Kentucky." The complex retains integrity; its components meet the Registration Requirements set forth in Section F of the Boone County MPDF.

And described further as:

one of the county's finest examples of a large, diversified farm of the early 20th Century. The farm retains one of the county's finest collections of farm outbuildings, including hog houses, several chicken coops, a dairy barn, corncribs, cisterns, and a multipurpose stock barn. Built from c. 1840 to 1930, these structures document the evolution of the farm and illustrate the necessity of replacing outbuildings over time.

The complex is also significant locally for its association with the African American Riley family, who owned several large farms in the Union area beginning in the late 19th Century. They actively operated the Blankenbeker-Riley farm into the late 20th Century. Burlington's African American Strader and Webb families are both direct descendants of the enslaved Riley family and are best known for their founding of the First Baptist Church of Burlington.

October 28, 2021

Page 2

Due to its historic significance at multiple levels, the Boone County Historic Preservation Board (BCHPRB) requests as a condition of the zone change that the Blankenbeker-Riley Farm (both building groups) are preserved within any future development on the site. In lieu of site preservation, the BCHPRB requests intensive documentation to include:

1. Updated KHI form for Be-396, Historic context, Digital photography and Measured floorplans to Kentucky's State Level Documentation of Historic Properties standards (see attached)
2. Submission of 1 copy of the complete documentation package to the BCHPRB prior to issuance of a demolition permit; a second copy delivered to the Boone County Public Library
3. A good faith effort to salvage (or permit salvage of) usable historic building materials, ideally for reuse elsewhere in Boone County.

Sincerely,

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

Matthew E. Becher, AICP
Rural/Open Space Planner

Todd Morgan

From: Robert Franxman
Sent: Friday, October 29, 2021 2:37 PM
To: Todd Morgan
Subject: RE: Ridgefield Farm - Zoning Map Amendment and Variance Applications
Attachments: Camp Ernst - Longbranch Roundabout Concept.pdf

Todd,

See comments below.

Thanks,
Rob

1. The Concept Development Plans are showing some changes to the approved Ballyshannon Subdivision street layout. Do you view these as minor changes? I don't have a problem considering the changes to be minor.
2. Are you okay with the proposed street layouts and number of street connections shown to adjoining properties? I don't object to the way it is shown with 3 connections to Ballyshannon; hopefully that will spread out some of the cross traffic. The connection to the North property is fine as well. At this point, I think it is appropriate there is no connection to the Finke property to the west; that connection would only lead to cut through traffic and more entries onto Camp Ernst through the Finke property.
3. Do you have any thoughts on which streets should be built to sub-collector standards? Street AA, Street CC, Street NN, Street A, Street K, and probably Street J.
4. Your preliminary thoughts on the 14.7 acre area that Boone County or KYTC could option for the potential relocation of Camp Ernst Road. I am in favor of preserving a R/W corridor for a future relocation of Camp Ernst Road. I've not totally explored the feasibility of this area being a practical location for relocated Camp Ernst; however, from a 50,000 foot perspective it seems like this could be a usable corridor and having the property under county control would certainly simplify the R/W acquisitions for the relocation.
5. My understanding is that a roundabout will be constructed at the Camp Ernst Road/Longbranch Road intersection sometime in 2022. Are there road improvements associated with this project to the south of the roundabout? Can you provide a copy of the road plans? 2022 may be an aggressive schedule; but the county is certainly pursuing the roundabout as the preferred intersection control. The project would only proceed to the south as much as required for the tie in. There are no plans to extend improvements south along Camp Ernst with that project.

My only other comments would be related to traffic calming as described in section 305-U of the subdivision regulations. This type of development has a tendency to create substantial traffic complaints with regard to speeding and cut through traffic. I think it will be very important to implement significant calming features. Opportunities could include the addition of roundabouts at the intersections of Streets K/C and Streets C/N. In addition raised intersections could be considered at Streets A/F, J/Q and K/Q. (These are likely items that could be ironed out during improvement plan review, but conditions / recommendations during the zoning change could be extremely beneficial.

Todd Morgan

From: Ford, Mike <mike.ford@boone.kyschools.us>
Sent: Monday, November 01, 2021 4:31 PM
To: Todd Morgan
Cc: Turner, Matthew - Superintendent; McArtor, Eric; Best, Kim; Evans, Karen; Barrix, Robert
Subject: Development Plan

Importance: High

EXTERNAL MESSAGE

Todd,

Thank you very much for taking the time this morning to go over with me the development plan for the new Ridgefield Farm Property Development. Obviously, a plan of this size of more than 500 homes, and adjoining directly to Ballyshannon Subdivision, is going to be very impactful to the school district. With that said, on behalf of Boone County Schools, the district is requesting the following:

- Ridgefield Farm is going to impact the student population significantly at Cooper High School, Ballyshannon Middle School, and Longbranch Elementary School. These schools are already being impacted in the area of student population as Ballyshannon Subdivision and other communities in this area along Longbranch Road continue to build out. Based on these current logistical matters, the school district needs for this project to be phased in so that we can absorb the influx of students that will be generated by the development in a timely manner so as not to create any further strain on these schools.
- Along with the idea of phasing the development of this project, in the area of logistics and infrastructure, the school district would request that Donegal Avenue be constructed out, along with Green Isle Lane in Ballyshannon Subdivision, so as the link between these 2 roads provides a more feasible traffic pattern for the school district to get students to and home these 3 schools.

Again, thank you for meeting with me today and providing me with the details of this new development, and thank you for taking these comments from the school district. Let me reiterate, the district's initial concerns would be in the area of significant student population growth in 3 of our schools that already have large student populations, and in the area of transportation ensuring that we can transport students to school and home in a timely and safe manner.

Sincerely,

Mike Ford

Director of Pupil Personnel
Boone County Schools
8330 US 42
Florence, KY 41042
(office) 859-282-2379
(cell) 859-444-7193
mike.ford@boone.kyschools.us

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

#2

TO: Boone County Planning Commission

FROM: Kim Patton, Chairman

DATE: January 5, 2022

RE: Request of Longbranch Development Inc., attn: Jason Wisniewski (applicant) for Ridgefield Farm LLC, Richard and Sandra Franks, and Peter and Jeanine Geise (owners) for a Zoning Map Amendment from Rural Suburban Estates (RSE) and Agricultural Estate (A-2) to Suburban Residential One (SR-1) and Suburban Residential Two (SR-2), and a dimensional variance, for an approximate 184.77 acre area located at 2788, 2696, 2688, and 2636 Hathaway Road, Boone County, Kentucky. The request is for a zone change to allow single-family residential dwellings and a variance to reduce the side yard building setback requirements of the SR-2 zone.

REMARKS:

We, the Committee, recommend approval of the Zoning Map Amendment request, with conditions, and denial of the Variance request.

ZONING MAP AMENDMENT FINDINGS OF FACT

The request is in agreement with Our Boone County Plan 2040 for the following reasons:

1. The 2040 Future Land Use Map designates the entire site for Suburban Density Residential (SD) uses. This future land use classification is defined as "single-family housing of up to four units per acre."
2. The proposal is in agreement with the following text from the land use element:
 - A. This section of Boone County contains the City of Union and a substantial portion of Hathaway Road and U.S. 42. In general, this section should experience considerable residential growth due to Union's current residential nature, growth associated with the City of Florence, and improvements to U.S. 42 (Union Geographical Area, pg. 137).
 - B. New subdivisions should be developed with connecting roads providing alternative routes for residential traffic and decreasing the impact on major roadways. Road connections should include multi-modal elements such as paths, bike lanes, and bus stops to help make Union more pedestrian-oriented (Union Geographical Area, pg. 137).
 - C. All major residential developments should provide recreational facilities, or other public facilities, through cooperative efforts between developers, legislative bodies, and other

agencies/organizations. These facilities should be designed not only to serve the residents of the specific subdivision but, where appropriate, to serve surrounding populations in order to mitigate the impacts upon existing facilities. This section of Boone County should develop as a major population area, and sites for recreation and other public facilities should be planned and obtained before prime sites are no longer available or become too costly for acquisition" (Union Geographical Area, pg. 137).

3. The proposal is in agreement with the following Goals and Objectives:
- A. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall, Objective 4).
 - B. 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).
 - C. 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).
 - D. 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).
 - E. Development design shall consider natural and ecological systems, such as wildlife habitats, air, soils, and water (Environment, Objective 6).
 - F. Active Recreation areas and facilities shall be centrally located and easily and safely accessible to the population groups they are designed to serve. Active Transportation (bicycling and pedestrian) connections between parks and recreation facilities shall be encouraged (Natural & Cultural Resources, Goal A, Objective 2).
 - G. 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).
 - H. Proper vehicular and pedestrian access to adjoining property shall be provided and/or retained when a property develops or redevelops ("Transportation," Goal B, Objective 6).

The Committee concluded the proposed Zoning Map Amendment is in agreement with the findings above based on the following:

1. The option 1 development plan shows the subdivision would contain a total of 551 single-family residential lots on 191.17 acres of land. This overall building intensity would be 2.88 dwelling units per acre of land.

The option 2 development plan shows the northwest portion of the zone change site (an approximate 14.7 acre area) could be sold to Boone County Fiscal Court or Kentucky Transportation Cabinet if they wish to acquire the land to relocate Camp Ernst Road in the future. The plan shows that 505 to 515 homes could be built in the subdivision. The overall building intensity would be 2.86 dwelling units per acre if the entire 14.7 acre area became right-of-way.

2. Both development plan options show the subdivision will contain an access point on Hathaway Road, three street connections to Ballyshannon Subdivision, and a street connection to the adjoining property to the north. The option 2 plan would also include a connection to Camp Ernst Road if it's relocated in the future.
3. Kentucky Transportation Cabinet will also review a Traffic Impact Study and determine what road improvements are needed on Hathaway Road.
4. The development will provide a range of housing opportunities.
5. Conditions have been agreed upon which deal with subdivision phasing, subdivision amenities, tree preservation, and roadway improvements.

ZONING MAP AMENDMENT CONDITIONS

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 Article 3 "Amendment" of the Boone County Zoning Regulations. The Committee also concluded that the attached conditions are necessary to mitigate any foreseeable community impacts that may be created by the development. The applicant and property owners have signed a letter demonstrating agreement with these conditions.

1. The approval shall be based on the revised concept development plans and exhibits that were presented at the December 15, 2021 Zone Change Committee meeting. These plans and exhibits shall be followed unless they are modified by other conditions below.
2. The Variance application to allow reduced building setbacks in the SR-2 zoning district shall be denied. This denial shall not prohibit clusters of patio homes from having reduced building setbacks, per Table 31.1 of the Boone County Zoning Regulations, when there are twenty (20) or more contiguous patio home units.
3. The following phasing conditions shall apply to the subdivision:
 - A. No homes shall be constructed in Ridgefield Farm Subdivision until such time as Donegal Avenue connects to Hathaway Road and is open to the public.

- B. Phase 1 of Ridgefield Farm Subdivision shall be limited to the construction of 150 homes per the 12/15/21 exhibits (see note B and the red highlighted area on the accompanying plan). The number of homes shall be tracked by the Certificates of Occupancy that are issued by Boone County Building Department.
 - C. Phase 2 construction shall not start until such time that Streets A, J, K, and Q are fully built and open to the public (see note C and the accompanying plan on the 12/15/21 exhibits). Fully built and open to the public for Streets A, J, and K shall mean that the street shall be useable for public transportation between Donegal Avenue and Street AA or Street CC before the condition is fulfilled
 - D. Phase 2 construction shall be limited to the lots and streets shown on the 12/15/21 exhibits (see note D and the red and purple highlighted areas on the accompanying plan).
 - E. Phase 3 construction and beyond can start once Street AA connects to Hathaway Road and is open to the public (see note E and the accompanying plan on the 12/15/21 exhibits).
 - F. No more than 100 homes can be constructed in Ridgefield Farm Subdivision in any calendar year to address school phasing. This shall be tracked by the Certificates of Occupancy that are issued by Boone County Building Department.
4. The six lots that front on Hathaway Road shall use Street AA for access. A shared driveway with an access easement shall be provided.
 5. The front of the houses on lots 1-6 shall be oriented towards Hathaway Road.
 6. Streets AA, CC, NN, and A in Ridgefield Farm Subdivision shall be built to sub-collector street standards per the Boone County Subdivision Regulations.
 7. The applicant has voluntarily agreed to make the following improvements to Green Isle Lane (Street A) in Ballyshannon Subdivision:
 - A. With the exception of the Donegal Avenue/Green Isle Lane intersection area (see Committee Comment #5 and the accompanying plan in the 12/15/21 exhibits), the entire street shall be constructed to sub-collector street standards per the Boone County Subdivision Regulations.
 - B. The intersection area shall comply with the following specifications and rules:
 - 50' right-of-way width and 25' of pavement width
 - 5' wide sidewalks on both sides of the street.
 - The area shall be designated as a no parking area.

- C. There shall be a transition area between Green Isle Lane, constructed as a local street, and Green Isle Lane, constructed as a sub-collector street.

Note: The Zone Change Committee determined this voluntary agreement was an important factor in recommending approval of the Zoning Map Amendment request to the full Planning Commission. Street A will be the only sub-collector street that connects Ballyshannon Subdivision to Ridgefield Farm Subdivision. Sub-collector streets are required when they serve 100 to 500 residential lots.

- 8. Ridgefield Farm Subdivision shall comply with the agricultural fencing requirements found in Section 308 of the Boone County Subdivision Regulations.
- 9. All two-story homes located on corner lots shall have a first-floor masonry wrap. All single-story homes located on corner lots will have a four-foot (4') high masonry wrap (see Committee Comment #7 and the accompanying plan in the 12/15/21 exhibits).
- 10. The applicant shall follow one of the recommendations/options outlined by the Boone County Historic Preservation Review Board in their letter dated October 28, 2021.
- 11. An amenity area, with a pool, cabana, and tot lot, shall be provided in Ridgefield Farm Subdivision (see Committee Comment #9 and the red highlighted area on the accompanying plan in the 12/15/21 exhibits).
- 12. Tree preservation shall generally follow the exhibit that was submitted at the 12/15/21 Zone Change Committee meeting (see Committee Comment #10 and the accompany plan in the 12/15/21 exhibits).

VARIANCE FINDINGS:

The request is not in agreement with KRS 100.243 and Section 251 of the Boone County Zoning Regulations for the following reason:

- 1. The proposed variance would allow an unreasonable circumvention of the zoning regulations. In making this finding, the Committee concluded that:
 - A. The request does not result from any special circumstances.
 - B. The strict application of the Suburban Residential Two (SR-2) building setback requirements does not deprive the applicant of the reasonable use of the land or create an unnecessary hardship.

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

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
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, AICP, Director, Zoning Services

Chairman Rolfsen introduced the second item on the Agenda at 7:58 p.m.

ZONING MAP AMENDMENT – Todd Morgan, Staff

2. Request of **Longbranch Development Inc., attn: Jason Wisniewski (applicant) for Ridgefield Farm LLC, Richard and Sandra Franks, and Peter and Jeanine Geise (owners)** for a Zoning Map Amendment from Rural Suburban Estates (RSE) and Agricultural Estate (A-2) to Suburban Residential One (SR-1) and Suburban Residential Two (SR-2), and a dimensional variance, for an approximate 184.77 acre area located at 2788, 2696, 2688, and 2636 Hathaway Road, Boone County, Kentucky. The request is for a zone change to allow single-family residential dwellings and a variance to reduce the side yard building setback requirements of the SR-2 zone.

Staff Member, Todd Morgan, referred to his PowerPoint presentation. The site is 191.17 acres in size and to the west is Ballyshannon Subdivision. The request is to rezone 184.77 acres from Rural Suburban Estates (RSE) and Agricultural Estate (A-2) to Suburban Residential One (SR-1) and Suburban Residential Two (SR-2). The remaining 6.39 acres will retain the Rural Suburban Estates (RSE) zoning located next to the Hathaway Road frontage. Two plan options were submitted. Plan Option #1 has its main access off Hathaway Road. The western side of the subdivision is SR-1 zoning – 250 homes on 106.45 acres. The eastern side is SR-2 zoning – 295 homes on 78.32 acres. Together, there are 551 homes on 191.17 acres for a building intensity of 2.88 dwelling units per acre. All of the streets would be built to sub-collector or local street status. The Variance request pertains to all of the houses in the SR-2 zoning district on the eastern side of the site. Typical side yard setbacks in the SR-2 zoning district are 5 foot minimum/ 15 feet total. The request is for 5' on each side. The proposed streets in Ballyshannon Subdivision will be modified slightly to accommodate the proposed development. The Zoning Administrator and County Engineer will allow this as a minor change only if the request is approved.

Plan Option #2 plan includes a provision of not building in the northwest portion of the site for up to 5 years. It is approximately 14.71 acres in size. It allows the Boone County Fiscal Court or the Kentucky Transportation Cabinet the option of acquiring the land as right-of-way for the possible relocation of Camp Ernst Road in the future. If the land is not purchased, the developer can add ten houses. Option #2 shows 3 street connections to Ballyshannon Subdivision. The total number of homes is 505-515 homes at a building intensity of 2.86 dwelling units per acre.

Mr. Morgan showed examples of Maple Street Homes to be built by Fischer Development. There is a packet of information about the type of homes to be constructed – patio homes collection, designer homes collection etc. and examples from Arlinghaus Builders (see Exhibit 1). Page 2 of the Staff Report outlines the applicable regulations to the zone change process and Variance applications. It also includes lot frontage and setback information. There is information about landscaping, agricultural fencing and traffic calming. The topography of the site varies significantly. Mr. Morgan showed an aerial photograph of the site and adjoining properties.

The 2040 Comprehensive Plan's Future Land Use Map designates the site for Suburban Density Residential (SD) uses. There are references to the Comprehensive Plan in the Staff Report. He noted that Union would experience considerable residential growth along Hathaway Road. Also, new subdivisions shall be developed with connecting roadways. All major residential developments shall contain recreational facilities. Developments in Boone County shall begin with an assessment of site features. There are other references to the Comprehensive Plan in the Staff Report.

In terms of Staff Comments, Mr. Morgan referred to pages 10-12 of the Staff Report. The Planning Commission and Boone County Fiscal Court need to determine whether the Zoning Map Amendment is in agreement with Our Boone County Plan 2040 (the adopted Comprehensive Plan) or the alternative Zoning Map Amendment findings found in Section 308 of the Boone County Zoning Regulations. In additions, the Planning Commission will be taking final action on the submitted Variance application. The application needs to be reviewed in terms of the Variance criteria found in Section 251 of the Boone County Zoning Regulations.

Staff has prepared a chart showing active or recently approved subdivisions in the Longbranch Road/Hathaway Road/Old Union Road/Camp Ernst Road corridor. Staff also received comments back from Sanitation District No. 1, Kentucky Transportation Cabinet, Union Fire Protection District, Boone County Water District, the Boone County Historic Preservation Review Board, Boone County Public Works, and the Boone County Schools regarding the request. These comments are attached to the Staff Report. SD1 stated that the applicant needs to reserve sanitary sewer capacity. The Kentucky Transportation Cabinet stated that a Traffic Impact Study is needed and the proposed six lots on Hathaway Road must use the main subdivision street. The Boone County Historic Preservation Review Board requested that a condition be imposed that preserves 2 building groups on the Ridgefield Farm property or that they be intensely documented. The Boone County Public Works Department requested that six streets should be sub-collector streets and traffic calming be provided. The Boone County School District noted that the development will impact Cooper High School, Ballyshannon Middle School and Longbranch Elementary School. The project needs to be phased. Some streets need to be constructed sooner rather than later in order to make the connection to the school.

Staff would like the applicant to address the following:

- The Zone Change Criteria
- The Variance Criteria. What hardship exists? Approximates how many buildable lots would be lost if the Variance was denied?
- Can the phasing plan for the subdivision be discussed? What area or areas would be constructed first? How many units could be built in a calendar year?
- Is a Traffic Impact Study being prepared? It was recommended during the preapplication meetings.

- The Kentucky Transportation Cabinet commented that they will require the 6 lots that front on Hathaway Road to be accessed from the main subdivision street (Street AA). Will the front of these houses still be oriented towards Hathaway Road?
- What streets are proposed to be constructed to sub-collector standards (50' right-of-way/28' of pavement) and what traffic calming measures are proposed?
- What about agricultural fencing requirements?
- Has Sanitation District No. 1 been contacted regarding extending sanitary sewer service and reserving capacity?
- Has preliminary grading been analyzed to determine tree preservation areas?
- Are any amenities, such as pocket parks, proposed in the subdivision?
- What housing collections will be constructed in the SR-1 and SR-2 portions of the subdivision? Will there be any areas with 20 or more contiguous patio homes? If so, will the reduced setback requirements be utilized (see the applicable regulations)?
- In regard to Housing Brochures that were submitted, is the siding shown on the front facades an aluminum or composite product?
- Could an entire side or rear façade be constructed with aluminum siding?
- The submitted housing brochures do not show side or rear facades. Will the sides and rear elevations of high visibility homes be constructed with masonry that is window-sill height?

Mr. Morgan stated that he distributed an email from Terry and Mike Heist (See Exhibit 2). The request for the proposed Zoning Map Amendment needs to be evaluated by the Boone County Planning Commission and Boone Fiscal Court in terms of Kentucky Revised Statute (KRS) 100.213, Article 3 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area. The 2040 Future Land Use Map will not need to be amended if the request is approved. The Planning Commission will take final action on the Variance request.

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

Ms. Hillary Laffin, project planner for Grand Communities and Fischer Homes. She referred to some slides. The site is located west of Ballyshannon Subdivision. The primary access is off Hathaway Road. There will be 3 access points to Ballyshannon Subdivision. The property consists of 3 different property owners – Ridgefield Farms, LLC, the Franks property (18 acres) and the Geise property (18 acres). There is a large stream located on the south border of the property. It is a natural break for the Franks and the Geise properties. There will be 6 lots that will face Hathaway Road and will have a rear entry private drive. The proposed SR-1 and SR-2 zones are consistent with what is being built in Ballyshannon Subdivision. With the new plan, there will be some modification to the Ballyshannon road system. It will be better a site design. The lot configuration is based on the primary zoning of each lot. The applicant is requesting approval of both options in the event the County wishes to acquire land for a future relocation of

Camp Ernst Road. Ms. Laffin showed examples of the Designer Homes similar to what is being built in Ballyshannon.

She showed pictures of the Maple Street Homes products. The patio product will be in the SR-2 area. The Arlinghaus product will be in SR-1 zoned area.

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?

Mr. Ben Mathis, 3049 Deer View Drive, expressed a concern about traffic and the redesign of Camp Ernst Road. The realignment of Camp Ernst Road was on the books in the 1970s. It has been in the 2000, 2020 and 2040 Plan. He referred to a map that showed the realignment of Camp Ernst Road (see Exhibit 3). The map was done in 2017. It goes to the heart of the property in question. As a result of the Smokey Acres project, there was a commitment of identifying a route on the proposed site for the new road. Accidents occur on the existing road 1-2 times a month. It is a bypass road and it is not built for more development. If the proposal is approved, it could shut down the possibility of a new road. Don't slam the door on the people living in the area.

Ms. Theresa Moffitt, 3050 Hathaway Road, stated that she agreed with everything Mr. Mathis said. She expressed a concern about Dark Skies. She is a 3rd generation farm person. Wildlife is severely affected by lighting from homes and streets. She also agreed with the comments by Terry Heist.

Mr. David Kunkel, 2816 Hathaway Road, stated that his father has a 62 acre farm and he owns property. He would hate to move from the area as he felt he was being pushed out. The traffic is a major issue. He doesn't want to see it happen.

Ms. Amy Elsaesser, 4026 Hathaway Road, stated that she has lived in the area since 2017. The plan at the time seemed wonderful. Putting all of the houses in a rural area is against what they moved to the area for. She sees 6 new people a day. She knows no one in her community that is happy with this proposed development.

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

Mr. Patton inquired about the map that was previously distributed by Mr. Mathis. He asked if the Staff was familiar with it. Mr. Morgan responded that it was a concept of possible routes for the new road. It wasn't precise.

Chairman Rolfsen asked how did the applicant think the new road would cross the property under review? Ms. Laffin responded that it was based on conversations with the County Engineer and Judge Moore. They were aware of the alignment. Mr. Costello explained there is a letter in the Staff Report from Mr. Schroeder to Judge Moore about a potential option/route for the new road. A 5 year option exists. Mr. Costello also mentioned the importance of building a street connection to Hathaway Road early to avoid problems that are occurring on Longbranch Road. He asked if the developers had looked into this issue? Chairman Rolfsen suggested only allowing the SR-1 housing to occur and hold off in the SR-2 housing until the street connections have been

put into place. It is irresponsible to put all that traffic on one road and not have other ways in and out. Ms. Laffin replied that they can provide a plan showing the buildout and connections to Hathaway Road.

The first connection to Hathaway Road will be next Spring (2022). The connection to Ballyshannon from this site will occur because of the needed sanitary sewer service.

Mr. Patton noted that a phasing plan could be put into place but it could be jeopardized by adding more land. We don't want to circumvent the phasing plan. Ms. Laffin stated that the homes would be built after the street connection is made.

Mr. McMillian asked why would anyone buy a house with only one way in and one way out? What about public safety? Why would you build something when you couldn't get out? Ms. Laffin responded that the project will have 3 ways in and out plus a fourth if the new Camp Ernst Road is built.

Mr. Morgan reminded everyone that the County Engineer gave his thoughts about the new Camp Ernst Road corridor in an email attached to the Staff Report. The email only addresses the developer's property.

Mr. Schwenke asked if the 5 foot minimum side yard setbacks only affect the SR-2 lots. Ms. Laffin replied yes – all of the homes in the SR-2 area.

Mrs. Steele asked whose job it is to reconfigure Camp Ernst Road? Mr. Costello responded Boone County since they own the existing road. That is why the option exists for the County. He explained the challenges of finding an appropriate road corridor. Mrs. Steele stated that it seems that the new road should be addressed before any more development. It will add more traffic to Camp Ernst Road and Hathaway Road. Mr. Costello replied that the developer is offering the land and it is up to the County to build it. That will be a decision made by each Board member. Hathaway Road is planned to be widened as recommended in the Boone County Transportation Plan. Mrs. Steele stated that she didn't want to put the cart before the horse. Chairman Rolfsen brought up Gunpowder Road as an example. The County could turn over the road to the State and the State would then widen it. Mr. Costello mentioned there were requirements for the developer to make intersection improvements to Hathaway Road (eg. left turn lanes and deceleration lanes).

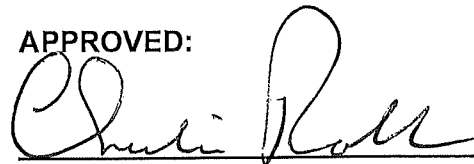
Ms. Gulick asked if there have been any planning studies for Camp Ernst Road? Mr. Costello replied that he thinks there was a State scoping or planning study years ago in completing the KY 237 upgrade and bridge replacement.

Mrs. Kegley asked if there was a Traffic Study done? Ms. Laffin responded that a MOU was created but the actual study had not yet been completed for review. Mrs. Kegley replied it would be helpful to know how much traffic is anticipated and the level of service. The traffic counts have to be done before the holiday break.

Mr. Turner asked about the historical structures on the site? Ms. Laffin responded that they have to analyze the report to see if they want to remove them from the site. They are aware of the significance and were given options.


Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on November 17, 2021 at 5:00 P.M. in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on December 1, 2021 at 7:00 p.m. The Chairman Rolfsen closed the Public Hearing at 8:55 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



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

- Exhibit 1 – Housing Brochures**
- Exhibit 2 – Email from Terry & Mike Heist**
- Exhibit 3 – Map of Camp Ernst Road**

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

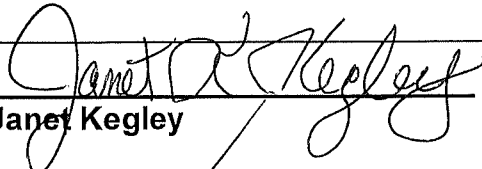
TO: Boone County Planning Commission
FROM: Kim Patton, Chairman
DATE: December 15, 2021

ZONING MAP AMENDMENT – Kim Patton, Chairman, Todd Morgan, Staff

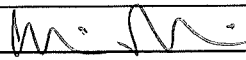
Request of Longbranch Development Inc., attn: Jason Wisniewski (applicant) for Ridgefield Farm LLC, Richard and Sandra Franks, and Peter and Jeanine Geise (owners) for a Zoning Map Amendment from Rural Suburban Estates (RSE) and Agricultural Estate (A-2) to Suburban Residential One (SR-1) and Suburban Residential Two (SR-2), and a dimensional variance, for an approximate 184.77 acre area located at 2788, 2696, 2688, and 2636 Hathaway Road, Boone County, Kentucky. The request is for a zone change to allow single-family residential dwellings and a variance to reduce the side yard building setback requirements of the SR-2 zone.

REMARKS:

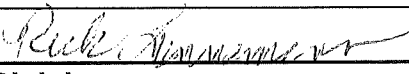
We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.



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

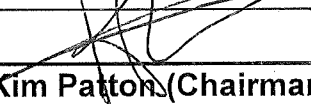


Corrin Gulick
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____



Rick Lunnemann
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

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



Kim Patton (Chairman)
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Steve Turner (Alternate)
For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

**Recorded by Todd Morgan, Senior
Planner**

TOTAL: _____ DEFERRED 4 FOR PROJECT _____ ABSENT
_____ AGAINST PROJECT _____ ABSTAIN

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission
FROM: Kim Patton, Chairman
DATE: December 1, 2021

ZONING MAP AMENDMENT – Kim Patton, Chairman, Todd Morgan, Staff

Request of Longbranch Development Inc., attn: Jason Wisniewski (applicant) for Ridgefield Farm LLC, Richard and Sandra Franks, and Peter and Jeanine Geise (owners) for a Zoning Map Amendment from Rural Suburban Estates (RSE) and Agricultural Estate (A-2) to Suburban Residential One (SR-1) and Suburban Residential Two (SR-2), and a dimensional variance, for an approximate 184.77 acre area located at 2788, 2696, 2688, and 2636 Hathaway Road, Boone County, Kentucky. The request is for a zone change to allow single-family residential dwellings and a variance to reduce the side yard building setback requirements of the SR-2 zone.

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.

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

Corrin Gulick
Corrin Gulick
For Project ___ Absent ___
Against Project ___
Abstain ___ Deferred

Rick Lunnemann
Rick Lunnemann
For Project ___ Absent ___
Against Project ___
Abstain ___ Deferred

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

Kim Patton (Chairman)
Kim Patton (Chairman)
For Project ___ Absent ___
Against Project ___
Abstain ___ Deferred ___

Steve Turner (Alternate)
Steve Turner (Alternate)
For Project ___ Absent ___
Against Project ___
Abstain ___ Deferred ___

Recorded by Todd Morgan, Senior
Planner

TOTAL: 3 DEFERRED ___ FOR PROJECT ___ ABSENT
___ AGAINST PROJECT ___ ABSTAIN

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission
FROM: Kim Patton, Chairman
DATE: November 17, 2021

ZONING MAP AMENDMENT – Kim Patton, Chairman, Todd Morgan, Staff

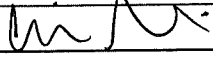
Request of **Longbranch Development Inc., attn: Jason Wisniewski (applicant)** for **Ridgefield Farm LLC, Richard and Sandra Franks, and Peter and Jeanine Geise (owners)** for a Zoning Map Amendment from Rural Suburban Estates (RSE) and Agricultural Estate (A-2) to Suburban Residential One (SR-1) and Suburban Residential Two (SR-2), and a dimensional variance, for an approximate 184.77 acre area located at 2788, 2696, 2688, and 2636 Hathaway Road, Boone County, Kentucky. The request is for a zone change to allow single-family residential dwellings and a variance to reduce the side yard building setback requirements of the SR-2 zone.

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.

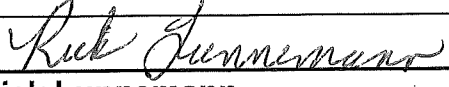
Janet Kegley

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____



Corrin Gulick

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred




Rick Lunnemann

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred

Randy Bessler (Alternate)

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred



Kim Patton (Chairman)

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred

Steve Turner (Alternate)

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

Recorded by Todd Morgan, Senior
Planner

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

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, AICP, Director, Zoning Services

Chairman Rolfsen introduced the second item on the Agenda at 7:58 p.m.

ZONING MAP AMENDMENT – Todd Morgan, Staff

2. Request of **Longbranch Development Inc., attn: Jason Wisniewski (applicant)** for **Ridgefield Farm LLC, Richard and Sandra Franks, and Peter and Jeanine Geise (owners)** for a Zoning Map Amendment from Rural Suburban Estates (RSE) and Agricultural Estate (A-2) to Suburban Residential One (SR-1) and Suburban Residential Two (SR-2), and a dimensional variance, for an approximate 184.77 acre area located at 2788, 2696, 2688, and 2636 Hathaway Road, Boone County, Kentucky. The request is for a zone change to allow single-family residential dwellings and a variance to reduce the side yard building setback requirements of the SR-2 zone.

Staff Member, Todd Morgan, referred to his PowerPoint presentation. The site is 191.17 acres in size and to the west is Ballyshannon Subdivision. The request is to rezone 184.77 acres from Rural Suburban Estates (RSE) and Agricultural Estate (A-2) to Suburban Residential One (SR-1) and Suburban Residential Two (SR-2). The remaining 6.39 acres will retain the Rural Suburban Estates (RSE) zoning located next to the Hathaway Road frontage. Two plan options were submitted. Plan Option #1 has its main access off Hathaway Road. The western side of the subdivision is SR-1 zoning – 250 homes on 106.45 acres. The eastern side is SR-2 zoning – 295 homes on 78.32 acres. Together, there are 551 homes on 191.17 acres for a building intensity of 2.88 dwelling units per acre. All of the streets would be built to sub-collector or local street status. The Variance request pertains to all of the houses in the SR-2 zoning district on the eastern side of the site. Typical side yard setbacks in the SR-2 zoning district are 5 foot minimum/ 15 feet total. The request is for 5' on each side. The proposed streets in Ballyshannon Subdivision will be modified slightly to accommodate the proposed development. The Zoning Administrator and County Engineer will allow this as a minor change only if the request is approved.

Plan Option #2 plan includes a provision of not building in the northwest portion of the site for up to 5 years. It is approximately 14.71 acres in size. It allows the Boone County Fiscal Court or the Kentucky Transportation Cabinet the option of acquiring the land as right-of-way for the possible relocation of Camp Ernst Road in the future. If the land is not purchased, the developer can add ten houses. Option #2 shows 3 street connections to Ballyshannon Subdivision. The total number of homes is 505-515 homes at a building intensity of 2.86 dwelling units per acre.

Mr. Morgan showed examples of Maple Street Homes to be built by Fischer Development. There is a packet of information about the type of homes to be constructed – patio homes collection, designer homes collection etc. and examples from Arlinghaus Builders (see Exhibit 1). Page 2 of the Staff Report outlines the applicable regulations to the zone change process and Variance applications. It also includes lot frontage and setback information. There is information about landscaping, agricultural fencing and traffic calming. The topography of the site varies significantly. Mr. Morgan showed an aerial photograph of the site and adjoining properties.

The 2040 Comprehensive Plan's Future Land Use Map designates the site for Suburban Density Residential (SD) uses. There are references to the Comprehensive Plan in the Staff Report. He noted that Union would experience considerable residential growth along Hathaway Road. Also, new subdivisions shall be developed with connecting roadways. All major residential developments shall contain recreational facilities. Developments in Boone County shall begin with an assessment of site features. There are other references to the Comprehensive Plan in the Staff Report.

In terms of Staff Comments, Mr. Morgan referred to pages 10-12 of the Staff Report. The Planning Commission and Boone County Fiscal Court need to determine whether the Zoning Map Amendment is in agreement with Our Boone County Plan 2040 (the adopted Comprehensive Plan) or the alternative Zoning Map Amendment findings found in Section 308 of the Boone County Zoning Regulations. In additions, the Planning Commission will be taking final action on the submitted Variance application. The application needs to be reviewed in terms of the Variance criteria found in Section 251 of the Boone County Zoning Regulations.

Staff has prepared a chart showing active or recently approved subdivisions in the Longbranch Road/Hathaway Road/Old Union Road/Camp Ernst Road corridor. Staff also received comments back from Sanitation District No. 1, Kentucky Transportation Cabinet, Union Fire Protection District, Boone County Water District, the Boone County Historic Preservation Review Board, Boone County Public Works, and the Boone County Schools regarding the request. These comments are attached to the Staff Report. SD1 stated that the applicant needs to reserve sanitary sewer capacity. The Kentucky Transportation Cabinet stated that a Traffic Impact Study is needed and the proposed six lots on Hathaway Road must use the main subdivision street. The Boone County Historic Preservation Review Board requested that a condition be imposed that preserves 2 building groups on the Ridgefield Farm property or that they be intensely documented. The Boone County Public Works Department requested that six streets should be sub-collector streets and traffic calming be provided. The Boone County School District noted that the development will impact Cooper High School, Ballyshannon Middle School and Longbranch Elementary School. The project needs to be phased. Some streets need to be constructed sooner rather than later in order to make the connection to the school.

Staff would like the applicant to address the following:

- The Zone Change Criteria
- The Variance Criteria. What hardship exists? Approximates how many buildable lots would be lost if the Variance was denied?
- Can the phasing plan for the subdivision be discussed? What area or areas would be constructed first? How many units could be built in a calendar year?
- Is a Traffic Impact Study being prepared? It was recommended during the preapplication meetings.

- The Kentucky Transportation Cabinet commented that they will require the 6 lots that front on Hathaway Road to be accessed from the main subdivision street (Street AA). Will the front of these houses still be oriented towards Hathaway Road?
- What streets are proposed to be constructed to sub-collector standards (50' right-of-way/28' of pavement) and what traffic calming measures are proposed?
- What about agricultural fencing requirements?
- Has Sanitation District No. 1 been contacted regarding extending sanitary sewer service and reserving capacity?
- Has preliminary grading been analyzed to determine tree preservation areas?
- Are any amenities, such as pocket parks, proposed in the subdivision?
- What housing collections will be constructed in the SR-1 and SR-2 portions of the subdivision? Will there be any areas with 20 or more contiguous patio homes? If so, will the reduced setback requirements be utilized (see the applicable regulations)?
- In regard to Housing Brochures that were submitted, is the siding shown on the front facades an aluminum or composite product?
- Could an entire side or rear façade be constructed with aluminum siding?
- The submitted housing brochures do not show side or rear facades. Will the sides and rear elevations of high visibility homes be constructed with masonry that is window-sill height?

Mr. Morgan stated that he distributed an email from Terry and Mike Heist (See Exhibit 2). The request for the proposed Zoning Map Amendment needs to be evaluated by the Boone County Planning Commission and Boone Fiscal Court in terms of Kentucky Revised Statute (KRS) 100.213, Article 3 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area. The 2040 Future Land Use Map will not need to be amended if the request is approved. The Planning Commission will take final action on the Variance request.

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

Ms. Hillary Laffin, project planner for Grand Communities and Fischer Homes. She referred to some slides. The site is located west of Ballyshannon Subdivision. The primary access is off Hathaway Road. There will be 3 access points to Ballyshannon Subdivision. The property consists of 3 different property owners – Ridgefield Farms, LLC, the Franks property (18 acres) and the Geise property (18 acres). There is a large stream located on the south border of the property. It is a natural break for the Franks and the Geise properties. There will be 6 lots that will face Hathaway Road and will have a rear entry private drive. The proposed SR-1 and SR-2 zones are consistent with what is being built in Ballyshannon Subdivision. With the new plan, there will be some modification to the Ballyshannon road system. It will be better a site design. The lot configuration is based on the primary zoning of each lot. The applicant is requesting approval of both options in the event the County wishes to acquire land for a future relocation of

Camp Ernst Road. Ms. Laffin showed examples of the Designer Homes similar to what is being built in Ballyshannon.

She showed pictures of the Maple Street Homes products. The patio product will be in the SR-2 area. The Arlinghaus product will be in SR-1 zoned area.

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?

Mr. Ben Mathis, 3049 Deer View Drive, expressed a concern about traffic and the redesign of Camp Ernst Road. The realignment of Camp Ernst Road was on the books in the 1970s. It has been in the 2000, 2020 and 2040 Plan. He referred to a map that showed the realignment of Camp Ernst Road (see Exhibit 3). The map was done in 2017. It goes to the heart of the property in question. As a result of the Smokey Acres project, there was a commitment of identifying a route on the proposed site for the new road. Accidents occur on the existing road 1-2 times a month. It is a bypass road and it is not built for more development. If the proposal is approved, it could shut down the possibility of a new road. Don't slam the door on the people living in the area.

Ms. Theresa Moffitt, 3050 Hathaway Road, stated that she agreed with everything Mr. Mathis said. She expressed a concern about Dark Skies. She is a 3rd generation farm person. Wildlife is severely affected by lighting from homes and streets. She also agreed with the comments by Terry Heist.

Mr. David Kunkel, 2816 Hathaway Road, stated that his father has a 62 acre farm and he owns property. He would hate to move from the area as he felt he was being pushed out. The traffic is a major issue. He doesn't want to see it happen.

Ms. Amy Elsaesser, 4026 Hathaway Road, stated that she has lived in the area since 2017. The plan at the time seemed wonderful. Putting all of the houses in a rural area is against what they moved to the area for. She sees 6 new people a day. She knows no one in her community that is happy with this proposed development.

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

Mr. Patton inquired about the map that was previously distributed by Mr. Mathis. He asked if the Staff was familiar with it. Mr. Morgan responded that it was a concept of possible routes for the new road. It wasn't precise.

Chairman Rolfsen asked how did the applicant think the new road would cross the property under review? Ms. Laffin responded that it was based on conversations with the County Engineer and Judge Moore. They were aware of the alignment. Mr. Costello explained there is a letter in the Staff Report from Mr. Schroeder to Judge Moore about a potential option/route for the new road. A 5 year option exists. Mr. Costello also mentioned the importance of building a street connection to Hathaway Road early to avoid problems that are occurring on Longbranch Road. He asked if the developers had looked into this issue? Chairman Rolfsen suggested only allowing the SR-1 housing to occur and hold off in the SR-2 housing until the street connections have been

put into place. It is irresponsible to put all that traffic on one road and not have other ways in and out. Ms. Laffin replied that they can provide a plan showing the buildout and connections to Hathaway Road.

The first connection to Hathaway Road will be next Spring (2022). The connection to Ballyshannon from this site will occur because of the needed sanitary sewer service.

Mr. Patton noted that a phasing plan could be put into place but it could be jeopardized by adding more land. We don't want to circumvent the phasing plan. Ms. Laffin stated that the homes would be built after the street connection is made.

Mr. McMillian asked why would anyone buy a house with only one way in and one way out? What about public safety? Why would you build something when you couldn't get out? Ms. Laffin responded that the project will have 3 ways in and out plus a fourth if the new Camp Ernst Road is built.

Mr. Morgan reminded everyone that the County Engineer gave his thoughts about the new Camp Ernst Road corridor in an email attached to the Staff Report. The email only addresses the developer's property.

Mr. Schwenke asked if the 5 foot minimum side yard setbacks only affect the SR-2 lots. Ms. Laffin replied yes – all of the homes in the SR-2 area.

Mrs. Steele asked whose job it is to reconfigure Camp Ernst Road? Mr. Costello responded Boone County since they own the existing road. That is why the option exists for the County. He explained the challenges of finding an appropriate road corridor. Mrs. Steele stated that it seems that the new road should be addressed before any more development. It will add more traffic to Camp Ernst Road and Hathaway Road. Mr. Costello replied that the developer is offering the land and it is up to the County to build it. That will be a decision made by each Board member. Hathaway Road is planned to be widened as recommended in the Boone County Transportation Plan. Mrs. Steele stated that she didn't want to put the cart before the horse. Chairman Rolfsen brought up Gunpowder Road as an example. The County could turn over the road to the State and the State would then widen it. Mr. Costello mentioned there were requirements for the developer to make intersection improvements to Hathaway Road (eg. left turn lanes and deceleration lanes).

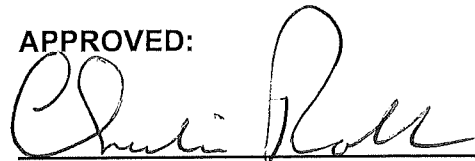
Ms. Gulick asked if there have been any planning studies for Camp Ernst Road? Mr. Costello replied that he thinks there was a State scoping or planning study years ago in completing the KY 237 upgrade and bridge replacement.

Mrs. Kegley asked if there was a Traffic Study done? Ms. Laffin responded that a MOU was created but the actual study had not yet been completed for review. Mrs. Kegley replied it would be helpful to know how much traffic is anticipated and the level of service. The traffic counts have to be done before the holiday break.

Mr. Turner asked about the historical structures on the site? Ms. Laffin responded that they have to analyze the report to see if they want to remove them from the site. They are aware of the significance and were given options.

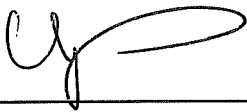
Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on November 17, 2021 at 5:00 P.M. in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on December 1, 2021 at 7:00 p.m. The Chairman Rolfsen closed the Public Hearing at 8:55 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



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

- Exhibit 1 – Housing Brochures**
- Exhibit 2 – Email from Terry & Mike Heist**
- Exhibit 3 – Map of Camp Ernst Road**

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
FIRST FLOOR FISCAL COURTROOM
BUSINESS MEETING
JANUARY 5, 2022
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's January 5, 2022 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

Mrs. Pamela Goetting
Ms. Corrin Gulick
Mr. Rick Lunnemann
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. Randy Bessler
Mr. Steve Harper
Mrs. Janet Kegley

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson, Esq.

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Ms. Jenna LeCount, AICP, Director, Community Development Services
Mr. Michael Schwartz, Director, Zoning Services
Mr. Todd K. Morgan, AICP, Senior Planner
Mr. Matt Becher, AICP, Rural/Open Space Planner

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the December 15, 2021 Business Meeting. Chairman Rolfsen asked if there were any other comments or corrections?

Mr. Patton moved to approve the Minutes as presented. Mrs. Goetting 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 December 2, 2021 and January 5, 2022.

EXPENSES:

| | |
|-----------------------------------|---------------|
| Accounting Fees | \$ 884.17 |
| Attorney Fees | 4,200.00 |
| Auto Expense | 307.47 |
| Consultant/Professional Svcs Fees | 1,592.50 |
| Filing Fees (CLURS) | 1,050.00 |
| GIS Operations | 410.00 |
| Legal Ads/Recruitment | 297.32 |
| Miscellaneous Expense | 324.25 |
| Office & Board Meeting Supplies | 914.97 |
| Office Equipment / Expense | 2,915.97 |
| Postage Expense | 673.70 |
| Printing/Pub/Dues/Subscriptions | <u>554.00</u> |

TOTAL: \$ 14,124.35

SALARIES AND BENEFITS:

| | |
|---------------------------|-----------------|
| FICA-BCPC Portion | \$ 7,577.58 |
| Health/Dental/Life/LTD | 14,675.59 |
| Retirement – BCPC Portion | 27,453.49 |
| Salaries – Staff Expenses | 103,358.80 |
| Salaries – BCPC & BOA | <u>1,340.00</u> |

TOTAL: \$154,405.46

GRAND TOTAL: \$168,529.81

Ms. Gulick 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. Patton seconded the motion and it carried unanimously.

FLORENCE MAIN STREET ZONING UPDATE, Steve Harper, Chairman, Matt Becher, Staff

1. Request of the Boone County Planning Commission Technical/Design Review Committee to consider the Florence, Kentucky Main Street Study Zoning Update, which includes a series of Amendments to the Boone County Zoning Regulations and the Boone County Zoning Map. The approximately 77.6 acre Study Area is generally bounded by Burlington Pike to the north, Dixie Highway to the south, U.S. 42 to the west and Turfway Road to the east.

Staff Member, Matt Becher read the Committee Report, which recommended approval based upon Findings of Facts (see Committee Report). He noted the Committee voted unanimously with Mr. Lunnemann, Mrs. Goetting and Mr. Vaught voting in favor of the request.

Chairman Rolfsen thanked Mr. Becher for his work on the Study. It was labor intensive work. He 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, Chairman Rolfsen asked if there was a motion to proceed?

Mr. Lunnemann moved to approve the Request by Resolution to the City of Florence based upon the Committee Report and subject to the Findings of Fact. Mr. Vaught seconded the motion and it passed unanimously. Mrs. Steele abstained from the vote because she owns property in the Study area.

ZONING MAP AMENDMENT – Kim Patton, Chairman, Todd Morgan, Staff

2. Request of Longbranch Development Inc., attn: Jason Wisniewski (applicant) for Ridgefield Farm LLC, Richard and Sandra Franks, and Peter and Jeanine Geise (owners) for a Zoning Map Amendment from Rural Suburban Estates (RSE) and Agricultural Estate (A-2) to Suburban Residential One (SR-1) and Suburban Residential Two (SR-2), and a dimensional variance, for an approximate 184.77 acre area located at 2788, 2696, 2688, and 2636 Hathaway Road, Boone County, Kentucky. The request is for a zone change to allow single-family residential dwellings and a variance to reduce the side yard building setback requirements of the SR-2 zone.

Staff Member, Todd Morgan, read the Committee Report, which recommended approval based upon Findings of Fact and Conditions and Denial of the Variance Request (see Committee Report). Mr. Morgan referred to a number of slides outlining some of the conditions (3a – 3f, etc) as part of a PowerPoint presentation. He noted the Committee voted unanimously with Mrs. Kegley, Mr. Lunnemann, Mr. Patton and Ms. Gulick 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 for a total of 5 minutes on either side?

Ms. Hillary Laffin, representing Longbranch Development, Inc., thanked the Committee in making the project better. She is available to answer any questions.

Chairman Rolfsen asked if there was a motion to take action?

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 and to deny the Variance request based upon the stated Findings in the Committee Report. Mrs. Goetting seconded the motion.

Chairman Rolfsen asked if nothing happens on the project site until Donegal Avenue connects to Hathaway Road? Mr. Morgan responded correct. Once the connection occurs, Phase 1 of the project can start. Mr. Morgan stated that in any calendar year, the applicant cannot build more than 100 homes. He explained the phases of the project. There are 3 potential connector roads to Ballyshannon Subdivision. Mr. Wilson wanted to clarify that the motion included the Committee Report, which recommended approval of the Zoning Map Amendment request and denial of the Variance request. Action by the Planning Commission is final on the Variance request. Appeal of the Variance denial is through the Boone Circuit Court and the applicant acknowledged that they would not file an appeal.

Chairman Rolfsen complemented the Committee for their work on the project. **He asked for a vote on the original motion made by Mr. Patton and seconded by Ms. Goetting. The motion passed unanimously.**

ZONING MAP AMENDMENT, Corrin Gulick, Chairwoman, Michael Schwartz, Staff

3. 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.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval based upon Findings of Fact (see Committee Report). He noted the Committee voted unanimously with Mrs. Kegley, Mr. Lunnemann, Mr. Patton and Ms. Gulick 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 for a total of 5 minutes on either side?

Mr. Justin Verst, Viox & Viox, Inc., stated that he was available to answer any questions and is in agreement with the Committee's recommendation.

Ms. Gulick 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. Mrs. Steele seconded the motion and it passed unanimously.

NEW BUSINESS:

ZONING MAP AMENDMENT, Todd Morgan, Staff

4. Request of **Tony Berling (applicant)** for **Walton Land Development Company, LLC (owner)** for a Zoning Map Amendment from Commercial Two (C-2) to Commercial Two/Planned Development (C-2/PD) for an approximate 8.4 acre area located along the north, east, and west sides of Towne Center Drive, and being immediately south of the Walton Kroger, located at 635 Chestnut Drive, Walton, Kentucky. The request is for a zone change to allow the development of residential dwellings.

CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Michael Schwartz, Staff

5. Request of **Crossroads Community Church Inc. (applicant and owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR) district for an approximate 11.5 acre area located at 828 Heights Boulevard, Florence, Kentucky. The request is for a Concept Development Plan to permit alternative building colors.

Mrs. Goetting moved to schedule the Public Hearings for Items #4 and #5 on February 2, 2022 at 7:30 p.m. via live video teleconference. Mr. Szurlinski seconded the motion and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT: Mr. Kevin P. Costello, AICP
No Report

COMMITTEE REPORTS:

AIRPORT: Mr. Bessler
No Report

ADMINISTRATIVE/PERSONNEL: Mr. Lunnemann
No Report

ENFORCEMENT:
No Report

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

TECHNICAL/DESIGN REVIEW: Mr. Harper
No Report

EXECUTIVE: Chairman Rolfsen
No Report

OKI: Mr. Patton
No Report

OTHER: 2022 Election of Officers

Mr. Bob Schwenke, Chair of the Nominating Committee, asked if there were any nominations from the floor for Chairman, Vice-Chairman, Secretary/Treasurer or Temporary Presiding Officer positions? Seeing none, he announced that Charlie Rolfsen and Kim Patton agreed to serve as Chairman and Vice-Chairman and Steve Harper and Jackie Steele expressed interest in running for Secretary/Treasurer. As a result, election ballots were distributed for the Secretary/Treasurer position. Ballots were collected and counted by Mr. Wilson.

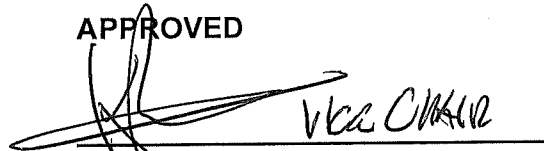
In the meantime, Mr. McMillian announced his retirement from the Planning Commission. He served the Board for 40 years as he was appointed January 2, 1982. He thanked the Board members and shared some of his experiences. He has seen a lot of changes and there will be more. A big change was public sewers and the elimination of outside toilets. He has served with a lot of fine people. He remembered a lot of long meetings. He appreciates everyone and told everyone to hang onto your beliefs. He hoped that everyone remembers him as a safety person. Safety is more important than cost. Charlie Rolfsen announced that he would invite Mr. McMillian back for his award along with Mr. Bunger and Mrs. Heilman.

Mr. Schwenke announced that the new Secretary/Treasurer will be Mrs. Jackie Steele. **Mr. Patton moved to appoint Mrs. Steele as Secretary/Treasurer of the Board. Mr. Schwenke seconded the motion and it passed unanimously.**


Mr. Schwenke moved to appoint Mr. Rolfsen as Chairman and Mr. Patton as Vice-Chairman of the Board. Mrs. Steele seconded the motion and it passed unanimously.

There being no further business to come before the Planning Commission, **Mr. Patton moved to adjourn the meeting. Mr. Szurlinski seconded the motion and it passed unanimously. The meeting was adjourned at 7:45 P.M.**

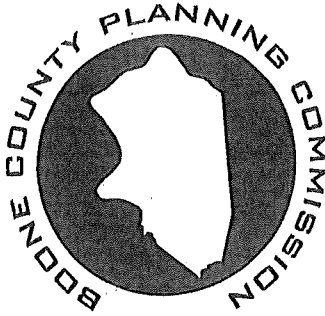
APPROVED


Charlie Rolfsen
Chairman

Attest:


Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION



BOONE COUNTY PLANNING COMMISSION

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

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

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

December 21, 2021

Mr. Jason Wisniewski
Grand Communities LLC
3940 Olympic Boulevard, Suite 400
Erlanger, KY 41018

RE: **Request of Longbranch Development Inc., attn: Jason Wisniewski (applicant) for Ridgefield Farm LLC, Richard and Sandra Franks, and Peter and Jeanine Geise (owners) for a Zoning Map Amendment from Rural Suburban Estates (RSE) and Agricultural Estate (A-2) to Suburban Residential One (SR-1) and Suburban Residential Two (SR-2), and a dimensional variance, for an approximate 184.77 acre area located at 2788, 2696, 2688, and 2636 Hathaway Road, Boone County, Kentucky. The request is for a zone change to allow single-family residential dwellings and a variance to reduce the side yard building setback requirements of the SR-2 zone.**

Dear Mr. Wisniewski,

The following represents the recommended conditions of approval for the above referenced applications as discussed by the Planning Commission's Zone Change Committee at their December 15, 2021 meeting. You and the property owners will need to sign the appropriate spaces at the end of this letter if you are in agreement with the conditions. Please return the original letter to the Planning Commission office by January 4, 2022.

CONDITIONS

1. The approval shall be based on the revised concept development plans and exhibits that were presented at the December 15, 2021 Zone Change Committee meeting. These plans and exhibits shall be followed unless they are modified by other conditions below.
2. The Variance application to allow reduced building setbacks in the SR-2 zoning district shall be denied. This denial shall not prohibit clusters of patio homes from having reduced building setbacks, per Table 31.1 of the Boone County Zoning Regulations, when there are twenty (20) or more contiguous patio home units.
3. The following phasing conditions shall apply to the subdivision:
 - A. No homes shall be constructed in Ridgefield Farm Subdivision until such time as Donegal Avenue connects to Hathaway Road and is open to the public.
 - B. Phase 1 of Ridgefield Farm Subdivision shall be limited to the construction of 150 homes per the 12/15/21 exhibits (see note B and the red highlighted area on the accompanying plan). The number of homes shall be tracked by the Certificates of Occupancy that are issued by Boone County Building Department.

Mr. Jason Wisniewski

December 21, 2021

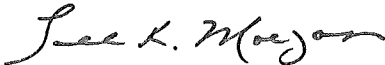
Page 2

- C. Phase 2 construction shall not start until such time that Streets A, J, K, and Q are fully built and open to the public (see note C and the accompanying plan on the 12/15/21 exhibits). Fully built and open to the public for Streets A, J, and K shall mean that the street shall be useable for public transportation between Donegal Avenue and Street AA or Street CC before the condition is fulfilled
 - D. Phase 2 construction shall be limited to the lots and streets shown on the 12/15/21 exhibits (see note D and the red and purple highlighted areas on the accompanying plan).
 - E. Phase 3 construction and beyond can start once Street AA connects to Hathaway Road and is open to the public (see note E and the accompanying plan on the 12/15/21 exhibits).
 - F. No more than 100 homes can be constructed in Ridgefield Farm Subdivision in any calendar year to address school phasing. This shall be tracked by the Certificates of Occupancy that are issued by Boone County Building Department.
4. The six lots that front on Hathaway Road shall use Street AA for access. A shared driveway with an access easement shall be provided.
 5. The front of the houses on lots 1-6 shall be oriented towards Hathaway Road.
 6. Streets AA, CC, NN, and A in Ridgefield Farm Subdivision shall be built to sub-collector street standards per the Boone County Subdivision Regulations.
 7. The applicant has voluntarily agreed to make the following improvements to Green Isle Lane (Street A) in Ballyshannon Subdivision:
 - A. With the exception of the Donegal Avenue/Green Isle Lane intersection area (see Committee Comment #5 and the accompanying plan in the 12/15/21 exhibits), the entire street shall be constructed to sub-collector street standards per the Boone County Subdivision Regulations.
 - B. The intersection area shall comply with the following specifications and rules:
 - 50' right-of-way width and 25' of pavement width
 - 5' wide sidewalks on both sides of the street.
 - The area shall be designated as a no parking area.
 - C. There shall be a transition area between Green Isle Lane, constructed as a local street, and Green Isle Lane, constructed as a sub-collector street.
- Note: The Zone Change Committee determined this voluntary agreement was an important factor in recommending approval of the Zoning Map Amendment request to the full Planning Commission. Street A will be the only sub-collector street that connects Ballyshannon Subdivision to Ridgefield Farm Subdivision. Sub-collector streets are required when they serve 100 to 500 residential lots.

Mr. Jason Wisniewski
December 21, 2021
Page 3

8. Ridgefield Farm Subdivision shall comply with the agricultural fencing requirements found in Section 308 of the Boone County Subdivision Regulations.
9. All two-story homes located on corner lots shall have a first-floor masonry wrap. All single-story homes located on corner lots will have a four-foot (4') high masonry wrap (see Committee Comment #7 and the accompanying plan in the 12/15/21 exhibits).
10. The applicant shall follow one of the recommendations/options outlined by the Boone County Historic Preservation Review Board in their letter dated October 28, 2021.
11. An amenity area, with a pool, cabana, and tot lot, shall be provided in Ridgefield Farm Subdivision (see Committee Comment #9 and the red highlighted area on the accompanying plan in the 12/15/21 exhibits).
12. Tree preservation shall generally follow the exhibit that was submitted at the 12/15/21 Zone Change Committee meeting (see Committee Comment #10 and the accompany plan in the 12/15/21 exhibits).

Sincerely,



Todd K. Morgan, AICP
Senior Planner

TKM/ss

AGREEMENT

I, Jason Wisniewski, hereby agree to the conditions of approval for the above referenced zoning map amendment and variance applications.



Jason Wisniewski
Longbranch Development Inc.

JANUARY 3, 2022
Date

I, Richard Riley, hereby agree to the conditions of approval for the above referenced zoning map amendment and variance applications.



Richard Riley

12/23/21
Date

Mr. Jason Wisniewski
December 21, 2021
Page 4

I Sandra Franks, as Power of Attorney for Richard Franks, hereby agree to the conditions of approval for the above referenced zoning map amendment and variance applications.

Sandra Franks, POA for Richard Franks

Date

I, Sandra Franks, hereby agree to the conditions of approval for the above referenced zoning map amendment and variance applications.

Sandra Franks

Date

I, Peter Geise, hereby agree to the conditions of approval for the above referenced zoning map amendment and variance applications.

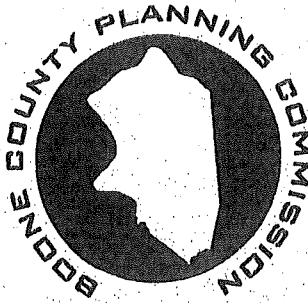
Peter Geise
Peter Geise

12-28-2021
Date

I, Jeanine Geise, hereby agree to the conditions of approval for the above referenced zoning map amendment and variance applications.

Jeanine Geise
Jeanine Geise

12-28-2021
Date



BOONE COUNTY PLANNING COMMISSION

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

Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
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December 21, 2021

Mr. Jason Wisniewski
Grand Communities LLC
3940 Olympic Boulevard, Suite 400
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- C. Phase 2 construction shall not start until such time that Streets A, J, K, and Q are fully built and open to the public (see note C and the accompanying plan on the 12/15/21 exhibits). Fully built and open to the public for Streets A, J, and K shall mean that the street shall be useable for public transportation between Donegal Avenue and Street AA or Street CC before the condition is fulfilled
 - D. Phase 2 construction shall be limited to the lots and streets shown on the 12/15/21 exhibits (see note D and the red and purple highlighted areas on the accompanying plan).
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 - The area shall be designated as a no parking area.
 - C. There shall be a transition area between Green Isle Lane, constructed as a local street, and Green Isle Lane, constructed as a sub-collector street.

Note: The Zone Change Committee determined this voluntary agreement was an important factor in recommending approval of the Zoning Map Amendment request to the full Planning Commission. Street A will be the only sub-collector street that connects Ballyshannon Subdivision to Ridgefield Farm Subdivision. Sub-collector streets are required when they serve 100 to 500 residential lots.

Mr. Jason Wisniewski
December 21, 2021
Page 3

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11. An amenity area, with a pool, cabana, and tot lot, shall be provided in Ridgefield Farm Subdivision (see Committee Comment #9 and the red highlighted area on the accompanying plan in the 12/15/21 exhibits).
12. Tree preservation shall generally follow the exhibit that was submitted at the 12/15/21 Zone Change Committee meeting (see Committee Comment #10 and the accompany plan in the 12/15/21 exhibits).

Sincerely,



Todd K. Morgan, AICP
Senior Planner

TKM/ss

AGREEMENT

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Jason Wisniewski
Longbranch Development Inc.

JANUARY 3, 2022
Date

I, Richard Riley, hereby agree to the conditions of approval for the above referenced zoning map amendment and variance applications.

Richard Riley

Date

Mr. Jason Wisniewski
December 21, 2021
Page 4

I Sandra Franks, as Power of Attorney for Richard Franks, hereby agree to the conditions of approval for the above referenced zoning map amendment and variance applications.

Richard Franks / Sandra Franks (POA) 12-27-21
Sandra Franks, POA for Richard Franks Date

I, Sandra Franks, hereby agree to the conditions of approval for the above referenced zoning map amendment and variance applications.

Sandra Franks 12-27-21
Sandra Franks Date

I, Peter Geise, hereby agree to the conditions of approval for the above referenced zoning map amendment and variance applications.

Peter Geise Date

I, Jeanine Geise, hereby agree to the conditions of approval for the above referenced zoning map amendment and variance applications.

Jeanine Geise Date

22-003

ORDINANCE 2022 – 04

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT, KENTUCKY, APPROVING, WITH CONDITIONS, FOR A REQUEST OF LONGBRANCH DEVELOPMENT, INC. ATTN: JASON WISNIEWSKI (APPLICANT) FOR RIDGEFIELD FARM LLC, RICHARD AND SANDREA FRANKS AND PETER AND JEANINE GEISE (OWNERS) FOR A ZONING MAP AMENDMENT, SUCH ZONING MAP AMENDMENT BEING A ZONE CHANGE FROM RURAL SUBURBAN ESTATES (RSE) AND AGRICULTURAL ESTATE (A-2) TO SUBURBAN RESIDENTIAL ONE (SR-1) AND SUBURBAN RESIDENTIAL TWO (SR-2) AND DENIED THE REQUEST FOR A DIMENSIONAL VARIANCE FOR AN APPROXIMATE 184.77 ACRE AREA LOCATED AT 2788, 2696, 2688 AND 2636 HATHAWAY ROAD, BOONE COUNTY, KENTUCKY.

WHEREAS, the Boone County Planning Commission received a request for a Zoning Map Amendment to the Boone County Zoning Map and such Zoning Map Amendment being a zone change from Rural Suburban Estates (RSE) and Agricultural Estate (A-2) to Suburban Residential One (SR-1) and Suburban Residential Two (SR-2), and a dimensional variance, for an approximate 184.77 acre area located at 2788, 2696, 2688, and 2636 Hathaway Road, Boone County, Kentucky, which is more particularly described below; and,

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

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

Section One

That the request for a Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby recommended for approval, with conditions this Zoning Map Amendment being a zone change from Rural Suburban Estates (RSE) and Agricultural Estate (A-2) to Suburban Residential One (SR-1) and Suburban Residential Two (SR-2), and *denied* the request for a dimensional variance, for an approximate 184.77 acre area located at 2788, 2696, 2688, and 2636 Hathaway Road, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in a Rural Suburban Estate (RSE) and Agricultural Estate (A-2) zones are more particularly described in DEED BOOKS/PAGE NOS: 1085/876, 182/85 and 1017/705, respectively (as supplied by the applicant) as recorded in the Boone County Clerk's office.

Section Two

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

The Boone County Planning Commission Committee recommended approval for this request based on the findings of fact and conditions for the Zoning Map Amendment and *denied* the request for a dimensional variance as set forth in the Committee Report and same are marked as "Exhibit B."

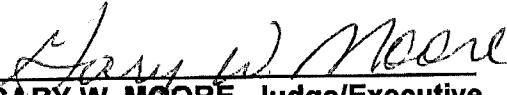
Section Three

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

First Reading - the 25th, day of January, 2022

Second Reading – the 8th, day of February, 2022

Adopted this 8th day of February, 2022 Yes 4 No 0


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

Attest:


**Shona Schulkers,
Fiscal Court Clerk**

Ridgefield Farm LLC/Franks/Geise

Zone Change/Concept Development Plan – Conditions of Approval

February 8, 2022

13. On streets labeled as AA, CC, A and K on the approved development plan, the developer shall incorporate traffic calming techniques every 1,000 feet including, but not limited to, Speed Humps/Tables, Narrowed Lanes, Neckdown/Bump-Out/Curb Extensions, Traffic Island/Medians, Landscaping, and Signage, as appropriate. Both parties acknowledge that said plan shall be developed in accordance with generally accepted traffic engineering principles and practices. Furthermore, both parties acknowledge the operation of the county road system is the ultimate responsibility of the Boone County Fiscal Court.

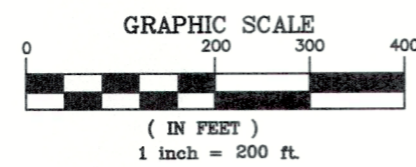
ZONE INFORMATION

| SR-1 | |
|--|------------------------------------|
| MINIMUM LOT AREA: | 8,000 SQUARE FEET |
| MINIMUM LOT WIDTH: | SIXTY-FIVE (65) FEET |
| MINIMUM FRONT YARD DEPTH: | THIRTY (30) FEET |
| MINIMUM SIDE YARD WIDTH: | FIVE (5) FEET, FIFTEEN (15) TOTAL |
| MINIMUM REAR YARD DEPTH: | THIRTY (30) FEET |
| SR-2 | |
| MINIMUM LOT AREA: | 6,500 SQUARE FEET |
| MINIMUM LOT WIDTH: | FIFTY (50) FEET |
| MINIMUM FRONT YARD DEPTH: | THIRTY (30) FEET |
| MINIMUM SIDE YARD WIDTH: | FIVE (5) FEET, FIFTEEN (15) TOTAL* |
| MINIMUM REAR YARD DEPTH: | THIRTY (30) FEET |
| * VARIANCE REQUESTED FOR 10' TOTAL | |
| SR-2 (IF 20 CONTIGUOUS PATIO HOMES) | |
| MINIMUM LOT AREA: | 6,500 SQUARE FEET |
| MINIMUM LOT WIDTH: | FIFTY (50) FEET |
| MINIMUM FRONT YARD DEPTH: | TWENTY-FIVE (25) FEET |
| MINIMUM SIDE YARD WIDTH: | FIVE (5) FEET, TEN (10) TOTAL |
| MINIMUM REAR YARD DEPTH: | TWENTY-FIVE (25) FEET |
| RSE | |
| MINIMUM LOT AREA: | 40,000 SQUARE FEET |
| MINIMUM LOT WIDTH: | ONE HUNDRED (100) FEET ** |
| MINIMUM FRONT YARD DEPTH: | FORTY (40) FEET |
| MINIMUM SIDE YARD WIDTH: | FIVE (5) FEET, TWENTY (20) TOTAL |
| MINIMUM REAR YARD DEPTH: | FORTY (40) FEET |
| ** THE MIN. LOT FRONTAGE MAY BE REDUCED TO 80' WHEN THE LOT UTILIZES PUBLIC WATER AND SANITARY SEWER SYSTEMS | |

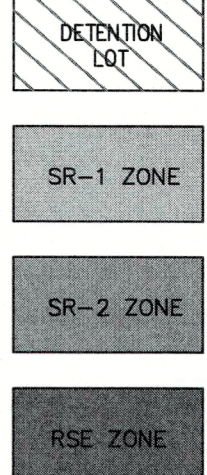
NOTES:

- PRESENT ZONING OF PROPERTY = RSE & A-2
- PRESENT USE = AGRICULTURAL
- IF A HOME IS LOCATED WITHIN TWO ZONE DISTRICTS, THE ZONE WILL BE DETERMINED BASED UPON WHERE THE MAJORITY OF THE HOME IS LOCATED.
- SEWER - ALL SANITARY SEWER WILL BE PUBLIC 8" AND 10", CONSTRUCTED TO THE MINIMUM STANDARDS OF SANITATION DISTRICT No. 1 AND WILL OWNED BY SANITATION DISTRICT No. 1.
- WATER - PROPOSED PUBLIC WATER MAINS WILL BE 6", 8" AND 12" MAINS EXTENDED FROM HATHAWAY ROAD AND CONNECTED TO THE WATERMAIN IN THE EXISTING BALLYSHANNON SUBDIVISION. THESE WILL BE CONSTRUCTED IN ACCORD WITH THE MINIMUM STANDARDS OF THE BOONE COUNTY WATER DISTRICT. AN EXISTING 12-INCH WATERMAIN EXISTS ALONG THE NORTH SIDE OF HATHAWAY ROAD.
- GAS - DUKE ENERGY
- ELECTRIC - OWEN ELECTRIC
- TELEPHONE - CINCINNATI BELL
- ALL PROPOSED UTILITIES TO BE UNDERGROUND
- EXISTING SOIL TYPES = FAYWOOD SILTY CLAY (Fd3); ROSSMOYNE SILT LOAM (Rsb, Rsc); JESSUP SILT LOAM (Jsd); NICHOLSON SILT LOAM (Nlb, Nic).
- ALL STREETS TO BE PUBLIC STREETS AS SHOWN ON THE TYPICAL SECTIONS ON THIS PLAN.
- STREET CONSTRUCTION - PAVEMENT COMPOSITION TO THE STANDARDS OF THE BOONE COUNTY SUBDIVISION CONSTRUCTION AND MATERIAL STANDARDS.
- ALL PORTIONS OF THIS PROJECT LIE WITHIN FLOOD ZONE X (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP FOR UNINCORPORATED BOONE COUNTY, PANEL 225 OF 325, COMMUNITY-PANEL NUMBER 210013 0225C, EFFECTIVE DATE, JUNE 4, 2007.
- THE RIDGEFIELD FARM DEVELOPMENT MAY HAVE IMPACTS TO ROADWAY ALIGNMENTS WITHIN BALLYSHANNON SUBDIVISION POD 5. SHOULD THESE IMPACTS OCCUR, THE TOTAL LOTS WITHIN BALLYSHANNON SUBDIVISION WILL NOT BE INCREASED FROM THE LOT TOTAL AS APPROVED BY THE ZONE MAP AMENDMENT AND CHANGE IN CONCEPT DEVELOPMENT PLAN APPROVED BY BOONE COUNTY PLANNING COMMISSION ON MARCH 29, 2021. ANY IMPACTS TO POD 5 LOT AND ROADWAY LAYOUTS WILL BE APPROVED ADMINISTRATIVELY BY THE BOONE COUNTY PLANNING COMMISSION SINCE THE BALLYSHANNON SUBDIVISION LOT TOTAL WILL NOT BE INCREASED.

RIDGEFIELD FARM PROPERTY ZONE MAP AMENDMENT



ZONE CHANGE LIMITS
BUILDING SETBACK LINE



| REVISIONS DATE # | ITEM |
|------------------|------|
| | |
| | |
| | |

Zoning Map Amendment
APPROVED with conditions
Staff: *Jack M...*
Date: *1/5/22*
Boone County
Planning Commission
The Variance Application Was Denied

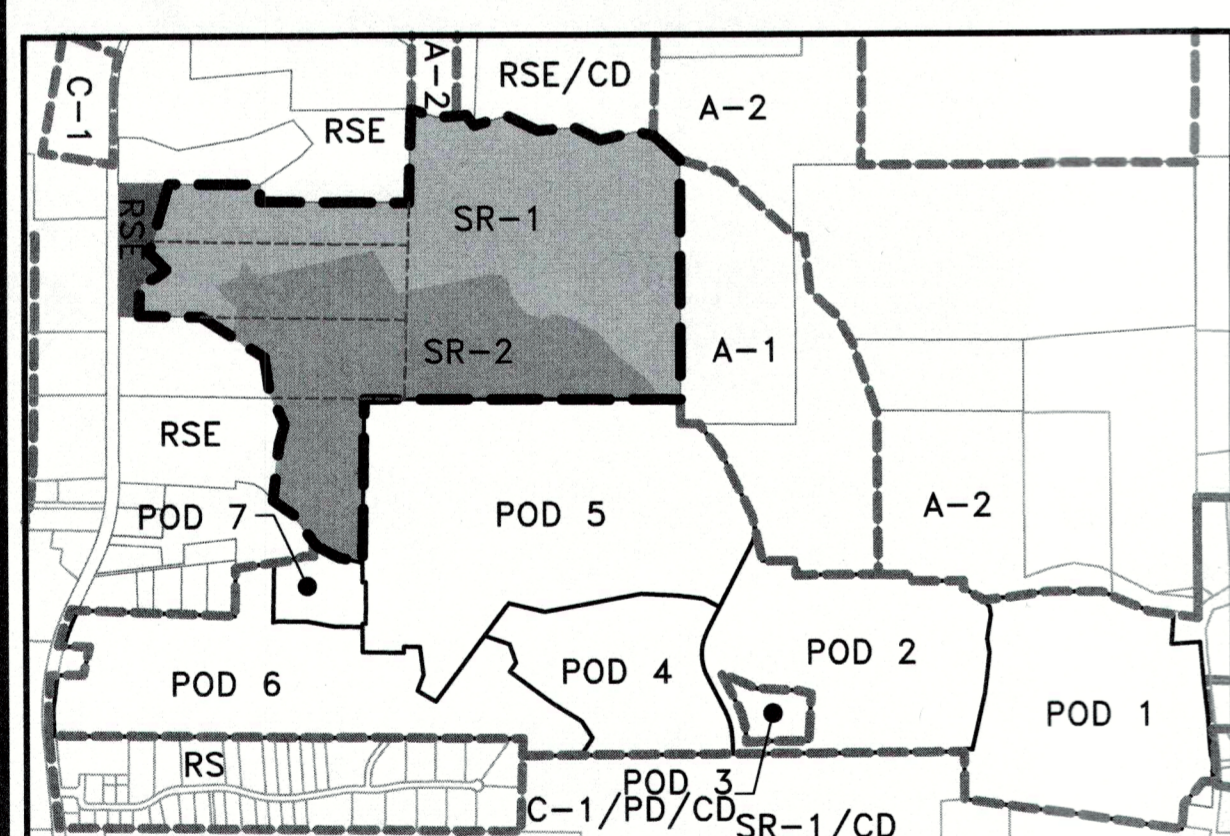
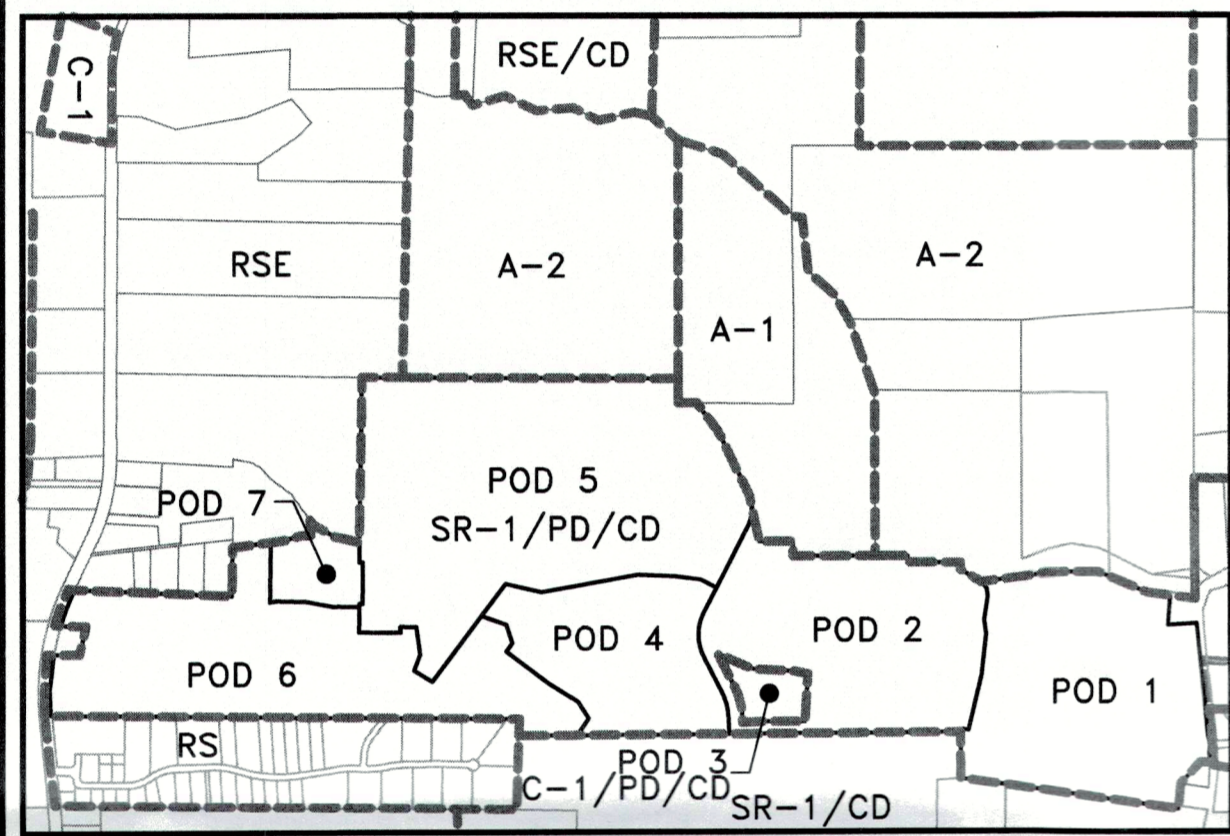
* LOTS IN RSE ZONE NOT PART OF ZONE MAP AMENDMENT

PIDN: 040.00-00-012.00
GREAT DEVELOPMENT PROPERTIES
D.B. 1165 PG. 514
TRACT 1

PIDN: 040.00-00-012.00
GREAT DEVELOPMENT PROPERTIES
D.B. 1165 PG. 514
TRACT 1

CARDINAL
ENGINEERING
ARCHITECTURE
LAND SURVEYING
ONE MOORE ROAD
WILDER, KENTUCKY 41071
PHONE (859) 581-3800

WEBSITE: <http://www.cardinalengineering.net>



| CURVE | DELTA | RADIUS | LENGTH | CHORD | BEARING | CHORD |
|-------|-----------|---------|---------|-------------|---------|---------|
| CL | 36°21'27" | 375.00' | 237.96' | N 21°36'14" | W | 233.99' |

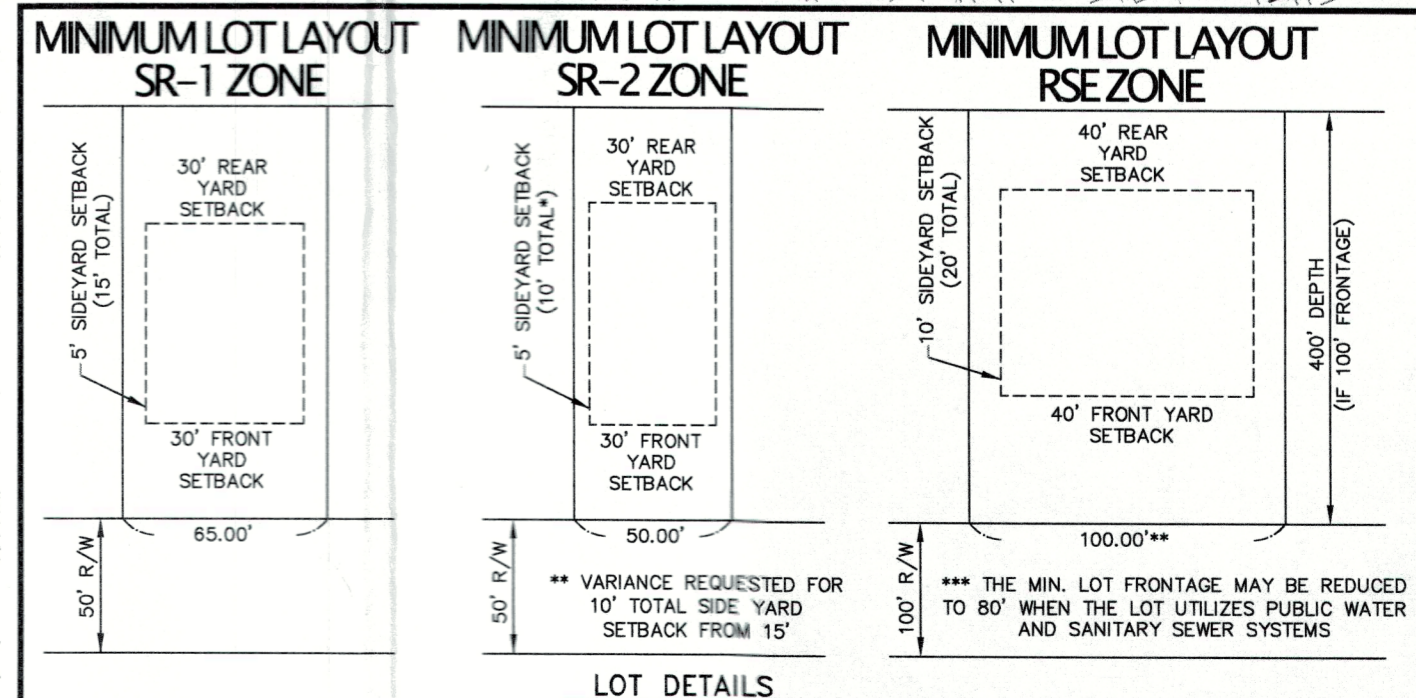
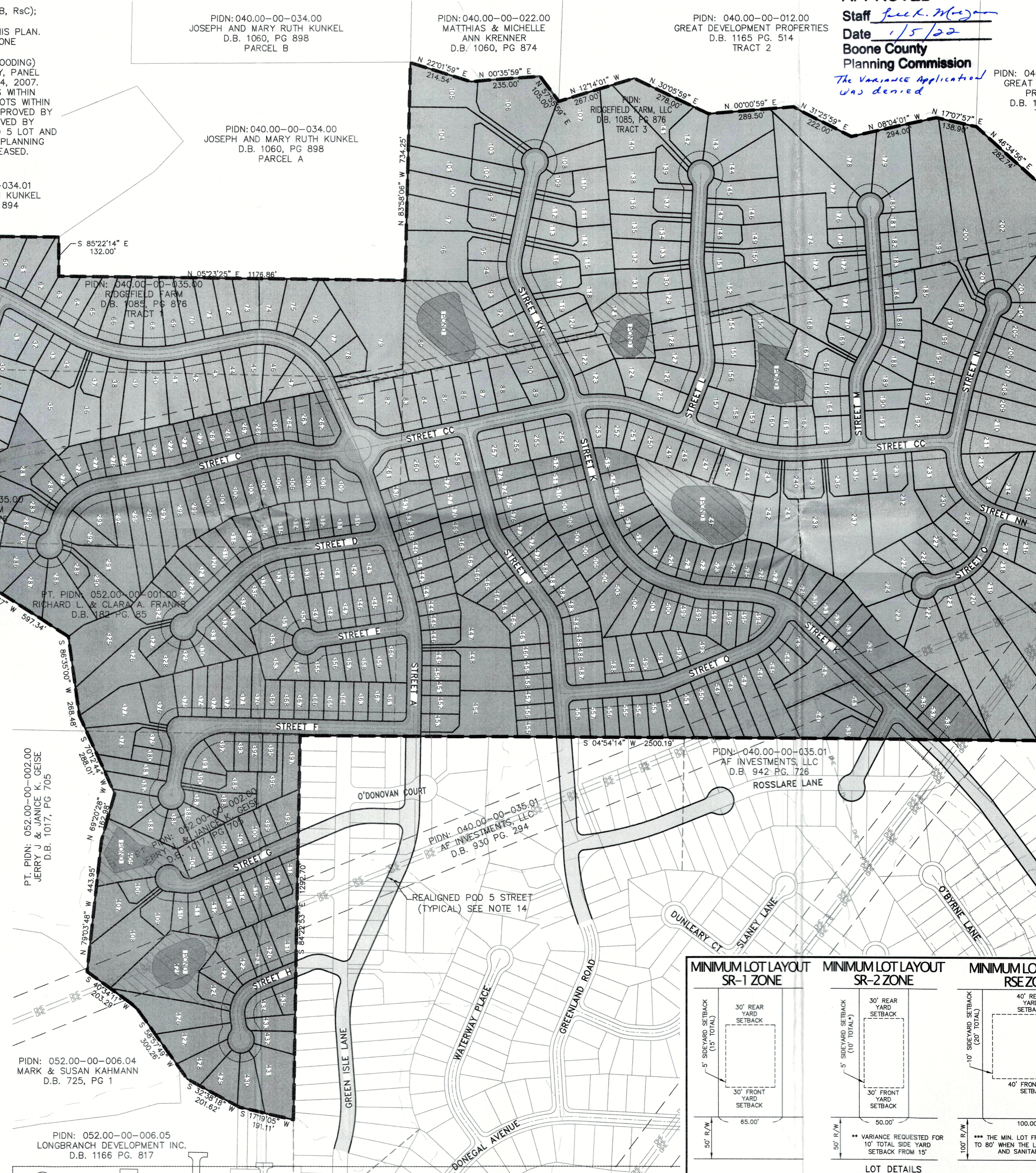
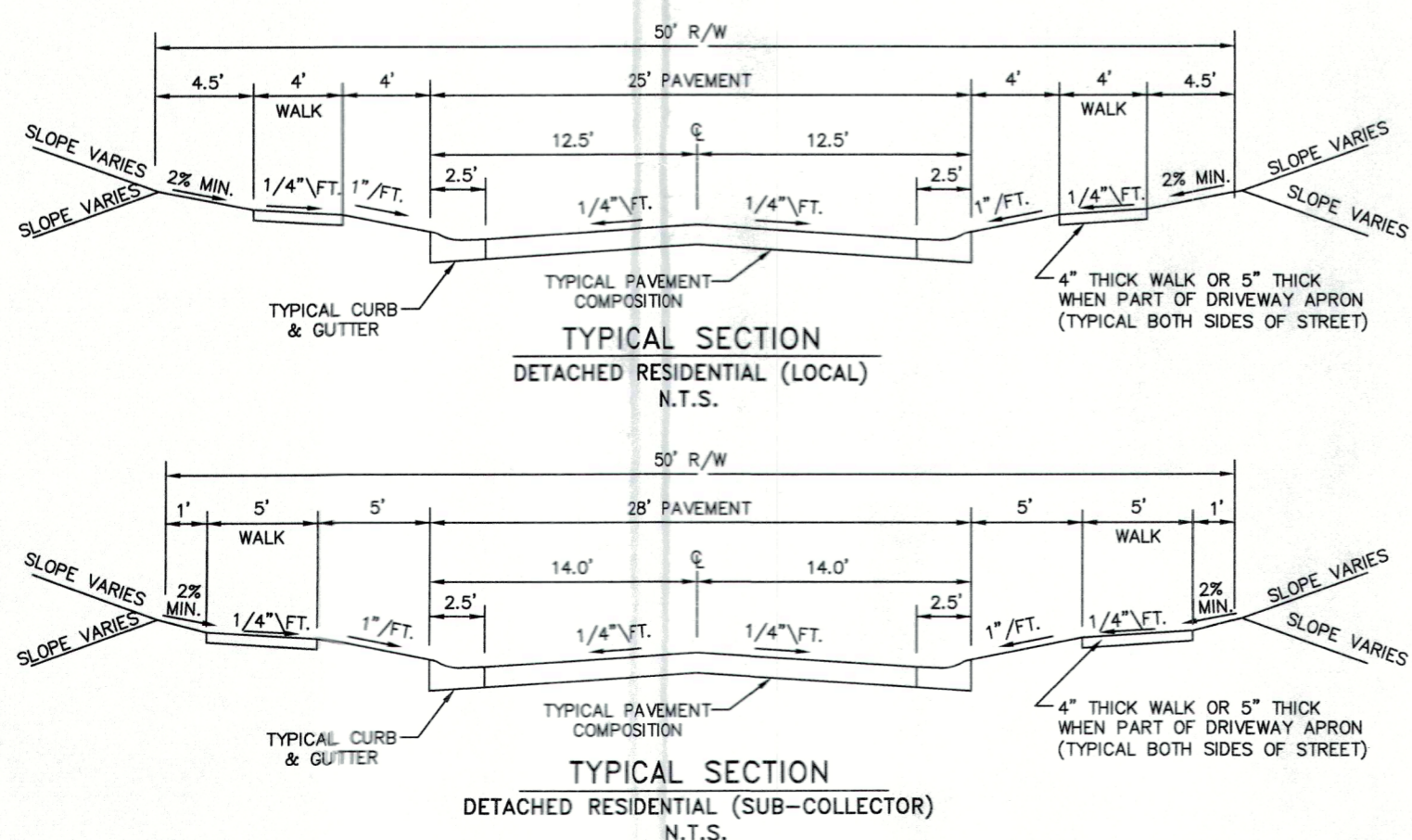
| | | |
|------------------------|---------------------|--------------|
| SR-1 | 250 HOMES | 106.45 ACRES |
| SR-2 | 295 HOMES | 78.32 ACRES |
| TOTAL ACREAGE = | 184.77 ACRES | |
| TOTAL HOMES = | 545 HOMES | |

DEVELOPER:
LONGBRANCH DEVELOPMENT, INC
3940 OLYMPIC BLVD., SUITE 100
ERLANGER, KENTUCKY 41018
859-344-3136

OWNERS:
RIDGEFIELD FARM
2788 HATHAWAY ROAD
UNION, KENTUCKY 41091
D.B. 1085, PG. 876 TRACT 1
D.B. 1085, PG. 876 TRACT 2
D.B. 1085, PG. 876 TRACT 3

RICHARD L. & CLARA A. FRANKS
2688 & 2696 HATHAWAY ROAD
UNION, KENTUCKY 41091
D.B. 182 PG. 85

JERRY J. & JANICE K. GEISE
2636 HATHAWAY ROAD
UNION, KENTUCKY 41091
D.B. 1017, PG. 705



PROJECT:
ZONE MAP AMENDMENT
RIDGEFIELD FARM PROPERTY

CLIENT:
LONGBRANCH DEVELOPMENT, INC
3940 OLYMPIC BOULEVARD, SUITE 100
ERLANGER, KENTUCKY 41018

RECEIVED
DEC 15 2021
BOONE COUNTY
PLANNING COMMISSION

DRAWN BY: TRC
CHECKED BY: JCK
PROJECT MANAGER: SFM

PROJECT NO. 06-267-56
SCALE 1" = 200'
DATE 10-05-21
ZONE MAP AMENDMENT OPTION 1
SHEET C-1.0

ZONE INFORMATION

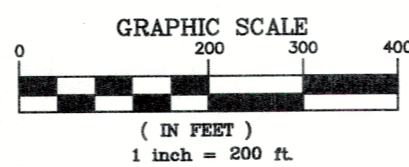
| SR-1 | |
|--|------------------------------------|
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| SR-2 (IF 20 CONTIGUOUS PATIO HOMES) | |
| MINIMUM LOT AREA: | 6,500 SQUARE FEET |
| MINIMUM LOT WIDTH: | FIFTY (50) FEET |
| MINIMUM FRONT YARD DEPTH: | TWENTY-FIVE (25) FEET |
| MINIMUM SIDE YARD WIDTH: | ZERO (0) FEET, TEN (10) TOTAL |
| MINIMUM REAR YARD DEPTH: | TWENTY-FIVE (25) FEET |
| RSE | |
| MINIMUM LOT AREA: | 40,000 SQUARE FEET |
| MINIMUM LOT WIDTH: | ONE HUNDRED (100) FEET** |
| MINIMUM FRONT YARD DEPTH: | FORTY (40) FEET |
| MINIMUM SIDE YARD WIDTH: | FIVE (10) FEET, TWENTY (20) TOTAL |
| MINIMUM REAR YARD DEPTH: | FORTY (40) FEET |
| ** THE MIN. LOT FRONTAGE MAY BE REDUCED TO 80' WHEN THE LOT UTILIZES PUBLIC WATER AND SANITARY SEWER SYSTEMS | |

NOTES:

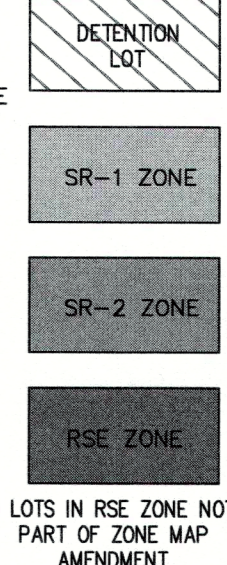
- PRESENT ZONING OF PROPERTY = RSE & A-2
- PRESENT USE = AGRICULTURAL
- IF A HOME IS LOCATED WITHIN TWO ZONE DISTRICTS, THE ZONE WILL BE DETERMINED BASED UPON WHERE THE MAJORITY OF THE HOME IS LOCATED.
- SEWER - ALL SANITARY SEWER WILL BE PUBLIC 8" AND 10", CONSTRUCTED TO THE MINIMUM STANDARDS OF SANITATION DISTRICT No. 1 AND WILL OWNED BY SANITATION DISTRICT No. 1.
- WATER - PROPOSED PUBLIC WATER MAINS WILL BE 6", 8" AND 12" MAINS EXTENDED FROM HATHAWAY ROAD AND CONNECTED TO THE WATERMAIN IN THE EXISTING BALLYSHANNON SUBDIVISION. THESE WILL BE CONSTRUCTED IN ACCORD WITH THE MINIMUM STANDARDS OF THE BOONE COUNTY WATER DISTRICT. AN EXISTING 12-INCH WATERMAIN EXISTS ALONG THE NORTH SIDE OF HATHAWAY ROAD.
- GAS - DUKE ENERGY
- ELECTRIC - OWEN ELECTRIC
- TELEPHONE - CINCINNATI BELL
- ALL PROPOSED UTILITIES TO BE UNDERGROUND
- EXISTING SOIL TYPES = FAYWOOD SILTY CLAY (Fd3); ROSSMOYNE SILT LOAM (RsB, RsC); JESSUP SILT LOAM (JeB); NICHOLSON SILT LOAM (NiB, NiC)
- ALL STREETS TO BE PUBLIC STREETS AS SHOWN ON THIS PLAN.
- STREET CONSTRUCTION - PAVEMENT COMPOSITION TO THE STANDARDS OF THE BOONE COUNTY SUBDIVISION CONSTRUCTION AND MATERIAL STANDARDS.
- ALL PORTIONS OF THIS PROJECT LIE WITHIN FLOOD ZONE X (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP FOR UNINCORPORATED BOONE COUNTY, PANEL 225 OF 325, COMMUNITY-PANEL NUMBER 210013 0225C, EFFECTIVE DATE, JUNE 4, 2007.
- THE RIDGEFIELD FARM DEVELOPMENT MAY HAVE IMPACTS TO ROADWAY ALIGNMENTS WITHIN BALLYSHANNON SUBDIVISION POD 5. SHOULD THESE IMPACTS OCCUR, THE TOTAL LOTS WITHIN BALLYSHANNON SUBDIVISION WILL NOT BE INCREASED FROM THE LOT TOTAL AS APPROVED BY THE ZONE MAP AMENDMENT AND CHANGE IN CONCEPT DEVELOPMENT PLAN APPROVED BY BOONE COUNTY PLANNING COMMISSION ON MARCH 29, 2021. ANY IMPACTS TO POD 5 LOT AND ROADWAY LAYOUTS WILL BE APPROVED ADMINISTRATIVELY BY THE BOONE COUNTY PLANNING COMMISSION SINCE THE BALLYSHANNON SUBDIVISION LOT TOTAL WILL NOT BE INCREASED.

RIDGEFIELD FARM PROPERTY

ZONE MAP AMENDMENT



ZONE CHANGE LIMITS
BUILDING SETBACK LINE



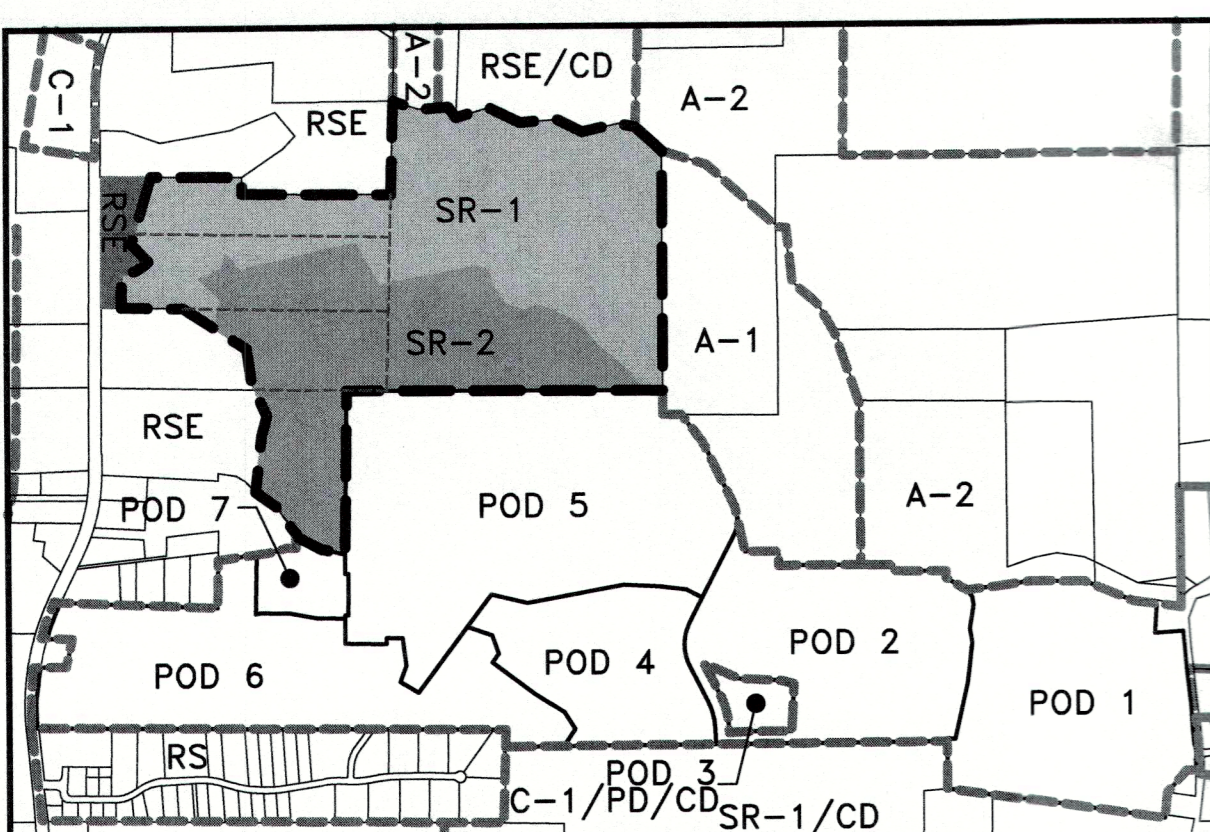
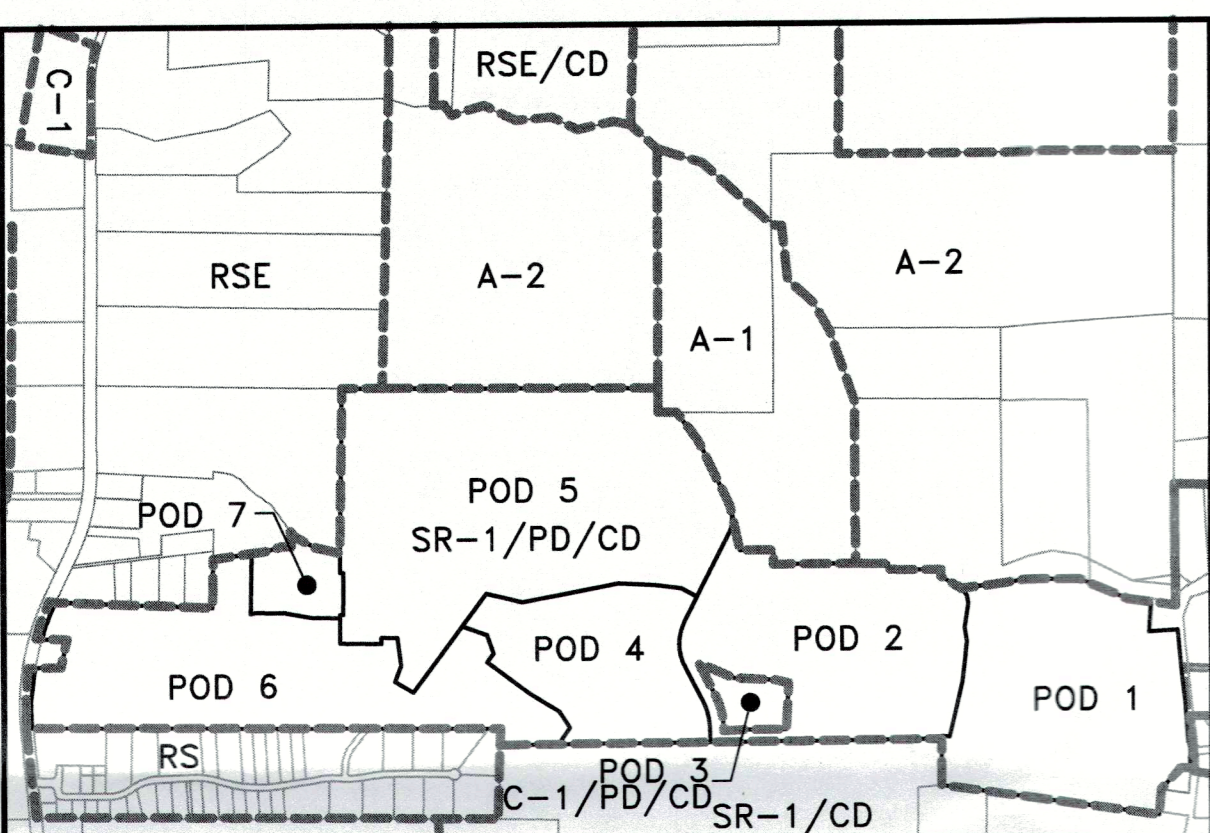
BASIS OF BEARING: US STATE PLANE
KENTUCKY NORTH 1601 (NAD83)

REVISIONS

| DATE | # | ITEM |
|------|---|------|
| | | |
| | | |
| | | |

CARDINAL ENGINEERING ARCHITECTURE LAND SURVEYING
ONE MOCKINGBIRD ROAD
WILDER, KENTUCKY 41071
PHONE: 859.581-3600

WEBSITE: <http://www.cardinalengineering.net>



CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | CHORD | BEARING | CHORD |
|-------|-----------|--------|--------|---------------|---------|-------|
| 1 | 36°21'27" | 375.00 | 237.96 | N 21°36'14" W | 233.99 | |

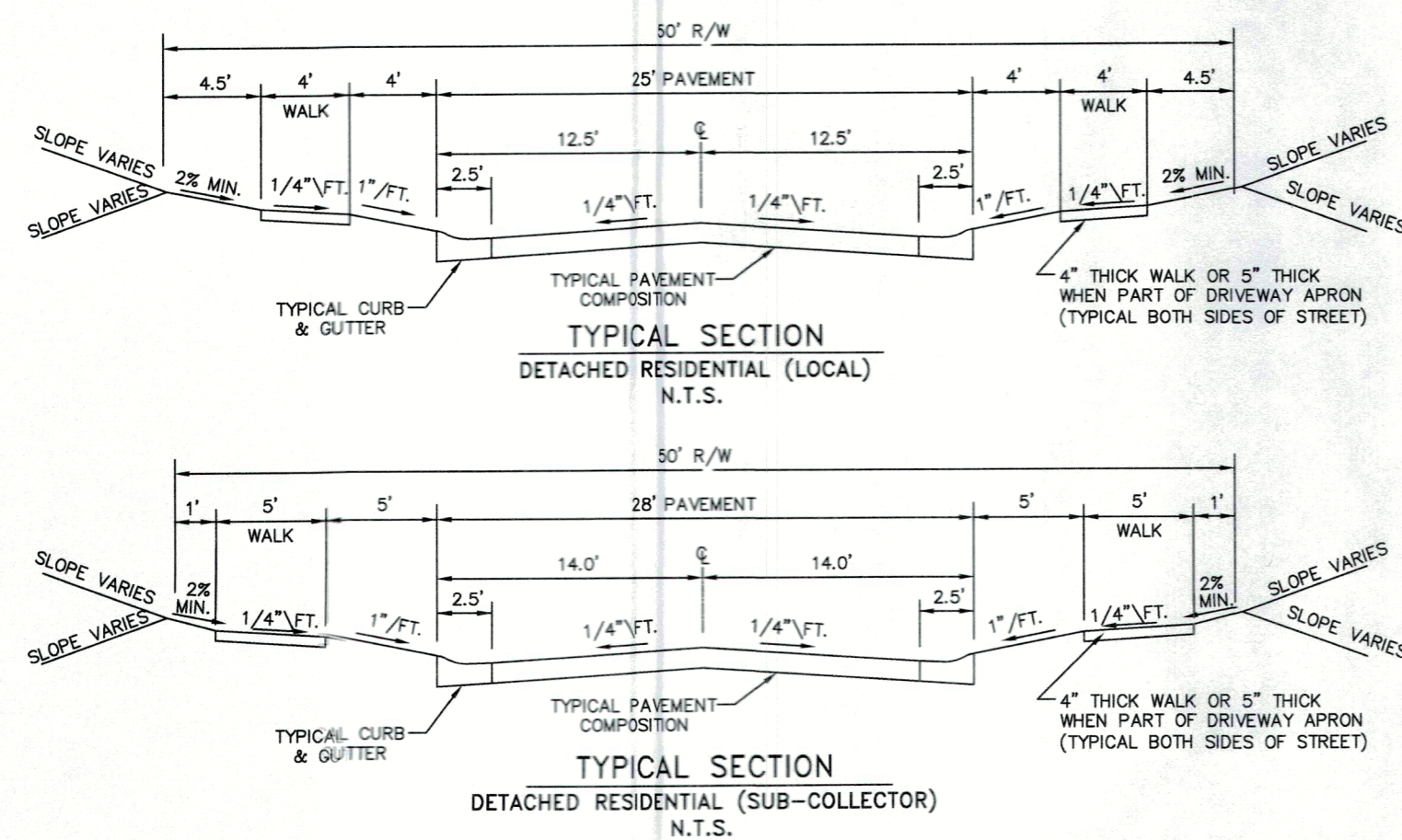
SR-1 204 HOMES 106.45 ACRES
SR-2 295 HOMES 78.32 ACRES
TOTAL ACREAGE = 184.77 ACRES
TOTAL HOMES = 499 HOMES

DEVELOPER:
LONGBRANCH DEVELOPMENT, INC
3940 OLYMPIC BLVD., SUITE 100
ERLANGER, KENTUCKY 41018
859-344-3136

OWNERS:
RIDGEFIELD FARM
2788 HATHAWAY ROAD
UNION, KENTUCKY 41091
D.B. 1085, PG. 876 TRACT 1
D.B. 1085, PG. 876 TRACT 2
D.B. 1085, PG. 876 TRACT 3

RICHARD L. & CLARA A. FRANKS
2688 & 2696 HATHAWAY ROAD
UNION, KENTUCKY 41091
D.B. 182 PG. 85

JERRY J. & JANICE K. GEISE
2636 HATHAWAY ROAD
UNION, KENTUCKY 41091
D.B. 1017, PG. 705



TYPICAL SECTION
DETACHED RESIDENTIAL (LOCAL)
N.T.S.

TYPICAL SECTION
DETACHED RESIDENTIAL (SUB-COLLECTOR)
N.T.S.

PT. PIDN: 052.00-00-001.00
RICHARD L. & CLARA A. FRANKS
D.B. 182 PG. 85

PT. PIDN: 052.00-00-002.00
JERRY J. & JANICE K. GEISE
D.B. 1017, PG. 705

PIDN: 052.00-00-006.04
MARK & SUSAN KAHMANN
D.B. 725, PG. 1

PIDN: 052.00-00-006.05
LONGBRANCH DEVELOPMENT INC.
D.B. 1166 PG. 817

PIDN: 040.00-00-034.00
JOSEPH AND MARY RUTH KUNKEL
D.B. 1060, PG. 898
PARCEL B

PIDN: 040.00-00-022.00
MATTHIAS & MICHELLE
ANN KRENNER
D.B. 1060, PG. 874

PIDN: 040.00-00-012.00
GREAT DEVELOPMENT PROPERTIES
D.B. 1165 PG. 514
TRACT 2

PIDN: 040.00-00-012.00
GREAT DEVELOPMENT PROPERTIES
D.B. 1165 PG. 514
TRACT 1

PIDN: 040.00-00-034.01
DAVID & ELIZABETH KUNKEL
D.B. 1060, PG. 894

PIDN: 040.00-00-035.00
RIDGEFIELD FARM
D.B. 1085, PG. 876
TRACT 1

PIDN: 040.00-00-035.00
RIDGEFIELD FARM
D.B. 1085, PG. 876
TRACT 2

PT. PIDN: 052.00-00-001.00
RICHARD L. & CLARA A. FRANKS
D.B. 182 PG. 85

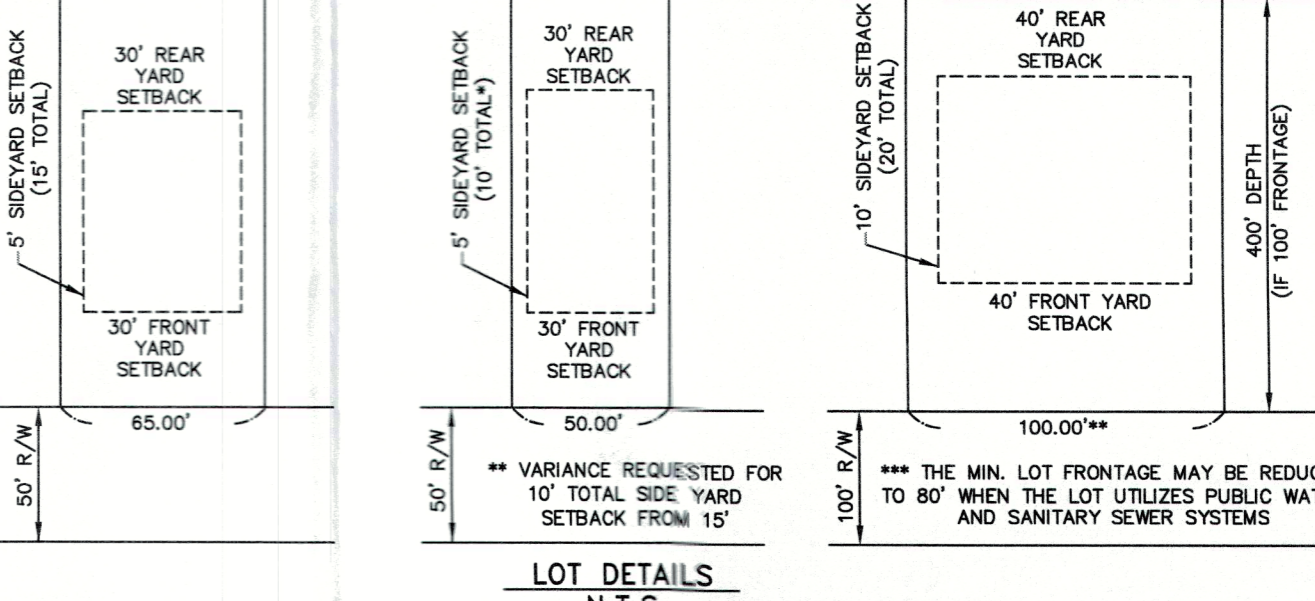
PIDN: 040.00-00-035.01
AF INVESTMENTS, LLC
D.B. 942 PG. 1726
ROSSLARE LANE

PIDN: 040.00-00-035.01
AF INVESTMENTS, LLC
D.B. 930 PG. 294

MINIMUM LOT LAYOUT
SR-1 ZONE

MINIMUM LOT LAYOUT
SR-2 ZONE

MINIMUM LOT LAYOUT
RSE ZONE



LOT DETAILS
N.T.S.

PROJECT:
ZONE MAP AMENDMENT
RIDGEFIELD FARM PROPERTY

CLIENT:
LONGBRANCH DEVELOPMENT, INC
3940 OLYMPIC BOULEVARD, SUITE 100
ERLANGER, KENTUCKY 41018

DRAWN BY: TRC
CHECKED BY: JCK
PROJECT MANAGER: SPM

PROJECT NO. 06-267-56
SCALE 1" = 200'
DATE 10-05-21

**ZONE MAP AMENDMENT
OPTION 2**

SHEET C-3.0

**Boone County
Zone Change Committee**

Ridgefield Farm

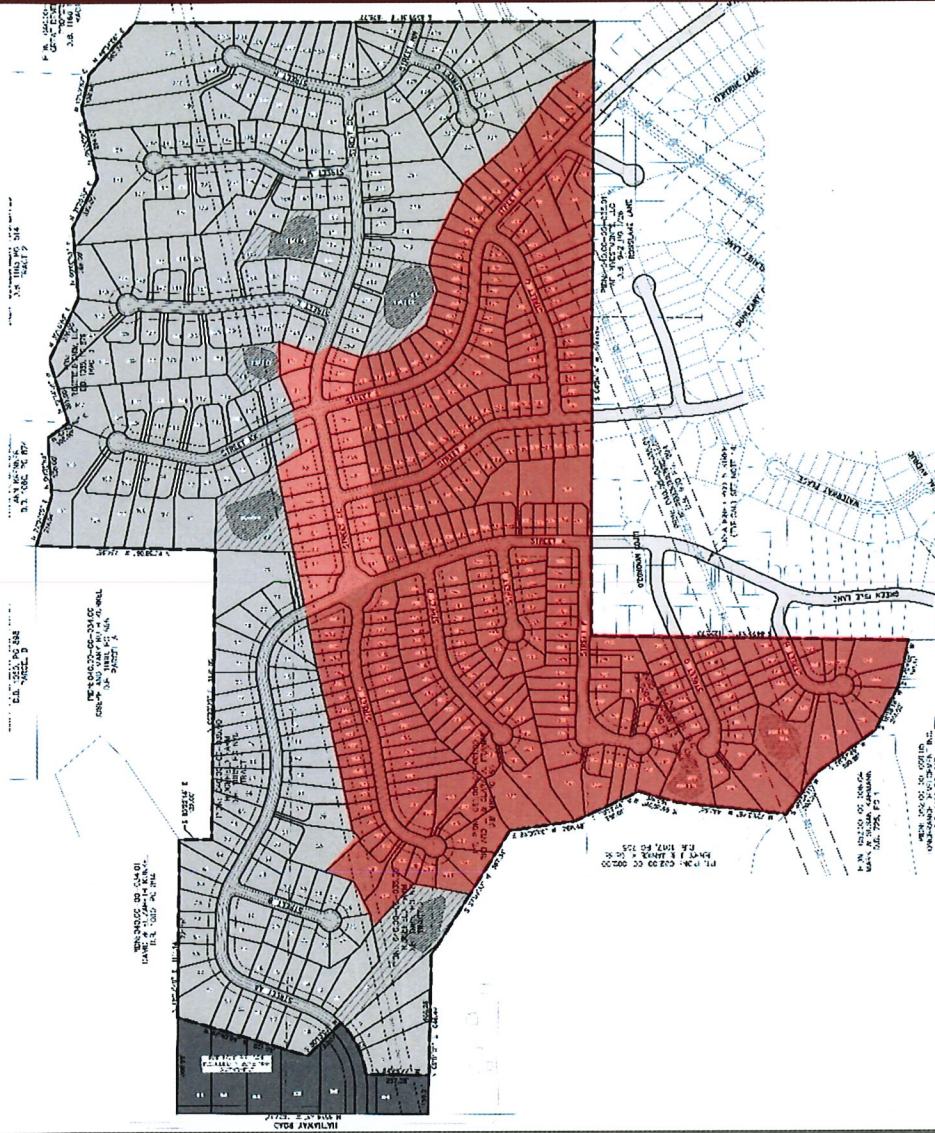
December 15th, 2021



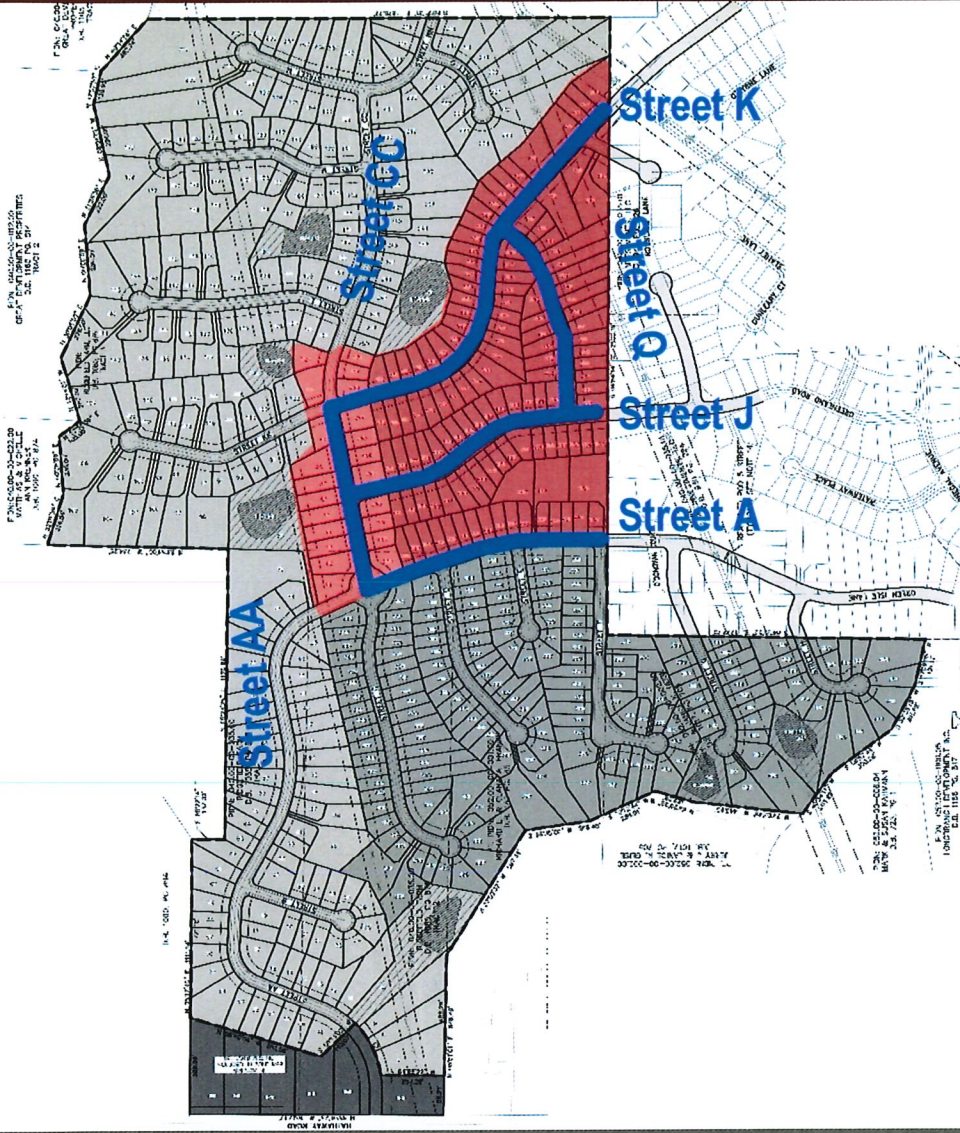
welcome home.

Ridgefield Farm

- A. No Homes shall be constructed in Ridgefield Farm Subdivision until such time as Donegal Avenue connects to Hathaway Road and is open to the public.
- B. Phase 1 of the subdivision shall be limited to the construction of 150 homes. This shall be tracked by the Certificates of Occupancy that are issued by Boone County Building Department.

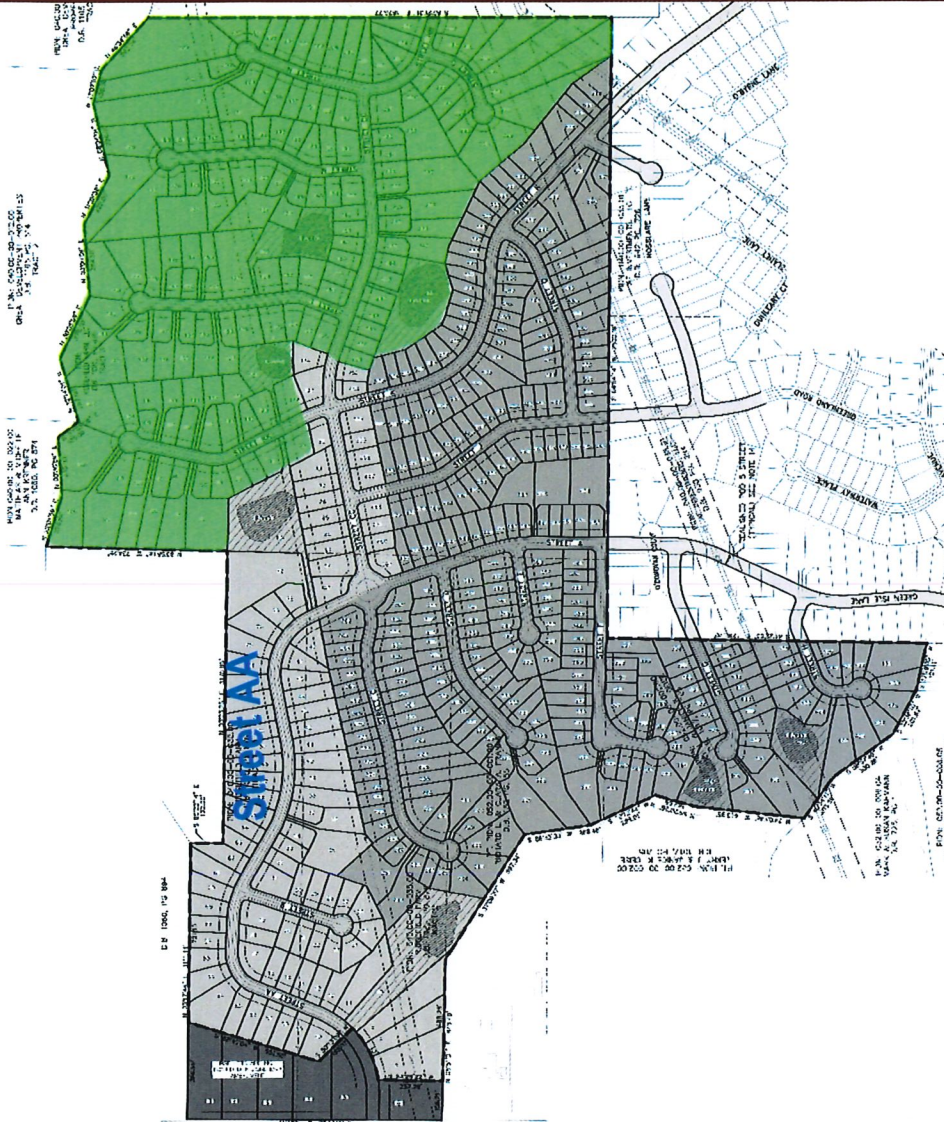


Ridgefield Farm



- C. Phase 2 construction shall not start until such time that Streets A, J, K, and Q are fully built and open to the public. Fully built and open to the public for Streets A, J and K shall mean that the street shall be useable for public transportation between Donegal Avenue and Street AA or Street CC before the condition is fulfilled.

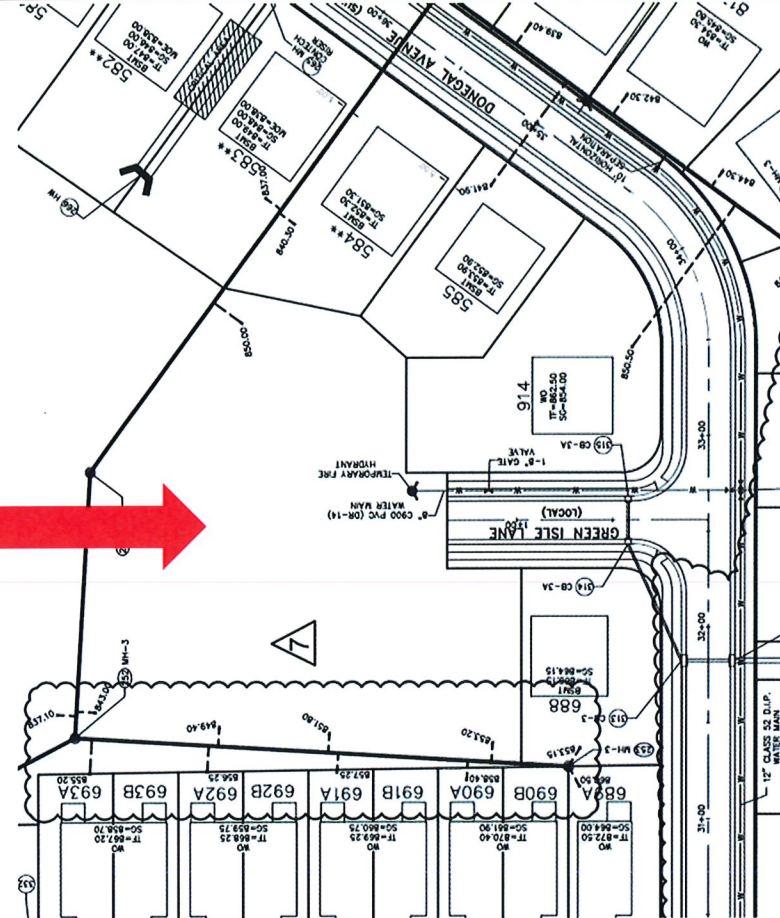
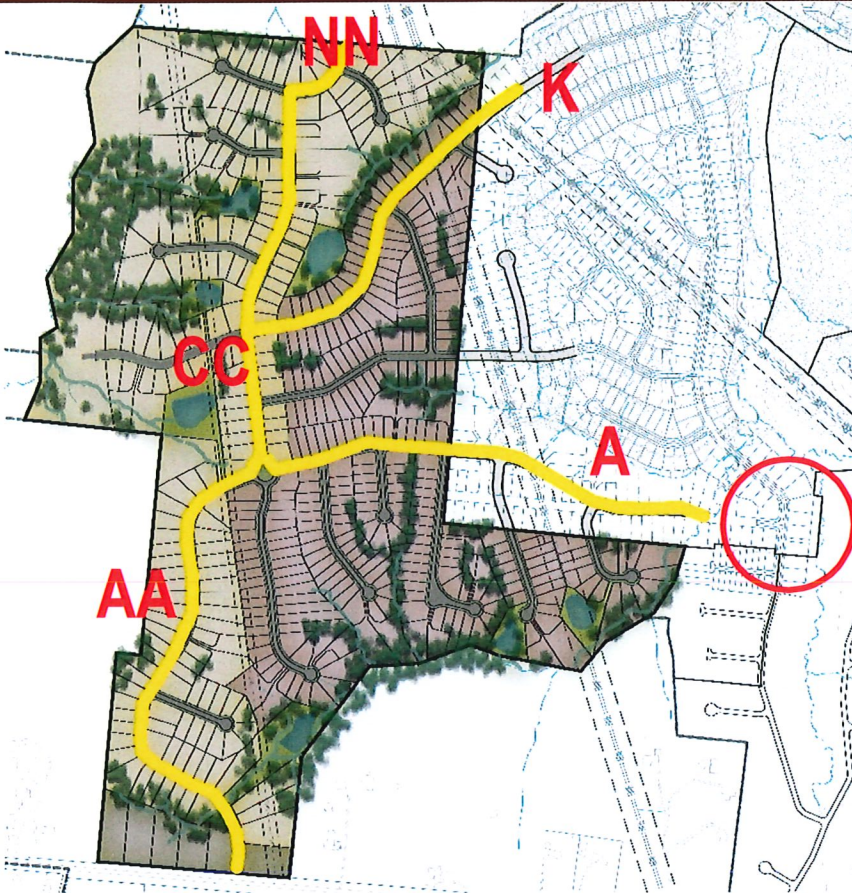
Ridgefield Farm



- E. Phase 3 construction and beyond can start once Street AA connects to Hathaway Road and is open to the public.
- F. No more than 100 homes can be constructed in the subdivision in any calendar year to address school phasing. This shall be tracked by the Certificates of Occupancy that are issued by Boone County Building Department.

Once Street AA connects to Hathaway Road and is open to the public, construction within Ridgefield Farm is no longer limited to conditional phasing. However, the community shall still be limited to 100 Certificates of Occupancy per calendar year.

Ridgefield Farm



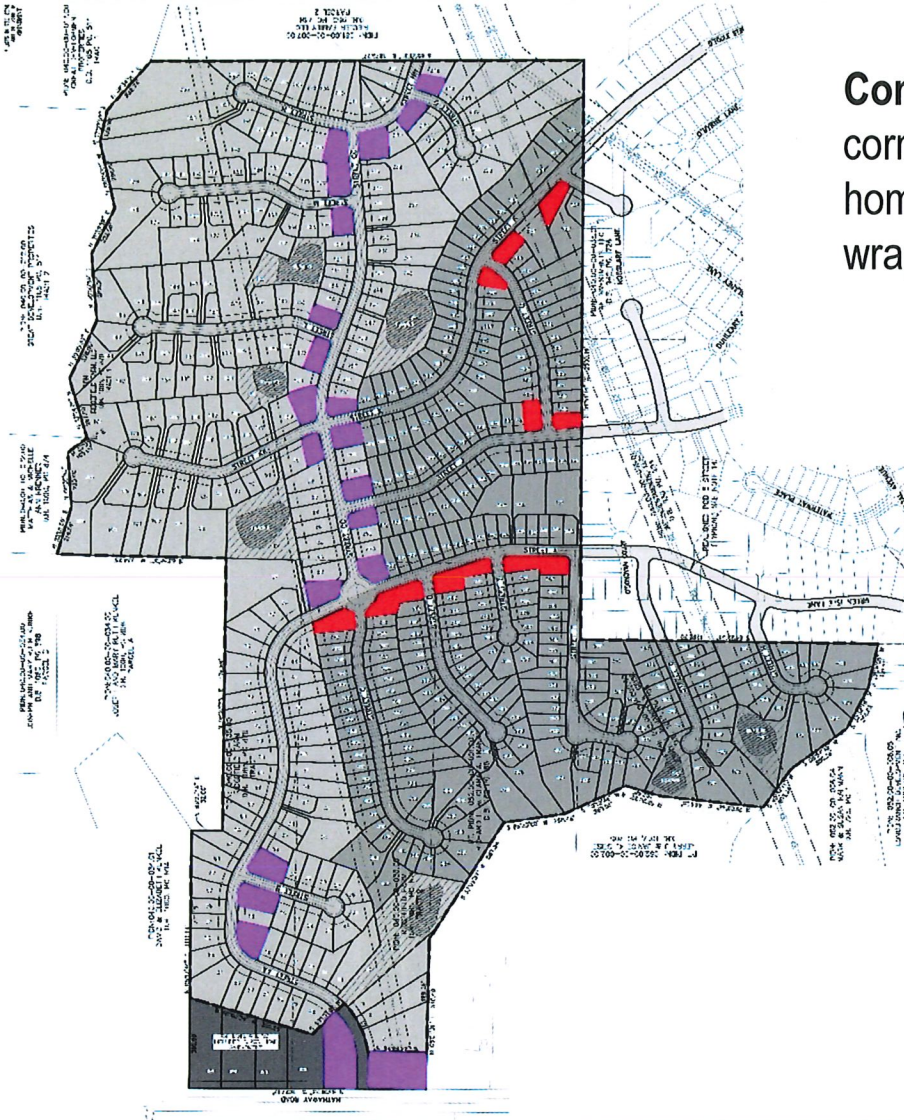
Committee Comment #5: The Applicant agrees to construct Street A as a sub-collector road within the Ridgefield community. The Applicant will work with the County to ensure the proper transition of Street A to Donegal Avenue through future and existing sections of Ballyshannon.



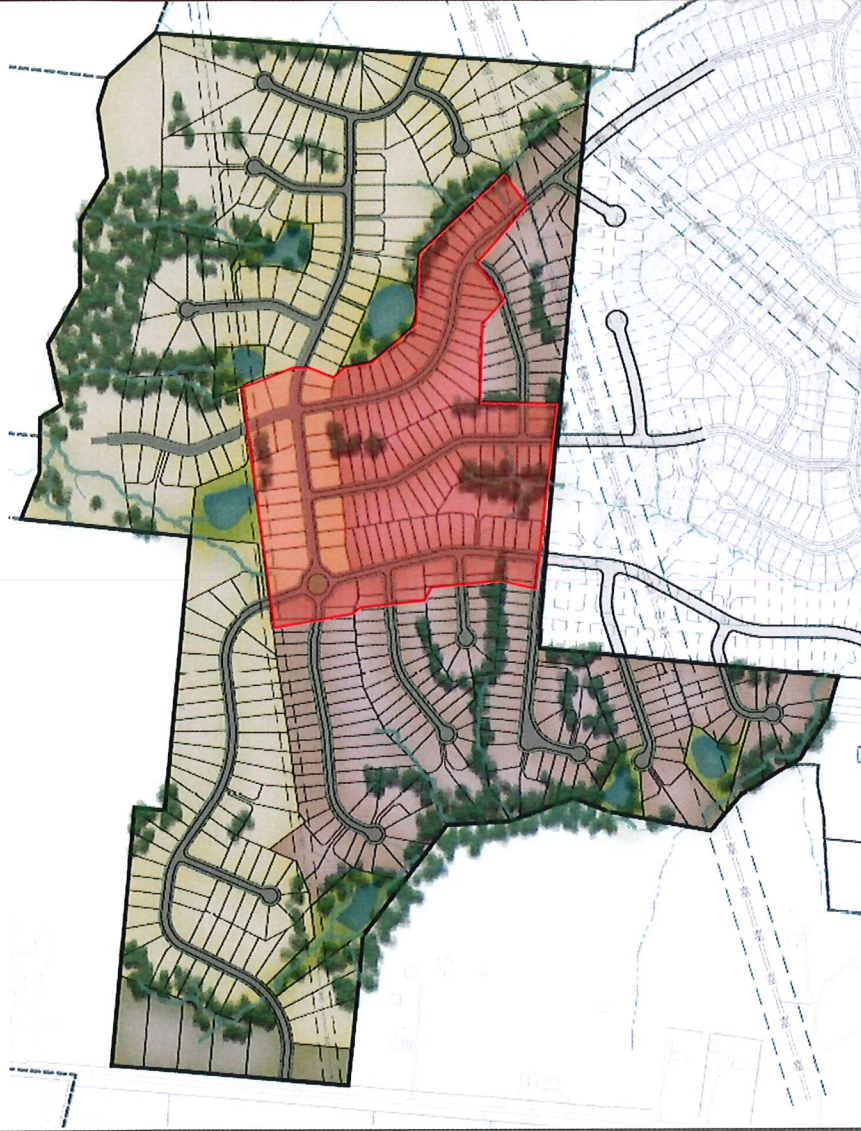
welcome home.

Ridgefield Farm

Committee Comment #7: “All two-story homes located on corner lots shall have a first-floor masonry wrap. All single-story homes located on corner lots will have a four-foot (4') masonry wrap.”



Ridgefield Farm



Committee Comment #9: The applicant plans to incorporate an amenity (pool, cabana and tot lot) in the general location shown.

Ridgefield Farm



Committee Comment #10:
Tree Preservation



welcome home.