

12. 873 620 2038B
Deed Book Page Number Group Number

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

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

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

- | | |
|---|---|
| <input type="checkbox"/> Boone County Building Department | <input type="checkbox"/> Local Fire District |
| <input type="checkbox"/> Boone County Public Works Department | <input type="checkbox"/> Local School District |
| <input type="checkbox"/> Boone County Water District | <input type="checkbox"/> Northern Kentucky Health Department |
| <input type="checkbox"/> Cincinnati Bell | <input type="checkbox"/> Owen Cooperative Electric, Inc. |
| <input type="checkbox"/> Cincinnati/Northern Kentucky International Airport (Kentucky Airport Zoning Commission for height restrictions near the airport) | <input checked="" type="checkbox"/> Sanitation District No. 1 |
| <input type="checkbox"/> Duke Energy | <input type="checkbox"/> USDA NRCS/Boone County Conservation District |
| <input checked="" 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 May 18, 2023

ORIGINAL Property Owner's Signature: Paul Dumas TERRACE Development, LLC
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted) managing member

ORIGINAL Applicant's Signature: Beck Travis member, Terrace Townhomes LLC
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

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

1. Date Received: 2/27/23 Fee Received: \$250 Receipt #: 87854
**Legal fee only*
2. Number of Copies Received: _____
3. Has the following been submitted (check all that apply):
 - Completed Application
 - Concept Development Plan
 - Legal Description
 - Names and Mailing Addresses of Adjacent Property Owners
4. Date the application is Administratively Complete (as defined in KRS 100.211): _____
5. Staff Reviewer: Alaina Hagenseker + Todd Morgan
6. Committee Chairperson: Jane Keszley
7. Scheduled Public Hearing Date: 4/5/23
8. Boone County Planning Commission Action: _____ Date of Action: 5/3/23
 - _____ Approved
 - Approved with Conditions
 - _____ Denial
 - _____ Other
9. Resolution Number: _____

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

EXHIBIT

“A”

STAFF REPORT

#2

Request **Terrace Townhomes, LLC, per Brad Trauth (applicant)** for **Terrace Development Co., LLC, per Phil Drees (owner)** for a Zoning Map Amendment from Union Commercial/Planned Development (UC/PD) to Urban Residential One/Planned Development (UR-1/PD) for an approximate 0.5 acre area located at 2011 Terrace Court, Florence, Kentucky. The request is to allow the development of six (6) attached single-family residential units (this is an amended application that was deferred from March 1, 2023).

April 5, 2023

REQUEST

- A. The request is for a Zoning Map Amendment for an approximate 0.5 acre area located along the north side of Bowman Way. The proposal is to construct 6 attached single-family residential units.

SITE HISTORY

- 2004 On April 7, 2004, the Boone County Planning Commission recommended approval of a proposed Zoning Map Amendment changing the site which is a part of a larger area in question from RS/UTO, UC, and UNO to UR-1/PD and UC/PD (R-04-009-A). On April 21, 2004, Florence City Council adopted Ordinance Number O-16-04, approving the Zoning Map Amendment.
- 2005 On March 16, 2005, the Boone County Planning Commission recommended approval of a Change in an Approved Concept Development Plan (R-05-006-A). The proposed change would allow building mounted, drive-through, menu board, and directional signage per section 3412 and 3413 instead of 2580. On May 10, 2005, Florence City Council adopted Ordinance Number O-10-05, approving the amended Concept Development Plan.
- 2005 On October 5, 2005, the Boone County Planning Commission recommended approval of a Change in an Approved Concept Development Plan (R-05-006-A). The proposed change would allow a second drive-through facility between two buildings. On December 13, 2005, Florence City Council adopted Ordinance Number O-30-05, approving the amended Concept Development Plan.

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;
 2. The existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;

3. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.
- B. Section 311 of the Boone County Zoning Regulations states that major amendments to the terms of an approved Zoning Map Amendment, including a Concept Development Plan, that involve substantial or significant changes in the development concept, uses, intensity, supplemental conditions of approval, or other plan elements of substantive effect must be submitted to the Planning Commission and shall conform to the procedure and requirements described in Article 3. Minor amendments to the approved Concept Development Plan that do not involve changes in the development concept, uses, intensity, supplemental conditions of approval, or other plan elements of substantive effect may be approved by the Zoning Administrator.
 - C. Section 1509 of the Boone County Zoning Regulations states that The Planning Commission shall require that a Concept Development Plan be submitted for the development or redevelopment of property located in a Planned Development district. If the Concept Development Plan involves a zone change, then the proposal is subject to the criteria then the proposal is subject to the criteria in Section 308 as well as the provisions of this article. If the Concept Development Plan does not involve a zone change, or only involves uses that are permitted in the underlying district (formerly called a "Utilization of an Underlying District Within a Planned Development"), then the proposal is subject only to the provisions of this article. The contents of the Concept Development Plan submittal shall include the items listed in Section 303.
 - D. Section 906 of the Boone County Zoning Regulations states that "The purpose of the Urban Residential One 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."

EXISTING CONCEPT DEVELOPMENT PLAN

- A. This site is located within Lot 5 of the Village Terrace Concept Development Plan, which identifies the site to be developed with a 6,000 square foot commercial/office condo building.

SITE CHARACTERISTICS

- A. The approximate half acre (.5 acre) area is located along at the northwest corner of the intersection of Terrace Court with Bowman Way.

- B. The site is currently vacant.
- C. There is a 20' sanitary sewer easement along the western and northern property line and a 15' utility easement along the eastern and southern property line.

ADJACENT LAND USES AND ZONING

- North: Attached single-family residential dwellings (UR-1/PD)
- South: Torres Steakhouse/Donato's Pizza/Insight Eyecare (UC/PD)
- East: Abby's Child Enrichment Center (UC/PD)
- West: Substation (RS/UTO)

RELATIONSHIP TO COMPREHENSIVE PLAN

- A. Our Boone County Plan 2040 designates the site for Commercial uses which is described as Retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.
- B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:
 - 1. Mixing of residential and other land uses shall be encouraged where appropriate (Overall Goal A, Objective 2).
 - 2. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
 - 3. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
 - 4. 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).
 - 5. Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).
 - 6. A broad range of housing opportunities shall be provided to meet the needs and desires of all household types and shall be balanced with affordability, employment centers, commercial areas, and educational needs. The City of Florence acknowledges the need for affordable housing opportunities, but also desires an equal balance of housing options to maintain a diverse city

(Demographics Goal B, Objective 1).

7. 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).
8. Mixed use, higher density neighborhoods shall be encouraged near existing or proposed transportation nodes and shall be designed to establish neighborhoods with a mix of retail, public, and recreational uses (Demographics Goal B, Objective 6).
9. 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).

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

1. In general, this section should experience considerable residential growth due to Union's current residential nature, growth associated with the City of Florence, and improvements to U.S. 42. For these reasons, the 2000 Union Town Plan was prepared by the Boone County Planning Commission, City of Union, and Boone County Fiscal Court. The plan's recommendations are shown on the 2040 Future Land Use Map and also affect the Boone County Zoning Regulations. (Land Use, Description and Purpose of Land Use Maps, 20 Union, page 137).

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

1. Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; where appropriate, existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact. Appropriate wooded areas and stream valleys should remain as open space within developments and between developments. Developments proposed adjacent to planned or established open spaces should provide pedestrian access where appropriate. Natural green space benefits the community as well as encourages developers to create innovative development designs through clustering of buildings and impermeable area. Typically, buffering is required and provided between both like and unlike land uses. However, as the development of Boone County fills in previously rural areas, different lot sizes and designs of residential development sometimes impact each other. Where an appropriate gradation of lot size and setbacks

cannot be designed into a proposed residential subdivision development of a significantly higher density than existing adjacent residential uses, deliberate vegetation buffering may need to be incorporated into the design to help protect low density residential areas. Buffer areas should use and supplement existing site features where possible (Land Use, Future Land Use Development Guidelines, Buffering, pages 95-96).

2. Developments in Boone County must include landscaping to accompany the proposed project. Retention of existing healthy vegetation is considered a component of landscaping and is encouraged. This landscaping should be designed to improve the public view of a development and should be incorporated into parking lots and other vehicle circulation areas, as well as within open spaces and around structures. Landscaping is intended to soften the visual impacts of the development from adjoining properties and roadways. The amount of heat absorbed by impervious cover from sun radiation is decreased by landscaping, which reduces energy costs. Landscaping helps purify the air of harmful pollutants, thus reducing health impacts. It also helps reduce the quantity and improve the quality of storm water runoff, including temperature. The use of bioretention islands (water filtering basins) and grass swales should be used where possible in place of raised islands as described in Northern Kentucky's Storm Water Best Management Practices Manual (2012). Native species are often heartier than nursery stock and should be used wherever possible to minimize pesticides and other high impact forms of maintenance. Developments along major roadways in Boone County must include landscaping between the development and the right-of-way in order to promote the aesthetic appearance from the roads and to facilitate the compatibility of differing land uses (Land Use, Future Land Use Development Guidelines, Landscaping, page 96).

- E. Bowman Way is identified as a local street providing for two-way traffic within two driving lanes.

RELATIONSHIP TO THE UNION TOWN PLAN

- A. The 2000 Union Town Land Use Plan Map designates the overall Village Terrace site for three different land uses. The remaining portion of the US 42 frontage area, including Lot 5, is designated for Single-Family Detached and Town Homes. The Union Town Land Use Plan Map illustrates a conceptual connector street in the same general alignment as "Bowman Way," which has been constructed since the plan has been adopted.
- B. The "Town Home" designation is defined as the "first row of units faces Old and New US 42/ Mt. Zion/ Hathaway Road; on this first row of homes aluminum/vinyl siding prohibited on all facades; rear or side entry garages only.

STAFF COMMENTS

- A. The submitted Concept Development Plan indicates the following:
1. Construction of 6 attached single-family residences.
 2. Provision for 12 parking spaces.
 3. Provision for landscaping.
 4. Provisions for sidewalks along Bowman Way and Terrace Court.
 5. Building elevations. The elevations show the buildings will be constructed with brick, vinyl siding, asphalt shingle roofing, and single-car garages in the rear of the property.
- B. Staff has reviewed the submitted Concept Development Plan against the Boone County Zoning Regulations, and offers the following (some of these requirements can be adjusted by the Planning Commission and City Council pursuant to the Planned Development (PD) regulations):
1. Section 1506 of the Boone County Zoning Regulations includes a set of criteria that is to be used to evaluate the appropriateness of proposed developments. The following is an analysis of this criteria against the submitted plan:
 - a. Mixed Use Development and Pedestrian Orientation – The submitted plan includes residential uses and a sidewalk along Terrace Court.
 - b. Compatibility of Uses – The site is part of a larger mixed-use development (Village Terrace) and development of this site is one component of that larger plan.
 - c. Open Space – The submitted plan provides for a perimeter buffer yard.
 - d. Multi-Modal Transportation System – Not applicable.
 - e. Preservation of Existing Site Features – Not applicable.
 - f. Landscaping – Landscaping has been provided along the perimeter of the site.
 - g. Architecture – The submitted plan indicates that the building will be brick and vinyl siding.
 - h. Historic and Prehistoric Features – Not applicable.
 - i. Transportation Connections and Entry Points – The submitted plan indicates that access will be from a curb cut onto Bowman Way.
- E. Staff sent out an Agency Memo to the Boone County Building Department, City of Florence, and the Florence Fire Department and received no comment.

STAFF CONCERNS

- A. The following list provides a summary of those requirements that are being requested to be waived/alterd using the PD district regulations:
1. The UR-1 front setback buffer is 30'. Approximately 45 linear feet along Terrace Court has a front yard setback of less than 30' and approximately 58' along Bowman Way has a front yard setback of 25'.
 2. The landscape buffer B is required on the West side of the property, and the buffer area shown is around 7'.
 3. The proposed landscaping is placed in easements around the property. The applicant will need approval from the easement holders to encroach into the easement.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and Florence City Council in terms of Article 3 of the Boone County Zoning Regulations, Section 1514 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,



Alaina Hagenseker
Planner, Zoning Services

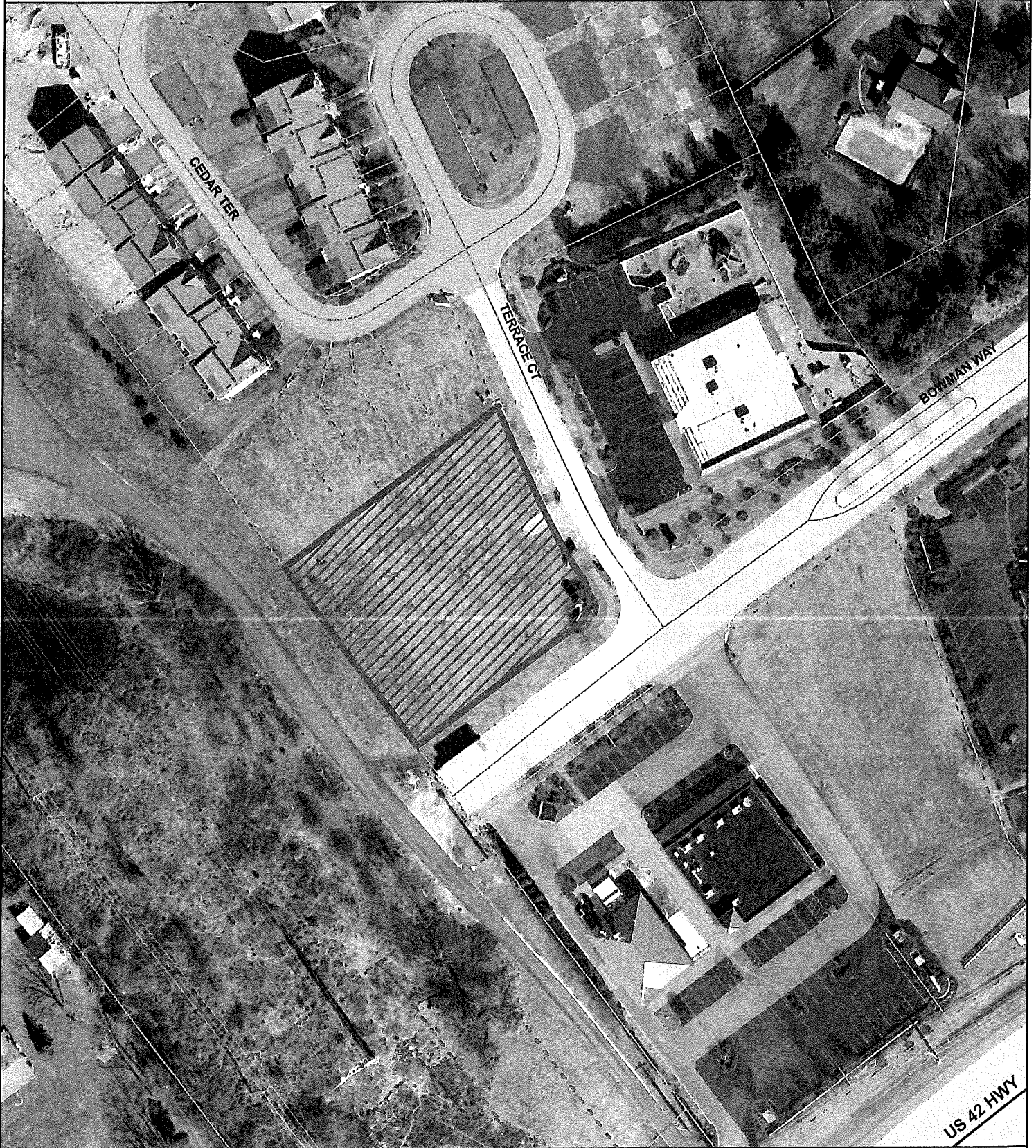
AH/ss

Attachments:

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

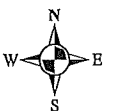
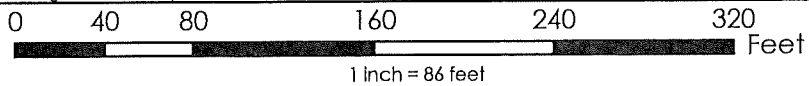
Aerial Map

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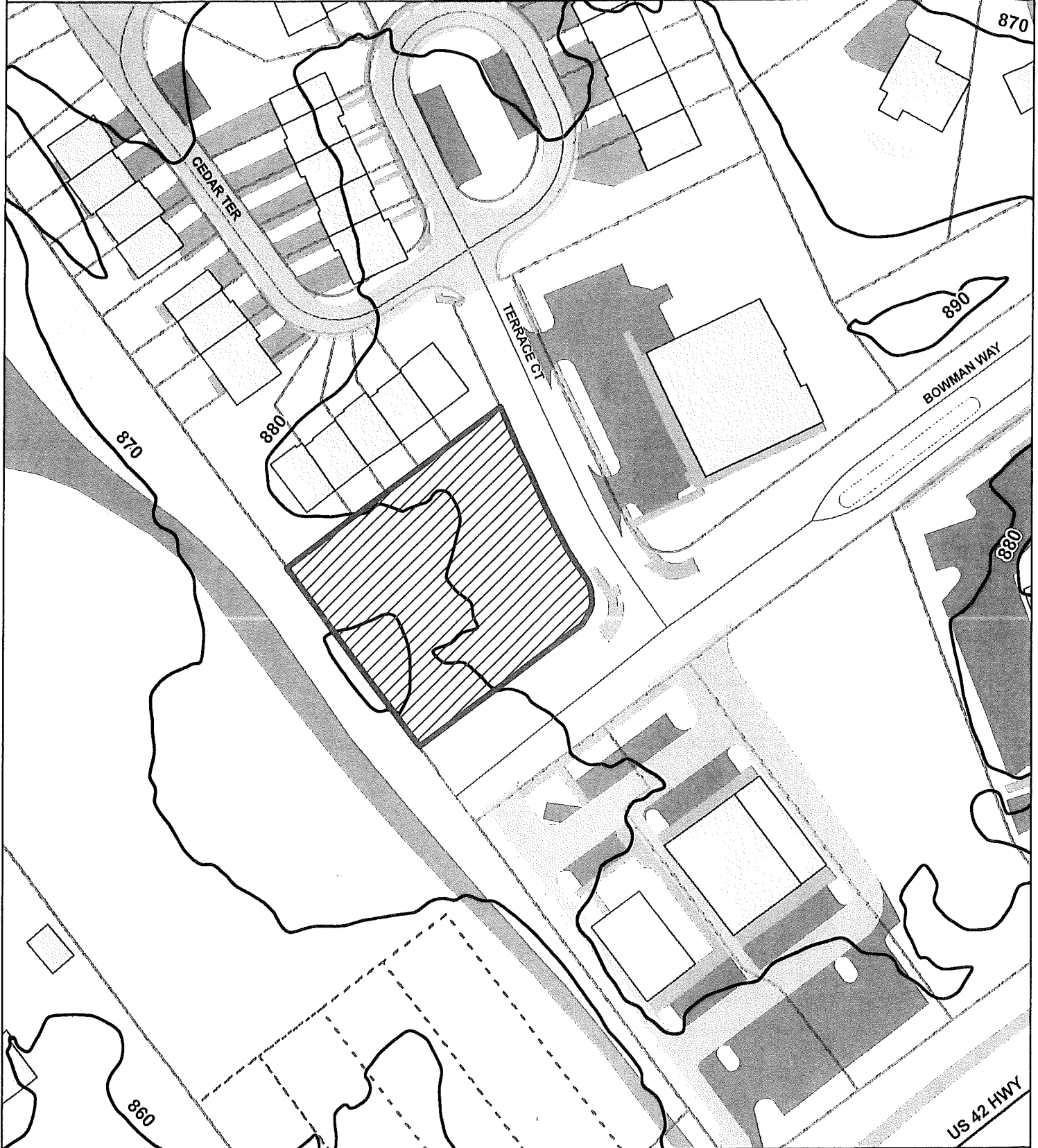
Boone County GIS - Putting Northern Kentucky on the Map

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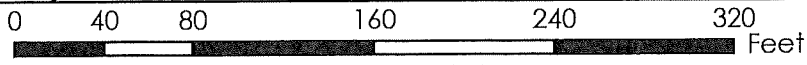
Topography Map

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Boone County GIS - Putting Northern Kentucky on the Map

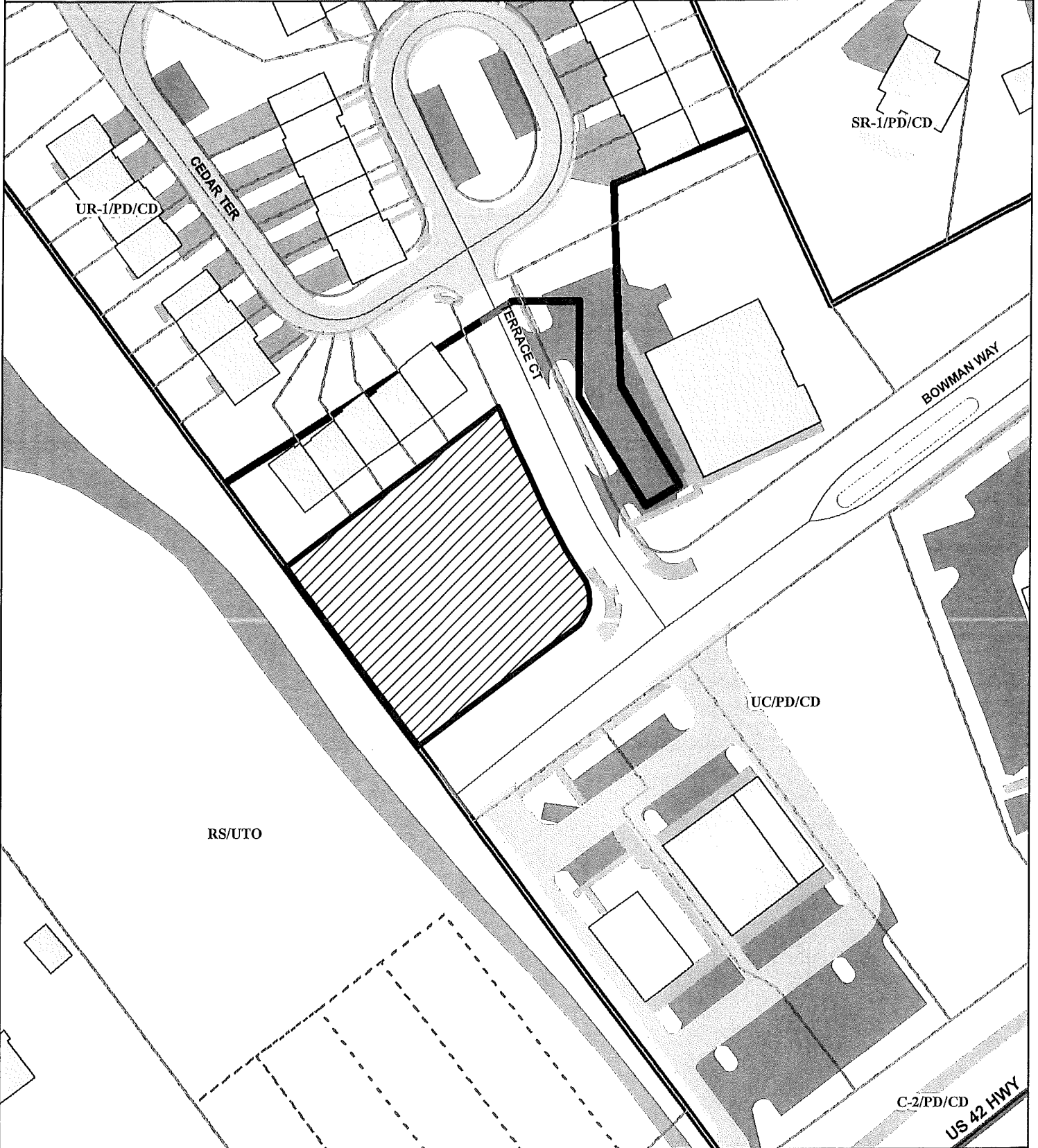


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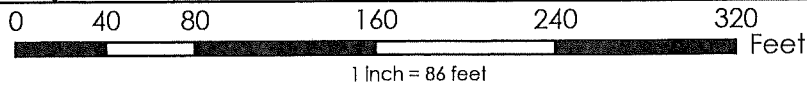
Zoning Map

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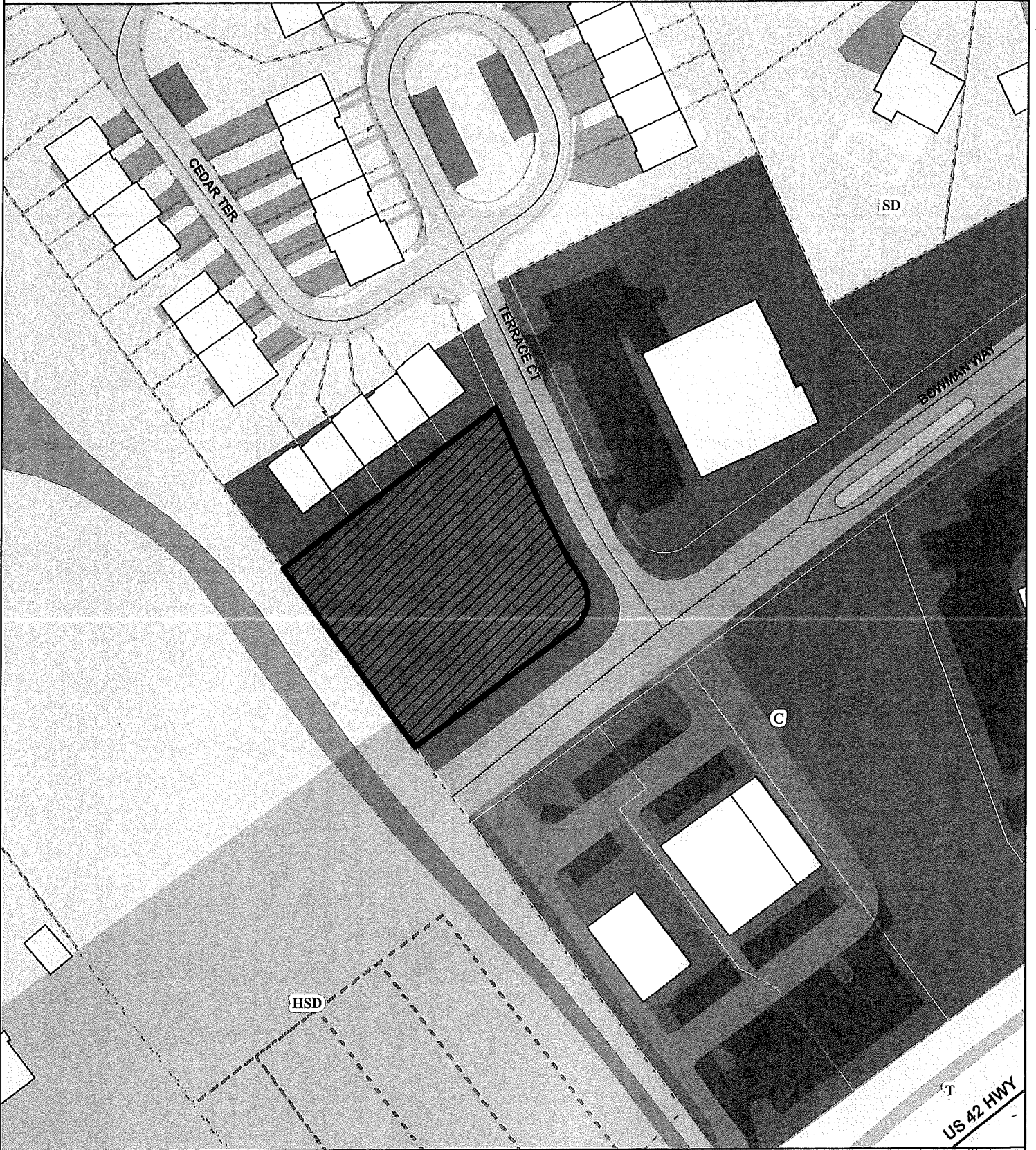


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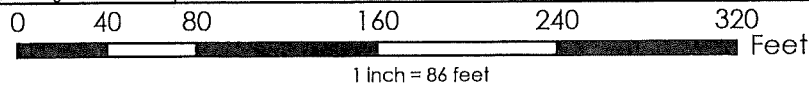
2040 Future Land Use Map

www.boonecountygis.com

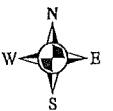


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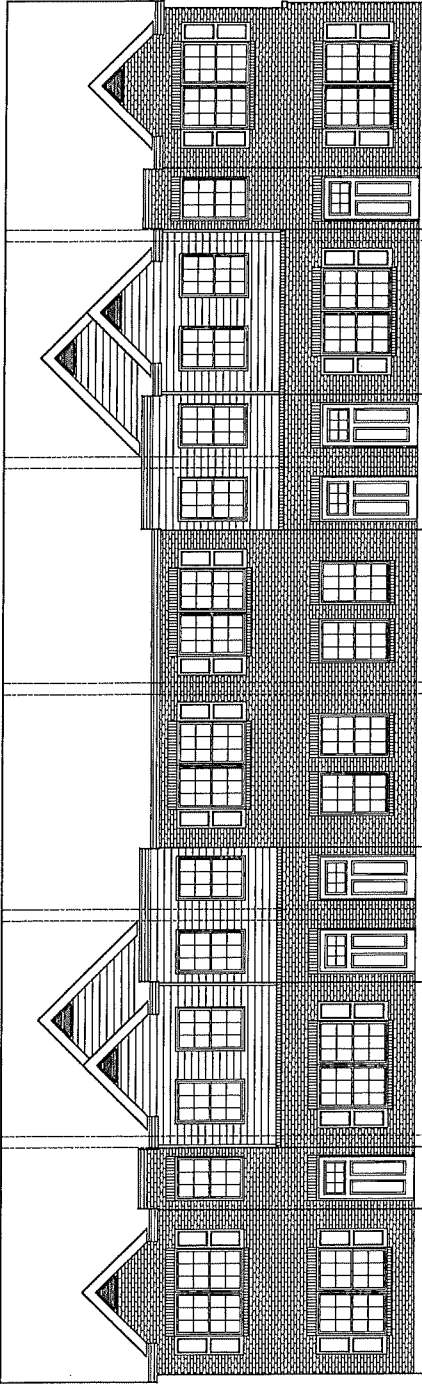
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Proposed 6 Unit Townhomes
Terrace Ln, Florence Ky, 41042

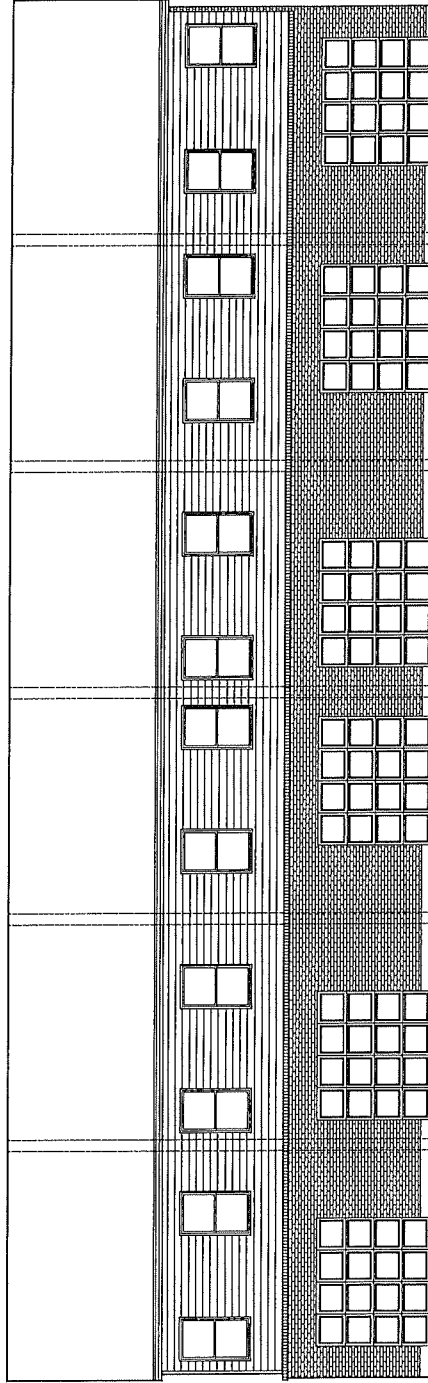
Terrace Town Homes, LLC
2529 Ritchie Ave.
Crescent Springs, KY 41017

Miller Designs, LLC
113 69-5588 mrd@mlldesign.com

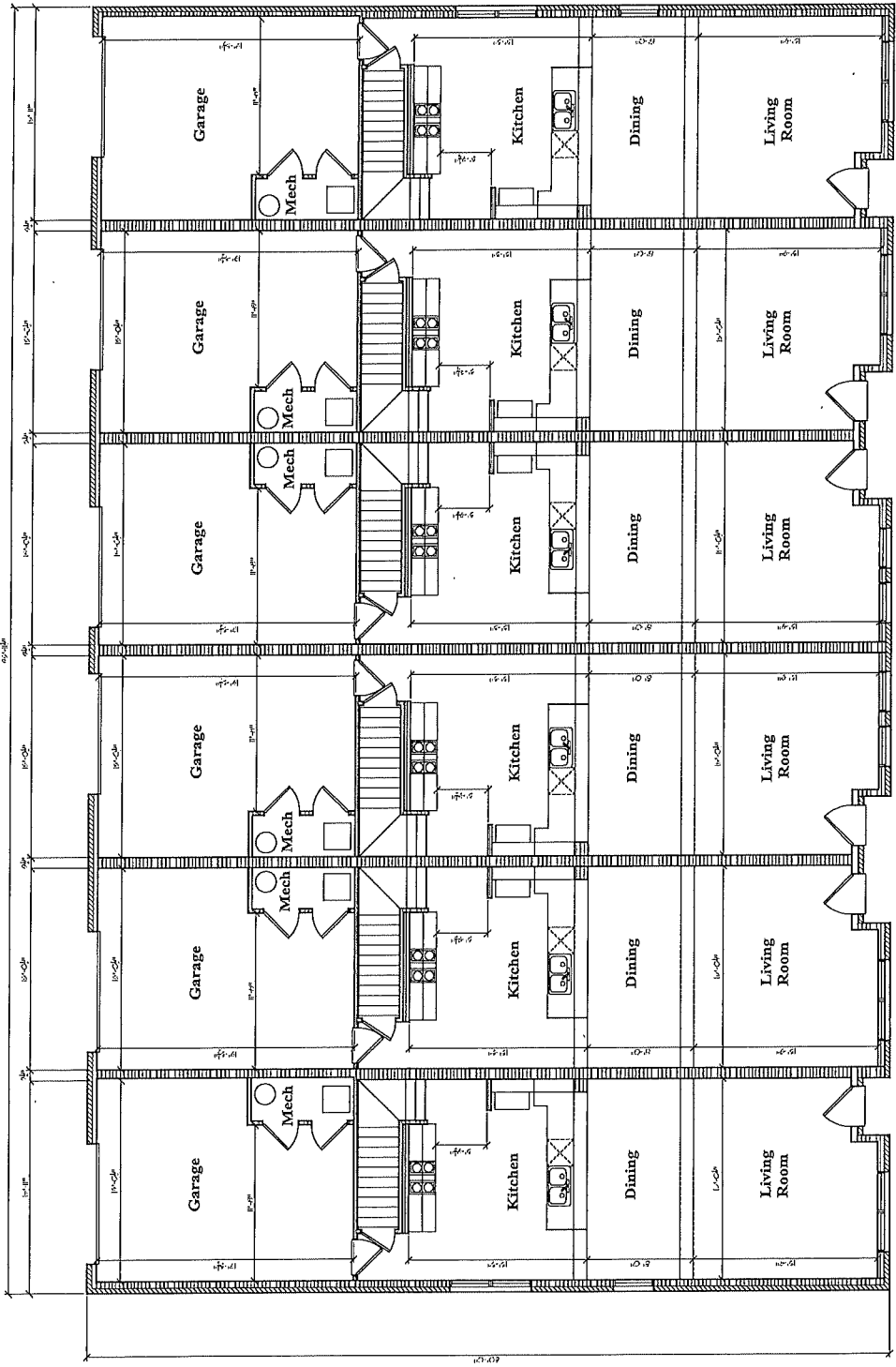
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2-5-23



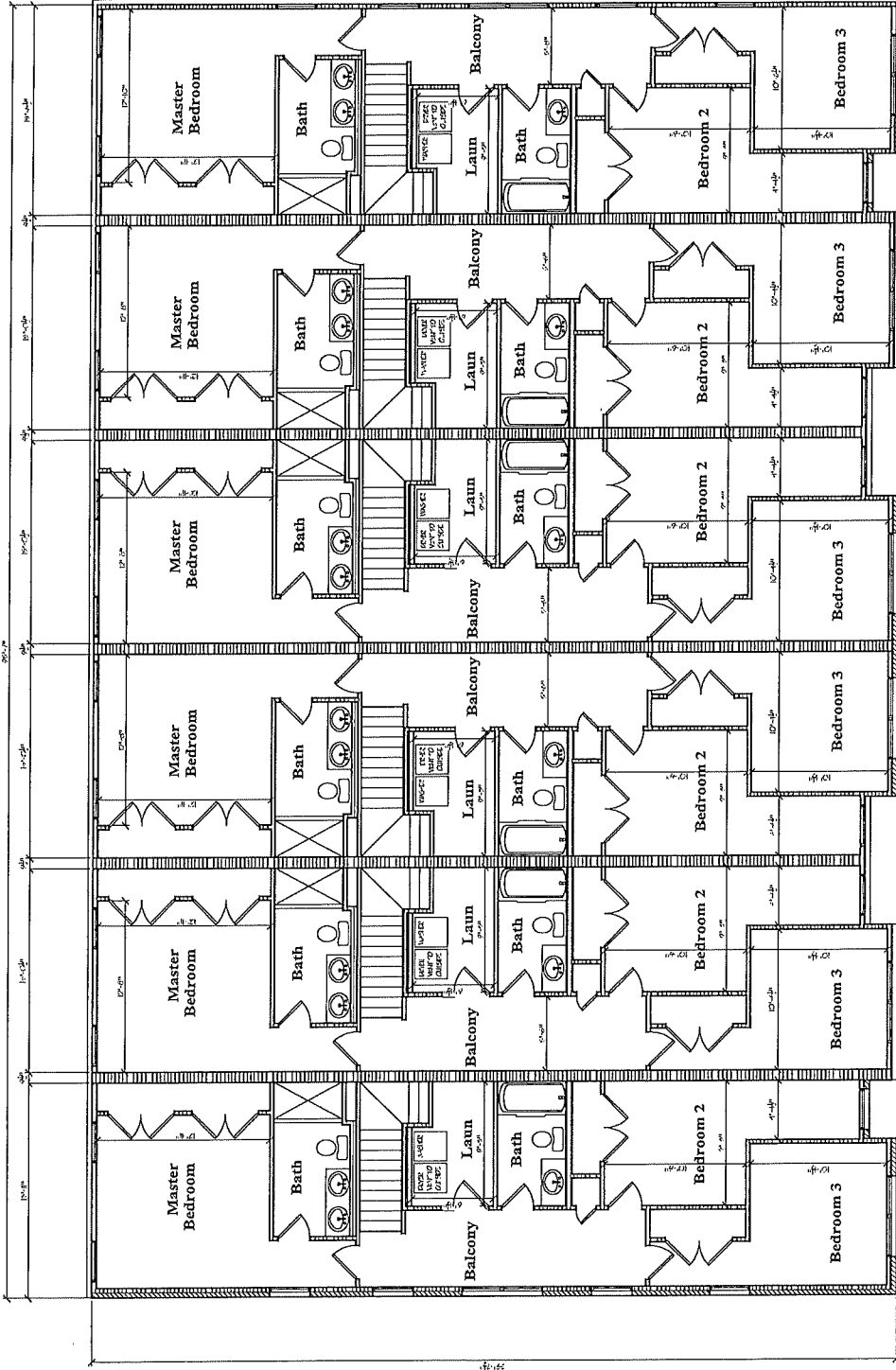
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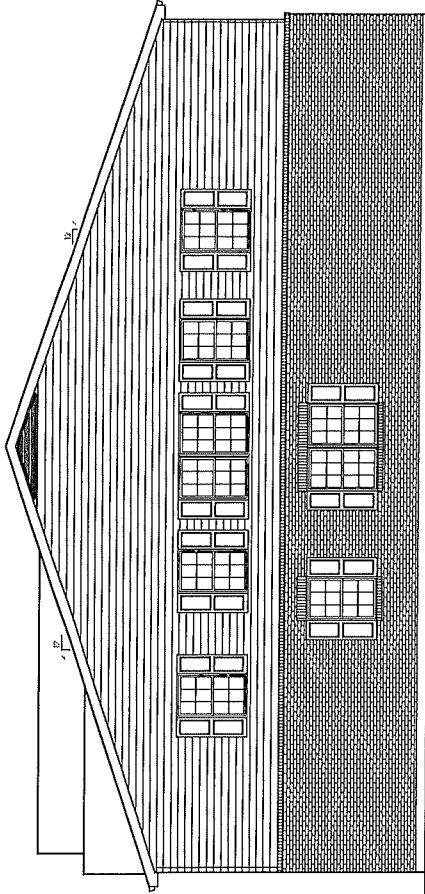
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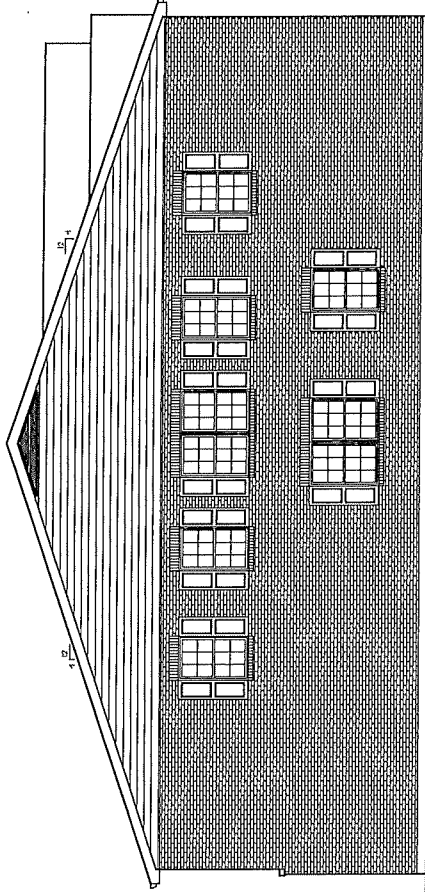
First Floor Plan
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Second Floor Plan
Scale: 1/4" = 1'-0"



Right Side Elevation
Scale: 1/4" = 1'-0"



Left Side Elevation
Scale: 1/4" = 1'-0"

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

#3

TO: Boone County Planning Commission

FROM: Janet Kegley, Chairwoman

DATE: May 3, 2023

RE: Request **Terrace Townhomes, LLC, per Brad Trauth (applicant) for Terrace Development Co., LLC, per Phil Drees (owner)** for a Zoning Map Amendment from Union Commercial/Planned Development (UC/PD) to Urban Residential One/Planned Development (UR-1/PD) for an approximate 0.5 acre area located at 2011 Terrace Court, Florence, Kentucky. The request is to allow the development of six (6) attached single-family residential units (this is an amended application that was deferred from March 1, 2023).

FINDINGS OF FACT:

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

1. The Committee has concluded that the proposed UR-1/PD district is appropriate and the existing UC/PD district is inappropriate for the following reasons:
 - A. The approved Concept Development Plan from the 2004 Zoning Map Amendment approval shows that a 6,000 square foot commercial or office condominium would be developed on the subject site. The development of the site with a commercial use is not likely because the site is not visible from U.S. 42. An office use is also not likely because of the current market conditions for office uses.
 - B. The proposed 6-unit townhouse is appropriate because other townhouses exist or are being constructed to the north of the site.
2. The Committee concluded the request is in agreement with the following Planned Development standards found in Section 1506 of the Boone County Zoning Regulations:
 - A. Mixed Use Development and Pedestrian Orientation – Village Terrace is a mixed use which contains commercial and residential uses. Sidewalk conditions have been imposed to improve pedestrian walkability.
 - B. Compatibility of Uses – The proposed townhouse building is compatible with the other townhouses to the north, commercial uses to the south, and the daycare to the east.

- C. Landscaping – A conceptual landscaping plan was submitted and it shows substantial landscaping will be provided.
- D. Architecture – The proposed townhouse building will correlate to the other townhouse buildings in the subdivision.

CONDITIONS:

1. The approval shall be based on the submitted Concept Development Plans except as modified by the conditions below. The Zoning Administrator can permit minor changes to the Concept Development Plan.
2. A sidewalk shall be provided between the front door of each townhouse and the sidewalks on Terrace Court.
3. The applicant shall contact the appropriate utility companies and determine what landscaping can be permitted within their utility easements. The applicant shall provide written documentation of these conversations to the Planning Commission at the time the Major Site Plan application is submitted for review. The Zoning Administrator may allow modifications to the landscaping plan based on the submitted documentation.
4. The applicant has also voluntarily agreed to construct an additional sidewalk segment on the west side of Terrace Court. The sidewalk shall be constructed on the adjoining townhouse property to the north to complete the sidewalk system between Bowman Way and Cedar Terrace.

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

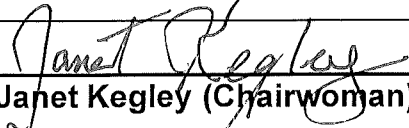
TO: Boone County Planning Commission
FROM: Janet Kegley, Chairwoman
DATE: April 19, 2023

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, Janet Kegley, Chairwoman, Alaina Hagenseker, Staff

3. Request of **Terrace Townhomes, LLC, per Brad Trauth (applicant)** for **Terrace Development Co., LLC, per Phil Drees (owner)** for a Zoning Map Amendment from Union Commercial/Planned Development (UC/PD) to Urban Residential One/Planned Development (UR-1/PD) for an approximate 0.5 acre area located at 2011 Terrace Court, Florence, Kentucky. The request is to allow the development of six (6) attached single-family residential units (this is an amended application that was deferred from March 1, 2023).



Janet Kegley (Chairwoman)
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

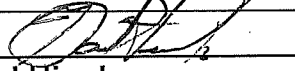
Corrin Gulick
For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

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

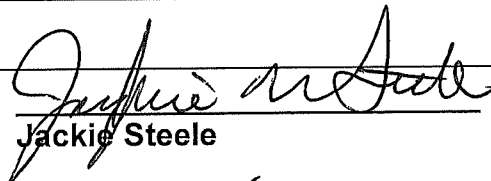
Kathy Clark (Alternate)
For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

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
For Project Absent _____
Against Project _____
Abstain _____

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

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Eric Richardson
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Ms. Corrin Gulick, Vice Chairwoman
Mr. Charlie Rolfsen, Chairman
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
Mrs. Alaina Hagenseker, Planner

Secretary/Treasurer Steele introduced the second item on the Agenda at 8:06 p.m.

ZONING MAP AMENDMENT, Alaina Hagenseker, Staff

2. Request of **Terrace Townhomes, LLC, per Brad Trauth (applicant)** for **Terrace Development Co., LLC, per Phil Drees (owner)** for a Zoning Map Amendment from Union Commercial/Planned Development (UC/PD) to Urban Residential One/Planned Development (UR-1/PD) for an approximate 0.5 acre area located at 2011 Terrace Court, Florence, Kentucky. The request is to allow the development of six (6) attached single-family residential units (this is an amended application that was deferred from March 1, 2023).

Staff Member, Alaina Hagenseker, referred to her PowerPoint presentation (See Staff Report). The site is located at the intersection of Terrace Court and Bowman Way. The site is currently vacant. There is single-family attached housing north of the site, a day care center to the east, retail to the south and a sub-station to the west. The request is to rezone the site to UR-1/PD to allow 6 attached single-family residential units. The 2040 Future Land Use Map designates the site as Commercial (C). The submitted plan shows 12 parking spaces, landscaping and sidewalks. Building elevations have also be submitted. The buildings will be constructed with brick and vinyl siding. Garages will be located in the rear of the units. Ms. Hagenseker showed photographs of the site. The Staff comments are identified on Page 7 of the Staff Report including any waiver of the requirements under the PD request. The applicant is proposing front yard setbacks less than the 30 foot minimum requirement. The applicant is also asking for a landscaping buffer reduction to 7 feet. Also, the landscaping is proposed to be in an easement area, of which the applicant needs permission to do so from the easement holder.

Secretary/Treasurer Steele asked if the applicant was present and wanted to proceed with their presentation?

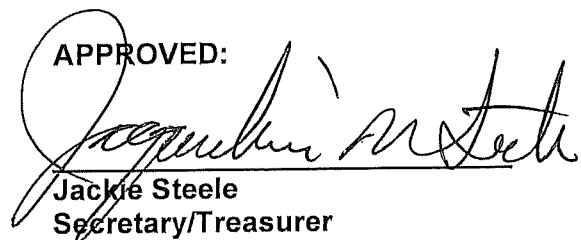
Mr. Lee Rickey, a partner with Brad Trauth, stated that he was present to answer any questions.

Secretary/Treasurer Steele asked if any Commissioner had any questions or comments for the applicant.

Seeing none, Secretary/Treasurer Steele asked if anyone in the audience had any comments or questions?

Seeing no further questions or comments, Secretary/Treasurer Steele announced that Committee Meeting for this item will be on April 19, 2023 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on May 3, 2023 at 7:00 p.m. in the Fiscal Courtroom. Secretary/Treasurer Steele closed the Public Hearing at 8:11 p.m.

APPROVED:



Jackie Steele
Secretary/Treasurer

Attest:



Kevin P. Costello, AICP
Executive Director

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Eric Richardson
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Ms. Corrin Gulick, Vice Chairwoman
Mr. Charlie Rolfsen, Chairman
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
Mrs. Alaina Hagenseker, Planner

Secretary/Treasurer Steele introduced the second item on the Agenda at 8:06 p.m.

ZONING MAP AMENDMENT, Alaina Hagenseker, Staff

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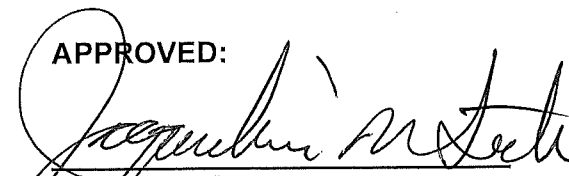
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APPROVED:



Jackie Steele
Secretary/Treasurer

Attest:



Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
BUSINESS MEETING
MAY 3, 2023
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's May 3, 2023 Business Meeting. Mr. Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
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
Mr. Kenny Vaught

COMMISSION MEMBERS NOT PRESENT:

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
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 April 19, 2023 Business Meeting. He asked if there were any other comments or corrections?

Mr. Szurlinski moved to approve the Minutes as presented. Mr. Hincks seconded the motion and it carried unanimously.

BILLS:

Mr. Kevin P. Costello, AICP, Executive Director, advised the Commissioners of the **Bills to be Paid**, which included a list of **Expenses** and **Salaries and Benefits** for a time period between April 6, 2023 and May 3, 2023.

EXPENSES:

Accounting Fees	\$ 775.00
Attorney Fees	4,400.00
Auto Expense	41.48
Consultant/Professional Svcs Fees	2,770.00
Filing Fees (CLURS)	750.00
Legal Ads/Recruitment	196.44
Miscellaneous Expense	3.49
Office & Board Meeting Supplies	193.94
Office Equipment / Expense	827.78
Postage Expense	500.00
Printing/Pub/Dues/Subscriptions	<u>1,610.86</u>

TOTAL: \$ 12,068.99

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 6,032.50
Health/Dental/Life/LTD	12,895.12
Retirement – BCPC Portion	21,911.01
Salaries – Staff Expenses	82,334.62
Salaries – BCPC & BOA	<u>1,385.00</u>

TOTAL: \$124,558.25

GRAND TOTAL: \$136,627.24

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

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

1. Request of **ECE, Inc, per R. Wayne Erpenbeck (applicant)** for **Tri-Saint Investments, LLC, per Tim Bishel (owner)** for a Zoning Map Amendment from Public Facilities (PF) and Industrial One (I-1) to Urban Residential One (UR-1) for an approximate 18.2 acre area located along the west side of Beaver Road, between Mary Grubbs Highway and Skyway Drive, approximately 800 feet north of Mary Grubbs Highway, having a Parcel Identification Number (PIDN) of 078.00-00-002.00, Walton, Kentucky. The request is for: (1) a zone change to allow 214 multi-family residential dwelling units within sixteen (16) buildings; and (2) a variance reducing a portion of the rear yard buffer yard width from sixty (60) feet (Buffer Yard C) to twenty (20) feet (Buffer Yard B).

This item has been withdrawn by the applicant.

ZONING MAP AMENDMENT, Jackie Steele, Chairwoman, Michael Schwartz, Staff

2. Request of **Dinsmore Homestead Foundation Inc, per Barbara Bardes (applicant)** for **Dinsmore Homestead Foundation Inc, per Barbara Bardes and County of Boone, per Jeff Earlywine, County Administrator (owners)** for a Zoning Map Amendment from Conservation (CONS) to Conservation/Planned Development (CONS/PD) for an approximate 9.2 acre area located along the northwest side of Burlington Pike, between Middle Creek Road and Belleview Road, approximately 650 feet southwest of Middle Creek Road, and being part of the properties located at 5656 Burlington Pike and 5700 Burlington Pike, Boone County, Kentucky. The request is for a zone change to allow the development of a heritage center building and an off-street parking area.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval based upon Findings of Facts and one Condition. The vote was unanimous with Mrs. Kegley, Mr. Hincks and Mrs. Steele 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?

Seeing no further comment, **Mrs. Steele 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 one Condition. Mr. Schwenke seconded the motion and it passed unanimously.**

ZONING MAP AMENDMENT, Janet Kegley, Chairwoman, Todd Morgan, Staff

3. Request of **Terrace Townhomes, LLC, per Brad Trauth (applicant)** for **Terrace Development Co., LLC, per Phil Drees (owner)** for a Zoning Map Amendment from Union Commercial/Planned Development (UC/PD) to Urban Residential One/Planned Development (UR-1/PD) for an approximate 0.5 acre area located at 2011 Terrace Court, Florence, Kentucky. The request is to allow the development of six (6) attached single-family residential units.

Staff Member, Todd Morgan, read the Committee Report, which recommended approval based upon Findings of Facts and Conditions. The vote was unanimous with Mrs. Kegley, Mr. Hincks and Mrs. Steele 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?

Mr. Brad Trauth, applicant, stated that he was present to answer any questions.

Seeing no further comment, **Mrs. Kegley moved to approve the request by Resolution to the City of Florence based upon the Committee Report and subject to the Findings of Fact and Conditions. Mrs. Clark seconded the motion and it passed unanimously.**

CHANGE OF CONCEPT DEVELOPMENT PLAN, David Hincks, Chairman, Todd Morgan, Staff

4. Request of **Black and Veatch, per Breanne Mocaby, on behalf of Electrify America (applicant) for Meijer Stores Limited Partnership, per Matt Levit (owner)** for a Change of Concept Development Plan in an Office Two/Commercial Two/Planned Development/Houston Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) district for an approximate 0.28 acre portion of the 26.32 acre lot located at 4990 Houston Road, Florence, Kentucky (Meijer). The request is for a Change of Concept Development Plan to allow an electric vehicle charging station.

Staff Member, Todd Morgan, read the Committee Report, which recommended approval based upon Findings of Facts and Conditions. The vote was unanimous with Mr. Hincks, Mrs. Kegley, and Mrs. Steele voting in favor of the request. The applicant has signed the condition letter.

Mrs. Susan Faber, Black & Veatch, stated that she was present to answer any questions.

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

Seeing no further comment, **Mr. Hincks moved to approve the request by Resolution to the City of Florence based upon the Committee Report and subject to the Findings of Fact and Conditions. Mrs. Kegley seconded the motion and it passed unanimously.**

NEW BUSINESS

ZONING TEXT AMENDMENTS, Michael Schwartz, Staff

5. Request of the **Boone Fiscal Court, per Jeff Earlywine, County Administrator**, to consider Zoning Text Amendments to Section 505.5, Use/District Matrix – Public Facility, Airport, Small Community Overlay, and Special Study Districts, of the Boone County Zoning Regulations to: (1) add Short Term Rental as a Conditional Use within the Graves Road – Residential (GR-R) district; (2) add Short Term Rental as a Conditional Use within the Graves Road – Commercial (GR-C) district; and (3) add Short Term Rental as a Conditional Use within the Graves Road – Business Park (GR-BP) district. The request is to hear and

evaluate comments on proposed Text Amendments and how they affect the current Boone County Comprehensive Plan and Boone County Zoning Regulations.

CHANGE OF CONCEPT DEVELOPMENT PLAN, Todd Morgan, Staff

6. Request of **Restaurant Holdings LLC, per Ana Pelhank (applicant)** for **MassiveG2.0 LLC (owner)** for a Change of Concept Development Plan in a Commercial Services (C-3) district for an approximate 0.56 acre area located at 7303 Turfway Road being immediately to the northwest of the property located at 6808 Burlington Pike, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow an approximate 2,300 square foot eating and drinking establishment with drive-through service.

CHANGE OF CONCEPT DEVELOPMENT PLAN, Michael Schwartz, Staff

7. Request of **Tony Berling (applicant)** for **Ireland Properties, LLC (owner)** for a Change of Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district for an approximate 3.26 acre area located at 5765 Constitution Drive, Boone County, Kentucky. The request is for a Change of Concept Development Plan to allow an 8,000 square foot building addition and a new 4,000 square foot building.

CHANGE OF CONCEPT DEVELOPMENT PLAN, Todd Morgan, Staff

8. Request of **Tom Gill (applicant/owner)** for a Change of Concept Development Plan in a Commercial Services/Planned Development/Parkway Corridor Study (C-3/PD/PO) district for an approximate 2.65 acre area located at 7864 Commerce Place, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow the expansion of an existing auto body repair facility outdoor vehicle storage area.

ZONING MAP AMENDMENT, Michael Schwartz, Staff

9. Request of **Northern Kentucky Aggregates, Inc., per Dennis Garrison (applicant)** for **Timothy William Hitzfield, Daniel Lynch Hitzfield, Joseph Gerard Hitzfield, and Nancy Hitzfield (owners)** for a Zoning Map Amendment from Rural Suburban (RS) to Industrial Three Surface Mining (I-3) for an approximate 32 acre area located at 3989 Belleview Road, Boone County, Kentucky. The request is for the expansion of an existing sand and gravel mining operation on an overall approximate 78 acre area located at 3989 Belleview Road, Boone County, Kentucky.

Mr. Lunnemann moved to schedule the Public Hearings for Items #5, #6, #7, and #8 on June 7, 2023 at 7:30 p.m. in the Fiscal Courtroom. Mr. Szurlinski seconded the motion and it passed unanimously.

Mr. Turner moved to schedule the Public Hearing for Item #9 on June 21, 2023 at 7:30 p.m. in the Fiscal Courtroom. Mrs. Goetting seconded the motion and it passed unanimously.

H. Executive Director's Report:

Mr. Kevin P. Costello, AICP, referred to his April 26, 2023 email to the Board Members. It recommends that the Board hire Steve Lilly, GISP as a planner effective May 8, 2023. His resume outlining his qualifications was enclosed along with a recommended annual salary. Mr. Costello noted that Mr. Lilly is a licensed surveyor. He will begin to perform that work in a couple of months or when our current surveyor's contract ends in July. Mr. Costello explained that this work will be added to Mr. Lilly's job responsibilities and an adjustment to his salary will be made at that time.

Mrs. Clark moved to hire Mr. Lilly in accordance with terms described by Mr. Costello's email. Ms. Gulick seconded the motion and it passed unanimously.

I. Committee Reports:

- Airport (Randy Bessler)

The Airport Committee will meet on May 25, 2023 at 12:00 noon. It will be a virtual meeting.

- Administrative/Personnel (Tom Szurlinski)
No Report
- Enforcement (Tom Szurlinski)
No Report
- Long-Range Planning/Comprehensive Plan (Bob Schwenke)

The next Committee meeting is scheduled for May 17, 2023 immediately following the Business Meeting.

- Technical/Design Review (Rick Lunnemann)
No Report
- Executive
No Report

J. Chairman's Report:

- No Report

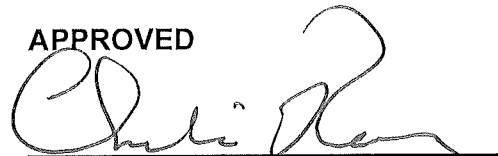
K. OKI Report: (Randy Bessler)
No Report

L. Other:

M. Adjournment:

There being no further business to come before the Planning Commission, **Mr. Bessler moved to adjourn the meeting. Mr. Richardson seconded the motion and it passed unanimously. The meeting was adjourned at 7:25 P.M.**

APPROVED



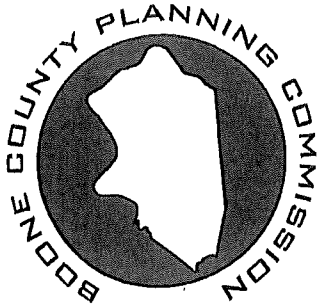
Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION



BOONE COUNTY PLANNING COMMISSION

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

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

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

April 21, 2023

Terrace Townhomes, LLC
c/o – Mr. Brad Trauth
2529 Ritchie Ave.
Crescent Springs, KY 41017

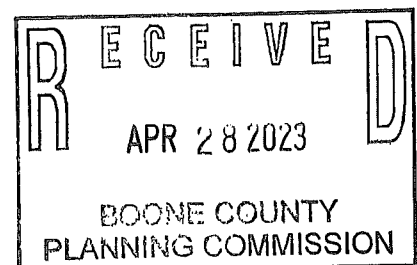
RE: Request **Terrace Townhomes, LLC, per Brad Trauth (applicant)** for **Terrace Development Co., LLC, per Phil Drees (owner)** for a Zoning Map Amendment from Union Commercial/Planned Development (UC/PD) to Urban Residential One/Planned Development (UR-1/PD) for an approximate 0.5 acre area located at 2011 Terrace Court, Florence, Kentucky. The request is to allow the development of six (6) attached single-family residential units (this is an amended application that was deferred from March 1, 2023).

Dear Mr. Trauth,

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 April 19, 2023 meeting. The property owner will need to sign the appropriate line at the end of this letter if he is in agreement with the conditions. Please return the original letter to the Planning Commission office by May 2, 2023.

CONDITIONS


1. The approval shall be based on the submitted Concept Development Plans except as modified by the conditions below. The Zoning Administrator can permit minor changes to the Concept Development Plan.
2. A sidewalk shall be provided between the front door of each townhouse and the sidewalks on Terrace Court.
3. The applicant shall contact the appropriate utility companies and determine what landscaping can be permitted within their utility easements. The applicant shall provide written documentation of these conversations to the Planning Commission at the time the Major Site Plan application is submitted for review. The Zoning Administrator may allow modifications to the landscaping plan based on the submitted documentation.
4. The applicant has also voluntarily agreed to construct an additional sidewalk segment on the west side of Terrace Court. The sidewalk shall be constructed on the adjoining townhouse property to the north to complete the sidewalk system between Bowman Way and Cedar Terrace.



Terrace Townhomes, LLC/Terrace Development Co., LLC
April 21, 2023

Page 2

Sincerely,

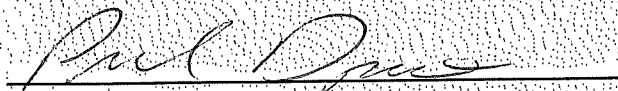


Todd K. Morgan, AICP
Senior Planner

TKM/ss

AGREEMENT

I, Phil Drees, hereby agree to the conditions of approval for the Zoning Map Amendment application, which is referenced on the first page of this letter.



Mr. Phil Drees, Owner
Terrace Development Co., LLC

4/26/23
Date

**CITY OF FLORENCE, KENTUCKY
ORDINANCE O-19-2023**

AN ORDINANCE ADOPTING AND APPROVING A ZONING MAP AMENDMENT FROM UNION COMMERCIAL/PLANNED DEVELOPMENT (UC/PD) TO URBAN RESIDENTIAL ONE/PLANNED DEVELOPMENT (UR-1/PD) FOR AN APPROXIMATE 0.5 ACRE SITE LOCATED AT 2011 TERRACE COURT, FLORENCE, KENTUCKY, TO ALLOW THE DEVELOPMENT OF SIX (6) ATTACHED SINGLE-FAMILY RESIDENTIAL UNITS. (TERRACE TOWNHOMES, LLC)

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

WHEREAS, the Boone County Planning Commission by Resolution No. R-23-016-A recommended approval for a zoning map amendment, and

WHEREAS, the recommendation for approval by the Boone County Planning Commission is based upon certain findings and conditions attached to the Commission’s Resolution, all of which have been reviewed by the City Council for the City of Florence, Kentucky.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

SECTION I

That the request of Terrace Townhomes, LLC, per Brad Trauth (Applicant) for Terrace Development Co., LLC, per Phil Drees (Owner) for a Zoning Map Amendment from Union Commercial/Planned Development (UC/PD) to Urban Residential One/Planned Development (UR-1/PD) for an approximate 0.5 acre site located at 2011 Terrace Court, Florence, Kentucky, to allow the development of six (6) attached single-family residential units, shall be and is hereby approved.

The real estate which is the subject of this request is more particularly described in Exhibit “A”, attached hereto and incorporated herein by reference. The zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be amended or changed to reflect the zoning map amendment for this subject property.

SECTION II

The approval of this zoning map amendment is granted subject to the conditions, terms and provisions of the Boone County Planning Commission recommendation, including its Committee Report, made a part of that recommendation, a copy of that recommendation and Committee Report of the Boone County Planning Commission being attached, marked Exhibit "B" and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-23-016-A of the Boone County Planning Commission, including the exhibits referenced to that Resolution.

SECTION III

This approval is granted based on the Findings of Fact made by the Boone County Planning Commission and contained within its recommendation that is attached and part of the Commission's Resolution No. R-23-016-A, marked Exhibit "B", and attached hereto.

SECTION IV

In addition to those conditions set forth in the recommendation of the Boone County Planning Commission, this approval of the City of Florence, Kentucky, through its City Council, shall be and is hereby subject to the additional condition that has been agreed to in writing by the property owner/applicant as shown on Exhibit "C", a copy of which is attached and incorporated herein by reference.

SECTION V

If the approval for this zoning map amendment shall be held invalid, in whole or in part, by any Court of proper jurisdiction, that invalidity shall not affect the validity of any of the other zoning regulations, zoning map, or comprehensive plan provisions as they are severable from this Ordinance and are intended to have full force and effect regardless of any invalidity relating to this particular Ordinance.

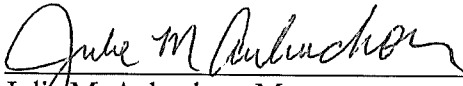
SECTION VI

This Ordinance shall be published by posting on the City's internet website.

PASSED AND APPROVED ON FIRST READING THIS 27th DAY OF JUNE, 2023.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED
THIS 11th DAY OF JULY, 2023.

APPROVED:

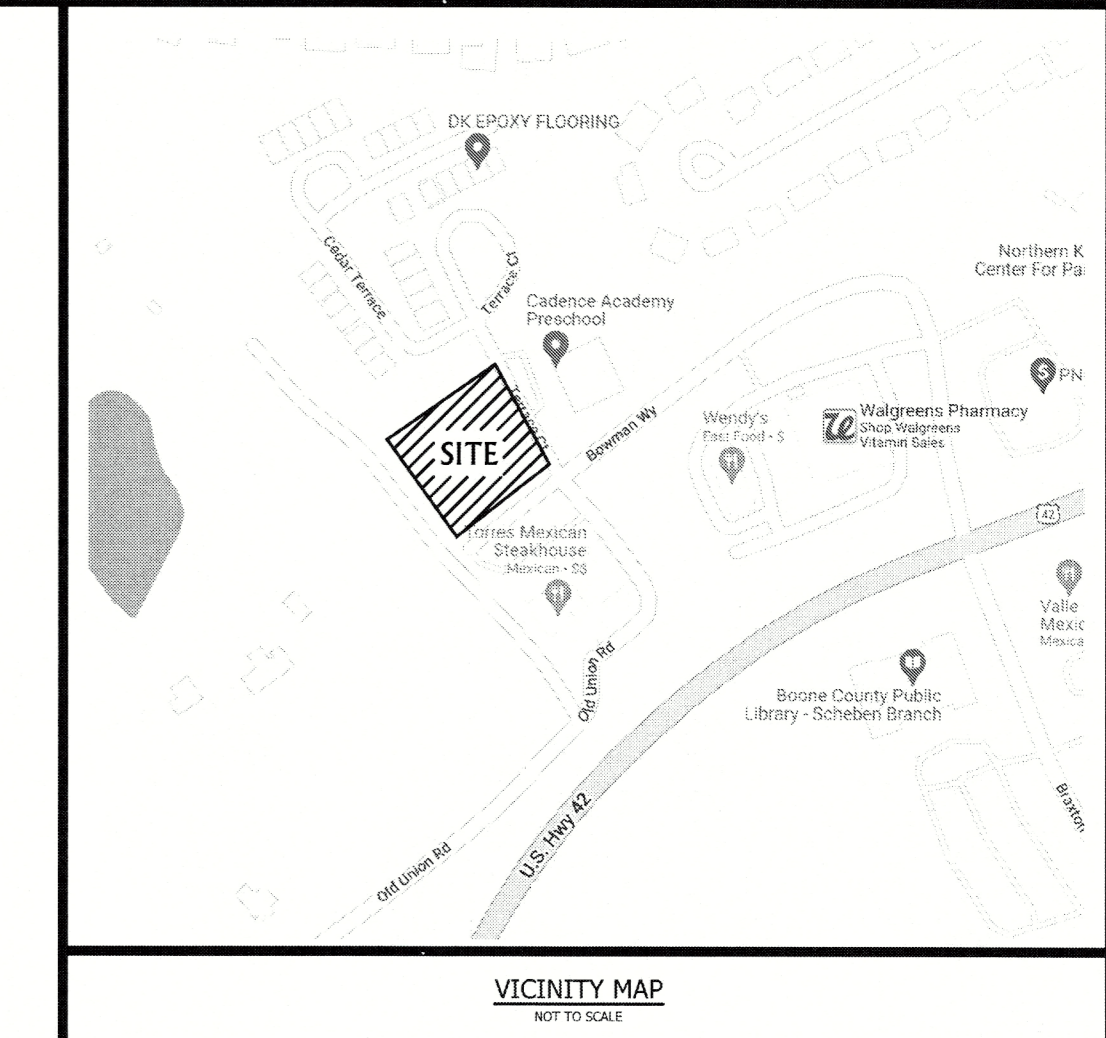


Julie M. Aubuchon, Mayor

ATTEST:



Melissa Kramer, City Clerk



VICINITY MAP
NOT TO SCALE

SCALE IN FEET
0 30 60
GRAPHIC SCALE 1"=30'

KENTUCKY STATE PLANE
COORDINATE SYSTEM, NORTH
ZONE, SURVEYOR'S FOOT,
GEOID '18, NAD83

Zoning Map Amendment
APPROVED with conditions
Staff Jack R. Johnson
Date 5/3/23
Boone County
Planning Commission

GENERAL NOTES

1. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH. THEREFORE THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHT-OF-WAY, COVENANTS, ETC. AS MAY BE DISCLOSED IN A CURRENT, COMPREHENSIVE TITLE SEARCH.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN BASED ON A RECORDED DOCUMENTS AND BOONE COUNTY GIS INFORMATION.
3. WETLANDS, ENVIRONMENTAL, AND/OR HAZARDOUS MATERIALS LOCATIONS, IF ANY, NOT COVERED UNDER THIS CONTRACT.
4. CURRENT ZONING: UC (UNION COMMERCIAL)/PD/CD (SEE ZONING ORDINANCE FOR USES AND SETBACKS).
5. THIS PLAN REPRESENTS A CONCEPT DEVELOPMENT AMENDMENT UNDER THE CURRENT ZONING.
6. UNDERGROUND PIPES AND CONDUITS ARE PLOTTED FROM UTILITY PLANS AND GIS INFORMATION. LOCATIONS OF THESE WILL NEED TO BE FIELD VERIFIED.
7. THIS DRAWING WAS CREATED FROM EXISTING DRAWINGS AND GIS INFORMATION, AND HAS AN UNVERIFIED ACCURACY. THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY PREPARED BY HREZO ENGINEERING AND MAPPING AND IS NOT INTENDED TO BE USED FOR TRANSFER OF LAND OR SHOULD BE USED FOR ANY OTHER PURPOSE THAN CONCEPTUAL PLANNING.
8. THE EXTERIOR OF THE BUILDING SHOWN HEREON THE EXTERIOR SHALL UTILIZE A MINIMUM OF THREE (3) DIFFERENT COLORS. EACH BUILDING FACADE SHALL INCLUDE A TWO (2) DISTINCT COLORS.
9. SOIL TYPES: R8 - ROSSMOYNE SILT LOAM - 0 TO 4 PERCENT SLOPES
R8C - ROSSMOYNE SILT LOAM - 6 TO 12 PERCENT SLOPES
10. THE PROPOSED DEVELOPMENT IS INCORPORATING OPEN SPACE, THAT WILL BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION.
11. THERE WILL BE NO CHANGE IN THE ENTRANCE SIGNAGE THAT WAS PREVIOUSLY APPROVED AND CONSTRUCTED. THE EASEMENT FOR THE SIGNAGE WILL BE REDUCED TO AREA AS SHOWN HEREON. THE LIMITS WILL BE REDONE UPON APPROVAL OF THE SITE PLAN.
12. THE SUBJECT PROPERTY IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD ZONE "X" ACCORDING TO COMMUNITY PANEL NUMBER 21015C0225C AND CITY OF FLORENCE 210238. EFFECTIVE DATE: JUNE 4, 2007.
13. EROSION CONTROL, STORM WATER MANAGEMENT AND FACILITIES WILL BE DESIGN IN ACCORDANCE WITH THE CITY OF FLORENCE AND BOONE COUNTY SPECIFICATIONS.
14. PUBLIC WATER WILL BE PROVIDED TO THE LOT, THE WATER MAINS AND STRUCTURES CURRENTLY EXIST ALONG THE SUBJECT SITE.
15. SITE WILL BE SERVED BY THE EXISTING SANITARY SEWER LOCATE ON THE SUBJECT SITE.
16. SUBJECT SITE IS PART OF VILLAGE TERRACE AS RECORDED ON PLAT CS SLIDE 182.

VILLAGE TERRACE CONCEPT PLAN

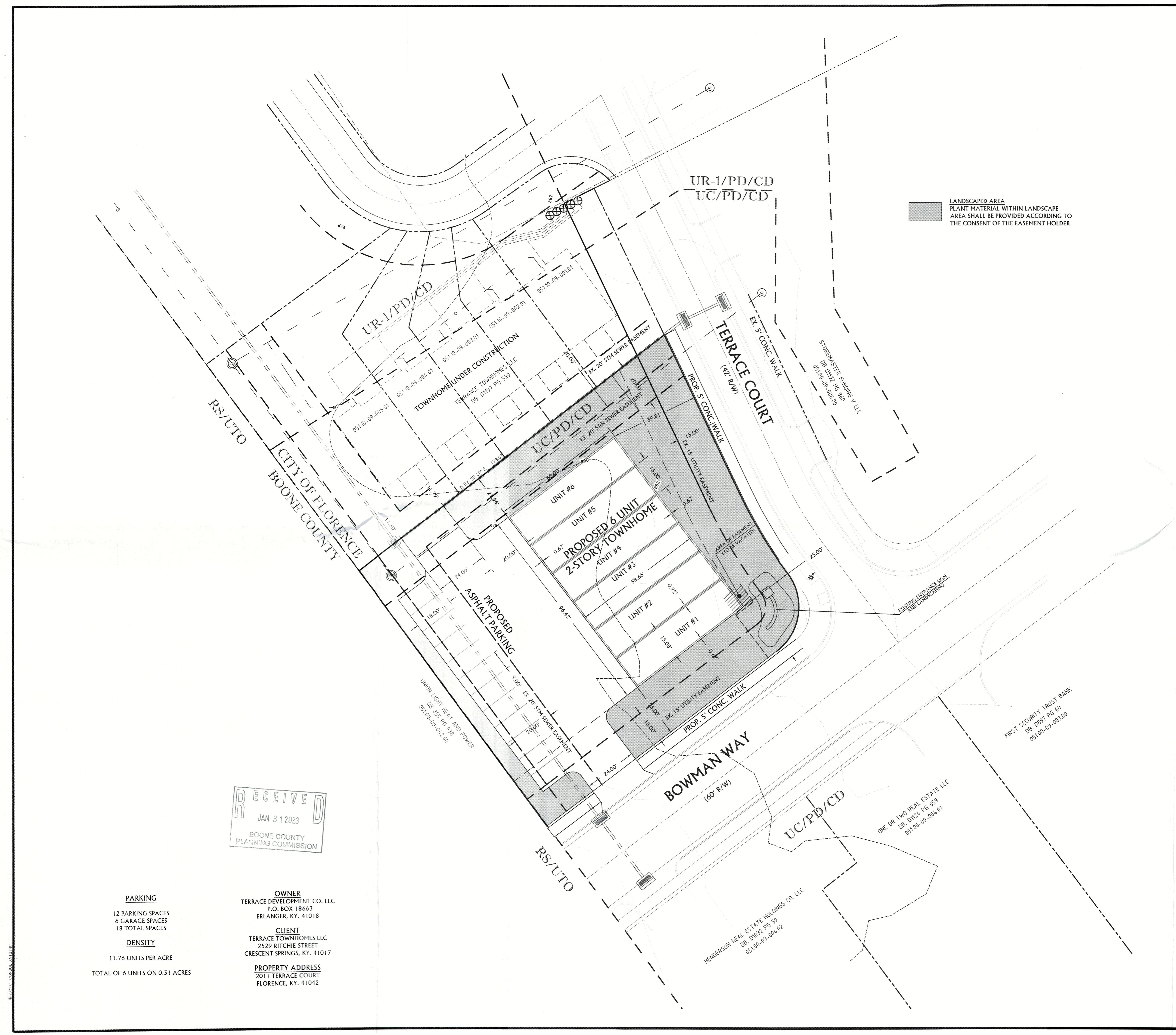
City of Florence, Boone County, Kentucky

PRELIMINARY



ENGINEERING CERTIFICATION • ENGINEERING CONSULTING
FULL ENGINEERING SERVICES • FULL ARCHITECTURAL SERVICES
CONSTRUCTION MANAGEMENT • SURVEYING SERVICES

1025 RIDGE AVENUE
GREENDALE, IN 47025
T 812.537.4700
F 812.537.5054



RECEIVED
JAN 31 2023
BOONE COUNTY
PLANNING COMMISSION

PARKING
12 PARKING SPACES
6 GARAGE SPACES
18 TOTAL SPACES

DENSITY
11.76 UNITS PER ACRE
TOTAL OF 6 UNITS ON 0.51 ACRES

OWNER
TERRACE DEVELOPMENT CO. LLC
P.O. BOX 18663
ERLANGER, KY. 41018

CLIENT
TERRACE TOWNHOMES LLC
2529 RITCHEE STREET
CRESCENT SPRINGS, KY. 41017

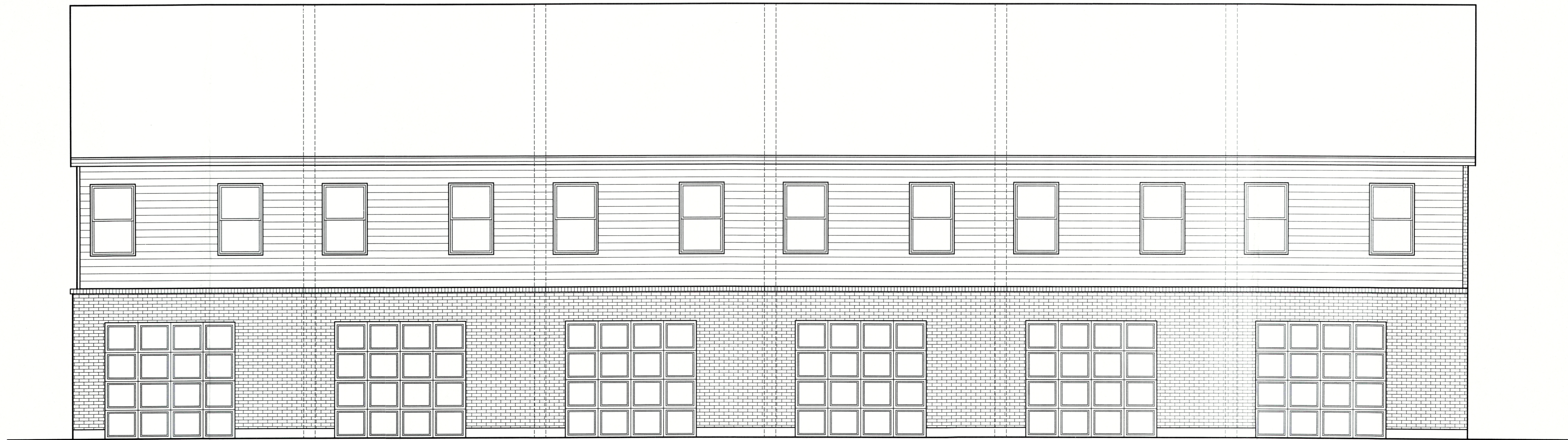
PROPERTY ADDRESS
2011 TERRACE COURT
FLORENCE, KY. 41042

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Front Elevation

Scale: 1/4" = 1'-0"



Rear Elevation

Scale: 1/4" = 1'-0"

Terrace Town Homes , LLC
2529 Ritchie Ave.
Crescent Springs, KY 41017

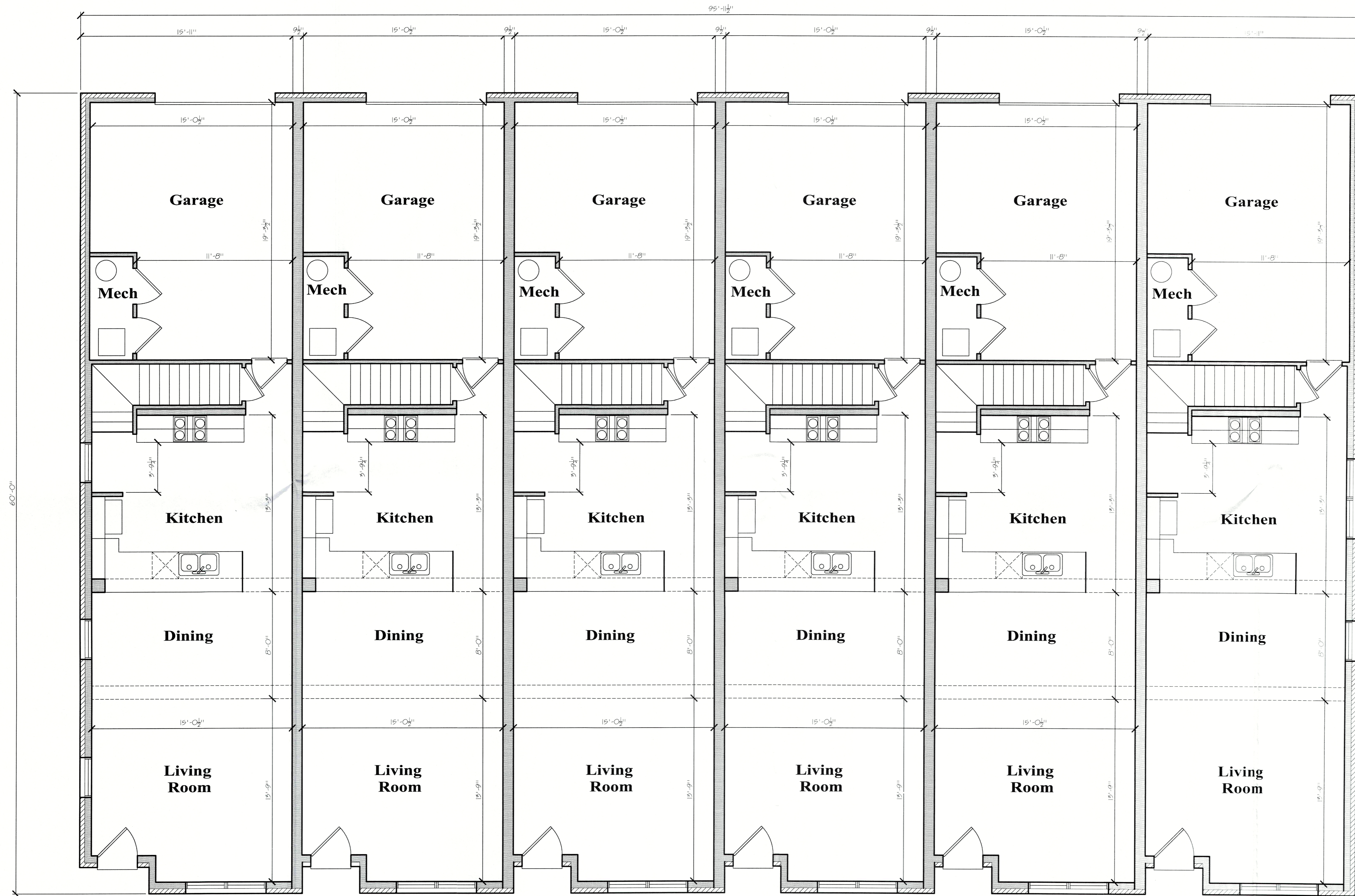
Miller Designs, LLC
723 NORRIS DR BURLINGTON, KY 41005
513-659-5586
millerdesignsllc@gmail.com

Date
1-22-23

Proposed 6 Unit Townhomes
Terrace Ln. Florence Ky. 41042

Sheet

1



First Floor Plan

Scale: 1/4" = 1'-0"

Terrace Town Homes, LLC
 2529 Ritchie Ave.
 Crescent Springs, KY 41017

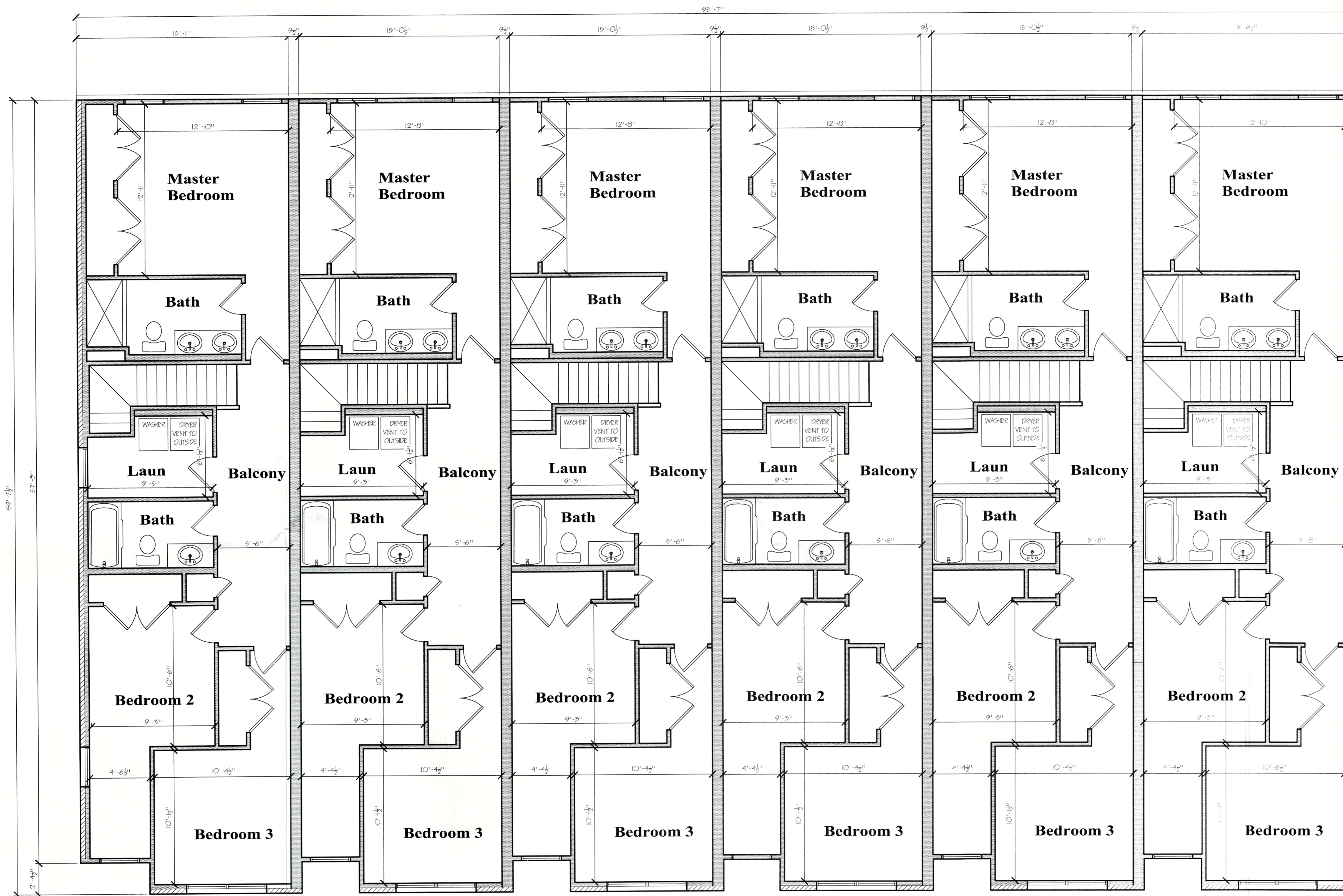
Miller Designs, LLC
 723 NORRIE DR BURLINGTON, KY 41005
 513-659-5586
 mdesign@mlldesign.com

Date
 1-22-23

Proposed 6 Unit Townhomes
 Terrace Ln. Florence Ky. 41042

Sheet

2



Second Floor Plan

Scale: 1/4" = 1'-0"

Miller Designs, LLC
 723 NORBIE DR BURLINGTON, KY 41065
 513-696-2586
 info@millerdsg.com

Date
 1-22-23

Terrace Town Homes, LLC
 2529 Ritchie Ave.
 Crescent Springs, KY 41017

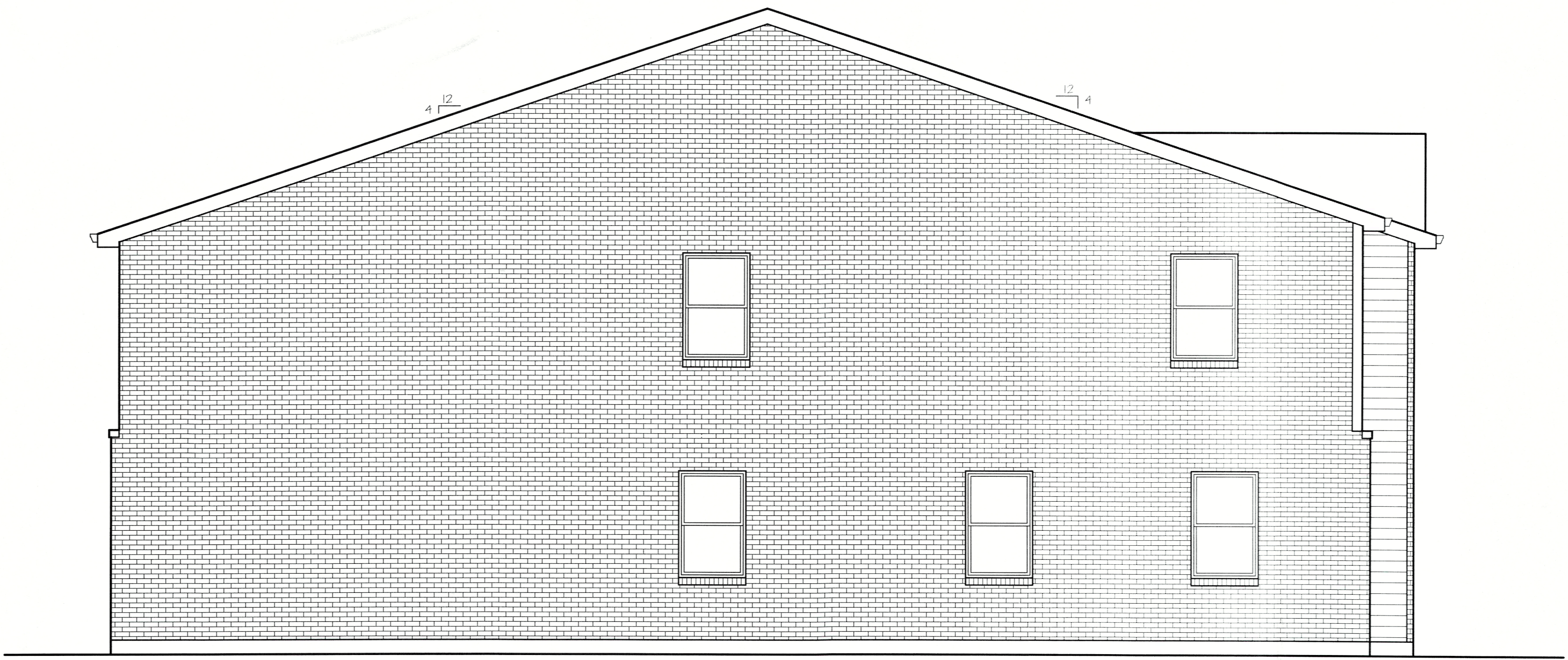
Proposed 6 Unit Townhomes
 Terrace Ln. Florence Ky. 41042

Sheet

3



Right Side Elevation
 Scale: 1/4" = 1'-0"



Left Side Elevation
 Scale: 1/4" = 1'-0"

Miller Designs, LLC <small>723 NORBIE DR BURLINGTON, KY 41005 513-659-5586 nohemiller@mscc.com</small>	
Date	1-22-23

Terrace Town Homes , LLC
 2529 Ritchie Ave.
 Crescent Springs, KY 41017

Proposed 6 Unit Townhomes
 Terrace Ln. Florence Ky. 41042

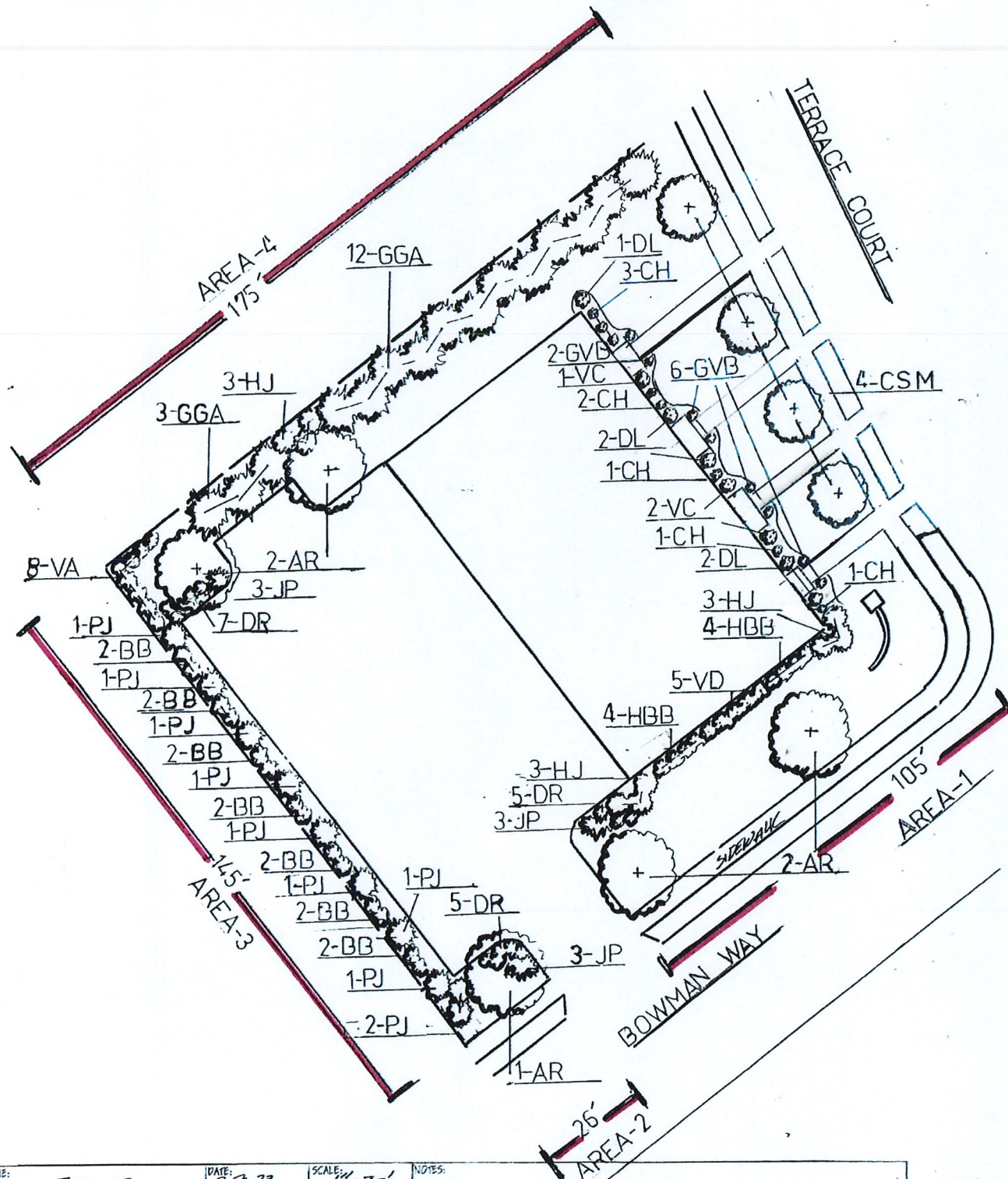
BUILDING LANDSCAPING

3 (VC) VIBURNUM CARLESI 24"

5 (DL) DWARF LILAC 24"

8 (CH) CHINA HOLLY 3 GAL

8 (GVB) GREEN VELVET BOXWOOD 15"



PLANT LEGEND - VILLAGE TERRACE

AREA 1, 105 FEET IN LENGTH

REQUIRED PROPOSED

6-C TREES or 6-C TREES (HJ) HETZI UPRIGHT JUNIPER 6'

4-A,B,D TREES

32-E SHRUBS or 5-E SHRUBS (DR) DRIFT ROSES 3 GAL

3-E SHRUBS (JP) JUNIPER PROCUMBENS NANA 3 GAL

16-C SHRUBS 7-C SHRUBS (HBB) HYDRANGEA BOBO 24"

5-C SHRUBS (AV) ALLEGHENY VIBURNUM 24"

AREA 2, 26 FEET IN LENGTH

REQUIRED PROPOSED

2-C TREES or 2-C TREES (PJ) PERFECTA UPRIGHT JUNIPER 6'

1-A,B,D TREES

8-E SHRUBS OR 5-E SHRUBS (DR) DRIFT ROSES 3 GAL

3-E SHRUBS (JP) JUNIPER PROCUMBENS NANA 3 GAL

4-C SHRUBS

AREA 3, 145 FEET IN LENGTH

REQUIRED PROPOSED

8-C TREES or 8-C TREES (PJ) PERFECTA UPRIGHT JUNIPER 6'

6-A,B,D TREES

53-E SHRUBS or 7-E SHRUBS (DR) DRIFT ROSES 3 GAL

3-E SHRUBS (JP) JUNIPER PROCUMBENS NANA 3 GAL

27-C SHRUBS 14-C SHRUBS (BB) BURNING BUSH 24"

8-C SHRUBS (AV) ALLEGHENY VIBURNUM 24"

AREA 4, 175 FEET IN LENGTH

REQUIRED PROPOSED

9-C TREES or 3-C TREES (HJ) HETZ UPRIGHT JUNIPER 6'

6-A,B,D TREES 5-D TREES (GGA) GREEN GIANT ARBORVITAE 6'

53-E SHRUBS or

27-C SHRUBS or

9-D TREES 10-D TREES (GGA) GREEN GIANT ARBORVITAE 6'

STREET TREES AND PARKING LOT PLANTINGS

4-A TREES (CSM) COLUMNAR SUGAR MAPLE 2" CAL

5-A TREES (AR) ACER RUBRUM RED MAPLE 2" CAL