

Zoning Map Amendment

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2032

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):

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

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 March 15th 2023

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

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

EXHIBIT

“A”

STAFF REPORT

#2

Request of **DMG Rentals 14 LLC, per Dan Greene (applicant/owner)** for a Zoning Map Amendment from Office One (O-1) to Urban Residential One (UR-1) for an approximate 1.44 acre area located along the north side of Boone Aire Road, between Burlington Pike and Glen Arbor Drive, approximately 550 feet west of Burlington Pike, between 1130 and 1166 Boone Aire Road, and being part of the property with a Parcel Identification Number (PIDN) of 061.00-00-039.01. The request is for the development of a 150 unit multi-family residential development on an overall 12.5 acre area located along the north side of Boone Aire Road, across from Glen Arbor Drive.

February 15, 2023

REQUEST

A Zoning Map Amendment application has been submitted to change the zoning of the approximate 1.44 acre-area referenced above from Office One (O-1) to Urban Residential One (UR-1) to allow an apartment development.

The submitted Concept Development Plans show the following:

- A. The overall project site is 12.5 acres but only 1.44 acres needs to be rezoned. 11.06 acres of the project site is already zoned UR-1.
- B. A total of 150 apartment units (75 one-bedroom units and 75 two-bedroom units) are proposed in 8 three-story buildings. Building #1 also contains a clubhouse and a pool. The proposed building intensity is 12 dwelling units per acre (150/12.5).
- C. Access to the development is proposed from a driveway on Boone Aire Road. The proposed location aligns with the Florence Church of Christ driveway.
- D. 263 parking spaces.
- E. Sidewalks are located between the parking lot and the buildings. Residents could walk from one building to another on a sidewalk system. The sidewalks do not extend to Boone Aire Road.
- F. Proposed utility lines, sanitary sewer lift station, and underground detention locations. The sanitary sewer lift station will be accessed from another access point on Boone Aire Road.
- G. A landscaping plan with defined tree preservation areas.
- H. Building elevations. The elevations show the buildings will be constructed with brick, vertical hardboard siding, vinyl siding, and asphalt shingle roofing. Some units are shown with patios.

PERTINENT HISTORY

- A. A 1990 Zoning Map shows the subject 1.44 acre-area as being zoned Urban Residential One (UR-1).
- B. A 1992 Zoning Map shows the subject 1.44 acre-area as being zoned Office One (O-1). Staff cannot find any evidence that the property was rezoned by the property owner or through the 1991 Zoning Update process.
- C. In 1994, a Zoning Map Amendment application was submitted by Glenn Utz for the adjoining 1.6-acre site located on both sides of Boone Aire Road. The request was to rezone the 1.6-acre area from Urban Residential One (UR-1) and Suburban Residential (SR-1) to Office One (O-1). This Zoning Map Amendment was approved and three office buildings were eventually constructed at 1120, 1125, and 1130 Boone Aire Road.

The Zoning Map shown in the Staff Report showed the approximate 1.44-acre area that is part of the current application being zoned Urban Residential One (UR-1).

- D. Zoning Maps from 1996 to the present show the subject 1.44-acre area as being zoned Office One (O-1). This boundary was shown and adopted by Boone County Fiscal Court when the zoning regulations and official zoning map were adopted in 1996, 2002, 2008, 2014, and 2023.

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 906 of the Boone County Zoning Regulations states the purpose of the Urban Residential One (UR-1) district is to provide an urban scale, residential environment for smaller family types who do not require or desire the low density attributes to character typical of suburban districts. Housing will consist of the more compact dwelling types. Such districts will be located on suitable lands within established or proposed urban entities with adequate infrastructure (available or proposed) and accessibility to urban activity centers.
- C. Section 906.1 and Table 5-3 (Section 505.2) of the Boone County Zoning Regulations list multi-family dwelling units as a principally permitted use in the UR-1 zoning district.

- D. Section 906.3 of the Boone County Zoning Regulations states the maximum building intensity in the UR-1 zone shall not exceed twelve (12) dwelling units per acre.
- E. Section 3161 of the Boone County Zoning Regulations provides the following design standards in the UR-1 zone:

Townhouses and multi-family dwellings may be developed at a density not to exceed twelve (12) dwelling units per acre. No building shall exceed forty-five (45) feet in height. Detached single family dwellings, duplexes, and patio houses shall follow the dimensional standards outlined in Table 31-1. All townhouse and multi-family structures shall maintain a thirty (30) foot front yard setback, thirty (30) foot rear yard setback, and a minimum five (5) foot side yard setback with a combined total of both side yard setbacks being at least fifteen (15) feet. All townhouses, multi-family, or accessory structures must maintain a minimum thirty (30) foot setback from all property lines of adjacent property not included as part of the townhouse or multi-family development as approved.
- F. Boone Aire Road is currently classified as a local street. Section 3213 of the Boone County Zoning Regulations states that the access classification of an existing or proposed roadway, through action of the Planning Commission, may be reviewed based upon a consideration of existing and projected traffic volumes, newly adopted transportation plans, changes in the existing and/or proposed character of lands adjoining the roadway, amended land use plans, zoning (including Special District/Corridor Studies), and the availability of reasonable access to affected lands. Through its review, if the Planning Commission finds reasonable cause, it may recommend to the appropriate legislative unit(s) a modification, change, or assignment of a new access classification to an existing or proposed roadway within Boone County.

SITE CHARACTERISTICS

- A. The overall 12.50-acre site has approximately 1,056 feet of frontage on KY 18, 1,440 feet of frontage on Boone Aire Road, and 675 feet of frontage on S. Zig Zag Road.
- B. The site contains two single-family residential dwellings that are accessed from Boone Aire Road.
- C. Water mains exist along KY 18, Boone Aire Road, and S. Zig Zag Road.
- D. The closest sanitary sewer main exists on the adjoining office building sites (1120 and 1130 Boone Aire Road).
- E. The site is heavily wooded with mature deciduous trees.
- F. Gunpowder Creek runs through the property. It's located in the northwest portion of the site and is visible from S. Zig Zag Road.
- G. The topography ranges from 872 feet above sea level (house at 1166 Boone Aire Road), to 866 feet above sea level at the northeast property corner, to 790 feet above sea level at the southwest property corner where Gunpowder Creek exists.

- H. The site is located within the 55 and 60 Day/Night Noise Level of the Greater Cincinnati/Northern Kentucky International Airport.

ADJACENT LAND USES AND ZONING

- Northeast: KY 18, Verst Group/Celanese Warehouse (I-1), and Jeff Wyler Buick/GMC (C-3)
- Northwest: S. Zig Zag Road and Single-Family Residential Dwellings (SR-1)
- Southeast: Boone Aire Road, Office Buildings (O-1), Florence Church of Christ (SR-1), Single-Family Residential Dwelling (SR-1)
- Southwest: Boone Aire Road, Glen Arbor Drive and Links HOA Property (SR-1), Whitestone Links Drive/Open Space (SR-2/PD), and Boone Aire County Club Gardens Condos (UR-1)

RELATIONSHIP TO COMPREHENSIVE PLAN

- A. Our Boone County – Plan 2040 “2040 Future Land Use Plan” designates the site for Urban Density Residential uses. This future land use map designation is described as follows attached housing, generally condominiums or apartment, of over 8 dwelling units per acre.
- B. The following Our Boone County – Plan 2040 Goals and Objectives apply to the application:
- 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).
 - Promote quality of life amenities to retain current residents and attract new residents in order to have a stable and diversified population (Demographics Goal A, Objective 3).
 - Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).
 - A broad range of housing opportunities shall be provided to meet the needs and desires of all household types and shall be balanced with affordability, employment centers, commercial areas, and educational needs (Demographics Goal B, Objective 1).
 - Residential developments shall be evaluated for impact on infrastructure, environment, health and safety considerations, buffering, and design with secondary consideration given to dwelling unit type and density (Demographics Goal B, Objective 4).
 - 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).

- Housing development shall be phased to coordinate with the provision of infrastructure, services, and education facilities (Demographics Goal B, Objective 9).
- Land use planning should recognize and protect natural systems (streams, wetlands, forests, etc.) essential to safety, health, economic stability, and overall quality of life (Environment, Goal A).
- Development design shall consider natural and ecological systems, such as wildlife habitats, air, soils, and water (Environment Goal A, Objective 6).
- 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).
- Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system across jurisdictions (Transportation, Goal A, Objective 1).
- Inefficiencies in the transportation network, including road condition, intersection improvements, and signal enhancements shall be identified and addressed (Transportation, Goal B, Objective 3).
- Traffic Impact Analysis should be used as a tool to address impacts to the existing transportation system (Transportation, Goal C, Objective 3).

C. The following excerpts from Our Boone County – Plan 2040 relate to the request:

- The main need of a population base is for safe, sound, and sanitary housing. Meeting this involves considering both housing supply and demand in order to determine what those future needs will be. It is important to forecast housing growth by areas in order to ensure that an equal balance of options exist to meet the needs of a diverse population. Furthermore, in order for Boone County to retain its youth, the county must provide housing choices that complement the educational opportunities, the current job market, and commercial attractions. Otherwise, an out-migration of the young population will occur. A variety of multi-family housing options should include apartments, townhouses, patio homes, condominiums, nursing homes, and retirement housing all ranging greatly in price per unit to accommodate a wide range of relative affordability. These types of units are increasing in demand beyond the established urban areas such as Florence and should be encouraged to occur in the unincorporated portions of Boone County as viable options for both the building community and the prospective resident, especially as the county's land values rise (Demographics, Conclusions and Recommendations, Housing Types and Locations, pg. 19).
- New residential development, regardless of the type, should be evaluated for its impact on the county's existing infrastructure and natural environment to ensure that it fits in with existing surrounding development through proper buffering and design. High density developments should be close to thoroughfares and urban services and be sensitively developed in terms of building height, setbacks, mass, and visual impact. A variety of housing opportunities within the established urban (and suburban) areas of Boone

County would encourage mixing of different income levels. Most new construction of typical single-family housing should be encouraged to occur within undeveloped areas within the established suburban portion of the county in order to take advantage of existing infrastructure and services already in place and avoid placing strain on the more rural transportation network in the undeveloped portions of the county. Consideration must be given to existing conditions that may affect new development in established areas such as adjoining land uses and proximity to the Cincinnati-Northern Kentucky International Airport where commerce and airplane noise may be an issue (Demographics, Conclusions & Recommendations, Housing & Locations, pp. 19-20).

- Established single-family housing areas should not experience an influx of multi-family or duplex construction unless adequate buffering or proper development design can be provided to ease the transition. Duplexes are often more successful than multi-family housing in blending in with single-family residential surroundings. Therefore, when buffering is minimal between single-family housing areas and proposed multi-family units, an appropriate transitional area of duplexes may be designed. New subdivision development should include design considerations and gradation of lot sizes to lessen the impact on the character of the area. This is particularly true in areas of agricultural zoning and could include larger lots or green space along the main road(s), larger lots or a buffer along adjacent low density residential uses, strategic open space, and detailed attention to the orientation of housing units. The bottom line is that infrastructure partners must work together and correlate improvements in order to ensure capacity and be sensitive to the surrounding area (Demographics, Conclusions and Recommendations, Housing Types and Locations, pg. 20).
- A progression of densities of residential uses from high (multi-family) to low (single family) shall be encouraged. Where traditional progressions of high to low net density are not possible through creative development design, an appropriate and attractive visual transition should be achieved. This could include existing vegetation or new landscaping and/or fencing. Existing vegetation (such as wooded fence rows) should be retained as much as possible to provide buffer strips and stormwater filters. The density of typical residential developments in Boone County over the past couple of decades has been consistent with the suburban residential densities reflected on the 2035 Future Land Use Map (up to 4 units per acre). However, there is a large segment of the population that desires to live in more rural areas while still having convenient access to centers of commercial, services, and employment activity. For residential development to occur in these outlying areas, adequate and proper infrastructure must be provided, and impact on the natural environment must be minimized. If significant large lot residential subdivision development does occur in some of these rural areas, roads and other components of infrastructure will have to be improved (Demographics, Conclusions and Recommendations, Housing Types and Locations, pg. 20).
- Existing and planned water, stormwater, and sanitary sewer services influence the locations of new residential construction. However, just because one form of public infrastructure exists or has been improved, does not automatically mean the area is ready for suburban development. Other forms of infrastructure may also be needed or improved first. Development phasing is an option to ensure that the timing of a new development corresponds with the provision of adequate infrastructure (Demographics, Conclusions and Recommendations, Housing Types and Locations, pg. 20).

- Developments in Boone County should begin with an assessment of existing site features to determine positive and useful attributes, as well as features that should or can be preserved. Development design should incorporate the use of these attributes for the benefit of the development and the County as a whole. Development plans should identify such areas, and delineate disturb limits to protect those areas that have been defined. Open Space and Cluster subdivision designs should be considered to blend new subdivisions in with areas that have a rural character (Future Land Use Development Guidelines, Utilization of Existing Vegetation and Topography, pg. 95).
- 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 (Future Land Use Development Guidelines, Buffering, pg. 95).
- Developments in Boone County must recognize the potential impacts of stormwater runoff. Developments must design and incorporate adequate provisions for the channelization and control of the rate of stormwater flow on and from the site. One goal is to construct and maintain stormwater facilities to slow the rate of flow using new and effective methods to control runoff. Another goal of local storm water programs should be to minimize the amount of storm water runoff generated by decreasing the amount of pavement, increasing on-site infiltration, and encouraging green rooftops.
- Control and mitigation practices for erosion associated with developments must be provided. At a minimum, developments must reestablish ground cover on all graded areas and provide siltation controls. Stormwater management and erosion control measures must be concurrent with site work in order to be effective. Stormwater management officials must also consider the cumulative effects of increased development runoff in watersheds. Developments must obtain all required stormwater permits and comply with the permit requirements. Again, Northern Kentucky's Storm Water Best Management Practices Manual should also be utilized (Future Land Use Development Guidelines, Stormwater Management and Erosion Control, pg. 96).
- Developments in Boone County must recognize the potential impacts of associated traffic on adjoining properties and transportation systems. The need exists to protect the capacity of the existing roadway network and to plan improvements to accommodate new development and travel patterns. Access management provisions include the coordination of curb cuts, adequate corner clearance and sight distance for access points, adequate spacing between access points, shared access points and parking facilities, provisions for access connections to adjoining properties, and dedication of public right-of-way. In subdividing property, arterial or collector streets should not be used for direct access to lots, rather a system of local streets should feed into the collector and arterial street system. Connections between and within commercial and

industrial developments allow for more efficient provision of transit service. In addition, the amount of travel time saved for services relying on routing (such as school buses, waste collection, mail, and other delivery services) is invaluable, not to mention the importance of simply connecting neighborhoods and people to each other. More importantly, the connectivity between developments promotes safety as emergency response vehicles have multiple ways of gaining access to a property during an emergency (Future Land Use Development Guidelines, Access Management, pg. 96).

- Developments in Boone County must be designed, where appropriate, to improve the County's transportation network system of roadways and functional classifications must be used in the planning for and designing of new developments. Collector roadways should be extended and developed to provide for the safe movement of traffic through and between subdivisions. Development along existing arterials and collector roadways should not have direct driveway access, but be served by a local street. Appropriate road connections should be constructed to provide alternate routes for traffic to and through specific projects and to enhance the capacity of existing streets. The traditional grid system can provide an alternative to typical suburban design. Parallel and frontage roads should be used to minimize impacts of individual sites on collector and arterial roadways. The issue of semitractor trailer on-street parking and queuing must also be considered when examining the impacts of existing and proposed industrial developments on the functionality of all affected roadways. Industrial logistic developments should be designed to accommodate significant truck traffic, staging, and parking on-site. The idea of developing regional staging areas should be encouraged in order to provide a safe place for trucks waiting for delivery times. Appropriate pedestrian networks should be incorporated into the design of developments which will generate or experience significant pedestrian use. These networks should not only provide internal paths, but also connections to adjoining uses where appropriate so commuters will not be forced to rely on just a few main roads to reach their destination, but rather have multiple options; thus reducing traffic congestion. In addition, public open space and recreation sites should be connected to each other by bicycle and pedestrian paths where appropriate (Future Land Use Development Guidelines, Transportation and Pedestrian Network, pp. 96-97).

STAFF COMMENTS

- A. Staff has the following comments/concerns regarding the project:
- The "Site History" section of the report seems to show the subject 1.44 acre area was erroneously rezoned by Boone County Planning Commission Staff in the 1990's. Staff has talked with legal counsel about this issue and the conclusion was the subject area should be treated as Office One (O-1) because this boundary is shown on official zoning maps, which were adopted by Boone County Fiscal Court in 1996, 2002, 2008, 2014, and 2023.
 - Staff would like to point out the development could be constructed without Zoning Map Amendment approval if all the apartment buildings and parking lots were located outside the Office One (O-1) zone. Site access would be permitted in the O-1 zone.

- The subject area of Boone Aire Road is two lanes and does not contain any turn lanes. The site access point is located between two curves in the road and sight distance to the west is limited.
- The applicant submitted a Traffic Memo with the request and it shows the development would generate 48 trips (13 enter and 35 exit) during the weekday AM peak hours and 61 trips (37 enter and 24 exit) during the weekday PM peak hours.

The memo concludes by stating that “based on the existing infrastructure and trip-generation rates for the proposed development, impacts on the existing roads are expected to be minimal, and no roadway improvements are proposed on Boone Aire Rd. However, due to limited sight distance looking right out of the development, Cardinal proposes vegetation removal and regrading the hillside west of the proposed site entrance to improve visibility”.

- Staff is concerned that only one means of ingress and egress is proposed to serve the apartment buildings. Staff asked the applicant to analyze whether a gated emergency access point was feasible with the grades of the site.
- The Concept Plans show that an underground detention system is proposed and storm water would outlet in the northwestern part of the site (towards Gunpowder Creek). Can the applicant address potential storm water impacts from the development?
- The apartments will be highly visible because the site sits high in relation to adjoining properties and three-story buildings are proposed. Site lighting should be addressed to mitigate any potential impacts.
- The only site amenity that is shown is a pool. Could a tot lot be added for children that reside at the complex?
- The site is located within the airport’s noise contours. Will the buildings be constructed with sound insulation?
- Sidewalks should be addressed by the Planning Commission and Fiscal Court to determine where they are appropriate.

-Walking on Boone Aire Road is not safe because of the existing road conditions (2 lanes, curves, limited shoulders, topography, no sidewalks).

-Staff’s understanding is that a pedestrian/bicycle lane will be constructed on the north side of KY 18 with the proposed improvements to KY 18.

-At a minimum, Staff would recommend that sidewalks be constructed from the proposed access point and extend to the southeast property line. It would be ideal if the sidewalks would extend all the way to S. Zig Road so residents could safely walk to the Links, Whitestone Links, or S. Zig Zag Road.

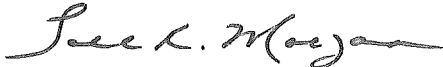
-Any required sidewalks should connect to the apartment buildings.

- B. Staff sent out an agency memo and received comments back from Florence Fire/EMS, Sanitation District No. 1, Boone County Water District, Kentucky Transportation Cabinet, and Boone County Public Works. These comments are attached to the Staff Report.
- C. At the time the Staff Report was finalized, Staff received six emails in opposition to the request. These emails are attached to the Staff Report.

CONCLUSION

The request for the proposed zoning map amendment needs to be evaluated by the Boone County Planning Commission and Boone County Fiscal Court in terms of Kentucky Revised Statute (KRS) 100.213, Articles 3 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area.

Respectfully submitted,



Todd K. Morgan, AICP
Senior Planner, Zoning Services

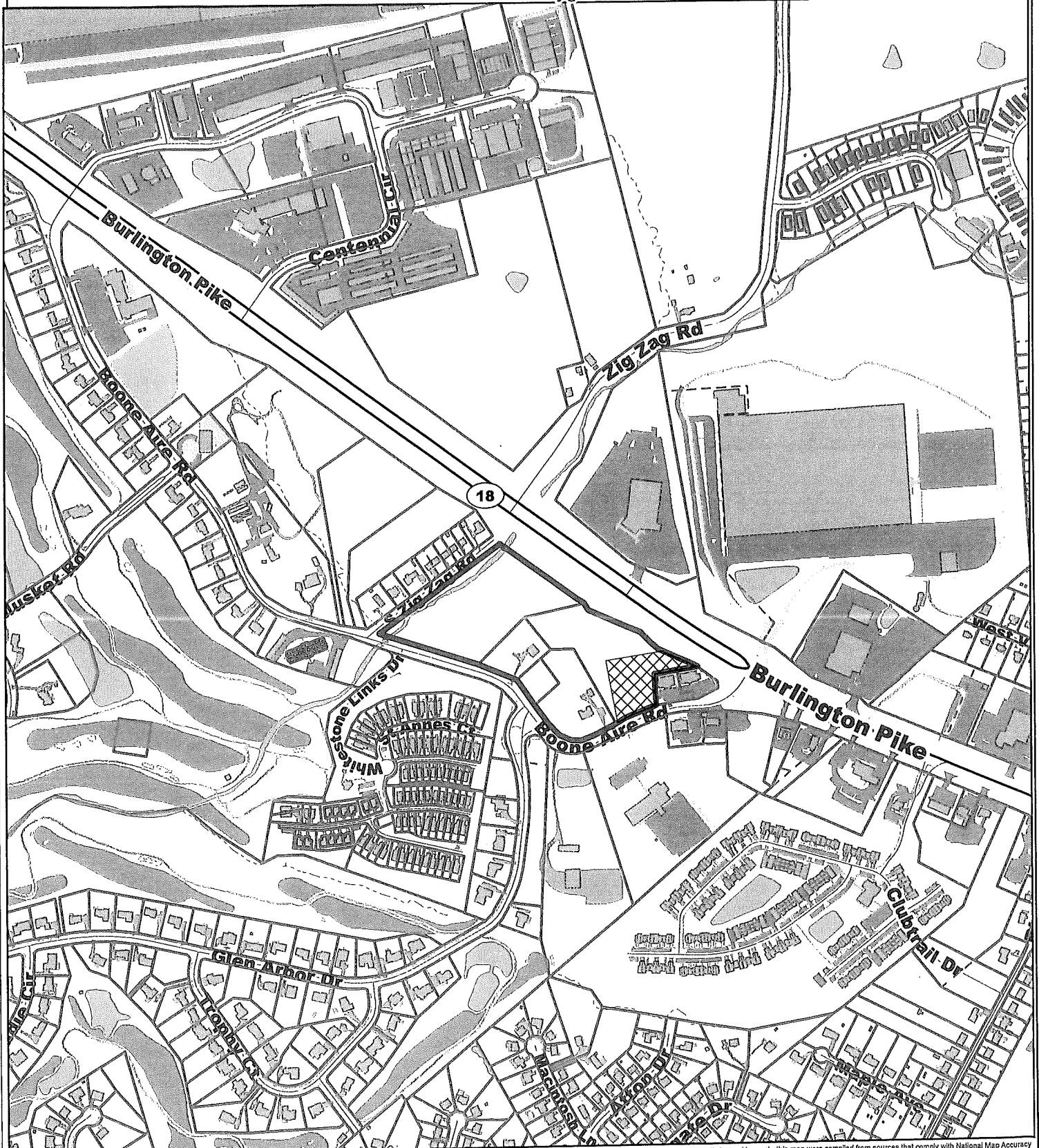
TKM/ss

Attachments:

- *Site Vicinity Map
- *Submitted Concept Development Plans
- *Traffic Memo
- *Zoning Map
- *2040 Future Land Use Map
- *Topographical Map
- *2022 Aerial Map
- *2011 Noise Exposure Map
- *1/6/23 Email from Randy Childress, Florence Fire/EMS
- *1/13/23 Email from Andy Aman, Sanitation District No. 1
- *1/23/23 Email from Mike Rouse, Boone County Water District
- *2/1/23 Email from Linzy Brefeld, Kentucky Transportation Cabinet
- *2/2/23 and 2/7/23 Email from Rob Franxman, Boone County Public Works
- *2/8/23 Email from Julie Wolf
- *2/8/23 Email from Gary Wolf
- *2/8/23 Email from Jan M Ledang
- *2/10/23 Email from John Johnson
- *2/10/23 Email from Layne Hoffman
- *2/13/23 Email from Michael A. Cantrell
- *Application

SITE VICINITY MAP

www.boonecountygis.com

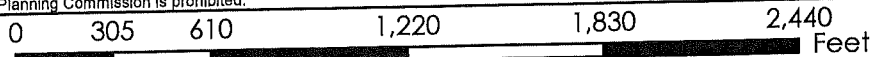


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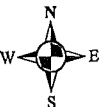
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Boone



1 inch = 600 feet

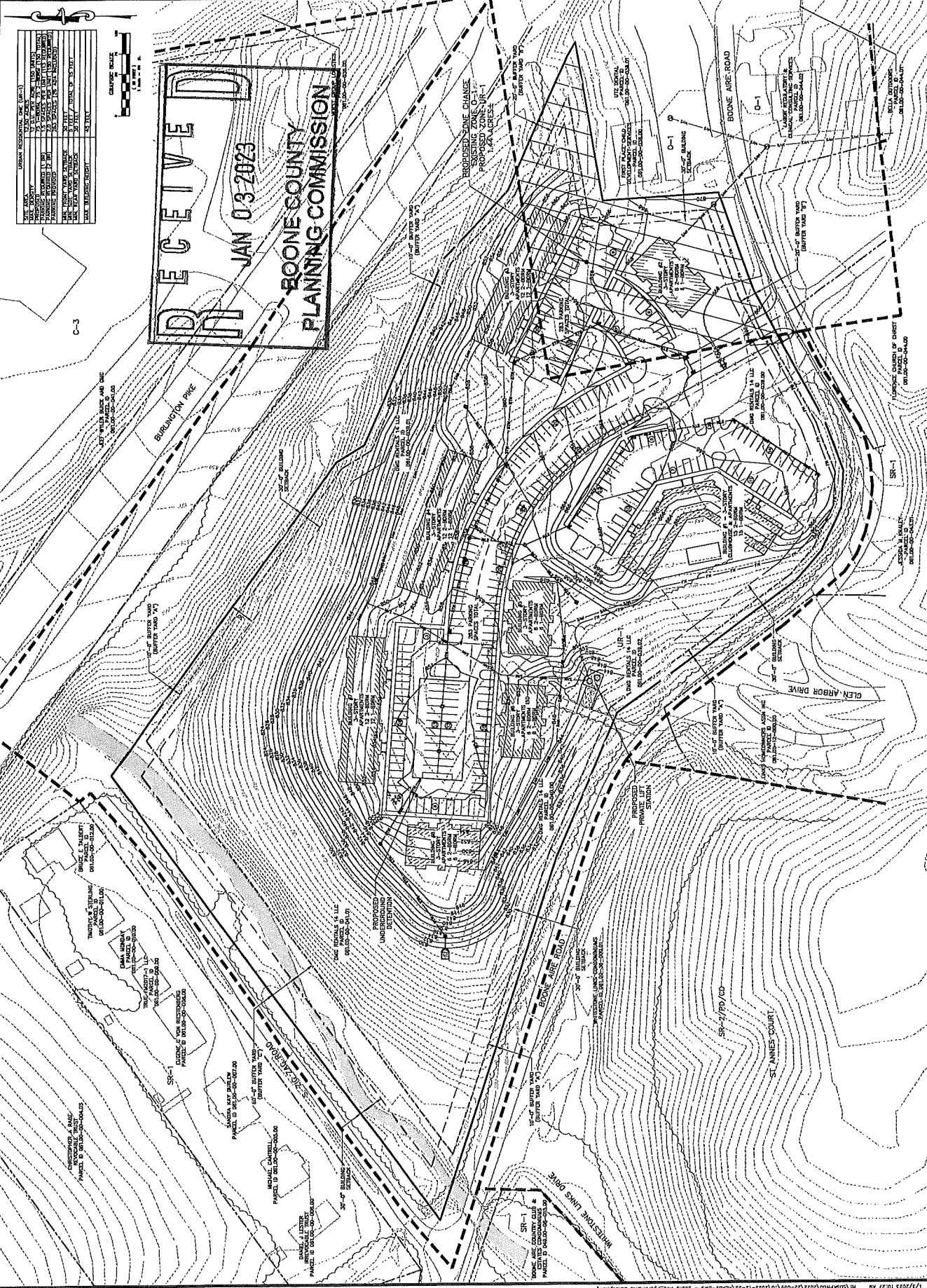


NO.	DATE	DESCRIPTION
1	12/29/2022	ISSUED FOR PERMITTING
2	01/03/2023	REVISIONS

RECEIVED
 JAN 03 2023
BOONE COUNTY PLANNING COMMISSION

PROJECT: CONCEPT DEVELOPMENT PLAN - APARTMENTS (150 UNITS)
 BOONE AIRE ROAD & S. ZIG ZAG RD.
 FLORENCE, KENTUCKY 41042
 CLIENT: DMG CONTACTORS, INC.
 2050 STAPLETON COURT
 CINCINNATI, OHIO 45240

PROJECT NO. 22-089
 SCALE 1" = 30'
 DATE 12/29/2022
 CONCEPT PLAN APARTMENTS
 SHEET C-000



NO.	DATE	BY	DESCRIPTION
1	01/03/2023	DMG	CONCEPT PLAN

CARDINAL
ENGINEERING
CONSULTANTS &
ARCHITECTS, INC.
CINCINNATI, OHIO 45240

DMG CONTACTORS, INC.
2050 STAPLETON COURT
CINCINNATI, OHIO 45240

PROJECT:
CONCEPT DEVELOPMENT PLAN - APARTMENTS (150 UNITS)
BOONE AIRE ROAD & S. ZIG ZAG RD.
FLORENCE, KENTUCKY 41042

CLIENT:
DMG CONTACTORS, INC.
2050 STAPLETON COURT
CINCINNATI, OHIO 45240

SCALE: 1" = 50'

PROJECT NO. 2302

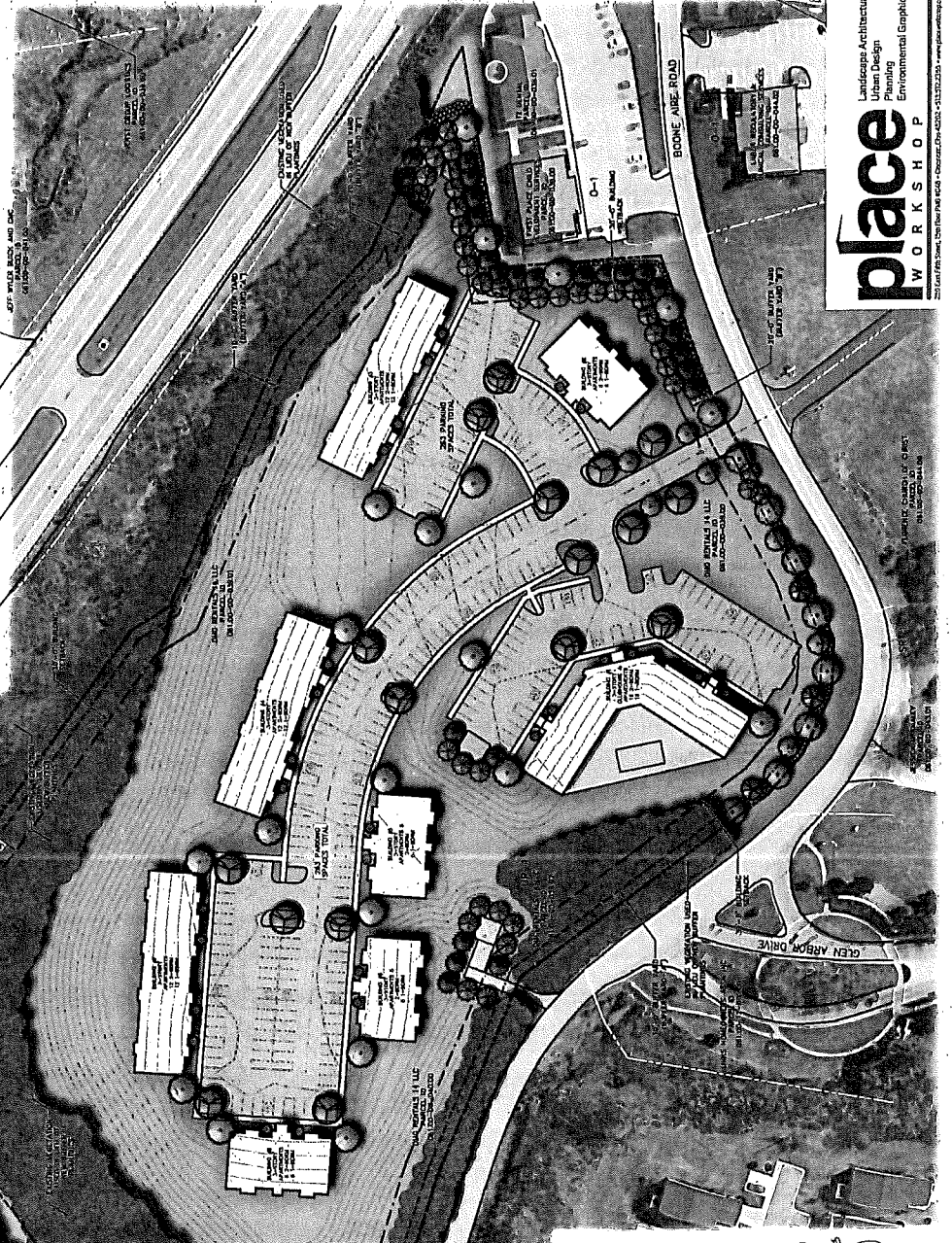
DATE: 01/03/2023

LANDSCAPE CONCEPT PLAN

SHEET L-100

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
15	15	QUERCUS BELIDA	MOONSHAR TREE	2" DIAL	AS SHOWN	MALE TREES ONLY
3	3	STRYMON METICULATA IVORY BELF	IVORY BELL JAPANESE LILAC	2" DIAL	AS SHOWN	
7	7	CONTORTIOSUS FRAXINIFOLIUM	WASHINGTON HAYTHORN	2" DIAL	AS SHOWN	
39	39	PRUNUS ABRUS	HORNBART SPURGE	8" FT.	AS SHOWN	
17	17	ZELKOVIA VERNAUTA GREEN VASE	JAPANESE ZELKOVA	2" DIAL	AS SHOWN	
28	28	PRUNUS STROPHIA	WHITE PINE	8" FT.	AS SHOWN	
15	15	ACER SACCHARINUM GREEN MOUNTAIN	BURDEN MAPLE	2" DIAL	AS SHOWN	
28	28	MORONGIA VERTICILLATA	BURDEN MAPLE	8" FT.	AS SHOWN	
75	75	SPARGANGETHUM BUBALYANII WATSONII WATERFIR	ANTHONY WATERFIR SPREA	45 CONT.	AS SHOWN	
8	8	LIQUIDAMBARY LACINIA	LITTLELEAF BIRDWOOD	15 CONT.	AS SHOWN	



place WORKSHOP

Landscapes Architecture
Urban Design
Planning
Environmental Graphics

2025 LEXINGTON, KY 40504 | 606-426-4200 | 606-426-4200 | 606-426-4200

STREET TREE REQUIREMENTS

- 1. LARGE CANOPY TREES FROM PLANT LIST A SHALL BE PLANTED EVERY 50 LF. OF ROAD FRONTAGE.
- 2. ALL STREET TREES TO BE LOCATED WITHIN 10' OF FROM RIGHT-OF-WAY.

BUFFER AREA REQUIREMENTS

- 1. BUFFER AREA TYPES ARE NOTED IN PLAN.
- 2. PLEASE NOTE THAT EXISTING VEGETATION COUPLED WITH EXTREME GRADE CHANGES ARE USED IN LIEU OF BUFFER AREAS.

INTERIOR LANDSCAPE AREA REQUIREMENTS

- 1. 80/150 S.F. OF PROPOSED VEHICULAR USE AREA.
- 2. 4,000 S.F. (1% OF VUL) LANDSCAPE AREA REQUIRED.
- 3. 7,500 S.F. LANDSCAPE AREA PROVIDED.

BUILDING LANDSCAPE REQUIREMENTS

- 1. TREES FROM PLANT LIST A ARE REQUIRED.
- 2. NOT REQUIRED, NO BLANK FACERS VISIBLE FROM PUBLIC RIGHT-OF-WAY.

GENERAL NOTES

1. DETERMINE DRAINAGE PATTERNS BEFORE PART OF CONSTRUCTION. ENSURE PROPER DRAINAGE DIRECTION AT ALL TIMES.
2. PLANT SUBSTITUTIONS ARE NOT ALLOWED WITHOUT WRITTEN APPROVAL OF THE OWNER, PRIOR TO PURCHASE OF PLANT MATERIALS.
3. CONTRACTOR SHALL LOCATE AND VERIFY EXISTING UTILITIES (CHARTED AND UNCHARTED) PRIOR TO STARTING WORK AND WILL BE HELD RESPONSIBLE FOR ANY DAMAGE.
4. PROVIDE 3" SHREDED HARDWOOD MULCH SAUCER BED FOR ALL TREES UNLESS NOTED OTHERWISE.
5. PROVIDE SEEDING LAWN FOR ALL AREAS DISTURBED BY CONSTRUCTION.
6. ALL PLANT MATERIAL TO MEET THE REQUIREMENTS OF ANSI Z601.1 AMERICAN STANDARD FOR NURSERY STOCK.
7. PROVIDE IMPORTED TOPSOIL ONLY. TOPSOIL SHALL BE FREE OF ROCKS OR OTHER DEBRIS. PROVIDE SOIL TEST AND PROVIDE AMENDMENTS BASED ON THESE TESTS.
8. PROVIDE TOPSOIL FOR REDUCED SOILS.
9. PLANT COUNTY PLANT SYMBOLS SUPPERSE PLANT SCHEDULE.
10. PROVIDE SHOVEL CUT BEDLINE AROUND ALL TREES.
11. PROVIDE ONE YEAR WARRANTY COVING REPLACEMENT FOR ALL DEAD OR UNHEALTHY TREES.



THIS DRAWING, AND THE PLOANS AND SECTIONS THEREON, IS THE PROPERTY OF PCA ARCHITECTURE, P.C.A. AND SHALL REMAIN THE PROPERTY OF PCA ARCHITECTURE, P.C.A. IN THE EVENT OF ANY DISPUTE OR LITIGATION. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PCA ARCHITECTURE, P.C.A. A200

GENERAL NOTES:
 1. WORKMANSHIP TO BE CONSIDERED IN CONFORMANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC), AS APPLICABLE TO THE PROJECT, AND THE 2018 INTERNATIONAL BUILDING CODE (IBC), AS APPLICABLE TO THE PROJECT.
 2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC), AS APPLICABLE TO THE PROJECT, AND THE 2018 INTERNATIONAL BUILDING CODE (IBC), AS APPLICABLE TO THE PROJECT.
 3. FINISHES SHALL BE AS SHOWN ON THE DRAWINGS. FINISHES NOT SHOWN SHALL BE AS SHOWN ON THE DRAWINGS.
 4. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC), AS APPLICABLE TO THE PROJECT, AND THE 2018 INTERNATIONAL BUILDING CODE (IBC), AS APPLICABLE TO THE PROJECT.
 5. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC), AS APPLICABLE TO THE PROJECT, AND THE 2018 INTERNATIONAL BUILDING CODE (IBC), AS APPLICABLE TO THE PROJECT.
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J1 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

J7 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

E1 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

A1 REAR ELEVATION
 SCALE: 1/8" = 1'-0"

PCA
 ARCHITECTURE

PO BOX 100011
 NEWPORT NEWS, VA 23610
 WWW.PCA-ARCH.COM
 804-241-8612

NOT FOR
 CONSTRUCTION
 - PRICING ONLY -

EXTERIOR ELEVATIONS

A200



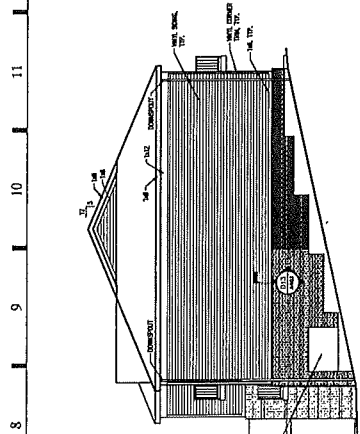
1881 DUNE HWY, SUITE 100
 FORT LAUDERDALE, FL 33309
 WWW.PCA-ARCH.COM
 857-431-8612

NOT FOR
 CONSTRUCTION
 - PRICING ONLY -

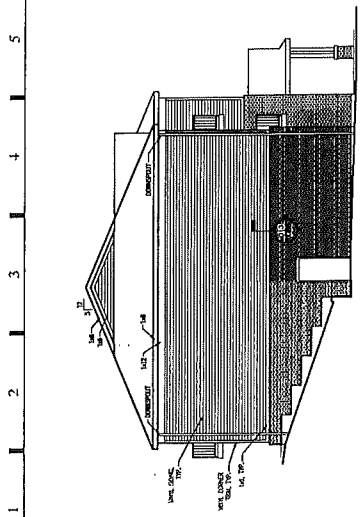
EXTERIOR ELEVATIONS

A200

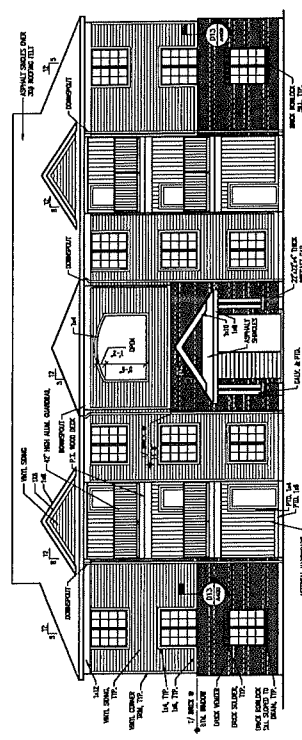
GENERAL NOTES
 1. CONTRACTOR TO BE CONSULTED AS TO MATERIALS AND FINISHES.
 2. MATERIALS AND FINISHES TO BE IDENTIFIED BY THE CONTRACTOR.
 3. FINISHES TO BE IDENTIFIED BY THE CONTRACTOR.
 4. FINISHES TO BE IDENTIFIED BY THE CONTRACTOR.
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 14. FINISHES TO BE IDENTIFIED BY THE CONTRACTOR.
 15. FINISHES TO BE IDENTIFIED BY THE CONTRACTOR.
 16. FINISHES TO BE IDENTIFIED BY THE CONTRACTOR.



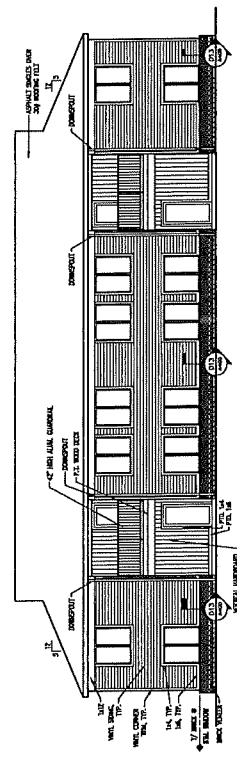
J7 SIDE ELEVATION
 SCALE: 1/8"=1'-0"



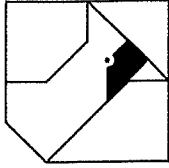
J1 SIDE ELEVATION
 SCALE: 1/8"=1'-0"



E1 FRONT (PARKING LOT) ELEVATION
 SCALE: 1/8"=1'-0"



A1 REAR ELEVATION
 SCALE: 1/8"=1'-0"



CARDINAL
ENGINEERING
LAND SURVEYING

ONE MOOCK ROAD WILDER, KENTUCKY 41071
PHONE: (859) 581-9600
www.cardinalengineering.net

February 3, 2023

Todd Morgan
Boone County Planning Commission
2950 Washington Street, Room 317
Burlington, KY 41005

RE: Traffic Memo for Proposed Residential Development
Boone County Kentucky

Dear Mr. Morgan,

The following is an estimate of anticipated traffic added by the proposed multi-family residential development on Boone Aire Rd, and potential impacts on existing facilities.

Please review, and if you have any further questions of would like to discuss in more detail, do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Bogen".

Matt Bogen, P.E.
Project Engineer

SITE LOCATION:

Site is situated on a 12.50-acre parcel on Boone Aire Road in unincorporated Boone County, KY. Site is bounded by Burlington Pike (KY 18) to the north, existing single- and multi-family development to the west and south, and commercial/office development to the east. Current property zoning is predominantly Urban Residential One (UR-1), with a 1.44-acre portion of Office One under request for zone change to UR-1.

Per the concept plans prepared by Cardinal, the proposed development is to contain 8 3-story apartment buildings for a total of 150 dwelling units. The developer is requesting one access point onto Boone Aire Road, directly opposite Florence Church of Christ.

TRIP GENERATION:

Traffic data was estimated using the Cubic Trafficware software, based on the 10th Version of the Institute of Transportation Engineers (ITE) Trip-Generation Manual. The ITE Manual is a set of documented traffic conditions at similar land uses from around the US and standardized for the AM and PM peak hour conditions relative to number of units, gross floor area, or other parameters.

The proposed development meets ITE Land Use Code 221 (Multi-Family Residential – Mid-Rise), with anticipated trips generated as follows:

Alternative 1 Summary : Weekday AM Peak Hour of Generator

ITE	Description	Size	Units	Enter	Exit	Total
221	MID-RISE 1	150	Dwelling Units	13	35	48

Alternative 1 Summary : Weekday PM Peak Hour of Generator

ITE	Description	Size	Units	Enter	Exit	Total
221	MID-RISE 1	150	Dwelling Units	37	24	61

The above trip-gen rates fall well below the 100 vehicle-per-hour threshold to require a traffic impact study under KYTC regulations.

EXISTING TRAFFIC INFRASTRUCTURE AND ANTICIPATED IMPACTS:

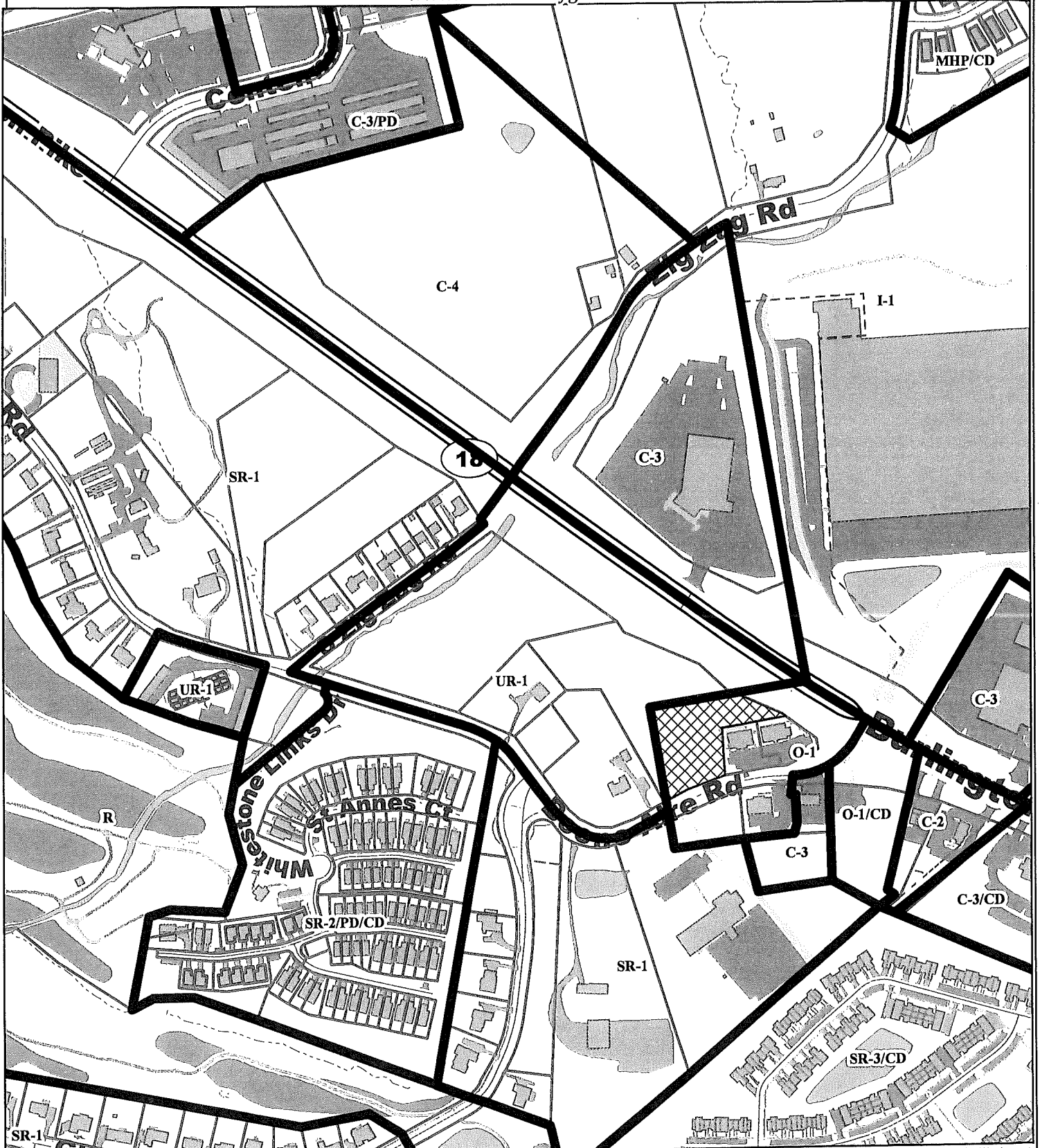
Existing Boone Aire Rd, as well as the proposed streets within the development are 2-lane local streets with no turn lanes or traffic signals. Speed limit is 25 mph, and intersections are stop-controlled. KY 18 is a State-maintained principal arterial roadway, transitioning at the Boone Aire intersection from a 4-lane divided highway (to the west) to a 4-lane highway with two-way left turn lane (TWLTL) median (to the east). 2021 KYTC Planning counts indicate an Average Daily Traffic of 37,992 vehicles per day (vpd) on KY 18 at the Boone Aire intersection. Existing traffic count data was not available for Boone Aire Rd. or other local streets.

It is anticipated that the majority of traffic will access the site from the east via KY 18 and Boone Aire Rd, rather than Boone Aire Rd. to the west. Therefore, it is assumed that most trips generated will be heavily weighted towards right turns in and left turns out of the development.

Based on the existing infrastructure and the trip-generation rates for the proposed development, impacts on the existing roads are expected to be minimal, and no roadway improvements are proposed on Boone Aire Rd. However, due to limited sight distance looking right out of the development, Cardinal proposes vegetation removal and regrading the hillside west of the proposed site entrance to improve visibility.

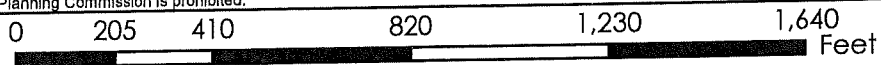
ZONING MAP

www.boonecountygis.com



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



1 inch = 400 feet



Boone County GIS - Putting Northern Kentucky on the Map

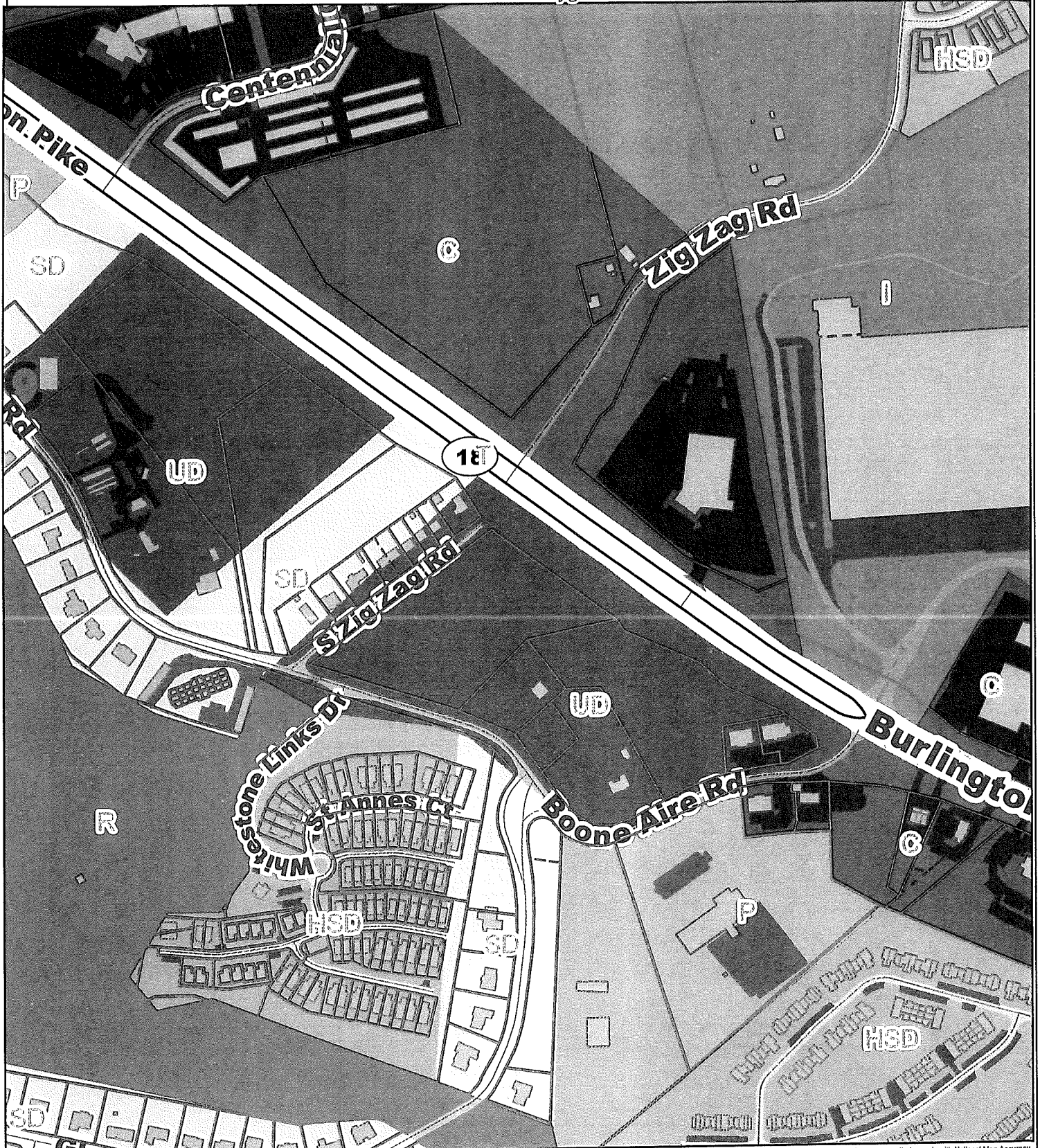


Map Created: xx/xx/2020

ArcMap Document: *.mxd

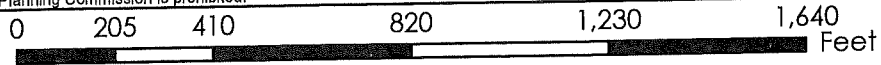
2040 FUTURE LAND USE MAP

www.boonecountygis.com



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1 inch = 400 feet



Boone County GIS - Putting Northern Kentucky on the Map

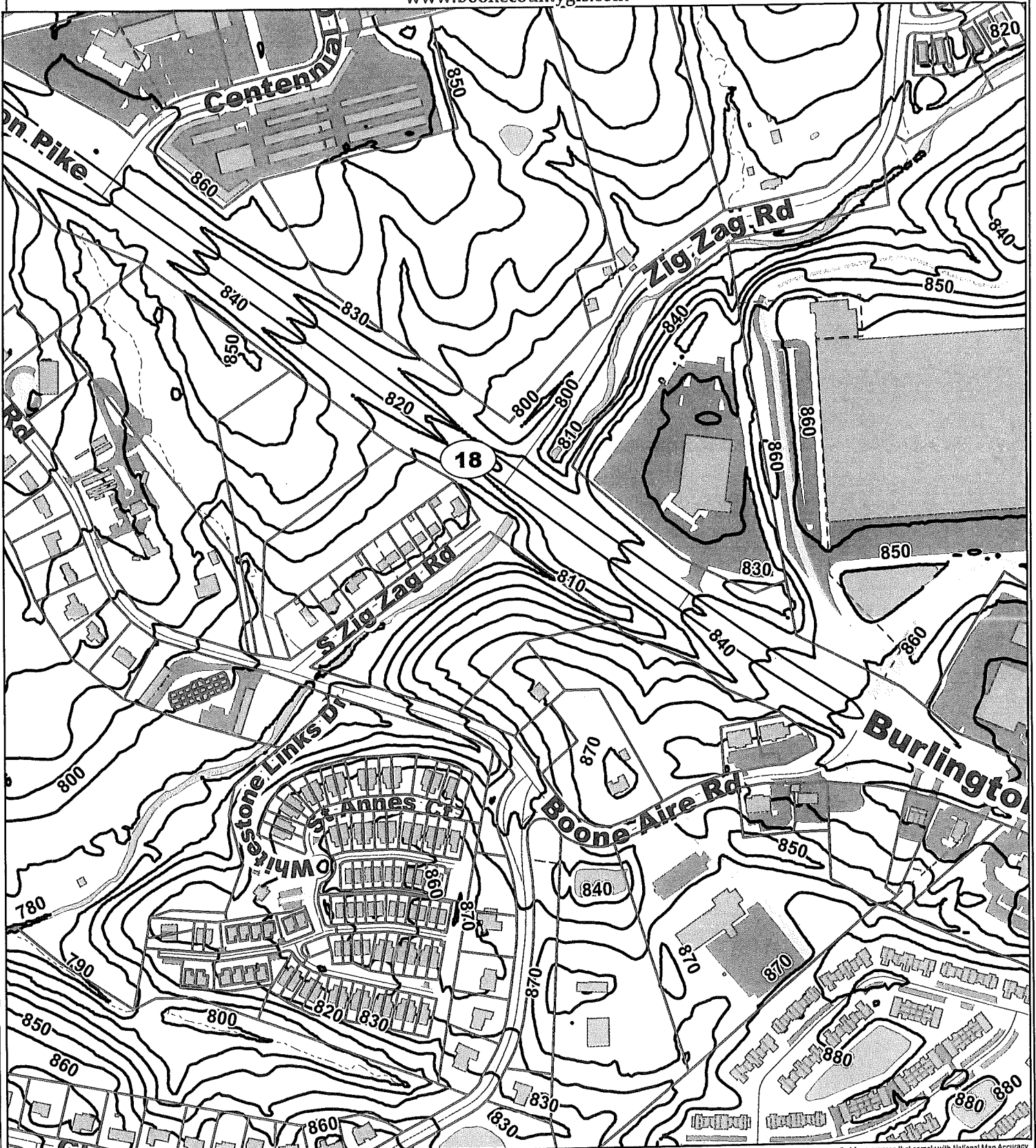


Map Created: xx/xx/2020

File Path: F:\Projects\2040 MLU\2040 MLU.mxd
ArcMap Document: *.mxd

TOPOGRAPHICAL MAP

www.boonecountygis.com



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0 205 410 820 1,230 1,640 Feet

1 inch = 400 feet

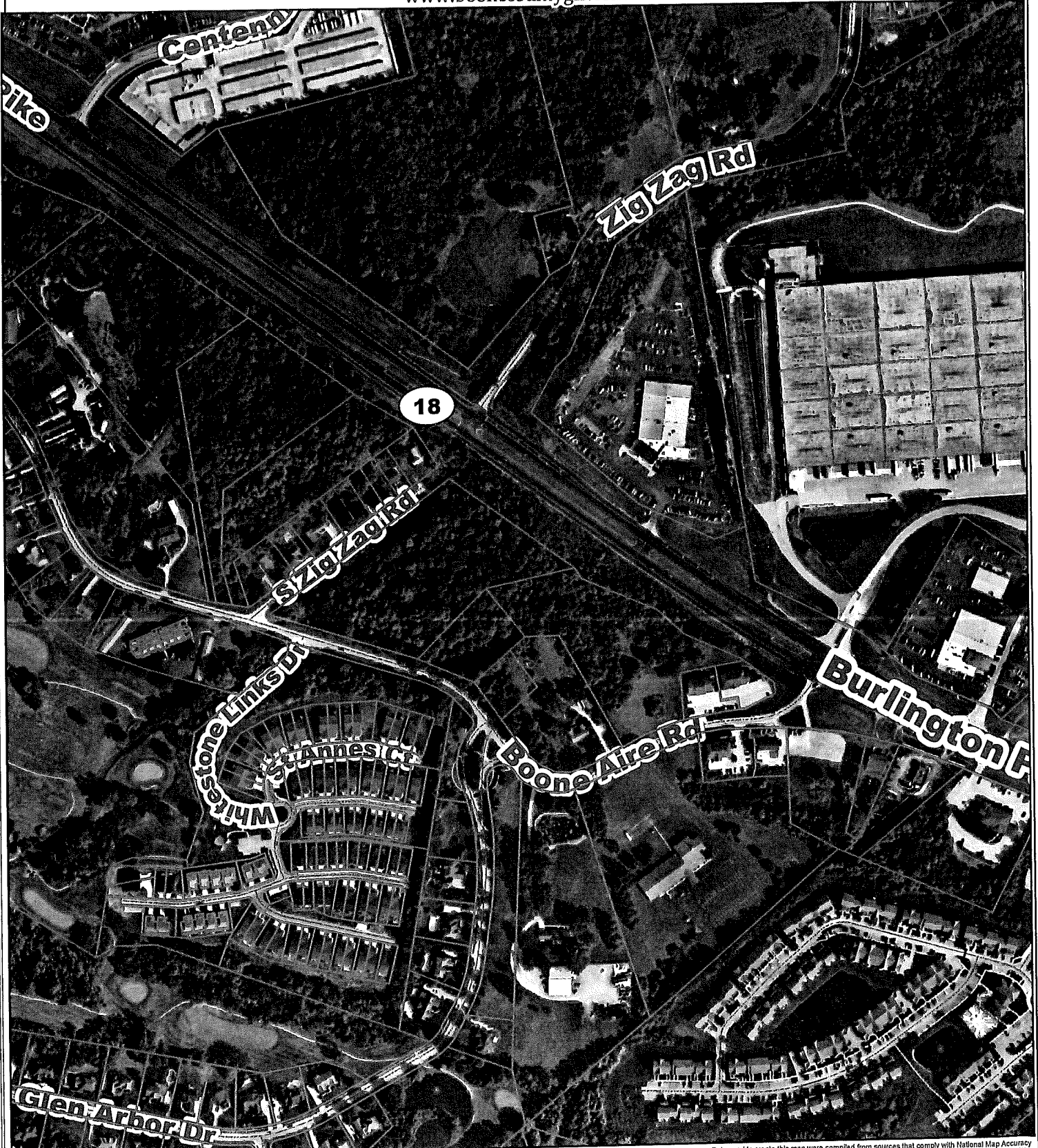


Boone County GIS - Putting Northern Kentucky on the Map



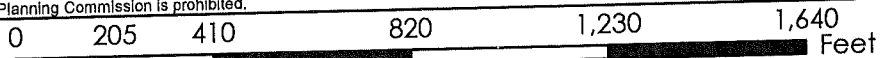
2022 AERIAL MAP

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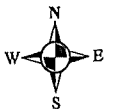
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1 inch = 400 feet



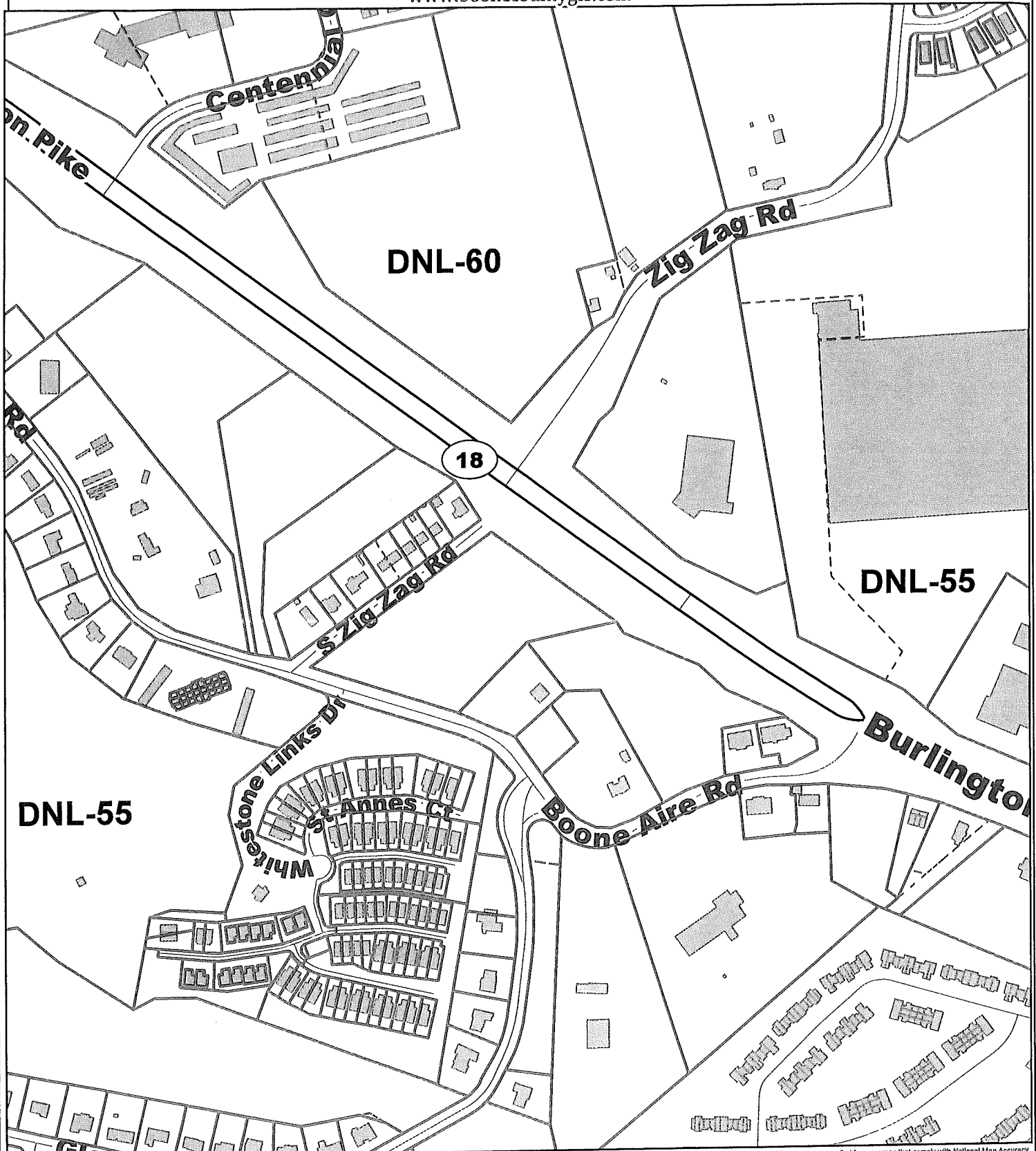
Boone County GIS - Putting Northern Kentucky on the Map



Map File: 2020boonecountygis.mxd
ArcMap Document: *.mxd

2011 NOISE CONTOURS MAP

www.boonecountygis.com



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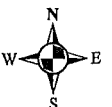
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0 205 410 820 1,230 1,640 Feet

1 inch = 400 feet



Boone County GIS - Putting Northern Kentucky on the Map



Todd Morgan

From: Randy Childress <Randy.Childress@Florence-KY.gov>
Sent: Friday, January 06, 2023 2:58 PM
To: Todd Morgan; Robert Franxman; Jerry Noran; Andy Aman; Mike Rouse; Ford, Mike
Subject: RE: Zone Change Request to Allow Apartments on Boone Aire Road

EXTERNAL MESSAGE

I have no comments

From: Todd Morgan <TMorgan@boonecountyky.org>
Sent: Friday, January 6, 2023 11:02 AM
To: Robert Franxman <rfranxman@boonecountyky.org>; Jerry Noran <jnoran@boonecountyky.org>; Randy Childress <Randy.Childress@Florence-KY.gov>; Andy Aman <aaman@sd1.org>; Mike Rouse <miker@boonewater.com>; Ford, Mike <mike.ford@boone.kyschools.us>
Subject: Zone Change Request to Allow Apartments on Boone Aire Road

All,

A Zoning Map Amendment application has been submitted to allow a 1.44 acre area, on the north side of Boone Aire Road, to be rezoned from Office One (O-1) to Urban Residential One (UR-1) to allow an apartment development. The overall project site is 12.5 acres but only 1.44 acres needs to be rezoned (11.06 acres of the site is already zoned UR-1). I have attached a map showing the overall site and area that's proposed to be rezoned. I have also attached the Concept Development Plans and they show a total of 150 apartment units (75 1-BR & 75 2-BR) are proposed in 8 three-story buildings. Access to the development is proposed from a single curb cut on Boone Aire Road. The public hearing for this request has been scheduled for February 15, 2023, at 7:30 P.M. Please let me know if you have any comments by February 1, 2023.

Thanks for your help.

Todd K. Morgan, AICP
Senior Planner, Zoning Services
Boone County Planning Commission
(859) 334-2196

Todd Morgan

From: Andy Aman <aaman@sd1.org>
Sent: Friday, January 13, 2023 9:03 AM
To: Todd Morgan
Subject: RE: Zone Change Request to Allow Apartments on Boone Aire Road

EXTERNAL MESSAGE

Storm:

1. This project will need to apply for and obtain a Storm Water Permit from SD1 with a disturbance of 1-acre and greater.

Sanitary:

1. A reservation of sanitary sewer capacity has been approved applied for.
2. New sanitary sewers/connection(s) with this project will need to obtain the appropriate sanitary sewer permits from SD1.

Replat:

1. All replats with an SD1 easement(s) will need to be reviewed and signed off on by SD1.

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

From: Todd Morgan <TMorgan@boonecountyky.org>
Sent: Friday, January 6, 2023 11:02 AM
To: Robert Franxman <rfranxman@boonecountyky.org>; Jerry Noran <jnoran@boonecountyky.org>; Randy Childress <Randy.Childress@Florence-KY.gov>; Andy Aman <aaman@sd1.org>; Mike Rouse <miker@boonewater.com>; Ford, Mike <mike.ford@boone.kyschools.us>
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Thanks for your help.

Todd K. Morgan, AICP

Todd Morgan

From: miker@boonewater.com
Sent: Monday, January 23, 2023 4:22 PM
To: Todd Morgan
Subject: Zone Change Request to Allow Apartments on Boone Aire Road
Attachments: 20230106110422372.pdf; 20230106111929834.pdf

EXTERNAL MESSAGE

Todd,

No comments at this time.

Thanks,
Mike

Mike Rouse / Project Manager
Boone County Water District
2475 Burlington Pike
Burlington, Ky. 41005

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

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Thanks for your help.

Todd Morgan

From: Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>
Sent: Wednesday, February 01, 2023 3:06 PM
To: Todd Morgan
Subject: FW: Zone Change Request to Allow Apartments on Boone Aire Road
Attachments: Boone Aire Road Preliminary Layout.pdf

EXTERNAL MESSAGE

Todd,

I reached out to our design section about this development. Mike Bezold wanted me to share a copy of the proposed plans for this intersection, they are attached. He also wanted me to share that the Cabinet hopes to start purchasing property for this project this year and construction could begin as early as 2024.

Thanks!

From: Todd Morgan <TMorgan@boonecountyky.org>
Sent: Thursday, January 19, 2023 11:31 AM
To: Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>
Subject: FW: Zone Change Request to Allow Apartments on Boone Aire Road

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

Linzy,

I thought I better send this email to you because the proposed entrance not too far from the KY 18/Boone Aire Road intersection. Please let me know if you have any comments by 2/1/23.

Thanks for your help.

Todd K. Morgan, AICP
Senior Planner, Zoning Services
Boone County Planning Commission
(859) 334-2196

From: Todd Morgan
Sent: Friday, January 06, 2023 11:02 AM
To: Robert Franxman <rfranxman@boonecountyky.org>; Jerry Noran <jnoran@boonecountyky.org>; Randy Childress <Randy.Childress@Florence-KY.gov>; Andy Aman <aaman@sd1.org>; Mike Rouse <miker@boonewater.com>; Ford, Mike <mike.ford@boone.kyschools.us>
Subject: Zone Change Request to Allow Apartments on Boone Aire Road

All,

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ALTERNATE LOON LOCATION
 - INCREASED ABILITY FOR VEHICLES TO ACCESS U-TURN FROM JEFF WYLER
 - INCREASED PAVEMENT COST

LEGEND

- PROPOSED PAVEMENT
- ISLAND / BARRIER MEDIAN
- SIDEWALK / CURB
- GRASS AREA

KY 18 @ BOONE AIRE ROAD
 PRELIMINARY LAYOUT

COUNTY OF	ITEM NO.	SHEET NO.
BOONE	6-80004.00	-

Todd Morgan

From: Todd Morgan
Sent: Thursday, February 02, 2023 12:27 PM
To: Robert Franxman
Subject: RE: Zone Change Request to Allow Apartments on Boone Aire Road

Rob,

A TIS was recommended during the pre-application process. My understanding is the applicant will be providing some trip generation figures at the 2/15/23 Public Hearing. The Planning Commission and Fiscal Court will need to determine if the submitted information is adequate or a more thorough review is needed.

I received an email from Linzy yesterday and it will be included in my Staff Report. I will forward you this email in the next few minutes.

I will take your thoughts on sidewalks since waivers can be sought on any subdivision regulation. At a minimum, I believe that sidewalks should be provided from the southeast property line and extend opposite of Glen Arbor Drive. It would be ideal if they could extend the full length of the property and terminate opposite of Whitestone Links Drive. Any required sidewalks should connect to the internal sidewalks that are shown within the development. I plan to bring these issues up as discussion points in my Staff Report.

Thanks!

Todd

From: Robert Franxman <rfranxman@boonecountyky.org>
Sent: Wednesday, February 01, 2023 5:07 PM
To: Todd Morgan <TMorgan@boonecountyky.org>
Subject: RE: Zone Change Request to Allow Apartments on Boone Aire Road

Hi Todd,

Was a TIS required. At 150 units, it will meet the threshold of 100 trips per peak hour that normally initiates a TIS. The development's access point should be evaluated for effects on Boone Aire Road. In addition, with the proximity to KY 18, KYTC may elect to evaluate a TIS for impacts of the development on the intersection of Boone Aire and KY 18 (though it's likely Boone Aire road will be limited to right-in / right out once KYTC implements upgrades to the KY 18 corridor that are currently under design).

I see the note for underground detention. It may very well be possible; just wondering if it will indeed be practical.

How would the subdivision regulations for sidewalks apply? This type of development is likely to come with significant pedestrian traffic on Boone Aire. Should a sidewalk connection to KY 18 be required?

Thanks,
Rob

From: Todd Morgan <TMorgan@boonecountyky.org>
Sent: Friday, January 6, 2023 11:02 AM
To: Robert Franxman <rfranxman@boonecountyky.org>; Jerry Noran <jnoran@boonecountyky.org>; Randy Childress

Todd Morgan

From: Robert Franxman
Sent: Tuesday, February 07, 2023 3:06 PM
To: Todd Morgan
Subject: RE: Boone Aire Reserves - Public Hearing

Todd,

No other comments from me. It looks like the trip generation is well below what normally triggers a TIS.

Thanks,
Rob

From: Todd Morgan <TMorgan@boonecountyky.org>
Sent: Friday, February 3, 2023 10:19 AM
To: Robert Franxman <rfranxman@boonecountyky.org>
Subject: FW: Boone Aire Reserves - Public Hearing

FYI

From: Josh McIntosh <jmcintosh@cardinalengineering.net>
Sent: Friday, February 03, 2023 9:16 AM
To: Todd Morgan <TMorgan@boonecountyky.org>
Cc: Jeff Flaherty <jflaherty@cardinalengineering.net>; Matt Bogen <mbogen@cardinalengineering.net>
Subject: RE: Boone Aire Reserves - Public Hearing

EXTERNAL MESSAGE

Todd,

Per our discussion, attached please find the traffic memo Matt put together. Please let us know if you have any questions. Also, could you please send us the design information you mentioned from the State on the 18/Boone Aire intersection? Thank you,

Joshua D. McIntosh, P.E., P.L.S.



CARDINAL
ENGINEERING/LAND SURVEYING

One Moock Road, Wilder, Kentucky 41071
Direct Line: (859) 392-3668, Main Line: (859) 581-9600
Website: www.cardinalengineering.net
Email: jmcintosh@cardinalengineering.net

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From: Todd Morgan <TMorgan@boonecountyky.org>
Sent: Thursday, January 26, 2023 9:58 AM
To: Josh McIntosh <jmcintosh@cardinalengineering.net>
Subject: Boone Aire Reserves - Public Hearing

Todd Morgan

From: Julie Wolf <juliewolf1988@gmail.com>
Sent: Wednesday, February 08, 2023 7:08 PM
To: Todd Morgan
Cc: Gary Wolf
Subject: Zoning change on Boone Aire

EXTERNAL MESSAGE

I am emailing you to express that I am against a zoning change to allow an entrance for the 150 apartments on Boone Aire. I live at 1783 Quarry Oaks Dr.

Regards, Julie Wolf 513-368-2261

Sent from my iPhone

Todd Morgan

From: Julie Wolf <auxwolf2000@gmail.com>
Sent: Wednesday, February 08, 2023 7:14 PM
To: Todd Morgan
Subject: Zoning Change on Boone Aire

EXTERNAL MESSAGE

I am emailing you to express that I am against a zoning change to allow an entrance for the 150 apartments on Boone Air. I live at 1783 Quarry Oaks Drive.

Gary Wolf 513-502-0949

Sent from my iPhone

Todd Morgan

From: Jm L <jmledang@gmail.com>
Sent: Wednesday, February 08, 2023 8:33 PM
To: Todd Morgan
Subject: Re: Zoning Change Application to: UR-1 (Boone Air Road)

EXTERNAL MESSAGE

Boone County Planning Commission,

I am a resident and homeowner in the Whitestone Links Community.

Regarding proposed apartment complexes being built close to this community, I would like to voice my strong opposition to this Zoning Change. The infrastructure is insufficient to handle the traffic from another 150 apartments, it is insufficient as it is considering traffic on Burlington Pike, and many dangerous situations occur daily on the access roads to Boone Air road as it is....Traffic from another 150 apartments would make the situation downright life-threatening.

Sincerely;

Jan M Ledang

--

jmledang@gmail.com

+1 (270) 748-0878

Todd Morgan

From: John Johnson <dohajohn@yahoo.com>
Sent: Friday, February 10, 2023 2:12 PM
To: Todd Morgan
Subject: Good Afternoon Mr. Morgan, from John T Johnson concerning the zoning variance on Boone Aire Road

EXTERNAL MESSAGE

Hello Mr. Morgan,

I'm reaching out to you concerning the proposed changes to the proposed zoning changes on Boone Aire Road. It has come to my attention that the county has approved the development of property along Boone Aire to permit apartments in this single family residence community. I'd like my objection note for the record concerning this proposal. I would object on the basis of the following issues of concern.

- 1) The addition of 150 apartments will create considerable traffic issues on Boone Aire Road. The current volume of traffic at times exceeds the roads capacity. It will increase the likelihood of accidents as this road was not constructed with the volume and load these additional residences will bring to the area.
- 2) Safety of the roadway will be compromised further. As it is now, there is very limited site distances which creates safety concerns. The intersection of Glen Arbor and Boone Aire is just one such issue. The ability to see vehicles coming for either direction is restricted by the curves in the existing roadway. Having to travel this area on a daily basis I personally have had near collisions as a result of the restricted visibility. The additional 150-300 cars on the roadway will only increase the likelihood of a serious accident.
- 3) The physical road was never designed nor intended to carry the volume of traffic on a daily basis that will result from the increased vehicle population that the proposed apartment community will bring. The small narrow bridge near the intersection of Whitestone Links and Boone Aire currently restricts transit by two cars, the additional volume this development will bring would be unacceptable.
- 4) I'm not completely convinced that this development is in keeping with the overall Master Plan for this area. The saturation of the area with the apartment complex, I believe is

outside of the intended use of this property and its impact on the community. I will be reviewing the overall plan and comment further at the public meeting next week.

5) The review period for this proposal seems to be relatively short for those of us in the community to review the plans proposals and respond, therefore I would ask that a second hearing be conducted at a later date to permit the community members time to see the proposals, compare them to the zoning and look over the site maps to make a better informed decision concerning the proposed project.

Lastly, please note my very strong objection to the additional loss of green space. As a lifelong member of this community I've watched the farms, lots and residential areas become less and less prevalent. I'm not convinced that 150 apartments will improve the quality of life for those inhabitants or those of us in the surrounding area. There is no going back once this land is lost to development. Perhaps a better course of action would be for the county to purchase the property and make a park/walking paths for all to enjoy. I know for certain there is a diverse wildlife that depends upon these woods and meadows and by way of their presence makes the surrounding area a better place to live.

In closing, should you have any questions or concerns to my request please feel free to reach out to me via email or phone. I sincerely believe that we have had enough development in Boone County and should step back and look at our goals and expectations for quality of life. Thanking you in advance for your time.

Best regards,

John T. Johnson

1614 Saint Annes Ct.

Florence, Ky. 41042

Phone: 859-609-9780

Email: dohajohn@yahoo.com

Todd Morgan

From: Layne Hoffman <laynesemail@icloud.com>
Sent: Friday, February 10, 2023 5:16 PM
To: Todd Morgan
Subject: Boone Aire Rd Zoning

EXTERNAL MESSAGE

Hello Mr. Morgan,

My name is Layne Hoffman and I live In Whitestone Links off of Boone Aire Rd. I've been reading info on the proposed zoning change and I have concerns. As it is now, it's a very busy road and very curvy. The addition of another set of buildings with upwards of 150 additional vehicles would be dangerous. As drivers coming from Route 18/Burlington Pike near the Dunkin Donuts the traffic in the morning & evening rush hours alone are already dangerous to make a turn onto Boone Aire or from Boone Aire onto Route 18.

If another set of homes/apartments were to enter and exit from Boone Aire, I can't imagine how many accidents could occur. The 2 lane road is more narrow between Glen Arbor & Whitestone Links and is dangerous as it is. Also the turning from Glen Arbor in either direction on Boone Aire is also very dangerous as you do not have clear views due to the curving of the road.

I strongly recommend not approving such a change in zoning. It would be detrimental to the area that is already not the safest road.

Sincerely,

Layne Hoffman

1945 Sunning Dale Dr

Florence, KY 41042

859.760.5815

laynesemail@icloud.com

Todd Morgan

From: Sara Smith
Sent: Monday, February 13, 2023 8:08 AM
To: Todd Morgan
Subject: FW: Zoning Change for 150 unit apartment building on Boone Aire Rd

From: michael cantrell <mcantrell1973@gmail.com>
Sent: Saturday, February 11, 2023 8:41 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Zoning Change for 150 unit apartment building on Boone Aire Rd

EXTERNAL MESSAGE

ATTN: **Mike Schwartz**

I live down hill from the property PIDN 061.00-00-039.01. We firmly oppose the rezoning of this property due to the water run off coming down hill and flooding our street as there is already a creek just down the hill from this property. We are very concerned with the amount of traffic this would bring and are opposed to that as well. We will be at the meeting February 15th 2023 7:30pm. Meeting will be held at the Boone County Administration building 2950 Washington St, Burlington Kentucky.

Michael A. Cantrell

Zoning Map Amendment

Page 2

653
1182
1023
1053
1028

211
68
684
95
723

12.	Deed Book	Page Number	Group Number
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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 checked="" 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 March 15th 2023

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

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

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

#1

TO: Boone County Planning Commission

FROM: Rick Lunnemann, Chairman

DATE: March 15, 2023

RE: Request of **DMG Rentals 14 LLC, per Dan Greene (applicant/owner)** for a Zoning Map Amendment from Office One (O-1) to Urban Residential One (UR-1) for an approximate 1.44 acre area located along the north side of Boone Aire Road, between Burlington Pike and Glen Arbor Drive, approximately 550 feet west of Burlington Pike, between 1130 and 1166 Boone Aire Road, and being part of the property with a Parcel Identification Number (PIDN) of 061.00-00-039.01. The request is for the development of a 150 unit multi-family residential development on an overall 12.5 acre area located along the north side of Boone Aire Road, across from Glen Arbor Drive.

REMARKS:

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

FINDINGS OF FACT

1. The request is in agreement with Our Boone County Plan 2040 for the following reasons:
 - A. The "2040 Future Land Use Plan" designates the site for "Urban Density Residential" uses. This future land use designation is defined as "attached housing, generally condominiums or apartment, of over 8 dwelling units per acre."
 - B. The proposal is in agreement with the following Goals and Objectives:
 - Promote quality of life amenities to retain current residents and attract new residents in order to have a stable and diversified population (Demographics Goal A, Objective 3).
 - A broad range of housing opportunities shall be provided to meet the needs and desires of all household types and shall be balanced with affordability, employment centers, commercial areas, and educational needs (Demographics Goal B, Objective 1).
 - Residential developments shall be evaluated for impact on infrastructure, environment, health and safety considerations, buffering, and design with secondary consideration given to dwelling unit type and density (Demographics Goal B, Objective 4).

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

DMG Rentals 14 LLC

March 15, 2023

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- Land use planning should recognize and protect natural systems (streams, wetlands, forests, etc.) essential to safety, health, economic stability, and overall quality of life (Environment, Goal A).
 - Development design shall consider natural and ecological systems, such as wildlife habitats, air, soils, and water (Environment Goal A, Objective 6).
 - 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).
 - Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system across jurisdictions (Transportation, Goal A, Objective 1).
 - Inefficiencies in the transportation network, including road condition, intersection improvements, and signal enhancements shall be identified and addressed (Transportation, Goal B, Objective 3).
 - Traffic Impact Analysis should be used as a tool to address impacts to the existing transportation system (Transportation, Goal C, Objective 3).
- C. The proposal is in agreement with the following passages from the Demographics Element:
- The main need of a population base is for safe, sound, and sanitary housing. Meeting this involves considering both housing supply and demand in order to determine what those future needs will be. It is important to forecast housing growth by areas in order to ensure that an equal balance of options exist to meet the needs of a diverse population. Furthermore, in order for Boone County to retain its youth, the county must provide housing choices that complement the educational opportunities, the current job market, and commercial attractions. Otherwise, an out-migration of the young population will occur. A variety of multi-family housing options should include apartments, townhouses, patio homes, condominiums, nursing homes, and retirement housing all ranging greatly in price per unit to accommodate a wide range of relative affordability. These types of units are increasing in demand beyond the established urban areas such as Florence and should be encouraged to occur in the unincorporated portions of Boone County as viable options for both the building community and the prospective resident, especially as the county's land values rise (Demographics, Conclusions and Recommendations, Housing Types and Locations, pg. 19).
 - New residential development, regardless of the type, should be evaluated for its impact on the county's existing infrastructure and natural environment to ensure that it fits in with existing surrounding development through proper buffering and

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

DMG Rentals 14 LLC

March 15, 2023

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design. High density developments should be close to thoroughfares and urban services and be sensitively developed in terms of building height, setbacks, mass, and visual impact. A variety of housing opportunities within the established urban (and suburban) areas of Boone County would encourage mixing of different income levels. Most new construction of typical single-family housing should be encouraged to occur within undeveloped areas within the established suburban portion of the county in order to take advantage of existing infrastructure and services already in place and avoid placing strain on the more rural transportation network in the undeveloped portions of the county. Consideration must be given to existing conditions that may affect new development in established areas such as adjoining land uses and proximity to the Cincinnati-Northern Kentucky International Airport where commerce and airplane noise may be an issue (Demographics, Conclusions & Recommendations, Housing & Locations, pp. 19-20).

- A progression of densities of residential uses from high (multi-family) to low (single family) shall be encouraged. Where traditional progressions of high to low net density are not possible through creative development design, an appropriate and attractive visual transition should be achieved. This could include existing vegetation or new landscaping and/or fencing. Existing vegetation (such as wooded fence rows) should be retained as much as possible to provide buffer strips and stormwater filters. The density of typical residential developments in Boone County over the past couple of decades has been consistent with the suburban residential densities reflected on the 2035 Future Land Use Map (up to 4 units per acre). However, there is a large segment of the population that desires to live in more rural areas while still having convenient access to centers of commercial, services, and employment activity. For residential development to occur in these outlying areas, adequate and proper infrastructure must be provided, and impact on the natural environment must be minimized. If significant large lot residential subdivision development does occur in some of these rural areas, roads and other components of infrastructure will have to be improved (Demographics, Conclusions and Recommendations, Housing Types and Locations, pg. 20).
- D. The proposal is in agreement with the following passages from the land use element:
- Developments in Boone County should begin with an assessment of existing site features to determine positive and useful attributes, as well as features that should or can be preserved. Development design should incorporate the use of these attributes for the benefit of the development and the County as a whole. Development plans should identify such areas, and delineate disturb limits to protect those areas that have been defined. Open Space and Cluster subdivision designs should be considered to blend new subdivisions in with areas that have a rural character (Future Land Use Development Guidelines, Utilization of Existing Vegetation and Topography, pg. 95).

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

DMG Rentals 14 LLC

March 15, 2023

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- 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 (Future Land Use Development Guidelines, Buffering, pg. 95).
- Developments in Boone County must recognize the potential impacts of stormwater runoff. Developments must design and incorporate adequate provisions for the channelization and control of the rate of stormwater flow on and from the site. One goal is to construct and maintain stormwater facilities to slow the rate of flow using new and effective methods to control runoff. Another goal of local storm water programs should be to minimize the amount of storm water runoff generated by decreasing the amount of pavement, increasing on-site infiltration, and encouraging green rooftops (Future Land Use Development Guidelines, Stormwater Management and Erosion Control, pg. 96).
- Developments in Boone County must recognize the potential impacts of associated traffic on adjoining properties and transportation systems. The need exists to protect the capacity of the existing roadway network and to plan improvements to accommodate new development and travel patterns. Access management provisions include the coordination of curb cuts, adequate corner clearance and sight distance for access points, adequate spacing between access points, shared access points and parking facilities, provisions for access connections to adjoining properties, and dedication of public right-of-way. In subdividing property, arterial or collector streets should not be used for direct access to lots, rather a system of local streets should feed into the collector and arterial street system. Connections between and within commercial and industrial developments allow for more efficient provision of transit service. In addition, the amount of travel time saved for services relying on routing (such as school buses, waste collection, mail, and other delivery services) is invaluable, not to mention the importance of simply connecting neighborhoods and people to each other. More importantly, the connectivity between developments promotes safety as emergency response vehicles have multiple ways of gaining access to a property during an emergency (Future Land Use Development Guidelines, Access Management, pg. 96).

The Committee analyzed the following facts when making these findings:

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

DMG Rentals 14 LLC

March 15, 2023

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1. The overall development site is 12.5 acres but only 1.44 acres needs to be rezoned. One hundred and thirty-two (132) apartment units would be permitted on the property if the zone change were denied.
2. The proposed development has a density of twelve (12) dwelling units per acre.
3. The development will contain a swimming pool, playground, and dog park.
4. The development will contribute to Boone County having a broad range of housing opportunities. The development is also close to employment centers and commercial areas.
5. The Concept Development Plans show substantial tree preservation and no grading within 100' feet (approximate measurement) of Gunpowder Creek.
6. The applicant provided profiles showing what the views of the apartments would be from three different vantage points. These profiles show the view of the apartments would largely be blocked by existing trees.
7. The applicant has agreed to a condition which requires the main development entrance to have a deceleration lane. They have also agreed to provide a Traffic Impact Study and will install a left-hand turn lane at the main entrance if it's warranted.
8. A progression of residential densities (from high to low) will be achieved in the KY 18/Boone Aire Road/Glen Arbor Drive area.
9. The Concept Development Plans show that a large detention basin is proposed in the northeast part of the site to address storm water runoff.
10. A condition was agreed to which requires the applicant/property owner to contact the adjoining property owner regarding an emergency access point.

CONDITIONS

The Committee has concluded the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of Our Boone County Plan 2040 and Article 3 (Amendment) of the Boone County Zoning Regulations. The Committee also concluded the attached conditions are necessary to mitigate any foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with the conditions.

Note – Only 1.44 acres of the overall 12.5 acre site is being rezoned and some of the conditions apply to acreage that is outside the zone change area. The applicant/property owner has voluntarily agreed to these conditions to promote public safety, address potential impacts, and to better the integration of the project into the area.

1. The approval shall be based on the following plans:
 - A. The revised Concept Development Plans (Sheets C-000, L-100, and C-201) that were reviewed at the March 1, 2023 Zone Change Committee Meeting.
 - B. Updated building elevation drawings shall be provided to Boone County Planning Commission Staff in advance of the March 15, 2023 Business Meeting so they can be reviewed and approved by the Planning Commission as Concept Development Plans.
2. The development's main access point shall be constructed with a deceleration lane to promote traffic safety. The required improvement shall consist of a 100-foot-long deceleration lane with a 50-foot taper.
3. The applicant/property owner shall submit a Traffic Impact Study to Boone County Planning Commission at the time the Major Site Plan application is submitted for review. Boone County Planning Commission Staff and the County Engineer shall review the Study and determine if a left-hand turn lane for the development is warranted. The left-hand turn lane shall only be required if it's warranted by the Traffic Study.
4. The applicant/property owner shall contact the adjoining property owner to see if they would be agreeable to allowing gated emergency access to the proposed apartment development from the office building parking lot located at 1130 Boone Aire Road. A letter or email shall be provided to Boone County Planning Staff at the time the Major Site Plan application is submitted for review to document the contact occurred and the decision that was made.
5. A playground and dog park shall be required in the development.
6. The following lighting condition shall apply to the development:
 - A. Lighting on rear building facades shall be limited to residential style light fixtures. These fixtures shall not be mounted above the first-floor level on any building.
7. The apartments shall contain sound insulation per Kentucky Building Code.

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

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Rick Lunnemann, Chairman

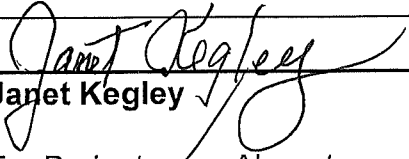
DATE: March 1, 2023

REMARKS:

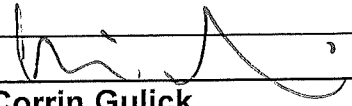
We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

ZONING MAP AMENDMENT, Rick Lunnemann, Chairman, Todd Morgan, Staff

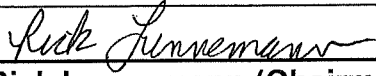
1. Request of **DMG Rentals 14 LLC, per Dan Greene (applicant/owner)** for a Zoning Map Amendment from Office One (O-1) to Urban Residential One (UR-1) for an approximate 1.44 acre area located along the north side of Boone Aire Road, between Burlington Pike and Glen Arbor Drive, approximately 550 feet west of Burlington Pike, between 1130 and 1166 Boone Aire Road, and being part of the property with a Parcel Identification Number (PIDN) of 061.00-00-039.01. The request is for the development of a 150 unit multi-family residential development on an overall 12.5 acre area located along the north side of Boone Aire Road, across from Glen Arbor Drive.



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

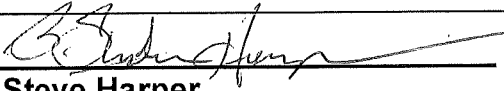


Corrin Gulick
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____



Rick Lunnemann (Chairman)
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Kathy Clark (Alternate)
For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____



Steve Harper
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

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

David Hincks
For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

Jackie Steele (Alternate)
For Project _____ Absent _____
Against Project _____
Abstain _____

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

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. Todd K. Morgan, AICP, Senior Planner

Chairman Rolfsen introduced the second item on the Agenda at 8:33 p.m.

ZONING MAP AMENDMENT, Todd Morgan, Staff

2. Request of **DMG Rentals 14 LLC, per Dan Greene (applicant/owner)** for a Zoning Map Amendment from Office One (O-1) to Urban Residential One (UR-1) for an approximate 1.44 acre area located along the north side of Boone Aire Road, between Burlington Pike and Glen Arbor Drive, approximately 550 feet west of Burlington Pike, between 1130 and 1166 Boone Aire Road, and being part of the property with a Parcel Identification Number (PIDN) of 061.00-00-039.01. The request is for the development of a 150 unit multi-family residential development on an overall 12.5 acre area located along the north side of Boone Aire Road, across from Glen Arbor Drive.

Staff Member, Todd Morgan, referred to his PowerPoint presentation (See Staff Report). The property has frontage on Burlington Pike, Boone Aire Road and S. Zig Zag Road. The overall site is 12.5 acres in size, of which 11.06 acres is already zoned UR-1 and the remaining 1.44 acres is currently zoned Office One (O-1). The applicant's request is to rezone the 1.44 acres only from O-1 to UR-1. The plan is to develop the overall site for 150 apartments with 75 being one bedroom units and 75 being two bedroom apartments. The building density is 12 dwelling units per acre. Building #1 also contains clubhouse and an outdoor pool. The site will have 263 parking spaces. Access to the site is from Boone Aire Road. It would align with the existing church across the street. There is also a proposed access to a sanitary sewer lift station. Underground detention is proposed on the plan. If the proposed uses on the 1.44 acres parcel were relocated, the use would automatically be permitted under the existing zoning of UR-1. The colored plan shows the tree preservation limits. He showed building elevations and materials. They will be 3 story buildings.

Mr. Morgan reviewed the site history. The site has been zoned UR-1, in some form, since 1980. It is a bit confusing as Staff feels there was a map error at some point. In 1992, the Zoning Map showed the subject 1.44 acre site to be O-1 though the 1991 Zoning Update process. In 1994, the O-1 zone was applied to 2 sites (current office buildings) across from each other on Boone Aire Road. At that time, the subject site was shown as UR-1. The 1996 Zoning Map should have followed the O-1 zone change and office buildings requests but it didn't. Staff discussed this with legal counsel and since the Zoning Map has been adopted and readopted many times by the Fiscal Court in 1996, 2002, 2008, 2014 and 2023, the zoning stands as O-1. Mr. Morgan showed a map of surrounding zoning and land uses as well as photographs of the site and adjoining properties. The topography of the site falls towards KY 18 and Gunpowder Creek. The site is located within the 60 and 55 DNL noise contours. Two existing houses on the site will be demolished. No access is proposed off KY 18. The 2040 Comprehensive Plan designates the site for Urban Density Residential (UD) – single family attached housing of over 8 dwelling units per acre. The proposed density of the project is 12 dwelling units per acre. References to the Comprehensive Plan are outlined on pages 4-8 of the Staff Report.

In terms of Staff Comments, Staff would like to point out the development could be constructed without Zoning Map Amendment approval if all the apartment buildings and parking lots were located outside the Office One (O-1) zone. Site access would be permitted in the O-1 zone. The subject area of Boone Aire Road is two lanes and does not contain any turn lanes. The site access point is located between two curves in the road and sight distance to the west is limited. The applicant submitted a Traffic Memo with the request and it shows the development would generate 48 trips (13 enter and 35 exit) during the weekday AM peak hours and 61 trips (37 enter and 24 exit) during the weekday PM peak hours. Staff is concerned that only one means of ingress and egress is proposed to serve the apartment buildings. Staff asked the applicant to analyze whether a gated emergency access point was feasible with the grades of the site. The Concept Development Plan did show that an underground detention system is proposed and storm water would outlet in the northwestern part of the site (towards Gunpowder Creek). Can the applicant

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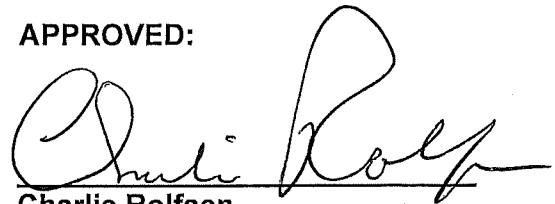
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APPROVED:



Charlie Rolfsen
Chairman

Attest:



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Mr. Todd K. Morgan, AICP, Senior Planner

Chairman Rolfsen introduced the second item on the Agenda at 8:33 p.m.

ZONING MAP AMENDMENT, Todd Morgan, Staff

2. Request of **DMG Rentals 14 LLC, per Dan Greene (applicant/owner)** for a Zoning Map Amendment from Office One (O-1) to Urban Residential One (UR-1) for an approximate 1.44 acre area located along the north side of Boone Aire Road, between Burlington Pike and Glen Arbor Drive, approximately 550 feet west of Burlington Pike, between 1130 and 1166 Boone Aire Road, and being part of the property with a Parcel Identification Number (PIDN) of 061.00-00-039.01. The request is for the development of a 150 unit multi-family residential development on an overall 12.5 acre area located along the north side of Boone Aire Road, across from Glen Arbor Drive.

Staff Member, Todd Morgan, referred to his PowerPoint presentation (See Staff Report). The property has frontage on Burlington Pike, Boone Aire Road and S. Zig Zag Road. The overall site is 12.5 acres in size, of which 11.06 acres is already zoned UR-1 and the remaining 1.44 acres is currently zoned Office One (O-1). The applicant's request is to rezone the 1.44 acres only from O-1 to UR-1. The plan is to develop the overall site for 150 apartments with 75 being one bedroom units and 75 being two bedroom apartments. The building density is 12 dwelling units per acre. Building #1 also contains clubhouse and an outdoor pool. The site will have 263 parking spaces. Access to the site is from Boone Aire Road. It would align with the existing church across the street. There is also a proposed access to a sanitary sewer lift station. Underground detention is proposed on the plan. If the proposed uses on the 1.44 acres parcel were relocated, the use would automatically be permitted under the existing zoning of UR-1. The colored plan shows the tree preservation limits. He showed building elevations and materials. They will be 3 story buildings.

Mr. Morgan reviewed the site history. The site has been zoned UR-1, in some form, since 1980. It is a bit confusing as Staff feels there was a map error at some point. In 1992, the Zoning Map showed the subject 1.44 acre site to be O-1 though the 1991 Zoning Update process. In 1994, the O-1 zone was applied to 2 sites (current office buildings) across from each other on Boone Aire Road. At that time, the subject site was shown as UR-1. The 1996 Zoning Map should have followed the O-1 zone change and office buildings requests but it didn't. Staff discussed this with legal counsel and since the Zoning Map has been adopted and readopted many times by the Fiscal Court in 1996, 2002, 2008, 2014 and 2023, the zoning stands as O-1. Mr. Morgan showed a map of surrounding zoning and land uses as well as photographs of the site and adjoining properties. The topography of the site falls towards KY 18 and Gunpowder Creek. The site is located within the 60 and 55 DNL noise contours. Two existing houses on the site will be demolished. No access is proposed off KY 18. The 2040 Comprehensive Plan designates the site for Urban Density Residential (UD) – single family attached housing of over 8 dwelling units per acre. The proposed density of the project is 12 dwelling units per acre. References to the Comprehensive Plan are outlined on pages 4-8 of the Staff Report.

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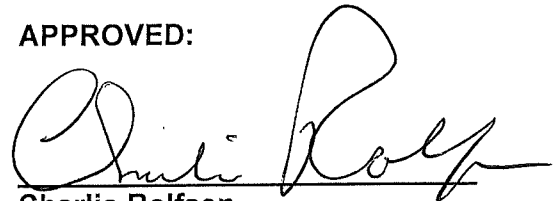
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**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
BUSINESS MEETING
MARCH 15, 2023
7:00 P.M.**

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

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Mrs. Pamela Goetting
Mr. Steve Harper, Temporary Presiding Officer
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Ms. Jenna LeCount, AICP, Director, Community Development Services
Mr. Michael 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 March 1, 2023 Business Meeting and Public Hearings. Chairman Rolfsen asked if there were any comments or corrections?

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

ACTION ON PLAN REVIEWS:

ZONING MAP AMENDMENT, Rick Lunnemann, Chairman, Todd Morgan, Staff

1. Request of **DMG Rentals 14 LLC, per Dan Greene (applicant/owner)** for a Zoning Map Amendment from Office One (O-1) to Urban Residential One (UR-1) for an approximate 1.44 acre area located along the north side of Boone Aire Road, between Burlington Pike and Glen Arbor Drive, approximately 550 feet west of Burlington Pike, between 1130 and 1166 Boone Aire Road, and being part of the property with a Parcel Identification Number (PIDN) of 061.00-00-039.01. The request is for the development of a 150 unit multi-family residential development on an overall 12.5 acre area located along the north side of Boone Aire Road, across from Glen Arbor Drive.

Staff Member, Todd Morgan, read the Committee Report, which recommended approval based upon Findings of Facts and Conditions for the Zoning Map Amendment (See Committee Report). He noted that only 1.44 acres were being proposed to be rezoned and the applicant volunteered to agree to conditions that applied to the entire site to promote public safety and to better integrate the project into the area. Mr. Morgan reviewed the revised set of plans and conditions outlined at the March 1, 2023 Zone Change Committee meeting. The only structure in the zone change area is a proposed clubhouse and pool. The revised plan also shows the tree cover that substantially blocks the views. Elevation drawings were also submitted. The materials are brick and hardiplank. The rear side is all hardiplank. Mr. Morgan reviewed the Traffic Impact Study condition and the need for an additional left turn lane on Boone Aire Road. Another condition dealt with an emergency access. Other conditions related to recreation and other amenities, lighting, and building sound insulation. Mr. Morgan noted that the Committee voted unanimously with Mrs. Kegley, Mr. Lunnemann, Mr. Harper and Ms. Gulick voting in favor of 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. Jeff Flaherty, Cardinal Engineering, stated that he thought they accommodated everyone and he was available to answer any questions.

Ms. Lou Ann Friend, 1549 Trophy Court, stated that she is the manager of The Links Homeowners' Association. She read a statement of concerns (See Exhibit 1).

Ms. Lisa Knaley, 1185 Boone Aire Road, asked the Board to add 2 considerations. She asked if the backside of the two buildings that face her be more of a combination of brick and siding since some of the building will be 4 stories (below grade) instead of 3 stories. Second, she requested more trees in front of the project near the entrance. There should be more than one row of trees – possibly more evergreens?

At this time, Mr. Lunnemann stated that the Committee Report identifies the request as a 1.44 acre site. The other property not part of the request is already zoned to accommodate apartments. By right, the applicant could construct 132 apartments without zone change action. If the zone change was denied then all of the improvements that were agreed to to benefit the community would not apply. The proposed amenities on the site help the project. Also, a commitment was made to build the decel lane and to possibly build a left turn lane if warranted. It will help the traffic using Boone Aire Road.

Seeing no further comment, **Mr. Lunnemann 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. Mrs. Kegley seconded the motion.**

Mrs. Kegley stated that she felt the same way about the project as Mr. Lunnemann. This is what is better for the community. The conditions make it a better project. The decel lane will add safety to the road.

Chairman Rolfsen asked if the applicant is willing to change the back portion of the two buildings? Mr. Greene replied that the design is set. It won't be an eyesore. It is the type of building they build throughout Northern Kentucky. He is willing to trade off the evergreen landscaping for the decel lane. Mr. Greene stated that the dog park will be in the woods and playground by the pool/clubhouse area.

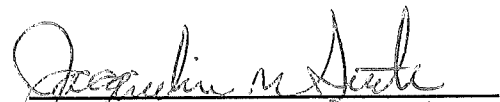
Chairman Rolfsen asked for a vote on the original motion made by Mr. Lunnemann and seconded by Mrs. Kegley. It passed unanimously.

OTHER:

Mr. Costello mentioned that he received a letter from the Beaverlick Baptist Church requesting a waiver of fees of \$300.00. **Mrs. Kegley moved to waive a \$300.00 fee submitted by Beaverlick Baptist Church. Mr. Szurlinski seconded the motion and it passed unanimously.** Mr. Costello announced that the Long Range/Comp Plan Committee will meet immediately following the Business Meeting.

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

APPROVED


Charlie Rolfsen for Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

Exhibit 1 – Statement of concerns regarding Project DMG Rentals

SUPPORTING INFORMATION

Zone Change Description
Boone Aire Road – Burlington Pike

Lying in Boone County Kentucky and being a 1.440 acre parcel of land currently zoned O-1, being part of a 3.68 acre parcel southwest of the intersection of Boone Aire Road and Burlington Pike and more fully described as follows:

Beginning at a point approximately 400 feet southwest from the intersection of Boone Aire Road and Burlington Pike;

Thence along the north right of way of Boone Aire Road the following two (2) courses:

South 69°36'49" West a distance of 124.16 feet to a point;
South 61°36'49" West a distance of 65.66 feet to a point;

Thence leaving the right of way of Boone Aire Road the following two (2) courses:

North 10°09'25" West a distance of 282.44 feet to a point;
North 79°50'35" East a distance of 251.20 feet to the southern right of way of Burlington Pike;

Thence with said southern right of way of Burlington Pike the following two (2) courses;

South 66°24'41" East a distance of 161.69 feet
South 52°36'41" East a distance of 13.80 feet;

Thence leaving the southern right of way of Burlington Pike the following two (2) courses:

South 80°00'49" West a distance of 195.60 feet;
South 04°08'11" East a distance of 141.21 feet to the north right of way of Boone Aire Road and the Point of Beginning.

The herein-described parcel contains 1.440 acres.

Bearings based on Deeds and Plats of record.



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

March 6, 2023

DMG Rental 14, LLC
c/o - Mr. Dan Greene
2050 Stapleton Court
Cincinnati, OH 45240

RE: Request of **DMG Rentals 14 LLC, per Dan Greene (applicant/owner)** for a Zoning Map Amendment from Office One (O-1) to Urban Residential One (UR-1) for an approximate 1.44 acre area located along the north side of Boone Aire Road, between Burlington Pike and Glen Arbor Drive, approximately 550 feet west of Burlington Pike, between 1130 and 1166 Boone Aire Road, and being part of the property with a Parcel Identification Number (PIDN) of 061.00-00-039.01. The request is for the development of a 150 unit multi-family residential development on an overall 12.5 acre area located along the north side of Boone Aire Road, across from Glen Arbor Drive.

Dear Mr. Greene,

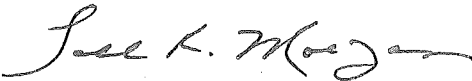
The following represents the recommended conditions of approval for the above referenced application as discussed by the Planning Commission's Zone Change Committee at their March 1, 2023 meeting. You will need to sign the appropriate lines at the end of this letter if you are in agreement with the conditions. Please return the original letter to the Planning Commission office by March 14, 2023.

CONDITIONS

1. The approval shall be based on the following plans:
 - A. The revised Concept Development Plans (Sheets C-000, L-100, and C-201) that were reviewed at the March 1, 2023 Zone Change Committee Meeting.
 - B. Updated building elevation drawings shall be provided to Boone County Planning Commission Staff in advance of the March 15, 2023 Business Meeting so they can be reviewed and approved by the Planning Commission as Concept Development Plans.
2. The development's main access point shall be constructed with a deceleration lane to promote traffic safety. The required improvement shall consist of a 100-foot-long deceleration lane with a 50-foot taper.

3. The applicant/property owner shall submit a Traffic Impact Study to Boone County Planning Commission at the time the Major Site Plan application is submitted for review. Boone County Planning Commission Staff and the County Engineer shall review the Study and determine if a left-hand turn lane for the development is warranted. The left-hand turn lane shall only be required if it's warranted by the Traffic Study.
4. The applicant/property owner shall contact the adjoining property owner to see if they would be agreeable to allowing gated emergency access to the proposed apartment development from the office building parking lot located at 1130 Boone Aire Road. A letter or email shall be provided to Boone County Planning Staff at the time the Major Site Plan application is submitted for review to document the contact occurred and the decision that was made.
5. A playground and dog park shall be required in the development.
6. The following lighting condition shall apply to the development:
 - A. Lighting on rear building facades shall be limited to residential style light fixtures. These fixtures shall not be mounted above the first-floor level on any building.
7. The apartments shall contain sound insulation per Kentucky Building Code.

Sincerely,



Todd K. Morgan, AICP
Senior Planner

TKM/ss

AGREEMENT

I, Dan Greene, hereby agree to the conditions of approval for the above referenced application.



Mr. Dan Greene
Property Owner

3/15/23
Date

ORDINANCE 2023-08

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT, KENTUCKY APPROVING, WITH CONDITIONS, FOR A REQUEST OF DMG RENTALS 14 LLC, PER DAN GREENE (APPLICANT/OWNER) FOR A ZONING MAP AMENDMENT FROM OFFICE ONE (O-1) TO URBAN RESIDENTIAL ONE (UR-1) FOR AN APPROXIMATE 1.44 ACRE AREA LOCATED ALONG THE NORTH SIDE OF BOONE AIRE ROAD, BETWEEN BURLINGTON PIKE AND GLEN ARBOR DRIVE, APPROXIMATELY 550 FEET WEST OF BURLINGTON PIKE, BETWEEN 1130 AND 1166 BOONE AIRE ROAD, AND BEING PART OF THE PROPERTY WITH A PARCEL IDENTIFICATION NUMBER (PIDN) OF 061.00-00-039.01, BOONE COUNTY, KENTUCKY.

WHEREAS, the Boone County Planning Commission received a request for a Zoning Map Amendment to the Boone County Zoning Map and such Zoning Map Amendment being a zone change from Office One (O-1) to Urban Residential One (UR-1) for an approximate 1.44 acre area located along the north side of Boone Aire Road, between Burlington Pike and Glen Arbor Drive, approximately 550 feet west of Burlington Pike, between 1130 and 1166 Boone Aire Road, and being part of the property with a Parcel Identification Number (PIDN) of 061.00-00-039.01, Boone County, Kentucky, which is more particularly described below; and

WHEREAS, the Boone County Planning Commission as the planning unit for the unincorporated areas of Boone County, Kentucky, was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made Findings of Fact recommending approval, with Conditions, for the Zoning Map Amendment.

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

Section One

That the request for a Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby recommended for approval, with conditions, this Zoning Map Amendment being a zone change from Office One (O-1) to Urban Residential One (UR-1) for an approximate 1.44 acre area located along the north side of Boone Aire Road, between Burlington Pike and Glen Arbor Drive, approximately 550 feet west of Burlington Pike, between 1130 and 1166 Boone Aire Road and being part of the property with a Parcel Identification Number (PIDN) of 061.00-00-039.01, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in an Office One (O-1) zone is more particularly described in DEED BOOKS/PAGE NOS: 653/211, 1182/68, 1023/684, 1053/95, 1028/723 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

Section Two

That as a basis for the recommendation of approval, with Conditions, for a Zoning Map Amendment request are the Findings of Fact, and Conditions, of the Boone County Planning Commission as set forth in its minutes and official records for this request shall be and are hereby incorporated by reference as if fully set out in this Ordinance and marked as "Exhibit A."

The Committee recommended approval for this request based on the Findings of Fact and Conditions as set forth in the Committee Report and marked as "Exhibit B."

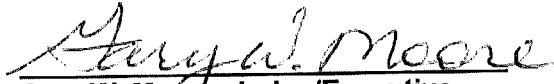
Section Three

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

First Reading the 9th day of May 2023

Second Reading the 23rd day of May 2023

Adopted this 23rd day of May 2023 Yes 4 No 0



Gary W. Moore, Judge/Executive
Boone County Fiscal Court

ATTEST:



Shona Schulkers,
Fiscal Court Clerk

ITEM V. B
Exhibit "1"



RECEIVED: JSE
5/16/23

* RESERVATION CAPACITY
DOCUMENTATION REGARDING
THE OML ZONE CHANGE
REQUEST ALONG BOONE
AIRS ROAD.

JSE
5/19/23

December 29, 2022

DMG Contractors
Dan Greene
2050 Stapleton Court
Cincinnati, OH 45240

RE: Conditional Availability of Sanitary Sewer Capacity for Boone Aire Reserves

Dan Greene:

SD1 has received your written request to reserve flow capacity of 30,000 gpd for a construction project identified as Boone Aire Reserves. Pursuant to the SD1's Rules and Regulations (Section 601), your request to reserve capacity was presented for consideration by the SD1's Board of Directors at their regularly scheduled meeting on December 20, 2022.

The Board of Directors, as allowed in the Rules and Regulations, approved your requested capacity for your project for a period of five years, expiring December 20, 2027. Your Reservation of Capacity Number is: 22-11-001. Please reference this number for all future sanitary plan submissions under this capacity reservation. The applicant may request in writing to SD1, an extension beyond the five year period if the conditions in Article 6, Section 601 of the Rules and Regulations are met. Based upon this decision, your project is approved for 150 two bedroom apartments subject to the following requirements and conditions:

1. All plans and construction shall comply with the latest edition of the SD1's sanitary "Rules and Regulations, Technical Specifications & Standard Details" manual governing the design, construction, operation, and use of sanitary and combined sewers available from SD1 - Engineering, 1045 Eaton Drive, Ft. Wright, KY 41017, or from <http://www.sd1.org>.

December 29, 2022

RE: Conditional Availability of Sanitary Sewer Capacity for
Boone Aire Reserves

2. If construction of sewer lines (8" or larger) are required, a Construction Permit for Sewer Line Construction must be obtained from the Kentucky Environmental and Public Protection Cabinet, Division of Water. The permit application shall be prepared by a Registered Kentucky Professional Engineer for submittal by SD1 to the Kentucky Division of Water. No construction of a mainline sewer extension can begin prior to obtaining a Construction Permit from the Kentucky Environmental and Public Protection Cabinet.

If the sewer system is to be dedicated to SD1, a twenty-foot wide public sanitary sewer easement shall be provided for all portions of the proposed mainline extension which will be located outside of a dedicated public right of way. This easement shall be dedicated by plat or a separate written easement document prepared in accordance with SD1 and local planning and zoning standards, and shall be submitted to SD1 for review prior to execution by the grantors.

3. A capacity connection (tap) permit must be obtained in accordance with Article 7 of SD1 Rules and Regulations. The sewer contractor must also obtain a permit to connect to SD1 sewer system by contacting SD1 at 859-578-7460 or twatson@sd1.org. The sewer contractor must be certified and bonded with SD1.

Any building or other system connecting to SD1's sewer system prior to obtaining all permits is a violation and subject to fines.

4. Each structure or each dwelling shall be serviced by a separate and completely independent building sewer. A tap into the sanitary sewer shall be in accordance with Article 7 of SD1 Rules and Regulations.
5. Roof drains, foundation drains, cooling water, swimming pool water or other clean water connections to the separate sanitary sewer system are prohibited in accordance with SD1 Rules and Regulations, unless approved by SD1 in writing.
6. The sewer system that is accepted by SD1 shall be under warranty by the developer/owner for the period of one year from the date noted in the acceptance letter. SD1 may issue a punch-list within the warranty period and the developer is responsible for the completion of the punch-list (including any manholes that are damaged or covered) to SD1's satisfaction.

December 29, 2022

RE: Conditional Availability of Sanitary Sewer Capacity for
Boone Aire Reserves

7. The conditional availability of sewer service as described in this letter is effective until December 20, 2027 and is based on the best information available at this time to SD1 and is subject to modification or revocation resulting from regulatory action taken by the United States Environmental Protection Agency or the State of Kentucky Environmental and Public Protection Cabinet, or from consent decrees or other judicial action ordered by federal courts of the United States Government or the courts of the State of Kentucky.

8. If an improvement plan has not been approved by both the District and the Kentucky Division of Water by the end of the one-year period beginning on the date of capacity approval, the Board may, at any time thereafter, revoke the unused amount of reserved capacity granted to a development.

If you have any questions concerning this matter, please do not hesitate to contact us.

Regards,



Andy Aman
Plan Review Manager
859-578-6880
aaman@sd1.org

cc: Jeff Flaherty - Cardinal Engineering (*via email only*)



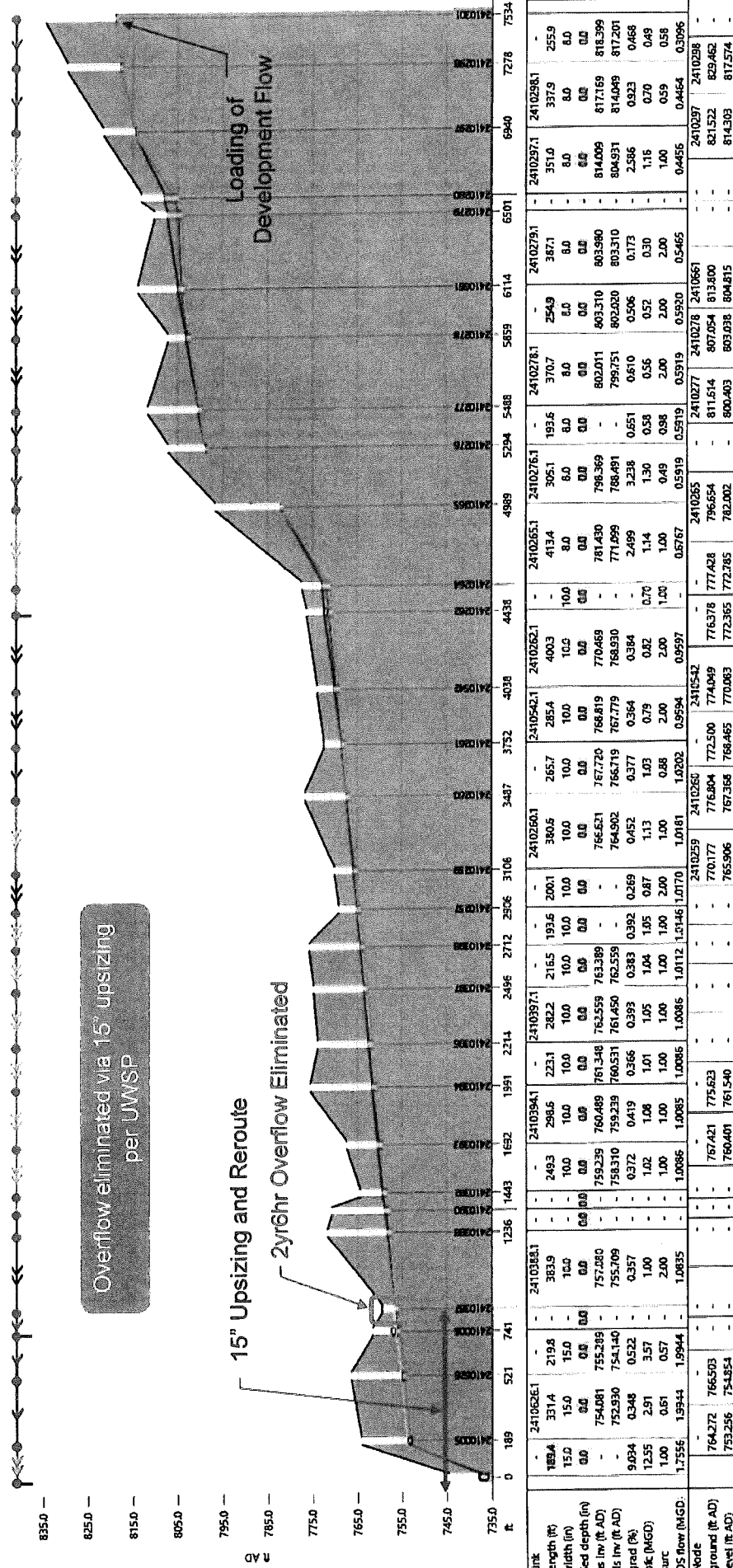
Boone Aire Reserves

Boone Aire Reserves Development

- Include all modeled capacity reservations through September 2022
- Average Daily Flow of 30,000 gpd
- Assumed development area: 13.3 acres (Based on total of parcel areas)
- 2yr6hr (with Areal Reduction) Model PF = 2.2
- Loaded flow to MH 2410301
 - Note, 2410301 is the closest modeled manhole downstream of the development area
 - GIS data not sufficient to extend back to development parcels

UWSP 2040 Improvements Model (Including Boone Aire Development)

2yr, 6hr Profile

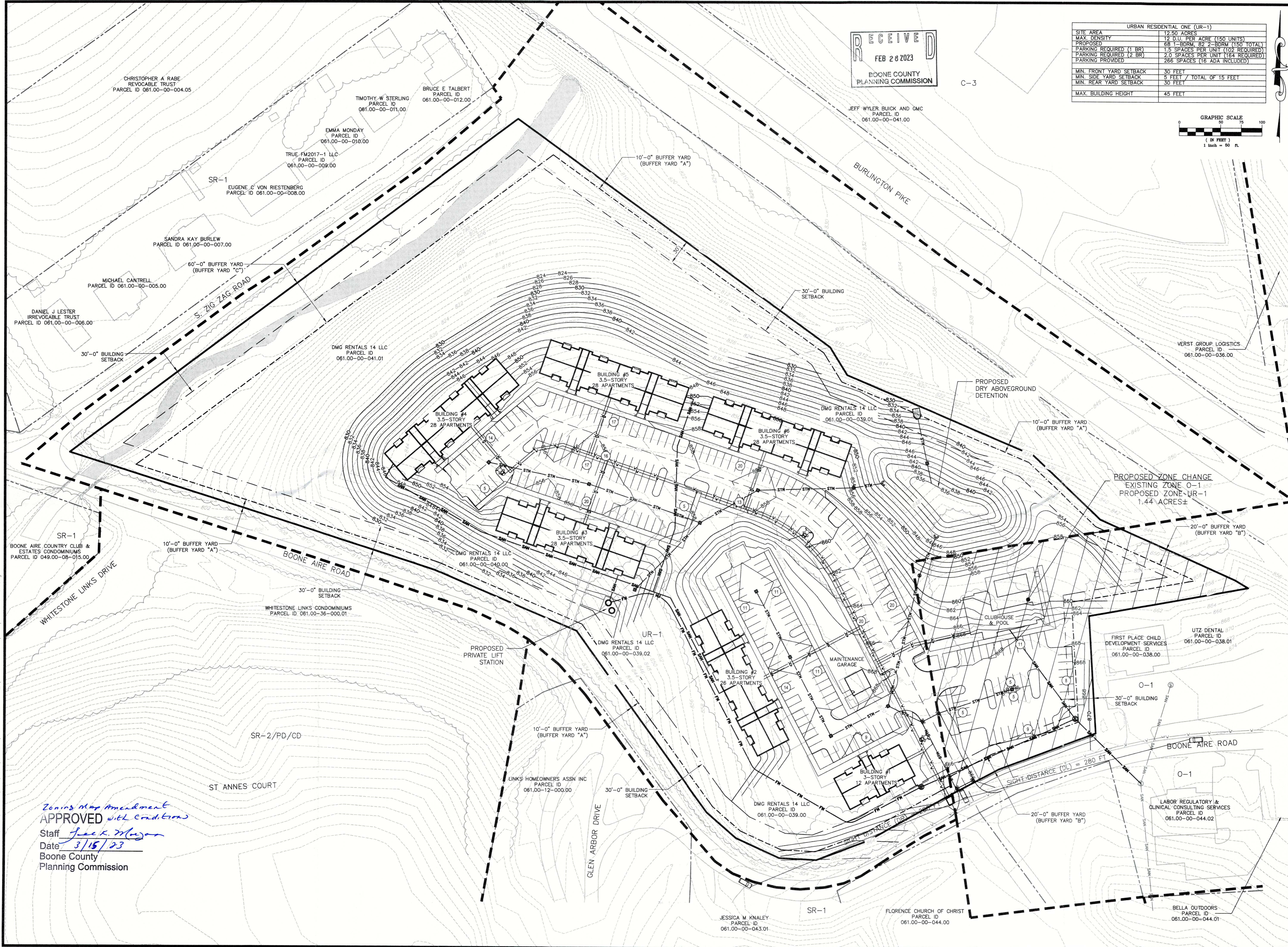


Link	length (ft)	width (ft)	Sed depth (ft)	us Inv (ft AD)	ds Inv (ft AD)	grad (%)	ptc (MGD)	surc	DS flow (MGD)	Node	ground (ft AD)	level (ft AD)
24106261	189.4	15.0	0.0	754.081	752.930	0.348	1.00	1.7556	1.9944	24106261	764.272	766.503
2410381.1	363.9	15.0	0.0	757.080	755.709	0.357	1.00	1.0835	1.0835	2410381.1	767.421	775.623
2410394.1	296.6	10.0	0.0	761.348	760.531	0.366	1.00	1.0086	1.0086	2410394.1	767.421	761.540
2410397.1	282.2	10.0	0.0	763.389	761.450	0.393	1.00	1.0086	1.0086	2410397.1	770.177	765.906
2410260.1	380.6	10.0	0.0	766.621	764.902	0.452	1.13	1.0181	1.0181	2410260.1	776.894	767.368
2410542.1	265.7	10.0	0.0	767.720	766.719	0.377	1.03	1.0202	1.0202	2410542.1	772.500	769.465
2410262.1	400.3	10.0	0.0	770.469	768.930	0.384	0.82	0.9597	0.9597	2410262.1	776.378	772.365
2410265.1	413.4	8.0	0.0	781.430	771.999	2.499	1.14	0.5787	0.5787	2410265.1	777.438	772.285
2410276.1	305.1	8.0	0.0	798.369	788.491	3.238	1.30	0.49	0.49	2410276.1	800.403	782.002
2410278.1	370.7	8.0	0.0	802.011	799.751	0.651	0.58	0.5919	0.5919	2410278.1	811.614	800.403
2410279.1	387.1	8.0	0.0	803.580	803.310	0.173	0.30	0.5465	0.5465	2410279.1	811.614	800.403
2410297.1	351.0	8.0	0.0	814.009	804.931	2.586	1.16	1.00	1.00	2410297.1	821.532	814.933
2410298.1	337.9	8.0	0.0	817.169	804.931	0.923	0.29	0.4464	0.4464	2410298.1	821.532	814.933
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Boone Aire Reserves Development

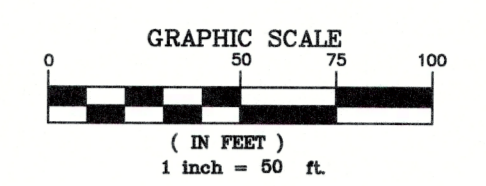
Conclusions

- Boone Aire Development would increase flows and cause:
 - Increase in surcharging downstream. Note, HGL is within 2' of the rim at several manholes in the 2yr6hr storm
 - No new SSO locations are predicted
 - SSO volume increases at existing location (2410387) by ~0.021 MG in the 2yr6hr
- Based on the above, the full development flow could be accepted
- Additionally, there is 15" Upsizing as a component of the UWSP that will address the 2410387 SSO location. This sizing would still be sufficient after including this development flow.

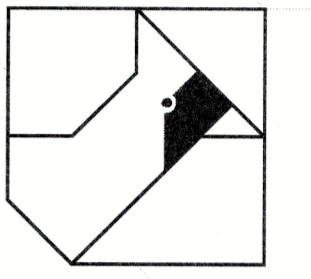


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URBAN RESIDENTIAL ONE (UR-1)	
SITE AREA	12.50 ACRES
MAX DENSITY	12 D.U. PER ACRE (150 UNITS)
PROPOSED	68 1-BR/82 2-BR/150 TOTAL
PARKING REQUIRED (1 BR)	1.5 SPACES PER UNIT (102 REQUIRED)
PARKING REQUIRED (2 BR)	2.0 SPACES PER UNIT (164 REQUIRED)
PARKING PROVIDED	268 SPACES (16 ADA INCLUDED)
MIN. FRONT YARD SETBACK	30 FEET
MIN. SIDE YARD SETBACK	5 FEET / TOTAL OF 15 FEET
MIN. REAR YARD SETBACK	30 FEET
MAX. BUILDING HEIGHT	45 FEET



REVISIONS	DATE #	ITEM



CARDINAL
ENGINEERING
LAND SURVEYING
ONE MOOCK ROAD
WILDER, KENTUCKY 41071
PHONE: (859) 581-9600
FAX: (859) 581-9636

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

PROJECT:
CONCEPT DEVELOPMENT PLAN - APARTMENTS (150 UNITS)
BOONE AIRE ROAD & S. ZIG ZAG RD.
FLORENCE, KENTUCKY 41042

CLIENT:
DMG CONTACTORS, INC.
2050 STAPLETON COURT
CINCINNATI, OHIO 45240

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BOONE COUNTY
PLANNING COMMISSION

DRAWN BY: JDM
CHECKED BY: JSF
PROJECT MANAGER: JSF

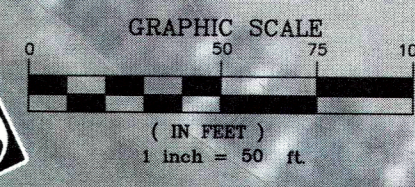
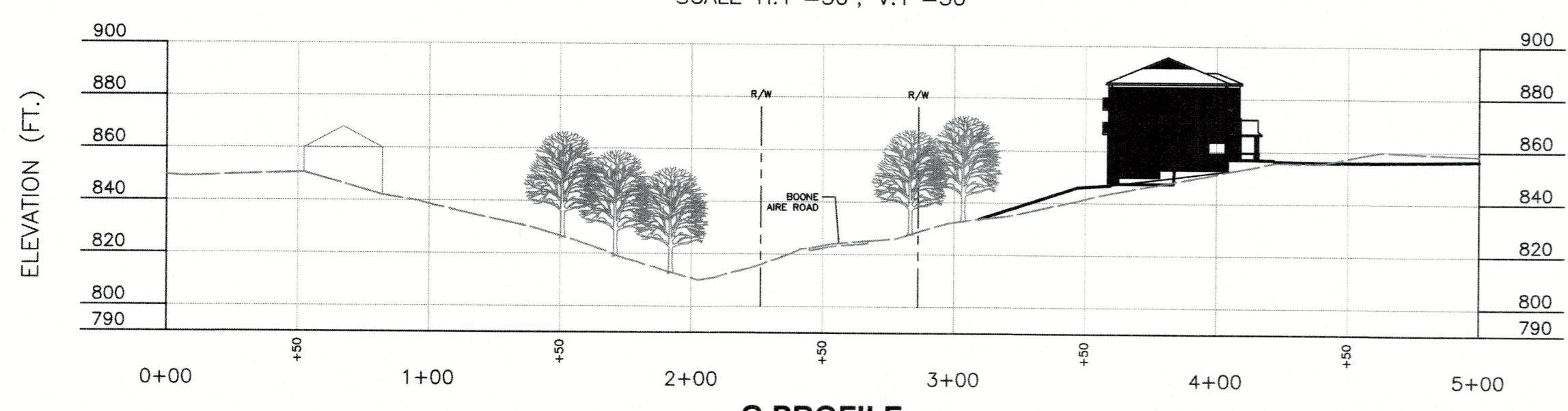
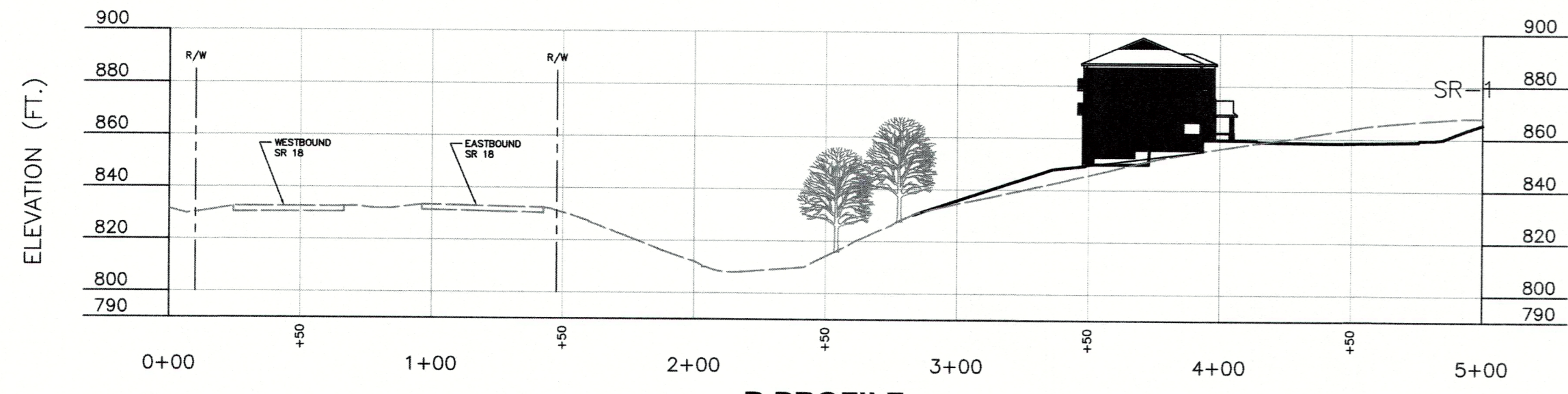
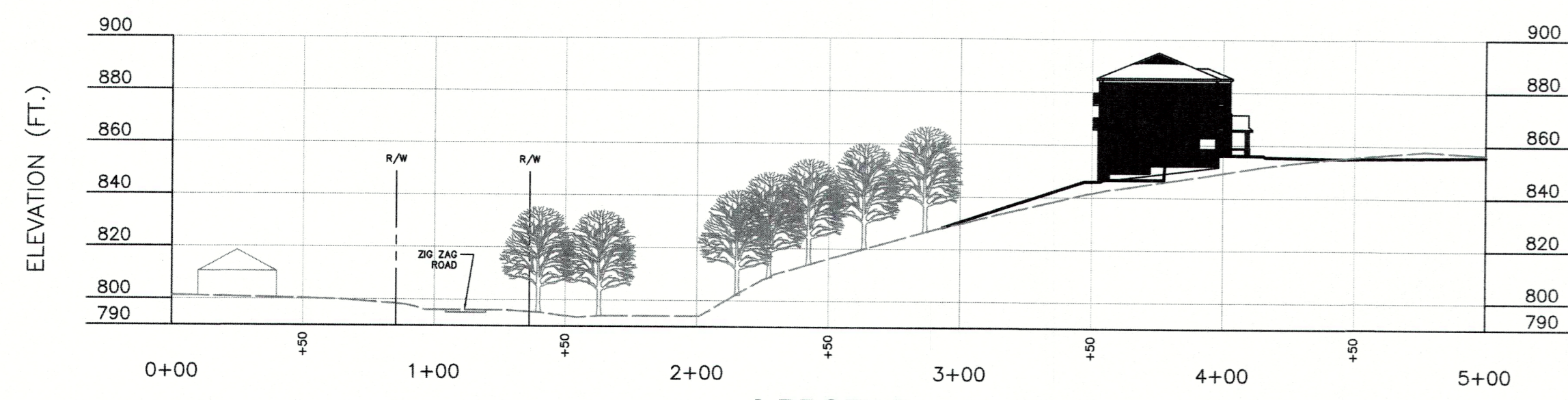
PROJECT NO. 22-089
SCALE 1" = 50'
DATE 02/24/2023

CONCEPT PLAN
APARTMENTS

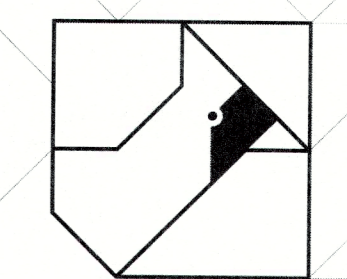
SHEET
C-000

Zoning Map Amendment
APPROVED with conditions
Staff *Jack Wilson*
Date *3/15/23*
Boone County
Planning Commission

1/5/2023 4:24 PM H:\SDSKPROJ\2022\22-089\CAD\Concept Plans\DMG - Boone Aire_Apartments Concept1-Expanded-OPTR.dwg



REVISIONS	DATE	#	ITEM



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DRAWN BY: JDM
CHECKED BY: JSF
PROJECT MANAGER: JSF

PROJECT NO. 22-089
SCALE 1" = 50'
DATE 02-28-2023

CONCEPT PLAN
CROSS SECTIONS

SHEET **C-201**

1/25/2023 4:24 PM M:\cabinets\1\2023\22-089\CAD\Concept\Plns\DMG - Boone Aire Apartments Concept-Expanded-QP18R.dwg

STREET TREE REQUIREMENTS

- LARGE CANOPY TREES FROM PLANT LIST A SHALL BE PLANTED EVERY 50 L.F. OF ROAD FRONTAGE.
- ALL STREET TREES TO BE LOCATED WITHIN 10'-0" FROM RIGHT-OF-WAY.

BUFFER AREA REQUIREMENTS

- BUFFER AREA TYPES ARE NOTED ON PLAN.

PLEASE NOTE THAT EXISTING VEGETATION COUPLED WITH EXTREME GRADE CHANGES ARE USED IN LIEU OF NEW PLANTINGS IN SEVERAL AREAS. PLEASE SEE PLAN FOR THESE LOCATIONS.

INTERIOR LANDSCAPE AREA REQUIREMENTS

- 90,150 S.F. OF PROPOSED VEHICULAR USE AREA.
- 4,500 S.F. (5% OF VUA) LANDSCAPE AREA REQUIRED
- 7,500 S.F. LANDSCAPE AREA PROVIDED.
- 28 TREES FROM PLANT LIST A ARE REQUIRED.

BUILDING LANDSCAPE REQUIREMENTS

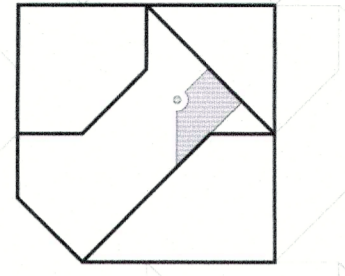
- NOT REQUIRED. NO BLANK FACADES VISIBLE FROM PUBLIC RIGHT-OF-WAY.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES						
	15	GINKGO BILOBA	MAIDENHAIR TREE	2" CAL.	AS SHOWN	MALE TREES ONLY
	3	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE LILAC	2" CAL.	AS SHOWN	
	7	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2" CAL.	AS SHOWN	
	26	PICEA ABIES	NORWAY SPRUCE	6' HT.	AS SHOWN	
	18	ZELKOVA SERRATA 'GREEN VASE'	JAPANESE ZELKOVA	2" CAL.	AS SHOWN	
	26	PINUS STROBUS	WHITE PINE	6' HT.	AS SHOWN	
	13	ACER SACCHARUM 'GREEN MOUNTAIN'	SUGER MAPLE	2" CAL.	AS SHOWN	
	25	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	#5 CONT.	AS SHOWN	
	70	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	#3 CONT.	AS SHOWN	
	140	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD	#3 CONT.	AS SHOWN	

REVISIONS

DATE	#	ITEM
01/03/2023	1	LANDSCAPE CONCEPT PLAN
02/15/2023	2	LANDSCAPE CONCEPT PLAN
03/01/2023	3	LANDSCAPE CONCEPT PLAN

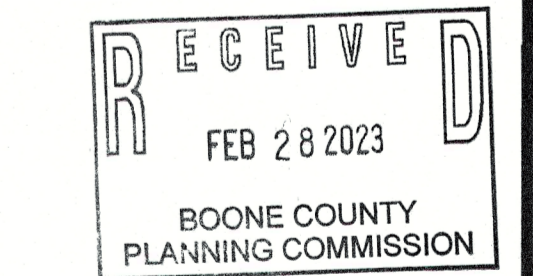


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PROJECT:
CONCEPT DEVELOPMENT PLAN - APARTMENTS (150 UNITS)
BOONE AIRE ROAD & S. ZIG ZAG RD.
FLORENCE, KENTUCKY 41042

CLIENT:
DMG CONTACTORS, INC.
2050 STAPLETON COURT
CINCINNATI, OHIO 45240



DRAWN BY: KBO
CHECKED BY: KBO
PROJECT MANAGER: KBO

SEAL:
STATE OF KENTUCKY
KENNETH O'DEA
709
REGISTERED LANDSCAPE ARCHITECT

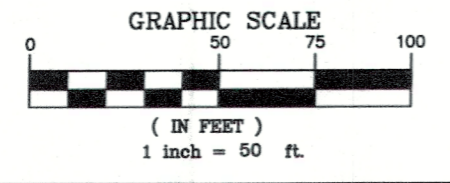
PROJECT NO. 2302
SCALE 1" = 50'
DATE 03/01/2023

LANDSCAPE CONCEPT PLAN

SHEET L-100

GENERAL NOTES

1. DETERMINE DRAINAGE PATTERNS BEFORE START OF CONSTRUCTION. ENSURE PROPER DRAINAGE THROUGHOUT SITE.
2. NOTIFY OWNER OF ANY OBSTRUCTIONS OR POOR SOIL CONDITIONS ENCOUNTERED THAT MAY IMPACT PLANT PLACEMENT OR HEALTH.
3. PLANT SUBSTITUTIONS ARE NOT ALLOWED WITHOUT WRITTEN APPROVAL OF THE OWNER, PRIOR TO PURCHASE OF PLANT MATERIALS.
4. CONTRACTOR SHALL LOCATE AND VERIFY EXISTING UTILITIES (CHARTED AND UNCHARTED) PRIOR TO STARTING WORK AND WILL BE HELD RESPONSIBLE FOR ANY DAMAGE.
5. PROVIDE 3" SHREDDED HARDWOOD MULCH SAUCER BED FOR ALL TREES, UNLESS NOTED OTHERWISE.
6. PROVIDE SEEDED LAWN FOR ALL AREAS DISTURBED BY CONSTRUCTION.
7. ALL PLANT MATERIAL TO MEET THE REQUIREMENTS OF ANSI Z60.1: AMERICAN STANDARD FOR NURSERY STOCK.
8. PROVIDE IMPORTED TOPSOIL ONLY. TOPSOIL SHALL BE FREE OF ROCKS OR OTHER DEBRIS. PROVIDE SOIL TEST AND PROVIDE AMENDMENTS BASED ON THESE TEST.
9. PROVIDE TOPSOIL FOR DECIDUOUS TREES.
10. PLANT COUNT: PLANT SYMBOLS SUPERSEDE PLANT SCHEDULE.
11. PROVIDE SHOVEL CUT BEDLINE AROUND ALL TREES.
12. PROVIDE ONE YEAR WARRANTY COVING REPLACEMENT FOR ALL DEAD OR UNHEALTHY TREES.

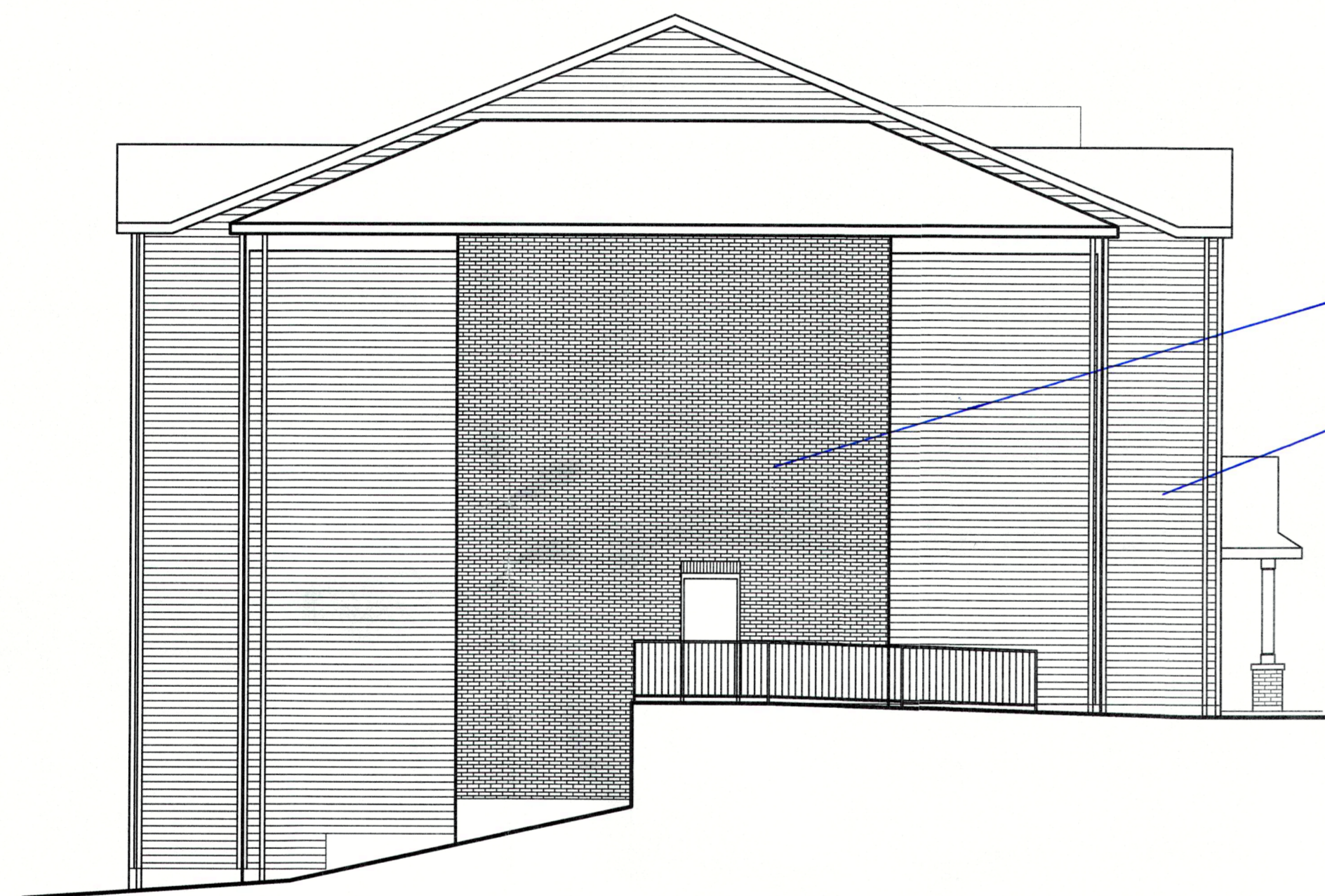


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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

Back

Handi
Plank

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MAR 06 2023
BOONE COUNTY
PLANNING COMMISSION