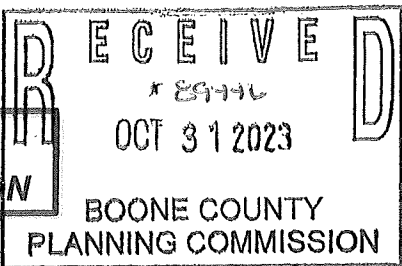


**ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION**



Seven (7) copies of submitted drawings are required

An application consists of all fees paid in full, submitted drawings, and a completed application form

SECTION A: (To be completed by applicant)

1. Name of Project: Reeves Crossing
2. Location of Project: 2063 Hathaway Road
3. Total Acreage of Project: 41.4006
4. Current Zoning of Property: RSE/UTO
5. Proposed Zoning of Property (classification being requested): SR-1/PD
6. Proposed Use(s) (specify each use):
~~1. Single Family 2. Single Family Attached. 3 Multifamily for sale~~
7. Proposed Building Intensities (specify for each building):
Refer to density table on plan
8. Are you applying for any of the following (check all that apply):
 Conditional Use Permit Variance
9. Current Owner: REEVES ROBERT E ESTATE
Address: 686 LULLABY CT
Cincinnati Ohio 45238
City State Zip Code
Phone Number: 513-379-5410 Fax Number: N/A
Email: ajpar8267@fuse.net
10. Applicant: Great Places LLC c/o David Noll
Address: 409 W 35th Street
Covington Kentucky 41015
City State Zip Code
Phone Number: 859-743-8172 Fax Number: N/A
Email: davidjnoll@gmail.com
11. Are there any existing buildings on the site: Yes No
If yes, indicate how many: Eight 2 single family homes and 5 barn/accesory structures 1 shed

12. W 86 356 2055
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 checked="" type="checkbox"/> Boone County Water District | <input type="checkbox"/> Northern Kentucky Health Department |
| <input checked="" 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 checked="" 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 1-18-2024

Property Owner's Signature:

Amy G. Pauman, Executive

Applicant's Signature:

[Signature]

EXHIBIT

“ A ”

STAFF REPORT

#2

Request of **Great Places LLC, per David Noll (applicant)** for **Robert E. Reeves Estate, per Amy Parmen (owner)** for a Zoning Map Amendment from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Suburban Residential One/Planned Development (SR-1/PD) for an approximate 41.4 acre area located at 2063 Hathaway Road, Boone County and Union, Kentucky. The request is for a zone change to allow the development of 196 detached single-family, two-family, and attached single-family dwelling units.

December 6, 2023

REQUEST

- A. The submitted request is to rezone an approximate 41.4 acre area located at 2063 Hathaway Road to allow the development of 47 detached single-family residential dwellings, 46 two-family residential dwellings, and 103 attached single-family residential dwellings, at an overall intensity of 4.73 units per acre.

SITE HISTORY

- 1993 On March 1, 1993, the Boone County Planning Commission approved a zoning permit for a residential addition.
- 2000 On August 28, 2000, the City of Union adopted the 2000 Union Town Plan.
- 2000 On September 19, 2000, the Boone Fiscal Court adopted the 2000 Union Town Plan.
- 2023 The portion of the site that is within the City of Union was rezoned from A-2/UTO to RSE/UTO as part of the 2022 Zoning Ordinance Update process.

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 903.A of the Boone County Zoning Regulations states that the purpose of the Suburban Residential One district is to provide a low density, residential environment whose dwelling types and densities are typical of a suburban character. It is also to provide limited or passive and active recreational uses that are appropriate to the permitted uses in the district. Suburban Residential One districts will be located on lands within established urban areas where adequate infrastructure facilities and services are available or proposed.
- C. Section 1500.A of the Boone County Zoning Regulations states that the Planned Development (PD) district is a special overlay zoning district, which allows various types of land uses and densities in return for appropriate, flexible, creative and high quality designs consistent with the standards and criteria of this article, including the adopted Comprehensive Plan. Its purpose is to allow development of the land uses on property identified as requiring an extra layer of review or regulation. It enables development of property consistent and coordinated with infrastructure and other appropriate land use factors based upon a proper review.
- D. Section 505.2 of the Boone County Zoning Regulations identifies: (1) single-family dwelling unit as a principally permitted use in the SR-1 district; duplex dwelling unit as a conditional use in the SR-1 district; and (3) townhouse dwelling unit as a prohibited use in the SR-1 district.
- E. Section 1509.A of the Boone County Zoning Regulations states that the Planning Commission shall require that a Concept Development Plan be submitted for the development or redevelopment of property located in a Planned Development zone. The Concept Development Plan may be filed to the Planning Commission by the owner(s). If the Concept Development Plan involves a zone change, then the proposal is subject to the criteria in Section 308 as well as the provisions of this article. If the Concept Development Plan does not involve a zone change, or only involves uses that are permitted in the underlying zone (formerly called a "Utilization of an Underlying District), 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.
- F. Section 4000 of the Boone County Zoning Regulations includes the following definitions:
1. Single-Family Dwelling Unit: A residential building or structure designed, constructed and occupied by persons living as one housekeeping unit using one kitchen facility. A single family dwelling unit does include a residential care facility for handicapped persons as previously defined and stated in K.R.S. 100.982 and K.R.S. 100.984. Also refer to the definition of "family" in this article.
 2. Duplex Dwelling Unit: A single residential structure that contains two

dwelling units for use by two separate families living independent of each other. The two dwelling units within a duplex dwelling unit structure are separated by a common wall, floor, and/or ceiling. Also refer to the definition of "family" in this article.

3. Townhouse Dwelling Unit: A single-family attached dwelling consisting of one dwelling from ground to roof, a separate entrance and having more than one floor or story, but sharing walls with another dwelling unit or an accessory structure of another dwelling unit, where three or more dwelling units are so combined (attached).

SITE CHARACTERISTICS

- A. The approximate 41.4 acre area is located along the south side of Hathaway Road, approximately 800 feet west of Old Union Road.
- B. Approximately 41.1 acres of the site is located within Unincorporated Boone County and approximately 0.3 acres is located within the City of Union.
- C. The site is currently occupied by two single-family residential structures, two barns, several accessory buildings, and undeveloped/agricultural land.
- D. The site has approximately 1,400 feet of frontage along Hathaway Road.
- E. The closest sanitary sewer line is along Old Union Road.
- F. A 12-inch water distribution main runs along Hathaway Road.
- G. Topographically, a forty (40) foot deep ravine crosses diagonally through the site with plateau areas in the northwest and southeast corners of the site.
- H. Mature trees exist along the ravine as well as along the south, east, and west property lines of the site.

ADJACENT LAND USES AND ZONES

- | | |
|--------|---|
| North: | Single-family residential dwellings and undeveloped/agricultural land (A-2/UTO and RSE/UTO) |
| South: | Single-family residential dwellings and undeveloped/agricultural land (RSE/UTO) |
| East: | Single-family residential dwellings and undeveloped/agricultural land (A-2/UTO and RSE/UTO) |
| West: | Single-family residential dwellings and undeveloped/agricultural land (RSE/UTO) |

RELATIONSHIP TO COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the northwestern two-thirds of the site for "Suburban Density Residential" uses and the southeastern one-third of the site for "High Suburban Density Residential" uses.
1. Suburban Density Residential is described as single family housing of up to four units per acre.
 2. High Suburban Density Residential is described as single-family and/or attached housing of up to 8 dwelling units per acre. This classification is typified by townhouse, condominium, and zero-lot line development, and also pertains to existing mobile home parks.

- B. The Land Use Plan Element of Our Boone County Plan 2040, includes the following description:

This section of Boone County contains the City of Union and a substantial portion of Hathaway Road and U.S. 42. In general, this section should experience considerable residential growth due to Union's current residential nature, growth associated with the City of Florence, and improvements to U.S. 42. 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).

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

1. Boone County shall strive to achieve diversity and balance in land use while protecting natural resources and natural systems (Overall Goal A, Objective 3).
2. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
3. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
4. 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 B, Objective 4).
5. A broad range of housing opportunities shall be provided to meet the needs and desires of all household types and shall be balanced with affordability, employment centers, commercial areas, and educational needs (Demographics Goal B, Objective 1).
6. Home ownership shall be encouraged and incentivized as well as redevelopment and renovation of deteriorating housing stock

- (Demographics Goal B, Objective 3).
 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. Clustered housing (or Open Space Subdivisions) shall be promoted by appropriate incentives (Demographics Goal B, Objective 7).
 10. Residential developments shall be encouraged to plan and build in a manner compatible with the general housing density and design planned for the area, with the existing conditions of the site, and significant site features (Demographics Goal B, Objective 8).
 11. An evaluation of environmental factors identified in this Plan will be part of any development review process (Environment Goal A, Objective 1).
 12. Areas possessing unique environmental characteristics should be preserved, used as passive or active recreational areas, or appropriately incorporated into development design (Environmental Goal A, Objective 2).
 13. 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).
 14. 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).
 15. New connector streets shall be developed where needed and feasible to lessen the dependence on arterial, collector, and local streets (Transportation Goal B, Objective 5).
 16. Proper vehicular and pedestrian access to adjoining property shall be provided and/or retained when a property develops or redevelops (Transportation Goal B, Objective 6).
- D. Hathaway Road is a state maintained arterial street providing for two way traffic. From east to west, Hathaway Road has two driving lanes, one in each direction, with a center left-turn lane, tapering to just two driving lanes. Multi-use paths are located along both sides of the roadway for a portion of the lot frontage. The posted speed limit is 45 MPH.
- E. The following are excerpts from Our Boone County Plan 2040:
1. Boone County's steady and strong population growth is anticipated to continue through the year 2040. During this time, it is imperative that the most recent population trends, estimates, and demographic makeup of Boone County's residents are gathered and analyzed in order to properly

identify their needs and meet them through orderly growth. By understanding the demographic components of the population, adequate housing opportunities can be properly planned for and provided. (Demographics, Conclusions and Recommendations, page 19).

2. Constant monitoring and analyzing the demographics of a population will give understanding as to the needs of the residents of Boone County. By doing this, the possibility of inadvertently discriminating against or not meeting the needs of any segment of the population is avoided as it becomes more diverse racially and ethnically. It is clear that Boone County's population will continue to grow older. Therefore, appropriate housing must be provided for the growing elderly population near transit, commercial areas, and public facilities and be consistent with the desires of that segment of the population. This can be addressed by providing multi-family dwellings such as apartments, condominiums, assisted living complexes, and even smaller 1-story single family homes or "granny flat" accessory units to single family homes (Demographics, Conclusions and Recommendations, Identifying the Needs of the Population, pg. 20).
3. New residential development, regardless of the type, should be evaluated for its impact on the county's existing infrastructure and natural environment to ensure that it fits in with existing surrounding development through proper buffering and design. High density developments should be close to thoroughfares and urban services and be sensitively developed in terms of building height, setbacks, mass, and visual impact. A variety of housing opportunities within the established urban (and suburban) areas of Boone County would encourage mixing of different income levels. Most new construction of typical single-family housing should be encouraged to occur within undeveloped areas within the established suburban portion of the county in order to take advantage of existing infrastructure and services already in place and avoid placing strain on the more rural transportation network in the undeveloped portions of the county. Consideration must be given to existing conditions that may affect new development in established areas such as adjoining land uses and proximity to the Cincinnati-Northern Kentucky International Airport where commerce and airplane noise may be an issue. (Demographics, Conclusions and Recommendations, Housing Types & Locations, pg. 20).
4. 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 & Recommendations, Housing Types & Locations, pg. 21).

5. The demand for more affordable residences, generated by the commercial and industrial employment growth centers, has resulted in the development of many new condominium and apartment complexes. However, attempts at more affordable new construction single-family or apartment developments are often met with localized resistance from the public. Creative site design and architecture can help overcome some of this opposition. Clustered housing or Open Space Subdivisions shall be promoted (via density bonuses) as they enable the development industry and local government to address density concerns and strengthen the sense of community, as well as meet the housing demands of a changing population. Mixed-use, planned developments that can provide a mix of housing options, commercial opportunities, offices, public uses, recreational uses, and multiple transportation options (i.e. transit, pedestrian, park-and-ride) could be one strategy for meeting this demand for higher density. Areas of employment growth in Boone County should experience development pressure for housing options relative in affordability to the jobs and shopping opportunities being created in the area (Demographics, Conclusions & Recommendations, Affordability, pg. 21).
6. Different residential development densities can occur in Boone County as long as the development is designed in a proper manner and the infrastructure exists (or is planned) to support the development. Fluctuations in the economy and housing market should be considered when evaluating uses and design of developments. (Land Use, Future Land Use Development Guidelines, Development Layout, Lot Size, and Setbacks, page 95).
7. 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 (Land Use, Future Land Use Development Guidelines, Utilization of Existing Vegetation and Topography, pages 95).

8. 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).
9. 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).

RELATIONSHIP TO 2000 UNION TOWN PLAN

- A. The northwestern two-thirds of the site is identified as single-family at 2.2 dwelling units per acre. The southeastern one-third of the site is identified as town homes at 6 dwelling units per acre.
- B. The Plan also provides for a minimum sixty (60) foot setback from Hathaway Road.

STAFF COMMENTS

- A. The submitted Concept Development Plan indicates the following:
 - 1. Construction of 196 dwelling units at an overall intensity of 4.7 units per acre.
 - a. Within the area identified on the comprehensive plan as Suburban Density Residential (identified as single-family at 2.2 du/acre in the 2000 Union Town Plan), there will be 79 dwelling units at an intensity of 2.2 units per acre.
 - b. Within the area identified on the comprehensive plan as High Suburban Density Residential (identified as town homes at 6 du/acre in the 2000 Union Town Plan), there will be 117 dwelling units at an intensity of 20.5 units per acre.
 - c. The breakdown of housing types is as follows:
 - (1) 26 two-bedroom detached single-family dwellings.
 - (2) 21 three-bedroom detached single-family dwellings.
 - (3) 46 two bedroom duplex dwellings.
 - (4) 103 two-bedroom townhouse dwellings.
 - 2. Construction of a community building with a pool.
 - 3. Extension of the multi-use path along Hathaway Road to the western limit of the site.
 - 4. Provision for open space areas.
 - 5. Provision for public water and sanitary sewer service.
 - 6. Provision for stormwater detention/retention.

7. Construction of public streets.
 8. Access to Hathaway Road at the existing curb cut.
 9. Public street extensions to the adjoining property to the south and west of the site.
- B. The applicant has provided a project narrative and renderings of model units for the various housing types.
- C. Staff has reviewed the submitted Concept Development Plan against the Boone County Zoning and Subdivision Regulations, and offers the following comments:
1. Section 1506 of the zoning regulations provides the Planned Development Criteria:
 - a. Mixed Use Development and Pedestrian Orientation: The proposed development provides for three different housing types.
 - b. Compatibility of Uses: The proposed density of 4.7 units per acre is generally consistent with the average density as recommended in the Union Town Plan.
 - c. Open Space: Significant areas of the site are proposed to remain as open space. However, much of this area will not be usable open space.
 - d. Multi-Modal Transportation: This criteria item is not applicable to the proposed development.
 - e. Preservation of Existing Site Features: The applicant should address the areas where tree preservation will take place.
 - f. Landscaping: The proposed development will have to meet the minimum landscaping requirements as required by the zoning regulations.
 - g. Architecture: The applicant has provided renderings of the buildings which are consistent with the requirements.
 - h. Historic and Prehistoric Features: This criteria item is not applicable to the proposed development.
 - i. Signage: The proposed development will have to meet the signage requirements of the zoning regulations.
 - j. Transportation Connections and Entry Points: The plan shows street connections to the south and west of the site.
 - k. Conformance With Comprehensive Plan: This criteria item will be determined as part of the zoning map amendment process.
 2. Section 305.M of the subdivision regulations state that cul-de-sac streets shall not exceed 1,200 feet in length.

The submitted plan shows that Road B will be approximately 1,755 feet in length.

7. Construction of public streets.
 8. Access to Hathaway Road at the existing curb cut.
 9. Public street extensions to the adjoining property to the south and west of the site.
- B. The applicant has provided a project narrative and renderings of model units for the various housing types.
- C. Staff has reviewed the submitted Concept Development Plan against the Boone County Zoning and Subdivision Regulations, and offers the following comments:
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 - j. Transportation Connections and Entry Points: The plan shows street connections to the south and west of the site.
 - k. Conformance With Comprehensive Plan: This criteria item will be determined as part of the zoning map amendment process.
 2. Section 305.M of the subdivision regulations state that cul-de-sac streets shall not exceed 1,200 feet in length.

The submitted plan shows that Road B will be approximately 1,755 feet in length.

3. The Boone County Subdivision Regulations do not allow perpendicular parking immediately adjacent to public streets.

The submitted plan indicates perpendicular parking will be immediately adjacent to Streets B and E, public residential condominium streets.

- D. Staff sent out an Agency Memo to the Boone County Building Department, Boone County Public Works, Boone County Schools, Boone County Water District, KYTC, SD1, and the Union Emergency Services Alliance.
 1. Mike Rouse, Boone County Water District, replied that he had no comments.
 2. Linzy Brefeld, KYTC, replied that they would like to see a Traffic Impact Study and that the entrance should be moved west, away from the roundabout.

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 or to be waived as allowed in the subdivision regulations:

1. Allow a cul-de-sac street to exceed the maximum 1,200 foot length requirement.
2. Allow perpendicular parking immediately adjacent to a public street.

- B. The submitted plan shows that the landscape Buffer yard along the rear property line will have a zero (0) foot width along one of the duplex dwelling unit lots.

The applicant should address the appropriateness of this setback.

- C. The submitted plan shows that the landscape Buffer Yard along the rear property line will be ten (10) feet for a portion of the town home area.

The applicant should address the appropriateness of this setback.

- D. The submitted plan shows that Road A will be designed and built as a local street. By definition, local streets serve less than 100 dwelling units.

The submitted plan shows that there will be two street extensions from Road A into the adjacent property. Should the adjacent property be developed in a similar manner, at a similar density, Road A will serve significantly more dwelling units.

The applicant should address why Road A was not designed as a subcollector

street, which by definition serves between 100 and 500 dwelling units.

CONCLUSION

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

Respectfully submitted,

Michael D. Schwartz
Director, Zoning Services

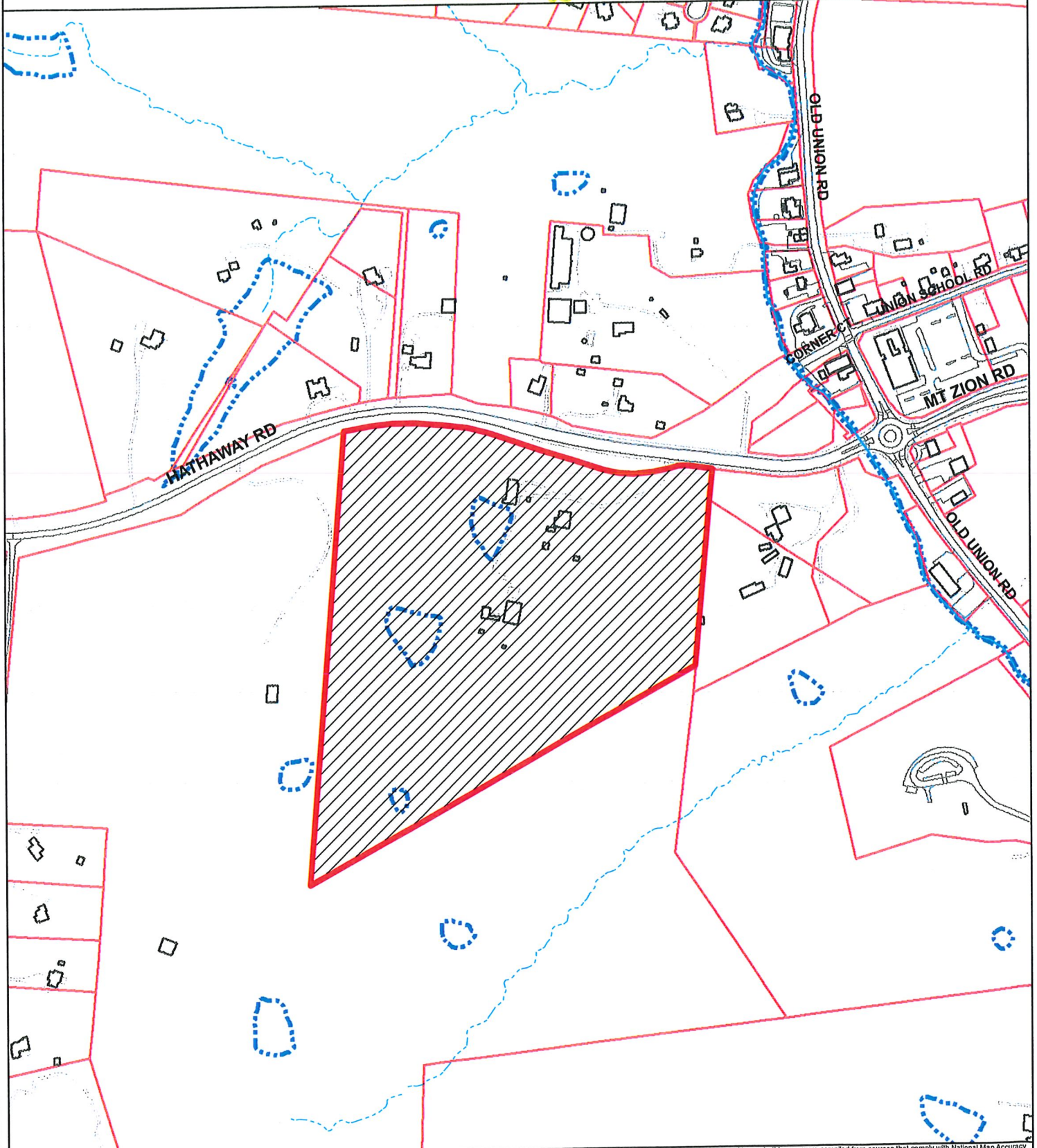
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Attachments:

- *Vicinity Map
- *Legislative Boundary Map
- *Aerial Map
- *Topographic and Floodplain Map
- *Zoning Map
- *2040 Future Land Use Map
- *Union Town Plan Map
- *Application
- *Project Narrative
- *Concept Development Plan

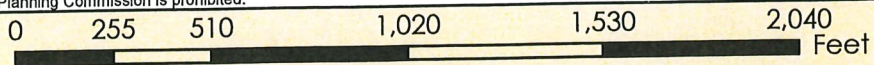
Vicinity Map

www.boonecountygis.com



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1 inch = 500 feet

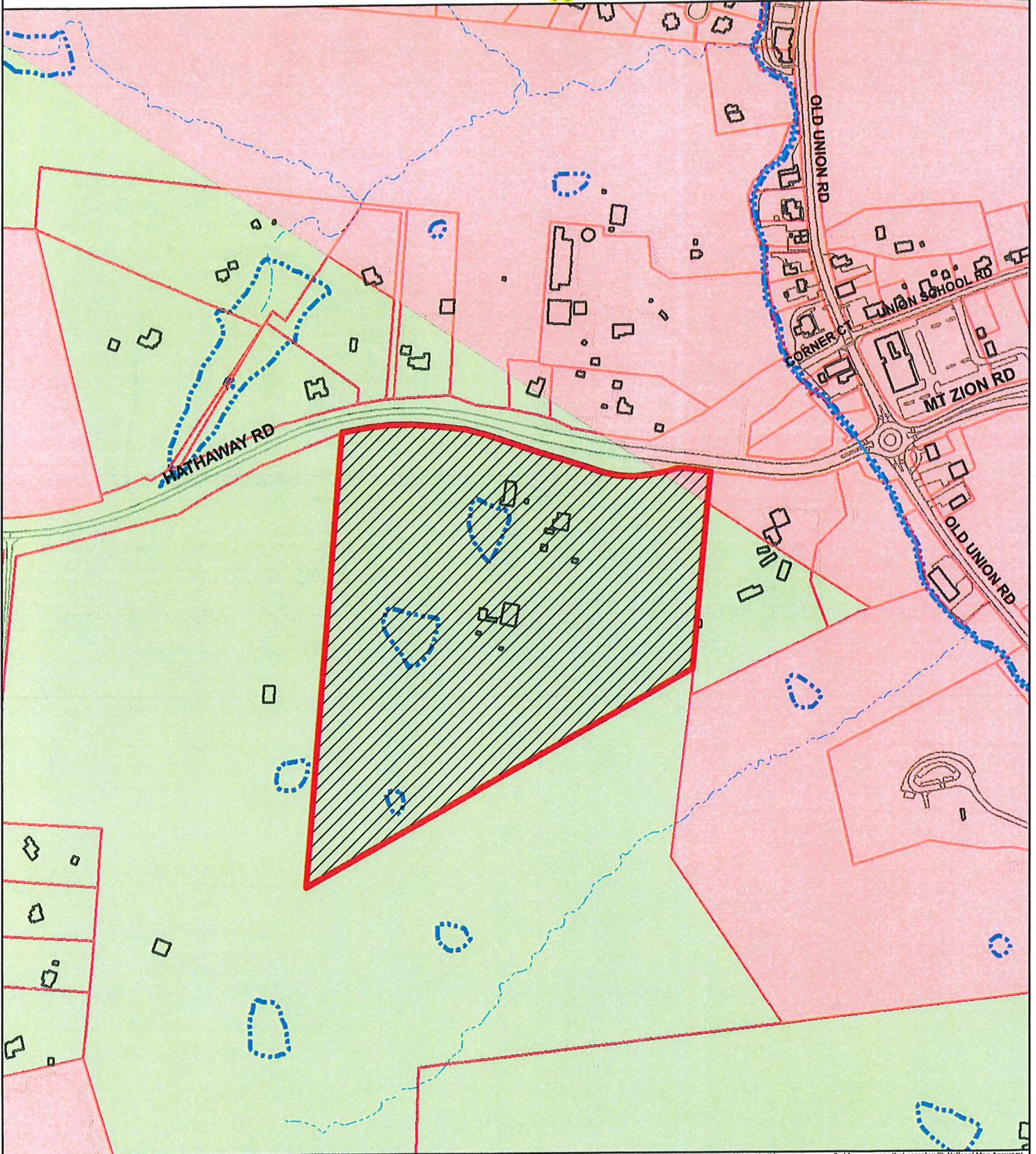


Boone County GIS - Putting Northern Kentucky on the Map



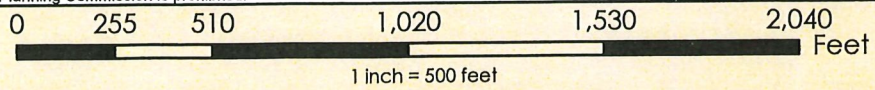
Legislative Boundary Map

www.boonecountygis.com



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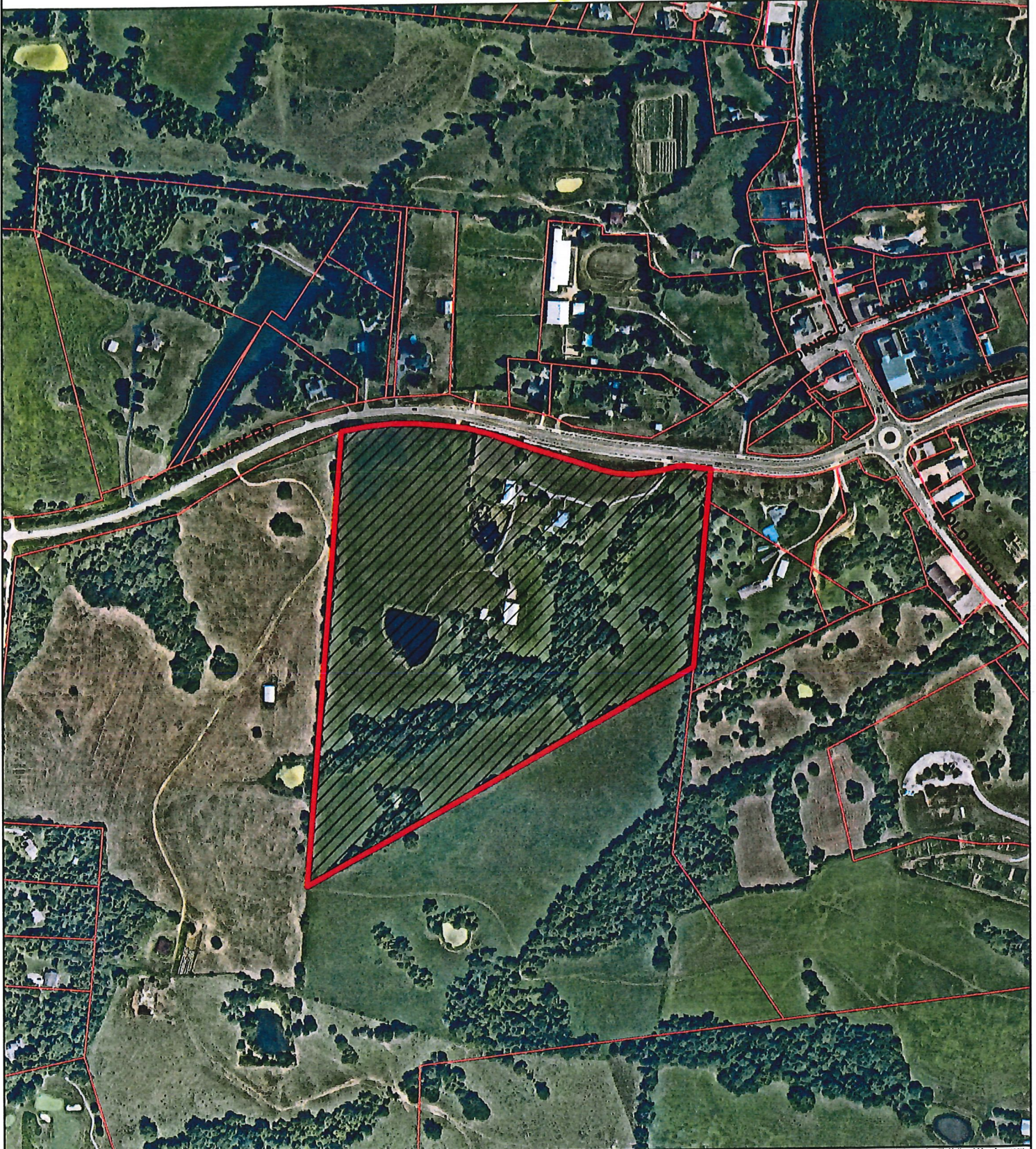
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: xx/xx/2022

Boone County GIS
ArcMap Document: *.mxd

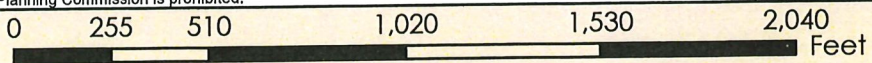
Aerial Map

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1 inch = 500 feet

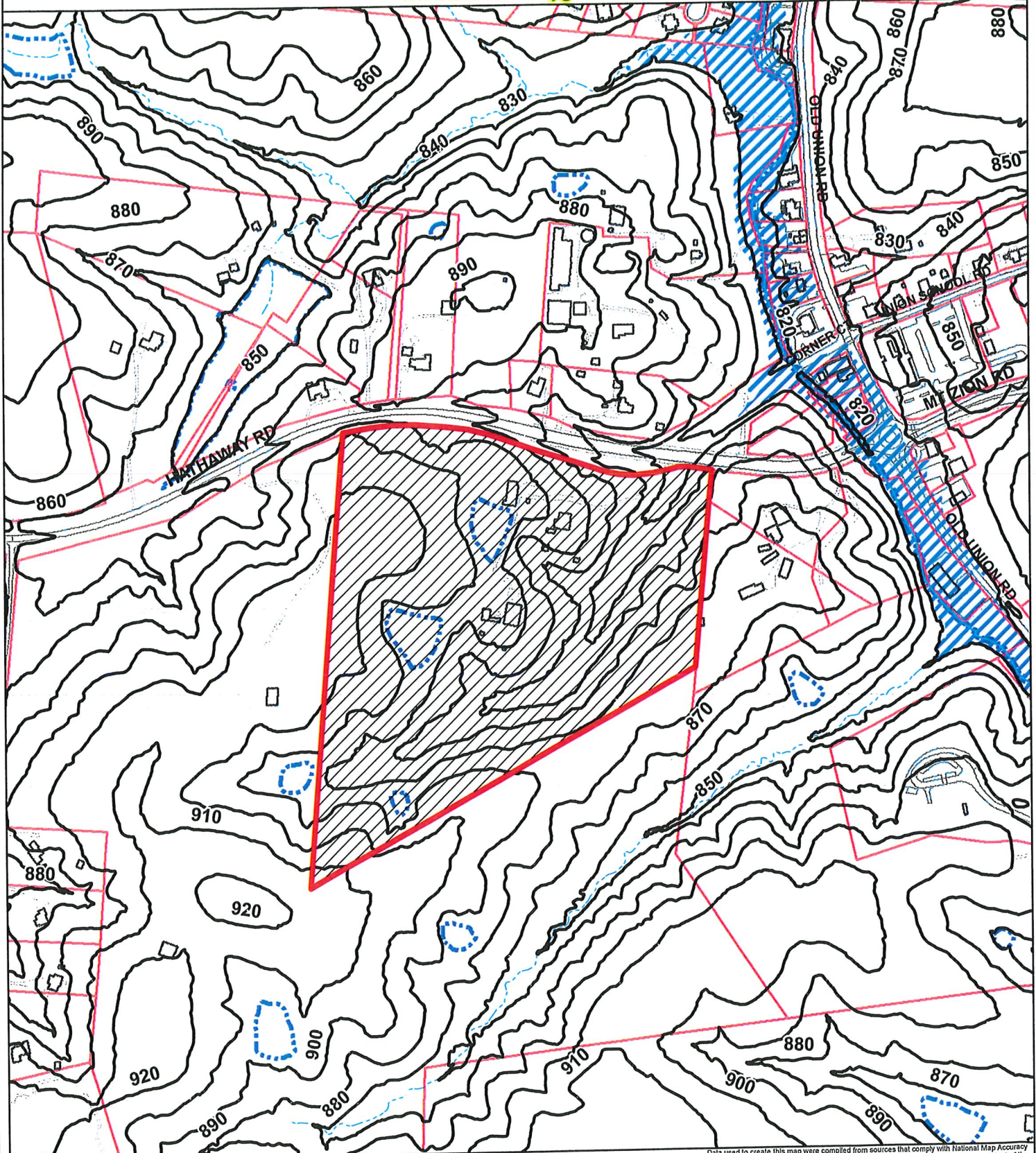


Boone County GIS - Putting Northern Kentucky on the Map



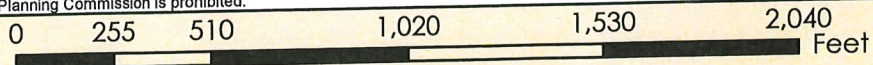
Topographic and Floodplain Map

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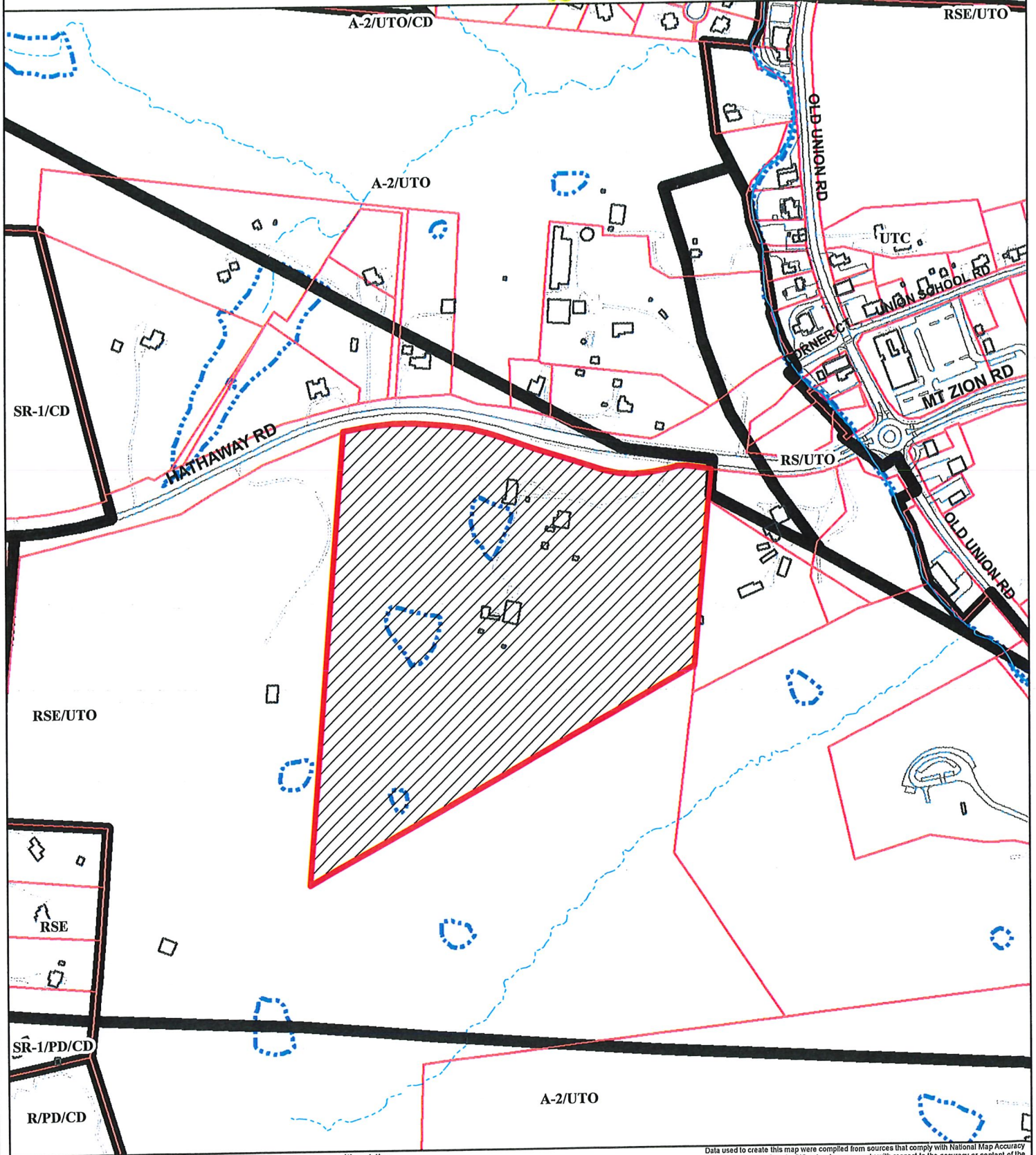


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ArcMap Document: *mxd

Map Created: xx/xx/2022

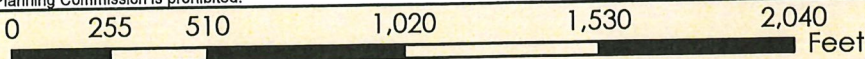
Zoning Map

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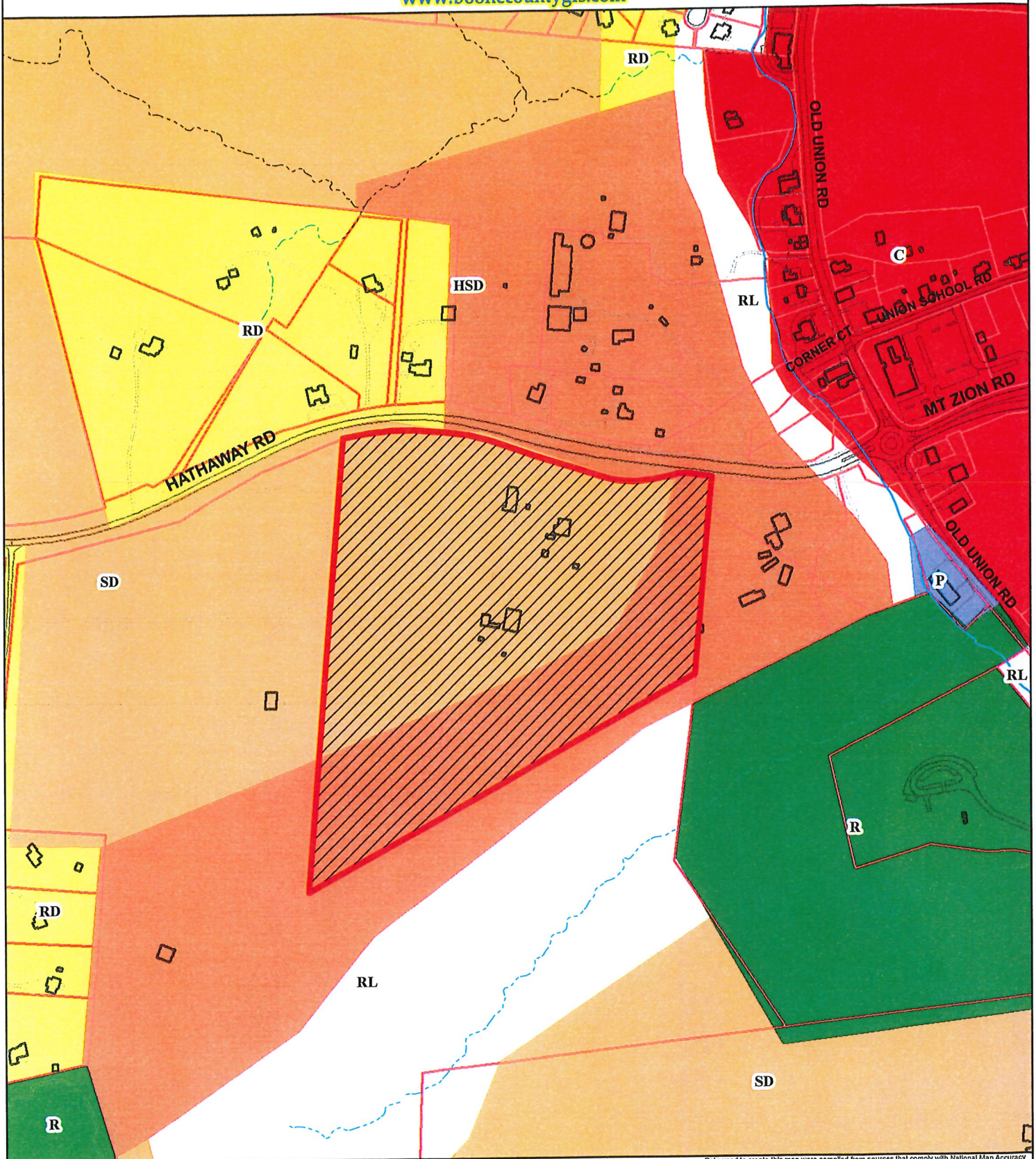


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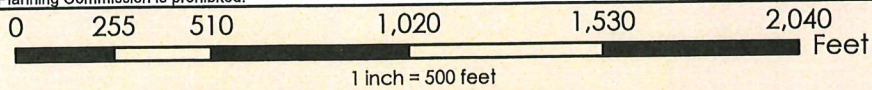
2040 Future Land Use Map

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Boone County GIS - Putting Northern Kentucky on the Map

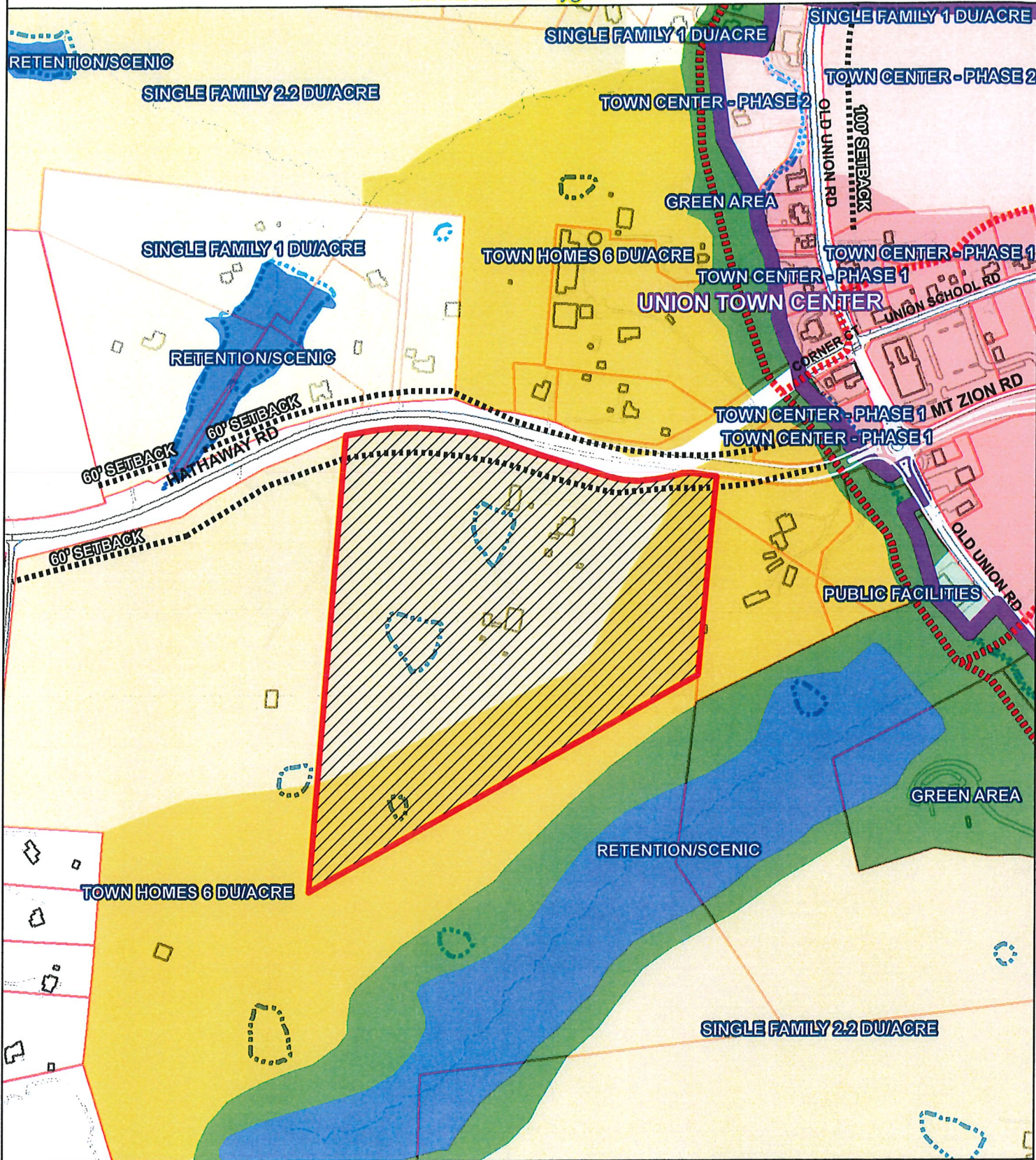


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2022 Future Land Use Map.mxd
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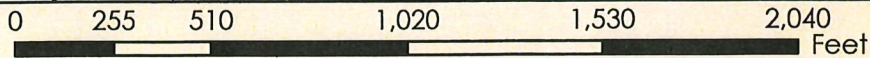
Union Town Plan Map

www.boonecountygis.com



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1 inch = 500 feet



Boone County GIS - Putting Northern Kentucky on the Map



12. W 86 356 2055
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

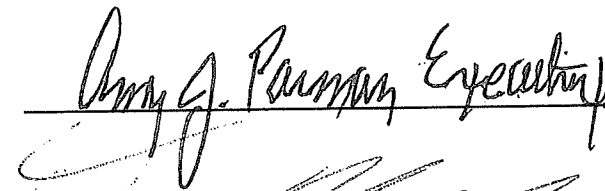
15. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

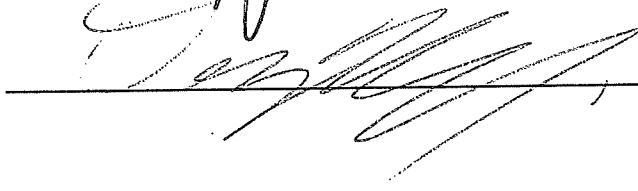
- | | |
|---|---|
| <input type="checkbox"/> Boone County Building Department | <input type="checkbox"/> Local Fire District |
| <input type="checkbox"/> Boone County Public Works Department | <input type="checkbox"/> Local School District |
| <input checked="" type="checkbox"/> Boone County Water District | <input type="checkbox"/> Northern Kentucky Health Department |
| <input checked="" 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 checked="" 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 1-18-2024

Property Owner's Signature: 

Applicant's Signature: 

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

1. Date Received: 10/31/2023 Fee Received: 3,149.01 Receipt #: 89496
2. Number of Copies Received: _____
3. Has the following been submitted (check all that apply):
 - Completed Application
 - Concept Development Plan
 - Legal Description
 - Names and Mailing Addresses of Adjacent Property Owners
4. Date the application is Administratively Complete (as defined in KRS 100.211): _____
5. Staff Reviewer: _____
6. Committee Chairperson: _____
7. Scheduled Public Hearing Date: _____
8. Boone County Planning Commission Action: _____ Date of Action: _____
 - _____ Approved
 - _____ Approved with Conditions
 - _____ Denial
 - _____ Other
9. Resolution Number: _____

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

2063 Hathaway Road Project Summary

The Property: The property consists of approximately 41 acres located along Hathaway Road in Boone County, Kentucky. A small portion of the property on the northeast corner (approximately .22 acres according to GIS measurement) is shown as being within the city limits of Union, Kentucky. Hathaway Road has been improved (widened, turn lanes, etc.) nearly the entire length of approximately 1,410 feet of the road frontage of the property.

The Team: The development team consists of members of the northern Kentucky community with many years of development and construction experience. In addition to developing lots to construct their own single-family homes, they have contracted with Fischer Homes to provide the needed high quality paired product units and their Gallery condominiums.

The Project: The proposed project is for multiple housing offerings in a well thought out community with high quality amenities and open space. The housing units will be primarily ranch style units; condos, attached townhomes and detached dwellings. The multifamily units will all have their own private access with most having direct entry from their garages. The homes are clustered close together to keep the yards and maintenance more manageable and allow for more common areas and an open feel to the community. The total number of dwelling units is 196 for sale units with 103 being for-sale condominium units, 46 for-sale paired product homes and 47 for-sale single family detached homes. The PD designation allows this variety of housing to be made available within this single project. The homes are designed to be sold to individuals aged 55 and over demographic and first-time buyers.

The Request: The Property is currently zoned Residential Suburban Estates with Union Town Overlay. The land use map for the UTO Plan sets the density for the northern/eastern portion of the property of the property to be 2.2 units per acre and the remaining portion at 6 units per acre. This was a prominent factor on our development plan. The plan has a total density of 4.7 units per acre. The request is for a map amendment to change the zoning to SR-1(PD). The underlying density permitted in SR-1 is 4 units per acre. By making this a planned development (PD) the allowable density would be 6 units per acre. We are well below what would be permitted. The protection to the county is that our zoning is tied directly to our submitted plan. The requested zoning is in compliance with the Comprehensive Plan. The plan was created with the intent to meet the Future Land Use Map of Union Town Overlay. The use of the Planned Development has allowed for the plan to flow and spread the community over the entirety of the property instead of cramming all of the density into a smaller area. There is ample open space and community amenities. Its access is to a portion of Hathaway Road which has already been improved. The key is that this project has been designed based upon the comprehensive plan. The need for this type housing in this area is met by allowing the various types of housing units to all be offered in this community. The request is to approve the map amendment to SR-1(PD).

All dwelling units are planned to be owner occupied. The design of floorplans is focused on first-time homeowners and those downsizing resulting in fewer trips in and out than from a typical single family development.

Reeves Crossing-2063 Hathaway Road

Bedroom Mix

	# of Homes	# Bedrooms/Home
Paired Patio Homes	41	2
Gallery Condominiums	103	2
Single Family Detached A	26	2
Single Family Detached B	21	3

Summary:

of 2 Bedroom Homes 170, 89% of the community

of 3 Bedroom Homes 21, 11% of the community

ITEMS TO BE REVIEWED

NO.	DATE	DESCRIPTION

PROJECT:
 ZONE MAP AMENDMENT PLAN
 2063 HATHAWAY ROAD
 UNION, KY 41091

CLIENT:
 GREAT PLACES, LLC
 301 ARTILLERY PARK DRIVE, SUITE 101
 FORT MITCHELL, KENTUCKY 41017

DATE: 10-30-23
PROJECT NO.: 23-0114
SCALE: 1" = 100'
DATE: 10-30-23
ZONE MAP AMENDMENT PLAN
SHEET C-2.0

ZONING INFORMATION (SR-1/PD)

SINGLE FAMILY	
MINIMUM LOT AREA	3,750 SQUARE FEET
MINIMUM FRONT YARD DEPTH	THIRTY (30) FEET
MINIMUM SIDE YARD WIDTH	FIVE (5) FEET, TEN (10) FEET TOTAL
MINIMUM REAR YARD DEPTH	TEN (10) FEET
MINIMUM FRONT SETBACK	TEN (10) FEET
MINIMUM SIDE SETBACK	TEN (10) FEET
MINIMUM REAR SETBACK	TEN (10) FEET

NOTE: SETBACKS FOR CORNER LOTS WILL PROVIDE 5' THE FRONT YARD SETBACK.

ZONING INFORMATION (SR-1/PD)

PAIRED PRODUCT	
MINIMUM LOT AREA	3,750 SQUARE FEET
MINIMUM FRONT YARD DEPTH	THIRTY (30) FEET
MINIMUM SIDE YARD WIDTH	FIVE (5) FEET, TEN (10) FEET TOTAL
MINIMUM REAR YARD DEPTH	TEN (10) FEET
MINIMUM FRONT SETBACK	TEN (10) FEET
MINIMUM SIDE SETBACK	TEN (10) FEET
MINIMUM REAR SETBACK	TEN (10) FEET

NOTE: SETBACKS FOR CORNER LOTS WILL PROVIDE 5' THE FRONT YARD SETBACK.

UNIT SUMMARY (SR-1/PD)

UNIT COUNT	= 196 TOTAL
SINGLE FAMILY	= 47 HOMES
GALLERY CONDOMINIUMS	= 103 UNITS
PAIRED PRODUCT UNITS	= 46 UNITS

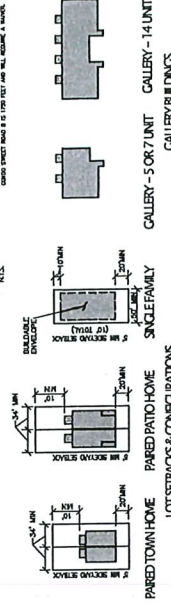
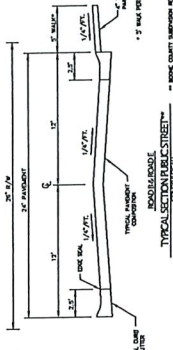
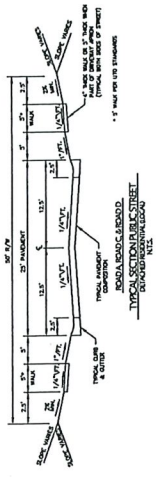
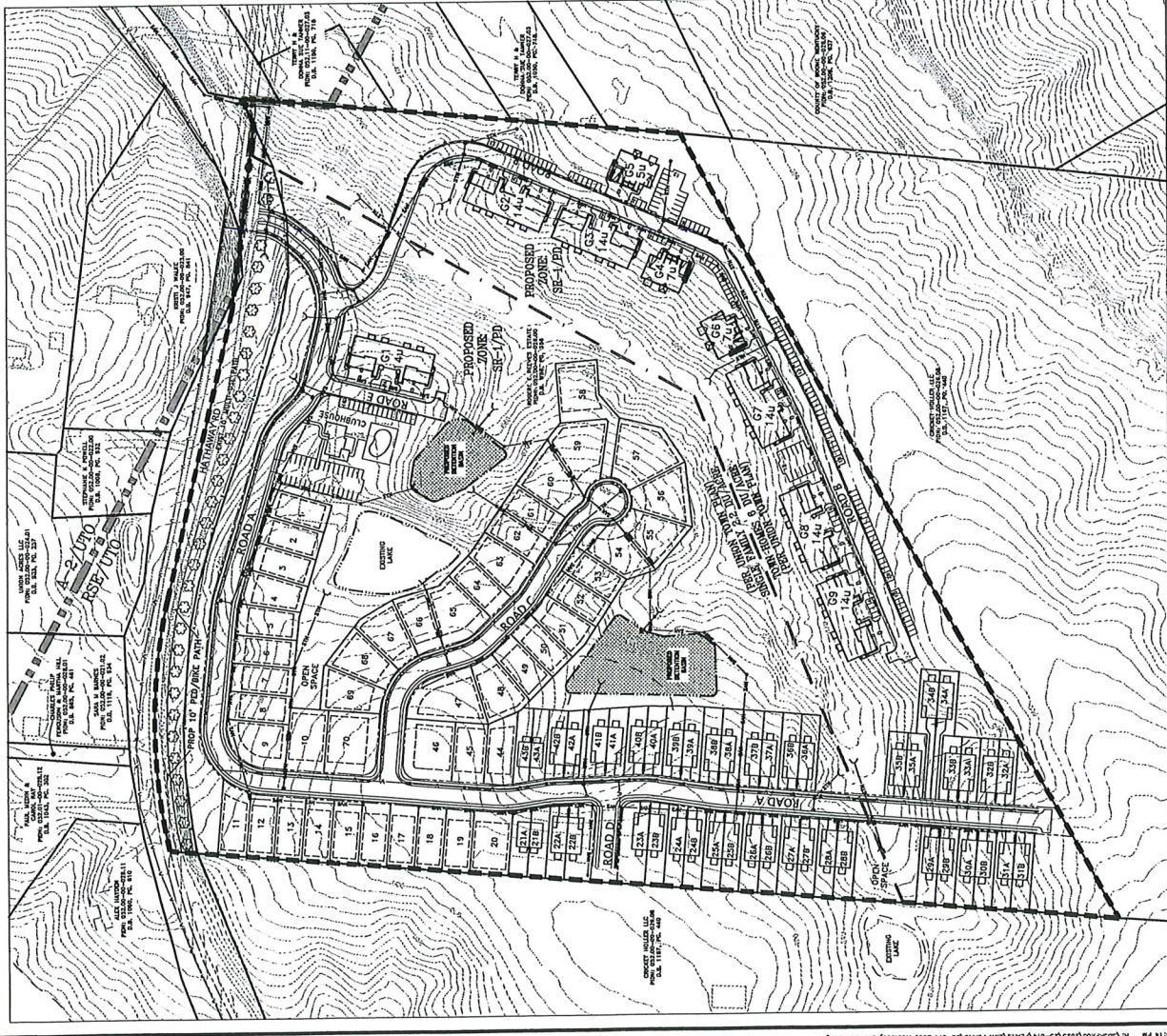
DENSITY SUMMARY (SR-1/PD)

ACREAGE	DENSITY DU/AC	MAXIMUM ALLOWABLE DENSITY (SR-1/PD)	ADJUSTMENT
196 UNITS	41.4 AC	4.73	4.0
		6.0	

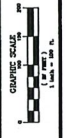
GALLERY CONDOMINIUM PARKING ANALYSIS

UNIT COUNT = 103
 2.0 SPACES PER UNIT (PER BCPC SECTION 3325 PARKING SPACE REQUIREMENTS)
 206 SPACES REQUIRED

GARAGE SPACES PROVIDED = 60 SPACES (8 PER 14 UNIT, 4 PER 5 AND 7 UNIT)
 OFF-STREET PARKING PROVIDED = 185 SPACES
 TOTAL GALLERY PARKING PROVIDED = 225 SPACES



LOT SETBACKS & CONFIGURATIONS

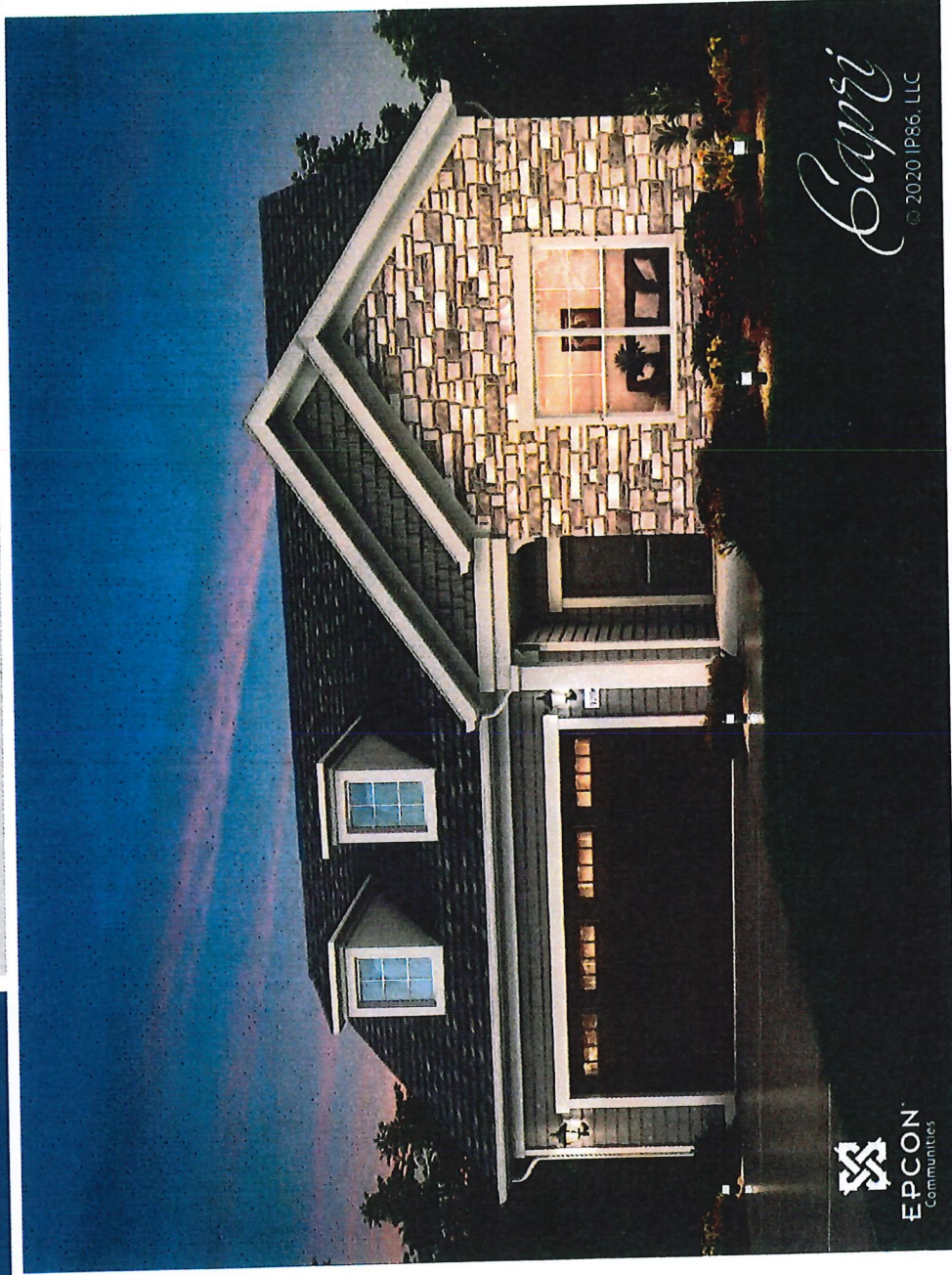


**ARCHITECTURAL STANDARDS
2063 HATHAWAY ROAD**



Portico

Single Family

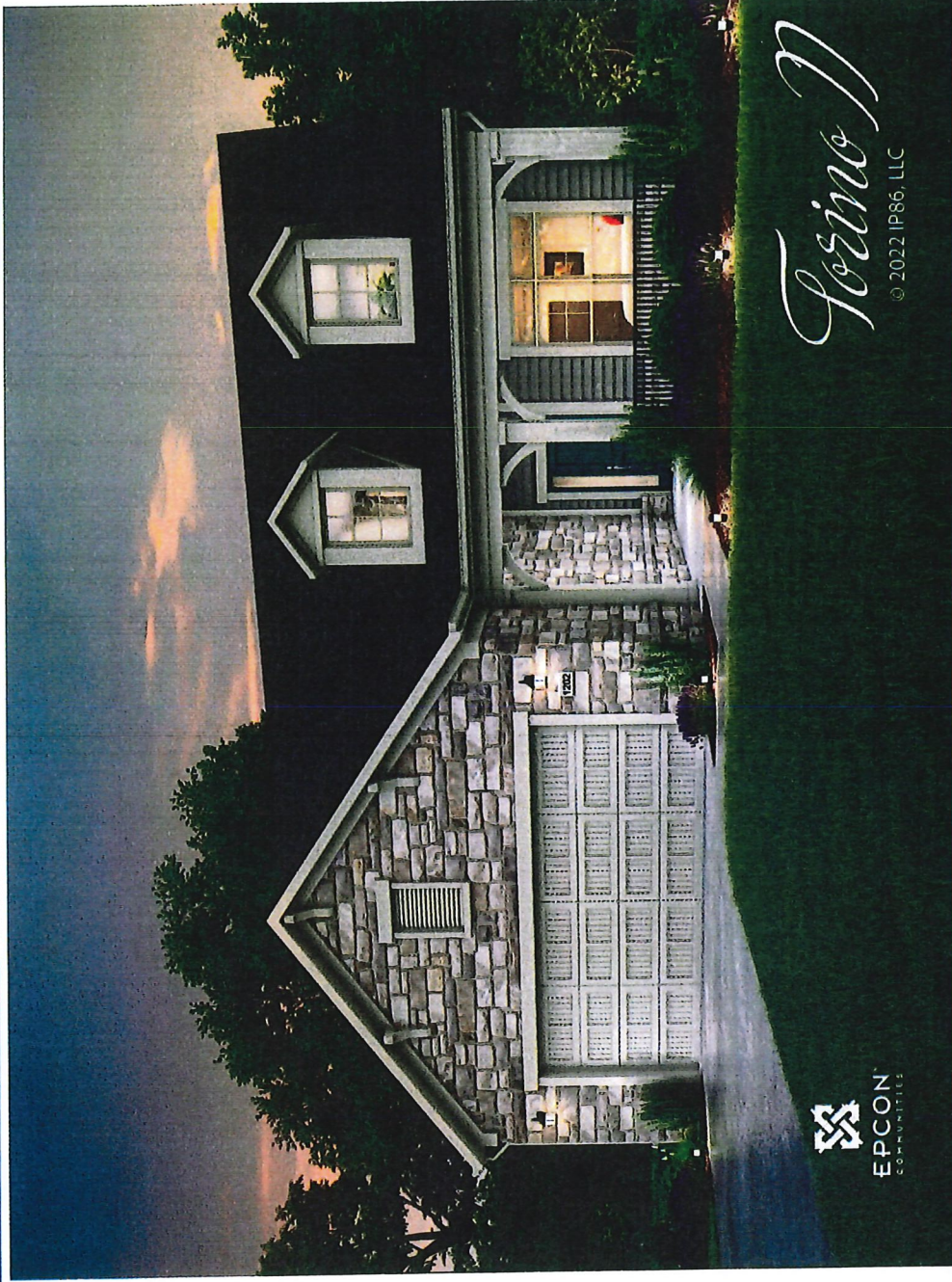


Single Family



Verona
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Single Family



Ferme D

© 2022 IP86, LLC

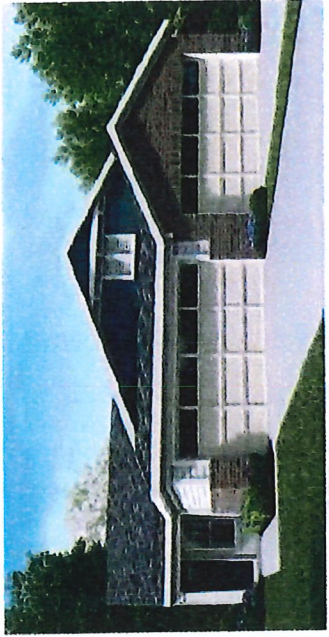
Single Family



Single Family Paired Patio Homes



COASTAL COTTAGE



WESTERN CRAFTSMAN



**COASTAL COTTAGE
WITH OPTIONAL LOFT**



**WESTERN CRAFTSMAN
WITH OPTIONAL LOFT**

Gallery Condominium Homes



EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Steve Harper, Chair

DATE: January 3, 2024

RE: Request of **Great Places LLC, per David Noll (applicant) for Robert E. Reeves Estate, per Amy Parmen (owner)** for a Zoning Map Amendment from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Suburban Residential One/Planned Development (SR-1/PD) for an approximate 41.4 acre area located at 2063 Hathaway Road, Boone County and Union, Kentucky. The request is for a zone change to allow the development of 196 detached single-family, two-family, and attached single-family dwelling units.

REMARKS:

1. 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 finding of fact and conditions, if deemed necessary, to complete the Committee Report.
2. We, the Committee, recommend approval of the above referenced Zoning Map Amendment based on the following findings of fact:

FINDINGS OF FACT:

1. The Committee concluded that the proposed SR-1/PD district, along with the submitted concept development plan, is generally consistent with the Our Boone County Plan 2040 Future Land Use Plan Map which identifies the site for residential uses ranging from four (4) to eight (8) dwelling units per acre.

The proposed SR-1/PD district allows residential development at a maximum intensity of six (6) dwelling units per acre. Additionally, the submitted Concept Development Plan indicates that the site will be developed with residential uses at an intensity of 4.73 units per acre.

2. The Committee concluded that the proposed SR-1/PD district, along with the submitted concept development plan, is generally consistent with the Union Town Plan which identifies the site for single-family residential uses and townhome residential uses ranging from 2.2 to 6 dwelling units per acre, and that development shall be set back a minimum of sixty (60) feet from Hathaway Road.

The proposed SR-1/PD district allows residential development at a maximum intensity of six (6) dwelling units per acre. The submitted Concept Development Plan indicates that the site will be developed with detached single-family residential uses, duplex residential uses, and townhouse residential uses at an intensity of 4.73 units per acre. Additionally, the plan indicates that development will be set back eighty (80) feet from the right-of-way of Hathaway Road.

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

Reeves Crossing

January 3, 2024

Page 2

3. The Committee concluded that the proposed SR-1/PD district, along with the submitted concept development plan, is consistent with several Our Boone County Plan 2040 Goals and Objectives and recommendations/conclusions of the Demographics Element of the comprehensive plan.

In making this finding, the Committee concludes that:

- a. The proposed development will provide for a variety of housing types.
 - b. The proposed development will utilize the existing topography and preserve natural features.
 - c. The proposed development will be at an intensity that is consistent with other developments in the vicinity of the site.
 - d. The proposed development will provide for the clustering of housing units.
 - e. The proposed development provides for street extensions to adjacent properties.
4. The Committee concluded that the proposed SR-1/PD district, along with the submitted concept development plan, is consistent with several of the Planned Development (PD) criteria, as outlined in Section 1506 of the zoning regulations.

In making this finding, the Committee concludes that:

- a. The proposed SR-1/PD district, along with the submitted concept development plan, will provide for a mixture of residential housing types.
 - b. The proposed development retains a significant amount of open space.
 - c. The proposed development provides for enhanced architectural building materials.
5. The Committee concluded that the attached conditions are necessary to achieve consistency with the Our Boone County Plan 2040. The Committee also concluded that 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 condition:

CONDITIONS:

1. Road "A" shall be designed and constructed to meet the requirements of a subcollector street, except that the right-of-way may be a minimum of fifty (50) feet in width.
2. Road "B" shall be designed with a turn-around approximately mid-way down the street.
3. Road "B" shall be designed with a T-turnaround at its terminus.
4. Access onto Hathaway Road shall be as determined by the Kentucky

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

Reeves Crossing

January 3, 2024

Page 3

Transportation Cabinet (KYTC).

5. Any off-site improvements required by KYTC shall be constructed by the developer, at their expense, with the first phase of development.
6. A Buffer Yard A shall be provided between the attached single-family portion of the development and the south and east property lines.
7. Community amenities shall include, at a minimum, a community building and an inground pool.
8. The zoning map amendment shall only be valid if the proposal is approved by both Boone Fiscal Court and Union City Commission.

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: Steve Harper, Chairman

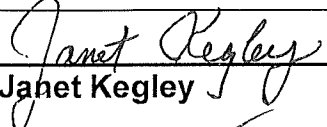
DATE: December 20, 2023

REMARKS:

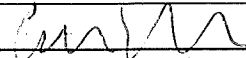
We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

ZONING MAP AMENDMENT, Steve Harper, Chairman, Michael Schwartz, Staff


1. Request of **Great Places LLC, per David Noll (applicant) for Robert E. Reeves Estate, per Amy Parmen (owner)** for a Zoning Map Amendment from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Suburban Residential One/Planned Development (SR-1/PD) for an approximate 41.4 acre area located at 2063 Hathaway Road, Boone County and Union, Kentucky. The request is for a zone change to allow the development of 196 detached single-family, two-family, and attached single-family dwelling units.



Janet Kegley
For Project Absent
Against Project
Abstain Deferred

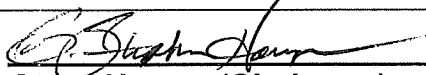


Corrin Gulick
For Project Absent
Against Project
Abstain Deferred



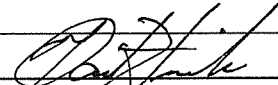
Rick Lunnemann
For Project Absent
Against Project
Abstain Deferred

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



Steve Harper (Chairman)
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 5 FOR PROJECT ABSENT
 AGAINST PROJECT ABSTAIN

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick, Vice Chairwoman
Mr. David Hincks
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:

Mr. Steve Harper, Temporary Presiding Officer
Mrs. Janet Kegley

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael D. Schwartz, Director, Zoning Services
Mr. Steve Lilly, GISP, Planner

Chairman Rolfsen introduced the second item on the Agenda at 9:53 p.m.

ZONING MAP AMENDMENT, Michael Schwartz, Staff

2. Request of **Great Places LLC, per David Noll (applicant) for Robert E. Reeves Estate, per Amy Parmen (owner)** for a Zoning Map Amendment from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Suburban Residential One/Planned Development (SR-1/PD) for an approximate 41.4 acre area located at 2063 Hathaway Road, Boone County and Union, Kentucky. The request is for a zone change to allow the development of 196 detached single-family, two-family, and attached single-family dwelling units.

Staff Member, Michael Schwartz, referred to his PowerPoint presentation (See Staff Report). The site is 41.4 acres in size and located on the south side of Hathaway Road and about 800 feet west of Old Union Road. A small portion of the site, 0.3 acres, is located within the City of Union. The remainder of the property is located in Unincorporated Boone County. The site is occupied by a couple of residential structures and barns. It has 1,400 feet of road frontage along Hathaway Road. The site is currently zoned Rural Suburban Estates/Union Town Overlay (RSE/UTO). The request is to rezone the site to Suburban Residential One/Planned Development (SR-1/PD). Topographically, there is a 40 foot deep ravine that crosses diagonally through the site with plateau areas in the northwest and southeast corners of the site. The 2040 Future Land Use Map designates the site for Suburban Density Residential and High Suburban Density Residential uses. A portion of Hathaway Road has 3 lanes in front of the site and then it tapers down to 2 lanes. Multi-use paths exist on both sides of the roadway for a portion of the lot frontage. Pages 4-9 of the Staff Report includes sections from the Comprehensive Plan. The site is located in the Union Town Plan, which was adopted in 2000. The northwestern two-thirds of the sites is identified for single family housing at 2.2 units per acre. The southeastern one-third of the site is planned for townhomes at 6 units per acre. There is a minimum 60 foot setback off Hathaway Road. Mr. Schwartz showed photographs of the site and adjoining properties.

Mr. Schwartz reviewed the submitted Concept Development Plan. The total number of dwelling units is 196 with an overall intensity of 4.7 dwelling units per acre. There will be a community building with a pool. The extension of the multi-use path along Hathaway Road is proposed along with open space areas, utilities and public streets. Public street extensions are planned to the adjoining property to the south and west. Mr. Schwartz showed a drawing of the project as it relates to the Union Town Plan. There will be 79 dwelling units (2.2 units per acre) in the single-family detached section and 117 units in the attached townhome section (20.5 units per acre). Three different housing types are proposed - detached single-family dwellings, 2 family dwellings (duplexes) and attached single-family. Mr. Schwartz showed photographs of all housing types. He gave a breakdown on the number of bedrooms per housing type. The applicant has submitted a project narrative and it is part of the Staff Report. Mr. Schwartz referenced the applicability of the Planned Development (PD) regulations. The average density of 4.7 units per acre is generally consistent with the Union Town Plan overall. The proposed open space areas are not useable open space areas. It is a lot of hillside areas. The applicant should address where tree preservation should take place. The applicant needs to address the length of the proposed cul-de-sac street. The subdivision regulations limit the length to 1,200 feet. Road B is proposed to be 1,755 feet in length. This can be allowed through the PD Overlay District. The Subdivision Regulations do not allow perpendicular parking along public streets. The project shows the use of them. Two comments have been received by Staff including the Boone County Water District. The Kentucky Transportation Cabinet (KTC) would like to see a Traffic Impact Study and the proposed entrance should be moved further to the west away from the roundabout. Staff expressed a concern about the buffer yard on the rear property line as it will have a zero setback and a minimum width of 10 feet. Road A will most likely serve more than 100 lots because of the 2 future street connections. Street A should be designed and constructed as a sub-collector instead of a local street.

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

Mr. Jeff Flaherty, Cardinal Engineering, stated that he was present to answer any questions. He felt that he could address the Staff Concerns at the Committee meeting. The sub-collector road could work because it is the same right-of-way. They would just have to widen the pavement. He felt that the proposed project meets the Comprehensive Plan. It is laid out purposely.

Mr. David Noll, developer, stated that his company builds lifestyle homes for the 55 year old age market. The whole development will be maintained by an HOA. It is a lifestyle community. It will have no rakes, shovels or mowers. Just lock and leave. There will be a club house, pool and pickleball courts along with gardens. The site has over 35% open space. There is some access to the low points in the sensitive open space. There are wetlands but they are going to stay away from those areas. All the trees in the low points will be retained and maintained. Mr. Noll showed elevations of the proposed 2 and 3 bedroom homes. He showed open floor plans of the houses. The development is not age restricted.

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

Mr. Jeff Powell, 2118 Hathaway Road, stated that he lives across the street from the site in question. One can't stop progress. Boone County is growing like a weed. The problem sometimes is too big and too quick. We want quality not quantity. There are many parcels on this small piece of real estate – 197 units on 41 acres. It is a lot of people in a given area. It will be 200 plus cars coming and going each day. He doesn't want the access to the development directly across from his driveway. He doesn't like a lot of head lights shining onto his property. The single lane roundabout gets backed up each day. The traffic on Hathaway Road doesn't stop especially since Ballyshannon just opened up. He would like to see more greenspace between him and the development as well as fewer units. It is easy to overpopulate a county. Boone County is one of the fastest growing counties in the State. Mr. Powell asked whether the HOA will include his property? Mr. Noll replied that he does not intend to include Mr. Powell's property into the HOA. Mr. Costello responded that would be a legal issue since the developer does not own or control Mr. Powell's property.

Mr. Dennis Kelly, 12231 Gaines Way, asked how many developments can a two lane road accommodate since there are several developments occurring at the same time off Hathaway Road? There are at least 4 or 5 developments under construction now.

Chairman Rolfsen asked if any Commissioner had any questions or comments for the applicant?

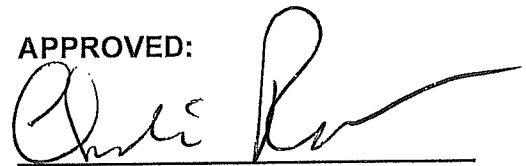
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Chairman Rolfsen inquired about the perpendicular parking. Mr. Flaherty responded that it was designed to maximize the amount of open space. Parking is shown on one side of the road only. Chairman Rolfsen reminded the applicant to address the Staff Comments at the Committee meeting.

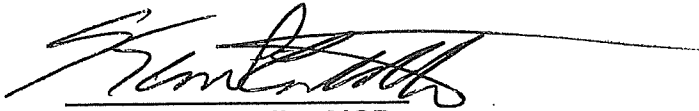
Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on December 20, 2023 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on January 3, 2024 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 10:25 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick, Vice Chairwoman
Mr. David Hincks
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:

Mr. Steve Harper, Temporary Presiding Officer
Mrs. Janet Kegley

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael D. Schwartz, Director, Zoning Services
Mr. Steve Lilly, GISP, Planner

Chairman Rolfsen introduced the second item on the Agenda at 9:53 p.m.

ZONING MAP AMENDMENT, Michael Schwartz, Staff

2. Request of **Great Places LLC, per David Noll (applicant) for Robert E. Reeves Estate, per Amy Parmen (owner)** for a Zoning Map Amendment from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Suburban Residential One/Planned Development (SR-1/PD) for an approximate 41.4 acre area located at 2063 Hathaway Road, Boone County and Union, Kentucky. The request is for a zone change to allow the development of 196 detached single-family, two-family, and attached single-family dwelling units.

Staff Member, Michael Schwartz, referred to his PowerPoint presentation (See Staff Report). The site is 41.4 acres in size and located on the south side of Hathaway Road and about 800 feet west of Old Union Road. A small portion of the site, 0.3 acres, is located within the City of Union. The remainder of the property is located in Unincorporated Boone County. The site is occupied by a couple of residential structures and barns. It has 1,400 feet of road frontage along Hathaway Road. The site is currently zoned Rural Suburban Estates/Union Town Overlay (RSE/UTO). The request is to rezone the site to Suburban Residential One/Planned Development (SR-1/PD). Topographically, there is a 40 foot deep ravine that crosses diagonally through the site with plateau areas in the northwest and southeast corners of the site. The 2040 Future Land Use Map designates the site for Suburban Density Residential and High Suburban Density Residential uses. A portion of Hathaway Road has 3 lanes in front of the site and then it tapers down to 2 lanes. Multi-use paths exist on both sides of the roadway for a portion of the lot frontage. Pages 4-9 of the Staff Report includes sections from the Comprehensive Plan. The site is located in the Union Town Plan, which was adopted in 2000. The northwestern two-thirds of the sites is identified for single family housing at 2.2 units per acre. The southeastern one-third of the site is planned for townhomes at 6 units per acre. There is a minimum 60 foot setback off Hathaway Road. Mr. Schwartz showed photographs of the site and adjoining properties.

Mr. Schwartz reviewed the submitted Concept Development Plan. The total number of dwelling units is 196 with an overall intensity of 4.7 dwelling units per acre. There will be a community building with a pool. The extension of the multi-use path along Hathaway Road is proposed along with open space areas, utilities and public streets. Public street extensions are planned to the adjoining property to the south and west. Mr. Schwartz showed a drawing of the project as it relates to the Union Town Plan. There will be 79 dwelling units (2.2 units per acre) in the single-family detached section and 117 units in the attached townhome section (20.5 units per acre). Three different housing types are proposed - detached single-family dwellings, 2 family dwellings (duplexes) and attached single-family. Mr. Schwartz showed photographs of all housing types. He gave a breakdown on the number of bedrooms per housing type. The applicant has submitted a project narrative and it is part of the Staff Report. Mr. Schwartz referenced the applicability of the Planned Development (PD) regulations. The average density of 4.7 units per acre is generally consistent with the Union Town Plan overall. The proposed open space areas are not useable open space areas. It is a lot of hillside areas. The applicant should address where tree preservation should take place. The applicant needs to address the length of the proposed cul-de-sac street. The subdivision regulations limit the length to 1,200 feet. Road B is proposed to be 1,755 feet in length. This can be allowed through the PD Overlay District. The Subdivision Regulations do not allow perpendicular parking along public streets. The project shows the use of them. Two comments have been received by Staff including the Boone County Water District. The Kentucky Transportation Cabinet (KTC) would like to see a Traffic Impact Study and the proposed entrance should be moved further to the west away from the roundabout. Staff expressed a concern about the buffer yard on the rear property line as it will have a zero setback and a minimum width of 10 feet. Road A will most likely serve more than 100 lots because of the 2 future street connections. Street A should be designed and constructed as a sub-collector instead of a local street.

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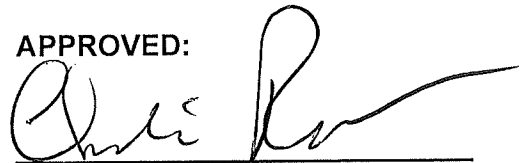
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Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on December 20, 2023 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on January 3, 2024 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 10:25 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
BUSINESS MEETING
JANUARY 3, 2024
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's January 3, 2024 Business Meeting. Mr. Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

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

COMMISSION MEMBERS NOT PRESENT:

Mr. Randy Bessler
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael Schwartz, Director, Zoning Services
Mr. Steve Lilly, GISP, Planner

At this time, Mr. Costello invited Mr. Kim Patton to the front of the room to receive an award. Mr. Patton served on the Planning Commission for 2 terms and was appointed by Judge Gary Moore from 2015-2022. Mr. Patton also served as Vice Chairman of the Planning Commission and on the Long Range Planning/Comp Plan Committee, the Zone Change Committee and the Executive Committee. Chairman Rolfsen thanked Mr. Patton for his years of service. Mr. Patton stated that he enjoyed being on the Planning Commission. He knows what it takes to serve on the Board and to make tough decisions for the good of the County. He appreciated everyone's time commitment and research. Serving 8 years on the Board was a highlight for him.

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the December 6, 2023 Business Meeting and Public Hearings. He asked if there were any comments or corrections?

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

BILLS:

Mr. Kevin P. Costello, AICP, Executive Director, advised the Commissioners of the **Bills to be Paid**, which included a list of **Expenses** and **Salaries and Benefits** for a time period between December 7, 2023 and January 3, 2024.

EXPENSES:

Attorney Fees	4,600.00
Auto Expense	26.96
Consultant/Professional Svcs Fees	5,390.00
Filing Fees (CLURS)	700.00
Legal Ads/Recruitment	496.28
Miscellaneous Expense	268.36
Office & Board Meeting Supplies	1,928.81
Office Equipment / Maintenance	692.40
Office Equipment / Expense	563.98
Postage Expense	485.66
Printing/Pub/Dues/Subscriptions	<u>1,248.15</u>

TOTAL: \$ 15,708.20

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 6,742.73
Health/Dental/Life/LTD	16,262.96
Retirement – BCPC Portion	26,603.51
Salaries – Staff Expenses	92,345.85
Salaries – BCPC & BOA	<u>990.00</u>

TOTAL: \$ 142,945.05

GRAND TOTAL: \$ 158,653.25

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.

ACTION ON PLAN REVIEWS:

ZONING MAP AMENDMENT, Corrin Gulick, Chairwoman, Steve Lilly, Staff

1. Request of **Continental 766 Fund LLC, per Lexi Goetsch (applicant) for Richwood Pointe LLC, per Sheila Crist (owner)** for a Zoning Map Amendment from Employment Planned Development (EPD) to Urban Residential One/Planned Development (UR-1/PD) for an approximate 20 acre area located along the northeast side of Paddock Drive, between Richwood Road and Stirrup Lane, approximately 1,100 feet northwest of Richwood Road, and along the northwest side of Frogtown Connector Road, approximately 1,100 feet north of Richwood Road, Boone County, Kentucky, having a Parcel Identification Number (PIDN) of 075.00-00-102.10. The request is for a zone change to allow the development of 312 multi-family dwelling units.

Staff Member, Steve Lilly, read the Committee Report, which recommended approval based upon Findings of Facts and Conditions for the Zoning Map Amendment. It was recommended unanimously for approval. The applicant 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. Jay Bayer, Project Engineer, stated that his client was in full agreement with the Committee Report, including the basis for approval with the existing zoning being inappropriate and the proposed zoning being more appropriate. It is further in agreement with the Comprehensive Plan.

Mr. Kurt Drotle, 10924 Appaloosa Drive, stated that he collected over 400 signatures in opposition in just a few weeks. There is too much building and too much too fast. There is constant apartment building. The applicant will already be building apartments just down the road from here. There are more being build elsewhere in the County. Why is there such a need for apartments when many are yet filled? The Tapestry project had over 50 units available not long ago. Apartments that will be built on the Frogtown Connector are a horrible idea. Commercial truck traffic and overall traffic are the big issues. The proposed zone change goes against the 2040 Comprehensive Plan. Per the 2040 Plan, land use and zoning decisions shall strive to balance the rights of the landowner and the rights of the neighborhood and community. The original plan for Heritage Trails Subdivision was to use the site in question as a horse barn, riding stables and riding paths. It changed many years ago by the developer as the zoning changed to commercial. The proposed use will result in increased crime and traffic and school capacity. The recent improvements to I-75 are barely enough to accept the current traffic flow. The truck traffic continues to back up onto the interstate. With the anticipation of the reopening of the truck stop on the east side of I-75, the senior facility, and another hotel, the congestion will undoubtedly get worse. Another potential 600 people will make the area dangerous. Roadway capacity should be preserved by moving the project elsewhere. A true need should be defined and determined. The proposed project depends on the existing roads. The traffic impact analysis can't be trusted. It doesn't address the Frogtown Connector and Richwood Road and Clay Drive. The planned retail will help the existing communities. There are few guarantees in life. The development must work for everyone especially for those people who call this area home. This is not a place for this type of development. The viewpoint of this community must be heavily considered.

Seeing no further comment, **Ms. Gulick stated that the Committee reviewed all of the public comments and moved to recommend approval by Resolution to the Boone County Fiscal Court based upon the Findings of Fact and Conditions presented by Staff. Mr. Lunnemann seconded the motion.**

Chairman Rolfsen asked if any Board members had any comments or questions?

Mr. Szurlinski stated that they didn't think it was a bad project. His concern was the timing. The request involves adding 312 families with the visitor and vehicle traffic that goes with it. Richwood Road was just completed with the expectation that it would provide some relief. He wasn't sure if it was ready yet for more. When you look at the upgrades for Frogtown Road and the Frogtown Connector taking about 10 years, he stated that he had too many concerns about traffic.

Chairman Rolfsen asked if all of the traffic was going to occur via the Frogtown Connector. Mr. Lilly replied yes. Clay Drive is for emergency access only.

Dr. Clark expressed a concern about traffic – trucks are backed up as well as schools.

Mr. Schwenke noted that he couldn't take the southbound Richwood Road exit because it was backed up. He had to go to the Walton exit. He turned around and noticed that the Pilot Truck Stop was blocked. He hopes the new TA Truck Stop will provide relief of back ups on the west side of the interstate. He suggested waiting until all the truck stops are opened and the Frogtown Connector is fixed. The submitted application might be a bit premature.

Chairman Rolfsen stated that he walked the site and saw a truck blocking the Frogtown Connector. There are still projects not yet open – Cattleman's Restaurant, First Church of Christ on Hicks Pike, the Senior Living development, TA Truck Stop, Publix, etc. Apartment living is 24 hours a day. Retail/office sometimes close at 5:00 p.m. Traffic is controlled by the hours a place is open. There is only one way in and out. Improvements to Frogtown Road are a decade away. How will this traffic flow? There are a lot of unknowns now. It is unknown whether the State can expedite funding for Frogtown Road.

Mr. Harper stated that he thought that when the TA Truck Stop reopens, it will help the situation. It will pull some of the trucks away from the Pilot Truck Stop on the west side of the interchange. He believes that the apartment use is a less intensive use than a commercial use.

Chairman Rolfsen asked for a vote on the original motion made by Ms. Gulick and seconded by Mr. Lunnemann. The vote found Ms. Gulick, Mr. Harper, Mr. Hincks, Mrs. Kegley, Mr. Lunnemann and Mr. Richardson voting yes or in favor of the request and Dr. Clark, Mrs. Goetting, Chairman Rolfsen, Mr. Schwenke, Mrs. Steele, Mr. Szurlinski, and Mr. Turner voting no or against the request. The motion to approve the request is denied by a vote of 6 (yes) and 7 (no).

Chairman Rolfsen asked if there were Alternate Findings for Denial? Mr. Costello replied yes and distributed copies of them to the Board Members (see Exhibit A). Mr. Lilly read the Alternate Findings for Denial.

Mrs. Steele moved to recommend denial by Resolution to the Boone County Fiscal Court based upon the Alternate Findings for Denial as presented by Staff (see Exhibit B). Mr. Schwenke seconded the motion. The vote found Dr. Clark, Mrs. Goetting, Chairman Rolfsen, Mr. Schwenke, Mrs. Steele, Mr. Szurlinski and Mr. Turner voting yes or in favor

of the denial of the request and Ms. Gulick, Mr. Harper, Mr. Hincks, Mrs. Kegley, Mr. Lunnemann and Mr. Richardson voting no or against the denial of the request. The motion to deny the request passed by a vote of 7-6.

ZONING MAP AMENDMENT, Steve Harper, Chairman, Michael Schwartz, Staff

2. Request of **Great Places LLC, per David Noll (applicant) for Robert E. Reeves Estate, per Amy Parmen (owner)** for a Zoning Map Amendment from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Suburban Residential One/Planned Development (SR-1/PD) for an approximate 41.4 acre area located at 2063 Hathaway Road, Boone County and Union, Kentucky. The request is for a zone change to allow the development of 196 detached single-family, two-family, and attached single-family dwelling units.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval based upon Findings of Facts and Conditions for the Zoning Map Amendment. It was recommended unanimously for approval. The applicant has signed the Condition letter.

Chairman Rolfsen asked about the proposed emergency turnaround? Mr. Schwartz referred to a drawing (Road B) showing 2 turnarounds. In addition, Road "A" will be 28 feet in width. He asked if there was anyone in the audience who wanted to speak in favor or against the request?

Mr. David Noll, applicant, said he was available to answer any questions. All items were addressed properly at the Committee meeting.

Seeing no further comment, **Mr. Harper moved to approve the request by Resolution to the Boone County Fiscal Court and the City of Union based upon the Committee Report and subject to the Findings of Fact and Conditions. Mr. Hincks seconded the motion and it passed unanimously.**

NEW BUSINESS

ZONING MAP AMENDMENT FOR A SPECIAL SIGN DISTRICT, Michael Schwartz, Staff

3. Request of **9541 US 42 LLC, per Thomas J. Ackerman (applicant) for City of Union, per Mayor Larry Solomon and Children's Hospital Medical center, per Maura Moran-Berry (owners)** for a Zoning Map Amendment for a Special Sign District for an approximate 68 acre site located between US 42 and Old Union Road and north of Sweet Harmony Lane, Union, Kentucky, being known as the Union Promenade development. The request is for a Special Sign District in a Union Commercial/Union Neighborhood Office/Urban Residential Two/Planned Development (UC/UNO/UR-2/PD) district to allow alternative signage.

CHANGE OF CONCEPT DEVELOPMENT PLAN/CONDITIONAL USE PERMIT, Todd Morgan, Staff

4. Request of **Hrezo Engineering Inc, per Jim Bertram (applicant) for Alex Othman (owner)** for: (1) a Change of Concept Development Plan for an approximate 2.62 acre area of the site; (2) a Conditional Use Permit for an

approximate 7.52 acre area of the site; and (3) expansion of an existing commercial parking facility for an approximate 2.02 acre area of the site. The site is an approximate 9.54 acre area located at 527-535 Hunter Road and 571-591 Hunter Road, Boone County, Kentucky, which is currently zoned Commercial Services (C-3). The submitted request is to allow the conversion of an approximate 7.52 acre area of the site from commercial parking to a truck stop and to allow the expansion of the existing commercial parking facility on an approximate 2.02 acre area of the site.

Mr. Richardson moved to schedule the Public Hearings for Items #3 and #4 on February 7, 2024 at 7:30 p.m. in the Fiscal Courtroom. Mr. Szurlinski seconded the motion and it passed unanimously.

H. EXECUTIVE DIRECTOR'S REPORT:

- No Report

I. COMMITTEE REPORTS:

- Airport (Randy Bessler)
No Report
- Administrative/Personnel (Tom Szurlinski)
No Report
- Enforcement (Tom Szurlinski)
No Report
- Long-Range Planning/Comprehensive Plan (Bob Schwenke)
No Report
- Technical/Design Review (Rick Lunnemann)
No Report
- Executive (Charlie Rolfsen)
No Report

**J. CHAIRMAN'S REPORT: (Charlie Rolfsen)
No Report**

**K. OKI REPORT: (Randy Bessler)
No Report**

L. OTHER: 2024 Election of Officers

Mr. Schwenke announced that he and Mrs. Kegley served on the Nominating Committee to present a slate of officers for the Boone County Planning Commission in 2024. He asked if anyone wanted to nominate a candidate? Seeing no one, he noted the current officers would like to serve again in 2024. The following individuals are recommended by the Nominating Committee.

- Charlie Rolfsen – Chairman
- Corrin Gulick – Vice Chairwoman
- Jackie Steele – Secretary-Treasurer
- Steve Harper – Temporary Presiding Officer

Mrs. Kegley moved to approve the recommended slate of officers presented for 2024 as by the Nominating Committee by acclamation. Dr. Clark seconded the motion and it passed unanimously.

M. ADJOURNMENT:

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 8:07 P.M.

APPROVED



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

Exhibit A – Alternate Findings for Denial read at 01/03/2024 Business Meeting

SUPPORTING INFORMATION

2063 HATHAWAY ZONE MAP AMENDMENT LEGAL DESCRIPTION

41.4006 ACRES

Lying in Boone County, Kentucky, south of Hathaway Road and west of U.S. 42, more particularly described as follows:

BEGINNING at the common corner of Robert E Reeves Estate (Deed Book 316, Page 112) and Terry N & Donna Sue Tanner (Deed Book 1150, Page 718) in the south right of way of Hathaway Road;

Thence with the west line of Terry N & Donna Sue Tanner, South 05°07'00" West 814.83 feet to a point at the northeast corner of Cricket Holler, LLC (Deed Book 1167, Page 440);

Thence with the line of Cricket Holler, LLC in part, and Robert E Reeves Estate for the following four (4) calls:

South 61°14'52" West 1061.16 feet to a point;

South 60°41'58" West 602.39 feet to a point in the southwest corner of Robert E Reeves Estate;

North 04°35'10" East 915.03 feet to a point;

North 04°43'57" East 794.84 feet to a point in the northeast corner of Cricket Holler, LLC in the right of way of Hathaway Road;

Thence through said right of way North 04°43'57" East 51.88 feet to a point in the centerline of Hathaway Road;

Thence along the said centerline for the following five (5) calls:

Along a curve to the right with a radius of 1080.06 feet ($\Delta=24^{\circ}47'59''$, chord bearing = North 89°47'14" East, chord distance = 463.85 feet) an arc length of 467.49 feet to a point;

South 77°03'42" East 453.28 feet to a point;

South 77°33'00" East 89.23 feet to a point;

South 82°58'38" East 346.74 feet to point;

Thence through said right of way North 65°16'38" East 53.30 feet to the POINT OF BEGINNING.

Said herein description contains 41.4006 acres.

Being part of the property conveyed to Robert E Reeves in Deed Book 316, Page 112 and recorded at the Boone County Clerk's office at Burlington, Kentucky.



BOONE COUNTY PLANNING COMMISSION

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

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

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

December 21, 2023

David Noll
Great Places LLC
409 W 35th Street
Covington, Kentucky 41015

RE: Request of Great Places LLC, per David Noll (applicant) for Robert E. Reeves Estate, per Amy Parmen (owner) for a Zoning Map Amendment from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Suburban Residential One/Planned Development (SR-1/PD) for an approximate 41.4 acre area located at 2063 Hathaway Road, Boone County and Union, Kentucky. The request is for a zone change to allow the development of 196 detached single-family, two-family, and attached single-family dwelling units.

Dear Mr. Noll:

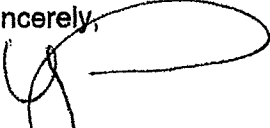
The following represents the recommended conditions of approval for the above referenced application as discussed by the Planning Commission at their December 20, 2023 meeting. As you verbally agreed to these conditions at that meeting, please so indicate by signing in the space provided at the end of this letter and return it to the Planning Commission's office no later than December 29, 2023.

CONDITIONS

1. Road "A" shall be designed and constructed to meet the requirements of a subcollector street, except that the right-of-way may be a minimum of fifty (50) feet in width.
2. Road "B" shall be designed with a turn-around approximately mid-way down the street.
3. Road "B" shall be designed with a T-turnaround at its terminus.
4. Access onto Hathaway Road shall be as determined by the Kentucky Transportation Cabinet (KYTC).
5. Any off-site improvements required by KYTC shall be constructed by the developer, at their expense, with the first phase of development.
6. A Buffer Yard A shall be provided between the attached single-family portion of the development and the south and east property lines.
7. Community amenities shall include, at a minimum, a community building and an inground pool.

8. The zoning map amendment shall only be valid if the proposal is approved by both Boone Fiscal Court and Union City Commission.

Sincerely,



Michael D. Schwartz
Director, Zoning Services

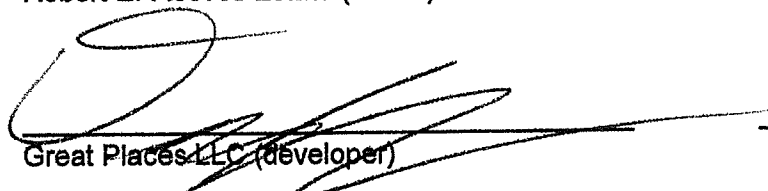
MDS/ss

AGREEMENT

The property owner and developer of the approximate 41.4 acre area located at 2063 Hathaway Road, Boone County and Union, Kentucky, agrees to the conditions listed herein for the above referenced Zoning Map Amendment.

Robert E. Reeves Estate (owner)

Date



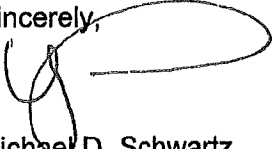
Great Places LLC (developer)

Date

1-2-24

8. The zoning map amendment shall only be valid if the proposal is approved by both Boone Fiscal Court and Union City Commission.

Sincerely,



Michael D. Schwartz
Director, Zoning Services

MDS/ss

AGREEMENT

The property owner and developer of the approximate 41.4 acre area located at 2063 Hathaway Road, Boone County and Union, Kentucky, agrees to the conditions listed herein for the above referenced Zoning Map Amendment.



Amy (Jan 3, 2024 16:39 EST)

Robert E. Reeves Estate (owner)

Date

Great Places LLC (developer)

Date

2063 Hathaway Road Project Summary

The Property: The property consists of approximately 41 acres located along Hathaway Road in Boone County, Kentucky. A small portion of the property on the northeast corner (approximately .22 acres according to GIS measurement) is shown as being within the city limits of Union, Kentucky. Hathaway Road has been improved (widened, turn lanes, etc.) nearly the entire length of approximately 1,410 feet of the road frontage of the property.

The Team: The development team consists of members of the northern Kentucky community with many years of development and construction experience. In addition to developing lots to construct their own single-family homes, they have contracted with Fischer Homes to provide the needed high quality paired product units and their Gallery condominiums.

The Project: The proposed project is for multiple housing offerings in a well thought out community with high quality amenities and open space. The housing units will be primarily ranch style units; condos, attached townhomes and detached dwellings. The multifamily units will all have their own private access with most having direct entry from their garages. The homes are clustered close together to keep the yards and maintenance more manageable and allow for more common areas and an open feel to the community. The total number of dwelling units is 196 for sale units with 103 being for-sale condominium units, 46 for-sale paired product homes and 47 for-sale single family detached homes. The PD designation allows this variety of housing to be made available within this single project. The homes are designed to be sold to individuals aged 55 and over demographic and first-time buyers.

The Request: The Property is currently zoned Residential Suburban Estates with Union Town Overlay. The land use map for the UTO Plan sets the density for the northern/eastern portion of the property of the property to be 2.2 units per acre and the remaining portion at 6 units per acre. This was a prominent factor on our development plan. The plan has a total density of 4.7 units per acre. The request is for a map amendment to change the zoning to SR-1(PD). The underlying density permitted in SR-1 is 4 units per acre. By making this a planned development (PD) the allowable density would be 6 units per acre. We are well below what would be permitted. The protection to the county is that our zoning is tied directly to our submitted plan. The requested zoning is in compliance with the Comprehensive Plan. The plan was created with the intent to meet the Future Land Use Map of Union Town Overlay. The use of the Planned Development has allowed for the plan to flow and spread the community over the entirety of the property instead of cramming all of the density into a smaller area. There is ample open space and community amenities. Its access is to a portion of Hathaway Road which has already been improved. The key is that this project has been designed based upon the comprehensive plan. The need for this type housing in this area is met by allowing the various types of housing units to all be offered in this community. The request is to approve the map amendment to SR-1(PD).

All dwelling units are planned to be owner occupied. The design of floorplans is focused on first-time homeowners and those downsizing resulting in fewer trips in and out than from a typical single family development.

ZONING MAP AMENDMENT
APPROVED with Conditions

Staff M. Schwartz

Date 11/3/2024

Boone County
Planning Commission

Reeves Crossing-2063 Hathaway Road

Bedroom Mix

	# of Homes	# Bedrooms/Home
Paired Patio Homes	41	2
Gallery Condominiums	103	2
Single Family Detached A	26	2
Single Family Detached B	21	3

Summary:

of 2 Bedroom Homes 170, 89% of the community

of 3 Bedroom Homes 21, 11% of the community

24-002

ORDINANCE 2024-06

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT, KENTUCKY APPROVING, WITH CONDITIONS, A REQUEST OF GREAT PLACES LLC, PER DAVID NOLL (APPLICANT) FOR ROBERT E. REEVES ESTATE, PER AMY PARMEN (OWNER) FOR A ZONING MAP AMENDMENT FROM RURAL SUBURBAN ESTATES/UNION TOWN OVERLAY (RSE/UTO) TO SUBURBAN RESIDENTIAL ONE/PLANNED DEVELOPMENT (SR-1/PD) FOR AN APPROXIMATE 41.4 ACRE AREA LOCATED AT 2063 HATHAWAY ROAD UNION AND BOONE COUNTY, KENTUCKY.

WHEREAS, the Boone County Planning Commission received a request for a Zoning Map Amendment from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Suburban Residential One/Planned Development (SR-1/PD) for an approximate 41.4 acre area located at 2063 Hathaway Road, Union and Boone County, Kentucky, which is more particularly described below; and

WHEREAS, the Boone County Planning Commission as the planning unit for unincorporated Boone County and the City of Union, Kentucky, was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made Findings of Fact and 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 approved, with conditions, this Zoning Map Amendment from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Suburban Residential One/Planned Development (SR-1/PD) for an approximate 41.4 acre area located at 2063 Hathaway Road, Union and Boone County, Kentucky. The real estate which is subject of this request for a Zoning Map Amendment in a Rural Suburban Estates/Union Town Overlay (RSE/UTO) zone is more particularly described in DEED BOOK: 86, PAGE NO: 356 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

Section Two

That as a basis for approval, with conditions, for a Zoning Map Amendment from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Suburban Residential One/Planned Development (SR-1/PD) for an approximate 41.4 acre area located at 2063 Hathaway Road, Union and Boone County, Kentucky, 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 full Planning Commission recommended approval, with conditions, of the request based on the Findings of Fact and Conditions as set forth in the Report and marked as "Exhibit B."

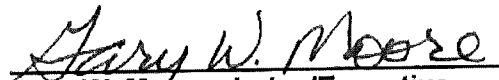
Section Three

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

First Reading the 6th day of February 2024


Second Reading the 5th day of March 2024

Adopted this 5th day of March 2024 Yes 4 No 0



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

ATTEST:



Shona Schulkers,
Fiscal Court Clerk

MEMO TO FILE

APPLICANT: Great Places LLC, per David Noll (applicant) for Robert E. Reeves Estate, per Amy Parmen (owner)

LOCATION: Approximate 41.4 acre area located at 2063 Hathaway Road, Boone County and Union, Kentucky

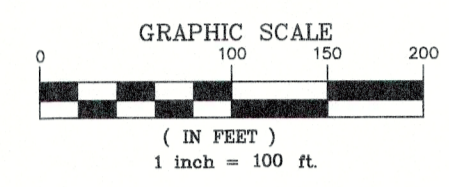
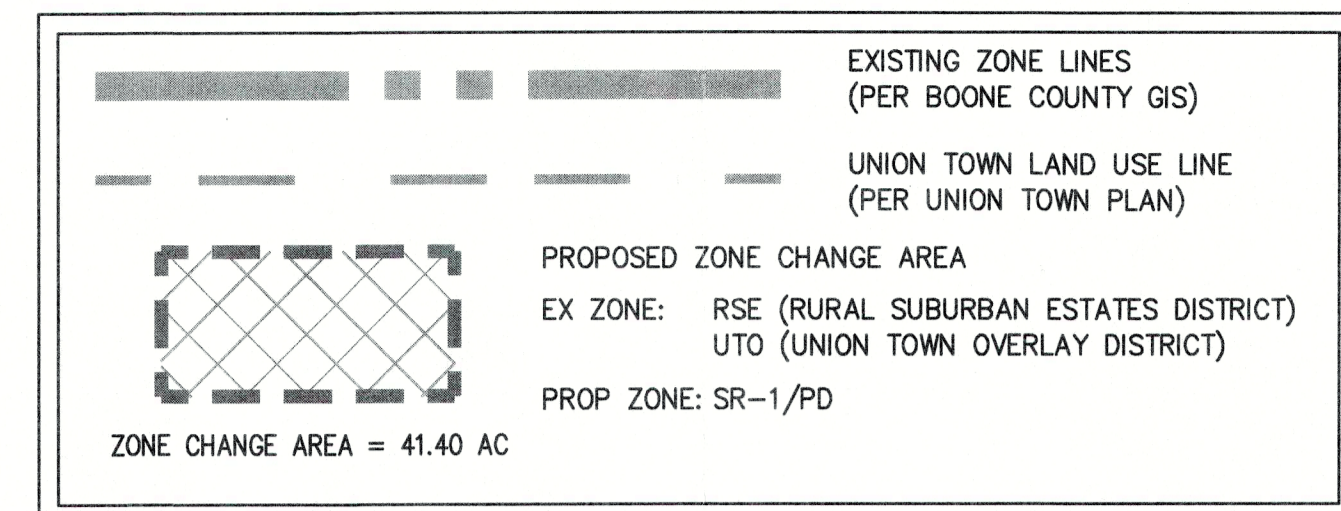
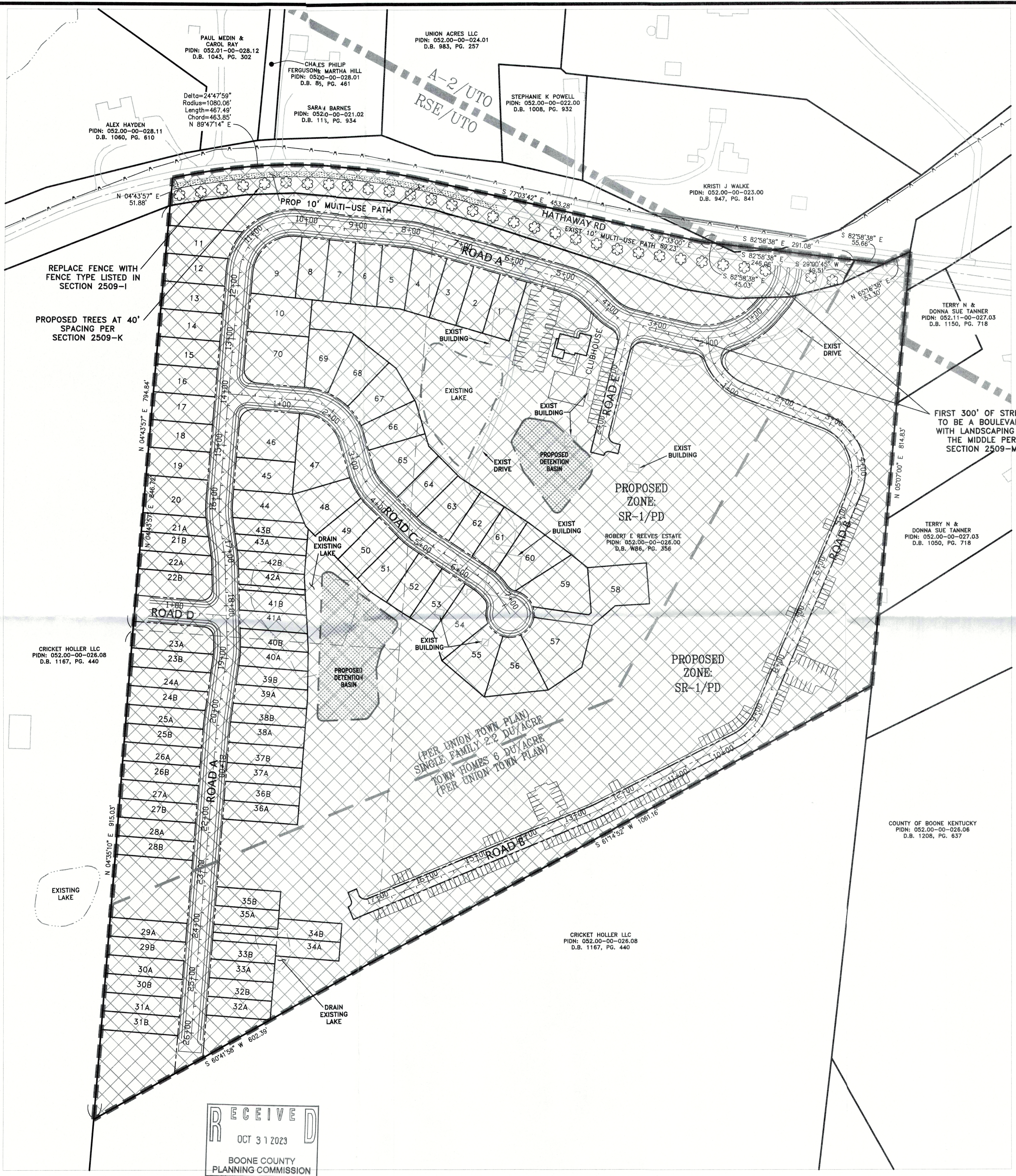
ZONING: Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Suburban Residential One/Planned Development (SR-1/PD)

DATE: April 3, 2024

The Boone County Planning Commission took action recommending approval this request on January 3, 2024

As of April 2, 2024, the Union City Commission has not taken action on this request.

Pursuant to KRS 100.211(8) and 100.211(2)(i), the ordinance adopting the zoning map amendment shall be deemed to have passed by operation of law.



DEVELOPER:
GREAT PLACES, LLC
301 ARTILLERY PARK DR, SUITE 101
FORT MITCHELL, KENTUCKY 41017

OWNER:
ROBERT E. REEVES ESTATE
MAILING ADDRESS:
686 LULLABY CT
CINCINNATI, OHIO 45238
D.B. W86, PG. 356

- NOTES:
1. THIS IS A ZONING PLAN NOT INTENDED TO BE USED FOR BUILDING PURPOSES
 2. TOPOGRAPHIC INFORMATION BASED ON LOCAL GIS DATA
 3. UTILITIES BASED ON LOCAL GIS DATA AND SD1 RECORDS
 4. HATHAWAY ROAD WIDENING AND OLD UNION ROAD ROUNDABOUT IMPROVEMENTS ARE APPROXIMATED.

- NOTES:
1. PRESENT ZONING OF PROPERTY = RSE/UTO
 2. PRESENT USE = AGRICULTURAL
 3. SEWER - ALL SANITARY SEWER WILL BE PUBLIC 8", CONSTRUCTED TO THE MINIMUM STANDARDS OF SANITATION DISTRICT No. 1 AND WILL OWNED BY SANITATION DISTRICT No. 1.
 4. WATER - PROPOSED PUBLIC WATER MAINS WILL BE 8" MAINS EXTENDED FROM HATHAWAY ROAD. WATER MAINS WILL BE CONSTRUCTED IN ACCORD WITH THE MINIMUM STANDARDS OF THE BOONE COUNTY WATER DISTRICT.
 5. GAS - DUKE ENERGY
 6. ELECTRIC - OWEN ELECTRIC
 7. TELEPHONE - CINCINNATI BELL
 8. ALL PROPOSED UTILITIES TO BE UNDERGROUND
 9. EXISTING SOIL TYPES:
FAYWOOD SILTY CLAY LOAM (FcD), 12 TO 20 PERCENT SLOPES.
ROSSMOYNE SILT LOAM (Rsb), 0 TO 6 PERCENT SLOPES.
ROSSMOYNE SILT LOAM (Rsc), 6 TO 12 PERCENT SLOPES.
 10. ALL STREETS TO BE PUBLIC STREETS AS SHOWN ON THE TYPICAL SECTIONS ON THIS PLAN.
 11. STREET CONSTRUCTION - PAVEMENT COMPOSITION TO THE STANDARDS OF THE BOONE COUNTY SUBDIVISION CONSTRUCTION AND MATERIAL STANDARDS.
 12. ALL PORTIONS OF THIS PROJECT LIE WITHIN FLOOD ZONE X (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP FOR UNINCORPORATED BOONE COUNTY, MAP NUMBER 21015C0208D, EFFECTIVE DATE OF MARCH 21, 2023.

ZONING MAP AMENDMENT
APPROVED with conditions
Staff M. Schwitz
Date 1/3/2024
Boone County
Planning Commission

REVISIONS	DATE	#	ITEM

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

PROJECT: ZONE MAP AMENDMENT PLAN
2063 HATHAWAY ROAD
UNION, KY 41091

CLIENT: GREAT PLACES, LLC
301 ARTILLERY PARK DRIVE, SUITE 101
FORT MITCHELL, KENTUCKY 41017

DRAWN BY: SPM

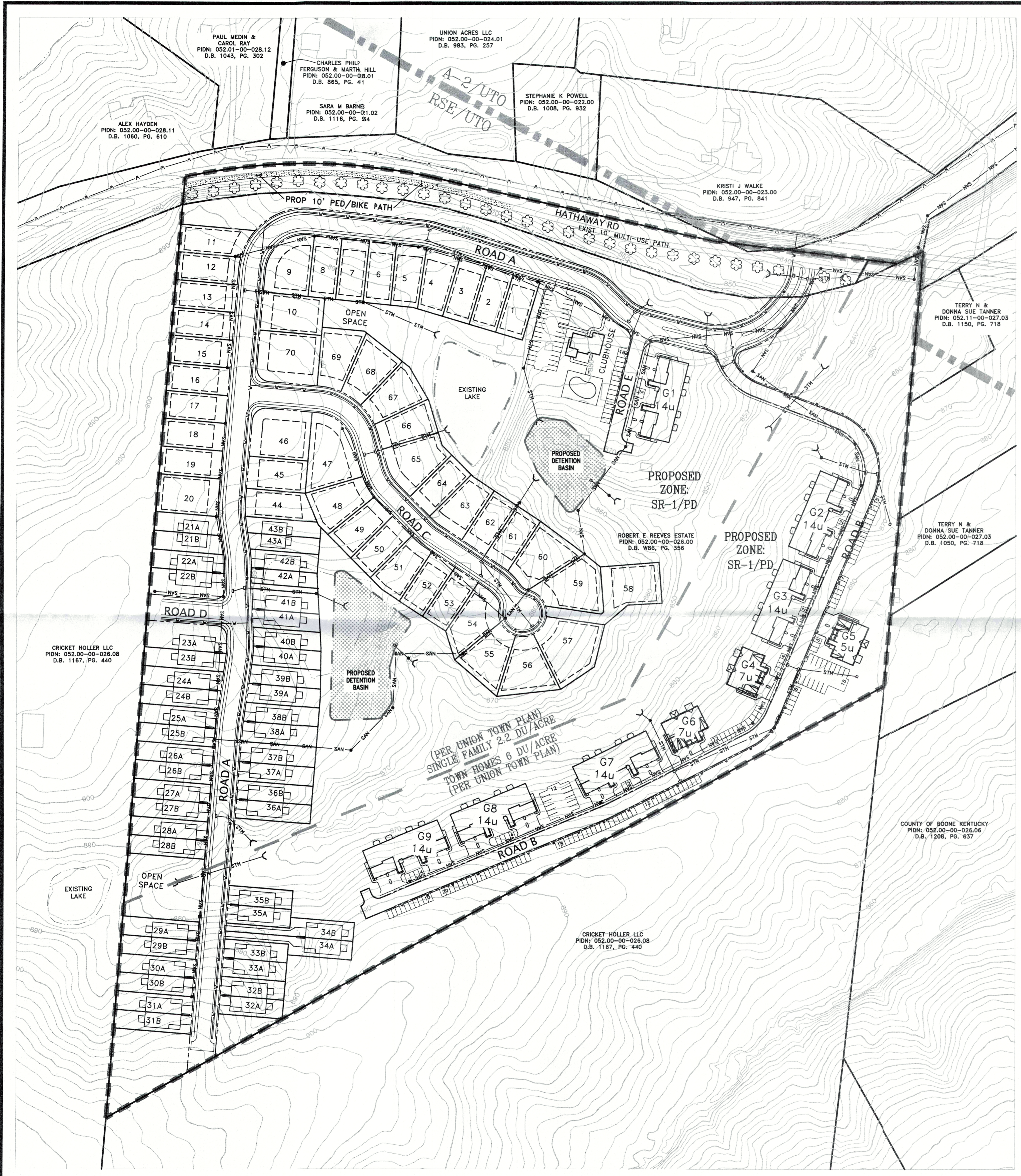
CHECKED BY: JCK

PROJECT MANAGER: SPM

PROJECT NO. 23-014
SCALE 1" = 100'
DATE 10-30-23

ZONE MAP
AMENDMENT PLAN
SHEET C-1.0

RECEIVED
OCT 31 2023
BOONE COUNTY
PLANNING COMMISSION



ZONING INFORMATION (SR-1/PD)

SINGLE FAMILY	
MINIMUM LOT AREA:	5,000 SQUARE FEET
MINIMUM LOT WIDTH:	FIFTY (50) FEET
MINIMUM FRONT YARD DEPTH:	TWENTY (20) FEET
MINIMUM SIDE YARD WIDTH:	FIVE (5) FEET, TEN (10) TOTAL
MINIMUM REAR YARD DEPTH:	TEN (10) FEET
MINIMUM CORNER SIDE YARD:	TEN (10) FEET

* SIDE YARD SETBACK FOR CORNER LOTS WILL PROVIDE 1/2 THE FRONT YARD SETBACK.

ZONING INFORMATION (SR-1/PD)

PAIRED PRODUCT	
MINIMUM LOT AREA:	3,720 SQUARE FEET
MINIMUM LOT WIDTH:	THIRTY-FOUR (34) FEET
MINIMUM FRONT YARD DEPTH:	TWENTY (20) FEET
MINIMUM SIDE YARD WIDTH:	ZERO (0) FEET, FIVE (5) TOTAL
MINIMUM REAR YARD DEPTH:	TEN (10) FEET
MINIMUM CORNER SIDE YARD:	TEN (10) FEET

* SIDE YARD SETBACK FOR CORNER LOTS WILL PROVIDE 1/2 THE FRONT YARD SETBACK.

UNIT SUMMARY (SR-1/PD)

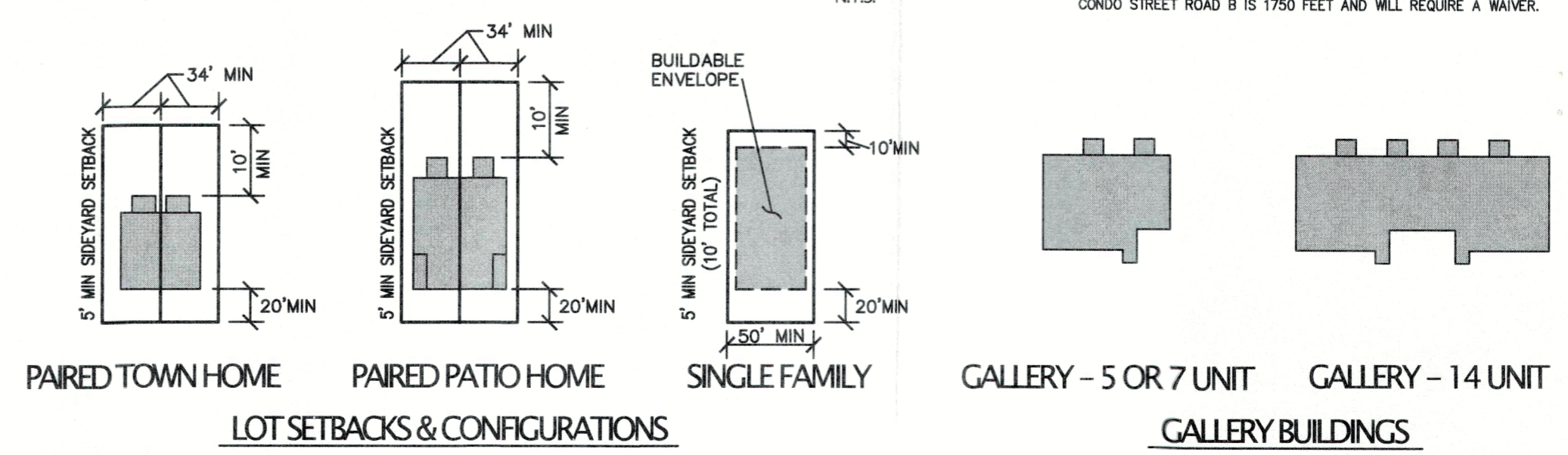
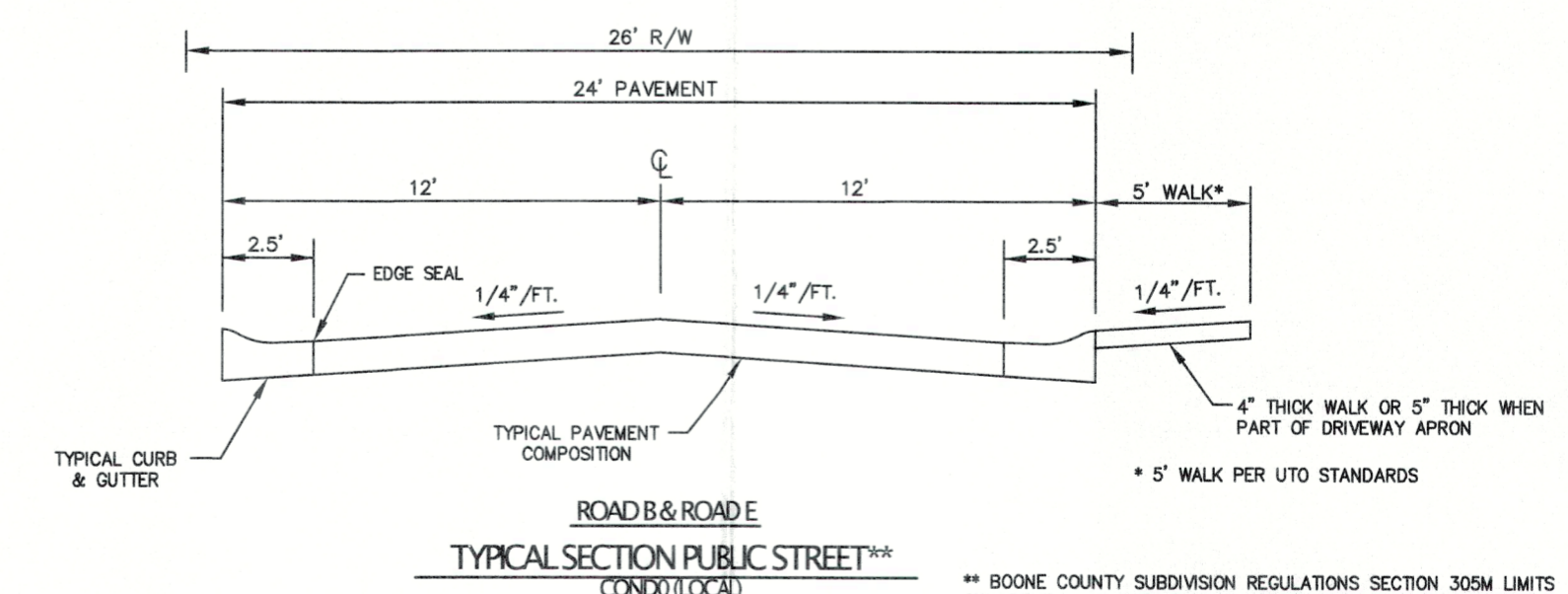
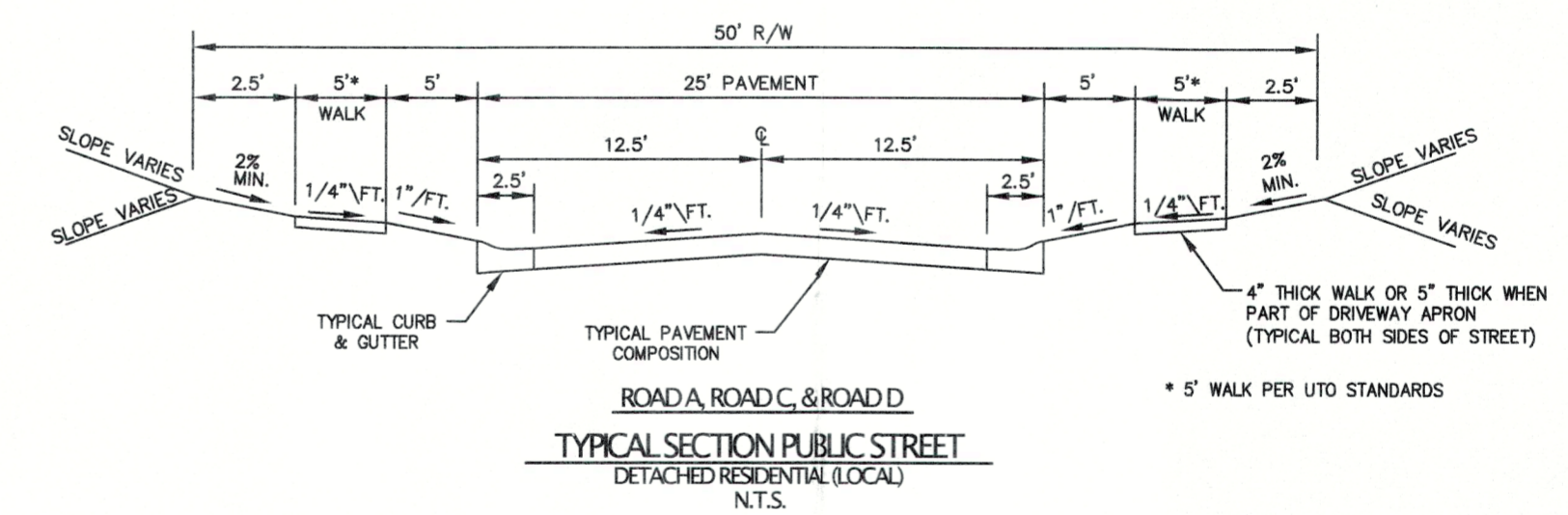
UNIT COUNT	= 196 TOTAL
SINGLE FAMILY	= 47 HOMES
GALLERY CONDOMINIUMS	= 103 UNITS
PAIRED PRODUCT UNITS	= 46 UNITS

DENSITY SUMMARY (SR-1/PD)

DWELLING UNITS (DU)	ACREAGE	DENSITY DU/AC	MAXIMUM ALLOWABLE DENSITY (SR-1)	MAXIMUM ALLOWABLE DENSITY W/ 50% PD ADJUSTMENT
196 UNITS	41.4 AC	4.73	4.0	6.0

GALLERY CONDOMINIUM PARKING ANALYSIS

UNIT COUNT = 103	2.0 SPACES PER UNIT (PER BCPC SECTION 3325 PARKING SPACE REQUIREMENTS)
206 SPACES REQUIRED	
GARAGE SPACES PROVIDED	= 60 SPACES (8 PER 14 UNIT, 4 PER 5 AND 7 UNIT)
OFF-STREET PARKING PROVIDED	= 165 SPACES
TOTAL GALLERY PARKING PROVIDED	= 225 SPACES



REVISIONS	DATE	#	ITEM

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

PROJECT: ZONE MAP AMENDMENT PLAN
2063 HATHAWAY ROAD
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CLIENT: GREAT PLACES, LLC
301 ARTILLERY PARK DRIVE, SUITE 101
FORT MITCHELL, KENTUCKY 41017

DRAWN BY: SEAL
SPM

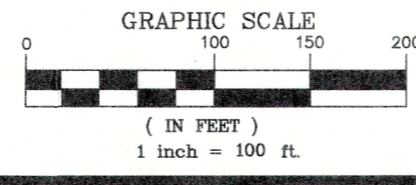
CHECKED BY: JCK

PROJECT MANAGER: SPM

PROJECT NO. 23-014
SCALE 1" = 100'
DATE 10-30-23

ZONE MAP AMENDMENT PLAN
SHEET C-2.0

10/30/2023 4:14 PM H:\SDSKPROJ\2023\23-014\PLANS\ZMA PLANS\23-014_2063 Hathaway ZMA PLAN.dwg





ARCHITECTURAL STANDARDS
2063 HATHAWAY ROAD



Portico

Single Family



Single Family



Single Family



Single Family



Single Family Paired Patio Homes



COASTAL COTTAGE



WESTERN CRAFTSMAN



COASTAL COTTAGE
WITH OPTIONAL LOFT



WESTERN CRAFTSMAN
WITH OPTIONAL LOFT

Gallery Condominium Homes

