

12. 1128 (*also see attached) 373 (*also see attached) 1234 and 1235
Deed Book Page Number Group Number

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

14. Have you submitted a Concept Development Plan: Yes No

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

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

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

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

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

ORIGINAL Property Owner's Signature: See attached
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

ORIGINAL Applicant's Signature: See attached
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

12. _____
Deed Book Page Number Group Number

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

14. Have you submitted a Concept Development Plan: Yes No

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

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

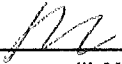
16. Concept Development Plan Jurisdiction/Location (check all that apply):
 Unincorporated Boone Florence Walton Union

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

In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on 12/22/22

Jake's Farm Real Estate Development Company, LLC by:

ORIGINAL Property Owner's Signature: 
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted) Mark Jacobs, Managing Member
Jake's Farm Real Estate Development Company, LLC by:

ORIGINAL Applicant's Signature: 
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted) Mark Jacobs, Managing Member

HENRY L. FEDDERS, JR.

11704 Schmidt Lane

Walton, Kentucky 41094

October 3, 2022

Jake's Farm Real Estate Development Company LLC
Attn: Craig Benson, Manager
731 Richwood Rd.
Walton, KY 41094

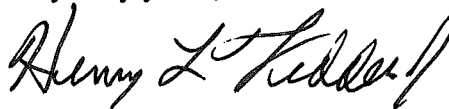
Re: rezoning of Jake's Farm properties and 11704 Schmidt Lane

Dear Craig,

I write this letter to confirm that Jake's Farm Real Estate Development Company LLC has my written authority to include property that I own in its rezoning application to the Boone County Planning Commission. Specifically, my property is identified as 11704 Schmidt Lane, Walton, KY 41094. A copy of my deed to this property is attached to this letter.

You have my additional authority to append this letter to Jake's Farm's application for a Zoning Map Amendment, and to submit this letter to the Boone County Planning Commission as proof of such authority.

Very truly yours,



Henry L. Fedders, Jr.

cc: Michelle F. Turner, Esq.
William F. Summe, Esq.
Thomas Breidenstein, Esq.

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 10/14/2022 Fee Received: \$3050.00 Receipt #: 8718
2. Number of Copies Received: _____
3. Has the following been submitted (check all that apply):
 - Completed Application
 - Concept Development Plan
 - Legal Description
 - Names and Mailing Addresses of Adjacent Property Owners
4. Date the application is Administratively Complete (as defined in KRS 100.211): _____
5. Staff Reviewer: M. Schwartz
6. Committee Chairperson: C. Gullick
7. Scheduled Public Hearing Date: 12/21/2022
8. Boone County Planning Commission Action: _____ Date of Action: 2/15/2023
 - _____ Approved
 - _____ Approved with Conditions
 - _____ Denial
 - _____ Other
9. Resolution Number: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196 Fax: 859-334-2264
plancom@boonecountyky.org
www.boonecountyky.org

EXHIBIT

“A”

STAFF REPORT

#2

Request of **Jake's Farm Real Estate Development Company, LLC (applicant)** for **Jake's Farm Real Estate Development Company, LLC and Henry L. Fedders Jr. (owners)** for a Zoning Map Amendment from Agricultural Estate (A-2) to Suburban Residential One/Planned Development (SR-1/PD) for an approximate 36.74 acre area located at the southeast corner of the intersection of Richwood Road with Schmidt Lane, including the properties at 731, 733, and 735 Richwood Road, 11704 Schmidt Lane, and the properties having Parcel Identification Numbers (PIDN) of 065.01-02-001.00 and 065.01-02-007.00. The request is for a zone change to allow 160 multi-family residential units within three (3) buildings, 55 attached single-family residential units within nine (9) buildings, 5 detached single-family residential dwellings, and community amenity areas.

December 21, 2022

REQUEST

- A. The request is to rezone an approximate 36.7 acre area located at the southeast corner of the intersection of Richwood Road with Schmidt Lane from A-2 to SR-1/PD to allow the development of 160 multi-family residential units within three (3) buildings, 55 attached single-family residential units within nine (9) buildings, 5 detached single-family residential dwellings, and community amenity areas.

SITE HISTORY

- 1976 On August 4, 1976, the Boone County Planning Commission approved a Conveyance Plat creating a 38.75 acre property currently addressed as 731-735 Richwood Road.
- 1976 On September 8, 1976, the Boone County Planning Commission approved a Final Plat for Richwood Country Estates, Section 1, creating the two lots located at the southeast corner of the intersection of Richwood Road with Schmidt Lane.
- 1994 On September 6, 1994, the Boone County Planning Commission approved a Zoning Permit for a garage addition at 731 Richwood Road.
- 2021 On November 10, 2021, the Boone Board of Adjustment denied a Conditional Use Permit that would have allowed an event center to be developed on the site.

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 930 of the Boone County Zoning Regulations states that "the purpose of the Suburban Residential One district is to provide a low density, residential environment whose dwelling types and densities are typical of a suburban character. It is also to provide limited or passive and active recreational uses that are appropriate to the permitted uses in the district. Suburban Residential One districts will be located on lands within established urban areas where adequate infrastructure facilities and services are available or proposed."
- C. Section 931 of the Boone County Zoning Regulations does not identify attached single-family dwellings or multi-family dwellings as a principally permitted use in the SR-1 district.
- D. Section 1517 of the Boone County Zoning Regulations states that the Planning Commission shall require that a Concept Development Plan be submitted for the development or redevelopment of property located in a Planned Development zone. The Concept Development Plan may be filed to the Planning Commission by the owner(s), owner by contract (option) or lessee of property for which the planned development is proposed. If the Concept Development Plan involves a zone change, then the proposal is subject to the criteria in Section 308 as well as the provisions of this article. If the Concept Development Plan does not involve a zone change, or only involves uses that are permitted in the underlying zone (also called a AUtilization of an Underlying Zone Within a Planned Development@), then the proposal is subject only to the provisions of this article. The contents of the Concept Development Plan submittal shall include the items listed in Section 303.

SITE CHARACTERISTICS

- A. The approximate 36.7 acre area is located at the southeast corner of the intersection of Richwood Road with Schmidt Lane, and is comprised of five separate lots:
 1. Lot 1 is 5.61 acres
 2. Lot 3 is 3.39 acres
 3. Lot 7 is 2.01 acres
 4. Lot 9 is 1.88 acres
 4. Farm Tract is 23.85 acres
- B. The site is currently occupied by four (4) detached single-family residential dwellings, 5 barns, one of which is identified as having historical significance, and other accessory structures.
- C. "The Former Dairy Barn" is a good example of a mid-20th Century hoop-roof dairy barn and was recorded for the Kentucky Historic Inventory in 1993 as Site BE-531.
- D. A tributary of Mudlick Creek bisects the site and generally runs parallel to Richwood Road, approximately 150 feet to its southeast.

- E. Access is currently provided by an approximate ten (10) foot wide driveway onto Richwood Road, approximately 900 feet northeast of Schmidt Lane and approximately 400 feet southwest of Hicks Pike.
- F. Topographically, the site slopes downward from Richwood Road to the creek at an average grade of 5%. From the creek, the site slopes upward at an average grade of 17% over Lots 1, 3, 7, and 9, and 8% over the farm tract.
- G. A 12-inch diameter main trunk gravity sanitary sewer line and a 12-inch diameter water main are located along Richwood Road, fronting the site in question.

ADJACENT LAND USES AND ZONES

- North: Single-family (A-2)
- South: Single-family (A-2)
- East: Single-family (Sutherland Subdivision) (SR-1)
- West: Single-family (A-2)

RELATIONSHIP TO COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for "Rural Density Residential" and "Suburban Density Residential" uses.
 - 1. Rural Density Residential is described as low density residential uses of up to one dwelling unit per acre.
 - 2. Suburban Density Residential is described as single family housing of up to four units per acre
- B. The Land Use Plan Element of Our Boone County Plan 2040, includes the following description:

Development to the southwest of the Richwood interchange must continue the Grand National Boulevard connection to Chambers Road. The remaining portion of the Grand National Boulevard to Chambers connection should be completed when the new elementary school is developed if warranted. The reconstruction of the I-75/Richwood Road interchange is expected to occur in 2019 which may lead to the need for additional retail and office uses. The remaining undeveloped land on the southwest quadrant of I-75 and Richwood Road is recommended for Business Park and Urban Residential. The Business Park area along Richwood Road should develop as an attractive office campus project that provides an appropriate entrance to the residential corridor between Steeplechase and Chambers Road. Any business development along Grand National Boulevard must include proper ingress and egress, and provide for needed modifications to the roadway and/or its intersection with KY 338. Highway related commercial growth on the west side of the interchange should be adequately buffered from existing and planned residential uses. As the residential area of Richwood grows, especially with the

development of the Triple Crown community, neighborhood and convenience commercial uses should develop. These new uses should be oriented toward the residents rather than the highway traveler. Commercial development along Richwood Road should be screened from the roadway, and serve the developing residential uses in the Richwood - Union area. Curb cuts should be limited and consolidated wherever possible. Beaverlick should remain as a small community with little growth. Any commercial development in this area should locate at the intersection of U.S. 42 and Beaver Road in Beaverlick. Improvements to roadways in this area will be needed to support extensive growth. Future development in this area should be sensitively designed to minimize impact on existing low density residential land uses. Connecting routes that take traffic off existing roadways should be encouraged. Significant cultural resources are also located in this area, including Richwood Presbyterian Church, a National Register listed prehistoric village site (protected by conservation easement) and hundreds of acres of the historic Gaines Farm, known for its association with Margaret Garner, who escaped captivity there with her husband and children in 1856.

- C. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:
1. Boone County shall strive to achieve diversity and balance in land use while protecting natural resources and natural systems (Overall Goal A, Objective 3).
 2. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
 3. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
 4. The needs of an aging population (e.g., access to services, transportation, and support networks) shall be acknowledged and addressed (Demographics Goal A, Objective 2).
 5. 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).
 6. 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).
 7. Home ownership shall be encouraged and incentivized as well as redevelopment and renovation of deteriorating housing stock (Demographics Goal B, Objective 3).
 8. 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).

9. Clustered housing (or Open Space Subdivisions) shall be promoted by appropriate incentives (Demographics Goal B, Objective 7).
 10. 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).
 11. An evaluation of environmental factors identified in this Plan will be part of any development review process (Environment Goal A, Objective 1).
 12. Areas possessing unique environmental characteristics should be preserved, used as passive or active recreational areas, or appropriately incorporated into development design (Environment Goal A, Objective 2).
 13. Development design shall consider natural and ecological systems, such as wildlife habitats, air, soils, and water (Environment Goal A, Objective 6).
 14. Development shall attempt to utilize existing topography and vegetation (including mature trees where possible) and preserve the existing character of the land where practical (Environment Goal A, Objective 7).
 15. Priorities shall be established for the conservation, restoration, preservation, and protection of natural and cultural features using land use regulatory tools and incentives as well as consideration for inclusion in potential park land development to serve as educational and recreational resources for the community (Natural and Cultural Resources Goal C, Objective 3).
 16. Plans for new or redeveloped commercial, industrial, institutional, and residential sites shall be reviewed and reasonable measures taken to ensure identification and protection of significant cultural resources (Natural and Cultural Resources Goal C, Objective 8).
- D. Richwood Road is a state maintained arterial street providing for two way traffic within two driving lanes and a sixty (60) foot right-of-way. Within the vicinity of the site, the pavement width of Richwood Road is sixteen (16) to eighteen (18) feet. There are no sidewalks along the roadway. To the east of the site, Richwood Road is being widened to accommodate an interchange improvement with I-71/75.
- E. Schmidt Lane is a county maintained local street providing for two way traffic within an approximate twenty-one (21) foot wide pavement and a sixty (60) foot wide right-of-way. There are no sidewalks along the roadway.
- F. The following is an excerpt from Our Boone County Plan 2040:
1. Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these

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

2. Developments in Boone County must include landscaping to accompany the proposed project. Retention of existing healthy vegetation is considered a component of landscaping and is encouraged. This landscaping should be designed to improve the public view of a development, and should be incorporated into parking lots and other vehicle circulation areas, as well as within open spaces and around structures. Landscaping is intended to soften the visual impacts of the development from adjoining properties and roadways. The amount of heat absorbed by impervious cover from sun radiation is decreased by landscaping, which reduces energy costs. Landscaping helps purify the air of harmful pollutants, thus reducing health impacts. It also helps reduce the quantity and improve the quality of storm water runoff, including temperature. The use of bioretention islands (water filtering basins) and grass swales should be used where possible in place of raised islands as described in Northern Kentucky's Storm Water Best Management Practices Manual (2012). Native species are often heartier than nursery stock and should be used wherever possible to minimize pesticides and other high impact forms of maintenance. Developments along major roadways in Boone County must include landscaping between the development and the right-of-way in order to promote the aesthetic appearance from the roads and to facilitate the compatibility of differing land uses (Land Use, Future Land Use Development Guidelines, Landscaping, page 96).
3. Additional business park development should occur west of Litton Lane and continue beyond the new Graves Road Interchange. A collector roadway should be developed along the south side of I-275 to provide access from the industrial property to the future interchange at Graves Road. Industrial developments should be designed to direct truck traffic to collector roads and away from KY 20. The Industrial/Business Park shown along the south side of I-275 in the Bullittsville area is tied to the completion of the Graves Road interchange. This development must be sensitive to the residential properties located to the south and should be accessed from the interchange and not via KY 20. This development must also be

designed to fit into an established residential corridor. Design control will be important in this area. The existing and planned residential areas located on the east and west sides of KY 237, north of KY 20, should remain, with an area of commercial uses around the KY 20 and KY 237 intersection to serve local development. (Land Use, Description and Purpose of Land Use Maps, 7 Hebron, page 111).

STAFF COMMENTS

A. The submitted Concept Development Plan indicates the following:

1. Construction of 55 attached single-family townhouse dwelling units within nine (9) two-story buildings.
2. Construction of 160 multi-family condominium dwelling units within three (3) three-story buildings.
3. Provision for 5 detached single-family residential dwellings.
4. Conversion of the "dairy barn" into a community center and private club.
5. Provision for outdoor open spaces and recreational amenities.
6. Provision for walking trails.
7. Maintenance of open space along the Mudlick Creek tributary.
8. Provision for a perimeter fence.
9. Access via a widening of the existing curb cut onto Richwood Road.
10. Secondary/emergency access via a connection to Savannah Drive.
11. Construction of entrance gates at the two access points.
12. Construction of driveways to the detached single-family residential dwellings.

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

1. Section 1514 of the Boone County Zoning Regulations includes a set of criteria that is to be used to evaluate the appropriateness of proposed developments. The following is an analysis of this criteria against the submitted plan:
 - a. Mixed Use Development and Pedestrian Orientation – The submitted plan includes three different residential types, repurposes an historic structure, and includes open space/recreational areas.
 - b. Compatibility of Uses – The submitted plan indicates that development of the overall project will have an intensity of 5.99 units per acre. The "farm tract" will have an intensity of 9 units per acre. The adjacent Sutherland Subdivision was approved for an intensity of 2 units per acre. The adjacent Richwood Country Estates Subdivision has an intensity of less than 1 unit per acre. The submitted plan provides for a minimum perimeter building setback of fifty (50) feet adjacent to these subdivisions and the provision of a Buffer Yard C.
 - c. Open Space – Approximately 67% of the zone change area is to be retained as open space. Approximately 48% of the "farm tract" will be retained as open space.

- d. Multi-Modal Transportation System – The site will be accessed by passenger vehicles. The plan also includes walking trails.
- e. Preservation of Existing Site Features – The development has been designed to preserve the historic “dairy barn” and the natural habitat along the Mudlick Creek tributary.
- f. Landscaping – Landscaping has been provided throughout the development and a Buffer Yard C will be established between the development and the adjacent residential subdivisions.
- g. Architecture – The submitted plan indicates that the buildings will be predominantly brick with varied elevation features.
- h. Historic and Prehistoric Features – The submitted plan indicates that the “dairy barn” will be converted into a community center and private club.
- i. Transportation Connections and Entry Points – The submitted plan indicates: (1) that primary access will be from a gated entrance onto Richwood Road; (2) that a secondary/emergency access will be from a gated entrance onto Savannah Drive; and (3) that access to the detached single-family dwellings will be from individual driveways.

2. Section 3111 of the Boone County Zoning Regulations prohibits structures within the SR-1 district from exceeding forty-five (45) feet in height.

The submitted plan indicates that the three-story multi-family condominium buildings will be fifty (50) feet in height.

3. Section 3153 of the Boone County Zoning Regulations prohibits accessory structures from being located with a front yard.

The submitted plan indicates that the guard house will be located within the front yard.

4. Section 3325 of the Boone County Zoning Regulations provides for minimum parking space requirements for residential uses, based on the number of bedrooms in each unit.

The submitted plan does not include a breakdown of how many bedrooms will be provided in each unit. Therefore, the required number of parking spaces cannot be calculated.

5. Section 3410 of the Boone County Zoning Regulations regulates the size and height of entrance signs.

The submitted plan indicates the provision for an entrance sign along Richwood Road. Insufficient information has been submitted to determine compliance with this requirement.

6. Section 3655 of the Boone County Zoning Regulations regulates the type and height of fences that are allowed within residential districts.

The submitted plan indicates the provision for a fence/gate along the perimeter of

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

- C. Staff sent out an Agency Memo to the Boone County Building Department, Boone County Public Works, Boone County Schools, Boone County Water District, the Kentucky Transportation Cabinet, SD1, and the Walton Fire District.
1. Jerry Noran, Boone County Building Department, replied that all commonly shared facilities need to be handicap accessible.
 2. Linzy Brefeld, KYTC, replied that a Traffic Impact Study will be required.
 3. Robert Franxman, Boone County Public Works, replied that he had no comments.
 4. Charlie Alexander, Walton Fire District, replied that he had no comments.

STAFF CONCERNS

- A. The following list provides a summary of those requirements that are being requested to be waived/alterd using the PD district regulations:
1. Increase the maximum height of the three-story multi-family condominium buildings from forty-five (45) feet to fifty (50) feet.
 2. Allow an accessory structure (guard house) to be located within the front yard.
 3. Possible reduction in the required number of off-street parking spaces.
 4. Possible increase of height and sign area of an entrance sign.
 5. Possible increase in height of fencing.
- B. The applicant has indicated that the proposed development of the "farm tract" will be limited to age 55 and up.
- C. Development of the "farm tract will be at an intensity of 9 units per acre. The adjacent Sutherland Subdivision was approved for an intensity of 2 units per acre. The adjacent Richwood Country Estates Subdivision has an intensity of less than 1 unit per acre. Adjacent to these subdivisions, the submitted plan provides for a building setback ranging from fifty (50) feet to eighty (80) feet, along with a Buffer Yard C.

The applicant should address how the proposed development is compatible with the adjacent uses/intensities.

- D. Staff has received emails regarding the proposal from adjacent property owners, see attached.

CONCLUSION

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'MS', written in a cursive style.

Michael D. Schwartz
Director, Zoning Services

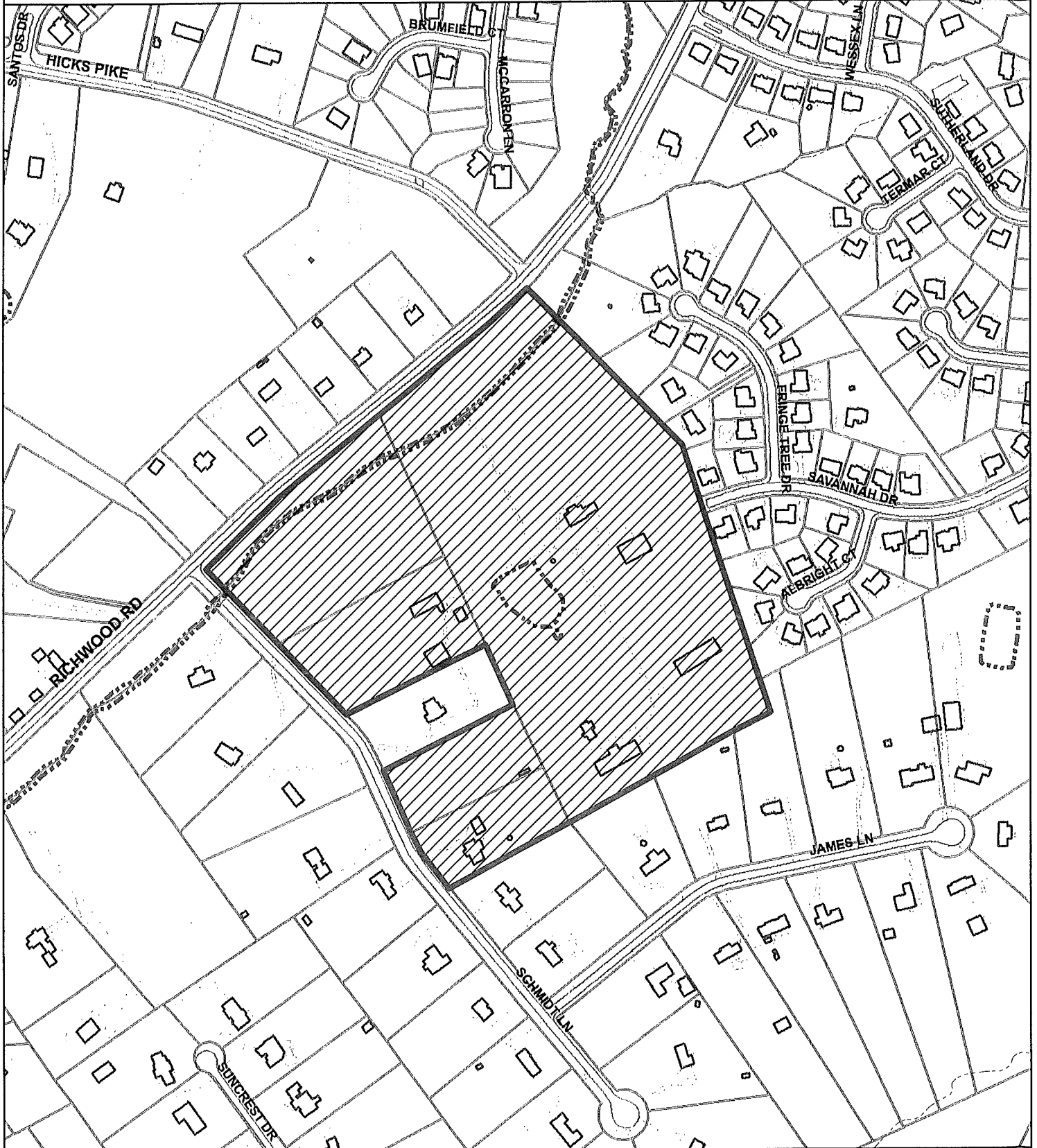
MDS/ss

Attachments:

- *Vicinity Map
- *Aerial Map
- *Topographical Map
- *Zoning Map
- *2040 Future Land Use Map
- *Application
- *Project Narrative
- *Concept Development Plan
- *Emails from adjacent property owners

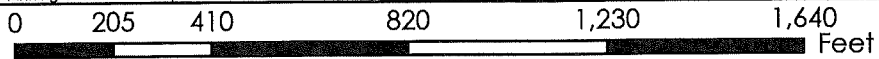
Vicinity Map

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1 inch = 400 feet



Boone County GIS

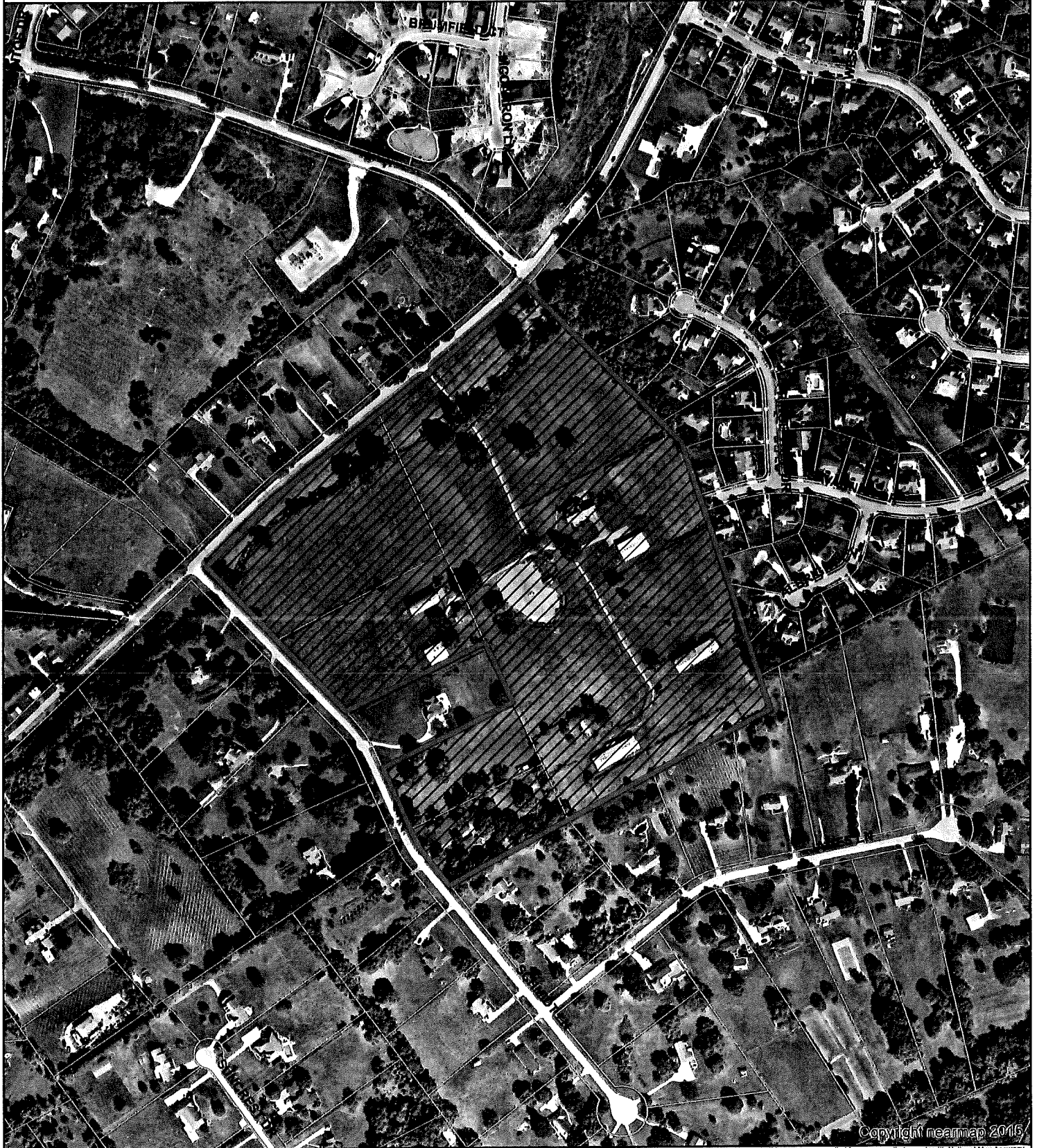
Map Created: xx/xx/2021



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Aerial Map

www.boonecountygis.com



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0 205 410 820 1,230 1,640 Feet

1 Inch = 400 feet



Boone County GIS - Putting Northern Kentucky on the Map

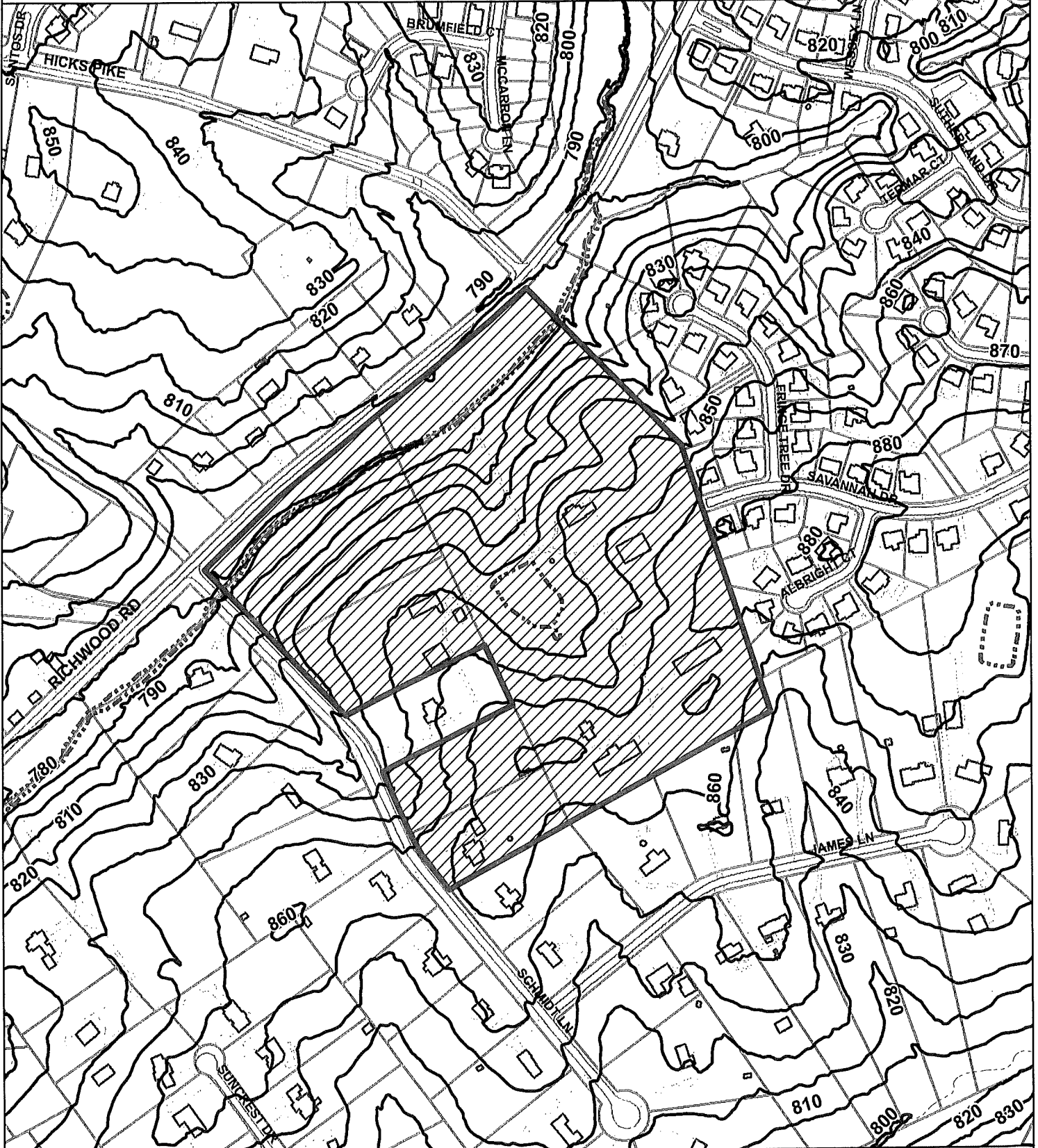


Map Created: xx/xx/2021

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ArcMap Document: *.mxd

Topographic Map

www.boonecountygis.com



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0 205 410 820 1,230 1,640 Feet

1 inch = 400 feet



Boone County GIS - Putting Northern Kentucky on the Map



Map Created: 10/01/2021

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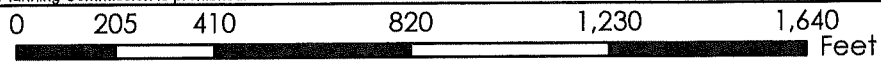
Zoning Map

www.boonecountygis.com



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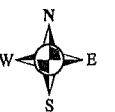
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1 Inch = 400 feet



Boone County GIS - Putting Northern Kentucky on the Map



Map Created: xx/xx/2021

Map File Path: C:\Users\j... ArcMap Document: *.mxd

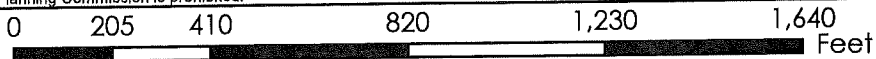
2040 Future Land Use Map

www.boonecountygis.com

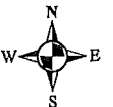


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Boone County GIS



12. 1128 (*also see attached) 373 (*also see attached) 1234 and 1235
Deed Book Page Number Group Number

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

14. Have you submitted a Concept Development Plan: Yes No

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

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

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

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

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

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

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

12. _____
Deed Book _____ Page Number _____ Group Number _____

13. Have you had a pre-application meeting with the BCPC staff: Yes No
14. Have you submitted a Concept Development Plan: Yes No

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


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

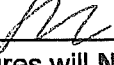
16. Concept Development Plan Jurisdiction/Location (check all that apply):
 Unincorporated Boone Florence Walton Union

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

In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on 12/22/22

Jake's Farm Real Estate Development Company, LLC by:

ORIGINAL Property Owner's Signature: 
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted) Mark Jacobs, Managing Member
Jake's Farm Real Estate Development Company, LLC by:

ORIGINAL Applicant's Signature: 
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted) Mark Jacobs, Managing Member

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 10/14/2022 Fee Received: \$3050.00 Receipt #: 87118
2. Number of Copies Received: _____
3. Has the following been submitted (check all that apply):
 - Completed Application
 - Concept Development Plan
 - Legal Description
 - Names and Mailing Addresses of Adjacent Property Owners
4. Date the application is Administratively Complete (as defined in KRS 100.211): _____
5. Staff Reviewer: _____
6. Committee Chairperson: _____
7. Scheduled Public Hearing Date: _____
8. Boone County Planning Commission Action: _____ Date of Action: _____
 - _____ Approved
 - _____ Approved with Conditions
 - _____ Denial
 - _____ Other
9. Resolution Number: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196 Fax: 859-334-2264
plancom@boonecountyky.org
www.boonecountyky.org

HENRY L. FEDDERS, JR.

11704 Schmidt Lane

Walton, Kentucky 41094

October 3, 2022

Jake's Farm Real Estate Development Company LLC
Attn: Craig Benson, Manager
731 Richwood Rd.
Walton, KY 41094

Re: rezoning of Jake's Farm properties and 11704 Schmidt Lane

Dear Craig,

I write this letter to confirm that Jake's Farm Real Estate Development Company LLC has my written authority to include property that I own in its rezoning application to the Boone County Planning Commission. Specifically, my property is identified as 11704 Schmidt Lane, Walton, KY 41094. A copy of my deed to this property is attached to this letter.

You have my additional authority to append this letter to Jake's Farm's application for a Zoning Map Amendment, and to submit this letter to the Boone County Planning Commission as proof of such authority.

Very truly yours,



Henry L. Fedders, Jr.

cc: Michelle F. Turner, Esq.
William F. Summe, Esq.
Thomas Breidenstein, Esq.

Jake's Farm Townhouses and Condos – Zoning Map Amendment

SUPPLEMENT TO CONCEPT DEVELOPMENT PLAN

Contents of Application for a Zoning Map Amendment – Section 303

Jake's Farm proposes a unique, planned, private gated living environment for an aging – but not aged – population. Rather than typical single-family residential or patio homes that are the norm in this part of the County, Jake's Farm proposes 215 attached condominium townhomes and condominium flats within the existing 23.85 acre "farm tract" of the subject property. The architecture of these buildings and of the site design will be aesthetically harmonious with all existing surrounding land uses. Total acreage for this application is a 36.74 acres consisting of a 23.85 acre "Farm Tract," and the following lots within the Richwood Country Estates Subdivision: Lot 1 (5.61 acres), Lot 3 (3.89 acres), Lot 7 (2.01 acres), and Lot 9 (a 1.88 acre lot owned by Henry L. Fedders, Jr. who has authorized the inclusion of that tract with this application).

The property consists of four Lots in the Richwood Country Estates and a 23.85 acre farm tract. The four lots are subject to long-standing deed restrictions, which will be followed in the Jake's Farm Townhouse and Condominium project. Among the eight deed restrictions of each Lot, there is a residential limit of one residence per Lot (except for Lot Three which permits two residences on that Lot.)

With the exception of the five residences located on the four Lots, all of the proposed townhouses and condominiums will be located on the 23.85 acre "Farm Tract." The Jake's Farm Concept Plan contemplates that this Farm Tract will include approximately 55 townhouses and 160 condominium flats. Total residences on the entire property are expected to be a maximum of 220. Ownership and residency in the townhouse and condominium portion of this development will be restricted to persons 55 years or older. Note that there will be no age restriction on the ownership or residency of any residential Lots as there are none in place in the Richwood Country Estates Subdivision.

Access to the site will be secured with an entry guardhouse off of Richwood Road and automatic gated entry on an extension of Savannah Drive. Savannah Drive is contemplated as a secondary entry for residents or emergency vehicles in the event that the main entry off of Richwood Road is unusable for any reason.

The unique nature of this project does not stop with the mix of residential units and exclusive ownership requirements. Jake's Farm will develop this project in conformity with the standards of Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND). The developer commits to a project that will obtain high scores on the seven LEED focal topics and will apply for registration and certification of the project design with LEED. Since there is extensive overlap between LEED principles and those PD overlay requirements in the Boone County Zoning Regulations, the plan development details will be presented in coordination with long established LEED provisions.

For homeowners' and residents' activity centers, Jake's Farm will re-purpose the historic milk barn on the property to provide unique social and recreational amenities for its residents. "Jake's Barn" and the areas around it are only accessible through the development, and they will be dedicated to recreational and social options for residents. Jake's Barn will be remodeled to include a large meeting or activity room, smaller breakout rooms, a new kitchen and bakery, new bathrooms, an office, a security center, a wine cellar, and a division of the lower level into workout/exercise rooms, and activity centers to address residents' hobbies and pastimes.

Jake's Barn will offer food and beverage options to all Jake's Farm Townhouses and Condos residents, and will operate as a private club (working name of "Jake's Club") with a private club liquor license. Jake's Club membership may be extended to non-residents if building capacities permit. Outdoor activity areas around Jake's Barn on Lots 1, 3 and 7 will offer basketball, tennis, pickleball, a playground, a swimming pool and other popular senior activities. It is contemplated that a sunrise deck and a sunset deck will be constructed in connection with Jake's Barn.

Jake's Barn will also house the offices of the H.O.A. and the security and maintenance offices and perhaps the landscaping and gardening maintenance centers.

Throughout the site there will be passive recreation and walkways for residents and their pets in heavily landscaped areas and areas with natural and man-made water features. Perimeter walkways are contemplated along with pedestrian bridges over the creek. Walkways are expected along streets as well as connectors between gardens and common activity areas.

Extensive organic gardening and planting beds will provide organic foods, "food forest" multi-layered and poly-cultured growing techniques, vertical food farming on a seasonal and year round basis, and in a manner that supports the privacy and screening of buffer yards and that includes places for residents to sit and enjoy nature. For those residents who wish to have their own dedicated growing spaces for active gardening, these wishes will be addressed in the several "community garden areas" in multiple locations on the property. Microclimates on the property will be landscaped and planted accordingly. Jake's Farm will focus on use of native plantings for its buffer yards, landscaping, and food production and will follow a rational plan to optimize the benefits offered by the use of natives or long time species. Invasive plant, tree or vine species will not be allowed.

Water will be considered an essential resource that is to be conserved by a variety of means and used as a source for the development's irrigation needs in systems separate from Boone County water supplied to Jake's Farm residents. The currently existing water retention pond will be retained and supplemented by small ponds and larger water retention ponds in spaces throughout the development. Water will be gathered from rooftops, walkway coverings, and covered parking areas via downspouts connected with above ground or below ground cisterns. Water retention will be visible wherever possible so that residents are aware of current water storage at the property. Water will be pumped to higher level ponds to provide for pleasant water flow via fountains or waterfalls. Storm drainage channels will be used to fill water retention ponds and to reduce water flow into the creek during times of heavy rains. The property currently uses two wells with pumps and several cisterns; Jake's Farm may add additional well pumps to fulfill irrigation needs. Historically, the property had two springs which were plugged; Jake's Farm will attempt to relocate and to reactivate these springs to fill ponds and retention ponds.

Upon zoning approval and construction, the Jake's Farm Townhouses and Condos will be developed, managed and fully maintained pursuant to the requirements of the Kentucky Condominium Act (KRS § 381.9101, et. seq.). Around-the-clock, gated security will be provided to all residents in the development.

Minimum Requirements:

1. General Site Characteristics - ownership, topography, soils, drainage, vegetation and other physical characteristics;
 - a. *This information is provided on the Concept Development Plan.*
2. Transportation Patterns - public and private roads and internal and external circulation patterns;
 - a. *This information is provided on the Concept Development Plan. Of note - all internal roads in the development will be privately owned and maintained.*
3. Land Use Characteristics - existing and proposed land uses, open spaces, impervious surfaces including streets, parking areas, structures and buildings (general description of size, area, intensities/densities, and height);
 - a. *The existing land uses are farmland, with low intensity single family housing on the farm tract, and one single family residence on Lot 9. Proposed land uses and other future land use characteristics are indicated on the Concept Development Plan.*
4. Utilities and Infrastructure -
 - a. *This information is provided on the Concept Development Plan.*
5. Relationship of Proposed Zone Change with Comprehensive Plan - how specifically the proposed zone change would conflict, conform, compliment or otherwise affect the Comprehensive Plan as well as any special studies that are designed to further detail the Comprehensive Plan in a specific area. (Utilize the criteria in Section 308);
 - a. *The criteria in Section 308 provide (in pertinent part):*
"Before any map amendment is granted, the Planning Commission or the legislative body use the following criteria in granting approval of a zone change or map amendment:
 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."*

- b. *The subject Zoning Map Amendment conforms to criteria #1. Specifically, the Future Land Use Map of the adopted comprehensive plan (Our Boone County Plan 2040; "Plan") designates the majority (23.85 acres) of the subject property for development as Suburban Density Residential ("SD"). (see map at Appendix 1). This designation is consistent with the development trend in the area – with SD development immediately to the east (Sutherland subdivision – zoned SR-1/CD) and to the north (Triple Crown – zoned largely SR-1). Likewise, all properties across Richwood Road are designated for future SD development.*
- c. *The smaller portion of this development - Lots 1, 3, 7 and 9 of the Richwood Country Estates subdivision (totaling 12.89 acres) - is designated on the Map for development as Rural Density Residential ("RD"). However, the northernmost part of the Richwood Country Estates subdivision (where these lots are located) is surrounded on three sides by properties planned for SD densities.*
- d. *Suburban Density Residential is defined in the Plan as "Single family housing of up to four units per acre." Rural Density Residential is defined as "Low density residential uses of up to one dwelling unit per acre."*
- e. *The Jake's Farm Concept Development Plan calls for 220 units on 36.74 total acres, i.e., 5.99 dwelling units per acre. This number of units is consistent with the SD designation of the majority of the subject property, and with the SD designation that dominates this part of the County, as may be modified with a planned development.*
- f. *The text of the Plan does not directly address the subject property. Generally, though, the text states the following about this part of the County:*
- i. *"Future development in this area should be sensitively designed to minimize impact on existing low density residential land uses. Connecting routes that take traffic off existing roadways should be encouraged. Significant cultural resources are also located in this area, including Richwood Presbyterian Church, a National Register listed prehistoric village site (protected by conservation easement) and hundreds of acres of the historic Gaines Farm, known for its association with Margaret Garner, who escaped captivity there with her husband and children in 1856." (page 142)*
- g. *This development was specifically designed to minimize any potential perceived impacts on the only low density residential land use in the vicinity – the Richwood Country Estates subdivision. The design incorporates lower height / lower density townhomes around the periphery of the project, all separated by significant landscaping and buffering. There will be no direct traffic connection between this development and the Richwood Country Estates. However, there will be a gated connection route to the Sutherland subdivision. Finally, this development preserves, protects and re-purposes an historic milk barn located within the boundaries of the Richwood Country Estates subdivision.*
- h. *Many of the Goals and Objectives of the Plan are satisfied by this proposed development, including:*
- i. *Overall Goal A, Obj. 3 – "Boone County shall strive to achieve diversity and balance in land use while protecting natural resources and natural systems." The Jake's Farm townhouse and condominium development will contain features that provide diversity and balance in land use while protecting natural resources and supporting natural systems.*
- ii. *Goal A, Obj. 4 – "Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community." The majority of the Jake's Farm landowners are Kentucky born and raised, and two of the four family members are long-time residents of Boone County. The proposed development does not ask neighbors to give up any of their rights or the enjoyment of their own properties.*
- iii. *Demographics Goal A, Obj. 2 – "The needs of an aging population (e.g., access to services, transportation, and support networks) shall be acknowledged and addressed." Ownership within the condominium and townhouse portion of this development will be restricted to persons 55 years or older.*
- iv. *Demographics Goal A, Obj. 3 – "Promote quality of life amenities to retain current residents and attract new residents in order to have a stable and diversified population." It is expected that three of the four Jacobs family members will reside on the property. The Jake's Farm townhouse and condominium project will attract new residents who are looking for a planned retirement community built upon low maintenance LEED principles that support healthy community living and that provide sustainable organic landscaping and gardening spaces. This combination of characteristics is substantially different from the stand alone housing developments surrounding the Jake's Farm property.*

- v. Demographics Goal B, Obj. 1 – “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.” The townhouse and condominium aspect of this Jake’s Farm development will be for a 55 years or better age group. This retirement age segment will of course have children and grandchildren, but on a visitation basis. Jake’s Barn will have internet and social media capabilities to support the natural desire for lifelong education.
 - vi. Demographics Goal B, Obj. 4 – “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.” These items are described in greater detail below.
 - vii. Natural & Cultural Resources, Goal A, Obj. 5 – “Cultural resources in/on recreational or education facilities shall be protected and park areas that make use of existing cultural resources shall be encouraged.” The recreational and park or garden areas will be within the private gated community. The historic milk barn will be preserved and re-purposed as a focal point of the community.
- i. This Zoning Map Amendment conforms to the “Future Land Use Development Guidelines” from pages 94 – 97 of the Plan, as detailed in Appendix 2.
 - j. In addition, the subject Zoning Map Amendment conforms to criteria #2 from Section 308. The existing zoning classification of A-2 (Agricultural Estate) is inappropriate and the proposed zoning classification of SR-1/PD is appropriate. The development pattern in this area of the County is clearly in favor of higher densities of residential development. There is simply no market for estate lots in an area of growth that is so close to the major transportation corridor of the region (I-75/71) and that is served by all necessary infrastructure. Conversely, the applicant has identified a market for “55 or better” housing opportunities to serve the aging population.
 - k. There are no special studies that are designed to further detail the Comprehensive Plan in this specific area of the County.
6. An 8.5" by 11" or 8.5" by 14" reduction of the plan that can be copied on a standard photocopier.
- a. *Provided.*
7. A written explanation of any requested variance or conditional use permit.
- a. *No variances or conditional use permits are requested.*

Additional Mandatory Requirements for Concept Development Plans involving Planned Development District [PD]:

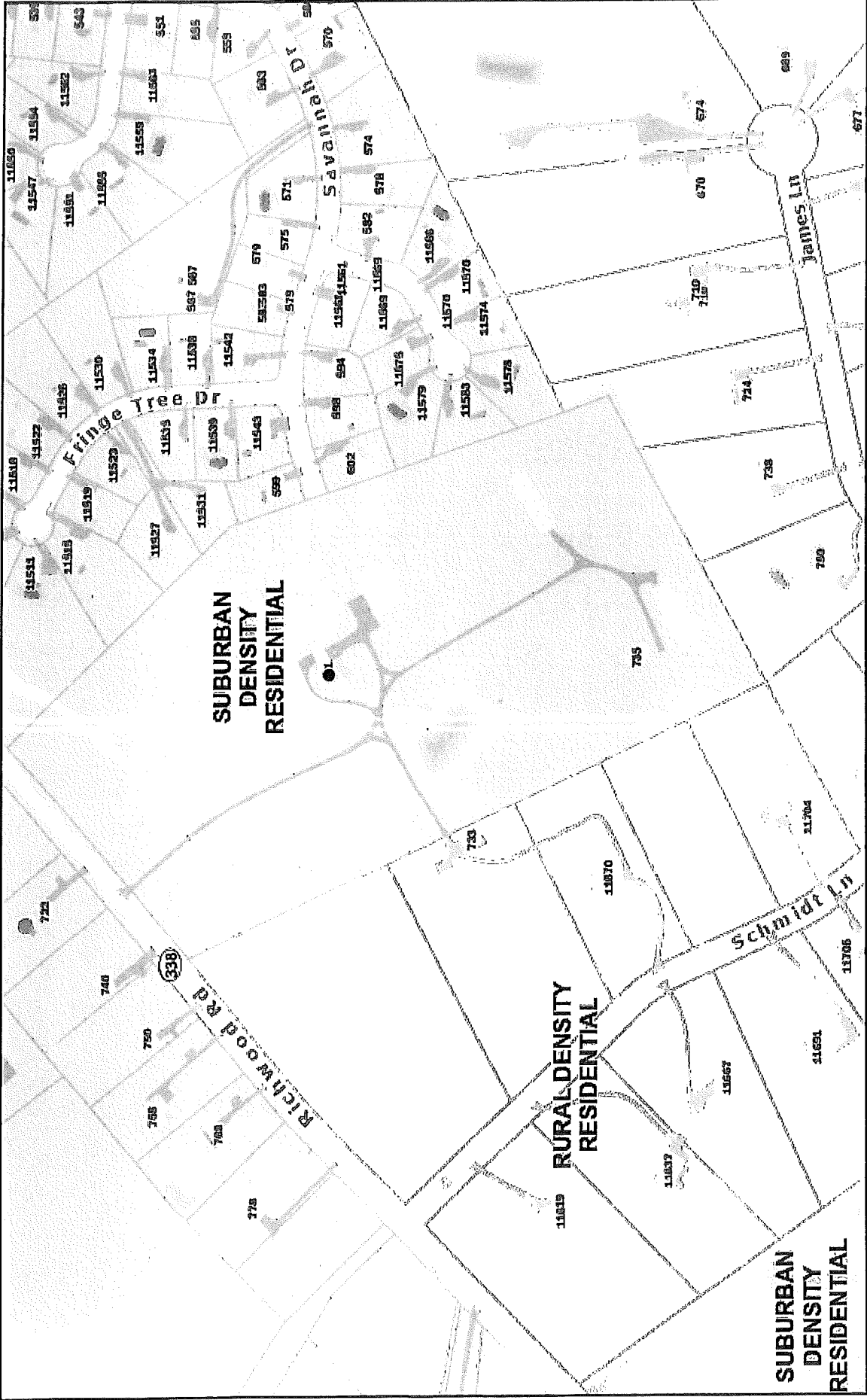
1. Include items 1-7 in the previously mentioned list of minimum requirements.
 - a. *Provided, above.*
2. An area map showing adjacent property owners and existing land uses within 200 feet of the parcel.
 - a. *This information is provided on the Concept Development Plan.*
3. The location, description and size (acreage) of land uses.
 - a. *This information is provided on the Concept Development Plan.*
4. Approximate location and number of residential units (if any) along with approximate square footage, density and height.
 - a. *This information is provided on the Concept Development Plan.*
5. Approximate location and size (square footage) of non-residential buildings.
 - a. *This information is provided on the Concept Development Plan.*
6. The location of public and private roads, rights-of-way, easements and parking.
 - a. *This information is provided on the Concept Development Plan.*

7. Calculation of approximate amount of open space both before and after construction. Indicate areas of expected open space and new landscaping. Include maintenance plans for these areas.
 - a. *This information is provided on the Concept Development Plan. Maintenance of all condominium common elements will be the responsibility of the Unit Owners' Association, pursuant to KRS § 381.9175.*
8. Submit a conceptual landscape plan that indicates the locations of landscape and buffering features. For applications involving the EPD, RPD, or PD overlay, design guidelines that include landscaping standards shall be submitted for multi-phased projects.
 - a. *This information is provided on the Concept Development Plan.*
9. Where portions of the site are subject to flooding, the Concept Development Plan shall indicate extent and frequency.
 - a. *This information is provided on the Concept Development Plan.*
10. General location of water, sanitary sewer, telephone, electrical and storm water lines. Capacity levels are recommended.
 - a. *This information is provided on the Concept Development Plan.*
11. General description of the availability of community facilities such as schools, fire protection services and other types of facilities that would serve the development, if any, and how these facilities are affected by this proposal.
 - a. *Because ownership and residency in this development will be restricted to persons 55 years old or older, the impact on local schools will be negligible.*
 - b. *This property is in the Walton Fire Protection District. The developer will ensure that adequate fire protection measures are taken for this project.*
 - c. *The developer will ensure that this project is adequately served by public water and sanitary sewers.*
12. Approximate location and size of storm water detention and/or retention areas.
 - a. *This information is provided on the Concept Development Plan.*
13. Information describing proposed signage (types, sizes, materials, and locations on site). For applications involving the EPD, RPD, or PD overlay, design guidelines that include signage standards shall be submitted for multi-phased projects.
 - a. *Signage for this site will be limited. Jake's Farm will construct a landscaped entrance sign at the gated entry from Richwood Road. The style of this sign will be consistent with the predominant residential architecture within the development. Materials for this sign will be primarily masonry, again consistent with internal architecture. The entrance sign will be incorporated into the farm fencing that will encircle the site. There will be a much smaller, similarly-designed sign at the Savannah Drive entrance. Both signs will contain language that entry is permitted to residents and their guests only.*
14. Indicate the construction schedule of the project. For multi-phased projects, submit a phasing plan that describes the anticipated timing and geographical extent of each phase.
 - a. *It is expected that Jake's Farm will present all engineering plans for site plan review and approval within one (1) year following zone change approval. Site preparation (grading, installation of utilities, and construction of roadway network) will proceed immediately upon site plan approval. During that initial construction period, improvements to Jake's Barn and the surrounding amenities are expected. Construction would then begin on all approved residential buildings. As that construction nears completion, Jake's Farm will plant all buffer yards and will install other resident amenities and site improvements. Construction of new homes on Richwood Country Estates lots will occur at its own pace, as market forces dictate. This is not a multi-phased project.*
15. Submit a detailed traffic study if the proposed development is large-scaled or if the project would significantly alter existing traffic patterns or volume (See Article 32).
 - a. *Per discussions with Staff, no detailed traffic study is required for this request.*

16. Submit a sketch or drawing of the proposed buildings to demonstrate the visual appearance or a type of architecture. For applications involving the EPD, RPD or PD overlay, design guidelines that include architectural standards shall be submitted for multi-phased projects.
- a. *Conceptual drawings of the various buildings proposed for this project are provided. The types of buildings proposed, and their architectural standards, include:*
- i. *Townhouses – The proposed townhouse buildings will be entirely brick clad buildings in the Contemporary Tudor Style, the Georgian Greek Revival Style, or the Craftsman Style, as shown on page four of the concept plans submitted with this application.*
 - ii. *Condominium Flats – The proposed buildings housing the condominium flats will be entirely brick clad buildings in the Contemporary Tudor Style, the Georgian Greek Revival Style, or the Craftsman Style, as shown on page four of the concept plans submitted with this application.*
 - iii. *Detached, Single Family Homes - The architecture of the single-family homes to be built in the future on Lots 1, 3 and 7 will be consistent with, and complementary to, the existing architecture within the Richwood Country Estates subdivision, and will conform in all respects to the private deed restrictions. The existing home on lot 9 will remain. All single-family home lots will be part of the condominium regime, and their owners will be members of the H.O.A., and thus able to enjoy the amenities of the development.*
 - iv. *Milk Barn / Community Center / Clubhouse –*
 - 1. *Maintenance of the present exterior architectural half circle roof features of “Jake’s Barn” will be retained. A wine cellar and a two story addition are contemplated on the South side of Jake’s Farm for offices, new kitchens, new bathrooms, and storage of fixtures and furniture for Jake’s Farm activities. The currently boarded end portions of the upper floor of the Milk Barn will be replaced with full windows and doors that permit entry and egress into the main second floor area. A sunset deck is contemplated on a wrap around basis on the west and northern sides of Jake’s Barn. A porte-cochere will be constructed at the main entrance to the milk barn to protect visitors from the elements. A sunrise deck is expected to be placed on top of the porte-cochere. The lower level will be remodeled to accommodate indoor exercise, indoor shower and bathroom facilities, food and beverage storage and sitting areas, year round greenhouse and vertical gardening, and other social activities. High speed internet and television viewing areas will be provided. Jake’s Farm will be well insulated and sound proofed while maintaining the superb acoustic characteristics of the space.*
 - v. *This project is not contemplated as a multi-phased project.*
17. For applications involving the EPD or RPD, a table of proposed dimensional standards for the proposed land uses or phases including lot sizes and frontages, building heights and intensities, and setbacks. For applications involving the PD overlay zone, a description of any requested exceptions to the requirements of the underlying zone.
- a. *Jake’s Farm seeks a PD exception from the SR-1 requirement for single-family detached dwellings, patio homes and landominiums in favor of the townhouses and condominium flats shown on the concept development plan. Jake’s Farm also seeks a PD exception from the SR-1 limitation of four (4) dwelling units per acre in favor of the planned intensity of six (6) residential dwelling units per acre. Jake’s Farm also seeks a PD exception from the SR-1 height limitation of 45 feet in order to allow condominium flats buildings of 50 feet in height.*
18. For applications involving the EPD, RPD, or PD overlay, a written narrative that describes how the applicable requirements and standards in Article 15 or Article 16 have been satisfied shall be submitted.
- a. *Provided.*

APPENDIX 1 - Future Land Use Map

731 Richwood Rd. - FUTURE LAND USE



9/8/2022, 4:26:22 PM

1:4,514

▬ Buildings (LOD 16-17)
 ▬ Roadways
 ▬ Exterior Features
 ▬ Patio
 ▬ Recreation Features
▬ Tax Parcels (LOD 17-23)
 ▬ Roadway
 ▬ Deck
 ▬ Driveway
 ▬ Dock
▬ Parcel Tract (outline)
 ▬ Bridge
 ▬ Swimming Pool
 ▬ Streets (LOD 17-23)

0 0.03 0.06 0.12 mi

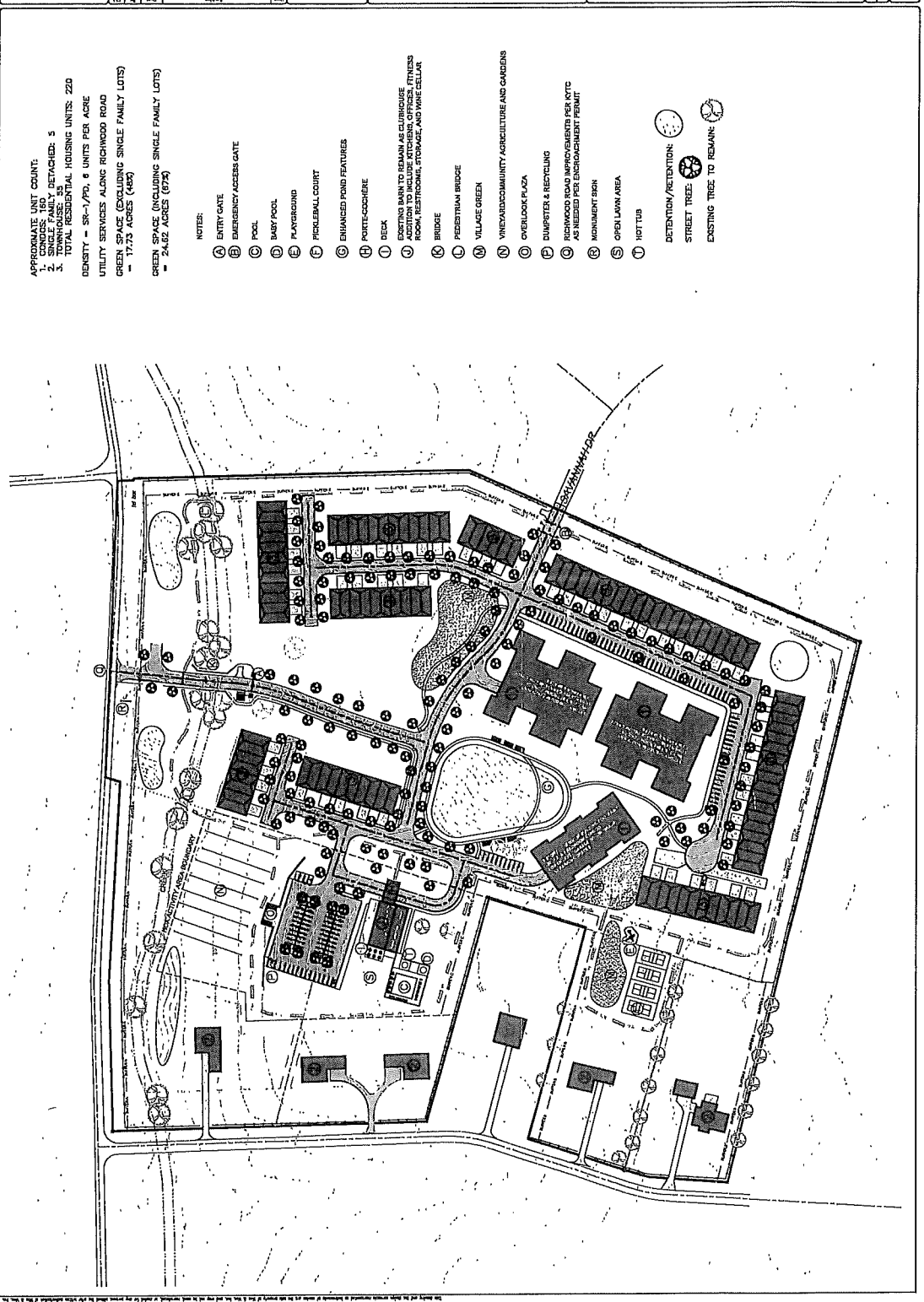
0 0.05 0.1 0.19 km

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APPENDIX 2 - Conformance with "Future Land Use Development Guidelines"

This Zoning Map Amendment conforms to the following "Future Land Use Development Guidelines" from the Plan:

1. Utilization of Existing Vegetation and Topography – Viox & Viox carefully assessed the existing natural features of this property, and designed a residential development that incorporates, enhances and celebrates these features. The existing farm pond and Mud Lick Creek are central and prominent elements of the development. Additionally, the community agricultural area and the significant amount of new plantings throughout the site will serve a transitional purpose between newer subdivisions to the east and the remaining rural areas to the west and south.
2. Development Layout, Lot Sizes, and Setbacks – Proper infrastructure exists to support the innovative design of this development. The proposed density of development is in line with guidelines for planned residential developments, and is desirable for the "55 or better" target market. The proposal places two-story townhouse units around the periphery of the development as a means of transitioning from the existing two-story houses that border the project to the taller structures located on the interior of the development. These structures on the periphery will be further separated from existing neighbors by means of a substantial buffer yard that create substantial setbacks of approximately 50 feet, more than the 30 feet typically required in an SR-1 zoning district. The highly visible road frontage along Richwood Road will largely remain in open, green space, thus protecting the existing road corridor view. The tree-lined gated main entry to the development will not be elaborate, but instead will reflect the pastoral nature of the neighborhood.
3. Buffering – A 30 foot wide buffer yard will be reserved around the entire periphery of the site where adjacent to our neighbors. This buffer yard will be planted with appropriate native species to create a dense barrier between adjoining residential uses. Mud Lick Creek at the front of the project, along Richwood Road, will remain undisturbed, in its natural state. Significant green and open spaces will be reserved interior to the site, including an area dedicated to community agriculture.
4. Landscaping – Because of the recent farm use of this property, there is not much existing vegetation to preserve. Nonetheless, Jake's Farm will preserve mature trees along Mud Lick Creek. Additionally, significant amounts of native species will be planted throughout the site, particularly in buffer areas that will adjoin our neighbors.
5. Stormwater Management and Erosion Control – The design of this project incorporates adequate and appropriate provisions for the channelization and control of the rate of stormwater flow on and from the site. In fact, consistent with our LEED-ND goals and strategies, the design of stormwater improvements will capture, retain and re-use as much stormwater as possible on site. All appropriate means of controlling erosion will be incorporated into the design and construction of this project, again consistent with LEED-ND goals and strategies. The requirements of the Northern Kentucky "Storm Water Best Management Practices Manual" will be met or exceeded.
6. Access Management – Jake's Farm anticipates minimal impacts of its anticipated traffic on adjoining properties and the capacity of existing transportation systems. Through its project engineer, Viox & Viox, Jake's Farm will cooperate closely with the Kentucky Transportation Cabinet with respect to project-related improvements that the Cabinet may deem desirable. The development will include a roadway connection to Savannah Drive, but for the security of residents, this connection will be gated. Emergency responders will have full access through this gate, as well as the main gate into the development from Richwood Road.
7. Transportation and Pedestrian Network – The Jake's Farm project includes a comprehensive, self-contained transportation and pedestrian network. Because of the security needs of the target market for the homes in this development – persons 55 years and older – interconnections with the transportation network are kept at a minimum. Such security is typical of other housing projects across the country that cater to older residents. A gated connection to Savannah Drive is provided, and access to emergency responders will be arranged. Property to the south is fully developed, and therefore inappropriate for a roadway connection. Also, a roadway connection to Schmidt Lane was deemed inappropriate for our neighbors in the established Richwood Country Estates subdivision.
8. Design, Signs, and Cultural Resource Preservation – The design aesthetics of this project far exceed what might be expected in a typical SR-1 subdivision. Heavy emphasis is given to site, landscaping and building design. The use of signs is minimal. Utilities are all located underground. Also, the historic milk barn will be restored, renovated, preserved and adaptively re-purposed as a community center for the residents of this project.



APPROXIMATE UNIT COUNT:
 1. SINGLE FAMILY DETACHED: 5
 2. TOWNHOUSE: 33
 3. TOTAL RESIDENTIAL HOUSING UNITS: 220
 DENSITY = SR-1/7D, 6 UNITS PER ACRE
 UTILITY SERVICES ALONG RICHWOOD ROAD
 GREEN SPACE (EXCLUDING SINGLE FAMILY LOTS)
 = 17.73 ACRES (48%)
 GREEN SPACE (INCLUDING SINGLE FAMILY LOTS)
 = 24.62 ACRES (67%)

NOTES:

- 1 ENTRY GATE
- 2 EMERGENCY ACCESS GATE
- 3 POOL
- 4 BABY POOL
- 5 PLAYGROUND
- 6 PICKLEBALL COURT
- 7 ENHANCED POND FEATURES
- 8 PORTE-COCHERE
- 9 DECK
- 10 EXISTING BARN TO REMAIN AS CLUBHOUSE
- 11 EXISTING BARN TO REMAIN AS CLUBHOUSE
- 12 EXISTING BARN TO REMAIN AS CLUBHOUSE
- 13 EXISTING BARN TO REMAIN AS CLUBHOUSE
- 14 EXISTING BARN TO REMAIN AS CLUBHOUSE
- 15 BRIDGE
- 16 PEDESTRIAN BRIDGE
- 17 VILLAGE GREEN
- 18 VINEYARD/COMMUNITY AGRICULTURE AND GARDENS
- 19 OVERLOOK PLAZA
- 20 DUMPSTER & RECYCLING

- 1 RICHWOOD ROAD IMPROVEMENTS PER KYTC
- 2 AS NEEDED PER ENCROACHMENT PERMIT
- 3 MONUMENT SIGN
- 4 OPEN LAWN AREA
- 5 HOT TUB
- 6 DETENTION/RETENTION
- 7 STREET TREE
- 8 EXISTING TREE TO REMAIN

Sara Smith

From: Daryl Westfield <d.westfield@twc.com>
Sent: Monday, December 12, 2022 4:27 PM
To: Planning Commission General Account
Subject: Landowner adjacent to Jake's Farm proposal feedback and requests

EXTERNAL MESSAGE

To Michael D Schwartz,

We own property adjacent (at 724 James Lane) to the Jake's Farm proposal property and can not attend the public hearing Dec 21, and would like the planning commission to consider our feedback and requests on the proposal. Overall, we understand the property will be developed, and have no issue with SR1 zoning of 4 homes per acre (as per the vision in the future 2040 plan). The higher density, higher story condo/townhome proposal is concerning and therefore, we ask for the following help and support from the planning commission.

Requests:

- 1) **We would like to insure that no water will drain from the Jake's Farm property to our property on James Lane once developed, even during heavy rains.** Currently, the property, if paved as extensively as the current proposal, would drain quite a bit into our side yard and we are concerned about flooding in our yard. The proposal talks about a lot of lakes and such, but does not state that no water will leave the property through ours and we request they insure this is the case.
- 2) **We would like the planning commission to remove the food and bar availability completely from the proposal.** While it states their Jakes' Club will be for the residents, they also say it could be open to non residents, which means it can be used as a bar and restaurant, or party/wedding barn, in an area of single family homes and we feel this is not appropriate.
- 3) **We would like the planning commission to request the proposal remain consistent with the future plan and be zoned SR1 (4 homes/acre),** and not approve the PD (additional 2 homes/acre for a total of 6 per acre), which is much more consistent with the neighborhood that surrounds the Jakes' Farm property on all 4 sides.
- 4) **If the higher rise buildings are approved in this area of single family homes, we would like to insure the owners plant a buffer that will help block the view of the high rises,** like green giant arborvitae, to minimize the high rise impact on the single family homes adjacent.

In addition, we understand that the current short term rental requirements would greatly limit the ability of owners in this high density development to turn their condos/townhouses into a transient community (via AIRBNB, for example), and would request you continue to support this outcome.

Thank you for your help!
Daryl and Jacqueline Westfield

Michael Schwartz

From: Sara Smith
Sent: Wednesday, December 14, 2022 7:49 AM
To: Michael Schwartz
Subject: FW: Jake's Farm/ Cornerstone Farm at 731 - 735 Richwood Rd

From: ed pierce <edpent2015@gmail.com>
Sent: Wednesday, December 14, 2022 7:44 AM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Jake's Farm/ Cornerstone Farm at 731 - 735 Richwood Rd

EXTERNAL MESSAGE

My wife and I are opposed to this rezoning due to the negative impact of traffic, and the fact that a private club liquor license will be approved. The private club is open to outsiders adding more traffic and DUI drivers to the already congested and dangerous country roads in the area.

**Ed and Kay Pierce
11924 Oxford Hills drive**

Sara Smith

From: ankelley2011@yahoo.com
Sent: Wednesday, December 14, 2022 11:39 AM
To: Planning Commission General Account
Subject: Comment on Zoning change

EXTERNAL MESSAGE

I have a master's degree in Environmental Science and no study on this particular development would ever be okayed. More pollution would be released into the air, water, and ground than is permissible in a residential area than the building of a single family home. The amount of buildings in that one small area reminds me of the housing units that I have seen before on TV in Japan. The historic barn becoming a community center is disturbing to me and the added pollution will just help in the degradation of the barn. Keep the area clean and rural. Building more housing in the county is ridiculous when I have seen three apartment buildings go up in the past year. There is no planning in this at all.

Sent from my iPhone

Michael Schwartz

From: Sara Smith
Sent: Wednesday, December 14, 2022 4:10 PM
To: Michael Schwartz
Subject: FW: Jake's Farm

From: Hank Fedders <h.fedders@hotmail.com>
Sent: Wednesday, December 14, 2022 3:25 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Jake's Farm

EXTERNAL MESSAGE

ATTENTION: Michael Schwartz

Mike I'm going on the record and say that if my lot and Deters lot aren't included in the proposed development I think the remaining 3 lots on Schmidt Lane should remain zoned as is and not included in the proposed Jake's Farm zone change.

As of this moment they are not included.

I would consider that spot zoning. I know you disagree with that. If you have any questions please call me.

Thanks

Hank Fedders

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Sara Smith

From: BRUCE SUHR <ssg19711@gmail.com>
Sent: Thursday, December 15, 2022 10:59 AM
To: Planning Commission General Account
Subject: High Density Residential Development Jake's Farm/Cornerstone Farm Richwood RD.

Categories: Jake's Farm 1-4-23

EXTERNAL MESSAGE

This latest plan to place 220 housing units including a mix of 160 multi family units (3 buildings), 55 attached single family units (9 buildings) and 5 detached single family residences is totally outrageous. Some of the structures will be 2-3 stories high. Richwood road is already way too small and over trafficked. The road now floods and further development as planned will destroy the Big Bone Lick Watershed. THIS plan is the most absurd proposal I have ever seen. This MUST NOT be approved.

Sincerely,

The Suhr Family
12800 Hutton Drive
Walton KY

Sara Smith

From: Nancy Cummins <ncummins@teamisoc.net>
Sent: Friday, December 16, 2022 11:46 AM
To: Planning Commission General Account
Subject: Jake's Farm / Cornerstone Farm

EXTERNAL MESSAGE

I have lived on Agarwood Drive off Richwood Road for 15 years and the traffic on Richwood Road has increased to the point of being dangerous!

I live 1.5 miles off the expressway, but it's not unusual to take me 20 minutes to get on the expressway, traffic is backed up outside the round about.

During the summer Richwood Road between Chambers Road and Hicks Pike is like a drag strip, we have asked for police to just sit on our bridge and watch in the evenings but have gotten no assistance.

First Church of Christ is in the process of building a new larger church on Hicks Pike which will add that much more traffic to Richwood Road on the weekends.

The semi-trucks fly down Richwood Road they have gone off the road numerous times in our HOA green space to leave us damage to repair. When I've called Boone County they tell me Richwood Road is a state road nothing they can do about it. Someone needs to let the state know that Richwood Road cannot handle the traffic already on it.

We only have 8 houses on our street, but we pay over \$30,000 a year in taxes, our road needs repaved. When I've called, they tell me it's got to be at least 10 years old, ok we're going on 15 now!

We don't need to add more traffic to Richwood Road unless it's brought up to a standard to be able to handle it!

Boone County needs to take care of their current residents instead of just looking for more tax dollars!

Sara Smith

From: Dennis Kelley <d.w.kelley@hotmail.com>
Sent: Friday, December 16, 2022 9:16 PM
To: Planning Commission General Account
Subject: Jake's Farm project.

EXTERNAL MESSAGE

The past projects have been rejected for various reasons and this NEW one is even bigger than the others. The infrastructure cannot handle the additional traffic - roads are already overcrowded and deteriorating due to little and no repair.

The schools will not handle the influx of children.

The footprint (hard surfaces) will add to an already problem run off area causing additional flooding , further destroying the road bed.

Lights will interfere with the country setting people have invested a great deal of time and money in their existing properties. Apartments in the country is ridiculous.

We vehemently request that this absurd project be rejected for the good of Boone County tax paying residents in the affected area.

Dennis & Michele Kelley 12231 Gaines Way 859-957-4044 d.w.kelley@hotmail.com

Sara Smith

From: Janet Laycock <jpalmer165@gmail.com>
Sent: Sunday, December 18, 2022 1:08 PM
To: Commissioner Jesse Brewer; Commissioner Cathy H. Flaig; chand@boonecountyky.org; Planning Commission General Account

EXTERNAL MESSAGE

December 18,2022

Commissioner jbrewer@boonecountyky.org

This is a request for you to vote **NO** on Zone Change with high density, residential development at Jake's Farm/Cornerstone farm at 731-735 Richwood Road on 12/21/22.

ISSUES:

1. 220 housing units on 23.85 acres
2. Mix of 160 multi-family units (3 buildings,2-3 stories high)
3. 55 attached single family units (9 buildings)
4. 5 detached single family residences

REASONS:

This proposal is NOT ACCEPTABLE are-

Sections 262 & 623 of The Boone County Zoning Regulations

- 220 Families – 2 vehicle per = 440 additional vehicle on already congested and dangerous roads
- Vehicle approaches to the property are not designated to NOT create an interference with traffic on surrounding public thoroughfares
- This increased traffic is NOT an integral part of the agricultural or residential use of the land.

Section 620 of The Boone County Zoning Regulations

“The purpose of the agricultural estate district is to provide for low density residential development..”

Section 2040 of The Boone County Zoning Regulations

- Rural density – 1 dwelling per acre
- Suburban density – Single family up to 4 units per acre

Section 2040 of The Boone County Zoning Regulations

“Priority shall be given towards maintaining, protecting and improving the capacity and safety of the existing road system...”

“Inefficiencies in the transportation network, including road conditions, intersection improvements and signal enhancements shall be identified and addressed.”

Property value, traffic (vehicle and people), noise and light, and privacy are issues that are impacted in this latest proposal. Again, please vote NO.

Thank you in advance,

Janet

Sara Smith

From: Diana Sipple <dt4728@gmail.com>
Sent: Monday, December 19, 2022 8:56 AM
To: Planning Commission General Account
Subject: Jake's farm Richwood rd

Categories: Jake's Farm 1-4-23

EXTERNAL MESSAGE

I am a resident of Richwood rd and am opposed to the rezoning of the farm. Again as before this individual who does not live in Kentucky wants this zoning change to make money for himself and does not care at what cost it is to the residents around this property. I personally have had a woman die in my driveway due to Richwood Rd being a dangerous road. (Can provide proof if needed). Why would you put condos and town homes on a property that comes out on a dangerous road? Then add alcohol on top of it. Let's see how many people can die in our front yards all because some one from another state thinks he can make money and build the town up like cities in Florida. WE DONT WANT THIS. I will be there on the 21st to voice my opinion.

Thank you in advance
Diana Sipple
Resident of Richwood Rd

Sara Smith

From: Sherry Brackney <slbrac21@gmail.com>
Sent: Monday, December 19, 2022 10:51 AM
To: Planning Commission General Account
Subject: Zoning Change at Jake's Farm/Cornerstone Farm at 731-735 Richwood Rd

Categories: Jake's Farm 1-4-23

EXTERNAL MESSAGE

I was shocked when I heard about this zoning change. Seriously? They want 220 housing units on 23.85 acres?! with some areas 2-3 stories high. My understanding is it will be a mix of 160 multi-family units (3 buildings), 55 attached single-family units (9 buildings) and 5 detached single-family residences.

If each family has two cars, that is 440 VEHICLES on our already congested and dangerous roads, roads that are already dangerously filled with semi trucks and high volume traffic. The same roads that are flooding and in desperate need of repair. The same roads that will never be expanded due to the unique geographic features of the land and how the Big Bone Lick Watershed is fed by the streams on each side of Chambers Road.

As a Boone County resident, I'm very concerned at the over-development of our County with very little thought to its infrastructure limitations.

Sara Smith

From: Josh Basinger <jbasinger@johnsoninv.com>
Sent: Monday, December 19, 2022 4:07 PM
To: Planning Commission General Account
Subject: Jake's Farm Townhouses and Condos - Zoning Map Amendment

Importance: High

EXTERNAL MESSAGE

Mr. Schwartz,

I am writing to you to express my concern regarding the above captioned matter, which I understand will be discussed at the upcoming 12/21/22 meeting. I am currently a resident of the Sutherland community (HOA President, as well) which is adjacent to the property for the proposed development. Further, I am a 40 year resident of this area and have traversed Route 338 (aka Richwood Road) for that entire time. Over those 40 years, the traffic and growth from Chambers Road to the 71/75 Interstate has grown exponentially with multiple developments having been built in that time frame; however, it is only recently that Boone County and the state of Kentucky have begun to address the growth and make substantial changes in the infrastructure in and around the Richwood area. However, these changes are years, perhaps decades, overdue and will likely only provide limited improvement to an already overtaxed and overused roadway. Now, enter the proposed amendment to the Zoning Map for Jake's Farm Townhouses and Condos.

This amendment should be rejected in short order for the following reasons:

- The current infrastructure could barely support development of that area with single family homes. This proposal seeks to develop the area with smaller, higher number of homes (presumably multilevel) which will undoubtedly increase the number of residents in that area, which in turn will increase the number of vehicles and traffic.
- There are no current plans in place to address the infrastructure needs that this development would create (the need for wider and more lanes to accommodate the increased traffic) beyond what is currently happening at Triple Crown. Allowing a development that increases residency in that area without addressing the overall need of Route 338 is a recipe for disaster.
- Route 338 is a two lane road (has been for as long as I have lived here); yet the county / state have continued to develop and build homes with little concern for the residents here and increased traffic and danger that comes with more and more building. At this point, 338 services the following subdivisions within two miles of the 71/75 Interstate: Heritage Trails, Triple Crown, Steeplechase, Sutherland, Schmidt Lane (directly). This does not include the additional properties that utilize Hick Pike to access Route 338 as well.
 - o The area of proposed development, particularly ingress / egress to the development is an extremely busy and dangerous section of Route 338. My residence has a good view of the section of road where the new development entrance is being proposed. The Hicks Pike connector is close by, as well as a curve section where there are often accidents due to road conditions and/or excess speed. I can only imagine that adding an additional development will increase the already present problems with this section of Route 338.

For the reasons stated above, I request the zoning amendment be denied and/or an alternative plan be submitted that is more appropriate for the current infrastructure in place and would not be an additional burden and/or danger to the current residents of the Richwood community.

Thank you for your consideration of this matter.

Joshua B. Basinger, Esq., CTFA

Manager of Trust Services, Senior Trust Officer

Office 513.661.3100

Toll free 800.541.0170

Fax 513.661.3160

jbasinger@johnsoninv.com

Johnson Trust Company

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Sara Smith

From: Hank Fedders <h.fedders@hotmail.com>
Sent: Monday, December 19, 2022 5:21 PM
To: Planning Commission General Account
Subject: Re: Jake's Farm

EXTERNAL MESSAGE

Jake's Farm.

What kind of buffer would be required to hide two and three buildings from the adjacent properties. Also what set back is required.

Hank Fedders

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From: Hank Fedders
Sent: Wednesday, December 14, 2022 3:25:11 PM
To: plancom@boonecountyky.org <plancom@boonecountyky.org>
Subject: Jake's Farm

ATTENTION: Michael Schwartz

Mike I'm going on the record and say that if my lot and Deters lot aren't included in the proposed development I think the remaining 3 lots on Schmidt Lane should remain zoned as is and not included in the proposed Jake's Farm zone change.

As of this moment they are not included.

I would consider that spot zoning. I know you disagree with that. If you have any questions please call me.

Thanks

Hank Fedders

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Sara Smith

From: enjmail <enjmail@proton.me>
Sent: Monday, December 19, 2022 11:48 PM
To: Planning Commission General Account
Subject: DONT BUILD at Jake's Farm/Cornerstone Farm at 731-735 Richwood Rd

EXTERNAL MESSAGE

Hello,

I am emailing to express my extraordinary opposition to the high density residential development at Jake's Farm/Cornerstone Farm at 731-735 Richwood Rd. There is absolutely no way this area can handle something like this. The roads are already horrible enough and have consistent issues with flooding and damage, even more traffic isn't going to help the situation.

Please take this into consideration.

Thanks,

Concerned Resident

Sara Smith

From: Sterling Pratt <sterlingpratt@icloud.com>
Sent: Tuesday, December 20, 2022 6:41 AM
To: Planning Commission General Account
Subject: Proposed Jake's Farm Townhouses & Condos - Richwood Road

EXTERNAL MESSAGE

Dear Commission Members:

While I realize that the development of this property in southern Boone County is inevitable, I am deeply concerned about the impact this project will have on traffic along Richwood Road. In its current design this corridor has been the scene of numerous serious, even fatal, accidents at its present traffic density.

It is no secret that semi trucks use this route regularly as an alternate means of accessing US Highway 42. The addition of at a minimum 215 additional vehicles, assuming one each for each new condominium townhome or condominium flat will unreasonably stress the current design of Richwood Road. With the ongoing improvements to the Richwood exit, I recommend the Boone County Planning Commission require time to study the widening and upgrade of Richwood Road to at least as far as Schmidt Lane as a prerequisite before approving this development.

Simply adding traffic to this corridor is not the right answer. It is your job to plan responsibly.

Regards,

Sterling Pratt
12060 Decker Lane
Richwood, KY 41094

Sara Smith

From: Josh Basinger <jbasinger@johnsoninv.com>
Sent: Tuesday, December 20, 2022 9:21 AM
To: Planning Commission General Account
Subject: RE: Jake's Farm Townhouses and Condos - Zoning Map Amendment

EXTERNAL MESSAGE

Mr. Schwartz,

I would like to additionally express concern regarding the purely aesthetic aspect of this proposed development. The plans call for a series of three story buildings. The adjacent properties are all single family homes. The idea of throwing a series of three story buildings in the middle of single family homes does not fit with the overall aesthetics of the surrounding community. To place a series of three story buildings in the middle of established, developed communities would surely detract from the overall aesthetics of the Sutherland, Triple Crown, Steeplechase, and Schmidt Lane developments.

Again, as I stated, I realize something will eventually be developed there, but attempting to crowd a high density development into a very small space does nothing to support the surrounding community. The number of units being planned will create a burden on the infrastructure of the already over-taxed area, not to mention the fact the proposed plan does not fit with the other aesthetics of the surrounding communities.

For this additional reason, I request your committee reject this proposed plan and protect the investments of the residents of the surrounding communities.

Joshua B. Basinger, Esq., CTFA

Manager of Trust Services, Senior Trust Officer

Office 513.661.3100	Johnson Trust Company
Toll free 800.541.0170	3777 West Fork Road
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From: Josh Basinger
Sent: Monday, December 19, 2022 4:07 PM
To: 'plancom@boonecountyky.org' <plancom@boonecountyky.org>

Sara Smith

From: Garrett McGuire <tracimcguire@hotmail.com>
Sent: Tuesday, December 20, 2022 9:59 AM
To: Planning Commission General Account
Subject: Jake's/Cornerstone Farm Zoning change 12/21

Categories: Jake's Farm 1-4-23

EXTERNAL MESSAGE

Boone County Planning Commission

2950 WASHINGTON ST, P.O. BOX 958
BURLINGTON, KY 41005
PHONE: 859.334.2196 | FAX: 859.334.2264
EMAIL: plancom@boonecountyky.org

I am writing to express my concern and opposition to the zoning change request for Jake's farm/Cornerstone farm on Richwood Road.

The current proposition is for 220 housing units on 23.5 acres. If only half of those are two car households (and we know in reality it would be more like all of them are two car households) that would be 330 vehicles added to the traffic on Richwood Road and Chambers Road. These roads are already dangerously filled with semi trucks and high volume traffic. There was a fatality incident a few years ago due to Richwood Road being paved improperly. The same roads flood frequently during high rain, and are in desperate need of repair. I was personally almost trapped by flood waters in my car on Richwood Road between Hicks Pike and Chambers. I ended up driving up the driveway of the Durr home at the intersection of Richwood Road and Chambers Road across from the Richwood Presbyterian church, and waiting there a couple of hours until flood waters receded and it was safe to drive. These roads will not be expanded due to the unique geographic features of the land and how the Big Bone lick watershed is fed by the streams on each side of Chambers Road.

If each family has two cars, that is 440 VEHICLES on our already congested and dangerous roads. These roads that are already dangerously filled with semi trucks and high volume traffic. The same roads that are flooding and in desperate need of repair. The same roads that will never be expanded due to the unique geographic features of the land and how the Big Bone Lick Watershed is fed by the streams on each side of Chambers Road. Both of these roads, Chambers and Richwood, are very narrow, with no shoulder. Many concerned residents are stating that this development will tower over their single story residences. Some residences will be completely surrounded by this construction due to the lay of the land. This construction will be right in the middle of many of our historic farms, landmarks, and the Richwood Presbyterian church.

I am not opposed to all residential development, and if this went in in the industrial zoning area we keep fighting, I would not be opposed to that.

However, such hypothetical would be on 205 acres. This is a different matter entirely with 220 HOUSING UNITS ON 23.85 ACRES. This directly impacts Chambers Road, Richwood Road, and Richwood Church Road. In such circumstances, there is no basis for a zone change. In fact, a zone change would greatly endanger our safety due to the lack of infrastructure in place to support such a development.

In conclusion, for the safety and well-being of our community, I urge you to vote no to the zoning change request submitted by Jake's farm/cornerstone farm on Richwood Road in Union Kentucky.

Thank you for your attention,
Ethan and Traci McGuire
Former residents in Steeplechase subdivision for 10 years.
Current residents on Hutton Drive.

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Sara Smith

From: Doug Mummertz <dmummertz1208@gmail.com>
Sent: Tuesday, December 20, 2022 11:54 AM
To: Planning Commission General Account
Subject: Jake's farm development/ Richwood Road

EXTERNAL MESSAGE

To Mike Schwartz,

As a Brookstone subdivision resident I see traffic congestion on Hicks Pike daily. Triple Crown has increased Hicks Pike traffic significantly and we have more housing still being built. Your re-zoning will enhance the 2 lane Hicks Pike greatly for those seeking a short cut to Route 42. I strongly resist any rezoning proposal that will turn our single family community into a liquor licensed port of entry allowing more such establishments.

Thank You,

Doug Mummertz
1208 Brookstone Dr.
Walton, Ky.

Sent from my iPhone
Doug Mummertz

Sara Smith

From: rickmckenzie03 <rickmckenzie03@gmail.com>
Sent: Tuesday, December 20, 2022 11:57 AM
To: Planning Commission General Account
Subject: New zoning change

EXTERNAL MESSAGE

O am against this change f l r the new development on Jake's farm and corner stone farm. The area is to congested now. Keep Boone co beautiful and do not destroy this farm land.

Sent from my Galaxy

Sara Smith

From: Gregg Garrison <gwgarrison@zoomtown.com>
Sent: Tuesday, December 20, 2022 12:09 PM
To: Planning Commission General Account
Subject: Jake's Farm

EXTERNAL MESSAGE

Boone County Planning Commission,

I am a resident of Boone County and have been most of my life. Our property is located on Schmidt Lane directly across the street from the property at Jake's Farm. The requested zone change doesn't fit the current comprehensive plan for our area of Boone County. The infrastructure will not adequately be able to accommodate the additional vehicle traffic on the surrounding roads let alone the devaluation of the surrounding properties for adding these high density buildings next to these estate lots on Schmidt and single family homes in the Sutherland development. The current interchange improvements currently creates enough traffic congestion, we don't need to add to it.

They are also still looking to add food and liquor to the development which creates a commercial business which definitely doesn't belong in this area. The develop should remain A-2 and developed into single family residential homes like the adjoining properties. I appreciate you recognizing my concerns and hope you take these into consideration when voting on this development.

Sincerely,

Gregg Garrison
11637 Schmidt Lane

Sent from my iPad

Michael Schwartz

From: Marla bickel <gmzbickel@gmail.com>
Sent: Tuesday, December 20, 2022 1:00 PM
To: Michael Schwartz; Planning Commission General Account
Subject: Jakes Farm zoning change request

EXTERNAL MESSAGE

To whom it may concern,

I am once again reaching out to the Planning and Zoning committee to express our concern regarding the requested zoning change for the Jake's Farm development on Richwood Rd.

While I certainly understand it is inevitable that the land on Richwood Rd. will eventually be developed - I urge the planning and zoning committee remain focused on maintaining the current zone plan. I would fully support dividing the land into smaller residential home sites. However, my concern is in regard to the multi-unit buildings that will add a considerable amount of traffic on Richwood Rd. The road regularly floods, lacks the proper shoulder and has poor lighting. Accidents on Richwood Rd. have become a regular occurrence.

I am particularly concerned about the language in the plan to also sell alcohol on-site. This seems like an odd attempt to step outside of a residential plan and into a commercial operation. I urge you to reject that request.

Lastly, I am concerned that the zoning change will also permit an additional entrance to be built at a future date to Schmidt Lane. As the residents have stated many times before, this is a residential street but without sidewalks and the potential entrance would be in a blind curve. Allowing an additional entry in the future would greatly strain the neighborhood.

Thank you for your consideration-

Greg & Marla Bickel
677 James Lane
Walton KY 41094

Sara Smith

From: Marla bickel <gmzbickel@gmail.com>
Sent: Tuesday, December 20, 2022 1:00 PM
To: Michael Schwartz; Planning Commission General Account
Subject: Jakes Farm zoning change request

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Thank you for your consideration-

Greg & Marla Bickel

677 James Lane

Walton KY 41094

Sara Smith

From: CHRISTINE SUEDKAMP <cesuedkamp@yahoo.com>
Sent: Tuesday, December 20, 2022 1:34 PM
To: Planning Commission General Account
Subject: Concerning Jake's Farm / Cornerstone Farm

EXTERNAL MESSAGE

I would like to voice my opinion on the Jake's Farm/Cornerstone Farm.

We live across from the farm and we were concerned before when they were trying to put a venue there. But how is this any different?

When you put this clause in the proposal:

For homeowners' and residents' activity centers, Jake's Farm will re-purpose the historic milk barn on the property to provide unique social and recreational amenities for its residents. "Jake's Barn" and the areas around it are only accessible through the development, and they will be dedicated to recreational and social options for residents. Jake's Barn will be remodeled to include a large meeting or activity room, smaller breakout rooms, a new kitchen and bakery, new bathrooms, an office, a security center, a wine cellar, and a division of the lower level into workout/exercise rooms, and activity centers to address residents' hobbies and pastimes.

*Jake's Barn will offer food and beverage options to all Jake's Farm Townhouses and Condos residents, and will operate as a private club (working name of "Jake's Club") with a private club liquor license. **Jake's Club membership may be extended to non-residents if building capacities permit.** Outdoor activity areas around Jake's Barn on Lots 1, 3 and 7 will offer basketball, tennis, pickleball, a playground, a swimming pool and other popular senior activities. It is contemplated that a sunrise deck and a sunset deck will be constructed in connection with Jake's Barn.*

What do they think we are blind on just trying to open another back door to have functions as a venue in the historic milk barn? Besides the fact of squeezing so many housing units with in such a small amount of acres. Like someone has said about 440 VEHICLES if each family has 2 cars if not more. Our roads in this area are dangerous!!! They can not handle the traffic that is their even now. The accidents that we continue to have and the death we had not that many years ago that we have to keep bringing up is insane.

What is it going to take for this area to understand that we can not develop something even close to this on Richwood Road or even Chambers Road? There is a reason why it is set for A2 zoning.

We oppose for this proposal to go through for Jake's Farm/Cornerstone Farm.

-Thanks

Barry & Christine Suedkamp
804 Richwood Road
Walton, KY 41094

Sara Smith

From: Andrew Goetz <drew7811@gmail.com>
Sent: Tuesday, December 20, 2022 1:37 PM
To: Planning Commission General Account
Subject: Richwood Rd proposed zoning change objection

EXTERNAL MESSAGE

Afternoon. Please deny the request for the 55+ retirement community/high density housing that is being proposed for Jake's Farm/Cornerstone Farm at 731-735 Richwood Road. We have entirely too much traffic already on Chambers and Richwood Roads. Our area cannot withstand this addition. The current problems are already numerous and this would drastically make them worse. Please vote NO on this proposal.

Thank you
Andrew Goetz
573 Lassing Way, Walton, KY 41094

Michael Schwartz

From: Lauren Deters <lauren.deters@yahoo.com>
Sent: Tuesday, December 20, 2022 2:33 PM
To: Michael Schwartz; Planning Commission General Account
Cc: Woody Deters
Subject: Cornerstone Farm, Richwood Rd

EXTERNAL MESSAGE

12/20/21

Dear **Boone County Planning and Zoning:**

I am writing to express my strong opposition to the zone change for the property located at 731 – 735 Richwood Road, Walton, Kentucky 41094 and properties identified by PIDN 065.01-02-001.00 and 065.01-02-007.00 by Jake's Farm Real Estate Development Company, LLC.

We own the neighboring home and property that is directly touching this proposed development plan on 3 sides of our property (11670 Schmidt Lane). By granting this proposed zone change, it will negatively affect us and our property (along with the rest of the surrounding residential properties) in several ways:

Residential Area Interrupted

The area all around this proposed project is zoned residential with single family houses, some 2 story, some single story, and many people that moved here did it with the expectation of living in a single family house area and not being towered by massive 2-3 story tall buildings! SR-1 zone is not supposed to be over 45 feet tall but the proposed plan has several structures over 50 feet tall.

The application states that "the improvements will not substantially change the appearance of the Property from the public roads or adjoining properties, and therefore will not change the essential character of the area". This is simply not true. By building 220 mutli level condos/townhomes on such a small piece of property along with all the roads, parking, pool, tennis court, there will be less 50% "green space" left of the "farm tract" and this will definitely change the character as well as other issues such a flooding due to storm runoff and traffic issues. The number of bedrooms and adequate parking spaces have not been defined so this could result in even less green space on the "farm tract. The adjacent properties are zoned for 2 or less dwelling units per acre and now to squeeze 9 per acre in to 23 acres is ridiculous and does not fit properly in the proposed area. Even high suburban density and urban density classifications allow up to 8 dwelling units per acre, but not 9. So for the owners to submit a plan with such an outrageous number of dwelling units per acre doesn't make sense to the area that it is surrounded by.

In the 2040 comprehensive plan, it states for the Richwood West area "Future development in this area should be sensitively designed to minimize impact on existing low density residential land use". There is no way to minimize the impact of this massive proposed development on such a small amount of land to its surrounding neighbors and communities. It simply does not fit with our infrastructure and surrounding areas. According to Section 930 of Boone County zoning regulations states that "the purpose of the suburban residential 1 district is to provide low density residential environment". This plan is not in line with the 2040 plan for SR-1 classification.

Property Value Issues

By allowing this project to happen, it will drastically **decrease** our property value. Potential buyers would either want to pay less or simply not want to purchase our property because they would be surrounded by massive structures. Furthermore, all the surrounding residential properties would **decrease** in value as well for this same reason and all the other reason stated in this letter.

Traffic Issues (Vehicle and People)

There would be a very high increase in traffic in this residential area. If every unit proposed has 2 cars, that's potentially 440 more cars on our already congested and dangerous roads. These roads that are already dangerously filled with semi trucks and high volume traffic. The same roads that are flooding and in desperate need of repair. The same roads that will never be expanded due to the unique geographic features of the land and how the Big Bone Lick Watershed is fed by the streams on each side of Chambers Road. There are also proposed parking lots and walking paths in this application that would be built right next to our property line as well. We moved to this area of Boone county because it was so spread out and beautiful, not to be packing in by giant structures and as many people as you can squeeze into one area!

Noise And Light

When we moved here from Florence we were shocked how quiet and dark it was. You could actually see the stars in the sky and had a "country side" feel. If this is approved, there will no doubt be increased noise and light pollution. This is a huge concern for us as the resident of the neighboring property.

Privacy

The proposed "Buffer Yard With Berm, Slope, or Fencing" between the proposed project and our property (11670 Schmidt Lane) is inadequate to keep our property private from the applicant's proposed project. We would like to see specific details as to what will be done to keep our privacy.

Overall this will significantly change the character of our area and that's not something that we can get back once Jake's farm is changed. For all these reasons, we feel that this application for zone change should be rejected or at the very least, require significant changes to accommodate us and the surrounding residential properties that would be affected.

Please confirm that you received this email and will be passed to the zoning and planning committee.

Sincerely,
Lauren & Woody Deters
11670 Schmidt Lane
Walton, KY 41094
(859) 250-4102
deters.woody@gmail.com
Lauren.deters@yahoo.com

Sent from my iPhone

Michael Schwartz

From: Sheila Scalf <sheilascaf@yahoo.com>
Sent: Tuesday, December 20, 2022 4:24 PM
To: Michael Schwartz
Subject: Proposed High Density Development at Jake's Farm/Cornerstone Farm at 731-735 Richwood Road

EXTERNAL MESSAGE

Dear Michael,

I am writing to say that I am not in favor of the latest proposal regarding the Jake's Farm Property. The situation in our area has not improved any since the last proposal. In fact, I think it has gotten worse. I just heard about this recently. I think it is sort of convenient that it is set for December 21st, four days prior to Christmas. I don't think it is a good idea to put 220 housing units on 23.85 acres. Just yesterday my husband and I got off the Richwood Exit and were about three car lengths from the light at Frogtown Connector Road. A firetruck was going in the lane to our left on a call with their lights, horn, and sirens, etc. on when a semi truck was coming out of Frogtown Connector Road and nearly collided with them.

I think all of the Commissioners and Judge Moore need to come down here and sit in several spots on Richwood Road at all times of the day and evening and see what we have to deal with. It is a total nightmare. Where they put the round-about by Triple Crown and Steeple Chase - many of those cars when the light changes in our favor pull up and block the intersection and prohibit us from coming down Paddock out of our subdivision, Heritage Trails, when we have the light. When we get the light you can only get a few cars out. When they have the light you sit there forever. Then when you make it up to Frogtown Connector Road and all up the rest of Richwood Road heading towards the expressway you have semi-trucks pulling out when they know they can't make the light and blocking the intersection. Many times you sit there for 2 or 3 lights before you can even move.

At the other end of Richwood Road when I finally make it up there to go northbound on I-75 the semis coming off of U.S. 25 to Richwood Road going northbound to I-75 do not yield when they are supposed to. They act like they are going straight and turn on the ramp.

We have been dealing with this I know for over two years. I don't see any quick remedy. When there are any accidents on the expressway all of the traffic comes through Richwood Road. We cannot handle any more traffic as a result of what is being proposed. I have nearly been hit numerous times since this project started.

With the flooding and the road conditions on these roads the additional vehicles this project would cause should not be allowed. There is no basis for a zone change and it would greatly endanger our safety due to the lack of infrastructure in place to support such a development.

I plan on attending the meeting barring any emergency.

Sheila Scalf
(859) 485-8503

Sara Smith

From: Marion Schulte <mschulte1765@yahoo.com>
Sent: Tuesday, December 20, 2022 4:16 PM
To: Planning Commission General Account
Subject: Cornerstone Farm zoning change request and planned development

EXTERNAL MESSAGE

Dear Planning Commission,

I'm writing to express my deepest concern and opposition to the above request. My husband and I moved out to this area, we live on Gaines Way off of Chambers, 5 years ago to get away from this type of development. It will add hundreds of additional vehicles, further clog traffic on Richwood Road and certainly devastate already flooding roads out here. This is such a great community with wonderful landscapes. Please don't allow this change to occur it will be detrimental to this community who will again relay their feelings at the meeting to yet another opposed development.

Thank you.

Harry and Marion Schulte

Sent from my iPhone

Sara Smith

From: missy jmj.life <missy@jnj.life>
Sent: Tuesday, December 20, 2022 4:20 PM
To: Planning Commission General Account
Subject: Oppose Rezoning to high density for Richwood

EXTERNAL MESSAGE

I'm writing to ask you to please vote against the rezoning of 731-735 Richwood Road to allow high density residential development. Due to lack of infrastructure to support this, a high density development in this area would be an absolute danger to our safety on Richwood and adjoining roads.

Please vote against this rezoning.

Sincerely,
Michelle Hand

Sent from my iPhone

Sara Smith

From: Dupree, Shelley (CHFS DIS CSE CO Boone) <Shelley.Dupree@ky.gov>
Sent: Tuesday, December 20, 2022 4:44 PM
To: Planning Commission General Account
Subject: Opposition to Jake's Farm extremely high density residential development
Attachments: 1987 Cornerstone Farm.jpg; Schmidt lane flooding.jpg; My yard flooded.jpg; Over the driveway.jpg; Flooding from James Lane.jpg; Flooding fr James Ln.jpg; Fire hydrant at Jake's Farm.jpg; Where's the yellow fire hydrant.jpg; Unkept fire hydrant at Jake's farm.jpg; Unkept property.jpg

EXTERNAL MESSAGE

Boone County Planning and Zoning/Boone County Fiscal Court 12/20/2022
Opposition to zone change for high density residential development at 731-735 Richwood Road, Walton KY 41094

I am writing to express my strong opposition to the zone change for the property located at 731-735 Richwood Road, Walton, Kentucky 41094 and properties identified by PIDN 065.01-02-001.00 and 065.01-02-007.00 by Jake's Farm Real Estate Development Company, LLC.

I have lived at 11798 Schmidt Lane for 29 years. This is the end of the street where all the storm water gathers during heavy and/or consistent rains. The street has no storm drains or curbs. Most of the houses still have septic and some still have cistern.

One of my main concerns is flooding:

- Although Richwood Road, Richwood Church Road, and Chambers Road routinely flood, nothing can be done to fix the flooding issue due to the unique geographic features of the land and how the Big Bone Lick Watershed is fed by the streams on each side of Chambers Road.
- Boone Co continues to approve multi-residence projects which destroy natural habitat and contribute to increased flooding such as extending Triple Crown west to Hicks Pike and south to Richwood Road.
- Approval of the large Provisional Living Complex at the north end of Steeplechase, up on the hill will remove the natural resources that contain water runoff. Water will now be running off concrete down the hill to drains on Richwood Road which lead to heavily flooded areas around Jakes's Farm on its way to Chambers Road.
- Still to be developed is acreage on Richwood Road from Triple Crown Blvd to Hicks Pike. Acreage is owned by St. Elizabeth Hospital (directly across from Jake's Farm) and acreage is rumored to have been sold to Publix for a grocery store. Once these facilities are built, the area will experience additional parking lot water runoff entering Richwood Road tributaries on its way to Chambers Road.

All areas listed above routinely flood yet Triple Crown isn't done building, Provisional Living Complex isn't built, St. Elizabeth Hospital and Publix haven't cleared land.

Directly related to the Jake's Farm project:

- Due to the topography, water run-off at the south end of the project (closest to James Lane) will run thru the yards to the ditch along James Lane where it will be directed to my yard and the yards of my neighbors at the Schmidt Lane cul-de-sac, causing additional flooding issues in our yards and houses.
- Currently, Richwood Road floods between Hicks Pike and the entrance to Cornerstone Farm and Richwood Road at Schmidt Lane rendering Richwood Road impassable.

I've talked to Walton Fire Department Board Members and *suggest you do the same*. I'm told they are one of the lowest paid departments in Northern Kentucky. This, coupled with the lack of individuals entering the fire fighter/EMT profession, has rendered the Walton Fire Department consistently short staffed as are all local fire departments. If there is a major fire in Walton, and backup is needed, Walton will have to call a department that is over 30 minutes away. As depicted in the attached pictures, the two fire hydrants on Schmidt Lane at Jake's Farm are unkept by the land owner or unusable. This shows the how land owner and the county are unable to maintain the property in a safe manner.

Richwood Road is unsafe

In 2019, a mother of three children was killed on Richwood Road at the entrance to Cornerstone Farm/Jake's Farm as reported in Cincinnati.com/The Enquirer

"A Boone County jury has ruled that a road construction company should pay \$74 million to the children of a woman killed in a 2019 crash..."

Days before the road project deadline in the fall of 2019, the asphalt company requested and received permission from a Kentucky Transportation Cabinet official to skip grinding off the road surface in a process called milling, according to court documents.

A KYTC project engineer testified, according to court documents, that he allowed Eaton to not mill because he knew the contract required putting in a safety wedge along the roadway's edge to reduce the risk created by a higher roadway edge.

Court documents filed on May 26 allege that not milling the road made the pavement 1.25 inches higher than if the old pavement would have been milled off.

Amy Skiba, a retired Boone County school guidance counselor, was driving her twins to school the morning of Jan. 9, 2019, on Richwood Road in Walton. The Honda Accord she was driving was struck by a 2003 Chevrolet flatbed truck driven by Darrin Carroll. The 45-year-old Skiba was killed in the crash...

*Court documents state that Carroll's right-front tire dropped off the road's edge. The truck's other right tire slipped off the edge, the truck then struck a driveway that was a **nearly 10-inch vertical face to the truck's tire**, according to court records. The truck became partially airborne. Carroll lost control as the truck entered the road again and yawed into oncoming traffic."*

"Carroll was initially indicted on charges including second-degree manslaughter in connection with the crash. On April 1, all charges against Carroll were dismissed at the request of the prosecuting attorney's office. "He was not to blame," (Atty Ron) Johnson said of Carroll. "It was the road contractor."

In the scenario above, which person do you want to be? The family of the mother who died in front of her children or the young man who, by no fault of his own, caused the death of another human being and was almost indicted on manslaughter charges? Has your family ever experienced the financial and trauma implications of this magnitude? This is only one example of the multitude of accidents that occur on the stretch of Richwood Road from the round-a-bout to Chambers Road. Before construction on Richwood Road, traffic exiting I75 backed up onto the interstate causing weekly wrecks. This continues today as construction drags on and considering more and more housing developments continue to get approved, Richwood Road will be outdated before it is complete.

After the deadly accident, RICHWOOD ROAD HAS NEVER BEEN FIXED NOR IS THERE A PLAN TO FIX IT IN THE NEXT 5 YEARS!! Per Charlie Kenner, the county is currently spending thousands of dollars on a "study" of the area. A pure waste of money. The residents living in the area can tell you the problem is over-building without a plan for the infrastructure. Richwood Road is the same road as when I moved there in 1993 (before Triple Crown, Southerland, Steeplechase); it's also the same road as in 1980 (Google can prove this).

I realize the Cornerstone/Jake's Farm property will eventually be developed and I'm not against all development. I am against the high-rise buildings and the number of residences per acre currently proposed for the property. Serious consideration HAS TO BE GIVEN TO:

- Roads
- Fire department
- Out dated water stations
- Big Bone Lick Watershed
- Surrounding resident's yards and basements flooding
- RESIDENT'S SAFETY

The area past the Richwood Road round-a-bout cannot handle this amount of development and would be putting residents at risk, including my children and grandchildren.

At some point, Boone County has to decide the long-time residents are worth the investment.

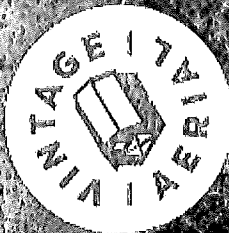
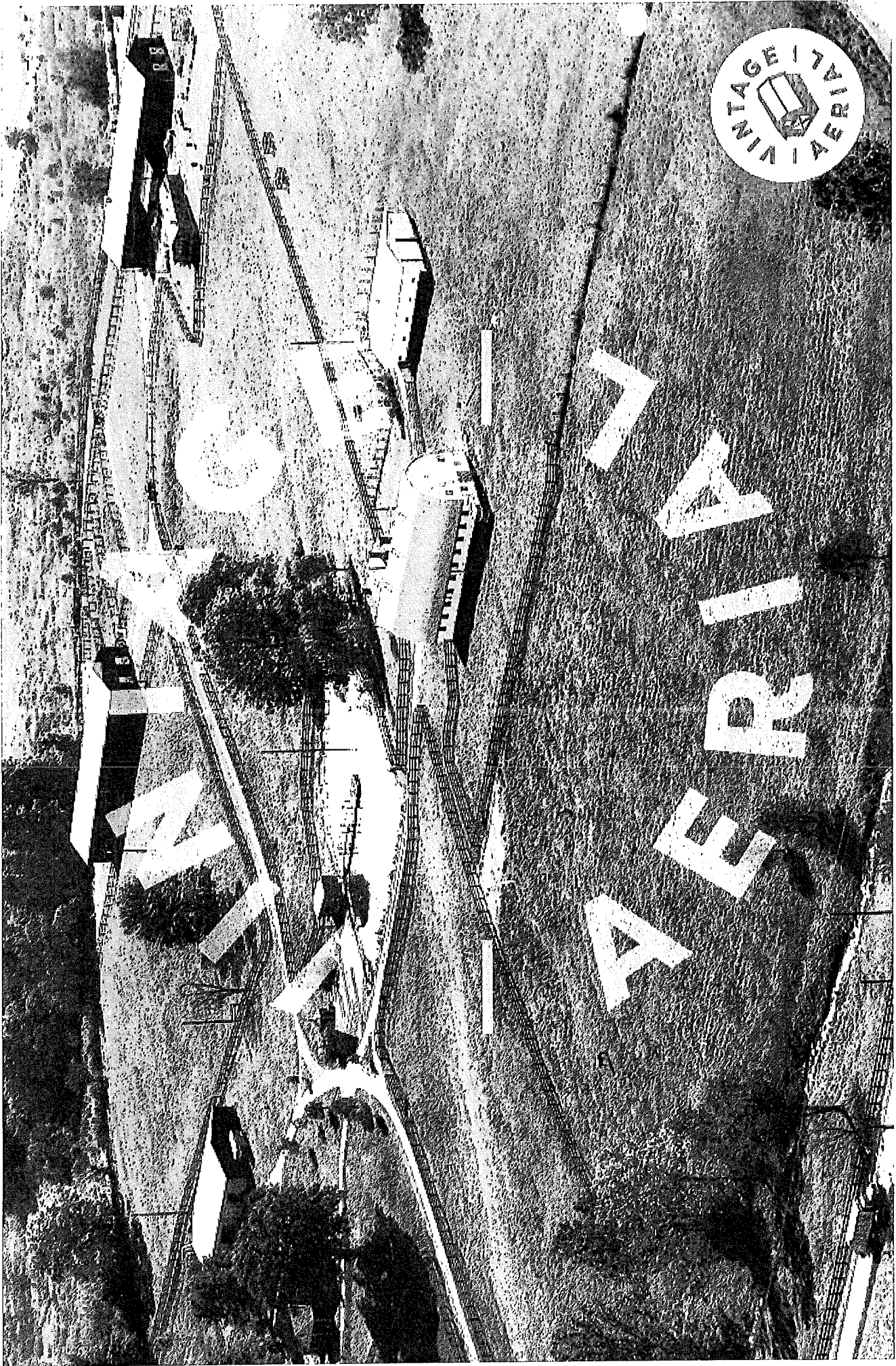
Thank you for your time and consideration in this matter

Shelley Dupree

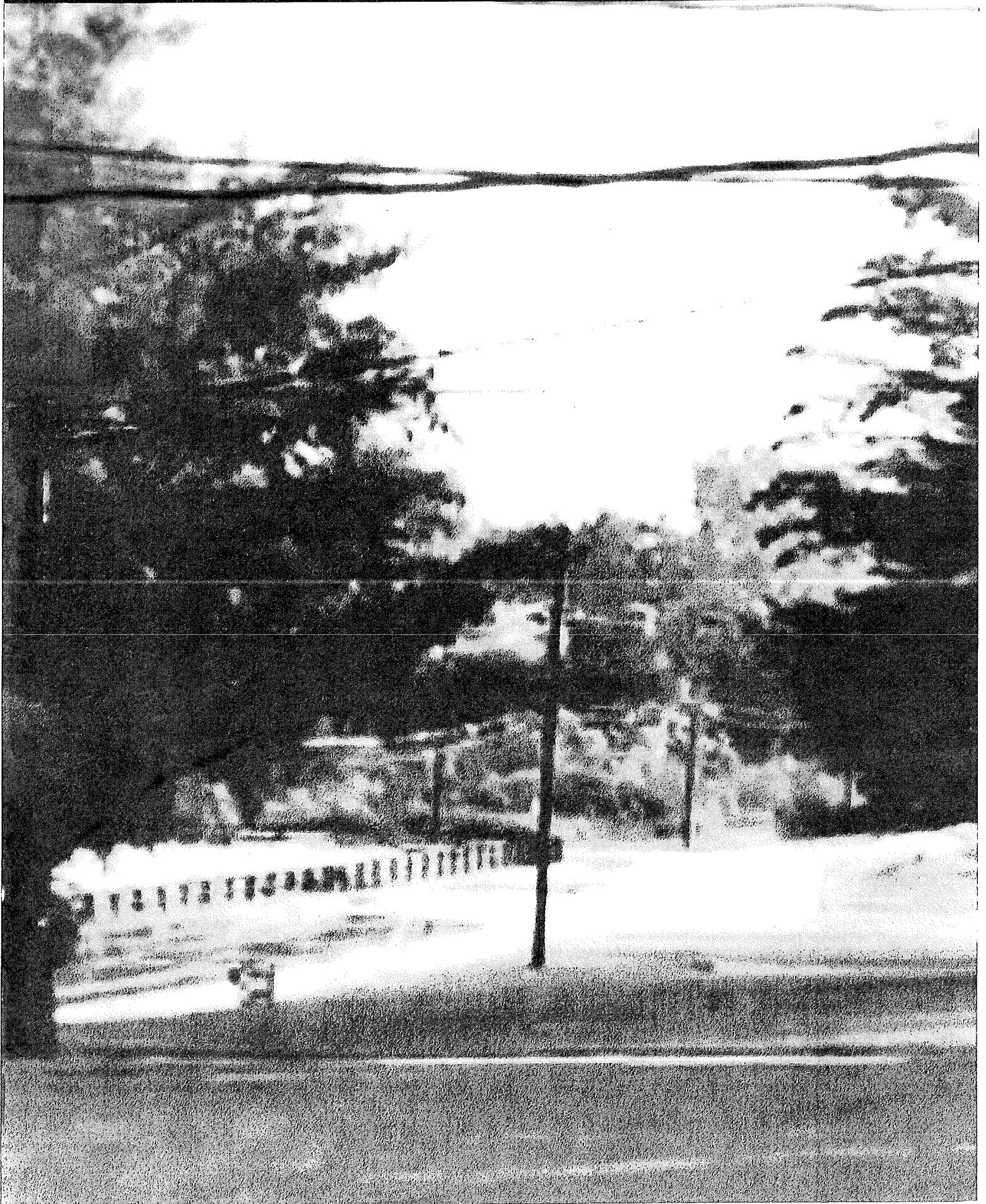
11798 Schmidt Lane

Walton, KY 41094

"May the road rise up to meet you, the wind be always at your back, may the sun shine warm upon your face, the rain fall soft upon your fields and 'till we met again may God hold you in the palm of his hand." Old Irish Blessing



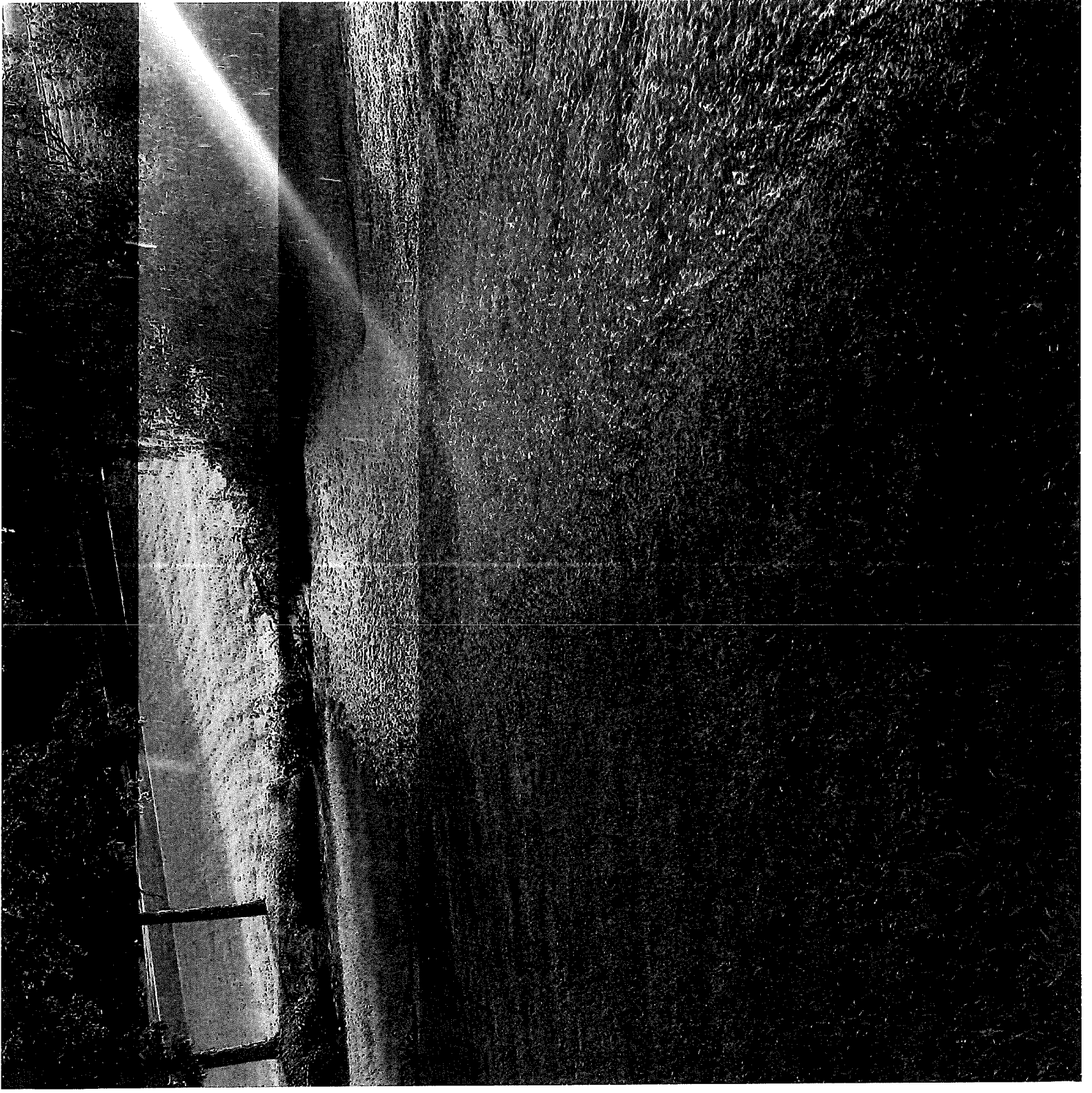
We got a lot of rain! ●





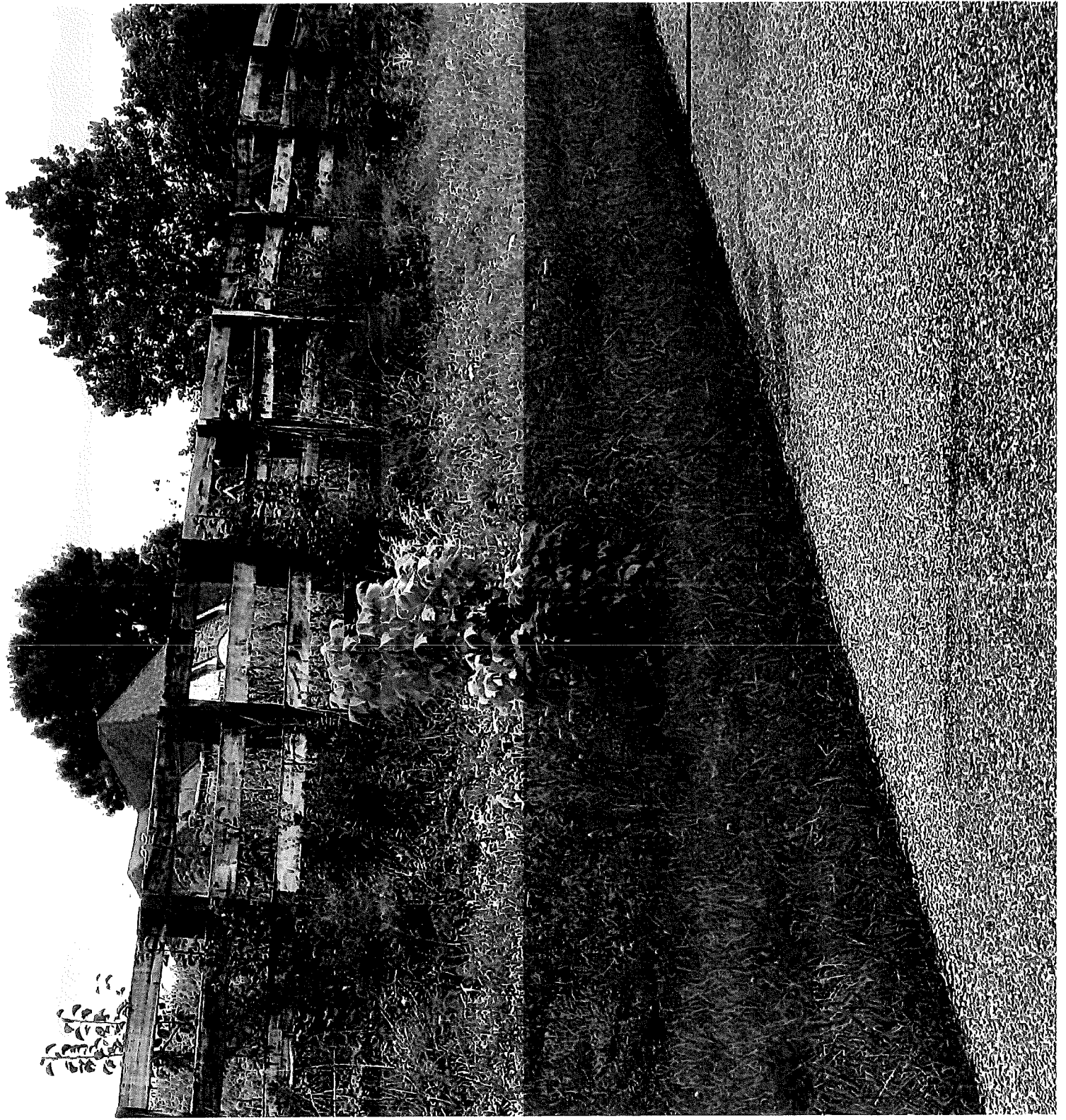














Sara Smith

From: jnjkeefe@fuse.net
Sent: Tuesday, December 20, 2022 5:23 PM
To: Planning Commission General Account
Subject: pending rezoning of Cornerstone Farm at 731-735 Richwood Road

EXTERNAL MESSAGE

To Whom it may concern:

I am highly against the rezoning of Cornerstone Farm at 731-735 Richwood Road. This has got to stop. This area can no longer handle that amount of new residents and TRAFFIC. Enough is enough. I moved here 30 years ago because of all the beautiful green space here in Northern Kentucky. Now, little by little there is no longer any green space. We here in the Union area have to deal with so much traffic and congestion that we can no longer get out of our communities in a reasonable amount of time and feel that this kind of housing should be located elsewhere. You are slowly ruining what was unique about our area. I will not be able to attend the meeting tomorrow night due to my work schedule, but I hope you will keep in mind that several of the citizens who have lived here for a long time do not want this area rezoned.

Thank you for your consideration.

Judith Keefe
11993 Cloverbrook Drive
Union, KY 41091

Sara Smith

From: Dwight Smith <dismith550@twc.com>
Sent: Tuesday, December 20, 2022 7:15 PM
To: Planning Commission General Account
Subject: Jakes Farm/Barn zoning change request,

EXTERNAL MESSAGE

I use Richwood road daily since I live off Chambers road.

This property is surrounded by single family homes in a rural/semi-rural setting. This property was/is designated A-2 with the intent of keeping it as A-2 not to be changed to high-density development. Please do not approve this outrageous request.

Richwood road is already overloaded with traffic we hope when the interchange is done the volume will decrease. We do not need the additional traffic volume that would be produced by allowing this zone change. This request appears to me to be a few people wanting to make a pot-load of money, at the expense of environmental degradation of present residents. Please stop this process now. Thank you

Sent from my iPhone

Sara Smith

From: Shonagh Stringfellow <mokriski@gmail.com>
Sent: Tuesday, December 20, 2022 9:42 PM
To: Planning Commission General Account
Subject: Jakes Farm zoning change

EXTERNAL MESSAGE

Hello,

I live on Hutton road off of Chambers in Walton.

I am writing to state that I am against the proposed housing development. The traffic is already bad in the area and Boone County is losing the country feel that we moved out here for.

If the building continues we will look to move out of the county, we worry about crime in the area.

Thank you
Shonagh Stringfellow
12842 Hutton Drive
Walton, KY 41094

Sara Smith

From: Linda Cook <bengalrocks09@yahoo.com>
Sent: Wednesday, December 21, 2022 5:34 AM
To: Planning Commission General Account
Subject: Richwood rd and hicks pike zoning change

EXTERNAL MESSAGE

there's no way that this area can handle that much traffic and that kind of residential development We definitely don't need this. This area is a residential area That is way too many homes on 24 acre With lots of other buildings These roads are dangerous already this is a wildlife area there are lots of deer that cross that road in his driveway every night. I have a dead deer laying in my ditch right now county has not picked it up from where I've called and asked them to but they said that they don't do anything like that the detention center does that so its still there this happens quite often deer can not run on blacktop they slide they usually walk quickly but can't out run the speeders on this road its a drag strip as soon as you pass hicks road the police are busy with triple crown to be worried about the speeders on this road we have motorcycle doing 120 all spring and summer someone will scape him off of this road one day there are at least 12 deer in my back yard daily we love watching them with all the other wildlife hear, racoons, foxes, turkeys, stray cats, squirrels, we hear slamming of brakes all hours of day and night from where there speeding and almost hitting these deer we have lived hear a year in december and if they develop this it will have light pollution and sound pollution from the bright lights and noisy cars and trucks because they have to keep it lighted due to crime and residents wanting to feel safe in parking lots walking to cars, and this creek always floods in this area of hicks pike and richwood road pretty bad that will be another issue they cant control only on there property it will get worse with development of the land you already have a new school coming in with this crazy traffic on these roads sometimes 30 to 40 min just to get to the interstate from hicks pike and on the way home it backs up on interstate 75 in the slow lane to rest area it is so scary to just sit there hoping taffic moves quicker we really dont want this it will bring more crime to the area any time drinking is involved crime is right there with it there are other place to have this not this area tgere are wild ducks that land on there property due to there lake and iam sure there are federal protected birds on his property too so maybe due some research on this I know we have woodpeckers in this area i have pictures of them and the deer to show you and there have been 3 car accidents i personally seen since i been home and iam sure there are more than i care to count we here sirens all hours of day and night. we need to preservate this area as much as possible I lived in mckinney tx before we moved here its top 15 places to live in america we need to strive for what they do to be that way it has small walkable town like gatlinburg and farmers markets and they serve the people wants for there community thats lots of parks and lakes with walking trials around them not next to major road or interstates people dont want next to heavy traffic areas they love small towns and feeling safe and it wont be safe with that new development it will bring more drinking and drugs to this area nky was the top in nation for herion but leave our wildlife and peace and quite alone you allow this its gone never to be had agin. It will turn into a inter city living and nobody be on the streets at night not feeling safe and fearing for the next accident due to high traffic and speeding and drinking and drugs not enough cops and who will suffer the rest of there lives without there loved ones dying due to auto accidents in this area there are less developed places to put this it doesn't have to be hear in this area

Sent from Yahoo Mail on Android

Sent from Yahoo Mail on Android

Sara Smith

From: A Chism <mandygull@hotmail.com>
Sent: Wednesday, December 21, 2022 5:40 AM
To: Planning Commission General Account
Subject: Jakes Farm zoning variance

EXTERNAL MESSAGE

How did we get from an event farm to 215 condo's?

Vote no, at this time.

Richwood Road cannot support another 200 to 400 cars.

We want to keep the area quasi-rural. This may fit into your master plan of over development, but not ours.

Amanda Chism

Sara Smith

From: Jennifer Schaber <schaber.jennifer@yahoo.com>
Sent: Wednesday, December 21, 2022 8:02 AM
To: Planning Commission General Account
Subject: Zoning

EXTERNAL MESSAGE

Good Morning,

I live in Sutherland Subdivision off Richwood Road and am writing to voice my concerns of the development of the adjoining farm next to us. Traffic and congestion in our area is already bad enough for our road capacity but to add potentially 440 cars (220 homes being built and assuming house has 2 cars) that's crazy. In addition to the main roads being congested they will now have an exit into our subdivision, adding many more cars cutting thru the area where our children play!!!! This area is surrounded by single family homes and this land should be no different not by 3 story tall massive condo buildings towering over the houses. For these reasons, i am opposed to this development and zone change.

Thank you,
Jen Schaber

Sent from my iPhone

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN ALTERNATE FINDINGS OF FACT

TO: Boone County Planning Commission

FROM: Corrin Gulick, Chairwoman

DATE: February 15, 2023

RE: Request of **Jake's Farm Real Estate Development Company, LLC (applicant)** for **Jake's Farm Real Estate Development Company, LLC and Henry L. Fedders Jr. (owners)** for a Zoning Map Amendment from Agricultural Estate (A-2) to Suburban Residential One/Planned Development (SR-1/PD) for an approximate 36.74 acre area located at the southeast corner of the intersection of Richwood Road with Schmidt Lane, including the properties at 731, 733, and 735 Richwood Road, 11704 Schmidt Lane, and the properties having Parcel Identification Numbers (PIDN) of 065.01-02-001.00 and 065.01-02-007.00. The request is for a zone change to allow 160 multi-family residential units within three (3) buildings, 55 attached single-family residential units within nine (9) buildings, 5 detached single-family residential dwellings, and community amenity areas.

FINDINGS OF FACT:

1. The request is not in agreement with the 2040 Future Land Use Map of the comprehensive plan which identifies the site for "Rural Density Residential" and "Suburban Density Residential" uses.
 - a. The submitted plan indicates that the "farm" tract will have an intensity of approximately 7.4 units per acre, which exceeds the maximum intensity of the underlying SR-1 district.
2. The proposed SR-1/PD district, along with the submitted concept development plan, is not consistent with several Goals and Objectives of the comprehensive plan as they relate to balancing the rights of landowners with the rights of neighbors in the community, impact on infrastructure and environment, and compatibility with the general housing density and design of the area.
 - a. By utilizing the PD Overlay district, the submitted plan places a heavier burden on the adjoining neighbors versus utilizing just the SR-1 district.
 - b. The submitted plan will have a negative impact on the capacity of Richwood Road and the flow of the creek.
 - c. The proposed development provides for a housing style and intensity that is not found within the general vicinity of the site, making it incompatible with the adjacent residential subdivision.
3. While the existing A-2 district may not be appropriate for the area, the proposed SR-1/PD district is also not appropriate.
 - a. The area to the east of the site has been developed with detached single-family

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residential dwellings at a maximum intensity of 2.0 units per acre. The submitted plan indicates that the 'farm' tract will be developed with attached single-family and multi-family residential dwellings at an intensity of approximately 7.4 units per acre. This represents a 270% increase above the adjacent residential subdivision.

- b. The proposed attached single-family residential dwellings have a greater massing than the adjacent detached single-family residential dwellings.
4. There have been no major changes of an economic, physical, or social nature, which were not anticipated in the adopted comprehensive plan, that have substantially altered the area's character.
5. Based on the testimony provided by the applicant at the Planning Commission's Zone Change/Concept Development Plan Committee meeting on February 1, 2023, denial of the proposed zoning map amendment will not render the property without a financially viable use which is currently permitted in the existing A-2 district.

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.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Ms. Corrin Gulick
Mr. Steve Harper
Mr. David Hincks
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Tom Szurlinski

COMMISSION MEMBERS NOT PRESENT:

Mrs. Pamela Goetting
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Steve Turner, Temporary Presiding Officer
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

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

Chairman Rolfsen introduced the second item on the Agenda at 7:25 p.m.

ZONING MAP AMENDMENT, Michael Schwartz, Staff

2. Request of **Jake's Farm Real Estate Development Company, LLC (applicant)** for **Jake's Farm Real Estate Development Company, LLC and Henry L. Fedders Jr. (owners)** for a Zoning Map Amendment from Agricultural Estate (A-2) to Suburban Residential One/Planned Development (SR-1/PD) for an approximate 36.74 acre area located at the southeast corner of the intersection of Richwood Road with Schmidt Lane, including the properties at 731, 733, and 735 Richwood Road, 11704 Schmidt Lane, and the properties having Parcel Identification Numbers (PIDN) of 065.01-02-001.00 and 065.01-02-007.00. The request is for a zone change to allow 160 multi-family residential units within three (3) buildings, 55 attached single-family residential units within nine (9) buildings, 5 detached single-family residential dwellings, and community amenity areas.

Mr. Tom Breidenstein, attorney for the applicant, introduced his project team including the property owners. He gave a brief history of the site. Last November, the property owners applied for a Conditional Use Permit to allow an agricultural event center at the historic barn. The application was denied by the Boone County Board of Adjustment. At the Public Hearing for that request, neighbors had a preference for residential uses. With this in mind, they put together a plan that is consistent with the Comprehensive Plan, the Planned Development regulations and the aging population of the County. He noted that other options for the property that is zoned A-2 is dairy farming, livestock farming, etc. The site is very accessible which makes it valuable for farm to table cuisine. Those types of uses are permitted by right and could start tomorrow if the current application is denied. Those uses would also apply to the existing single family lots in Richwood Country Estates Subdivision. Mr. Breidenstein noted that his client also considered a standard cookie cutter subdivision like Sutherland Subdivision. The current owners were born and raised in Kentucky and have a special vision for the property.

Mr. Mark Jacobs explained that he could keep the property as a farm but it is costing him over a quarter of a million dollars per year to maintain the property. It is an organic farm. His business serves the restaurant industry. The farm is valuable because of its location – about half a mile off the interstate and near the airport. He would love to offer a 55 and over community to Boone County. The historic barn could be restored and be part of the development and could be open to the neighbors. It costs \$27,000 a month to operate the farm of open fields.

Mr. Brock MacKay, Viox & Viox, Inc., referred to his PowerPoint presentation. The site is 36 acres in size and has an historic barn structure. The owner would like to sustain the building in some way. He showed a few photos of the site. In order to be an independent community, they need a large enough HOA. It has to be sustainable. The proposed development is 6 units per acre. It is what the PD allows since the Future Land Use Map designates the site for Suburban Density Residential (SD). In order to achieve this, more green space and amenities are needed. It allows more flexibility. Mr. MacKay showed a map of existing conditions which includes a horse fence. Two houses are located on the primary parcel. The entire site is zoned A-2. The lots along Schmidt Lane are designated Rural Density (RD) at 1 dwelling unit per acre.

Mr. MacKay presented the Concept Development Plan or Master Plan for the site. It includes 3 different housing types. The west side consists of larger single family residential lots. On the east side, there is a combination of townhomes and condo products. The taller condos are in the center of the development and the townhouses are on exterior or closest to the existing residential subdivision. A 30 foot buffer yard will be installed next to the subdivision. The amenities include a barn, pool, ponds, natural creek areas, green spaces, plazas and gardens. The property is shaped like a bowl. Because of the topography, the residential products are layered. Character images were submitted as part of the application. One represents condos from Mariemont, Ohio. The parking will be benched under each building. He showed examples of residential building designs – Tudor, Georgian and Craftsman styles. Mr. MacKay referred to various sections from the Comprehensive Plan dealing with the growth in elderly population and targeting the development for 55 years and older. They won't have residents living in the proposed development before the interchange improvements are completed. Mr. MacKay showed a map of various residential densities and zoning in the area. It showed the diversity. It will be a 55 and over, gated community. The existing access to Sutherland Subdivision would be gated for emergency access only. There is no planned access to Schmidt Lane from the multi-family area. With a 55 and older development, there are usually less kids and less pressure on traffic and schools. It is important to have green space and emphasis should be placed on the orientation of houses and the environment. Mr. MacKay showed two cross sections of the proposed residential units. Elevation A is seen from the east side. The smaller townhome building is sitting 10 feet lower than the residence in Sutherland Subdivision. There is also going to be a 30 foot buffer yard between the 2 uses. The proposed townhome would have an 80 foot building setback from the existing subdivision. A 50 foot setback is normally required. It would be somewhere between 50-80 feet. Elevation B represents the front of the property along Richwood Road. There is quite a distance and landscaping for this view since the road sits lower than the dwelling units. Elevation C shows the proposed townhome to be 10 feet higher than the property to the south. It also includes a 30 foot buffer. It is only a two story building. Elevation D is on the west side and shows the proposed building to be 10 feet lower than the adjoining properties. Approximately 24.62 acres of the site is green space. It represents 67% of the total development. The applicant has a capacity reservation for sanitary sewer service. Water service is also available. No traffic impact study has been performed. Road improvements near the access point will most likely be required. When the interchange project is completed, the improvements are pretty close to the site. A variety of multi-family housing options ranging in types and price should be encouraged in unincorporated Boone County (Comprehensive Plan). It offers variety but not affordability.

Mr. Breidenstein stated that the reason for approving the zone change is because it is in agreement with the Boone County Comprehensive Plan as noted previously with the Future Land Use Map (SD) and (RD) and text. The Richwood West section of the Land Use Element states that the area should be sensitively designed to minimize the impact of existing low density residential development. They qualify for that reason as they have attempted to minimize the impact of the development on neighboring low density land uses. They are providing a buffer well beyond what is required in an SR-1 zoning district. They are adjusting the heights of the buildings based upon the topography of the property. Many of the Comprehensive Plan's Goals and Objectives are satisfied with the submitted Concept Development Plan. One of them is balancing the diversity and balancing land uses while protecting the natural resources and natural systems. Land use decisions and zoning shall strive to balance the rights of landowners with the rights of

neighbors in the community. The needs of an aging population shall be acknowledged and addressed. The project seeks to achieve a quality of life by repurposing the barn and creating recreational opportunities as well as a range of housing opportunities. The barn is being restored in a park like setting. Mr. Breidenstein noted that all of the Comprehensive Plan's development guidelines have been met. It includes an internal trail system. The project also meets all of the requirements of Section 1514 of the Zoning Regulations or the PD requirements. In addition, the existing zoning of A-2 on the farm property is inappropriate and the proposed zoning of SR-1/PD is appropriate. The project is located in a growing area of the County. It follows the Future Land Use Map. Mr. Breidenstein concluded by asking the Planning Commission to accept their PowerPoint presentation into the official record. It was accepted.

At this time, Staff Member, Michael Schwartz, stated that he was going to summarize some of the requirements that the applicant is seeking to modify. The applicant is requesting the following: increase the height of the buildings from 45 feet to 50 feet; allow accessory structures in the front yards; asking for a reduction in the number of off-street parking spaces; increase in the height of the entrance sign; and possibly an increase in the height of the fencing. In regard to Staff Concerns, there is a concern about the overall density of the development. The overall development is about 6 dwelling units per acre with the single family lots. Without the acreage from the single family lots, the density changes to 9 dwelling units per acre with the multi-family housing. The density of Sutherland Subdivision is 2 dwelling units per acre. Mr. Schwartz noted that he received a letter from the Kentucky Transportation Cabinet indicating that a Traffic Impact Study would be required. Letters and emails received in the Planning Commission's office up to 5:00 today have been copied and provided to the Board members.

Mr. Patton asked if lots 3, 5, 7 and 9 are staying the same? Mr. Schwartz replied that they are the lots proposed to be single family homes. Some of the lots may be reconfigured. Houses exist on lots 3 and 9.

Chairman Rolfsen asked how many of the 220 units will be condos? Mr. MacKay responded 160 units. The townhome total will be 55 units with 5 single family detached homes. The 55 and over concept is targeted towards the condo and townhome concepts.

Mrs. Clark asked if the condos and townhomes would have elevators? Mr. MacKay replied at least with the three story units there will be elevators. Also, the landscaping will be maintained by the HOA for the condo and townhome sections. The property will be gated at least to the Sutherland Subdivision. The rest of the development may be gated at the main entrance.

Mrs. Kegley asked if the existing horse fence is staying on the property? Mr. MacKay replied yes as some of it may have to be replaced.

Mr. Schwenke stated that he drives on Richwood Road a lot since he farms on it. Two large trucks can't pass each other because the road is narrow. The existing bridge is a problem because it turns in the opposite direction. It is very difficult for trucks. He either slows down or stops with large passing vehicles. He has clipped mirrors. He asked for the distance between the applicant's entrance and the roundabout. There is no curb in the road. The road is not suitable for what the applicant wants to do.

Ms. Gulick asked if the 55 and older was a requirement? Is it an HOA thing? Mr. MacKay replied that it can be a hard requirement or one can target a certain percentage and not discriminate from another age group. Mr. Breidenstein stated that is permitted under Kentucky law. It would be a 50 plus HOA requirement. Perhaps one spouse would have to meet the requirement.

Mr. Lunnemann asked for more details on the building elevations. What will they look like? Would the applicant consider a lower density for the project? Is 220 units a hard number?

Mrs. Kegley asked for a better timeline for the project. Will it be the same for the interchange construction completion?

At this time, Chairman Rolfsen explained the rules for public testimony. Mr. Patton invited the public to the Committee Meeting, which is not another time to speak like tonight. When it comes back to the full Planning Commission, there will be an opportunity to speak briefly. The Fiscal Court will take action on the Planning Commission's recommendation. The Planning Commission is required to take action within 60 days.

Chairman Rolfsen asked if anyone in the audience had any comments or questions?

Mr. Adam Hand, 11900 Oxford Hills Drive, stated that he does contest the 2040 Plan since many of the residents in the room didn't comment on the plan. He understands the process now and will be involved in the next update of the Comprehensive Plan. The northwest corner of the site shows a fence is down. The corner of Richwood Road and Hicks Pike is a nightmare. It is narrow and it curves. The fence is down because a truck took it down. It would be irresponsible of the Planning Commission to make a recommendation without a Traffic Study. He recommended keeping the zoning of the property A-2. He doesn't appreciate the threats on other possible uses.

Mr. Bruce Suhr, 12800 Hutton Drive, stated that the Big Bone Lick Watershed is impacted by this development. There will be 440 vehicles from this development. The road is crowded today and it can't be expanded due to the watershed.

Ms. Diana Sipple, 722 Richwood Road, expressed a concern about people drinking in the barn and driving into her front yard. The road is eroding away. The applicant really didn't talk about the activity in the barn. It will be a club for the HOA.

Ms. Sara Holland, 11531 Fringe Tree Drive, expressed a concern about privacy since her lot sits lower when adjoining a 45 foot high building. A buffer strip will not help. She expressed a concern about storm water change since she has a storm water drain that crossed her property. She doesn't want more water since they already have problems. She is worried about the possibility of opening the gate to Sutherland Subdivision in the future. There will be pressure to open it since there is only one way out. There is also a lot of traffic in Steeplechase Subdivision now because of the school.

Mr. Boyd Pugh, 768 Richwood Road, stated that he used to live in a subdivision but it got crowded so he moved to Richwood Road on a couple of acres. People speed on Richwood Road. What is being proposed is too much. Increased noise and lighting will affect the area. Richwood Road floods. He would like to see the property farmed. The infrastructure is not there yet.

Ms. Shelly Dupree, 11798 Schmidt Lane, referred to the Staff Report and the pictures she submitted. It shows flooding and road conditions. She has lived in the area since 1993 and all of the water from the ditches flow onto her property and it affects her driveway and leach lines. She pointed out a couple of fire hydrants that have not been maintained. The development needs the housing density in order to have an HOA. The subdivision to the west has large homes and no HOA. It has the same topography. When the word "basically" is used, she has a concern about what is being proposed. What about the existing bridge on their property? Are they planning to use it or replace it? The improvements to Richwood Road stop at the roundabout.

Ms. Michelle Kelly, 12231 Gaines Way, asked if the units will be for sale or rent? Mr. Jacobs responded that they are "for sale" but if they can't be sold, they will be for rent. It is a difficult time because of the interest rates.

Ms. Linda Fuller, 740 Richwood Road, lives directly across from the farm. She moved to the area because of its beauty. What about the wildlife in the area? Speed is a problem. She is concerned about density and rodents. She lives next to a power station and a future church. It should be kept as agricultural. It should be preserved.

Mr. Dennis Kelly, 12231 Gaines Way, stated he has lived there for 35 years and has 3 acres. What they are proposing is an abomination in the county. It was never stated that the residents were okay with residential versus an agricultural event center. The townhomes and condos are really apartments. How many more apartments do we need in Boone County? They are going in near the racetrack, on Mineola Pike and possibly in Walton. The footprint for this project is 5 times larger than the event center proposal. The footprint and drainage shouldn't happen.

Mr. Ron Dierson, 12807 Hutton Drive, stated that he feels sorry for the applicant who wants to do something with his property but what is proposed isn't it. He is concerned about the height of the buildings. He questioned the density accuracy. Twelve acres of development for 220 units is pretty dense. How tall are the buildings if they are sunk into the ground? There are a lot of restrictions that can be placed in an HOA.

Mr. Henry Fedders, 11704 Schmidt Lane, stated that he was approached by Jake's Farm. They wanted to buy his 1.88 acre parcel. He included it in the development but now cannot come to an agreement so it is not part of the development. He doesn't support changing the zoning of the lots along Schmidt Lane if the project is approved.

Mr. Paul Franks, 11803 Schmidt Lane, stated that there is always a flooding problem at Richwood Road and Hicks Pike. It needs a new pipe. He is opposed to the project as the only 4 story building in the area is a hotel.

Ms. Shelia Scalf, 437 Withers Lane, stated that it is difficult to get out of her subdivision. For appointments, one has to leave an hour and a half early to get there. There are many back ups at the roundabout and at the Frogtown Road Connector. The roads need to be in place before new development occurs. She is over 55 years old and doesn't want to move into a 3 story building.

Ms. Sherri Wright, 11802 Schmidt Lane, stated that she lives at the bottom of the street and everything comes to her. The development may not be for over 55 residents. Things change. She raises her grandkids. Will she be kicked out because she is raising grandkids? The schools are crowded.

Mr. Bruce Brinkman, 11667 Schmidt Lane, expressed a concern about home values with the type of development going on in the neighborhood. He has made a lot of improvements to his house in the last year. The proposed units may not go for what they think because of the market.

Mr. Bob Ries, 11543 Fringe Tree Drive, stated that the project has so many unknowns. Where is the Traffic Study, especially with how busy Richwood Road is these days.

Chairman Rolfsen asked if the Traffic Study would be done before a vote is made on the project? Mr. Schwartz responded that the State Highway Department will require one. If the Fiscal Court approves the project, then the Traffic Study will determine what roadway improvements will be required.

Ms. Gulick asked if the developer will have a preliminary Traffic Study done for the Committee meeting? Mr. Costello also noted that in other projects such as the Union Promenade, a preliminary Traffic Study was conducted and made available. Mr. MacKay stated that they will have trip generation information based on the land use for the Committee meeting. It will give expected peak traffic counts for in and out traffic. Mr. Costello observed that there is a trend for developers to sometimes start a Traffic Impact Study but not finish it during the process because of the slow state review process. He is surprised one was not performed due to the condition of Richwood Road and safety issues. This may be related to the phasing and start date of the project. In addition, what capital road projects are planned for the area?

Ms. Gulick stated that it will be difficult to do a detailed Traffic Study for the Committee meeting unless a waiver of the time limit is offered. It is a repetitive concern. Mr. MacKay replied that the project is different than the Union Promenade as that project had mixed uses and multiple access points. This project only has one access point.

Ms. Gulick wanted to know if the road corridor had a high crash rate? She was going to check it. What are the numbers and how will it affect the current condition of Richwood Road. Does it warrant a traffic signal?

Mr. Schwenke asked if Mr. Fedders' property was figured into the total acreage of 36.74 acres? Mr. MacKay replied yes. Mr. Schwenke thought the applicant may not have been prepared as they have not built anything yet and the design is someone else's design. Mr. Breidenstein stated that he would waive the 60 day time limit to work on the Traffic Study.

Mr. Patton suggested to still have the Committee meeting on January 4, 2023 and maybe have another Committee meeting. Mr. Costello suggested January 18th. Mr. Breidenstein responded that his client can't be present on January 18th. Mr. Costello suggested that February 1st at 5:00 p.m. for the Committee meeting with a possible action date of February 15th at 7:00 p.m.

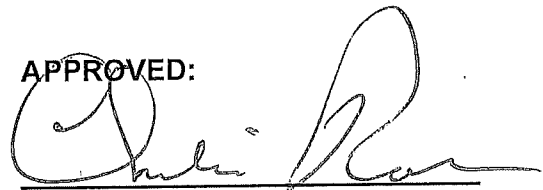
Ms. Connie Honeywell, 12419 Hutton Drive, stated that each unit will have 2 cars due to work. Flooding in the area will cause traffic problems for people who work. If there is a medical emergency and EMS can't get to it because of flooding, there will be a lawsuit.

Chairman Rolfsen asked if any Commissioners had any questions or comments?

Mrs. Clark stated there are a lot of unknowns out there. She asked if the applicant could make a final decision whether the development will really be for 55 and older adults, whether the units will be sold or rented, whether there will be an HOA or not and if there will be elevators or not.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on February 1, 2023 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on February 15, 2023 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 9:30 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Ms. Corrin Gulick
Mr. Steve Harper
Mr. David Hincks
Mrs. Janet Kegley
Mr. Rick Lunnemann
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neighbors in the community. The needs of an aging population shall be acknowledged and addressed. The project seeks to achieve a quality of life by repurposing the barn and creating recreational opportunities as well as a range of housing opportunities. The barn is being restored in a park like setting. Mr. Breidenstein noted that all of the Comprehensive Plan's development guidelines have been met. It includes an internal trail system. The project also meets all of the requirements of Section 1514 of the Zoning Regulations or the PD requirements. In addition, the existing zoning of A-2 on the farm property is inappropriate and the proposed zoning of SR-1/PD is appropriate. The project is located in a growing area of the County. It follows the Future Land Use Map. Mr. Breidenstein concluded by asking the Planning Commission to accept their PowerPoint presentation into the official record. It was accepted.

At this time, Staff Member, Michael Schwartz, stated that he was going to summarize some of the requirements that the applicant is seeking to modify. The applicant is requesting the following: increase the height of the buildings from 45 feet to 50 feet; allow accessory structures in the front yards; asking for a reduction in the number of off-street parking spaces; increase in the height of the entrance sign; and possibly an increase in the height of the fencing. In regard to Staff Concerns, there is a concern about the overall density of the development. The overall development is about 6 dwelling units per acre with the single family lots. Without the acreage from the single family lots, the density changes to 9 dwelling units per acre with the multi-family housing. The density of Sutherland Subdivision is 2 dwelling units per acre. Mr. Schwartz noted that he received a letter from the Kentucky Transportation Cabinet indicating that a Traffic Impact Study would be required. Letters and emails received in the Planning Commission's office up to 5:00 today have been copied and provided to the Board members.

Mr. Patton asked if lots 3, 5, 7 and 9 are staying the same? Mr. Schwartz replied that they are the lots proposed to be single family homes. Some of the lots may be reconfigured. Houses exist on lots 3 and 9.

Chairman Rolfsen asked how many of the 220 units will be condos? Mr. MacKay responded 160 units. The townhome total will be 55 units with 5 single family detached homes. The 55 and over concept is targeted towards the condo and townhome concepts.

Mrs. Clark asked if the condos and townhomes would have elevators? Mr. MacKay replied at least with the three story units there will be elevators. Also, the landscaping will be maintained by the HOA for the condo and townhome sections. The property will be gated at least to the Sutherland Subdivision. The rest of the development may be gated at the main entrance.

Mrs. Kegley asked if the existing horse fence is staying on the property? Mr. MacKay replied yes as some of it may have to be replaced.

Mr. Schwenke stated that he drives on Richwood Road a lot since he farms on it. Two large trucks can't pass each other because the road is narrow. The existing bridge is a problem because it turns in the opposite direction. It is very difficult for trucks. He either slows down or stops with large passing vehicles. He has clipped mirrors. He asked for the distance between the applicant's entrance and the roundabout. There is no curb in the road. The road is not suitable for what the applicant wants to do.

Ms. Gulick asked if the 55 and older was a requirement? Is it an HOA thing? Mr. MacKay replied that it can be a hard requirement or one can target a certain percentage and not discriminate from another age group. Mr. Breidenstein stated that is permitted under Kentucky law. It would be a 50 plus HOA requirement. Perhaps one spouse would have to meet the requirement.

Mr. Lunnemann asked for more details on the building elevations. What will they look like? Would the applicant consider a lower density for the project? Is 220 units a hard number?

Mrs. Kegley asked for a better timeline for the project. Will it be the same for the interchange construction completion?

At this time, Chairman Rolfsen explained the rules for public testimony. Mr. Patton invited the public to the Committee Meeting, which is not another time to speak like tonight. When it comes back to the full Planning Commission, there will be an opportunity to speak briefly. The Fiscal Court will take action on the Planning Commission's recommendation. The Planning Commission is required to take action within 60 days.

Chairman Rolfsen asked if anyone in the audience had any comments or questions?

Mr. Adam Hand, 11900 Oxford Hills Drive, stated that he does contest the 2040 Plan since many of the residents in the room didn't comment on the plan. He understands the process now and will be involved in the next update of the Comprehensive Plan. The northwest corner of the site shows a fence is down. The corner of Richwood Road and Hicks Pike is a nightmare. It is narrow and it curves. The fence is down because a truck took it down. It would be irresponsible of the Planning Commission to make a recommendation without a Traffic Study. He recommended keeping the zoning of the property A-2. He doesn't appreciate the threats on other possible uses.

Mr. Bruce Suhr, 12800 Hutton Drive, stated that the Big Bone Lick Watershed is impacted by this development. There will be 440 vehicles from this development. The road is crowded today and it can't be expanded due to the watershed.

Ms. Diana Sipple, 722 Richwood Road, expressed a concern about people drinking in the barn and driving into her front yard. The road is eroding away. The applicant really didn't talk about the activity in the barn. It will be a club for the HOA.

Ms. Sara Holland, 11531 Fringe Tree Drive, expressed a concern about privacy since her lot sits lower when adjoining a 45 foot high building. A buffer strip will not help. She expressed a concern about storm water change since she has a storm water drain that crossed her property. She doesn't want more water since they already have problems. She is worried about the possibility of opening the gate to Sutherland Subdivision in the future. There will be pressure to open it since there is only one way out. There is also a lot of traffic in Steeplechase Subdivision now because of the school.

Mr. Boyd Pugh, 768 Richwood Road, stated that he used to live in a subdivision but it got crowded so he moved to Richwood Road on a couple of acres. People speed on Richwood Road. What is being proposed is too much. Increased noise and lighting will affect the area. Richwood Road floods. He would like to see the property farmed. The infrastructure is not there yet.

Ms. Shelly Dupree, 11798 Schmidt Lane, referred to the Staff Report and the pictures she submitted. It shows flooding and road conditions. She has lived in the area since 1993 and all of the water from the ditches flow onto her property and it affects her driveway and leach lines. She pointed out a couple of fire hydrants that have not been maintained. The development needs the housing density in order to have an HOA. The subdivision to the west has large homes and no HOA. It has the same topography. When the word "basically" is used, she has a concern about what is being proposed. What about the existing bridge on their property? Are they planning to use it or replace it? The improvements to Richwood Road stop at the roundabout.

Ms. Michelle Kelly, 12231 Gaines Way, asked if the units will be for sale or rent? Mr. Jacobs responded that they are "for sale" but if they can't be sold, they will be for rent. It is a difficult time because of the interest rates.

Ms. Linda Fuller, 740 Richwood Road, lives directly across from the farm. She moved to the area because of its beauty. What about the wildlife in the area? Speed is a problem. She is concerned about density and rodents. She lives next to a power station and a future church. It should be kept as agricultural. It should be preserved.

Mr. Dennis Kelly, 12231 Gaines Way, stated he has lived there for 35 years and has 3 acres. What they are proposing is an abomination in the county. It was never stated that the residents were okay with residential versus an agricultural event center. The townhomes and condos are really apartments. How many more apartments do we need in Boone County? They are going in near the racetrack, on Mineola Pike and possibly in Walton. The footprint for this project is 5 times larger than the event center proposal. The footprint and drainage shouldn't happen.

Mr. Ron Dierson, 12807 Hutton Drive, stated that he feels sorry for the applicant who wants to do something with his property but what is proposed isn't it. He is concerned about the height of the buildings. He questioned the density accuracy. Twelve acres of development for 220 units is pretty dense. How tall are the buildings if they are sunk into the ground? There are a lot of restrictions that can be placed in an HOA.

Mr. Henry Fedders, 11704 Schmidt Lane, stated that he was approached by Jake's Farm. They wanted to buy his 1.88 acre parcel. He included it in the development but now cannot come to an agreement so it is not part of the development. He doesn't support changing the zoning of the lots along Schmidt Lane if the project is approved.

Mr. Paul Franks, 11803 Schmidt Lane, stated that there is always a flooding problem at Richwood Road and Hicks Pike. It needs a new pipe. He is opposed to the project as the only 4 story building in the area is a hotel.

Ms. Shelia Scalf, 437 Withers Lane, stated that it is difficult to get out of her subdivision. For appointments, one has to leave an hour and a half early to get there. There are many back ups at the roundabout and at the Frogtown Road Connector. The roads need to be in place before new development occurs. She is over 55 years old and doesn't want to move into a 3 story building.

Ms. Sherri Wright, 11802 Schmidt Lane, stated that she lives at the bottom of the street and everything comes to her. The development may not be for over 55 residents. Things change. She raises her grandkids. Will she be kicked out because she is raising grandkids? The schools are crowded.

Mr. Bruce Brinkman, 11667 Schmidt Lane, expressed a concern about home values with the type of development going on in the neighborhood. He has made a lot of improvements to his house in the last year. The proposed units may not go for what they think because of the market.

Mr. Bob Ries, 11543 Fringe Tree Drive, stated that the project has so many unknowns. Where is the Traffic Study, especially with how busy Richwood Road is these days.

Chairman Rolfsen asked if the Traffic Study would be done before a vote is made on the project? Mr. Schwartz responded that the State Highway Department will require one. If the Fiscal Court approves the project, then the Traffic Study will determine what roadway improvements will be required.

Ms. Gulick asked if the developer will have a preliminary Traffic Study done for the Committee meeting? Mr. Costello also noted that in other projects such as the Union Promenade, a preliminary Traffic Study was conducted and made available. Mr. MacKay stated that they will have trip generation information based on the land use for the Committee meeting. It will give expected peak traffic counts for in and out traffic. Mr. Costello observed that there is a trend for developers to sometimes start a Traffic Impact Study but not finish it during the process because of the slow state review process. He is surprised one was not performed due to the condition of Richwood Road and safety issues. This may be related to the phasing and start date of the project. In addition, what capital road projects are planned for the area?

Ms. Gulick stated that it will be difficult to do a detailed Traffic Study for the Committee meeting unless a waiver of the time limit is offered. It is a repetitive concern. Mr. MacKay replied that the project is different than the Union Promenade as that project had mixed uses and multiple access points. This project only has one access point.

Ms. Gulick wanted to know if the road corridor had a high crash rate? She was going to check it. What are the numbers and how will it affect the current condition of Richwood Road. Does it warrant a traffic signal?

Mr. Schwenke asked if Mr. Fedders' property was figured into the total acreage of 36.74 acres? Mr. MacKay replied yes. Mr. Schwenke thought the applicant may not have been prepared as they have not built anything yet and the design is someone else's design. Mr. Breidenstein stated that he would waive the 60 day time limit to work on the Traffic Study.

Mr. Patton suggested to still have the Committee meeting on January 4, 2023 and maybe have another Committee meeting. Mr. Costello suggested January 18th. Mr. Breidenstein responded that his client can't be present on January 18th. Mr. Costello suggested that February 1st at 5:00 p.m. for the Committee meeting with a possible action date of February 15th at 7:00 p.m.

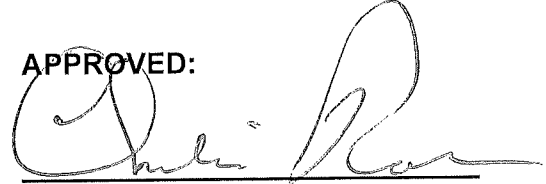
Ms. Connie Honeywell, 12419 Hutton Drive, stated that each unit will have 2 cars due to work. Flooding in the area will cause traffic problems for people who work. If there is a medical emergency and EMS can't get to it because of flooding, there will be a lawsuit.

Chairman Rolfsen asked if any Commissioners had any questions or comments?

Mrs. Clark stated there are a lot of unknowns out there. She asked if the applicant could make a final decision whether the development will really be for 55 and older adults, whether the units will be sold or rented, whether there will be an HOA or not and if there will be elevators or not.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on February 1, 2023 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on February 15, 2023 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 9:30 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
BUSINESS MEETING
FEBRUARY 15, 2023
7:00 P.M.**

Chairman Charlie Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's February 15, 2023 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Pamela Goetting
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Eric Richardson
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski
Mr. Steve Turner,

COMMISSION MEMBERS NOT PRESENT:

Mrs. Kathy Clark
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

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

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the February 1, 2023 Business Meeting and Public Hearings. Chairman Rolfsen asked if there were any other comments or corrections?

Seeing none, Mr. Hincks moved to approve the Minutes as presented. Mrs. Goetting seconded the motion and it carried unanimously.

ACTION ON PLAN REVIEWS:

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

1. Request of **Jake's Farm Real Estate Development Company, LLC (applicant)** for **Jake's Farm Real Estate Development Company, LLC and Henry L. Fedders Jr. (owners)** for a Zoning Map Amendment from Agricultural Estate (A-2) to Suburban Residential One/Planned Development (SR-1/PD) for an approximate 36.74 acre area located at the southeast corner of the intersection of Richwood Road with Schmidt Lane, including the properties at 731, 733, and 735 Richwood Road, 11704 Schmidt Lane, and the properties having Parcel Identification Numbers (PIDN) of 065.01-02-001.00 and 065.01-02-007.00. The request is for a zone change to allow 160 multi-family residential units within three (3) buildings, 55 attached single-family residential units within nine (9) buildings, 5 detached single-family residential dwellings, and community amenity areas.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval based upon Findings of Facts and Conditions for the Zoning Map Amendment (See Committee Report). He made one correction under Section 1b due to a few typos. It should read "that the portion of the site which is identified as Suburban Density Residential (SD) is proposed to be developed with attached single-family residential dwellings at a density of approximately 6 units per acre." While this density is greater than the base SR-1 district, it is within the 50% increase allowed by using the PD overlay. The Committee Members present at the Committee Meeting voted 3-2 with Ms. Gulick, Mr. Lunnemann, and Mr. Harper voting in favor of the request and Mr. Hincks and Mrs. Steele voting against the request. The applicant has signed the condition letter.

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

Mr. Tom Breidenstein, attorney for the applicant, explained that he presented a position statement at the Committee Meeting which addressed all of the concerns and questions at the Public Hearing. As a result, there were significant revisions to the Plan. A traffic analysis was submitted and it showed there were no objective roadway improvements required. Nevertheless, they agreed to address roadway safety concerns with providing a stacking lane and acceleration/deceleration lanes. They agreed with not starting anything on the site without the current road construction project being completed. They also agreed to lower the number of units on the farm tract and that the vacant lots in the Richwood Country Estates section be compatible with the architecture and materials of the existing houses in the neighborhood. They also agreed to high architectural standards and oversight of the attached housing units. They also agreed to lower the height of the townhouses. They also agreed to preserve the historic dairy barn, repurpose it as an amenity and limit it to the homeowners and guests only. Their vision is to have a private 55 and older gated community. By contrast, the vision for the property never included a typical cookie cutter residential subdivision. If they did, the historic barn would have been lost and there would be more houses and no landscaping buffer required. It would include a lot of surface parking rather than sub-surface parking. The Mudlick Creek tributary would be part of individual backyards rather than a larger open space area. Savannah Drive would be a cut-through street. Traffic would increase because of more people per household. There would also be safety improvements to Richwood Road with the proposed use. Agricultural uses are now permitted. Mr. Breidenstein stated that his client wants the full Board to follow the recommendation of the Committee. The Future Land Use Map doesn't designate the site for the

preservation of land. The proposed project is appropriate based upon the location of the property in close proximity to the interstate and consistent with the Comprehensive Plan. The A-2 zoning may have made sense in the 1970s but it is inappropriate today.

Mr. Greg Garrison, 11637 Schmidt Lane, suggested that the site be developed as a Farm to Table project and 1.81 acre lots with residences. The proposed multi-family is not consistent with the housing next to the site on all 4 sides. The Comprehensive Plan discussed the impact of low density residential uses in the area. Zoning laws are in place to protect the surrounding community and not liberties to new developers. There are houses that have been built on large lots in the area. There have been sales of agricultural estate homes in the area on 2 acres averaging \$750,000 each. Residents have relied on the zoning in planning their future. Jake's Farm goes against everything that Richwood Country Estates stands for in the area. The current infrastructure is inadequate. The Richwood Road improvements stop a half mile before the Jake's Farm site. There are no planned improvements to Richwood Road except a guardrail and there are 3,300 vehicles per day. The proposed project could create 500 vehicles a day. From September, 2021 to January, 2023, there were 26 reported accidents in the Richwood Road corridor from Triple Crown Boulevard to Chambers Road. The Boone County Transportation Plan says the crash rate on Richwood Road is 30% higher on similar type roads throughout the State. The frequency and severity of the crashes are expected to increase. There is road flooding in front of the site. The applicant is not following the deed restrictions from Richwood Country Estates that applies to Jake's Farm. The primary concern is the fact that there is no Kentucky Transportation Study until after the project is approved. No encroachment permit has been submitted for the State improvements. The developer's plan is inconsistent with 2040 Comprehensive Plan and the farm tract has to follow the deed restriction from Richwood Country Estates.

Seeing no further comment, **Ms. Gulick moved to approve the request by Resolution to the Boone County Fiscal Court based upon the Committee Report and subject to the Findings of Fact and Conditions. Mr. Lunnemann seconded the motion.**

Mr. Schwenke stated the revised plan is a much better plan than the one presented at the Public Hearing. He still thought that the plan does not fit the area. He doesn't like the threat of agriculture. Agriculture in Boone County is still a big deal. There is a residential subdivision of apartments near the highway and the agriculture is appropriate at that location.

Mr. Hincks agreed to Mr. Schwenke. The location of this property is the beginning of a nice Sunday drive to Big Bone and Rabbit Hash. The applicant stated that agriculture was favorable perhaps not offensive.

Mrs. Kegley stated that the site is within 3 miles of the expressway. Richwood Road will have a lot of traffic. The site can support utility expansion. The site is next to Triple Crown. Multi-family is in the Triple Crown Subdivision, which started 40 years ago. The higher density has to be on the main roads and not on the back roads. Steeplechase Subdivision has higher density residential. The proposed project goes exactly like what the Plan says.

Chairman Rolfsen stated that he always looks at what is between or near the site. How does it conform? He was okay with the development if it was single family detached housing. The apartments show more density and he is against it. He expressed a concern about Richwood Road since the area is not built out yet. Even the truck stop has not been rebuilt. It is too much

for the acreage. The apartments are too much and they don't conform to what is on the right and left. It doesn't have to be agricultural but single family would make sense.

Chairman Rolfsen asked for a vote on the original motion made by Ms. Gulick and seconded by Mr. Lunnemann. The vote found Mr. Bessler, Ms. Gulick, Mr. Harper, Mrs. Kegley and Mr. Lunnemann voting in favor of the request and Mrs. Goetting, Mr. Hincks, Mr. Richardson, Mr. Rolfsen, Mr. Schwenke, Mrs. Steele, Mr. Szurlinski and Mr. Turner voting against the motion. The motion to approve the request was denied by a vote of 5 yes and 8 no.

At this time, Mr. Schwartz read the Alternate Findings of Fact for Denial (see Committee Report). Ms. Steele moved to deny the request based upon the Alternate Findings of Fact for Denial presented by Mr. Schwartz by Resolution to the Boone County Fiscal Court. Mrs. Schwenke seconded the motion which found Mrs. Goetting, Mr. Harper, Mr. Hincks, Mr. Richardson, Mr. Rolfsen, Mr. Schwenke, Mrs. Steele, Mr. Szurlinski and Mr. Turner voting in favor of the denial and Mr. Bessler, Ms. Gulick, Mrs. Kegley and Mr. Lunnemann voting against the denial. The motion to deny the request passed by a vote of 9-4. Chairman Rolfsen reminded everyone that the Fiscal Court takes final action on the request and the Planning Commission's recommendation will be forwarded to them on March 2, 2023.

CONCEPT DEVELOPMENT PLAN/CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Janet Kegley, Chairwoman, Todd Morgan, Staff

2. Request of Prime Car Wash, LLC, per Adam Jones (applicant) for Broadway Circle, LLC, per Mike Hanich (owner) for a Concept Development Plan/Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Study Overlay (C-2/PD/PO) district for an approximate 1.3 acre area located at 7592 and 7600 Burlington Pike, Florence, Kentucky. The request is for a Concept Development Plan/Change in an Approved Concept Development Plan to allow a car wash.

Staff Member, Todd Morgan, read the Committee Report, which recommended approval based upon Findings of Facts and Conditions for the Concept Development Plan/Change in Concept Development Plan. Mr. Morgan suggested an amendment to Condition B based on the final elevations. The mechanical bay on the front façade is not required to have a glass overhead garage door. He showed the revised building drawings and signage details. The Committee Members present at the Committee Meeting voted unanimously with Mr. Lunnemann, Mr. Harper, Mr. Hincks, Ms. Gulick and Mrs. Steele voting in favor of the request. The applicant has signed the condition letter.

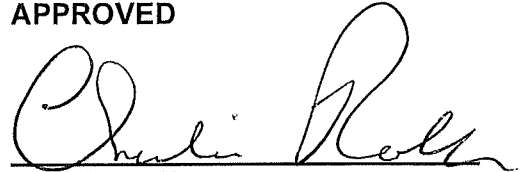
Chairman Rolfsen asked about the metal door. Will it be closed all the time? Mr. Adams replied yes it would be most of the time. It will be painted the same color as the brick.

Seeing no further comment from the public, Mrs. Kegley moved to approve the request by Resolution to the City of Florence based upon the Committee Report and subject to the Findings of Fact and Conditions and the amended condition described by Mr. Morgan. Mr. Harper seconded the motion and it passed unanimously.

OTHER:

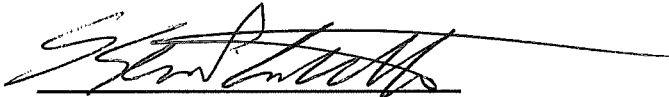
There being no further business to come before the Planning Commission, **Ms. Gulick** moved to adjourn the meeting. **Mrs. Goetting** seconded the motion and it passed unanimously. The meeting was adjourned at 7:47 P.M.

APPROVED



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION

SUPPLEMENTAL ATTACHMENT TO ZONING MAP AMENDMENT
of
JAKE'S FARM REAL ESTATE DEVELOPMENT COMPANY LLC

Line 2 – additional location = 11704 Schmidt Ln., Walton, KY 41094

Line 9 – additional owner = Henry L. Fedders, Jr.
11704 Schmidt Ln.
Walton, KY 41094
Phone = (859) 431-2624
E-mail = h.fedders@hotmail.com

Line 12 – deeds = (a) **Deed Book 1128, Page 373** relates to parcels owned by applicant, Jake's Farm Real Estate Development Company LLC
(b) **Deed Book 1148, Page 900** relates to parcel owned by Henry L. Fedders, Jr.

DOCUMENT NO: 808491
RECORDED: August 04, 2020 03:11:00 PM
TOTAL FEES: \$50.00 TRANSFER TAX: \$0.00
COUNTY CLERK: JUSTIN CRIGLER
DEPUTY CLERK: MICHELLE EICKHOFF
COUNTY: BOONE COUNTY
BOOK: D1148 PAGES: 900 - 902
GROUP ID: 1234

3
BA
RETURN TO: HYDOR LAW OFFICE

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That Grantor: **Henry L. Fedders, Jr.**, an unmarried individual, whose mailing address is 11704 Schmidt Lane, Walton, Kentucky 41094

For good and valuable consideration, the receipt of which is acknowledged, does hereby release, remiss and forever quit claim to:

Grantee, **Henry L. Fedders, Jr., Trustee**, or his successor in Trust U/A/W **Henry L. Fedders, Jr.**, Grantor, dated July 31, 2020, as amended, whose mailing address is 11704 Schmidt Lane, Walton, Kentucky 41094, in fee simple, his successors and assigns forever, the following described real estate in the County of Boone and Commonwealth of Kentucky, to wit:

Property street address: 11704 Schmidt Lane, Walton, Kentucky 41094

Group No. 1234
Plat No. 12/40
PIDN: .065.01-02-009.00

Being all of Lot 9 of Richwood Country Estates, Section I, as shown on the plat for said subdivision, which is recorded in Plat Book 12, page 40, of the Boone County Clerk's records at Burlington, Kentucky.

Subject to easements, conditions, restrictions and covenants of record.

Being the same property conveyed to Henry L. Fedders, Jr. and Barbara Ann Fedders, husband and wife, from Fedders Builders Incorporated, a Kentucky corporation, by deed dated February 28, 1978, and recorded on March 15, 1978, in Deed Book 242 at Page 275 of the Boone County Clerk's records at Burlington, Kentucky. The title to said real estate has vested solely in the name of Henry L. Fedders, Jr. pursuant to the survivorship clause in said deed upon the passing of Barbara Ann Fedders on May 14, 2020 (a copy of the Death Certificate of Barbara Ann Fedders is attached hereto).

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO KRS 142.050 (8) (a).

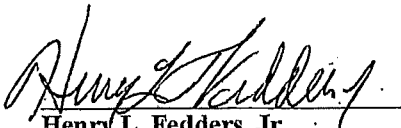
Together with all the Privileges and Appurtenances to the same belonging.

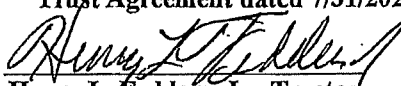
BOONE COUNTY
D1148 PG901

The Grantor(s) and the Grantee(s) herein, after being first duly cautioned and sworn certify: (1) they are eighteen years of age or older; (2) that this is a conveyance for which there is no monetary consideration passing and the current assessed value of the property is \$168,800 and (3) that they understand that falsification of the stated consideration or sale price of the property is a Class D felony, subject to one (1) to five (5) years imprisonment and fines up to \$10,000.00. The Grantee(s) enter herein for the sole purpose of certifying pursuant to KRS Chapter 382 that the consideration reflected in this deed is the full consideration paid for the property.

The tax bill for 2020 shall be sent to Henry L. Fedders, Jr., Trustee, at 11704 Schmidt Lane, Walton, Kentucky 41094.

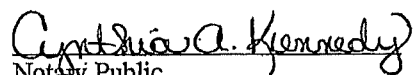
IN WITNESS WHEREOF, the said Grantor(s) and Grantee(s) have hereunto set their hands this 31st day of July 2020.


Henry L. Fedders, Jr.

Henry L. Fedders, Jr.
Trust Agreement dated 7/31/2020
By: 
Henry L. Fedders, Jr., Trustee

COMMONWEALTH OF KENTUCKY }
COUNTY OF BOONE }

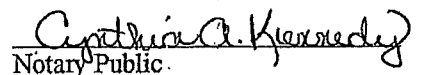
The foregoing deed and consideration certificate was subscribed, sworn to and acknowledged before me, a Notary Public in and for said County and State, by the said Grantor, Henry L. Fedders, Jr., an unmarried individual, on this 31 day of July 2020.

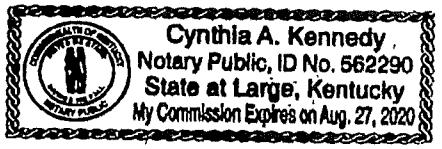

Notary Public
My Commission Expires: 8-27-20



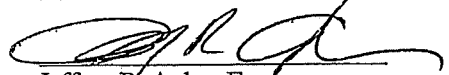
COMMONWEALTH OF KENTUCKY }
COUNTY OF BOONE }

The foregoing consideration certificate was subscribed, sworn to and acknowledged before me, a Notary Public in and for said County and State, by the Grantee, Henry L. Fedders, Jr., Trustee of the Henry L. Fedders, Jr. Trust Agreement dated July 31, 2020, on this 31 day of July 2020.


Notary Public
My Commission Expires: 8-27-20



THIS DEED PREPARED BY
AND THE RECORDED DEED
SHOULD BE RETURNED TO:


Jeffrey R. Aylor, Esq.
THE AYLOR LAW OFFICE, P.S.C.
6900 Houston Road
Bldg. 700, Ste. 35
Florence, Kentucky 41042
859-647-8400
859-647-8404 (Fax)

No Title Examination Performed

COMMONWEALTH OF KENTUCKY

REGISTRAR OF VITAL STATISTICS CERTIFIED COPY

5977097

KENTUCKY CERTIFICATE OF DEATH

116 202018975

Case #: E202005200156

1a. DECEDENT'S LEGAL NAME (First, Middle, Last) (include AKA's if any) BARBARA ANN FEDDERS				1b. IF FEMALE, DECEDENT'S LAST NAME PRIOR TO FIRST MARRIAGE SMITH		2. SEX FEMALE	
3. ACTUAL OR PRESUMED DATE OF DEATH (Month/Day/Year) (Spell Month) May 14, 2020		4. SOCIAL SECURITY NUMBER		5a. AGE-LAST Months: _____ Days: _____		5b. UNDER 1 YEAR Hours: _____ Minutes: _____	
6. PLACE OF DEATH (Check only one) <input checked="" type="checkbox"/> Hospital <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> Dead on Arrival OTHER: <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Nursing Home/Long Term Care Facility <input type="checkbox"/> Decedent's Residence <input type="checkbox"/> Other (Specify)		9. FACILITY NAME (If not institution, give street and number) ST. ELIZABETH FLORENCE					
11. BIRTH-PLACE (City and State or Foreign Country) CINCINNATI, OHIO		12. MARITAL STATUS <input checked="" type="checkbox"/> Married <input type="checkbox"/> Married but Separated <input type="checkbox"/> Widowed <input type="checkbox"/> Never Married <input type="checkbox"/> Unknown		13. SURVIVING SPOUSE (If wife, give name prior to first marriage) HENRY FEDDERS, JR			
14. DECEDENT'S USUAL OCCUPATION (Kind of work done during most of working life.) (Do not use retired) ASSISTANT ACCOUNTANT				15. KIND OF BUSINESS/INDUSTRY REAL ESTATE		18. WAS DECEDENT EVER IN U.S. ARMED FORCES? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
17a. RESIDENCE - State KENTUCKY		17b. COUNTY BOONE		17c. CITY OR TOWN WALTON		17d. STREET AND NUMBER 11704 SCHMIDT LANE	
17e. ZIP CODE 41094		17f. INSIDE CITY LIMITS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		18. DECEDENT'S EDUCATION (Check the box that best describes the highest degree or level of school completed at the time of death.) <input type="checkbox"/> 8th Grade or Less <input type="checkbox"/> 9th-12th Grade; No Diploma <input checked="" type="checkbox"/> High School Graduate or GED Completed <input type="checkbox"/> Some College Credit but No Degree <input type="checkbox"/> Associate's Degree (e.g., AA, AS) <input type="checkbox"/> Bachelor's Degree (e.g., BA, BS) <input type="checkbox"/> Master's Degree (e.g., MA, MS, MEd, MEd, MEd, MBA) <input type="checkbox"/> Doctorate (e.g., PhD, EdD) or Professional Degree (e.g., MD, DDS, DVM, LL.M., JD)			
19. DECEDENT OF HISPANIC ORIGIN? (Check the box that best describes whether the decedent is Spanish/Hispanic/Latino. Check the "No" box if the decedent is not Spanish/Hispanic/Latino.) <input checked="" type="checkbox"/> No, not Spanish/Hispanic/Latino <input type="checkbox"/> Yes, Mexican, Mexican American, Chicano <input type="checkbox"/> Yes, Puerto Rican <input type="checkbox"/> Yes, Cuban <input type="checkbox"/> Yes, other Spanish/Hispanic/Latino (Specify) _____				20. DECEDENT'S RACE (Check one or more races to indicate what the decedent considered himself or herself to be) <input checked="" type="checkbox"/> White <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian <input type="checkbox"/> Asian Indian <input type="checkbox"/> Other Pacific Islander (Specify) _____ <input type="checkbox"/> Chinese <input type="checkbox"/> Filipino <input type="checkbox"/> Japanese <input type="checkbox"/> Guamanian or Chamorro <input type="checkbox"/> Korean <input type="checkbox"/> Vietnamese <input type="checkbox"/> Samoan <input type="checkbox"/> Other Asian (Specify) _____ <input type="checkbox"/> American Indian or Alaska Native (Name of the evolved or principal tribe) <input type="checkbox"/> Other (Specify) _____			
21. FATHER'S NAME (First, Middle, Last) WILLIAM JOSEPH SMITH				22. MOTHER'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last) EMALU SPRAGUE			
23a. INFORMANT'S NAME HENRY FEDDERS, JR		23b. RELATIONSHIP TO DECEDENT SPOUSE		23c. MAILING ADDRESS (Street and Number, City, State, Zip Code) 11704 SCHMIDT LANE, WALTON, KY 41094			
24. METHOD OF DISPOSITION (Check only one): <input type="checkbox"/> Burial <input type="checkbox"/> Cremation <input type="checkbox"/> Donation <input checked="" type="checkbox"/> Entombment <input type="checkbox"/> Removal from State <input type="checkbox"/> Other (Specify) _____		25. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place) ST. MARY CEMETERY		26. LOCATION - City, Town, and State FORT MITCHELL, KY			
27. SIGNATURE OF FUNERAL SERVICE LICENSEE (Or person acting as such) PAUL E. BARTON, JR.		DATE SIGNED (MM/DD/YYYY) 05/26/2020		28. KY LICENSE NUMBER (of licensee) 6690		29. NAME AND COMPLETE ADDRESS OF FUNERAL FACILITY SMITH FUNERAL HOME (FLORENCE) 7600 US HIGHWAY 42 FLORENCE, KY 41042	
30. DATE PROCLAIMED DEAD (MM/DD/YYYY) 05/14/2020		31. ACTUAL OR PRESUMED TIME OF DEATH 1536		32. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
33. PART I. Enter the chain of events - diseases, injuries, or complications - that caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on each line. CAUSE OF DEATH						Approximate Interval Between Onset and Death 20 DAY(S)	
IMMEDIATE CAUSE (Final disease or condition resulting in death) -> a. ACUTE HYPOXIC RESPIRATORY FAILURE							
DUE TO (OR AS A CONSEQUENCE OF): b. SMALL BOWEL OBSTRUCTION							
Sequitarily list conditions, if any, leading to the cause listed on line a. c. PNEUMONIA; ITP; AKI							
Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST d. PNEUMONIA; ITP; AKI							
PART II. Enter other significant conditions contributing to death, but not resulting in the underlying cause given in Part I						34. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be Determined	
35. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		37. DID TOBACCO USE CONTRIBUTE TO DEATH? <input type="checkbox"/> Yes <input type="checkbox"/> Probably <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		39. IF FEMALE: <input checked="" type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Unknown if pregnant within past year			
36. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		40. TIME OF INJURY		41. INJURY AT WORK? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		42. PLACE OF INJURY (e.g., Decedent's home; construction site; restaurant; wooded area)	
38. DATE OF INJURY (Month/Day/Year) (Spell Month)		43. IF TRANSPORTATION INJURY, SPECIFY: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Pedestrian <input type="checkbox"/> Passenger <input type="checkbox"/> Other (Specify) _____		44. DESCRIBE HOW INJURY OCCURRED:			
45. LOCATION OF INJURY (Street and Number, City or Town, State, Zip Code)				46. TO BE COMPLETED BY CERTIFIER: To the best of my knowledge, death occurred at the time, date, and place, and due to cause(s) and manner stated.			
47. DATE CERTIFIED (MM/DD/YYYY) 05/29/2020		48. LICENSE NUMBER KY02882		49. TITLE OF CERTIFIER PHYSICIAN			
50. NAME, ADDRESS, AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH (ITEM 33) SHAUN JENNINGS ST ELIZABETH PHYSICIANS (FLORENCE), 7768 EWING BOULEVARD, SUITE L, FLORENCE, KY 41042						51. REGISTRAR'S SIGNATURE <i>Christina S. Stewart</i>	
52. DATE FILED (MM/DD/YYYY) 06/01/2020							

This is to certify that this is a true and correct copy of the certificate of birth, death, marriage or divorce of the person therein named, and that the original certificate is registered at the Kentucky Office of Vital Statistics under the file number shown.

DATE ISSUED 06/01/2020

Christina S. Stewart
State Registrar

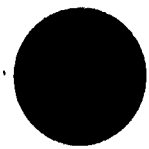
FORM VS NO. 1-A
(REVISED 08/2015)



DOCUMENT CONTAINS A WATERMARK - HOLD UP TO LIGHT TO VIEW

10
PS

File 171653 Jacobs



Return to:
KENTUCKY LAND TITLE AGENCY
2362 GRANDVIEW DRIVE
FT. MITCHELL, KY 41017

FIDUCIARY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

That the David H. Steele, Esq., Public Administrator of the Estate of Peggy E. Jacobs, deceased, for and in consideration of Eight Hundred Fifty Thousand 00/100 Dollars (\$850,000.00) Dollars paid by the Grantee, herein, the receipt of which is acknowledged, does bargain, sell and convey to Jake's Farm Real Estate Development Company LLC, a Kentucky limited liability company, its successors and assigns, the following described real estate, Boone of Boone and Commonwealth of Kentucky, to-wit:

Grantee Mailing Address: * 731 Richwood Rd, Walton, Ky 41094
Tax Mailing Address: * 731 Richwood Rd, Walton, Ky 41094
Grantor Mailing Address: * 50 East Riverfront Blvd, Suite 1275, Covington, Ky 41011

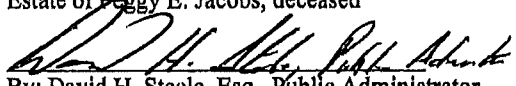
See attached Exhibit "A" for legal description which is incorporated by reference herein.

Being the same property conveyed to Leslie R. Jacobs (aka. Leslie Jacobs) and Peggy E. Jacobs (aka. Peggy Jacobs) by deeds recorded in Deed Book 406, page 49 and in Deed Book 420, page 20. Leslie R. Jacobs died on March 13, 2015, and by virtue of the survivorship language contained in said deeds, title vested in Peggy E. Jacobs. Peggy E. Jacobs died on October 5, 2015. An Order was filed in Will Book 81, page 448 appointing David H. Steele, Esq. as the Public Administrator of her Estate. By virtue of the Agreed Order attached hereto, the Court gave David H. Steele, Esq., Public Administrator the power to sell the real estate to Gerhardts Jacobs, David Jacobs Sims, Shauna Zerhusen, and Mark Jacobs. By virtue of the Assignment attached hereto, those four individuals assigned their right to purchase to Jake's Farm Real Estate Development Company LLC. All references are to the Boone County Clerk's records at Burlington, Kentucky.

Together with all the privileges and appurtenances to the same belonging. To have and to hold the same to the said Grantee, Jake's Farm Real Estate Development Company LLC, a Kentucky limited liability company, its successors and assigns, forever, the Grantor, David H. Steele, Esq., Public Administrator of the Estate of Peggy E. Jacobs, deceased, his successors and assigns, hereby covenanting with the Grantee, with covenants of special warranty.

This conveyance is made by David H. Steele, Esq., as Public Administrator, in his capacity as Public Administrator only and he shall not be liable in his individual capacity for any breach of any covenants contained herein further than to the extent of the assets of said estate in his hand at the time of written notice to him of the breach of any of such covenants.

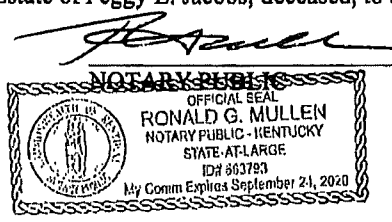
IN WITNESS WHEREOF, the said Grantor, David H. Steele, Esq., Public Administrator of the Estate of Peggy E. Jacobs, deceased, hereunto sets his hand, this 25th day of June, 2019.

GRANTOR:
Estate of Peggy E. Jacobs, deceased

By: David H. Steele, Esq., Public Administrator

STATE OF KENTUCKY
COUNTY OF KENTON

The foregoing instrument was acknowledged before me this 25th day of June, 2019 by the Grantor, David H. Steele, Esq., Public Administrator of the Estate of Peggy E. Jacobs, deceased, to be his voluntary act and deed.

My commission expires:



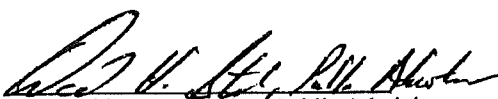
Boone County
D1128 PG 373

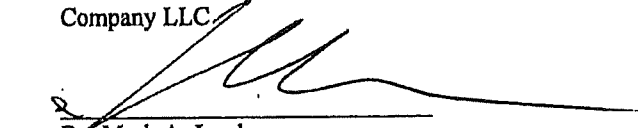
CONSIDERATION CERTIFICATE

We, the undersigned, being the Grantor, David H. Steele, Esq., Public Administrator of the Estate of Peggy E. Jacobs, deceased, and the Grantee, Jake's Farm Real Estate Development Company LLC, a Kentucky limited liability company, in a certain deed dated June 25th, 2019, to which this Certificate is attached, or the authorized representatives thereof, do hereby certify, pursuant to K.R.S. Chapter 382, that the consideration reflected in this Deed is either the full consideration paid or the estimated value of the property interest conveyed therein for said property.

GRANTOR:
Estate of Peggy E. Jacobs, deceased

GRANTEE:
Jake's Farm Real Estate Development
Company LLC


By: David H. Steele, Esq., Public Administrator

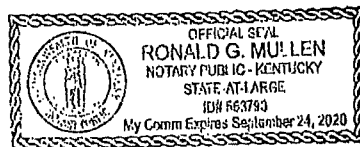

By: Mark A. Jacobs
Its: Sole Managing Member

STATE OF KENTUCKY
COUNTY OF KENTON

The foregoing Consideration Certificate was acknowledged, subscribed and sworn to before me this 25th day of June, 2019 by the Grantor, David H. Steele, Esq., Public Administrator of the Estate of Peggy E. Jacobs, deceased, to be his voluntary act and deed.

My commission expires: 9-24-20


NOTARY PUBLIC

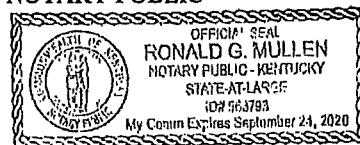


STATE OF KENTUCKY
COUNTY OF KENTON

The foregoing Consideration Certificate was acknowledged, subscribed and sworn to before me this 25th day of June, 2019 by the Grantee, Jake's Farm Real Estate Development Company LLC, a Kentucky limited liability company, acting by and through Mark A. Jacobs, its Sole Managing Member, to be its voluntary act and deed.

My commission expires: 9-24-20


NOTARY PUBLIC



THIS INSTRUMENT PREPARED BY:



RONALD G. MULLEN, ATTORNEY
KENTUCKY LAND TITLE AGENCY, INC.
2362 Grandview Drive
Fort Mitchell, Kentucky 41017
(859) 344-1919

EXHIBIT "A"

PIDN: 065.01-02-001.00
PIDN: 065.00-00-013.00
Group: 1234/ 1235

731 and 733 Richwood Road
Walton, KY 41094

Parcel One: Being all of Lots One (1), Three (3), Five (5), and Seven (7) of the Richwood Country Estates, Section One (I) as shown on the plat for said subdivision which is recorded in Plat Book 12, page 40 of the Boone County Clerk's records at Burlington, Kentucky.

Less and except "Being all of Lot Five (5) of the Richwood Country Estates, Section I as shown on the plat for said subdivision which is recorded in Plat Book 12, page 40 of the Boone County Clerk's records at Burlington, Kentucky" as that property was transferred from Leslie Jacobs and Peggy Jacobs, his wife, to Leslie Carol Jacobs-Lovelace, married, by deed dated July 19, 2011 and recorded in Deed Book 994, page 710 of the records of the Boone County Clerk at Burlington, Kentucky.

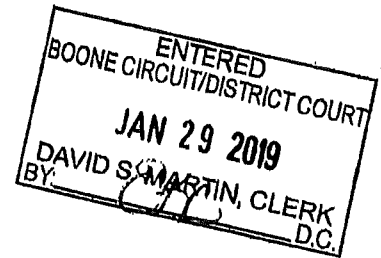
And

Parcel Two:

Being all of the unnumbered farm tract CONTAINING 23.85 acres of Section One (1), RICHWOOD COUNTRY ESTATES, as shown on plat recorded in Plat Book 12, Page 40 of the Boone County Clerk's Records at Burlington, Kentucky.

SUBJECT to all easements, covenants ,and restrictions contained in prior deeds or on public record (see Deed Book 221, Page 231).

**COMMONWEALTH OF KENTUCKY
BOONE DISTRICT COURT
CIVIL ACTION NO. 15-P-579**



IN RE: THE ESTATE OF PEGGY JACOBS, DECEASED

AGREED ORDER

The Public Administrator previously filed a Motion to Allow the sale of the real property of the Estate located at 731 and 733 Richwood Road, Walton, Kentucky to Holland Family Farm, LLC. At the hearing of the Motion, this Court granted the Motion of Joe Conley, attorney for Gerhardt Jacobs, David Jacobs Sims, and Shauna Zerhusen, and Mark Jacobs for a continuance in order for his clients to submit a counteroffer. This Court then agreed that both Holland Family Farm, LLC and Mr. Conley's clients should submit their best offer, agree to a \$25,000.00 non-refundable deposit, and submit verification of funds necessary to complete the transaction, before Monday, January 14, 2019 at 12:00 p.m. to the Public Administrator. At a hearing on this matter on January 15, 2019, the Public Administrator represented to this Court that he had received both offers from the parties and had considered them carefully. Holland Family Farm, LLC submitted its offer of \$855,000.00 and complied with production of verification of funds sufficient to complete the transaction and agreement of a non-refundable \$25,000.00 deposit submitted to the Estate. Mr. Conley's clients offered \$850,000.00, verification of funds sufficient to complete the transaction, and agreed to submit a \$25,000.00 deposit to the Public Administrator at the time the

Public Administrator executed the Contract to Purchase. Further, Mr. Conley's clients agreed to dismiss all pending claims against the Estate and its Public Administrator, as they currently exist in the matter of *Gerhardt Jacobs, et al., v. Leslie Lovelace, et al.*, Boone Circuit Court, Division III, Case No. 16-CI-00770, at the time this property is transferred to Mr. Conley's clients. Further, Mr. Conley's clients further agree to execute a release of claims (the "Release") for the benefit of the Estate and its Public Administrator regarding or relating to any and all legal or equitable claims, damages, or perceived liability (collectively, the "Claims") they may have, or may have in the future against the Estate and its Public Administrator. The Release shall be executed and delivered to the Public Administrator at the time these properties are transferred to them. The purpose of the Release is to release the Estate and its Public Administrator from any and all future claims by Mr. Conley's clients. The Public Administrator, realizing his fiduciary duty to the Estate, and that such a transaction is in the best interests of the Estate, has recommended to this Court that he be allowed to enter into a Contract to Purchase with Mr. Conley's clients on the terms and conditions contained within this Order, as well as the Contract to Purchase which has already been submitted by Mr. Conley's clients to the Public Administrator. Therefore, the parties herein having represented to the Court that they are in agreement with the terms as set forth herein, and the Court having heard the arguments of counsel and being otherwise sufficiently advised;

IT IS HEREBY ORDERED as follows:

**Boone County
D1128 PG 377**

1. The Public Administrator shall be permitted to enter into a Contract to Purchase for the sale of 731 Richwood Road and 733 Richwood Road, Walton, Kentucky to Gerhardt Jacobs, David Jacobs Sims, Shauna Zerhusen, and Mark Jacobs. The Public Administrator will transfer the property by means of a fiduciary deed. A more accurate description of these properties is attached hereto as Exhibit A.
2. This transaction is in the best interests of the Estate as there is considerable debt associated with the Estate and the sale of these properties is the only method by which such debts can be resolved.
3. At the closing on the sale of 731 Richwood Road and 733 Richwood Road, Walton, Kentucky, the Buyers, Gerhardt Jacobs, David Jacobs Sims, Shauna Zerhusen, and Mark Jacobs agree that they will dismiss all claims they have alleged against the Estate of Peggy Jacobs and its Public Administrator in the matter of *Gerhardt Jacobs, etc al., v. Leslie Lovelace, et al.*, Boone Circuit Court, Division III, Case No. 16-CI-00770, as well as to execute a Release to the Estate of Peggy Jacobs and its Public Administrator, David H. Steele, Esq. regarding the release of any claims that they may have had in the past, at present, or in the future against either the Estate or the Pubic Administrator. Further, at the time that the Public Administrator enters into the Contract to Purchase, Gerhardt Jacobs, David Jacobs Sims, Shauna Zerhusen, and Mark Jacobs shall submit a \$25,000.00 non-refundable deposit to the Estate of Peggy Jacobs.
4. While the offers from both parties were more than sufficient, the Court finds that the dismissal of the Estate and the Public Administrator from the Boone

Circuit Court action provides additional benefits in the form of reduction of legal costs that justify the Public Administrator's recommendation.


5. Notice of the application by the Public Administrator for permission to sell the real property, as described above, was given to Jennifer Hitch, who is the daughter of the deceased, and she has made no appearance in this matter.

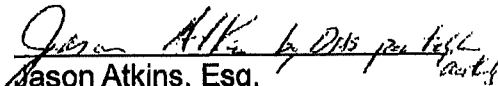
This is a final and appealable Order.

IT IS SO ORDERED this 31st day of January, 2019.


Judge, Boone District Court

HAVE SEEN AND AGREED:


David H. Steele, Esq.
7000 Houston Road, Suite 17
Florence, Kentucky 41042
(859) 468-1861
(859) 495-0404-fax
Public Administrator


Jason Atkins, Esq.
7000 Houston Road, Suite 17
Florence, Kentucky 41042
(859) 468-1861
(859) 495-0404-fax
Attorney for Eric Lovelace and
Leslie Lovelace

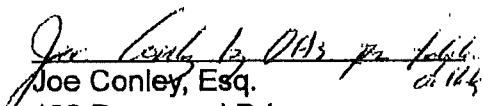

Joe Conley, Esq.
182 Barnwood Drive
Edgewood, Kentucky 41017
Attorney for Mark Jacobs, Shawna Zerhusen,
David Sims Jacobs and Gerhardt Jacobs

EXHIBIT A

Being all of Lots 1, 3, 5, and 7 of the Richwood Country Estates, Section 1 as shown on the plat for said subdivision which is recorded in Plat Book 12, page 40 of the Boone County Clerk's records at Burlington, Kentucky.

Less and except "Being all of Lot 5 of the Richwood Country Estates, Section 1 as shown on the plat for said subdivision which is recorded in Plat Book 12, page 40 of the Boone County Clerk's records at Burlington, Kentucky" as that property was transferred from Leslie Jacobs and Peggy Jacobs, his wife, to Leslie Carol Jacobs-Lovelace, married, by deed dated July 19, 2011 and recorded in Deed Book 994, page 710 of the records of the Boone County Clerk at Burlington, Kentucky.

And

Being all of the unnumbered farm tract containing 23.85 acres of Section 1, Richwood Country Estates, as shown on plat recorded in Plat Book 12, Page 40 of the Boone County Clerk's records at Burlington, Kentucky.

Subject to all covenants and restrictions contained in prior deeds or public record (see Deed Books 221, page 231).

STATE OF KENTUCKY
COUNTY OF BOONE
I, DAVID S. MARTIN, CLERK OF THE CIRCUIT/
DISTRICT COURTS, DO HEREBY CERTIFY
THAT THE FOREGOING IS A TRUE AND CORRECT
COPY OF THE ORIGINAL AS RECORDED
IN MY OFFICE.

THIS 17 DAY OF May 2019

BY: David S. Martin D.C.


JACOBS FAMILY ASSIGNMENT OF
PURCHASE AND SALE AGREEMENT TO
JAKE'S FARM REAL ESTATE DEVELOPMENT COMPANY LLC
June 5, 2019

WHEREAS during January 2019, Gerhardt Jacobs, Mark Jacobs, Shauna Zerhusen, and David Jacobs-Sims (hereafter the "four Jacobs family members" or "Buyers") agreed to the terms of a Contract fo Purchase Residential Real Estate ("Jake's Farm Real Estate Purchase Agreement") for the residential property located at 731-735 Richwood Road, Walton KY, ("Jake's Farm real estate.") A copy of the 12 page signed Jake's Farm Real Estate Purchase Agreement is attached hereto as Exhibit "A." The effective acceptance date by Estate attorney David Steele was January 29, 2019. On January 29, 2019 the Boone County Probate Court has issued a final Order approving the sale by personal representative to the four Jacobs family members.

WHEREAS the title company providing title insurance to the Buyers requires a formal assignment from the Buyers of the Jake's Farm Real Estate Purchase Agreement to the intended title holder of the Jake's Farm real estate which is Jake's Farm Real Estate Development Company, LLC, a KY LLC formed on or about April 8, 2019.

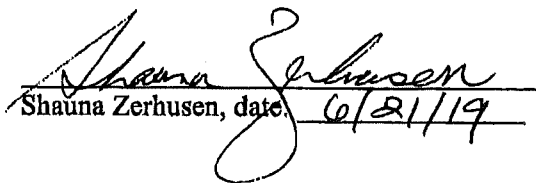
THEREFORE, the parties agree as follows:

1. That the individual Buyers do hereby unconditionally assign all of their right title and interest as "Buyer" under the attached Jake's Farm Real Estate Purchase Agreement to Jake's Farm Real Estate Development Company, LLC, a KY LLC.
2. Additionally the individual Buyers do hereby unconditionally assign all of their right, title and interest in the Agreed Order from the Boone County District Court (Civil Action 15-P-579) dated 1/29/19 to Jake's Farm Real Estate Development Company, LLC.
3. This agreement may be executed in counterparts and via digital signatures.

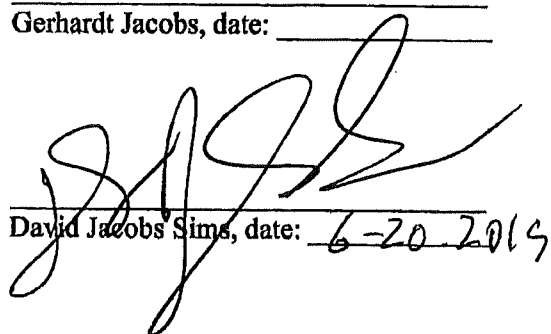


Mark Jacobs, date: June 5, 2019

Gerhardt Jacobs, date: _____



Shauna Zerhusen, date: 6/21/19



David Jacobs Sims, date: 6-20-2019

JACOBS FAMILY ASSIGNMENT OF
PURCHASE AND SALE AGREEMENT TO
JAKE'S FARM REAL ESTATE DEVELOPMENT COMPANY LLC
June 5, 2019

WHEREAS during January 2019, Gerhardt Jacobs, Mark Jacobs, Shauna Zerhusen, and David Jacobs-Sims (hereafter the "four Jacobs family members" or "Buyers") agreed to the terms of a Contract fo Purchase Residential Real Estate ("Jake's Farm Real Estate Purchase Agreement") for the residential property located at 731-735 Richwood Road, Walton KY, ("Jake's Farm real estate.") A copy of the 12 page signed Jake's Farm Real Estate Purchase Agreement is attached hereto as Exhibit "A." The effective acceptance date by Estate attorney David Steele was January 29, 2019. On January 29, 2019 the Boone County Probate Court has issued a final Order approving the sale by personal representative to the four Jacobs family members.

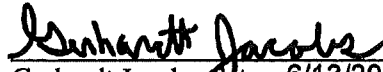
WHEREAS the title company providing title insurance to the Buyers requires a formal assignment from the Buyers of the Jake's Farm Real Estate Purchase Agreement to the intended title holder of the Jake's Farm real estate which is Jake's Farm Real Estate Development Company, LLC, a KY LLC formed on or about April 8, 2019.

THEREFORE, the parties agree as follows:

1. That the individual Buyers do hereby unconditionally assign all of their right title and interest as "Buyer" under the attached Jake's Farm Real Estate Purchase Agreement to Jake's Farm Real Estate Development Company, LLC, a KY LLC.
2. Additionally the individual Buyers do hereby unconditionally assign all of their right, title and interest in the Agreed Order from the Boone County District Court (Civil Action 15-P-579) dated 1/29/19 to Jake's Farm Real Estate Development Company, LLC.
3. This agreement may be executed in counterparts and via digital signatures.



Mark Jacobs, date: June 5, 2019



Gerhardt Jacobs, date: 6/13/2019

Shauna Zerhusen, date: _____

David Jacobs Sims, date: _____

BOONE COUNTY
D1148 PG900

DOCUMENT NO: 808491
RECORDED: August 04, 2020 03:11:00 PM
TOTAL FEES: \$50.00 TRANSFER TAX: \$0.00
COUNTY CLERK: JUSTIN CRIGLER
DEPUTY CLERK: MICHELLE EICKHOFF
COUNTY: BOONE COUNTY
BOOK: D1148 PAGES: 900 - 902
GROUP ID: 1234

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That Grantor: **Henry L. Fedders, Jr.**, an unmarried individual, whose mailing address is 11704 Schmidt Lane, Walton, Kentucky 41094

For good and valuable consideration, the receipt of which is acknowledged, does hereby release, remiss and forever quit claim to:

Grantee, **Henry L. Fedders, Jr., Trustee**, or his successor in Trust U/A/W **Henry L. Fedders, Jr.**, Grantor, dated July 31, 2020, as amended, whose mailing address is 11704 Schmidt Lane, Walton, Kentucky 41094, in fee simple, his successors and assigns forever, the following described real estate in the County of Boone and Commonwealth of Kentucky, to wit:

Property street address: 11704 Schmidt Lane, Walton, Kentucky 41094

Group No. 1234
Plat No. 12/40
PIDN: 065.01-02-009.00

Being all of Lot 9 of Richwood Country Estates, Section I, as shown on the plat for said subdivision, which is recorded in Plat Book 12, page 40, of the Boone County Clerk's records at Burlington, Kentucky.

Subject to easements, conditions, restrictions and covenants of record.

Being the same property conveyed to Henry L. Fedders, Jr. and Barbara Ann Fedders, husband and wife, from Fedders Builders Incorporated, a Kentucky corporation, by deed dated February 28, 1978, and recorded on March 15, 1978, in Deed Book 242 at Page 275 of the Boone County Clerk's records at Burlington, Kentucky. The title to said real estate has vested solely in the name of Henry L. Fedders, Jr. pursuant to the survivorship clause in said deed upon the passing of Barbara Ann Fedders on May 14, 2020 (a copy of the Death Certificate of Barbara Ann Fedders is attached hereto).

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO KRS 142.050 (8) (a).

Together with all the Privileges and Appurtenances to the same belonging.

RETURN TO: AYLOR LAW OFFICE

3

BA

BOONE COUNTY
D1148 PG901

The Grantor(s) and the Grantee(s) herein, after being first duly cautioned and sworn certify: (1) they are eighteen years of age or older; (2) that this is a conveyance for which there is no monetary consideration passing and the current assessed value of the property is \$168,800 and (3) that they understand that falsification of the stated consideration or sale price of the property is a Class D felony, subject to one (1) to five (5) years imprisonment and fines up to \$10,000.00. The Grantee(s) enter herein for the sole purpose of certifying pursuant to KRS Chapter 382 that the consideration reflected in this deed is the full consideration paid for the property.

The tax bill for 2020 shall be sent to Henry L. Fedders, Jr., Trustee, at 11704 Schmidt Lane, Walton, Kentucky 41094.

IN WITNESS WHEREOF, the said Grantor(s) and Grantee(s) have hereunto set their hands this 31st day of July 2020.

Henry L. Fedders, Jr.
Henry L. Fedders, Jr.

Henry L. Fedders, Jr.
Trust Agreement dated 7/31/2020
By: Henry L. Fedders, Jr.
Henry L. Fedders, Jr., Trustee

COMMONWEALTH OF KENTUCKY }
COUNTY OF BOONE }

The foregoing deed and consideration certificate was subscribed, sworn to and acknowledged before me, a Notary Public in and for said County and State, by the said Grantor, Henry L. Fedders, Jr., an unmarried individual, on this 31 day of July 2020.

Cynthia A. Kennedy
Notary Public
My Commission Expires: 8-27-20



COMMONWEALTH OF KENTUCKY }
COUNTY OF BOONE }

The foregoing consideration certificate was subscribed, sworn to and acknowledged before me, a Notary Public in and for said County and State, by the Grantee, Henry L. Fedders, Jr., Trustee of the Henry L. Fedders, Jr. Trust Agreement dated July 31, 2020, on this 31 day of July 2020.

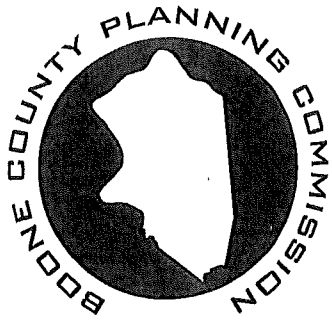
Cynthia A. Kennedy
Notary Public
My Commission Expires: 8-27-20



THIS DEED PREPARED BY
AND THE RECORDED DEED
SHOULD BE RETURNED TO:

Jeffrey R. Aylor
Jeffrey R. Aylor, Esq.
THE AYLOR LAW OFFICE, P.S.C.
6900 Houston Road
Bldg. 700, Ste. 35
Florence, Kentucky 41042
859-647-8400
859-647-8404 (Fax)

No Title Examination Performed



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

February 9, 2023.

Thomas W. Breidenstein
Breidenstein Legal Services, LLC
855 Greenville Avenue
Suite 300
Cincinnati, Ohio 45246

RE: Request of **Jake's Farm Real Estate Development Company, LLC (applicant)** for **Jake's Farm Real Estate Development Company, LLC and Henry L. Fedders Jr. (owners)** for a Zoning Map Amendment from Agricultural Estate (A-2) to Suburban Residential One/Planned Development (SR-1/PD) for an approximate 36.74 acre area located at the southeast corner of the intersection of Richwood Road with Schmidt Lane, including the properties at 731, 733, and 735 Richwood Road, 11704 Schmidt Lane, and the properties having Parcel Identification Numbers (PIDN) of 065.01-02-001.00 and 065.01-02-007.00. The request is for a zone change to allow 160 multi-family residential units within three (3) buildings, 55 attached single-family residential units within nine (9) buildings, 5 detached single-family residential dwellings, and community amenity areas.

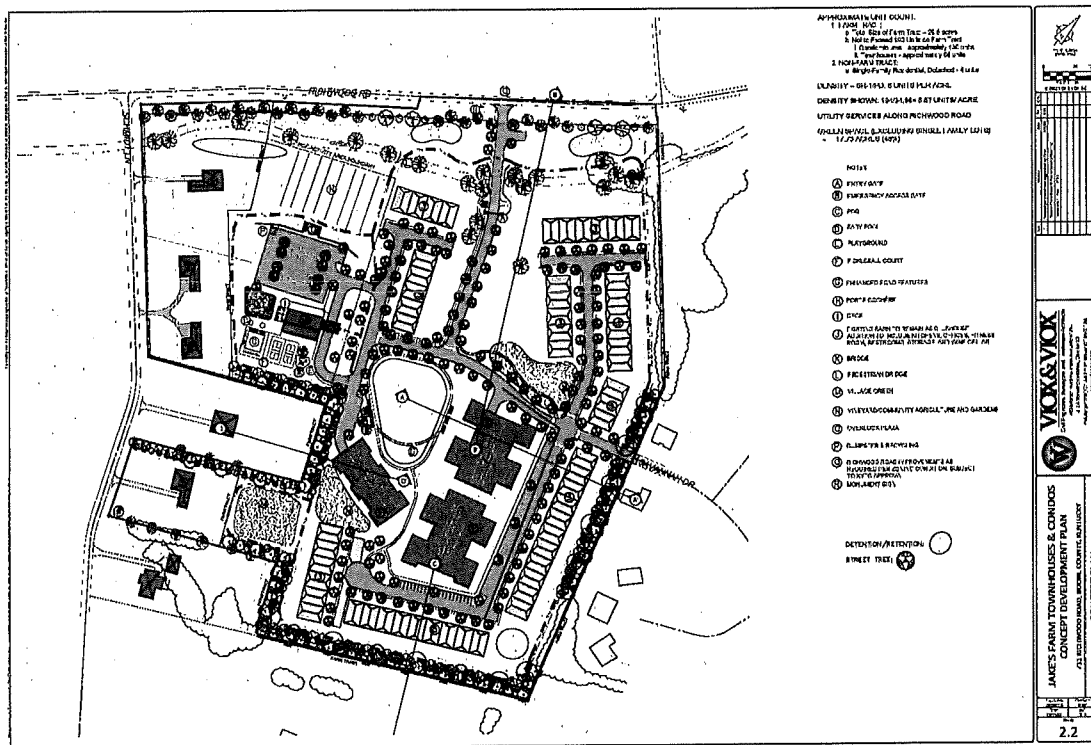
Dear Mr. Breidenstein:

The following represents the recommended conditions of approval for the above referenced application as discussed by the Planning Commission at their February 1, 2023 meeting. As you verbally agreed to these conditions at that meeting, please so indicate by signing in the space provided at the end of this letter and return the original letter to the Planning Commission's office.

CONDITIONS

1. Development shall be consistent with the submitted concept development plan, including the applicant's project narrative and the applicant's position statement, dated February 1, 2023.
2. The property owner/developer shall be bound by the commitments identified in the applicant's position statement dated February 1, 2023:
 - a. A left-turn lane, with stacking, shall be constructed along Richwood Road from westbound Richwood Road into the project.
 - b. A deceleration lane shall be constructed along eastbound Richwood Road, turning into the project.
 - c. An acceleration lane shall be constructed along eastbound Richwood Road,

- d. turning out of the project.
 - e. The Fedder's property shall be removed from the project.
 - f. The existing horse fence shall be extended along the entire perimeter of the project, including along Schmidt Lane and along the north, east, and south sides of the Deter's property.
 - g. Except for the detached single-family residential dwellings, the building material(s) and color(s) shall be reviewed through the Planning Commission's Technical/Design Review Committee process and shall be of the same or better general quality as depicted in the Concept Development Plan.
 - h. Except for the detached single-family residential dwellings, all buildings shall have full brick and/or stone wrap.
 - i. The detached single-family residential building material(s) and color(s) shall be consistent with the existing structures in the Richwood Country Estates subdivision.
3. The density of the "Farm Tract" shall not exceed 190 units, provided that the area of the "Farm Tract" is not less than 29.8 acres, per the following drawing:

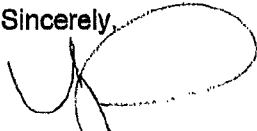


- 4. No Site Plan shall be submitted until the existing Richwood Road project (Project Number IM-75-7 (129)) is completed by KYTC, presently scheduled for November 2023.
- 5. The applicant's public roadway improvements shall be constructed simultaneously with the construction of the project's internal roadway system.
- 6. The number of parking spaces shall meet the requirements of the zoning regulations.
- 7. Other than those items specifically modified as part of the PD evaluation, as listed

herein, shall meet the minimum requirements of the zoning regulations:

- a. Increase the maximum height of the three-story multi-family condominium buildings from forty-five (45) feet to fifty (50) feet.
 - b. Allow an accessory structure (guard house) to be located within the front yard.
 - c. Those identified in the applicant's position statement, dated February 1, 2023.
8. The proposed amenities shall be for the sole use of the residents of the development and their guests.
9. The townhomes along the south property line shall not exceed two (2) stories in height.

Sincerely,



Michael D. Schwartz
Director, Zoning Services

MDS/ss

AGREEMENT

We, the property owners/developer of the approximate 36.74 acre area located at the southeast corner of the intersection of Richwood Road with Schmidt Lane, including the properties at 731, 733, and 735 Richwood Road, 11704 Schmidt Lane, and the properties having Parcel Identification Numbers (PIDN) of 065.01-02-001.00 and 065.01-02-007.00, Boone County, Kentucky, agree to the conditions listed herein for the above referenced Zoning Map Amendment.

 attorney and
agent for
Owner
Jake's Farm Real Estate Development
Company, LLC (Owner)

Feb. 10, 2023
Date

P. JAMES FARM REAL ESTATE DEVELOPMENT COMPANY (487) LANE 5 FARM - EICHMIDD ROAD (20021) Survey/731 Richwood Road 731 - Jacobs, Inc. This drawing and the design concepts represented on instruments of service are the sole property of Viox & Viox, Inc. and may not be used, reproduced, or copied for any purpose without the prior written authorization of Viox & Viox, Inc.



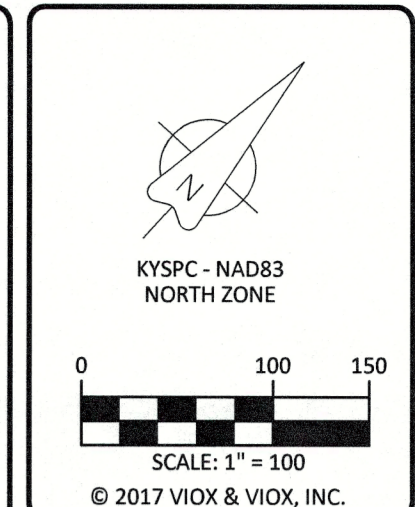
Current Zoning Regulations
Boone County Zoning Regulations
December 4, 2013

ZONING DISTRICT	MAXIMUM INTENSITY	MINIMUM SIZE OF DISTRICT	MINIMUM LOT SIZE	MINIMUM FRONTAGE	MAXIMUM HEIGHT	MINIMUM YARD SETBACKS
						FRONT REAR SIDE
A-2	1 D.U. PER 2 ACS	20 ACRES	80,000 SQ FT	150'	45'	60' 25' 10'

Flood Zone Classification

Said described property is located within areas having a Zone Designation of X by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 21015C0225C in Boone County, Commonwealth of Kentucky, dated June 4, 2007 which is the current Flood Insurance Rate Map for the community in which said property is situated.

- Legend**
- EXISTING IRON PIN - LICENSE AS NOTED
 - SET 1/2" x 1/8" REBAR AND CAP STAMPED "LARSON PLS 335"
 - SET 1/2" x 1/8" REBAR AND CAP STAMPED "WITNESS PLS 335"
 - ⊕ FIRE HYDRANT
 - ⊕ WATER METER
 - ☐ MAILBOX
 - ☐ CATCH BASIN
 - ⊕ STORM MANHOLE
 - POLE
 - ⊕ ELECTRIC TRANSFORMER
 - X — FENCE LINE
 - O — OVERHEAD UTILITY LINE



Item	Revision	Date	By	CHK

VIOX & VIOX
Civil Engineers, Surveyors, and Landscape Architects
486 Erlanger Road • Erlanger, Kentucky 41018
2159 Main Street • Milford, Ohio 45150
Ph: Erlanger (859) 727-3293 • Ph: Milford (613) 576-1000
www.vioxinc.com

JAKE'S FARM TOWNHOUSES & CONDOS
CONCEPT DEVELOPMENT PLAN
 731 RICHWOOD ROAD, BOONE COUNTY, KENTUCKY
EXISTING CONDITIONS

Project No: 136820001	Checked: BMM
Date: 7/05/21	Ref:
Sheet: 1	

The drawings and the design concepts represented as instruments of service on the sole property of Viox & Viox, Inc. and may not be used, reproduced, or copied for any purpose without the prior written authorization of Viox & Viox, Inc.

PRECEDENT 1



CONDOS

- 3 STORY (RESIDENTIAL ABOVE GRADE , SHARED GARAGE BELOW GRADE)
- PARKING UNDERGROUND/ HALF UNDERGROUND
- STYLE: CONTEMPORARY TUDOR

PRECEDENT 2



CONDOS

- 3 STORY (RESIDENTIAL ABOVE GRADE, SHARED GARAGE BELOW GRADE)
- PARKING UNDERGROUND/ HALF UNDERGROUND
- STYLE: GEORGIAN/ GREEK REVIVAL

PRECEDENT 3



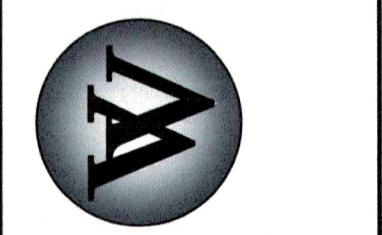
TOWNHOMES

- 2/3 STORY
- PARKING ON GROUND LEVEL
- STYLE: CRAFTSMAN

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Item	Revision	Date	By	Chk.

VIOX & VIOX
Civil Engineers, Surveyors, and Landscape Architects
466 Erlanger Road • Erlanger, Kentucky, 41018
Ph: Erlanger (858)727-3293 • Ph: Milford (615)576-1000
www.vioxinc.com



JAKE'S FARM
CONCEPT DEVELOPMENT PLAN
731 RICHWOOD ROAD, BOONE COUNTY, KENTUCKY
CHARACTER IMAGE BOARD

Project No: 136820001	Checked: BMM
Date: 10/04/22	Ref: NHA