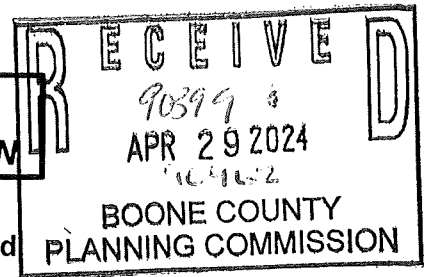


\$2,000.00 Flat Fee  
 + \$250.00 Legal  
 + \$ 66.00 CLUR  
 + \$ 20.00 x 5.4 AC =  
 \$108.00  
 + Variance = \$650 + 650  
 Total Fee = \$3,074.00

= \$3,724

**CONCEPT DEVELOPMENT PLAN  
 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. Type of review (check one):
- Concept Development Plan (includes Utilization of an Underlying Zone in a Planned Development)
  - Change in an Approved Concept Development Plan
  - Long Range Planning Committee Review (as stated in the Houston-Donaldson Study)
  - Long Range Planning Committee Review (as stated in the Union Town Plan)
  - Zone Change Committee Review of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
  - Zoning Administrator Review (as stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
  - Zoning Administrator Review (as stated in the Mall Road District Study)
  - Zoning Administrator Review (as stated in the I-275/Graves Road Interchange Study)

2. Name of Project: Richwood Equestrian Commercial Development  
 3. Location of Project: 476,468,460 Davis Lane Richwood KY  
 4. Total Acreage of Project: 5.4  
 5. Current Zoning of Property: C-3/CD  
 6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable):  
R-09-003-A and R-22-010-A

7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission  Yes  No  
 If yes, indicate the name of the study: \_\_\_\_\_

8. Proposed Use(s) (specify each use):  
~~Various Commercial Uses. See selections from permitted C-3 list attached.~~

9. Proposed Building Intensities (specify for each building):  
~~8,850 SF, 10855 SF, 2750 SF, 3200 SF, 2250 SF~~

10. Have you submitted a Concept Development Plan:  Yes  No *RICHWOOD EQUESTRIAN*

11. Are you applying for any of the following (check all that apply):  
 Conditional Use Permit  Variance  Internal Buffer Yards reduced from 10' to 0' *LETTERING ON WALL MAY 24 21051 SIGN AREA*

12. Current Owner: Richwood Development LLC

Address: 855 Man O War Blvd

Union KY 41091  
 City State Zip Code

Phone Number: 678-986-0564 Fax Number: \_\_\_\_\_

Email: gr8milanpatel@yahoo.com

13. Applicant: Richwood Development LLC

855 Man O War Blvd

Address: \_\_\_\_\_

Union

KY

41092

City

State

Zip Code

Phone Number: 678-986-0564 Fax Number: \_\_\_\_\_

Email: gr8milanpatel@yahoo.com

14. Are there any existing buildings on the site:  Yes  No  
If yes, indicate how many: \_\_\_\_\_<sup>2</sup>

15. 1216,1207,1208 132,824,531 2071  
Deed Book Page Number Group Number

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

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

Prior to construction of improvements, the applicant is recommended to submit copies of the Site Plan to the appropriate organizations/agencies prior to approval by the Boone County Planning Commission.

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

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

19. 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 \_\_\_\_\_  
TBD by BCPC staff write in: July 18<sup>th</sup>, 2024

Property Owner's Signature: \_\_\_\_\_



Applicant's Signature: \_\_\_\_\_



# EXHIBIT

“A”

## STAFF REPORT

#1

Request of **Richwood Development LLC, per Milanben Patel (applicant/owner)** for: (1) a Change of Concept Development Plan in a Commercial Services (C-3) district; (2) a Variance reducing the perimeter buffer yard widths from ten (10) feet to zero (0) feet along interior property lines; (3) a Variance increasing the size of a free standing sign from two hundred (200) square feet to two hundred ten (210) square feet; (4) a Variance reducing the front yard setback along Davis Lane from fifty (50) feet to twenty-five (25) feet; and (5) a Variance reducing the corner side yard setback along Grand National Boulevard (a collector street) from fifty (50) feet to forty (40) feet, for an approximate 5.4 acre area located at 460, 468, and 476 Davis Lane, Boone County, Kentucky. The request is for a Change of Concept Development Plan and Variances to allow for the development of an approximate 28,000 square foot commercial complex having five (5) buildings.

June 5, 2024

### REQUEST

- A. The first part of the submitted request is for a Change in an Approved Concept Development Plan for an approximate 5.4 acre area located at the southeast corner of the intersection of Richwood Road with Grand National Boulevard. The proposal is to allow the development of an approximate 28,000 square foot commercial complex having five (5) buildings.
- B. The second part of the submitted request is for a Variance reducing the perimeter buffer yard widths from ten (10) feet to zero (0) feet along interior property lines.
- C. The third part of the submitted request is for a Variance increasing the size of a free standing sign from two hundred (200) square feet to two hundred ten (210) square feet.
- D. The fourth part of the submitted request is for a Variance reducing the front yard setback along Davis Lane from fifty (50) feet to twenty-five (25) feet.
- E. The fifth part of the submitted request is for a Variance reducing the corner side yard setback along Grand National Boulevard (a collector street) from fifty (50) feet to forty (40) feet.

### SITE HISTORY

- 2009            On April 21, 2009, the Boone Fiscal Court adopted Ordinance Number 09-04, which changed the zoning of the site from C-3 to EPD to allow the development of a 35,000 square foot commercial complex, subject to 17 conditions (R-09-003-A).
- 2022            On May 10, 2022, the Boone Fiscal Court adopted Ordinance Number 2022-09, which changed the zoning of the site from EPD to C-3, subject to 12 conditions. The pertinent conditions are as follows:
- That a Concept Development Plan be submitted for any development within Areas 2 or 3 and that the Concept Development Plan follow the same review process as a zoning map amendment.

- A minimum sixty (60) foot right-of-way, thirty (30) feet from center, shall be provided for Davis Lane.

2024 Based on the Planning Commission's recommendation, on March 19, 2024, the Boone Fiscal Court adopted Ordinance Number 2024-07, (1) denying a zoning map amendment changing the area to the southwest of the site in question from PF to C-3; and (2) denying a change of concept development plan for the area to the west of the site in question, currently zoned C-3 (R-24-003-D).

#### APPLICABLE REGULATIONS

- A. Section 311 of the Boone County Zoning Regulations states that major amendments to the terms of an approved Zoning Map Amendment, including a Concept Development Plan, that involve substantial or significant changes in the development concept, uses, intensity, supplemental conditions of approval, or other plan elements of substantive effect must be submitted to the Planning Commission and shall conform to the procedure and as it was originally approved.
- B. Section 303 of the Boone County Zoning Regulations states that at the time of filing an application for a zoning map amendment, an applicant may also request a dimensional variance for the same development.
- C. Section 250 of the Boone County Zoning Regulations defines a variance as a departure from dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.
- D. The Planning Commission should evaluate the requested variance as it relates to the criteria necessary for granting a Variance as stated in Section 251 of the Boone County Zoning Regulations.
  1. Findings listed in Section 251:
    - a. Before any variance is granted, the Board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:
      - (1) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
      - (2) The strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or would

create an unnecessary hardship on the applicant;

- (3) The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
  - b. The Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.
- E. Section 1003.A of the Boone County Zoning Regulations states that the purpose of the Commercial Services district is to provide, control, and centralize those types of commercial activities which; a) depend on and generate high vehicular accessibility, visibility and traffic; and/or b) large outdoor single-purpose storage, display, and parking areas and c) which do not fit the scale, character, trade area and general objectives of the other commercial districts in this article or the employment districts defined in ARTICLE 11. Such districts will generally be organized around regional or major community trade areas. Sites will be of suitable lands which can be appropriately buffered from surrounding urban uses. Districts will be located to have direct visibility from arterial roads. District facilities and plans should be organized to accomplish as much clustering of compatible uses, sharing of parking and access, signage, lighting, and other spaces and improvements as possible
  - F. Section 505.3 of the Boone County Zoning Regulations identifies the list of permitted, conditional, and accessory uses allowed in the C-3 district, which includes a variety of retail, service, office, and restaurant uses.
  - G. Section 3408.6.A.3.b.III of the Boone County Zoning Regulations states that a free standing sign for a shopping center within the C-3 district shall not exceed two hundred (200) square feet in sign area.
  - H. Section 3645.B of the Boone County Zoning Regulations require a Buffer Yard A, having a minimum width of ten (10) feet, to be provided where development occurs within a C-3 district that adjoins a C-3 district.
  - I. Section 3111 of the Boone County Zoning Regulations requires buildings within the C-3 district to have a minimum fifty (50) foot front yard setback.
  - J. Section 3122.A of the Boone County Zoning Regulations requires a minimum fifty (50) foot corner yard setback along collector streets.

#### SITE CHARACTERISTICS

- A. The approximate 5.4 acre site is located at the southeast corner of the intersection of Grand National Boulevard with Richwood Road.
- B. The site is currently occupied by two detached single-family residential dwellings.

- C. The site has approximately four hundred forty (440) feet of frontage along Richwood Road, approximately four hundred forty (440) feet of frontage along Grand National Boulevard, and approximately seven hundred forty-five (745) feet of frontage along Davis Lane.
- D. Topographically, the slope rises north to south, from Richwood Road to Davis Lane, and west to east, from Grand National Boulevard to Davis Lane, at an average grade of 5%.

#### ADJACENT LAND USES AND ZONES

- North: Detached single-family residential dwellings within Triple Crown Subdivision (SR-2/R/PD) and Fifth Third Bank (C-3)
- South: Provision Living (PF/PD)
- East: Provision Living (PF/PD)
- West: Vacant undeveloped land (C-3)

#### RELATIONSHIP TO COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for "Business Park" uses which is described as a mix of office warehouse, research, office, and light industrial uses in a park-like, office campus setting with large building setbacks, low floor area ratio, integrated pedestrian and recreation facilities, consistent architectural and signage theme, extensive landscaped areas, and attractive entrance treatment. This land use is recommended for high visibility areas and transition areas between industrial and residential land uses.
- B. The Land Use Plan Element of Our Boone County Plan 2040, includes the following description:

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

the Richwood - Union area. Curb cuts should be limited and consolidated wherever possible. Beaverlick should remain as a small community with little growth. Any commercial development in this area should locate at the intersection of U.S. 42 and Beaver Road in Beaverlick (Land Use, Description And Purpose Of Land Use Maps, 22 Richwood West, pages 141-142).

- C. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:
1. 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).
  2. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
  3. The needs of an aging population (e.g., access to services, transportation, and support networks) shall be acknowledged and addressed (Demographics Goal A, Objective 2).
  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 A, Objective 4).
  5. 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).
  6. Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 1).
  7. Boone County shall seek a combination of land uses that balances revenues generated from those uses with the expenditures required to support them (Economy Goal A, Objective 8).
  8. Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well maintained buffer spaces between the business use and other land uses (Economy Goal B, Objective 1).
  9. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).
  10. 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).
- D. Richwood Road is a state maintained arterial street providing for two way traffic. Grand National Boulevard is a County maintained collector street providing for two way traffic within two driving lanes. A sidewalk is provided along the west side of Grand National

Boulevard. Grand National Boulevard currently terminates at Steeplechase Elementary School. Davis Lane is a County maintained street providing for two way traffic. Davis Lane was recently extended to connect to Richwood Road.

E. The following are excerpts from Our Boone County Plan 2040:

1. 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).
2. 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).
3. 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 THE BOONE COUNTY TRANSPORTATION PLAN

A. The following project is within the vicinity of the site in question:

Project Name: KY 338 (Richwood Road) Widening  
Location: Hicks Pike to Triple Crown Boulevard  
Type: Roadway Widening/Relocation/New Facility  
Total Cost: \$5,330,000  
Description: Widen KY 338 (Richwood Road) from two to four lanes with multi-use paths on both sides of the roadway

#### STAFF COMMENTS

A. The submitted Concept Development Plan indicates the following:

1. Construction of approximately 28,000 square feet of commercial space within five (5) buildings.
2. Creation of five (5) potential lots.
3. Access via two curb cuts onto Davis Lane.
4. Provision for shared parking.
5. Provision for landscape buffers.
6. Construction of several retaining walls.
7. Provision for stormwater detention/retention.

B. The applicant has provided an architectural guideline document.

C. The following provides a list of uses that will be allowed in the proposed development (P – permitted use, C – conditional use, A – accessory use):

1. Art gallery (P)
2. Brewpub (P)
3. Business support services (P)
4. Eating and drinking establishment (P)
5. Financial services (P)
6. Fireworks retail sales (C)
7. Medical, dental, or optical clinic (P)
8. Microbrewery (P)

9. Microdistillery (P)
10. Office (P)
11. Personal service (P)
12. Prefabricated structure sales (P)
13. Radio and TV station (P)
14. Retail (P)
15. Truck and trailer rental (A)
16. Veterinary animal hospital or clinic (P)
17. Equipment, light (P)
18. Business and trade school (P)
19. Day care center (P)
20. Postal services (P)
21. Religious assembly (P)
22. Shelter, temporary or emergency (P)
23. Utilities (A)
24. Dwelling unit for owner, operator, property manager (A)
25. Customary accessory buildings and uses (A)
26. Drive-through facility (A)
27. Fences (A)
28. Parking (A)
29. Recycling collection containers (A)
30. Signs (A)

D. The following provides a list of uses that the applicant has voluntarily agreed to prohibiting in the proposed development (P – permitted use, C – conditional use, A – accessory use):

1. Horse related uses (P)
2. Auto parts store (P)
3. Automotive repair facility (P)
4. Automotive sales (P)
5. Motorcycle sales (P)
6. Car wash (P)
7. Commercial parking (P)
8. Commercial parking, recreational vehicles (P)
9. Construction sales and service (P)
10. Convention facility (P)
11. Crematory (P)
12. Flea market (P)
13. Funeral home (P)
14. Garden and landscape sales (P)
15. Gasoline filling station (P)
16. Greenhouse (P)
17. Hotel or motel (P)
18. Kennel (C)
19. Reception hall (P)
20. Residential storage warehouse (mini warehouse) (P)
21. Truck stop (C)
22. Truck wash (P)
23. Small equipment and engine repair and service (C)

24. Welding or limited fabrication (C)
25. Arboretum, aquarium, botanical garden (P)
26. Historic sites and structures (C)
27. Recreation, active (P)
28. Recreation, commercial (P)
29. Recreation, non-commercial (P)
30. Multi-family dwelling unit (C)
31. Residential care facility for handicapped persons (C)
32. Townhouse dwelling unit (C)

E. Staff has reviewed the submitted Concept Development Plan against the Boone County Zoning Regulations and offers the following comments:

1. Section 3153.A requires accessory structures and uses to be located within side and rear yards and not within corner side yards.

The submitted plan indicates that accessory outdoor seating for the proposed 10,855 square foot building will be located within a corner side yard.

The submitted plan indicates that accessory outdoor seating for the proposed 8,850 square foot building will be located within a front yard.

The submitted plan indicates that the dumpster location for the proposed 2,750 square foot building will be located within a corner side yard.

2. Section 3153.A states that accessory structures and uses shall be set back a minimum of five (5) feet from any property line.

The submitted plan indicates that the dumpster location for the proposed 2,750 square foot building will be set back two (2) feet from the proposed rear lot line.

F. Staff sent out an Agency Memo to the Boone County Building Department, Boone County Public Works, and the Walton Fire District.

1. Rob Franxman, County Engineer replied that each entrance point will require an encroachment permit from public works. Viox is currently working on a TIS to outline traffic impacts and the TIS will be taken into account with permit approvals.
2. Charlie Alexander, Walton Fire Protection District, replied that they have no comments.

#### STAFF CONCERNS

- A. The Planning Commission and applicant should evaluate the list of allowed uses and determine if any more uses should be excluded from the proposed development.
- B. The southernmost curb cut onto Davis Lane should be evaluated to determine if it should align with the proposed curb cut for the Provision Living development.

C. Emails and correspondence that have been received by staff are attached to this report.

CONCLUSION

A. The request for change of concept development plan and variances needs to be evaluated by the Boone County Planning Commission and the Boone Fiscal Court in terms of Articles 2 and 3 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area.

Respectfully submitted,



Michael D. Schwartz  
Director, Zoning Services

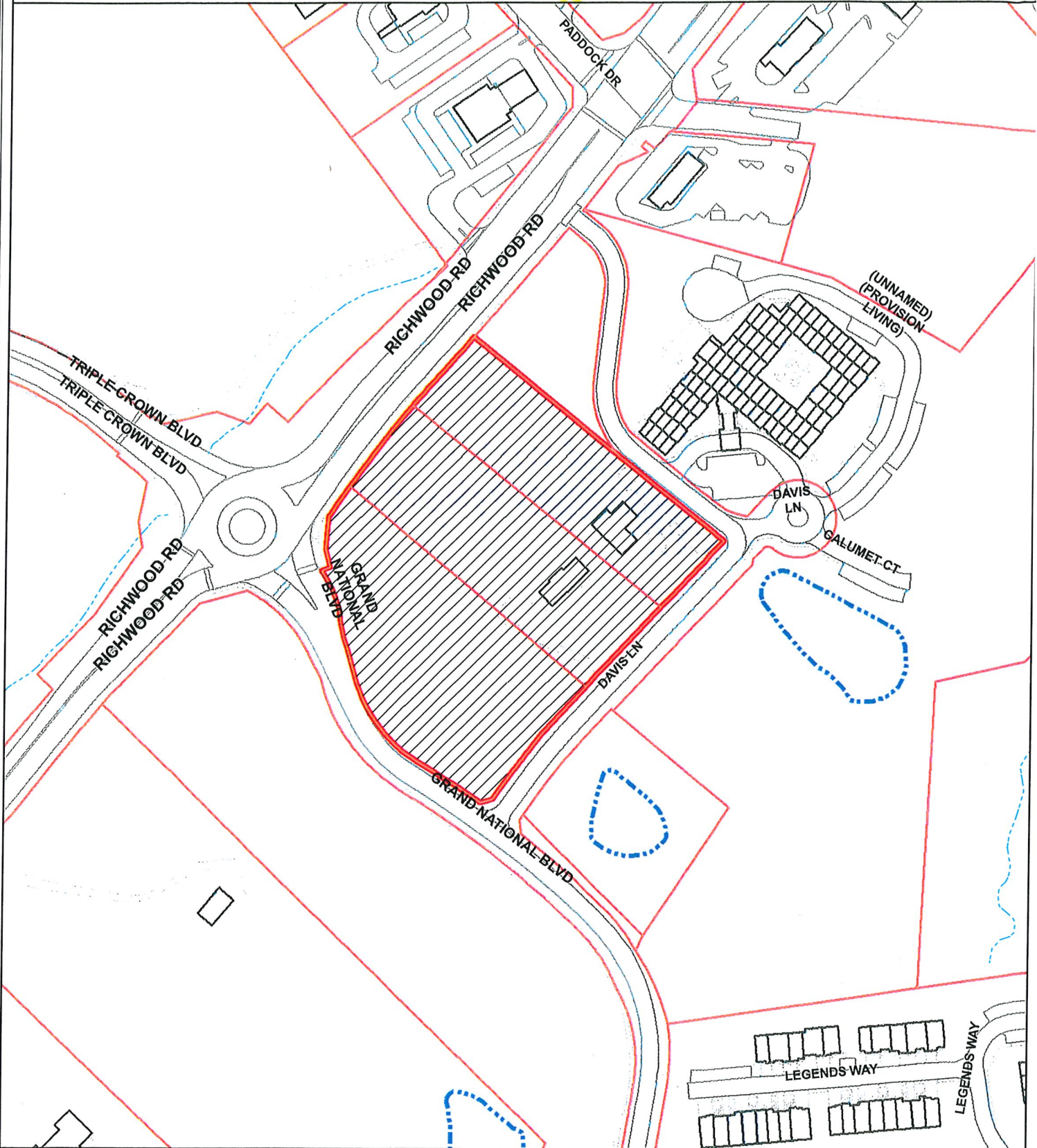
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Attachments:

- \*Vicinity Map
- \*Aerial Map
- \*Topographic Map
- \*Zoning Map
- \*2040 Future Land Use Map
- \*Application
- \*Project Narrative
- \*Concept Development Plan
- \*Emails/correspondence received by staff

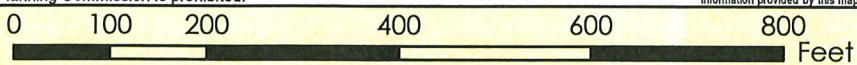
# Vicinity Map

[www.boonecountygis.com](http://www.boonecountygis.com)



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1 inch = 200 feet



**Boo**

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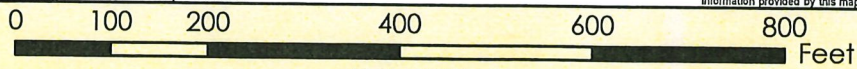
# Aerial Map

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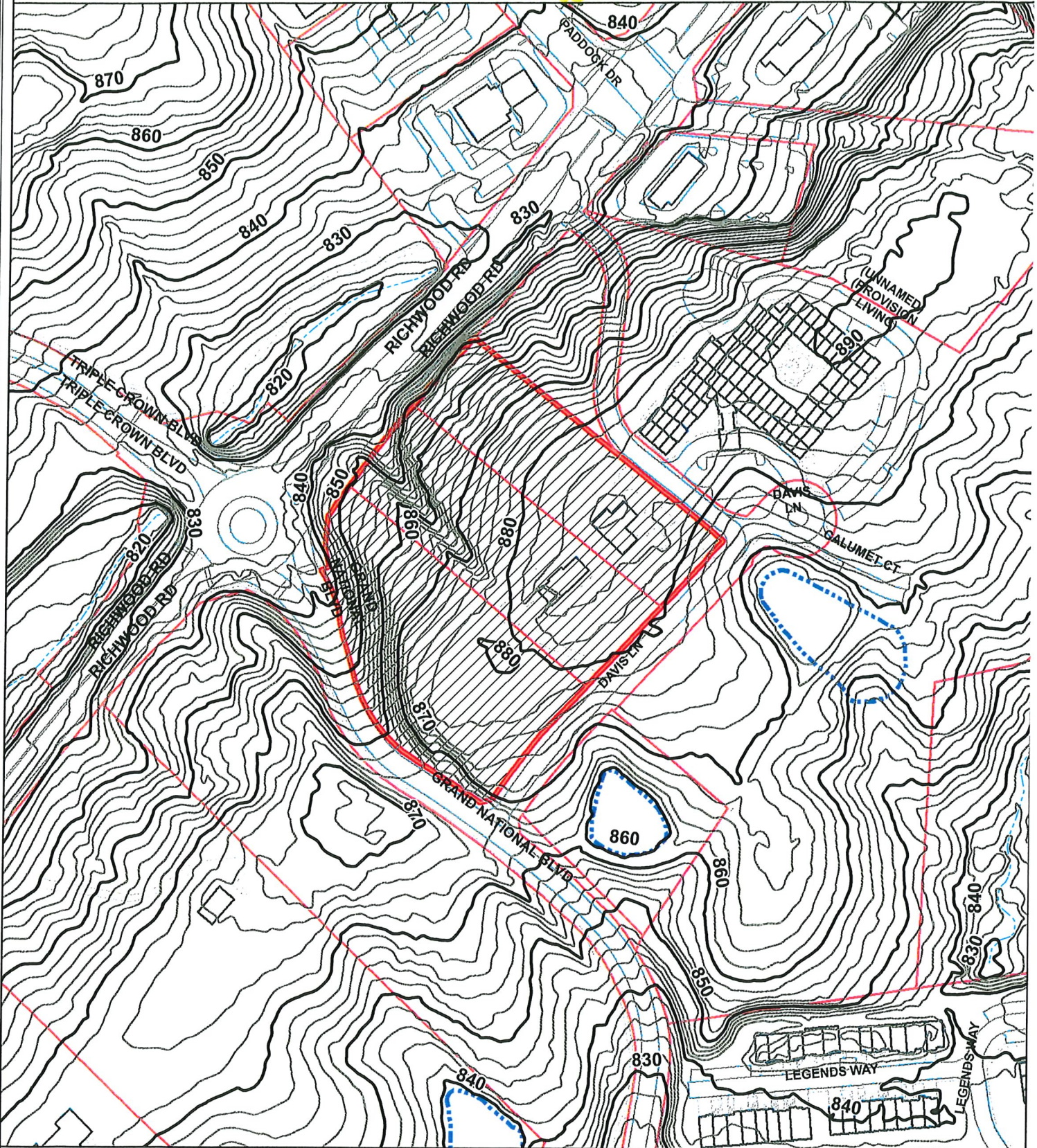
**Boone County GIS - Putting Northern Kentucky on the Map**



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ArcMap Document: \*.mxd

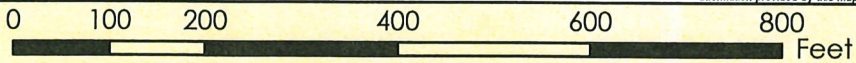
# Topographic Map

[www.boonecountygis.com](http://www.boonecountygis.com)



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1 inch = 200 feet



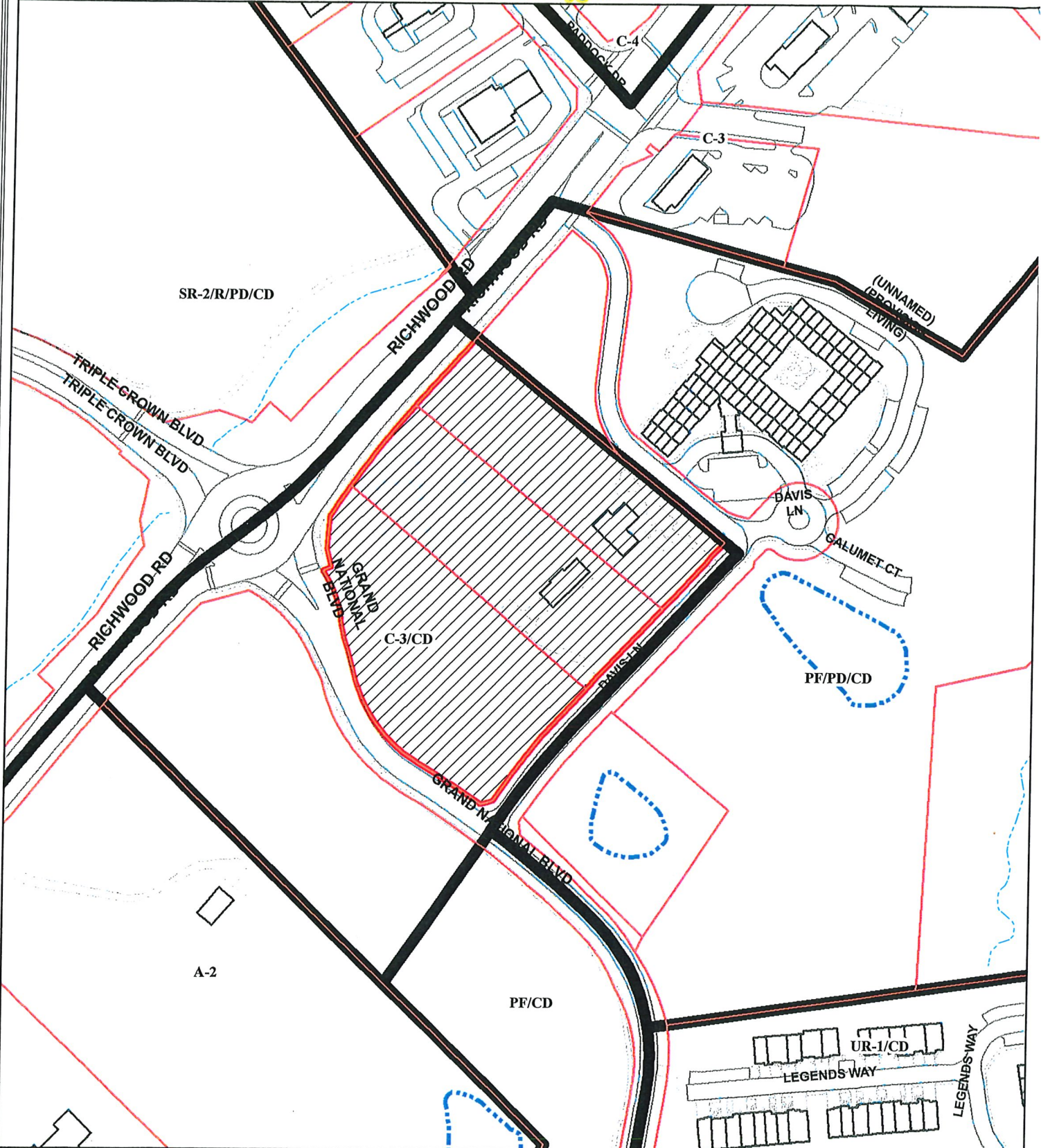
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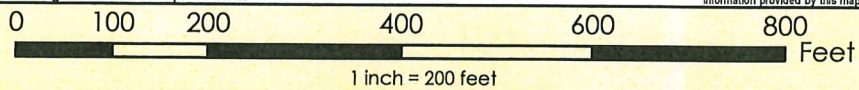
# Zoning Map

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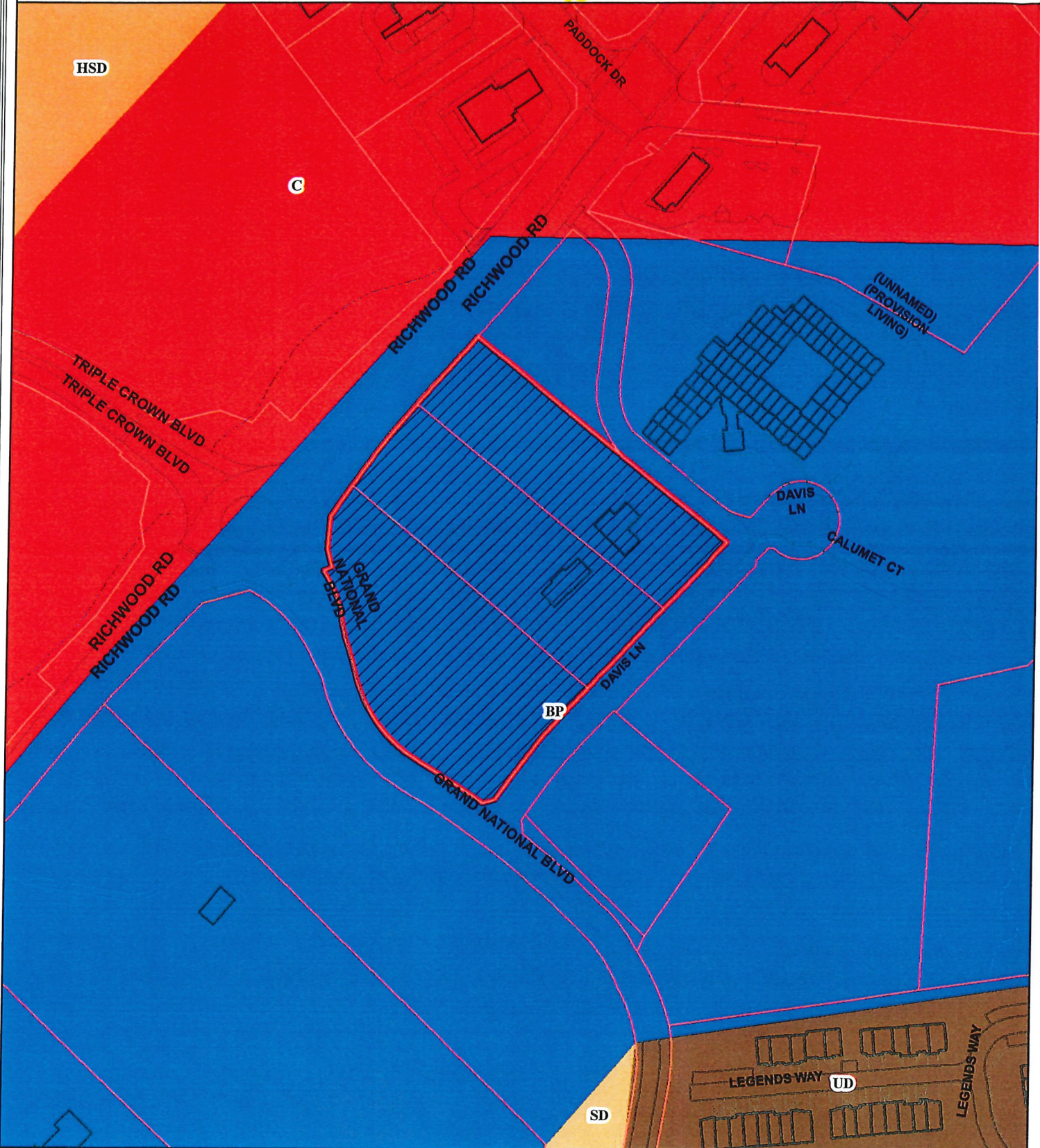
**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: xx/xx/2022

Boone County GIS  
ArcMap Document: \*.mxd

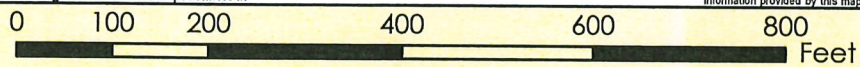
# 2020 Future Land Use Map

[www.boonecountygis.com](http://www.boonecountygis.com)



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



1 inch = 200 feet



**Boone County GIS - Putting Northern Kentucky on the Map**

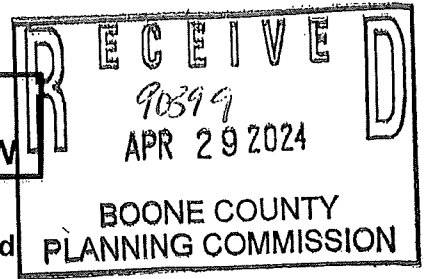
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Boone County GIS  
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\$2,000.00 Flat Fee  
 + \$250.00 Legal  
 + \$ 66.00 CLUR  
 + \$ 20.00 x 5.4 AC =  
 \$108.00  
 + Variance = \$650 + 650  
 Total Fee = \$3,074.00

= \$3,724

**CONCEPT DEVELOPMENT PLAN  
 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. Type of review (check one):
- Concept Development Plan (includes Utilization of an Underlying Zone in a Planned Development)
  - Change in an Approved Concept Development Plan
  - Long Range Planning Committee Review (as stated in the Houston-Donaldson Study)
  - Long Range Planning Committee Review (as stated in the Union Town Plan)
  - Zone Change Committee Review of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
  - Zoning Administrator Review (as stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
  - Zoning Administrator Review (as stated in the Mall Road District Study)
  - Zoning Administrator Review (as stated in the I-275/Graves Road Interchange Study)

2. Name of Project: Richwood Equestrian Commercial Development  
 3. Location of Project: 476,468,460 Davis Lane Richwood KY  
 4. Total Acreage of Project: 5.4  
 5. Current Zoning of Property: C-3/CD  
 6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable):  
R-09-003-A and R-22-010-A

7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission  Yes  No  
 If yes, indicate the name of the study: \_\_\_\_\_

8. Proposed Use(s) (specify each use):  
~~Various Commercial Uses. See selections from permitted C-3 list attached.~~

9. Proposed Building Intensities (specify for each building):  
~~8,850 SF, 10855 SF, 2750 SF, 3200 SF, 2250 SF~~

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

11. Are you applying for any of the following (check all that apply):  
 Conditional Use Permit  Variance Internal Buffer Yards reduced from 10' to 0'

12. Current Owner: Richwood Development LLC

Address: 855 Man O War Blvd  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 City State Zip Code

Phone Number: 678-986-0564 Fax Number: \_\_\_\_\_

Email: gr8milanpatel@yahoo.com

13. Applicant: Richwood Development LLC

*RICHWOOD EQUESTRIAN  
 LETTERING ON WALL MAY 2024  
 210 SF  
 SIGN  
 AREA*

855 Man O War Blvd

Address: \_\_\_\_\_  
Union KY 41092  
City State Zip Code

Phone Number: 678-986-0564 Fax Number: \_\_\_\_\_

Email: gr8milanpatel@yahoo.com

14. Are there any existing buildings on the site:  Yes  No  
If yes, indicate how many: \_\_\_\_\_<sup>2</sup>

15. 1216,1207,1208 132,824,531 2071  
Deed Book Page Number Group Number

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

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

Prior to construction of improvements, the applicant is recommended to submit copies of the Site Plan to the appropriate organizations/agencies prior to approval by the Boone County Planning Commission.

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

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

19. 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 \_\_\_\_\_  
TBD by BCPC staff write in: July 18<sup>th</sup>, 2024

Property Owner's Signature: \_\_\_\_\_  
*[Signature]*

Applicant's Signature: \_\_\_\_\_  
*[Signature]*

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

1. Date Received: 4/29/24 Fee Received: \$3724<sup>00</sup> Receipt #: 90399

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

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

# **RICHWOOD EQUESTRIAN ARCHITECTURAL GUIDELINES**

04.24.24

## **INTRODUCTION:**

The proposed development is a mix of commercial buildings/uses intended to service the local population and the community surrounding it. As part of this objective the development vision seeks to establish standards to guide and govern the incremental parts of the development toward a common quality standard while allowing architectural flexibility and individual branding priorities to be honored and preserved. Achieving a cohesive image to the public while allowing for individual expressions to be put forward on each development component can best be assured using the design guidelines and precedent established in this document.

The Richwood area as a community is itself heterogeneous in character with architectural variety the common expression. The common standard has been and should continue to be the qualitative content of its current and expanding inventory. To that common end, the guidelines to be advanced will seek performance-based standards in quality in individual buildings and not in a mandated themed styling or rigid detail expressions.

## **ARCHITECTURAL AND SITE DESIGN STANDARDS:**

In pursuit of design guidelines and architectural precedent, a collection of character images has been included as an appendix of this document to help visualize the supporting text.

### **Architecture:**

The following architectural standards shall serve to guide the building design.

Materials - All sides of the principle structure that are visible from all roads except for rear accessed alleys shall be constructed of traditional materials including: stone, brick, architectural concrete masonry units with integral color (painted blocks not acceptable), wood or glass; or synthesized materials that appear as such. Rear and side elevations shall have the same architectural treatment as the front. Exposed concrete foundations shall be finished with brick or stone or a material of the appearance of such. Concrete foundations can be exposed at a minimum of two feet and screened with landscaping.

Only architectural grade materials shall be used. Flimsy or synthetic appearing exterior wall materials, such as ribbed, industrial style metal siding, T-111, EIFS systems with visually

pronounced joints (not including designed scoring or reveals), plain faced CMU, vinyl or aluminum siding, or hard board type materials are not permitted.

Materials for any pitched roof shall be architectural grade, three-dimensional shingles or tiles, slate, or standing seam metal. Other types of decorative metal roofing can be evaluated on a case-by-case basis by staff and approved if they are integral to the overall design of the structure.

Roof Types and Shapes - Parapet designs which have a defined cornice line, and pitched roofs are permitted. Pitched roof forms shall appear complete and symmetrical when viewed from public vantage points both on and off the subject site. Mansard or other "stage set" type designs are not permitted.

Massing and Proportions - The overall three dimensional envelope of the building shall be proportionate in terms of length, width, and height. Individual components on building facades, such as windows, doors, projections, placement of design details, and changes in footprint, rooflines and forms, materials, and colors, shall also be proportionate to one another and balanced on the overall structure. Three dimensional relief may be added with the provision of projections such as covered walkways/arcades, canopies, and simple fabric awnings, and/or by providing jogs or breaks in the building footprint.

Building Length - No building shall have a continuous unbroken façade of greater than one hundred fifty (150) feet.

Façade Composition and Detailing - Facades shall be designed to have a defined base, mid-section, and top or cap. This can be accomplished by differentiating the material, finish, and/or color of the lower portion of the exterior wall along the foundation (or entire ground floor for multi-story buildings) from the upper portion of the wall. Additionally for multi-story buildings, a change in the fenestration pattern between the ground floor and the upper floors can be employed. The top or cap effect should be created through the provision of a three-dimensional detail(s) which breaks or jogs the wall plane from the roof such as a defined cornice or projecting eave.

Main public building entrances shall be emphasized in the facade design by methods such as recessing the entrance behind the exterior facade, providing an over-scaled entrance feature which projects outward from or above the exterior facade, placing the doorway within a three dimensional archway, providing an awning or roof awning/canopy, and/or by changing the building materials, detailing, or color around the entrance opening.

Detailing should be used at the base, top of facades, openings, transitions, and across large wall expanses to reduce monotony and provide a finished appearance and dimension throughout. This could include: defined window sills and lintels, masonry quoins, soldier courses, herringbone or tile detailing, or medallions; recessing windows, storefront units, and/or doors within the façade to provide "punched" openings that create shadow lines and three-dimensional relief; metalwork, specialty glass, and signature light fixtures; and alternating materials, finish textures, colors, and/or size or shape of unit materials such as brick or stone on a facade. Corporate trademark features which uniquely identify one specific company shall not

be used in the building design unless they meet the requirements of this chapter and can be readily removed or adapted without scarring the building for future occupants.

Mechanical Equipment Screening - All mechanical equipment shall be screened. Ground mounted equipment shall be screened either with landscaping or enclosed with an enclosure structure which uses the same materials, colors, and design detailing as the principal building. If roof mounted, the equipment shall be screened by a parapet wall (for flat roofed buildings) which is designed and constructed as an integral part of the overall building; applied, "stage set" style mechanical equipment screens or mansards are not permitted. Roof mounted equipment on flat roofed buildings shall be painted to match the roof surface material if it is visible from adjoining sites or roadways that are at a higher elevation. For roof mounted equipment on pitched roofed buildings, the equipment shall be wholly contained within roof structure.

Street Lights - Decorative, vintage street lights are required throughout for consistent site lighting.

Street Furniture - Decorative waste receptacles, bike rack, and bench shall be provided in the front of each commercial or office building.

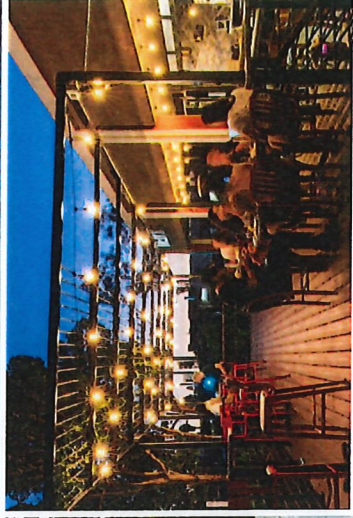
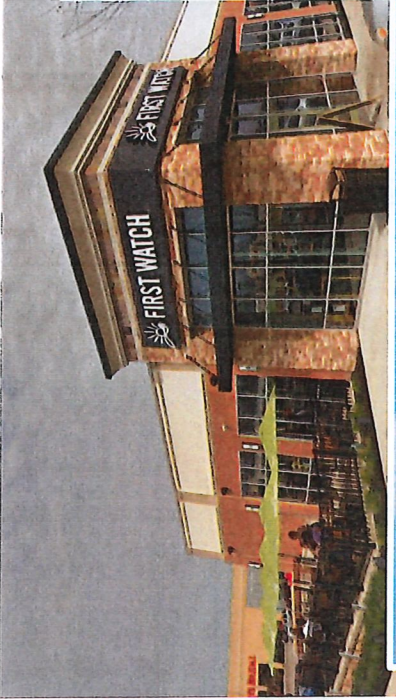
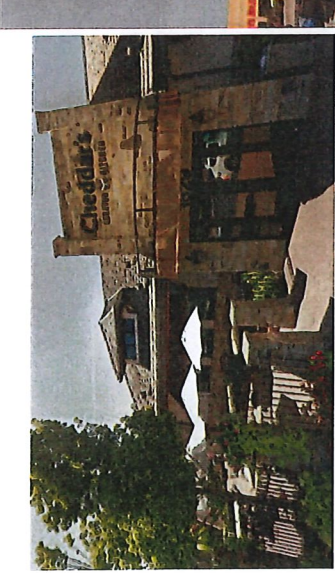
Dumpster Enclosures – Enclosures shall be consistent with the adjoining building materials.

Interior Driveway Connections - Parking lots for adjacent uses shall be connected and a shared parking agreement shall exist throughout the development.

Landscaping – Landscape Plans shall comply with Article 36 requirements.

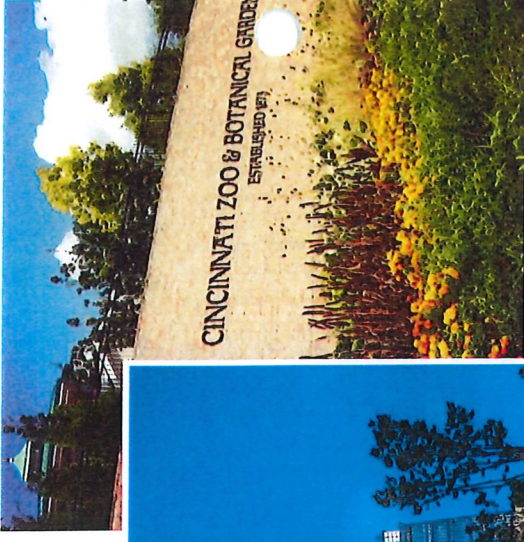
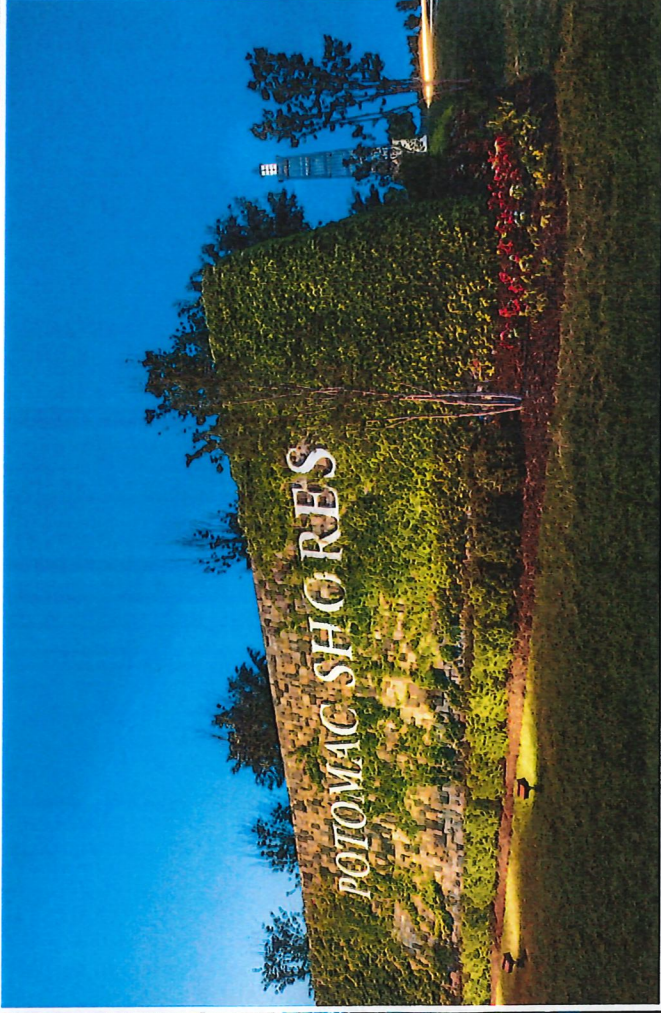
Underground Utilities - All utility lines shall be placed underground.

Retaining Walls - Retaining walls shall be constructed of brick, architectural grade CMU, concrete which is formed to have a unit masonry appearance, or segmental retaining wall blocks. The face material shall have a texture and integral color which correlates to the materials used for the principal building. Plain faced CMU and/or materials with a painted finish are not permitted.



# Character Images



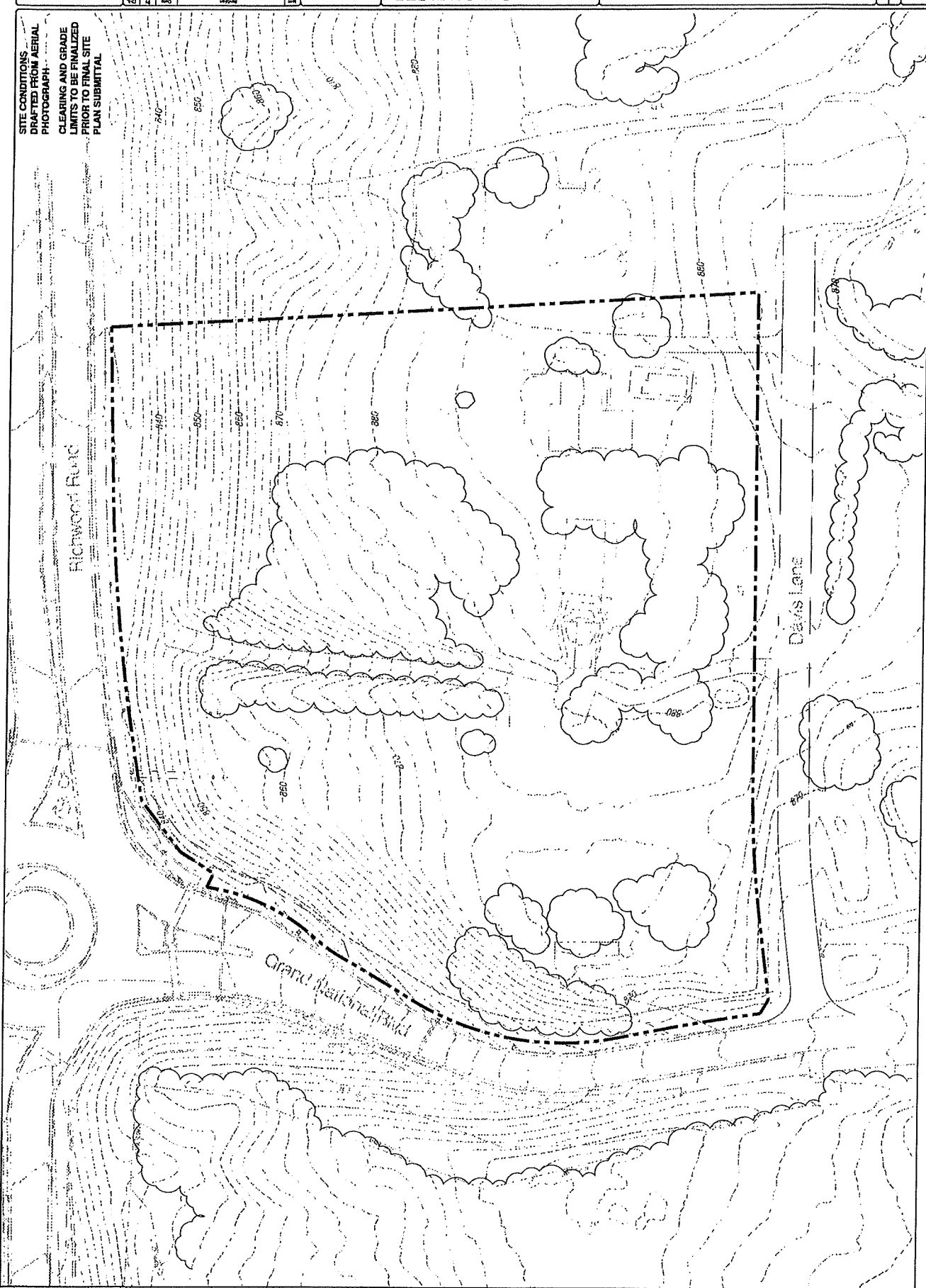


## Character Images





SITE CONDITIONS  
DRAFTED FROM AERIAL  
PHOTOGRAPH  
CLEARING AND GRADE  
LIMITS TO BE FINALIZED  
PRIOR TO FINAL SITE  
PLAN SUBMITTAL



Richwood Run

Richwood Run

Grand Oaks Trail

Davis Lane

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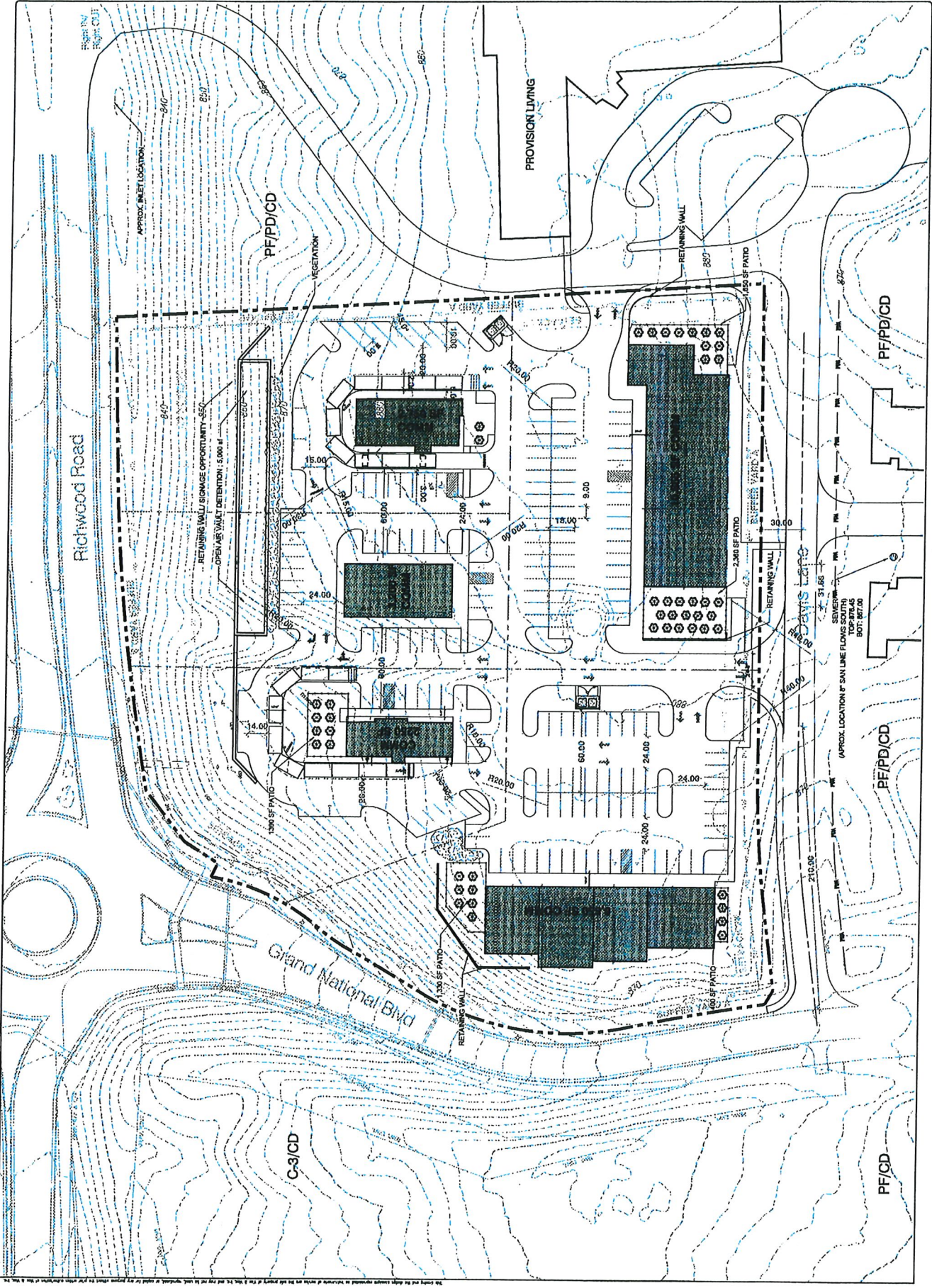
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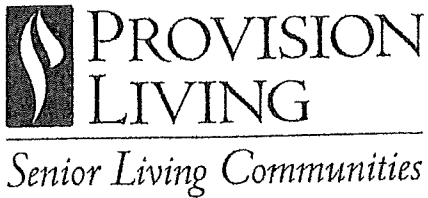
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**PROVISION LIVING**  
9450 Manchester Rd., Ste 207  
St. Louis, MO 63119  
PHONE: 636-293-5320  
WEB: ProvisionLiving.com

May 24, 2024

Boone County Planning Commission  
2950 Washington St., Room 317  
Burlington, KY 41005

Dear Boone County Planning Commission:

This letter is in support of the Richwood Development, LLC proposed plan at the corner of Richwood Rd. and Grand National Blvd.

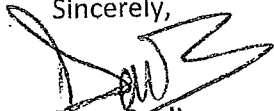
Provision Living is the developer and operator of the recently constructed Provision Living at Crown Ridge senior living community. Provision Living recently received licensure, and the community has been well-received, with residents moving into the ALF and IL Villas.

In March 2022, Provision Living appeared before the Planning Commission and was approved for a multi-phased senior housing campus; approval included an 80-unit Assisted Living and Memory Care community, 87 Independent Living Villas, and a 174-unit Independent Living community, along with amenities for residents – including a clubhouse, dog park, a pickleball court, and bocce ball court. The first phase of the project is currently completing construction, with Certificate of Occupancy received for the 80-unit ALF/MC and 13 IL Villas. The remaining villas will CO over the next couple months.

As neighbors to the proposed development, Provision Living is supportive of a high-quality, mixed-use development. Provision believes this development would bring value to the neighborhood and support positive growth to this area of Boone County. Provision envisions the development as complementary to the senior house campus, with potential restaurants, shopping, or medical offices that could be utilized by our senior residents.

Thanks very much.

Sincerely,



Dave Baylis



**EXHIBIT**

**“B”**

**ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT**

**TO:** Boone County Planning Commission

**FROM:** Janet Kegley, Chair

**DATE:** July 3, 2024

**RE:** Request of **Richwood Development LLC, per Milanben Patel (applicant/owner)** for: (1) a Change of Concept Development Plan in a Commercial Services (C-3) district; (2) a Variance reducing the perimeter buffer yard widths from ten (10) feet to zero (0) feet along interior property lines; (3) a Variance increasing the size of a free standing sign from two hundred (200) square feet to two hundred ten (210) square feet; (4) a Variance reducing the front yard setback along Davis Lane from fifty (50) feet to twenty-five (25) feet; and (5) a Variance reducing the corner side yard setback along Grand National Boulevard (a collector street) from fifty (50) feet to forty (40) feet, for an approximate 5.4 acre area located at 460, 468, and 476 Davis Lane, Boone County, Kentucky. The request is for a Change of Concept Development Plan and Variances to allow for the development of an approximate 28,000 square foot commercial complex having five (5) buildings.

**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/Change of Concept Development Plan/Variance based on the following findings of fact:

**FINDINGS OF FACT (Concept Development Plan):**

1. The Committee concluded that the proposed change of concept development plan is consistent with previous actions taken by the Boone County Planning Commission and the Boone Fiscal Court.

On May 10, 2022, the Boone Fiscal Court adopted Ordinance Number 2022-09, which changed the zoning of the site from EPD to C-3, subject to 12 conditions. The pertinent condition states that a Concept Development Plan be submitted for any development within Areas 2 or 3 and that the Concept Development Plan follow the same review process as a zoning map amendment.

The submitted application is the fulfillment of that condition.

2. The Committee concluded that the proposed change of concept development plan is consistent with several Our Boone County Plan 2040 Goals and Objectives.

In making this finding, the Committee concludes that:

- a. The scale of development will provide for neighborhood oriented uses that will benefit the growing residential area.
  - b. The proposed development will provide for a compact design allowing for pedestrian movement between the proposed building pads.
3. The Committee concluded that the proposed uses that have been voluntarily excluded from the development, by the applicant, will provide for uses that will be oriented towards the existing residents of the area, thus reducing new traffic being introduced from the interstate.
  4. The Committee concluded that the attached condition is necessary to achieve consistency with the Our Boone County Plan 2040. The Committee also concluded that the attached condition is 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. Development shall meet the minimum requirements of the zoning regulations, except as provided by the approved Variances.
2. Only one (1) franchise style fast food restaurant, with a drive-through, shall be permitted.
3. A Traffic Impact Study shall be provided with the first Major Site Plan submittal and any recommended off-site improvements shall be constructed by the developer, at their expense, and shall be included in the first phase of development.
4. Landscaping shall be provided so that parked vehicles will not be seen from Richwood Road or Grand National Boulevard.
5. Prefabricated structure sales, truck and trailer rental, and light equipment uses shall be prohibited.

FINDINGS OF FACT (Variances):

1. The Committee concluded that the proposed Variances meet the requirements of Section 251 of the zoning regulations.

In making this finding, the Committee concludes that:

- a. The site is bound on all four sides by public streets.

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

Richwood Equestrian/Davis Lane Commercial

July 3, 2024

Page 3

- b. No other site within the vicinity of the site has the same or nearly the same site constraints as the site in question.
  - c. Given the site constraints, development of the site would be difficult without the proposed variances.
2. The Committee concluded that the following conditions are necessary in the event that the legislative body approves the companion zoning map amendment/change of concept development plan application.

CONDITION:

1. The variances shall only be approved if the Boone Fiscal Court takes action to approve the proposed Change of Concept Development Plan.

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: Corrin Gulick, Chairwoman  
DATE: June 19, 2024

## 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.

**CHANGE OF CONCEPT DEVELOPMENT PLAN, Corrin Gulick, Chairwoman, Michael Schwartz, Staff**

2. Request of **Richwood Development LLC, per Milanben Patel (applicant/owner)** for: (1) a Change of Concept Development Plan in a Commercial Services (C-3) district; (2) a Variance reducing the perimeter buffer yard widths from ten (10) feet to zero (0) feet along interior property lines; (3) a Variance increasing the size of a free standing sign from two hundred (200) square feet to two hundred ten (210) square feet; (4) a Variance reducing the front yard setback along Davis Lane from fifty (50) feet to twenty-five (25) feet; and (5) a Variance reducing the corner side yard setback along Grand National Boulevard (a collector street) from fifty (50) feet to forty (40) feet, for an approximate 5.4 acre area located at 460, 468, and 476 Davis Lane, Boone County, Kentucky. The request is for a Change of Concept Development Plan and Variances to allow for the development of an approximate 28,000 square foot commercial complex having five (5) buildings.

Janet K Kegley  
**Janet Kegley**  
For Project  Absent   
Against Project   
Abstain  Deferred

\_\_\_\_\_  
**Corrin Gulick (Chairwoman)**  
For Project  Absent   
Against Project   
Abstain  Deferred

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

\_\_\_\_\_  
**Kathy Clark (Alternate)**  
For Project  Absent   
Against Project   
Abstain  Deferred

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

\_\_\_\_\_  
**Steve Turner (Alternate)**  
For Project  Absent   
Against Project   
Abstain  Deferred

\_\_\_\_\_  
**David Hincks**  
For Project  Absent   
Against Project   
Abstain  Deferred

\_\_\_\_\_  
**Jackie Steele (Alternate)**  
For Project  Absent   
Against Project   
Abstain

**TOTAL:**    \_\_\_\_\_ DEFERRED    \_\_\_\_\_ FOR PROJECT    \_\_\_\_\_ ABSENT  
                 \_\_\_\_\_ AGAINST PROJECT    \_\_\_\_\_ ABSTAIN

**BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY ADMINISTRATION BUILDING  
BOONE COUNTY FISCAL COURTROOM  
PUBLIC HEARINGS  
JUNE 5, 2024  
7:30 P.M.**

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Vice-Chairwoman Gulick opened the Public Hearings at 7:56 p.m. and welcomed the audience to the Planning Commission's May 1, 2024 Public Hearings.

**COMMISSION MEMBERS PRESENT:**

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

**COMMISSION MEMBERS NOT PRESENT:**

Mrs. Kathy Clark  
Mr. David Hincks  
Mr. Rick Lunnemann  
Mr. Charlie Rolfsen, Chairman  
Mr. Kenny Vaught

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Michael D. Schwartz, Director, Zoning Services

Vice-Chairwoman Gulick introduced the first item on the Agenda:

CHANGE OF CONCEPT DEVELOPMENT PLAN, Michael Schwartz, Staff

1. Request of **Richwood Development LLC, per Milanben Patel (applicant/owner)** for: (1) a Change of Concept Development Plan in a Commercial Services (C-3) district; (2) a Variance reducing the perimeter buffer yard widths from ten (10) feet to zero (0) feet along interior property lines; (3) a Variance increasing the size of a free standing sign from two hundred (200) square feet to two hundred ten (210) square feet; (4) a Variance reducing the front yard setback along Davis Lane from fifty (50) feet to twenty-five (25) feet; and (5) a Variance reducing the corner side yard setback along Grand National Boulevard (a collector street) from fifty (50) feet to forty (40) feet, for an approximate 5.4 acre area located at 460, 468, and 476 Davis Lane, Boone County, Kentucky. The request is for a Change of Concept Development Plan and Variances to allow for the development of an approximate 28,000 square foot commercial complex having five (5) buildings.

Staff member, Michael Schwartz, referred to his PowerPoint presentation (see Staff Report). The request is in 5 parts. The first is a Change in Concept Development Plan and then 4 Variances. The approximate 5.4 acre site is located at the southeast corner of Grand National Boulevard and Richwood Road. The site has approximately 440 feet of road frontage along Richwood Road and Grand National Boulevard. It also has approximately 745 feet of road frontage along Davis Lane. Davis Lane now extends down to Richwood Road. It is a public street. In 2022, the Fiscal Court changed the zoning of the site and areas to the east and south as a result of the Provision Living project. As part of the rezoning, the site in question was rezoned to C-3 subject to a couple of conditions that required the property owner to come back through the Public Hearing process. Another condition required them to provide a 60 foot right-of-way for Davis Lane. The site has two detached single family dwellings. Pages 2 and 3 of the Staff Report include the relevant sections of the zoning regulations. Mr. Schwartz described the surrounding zoning and land uses. The average grade of the site is 5%. The 2040 Future Land Use Map designates the site as Business Park (BP). Richwood Road is a State road and both Grand National Boulevard and Davis Lane are County roads. Pages 4-7 of the Staff Report include applicable portions of the Comprehensive Plan. Mr. Schwartz showed photographs of the site. The submitted Concept Development Plan shows 5 potential lots. If the 5 lots are created, then that is the result of the requested Variances. If those lots are not created, most of the Variances go away. Access to the site is from 2 curb cuts on Davis Lane. Access is also shown from the Provision Living site. The applicant has submitted an architectural guideline document. Pages 8 and 9 of the Staff Report identify the uses that will be prohibited on the site. The remaining uses are more on a level of neighborhood commercial activity. Page 9 of the Staff Report includes comments from outside entities. Pages 9 and 10 include a list of Staff Concerns. The applicant has also provided a set of character images of the type of buildings to be built and building materials. The applicant has also provided examples of signage including signage on certain retaining walls. That is a reason for one of the Variances – signage. The applicant wants to reduce the perimeter buffer yard from 10 feet to 0 feet along the

interior property lines. The applicant also wants to reduce the front yard setback along Davis Lane from 50 feet to 25 feet. The last Variance involves the corner side yard setback along Grand National Boulevard from 50 feet to 40 feet.

Vice-Chairwoman Gulick asked if the applicant was present and wanted to proceed with their presentation?

Mr. Brock MacKay, Viox & Viox, Inc., referred to his PowerPoint presentation. He reviewed the previously approved Concept Development Plan in 2008. It included 35,000 square feet of retail space, a restaurant and a drug store. It was a victim of the recession. The new proposal is 7,000 square feet less than the previously approved plan. The buildings will be made of brick and stone. The specific users are not lined up. They would like to have neighborhood uses. The owners have a relationship with Provision Living.

Vice-Chairwoman Gulick asked if anyone in the audience would like to speak in favor or against the request or had any questions?

Mr. David Bayless, Provision Living, stated that he is in support of the application. He has met with the Patels several times and feels what is being proposed is perfect for the area and their residents. They hope to expand their facility next year since it is a growing area.

Mr. Jim Weaver, 12125 Decker Lane, stated that he appreciates the rubber stamp that the Board puts on everything. There is enough going on in Richwood now. They experienced a 2 year construction project with enormous traffic. What does this project do to the quality of life for the people living in the area? There are truck stops on both sides of the interchange – unheard of these days. It should have never happened. Usually, they are only on one side. He attended a Comprehensive Plan meeting that emphasized quality of life. Adding all of this doesn't do it. This is Boone County. It is not Cincinnati or Colerain Avenue. It will become it if it isn't stopped. Enough is enough. Where is the proposal for the need? Where is the traffic study? Where is the flood study? He has a beautiful street and loves the quality of life. People don't want it. What about my investment? People care about their community and volunteer.

Vice-Chairwoman Gulick asked if the Commissioners had any questions or comments?

Mrs. Kegley expressed an interest/concern about obtaining building elevations of all 4 sides. Are there any drive through facilities proposed? Mr. Schwartz replied there are 2 proposed.

Mr. Costello inquired about the experience of the developer in developing retail sites. How the project considers retail serving the local community since it is designed for interstate travel?

Mr. Brian Davis, Copper Realty Group, stated that he is representing the owners and is trying to market the site for neighborhood commercial and the senior population. He is also looking at Starbucks, Chipotle, banks, etc. They want high end uses and used the requirements of Houston

Road and Mall Road as examples. It could be a First Watch restaurant, a dentist, pet store, office/medical uses, etc. It will be leased space for office uses. They would sell the outlots. Mr. Costello noted that the previous plans showed the retail center out front, which could be seen from Richwood Road. He asked if the applicant was open to moving the buildings around? Mr. Davis responded that they were not interested in fast food. Mr. Costello noted that they show fast food with drive through windows. Mr. Davis replied that they are not willing to move any buildings on the site. It is the highest and best use of the site and it is due to the access off Davis Lane.

Mr. MacKay responded that the previous Concept Development Plan graded everything out to Richwood Road. The proposed plan has a 35-40 foot high hill. It works in tandem with Provision Living. It won't be highly visible from Richwood Road. Mr. Costello suggested doing something different to assure that it is a neighborhood center. Otherwise, it will look the same as what is there now – interstate commercial.

Vice-Chairwoman Gulick asked if the applicant plans any road improvements on Grand National Boulevard or Richwood Road to accommodate the high traffic generators like the fast food and drive through buildings? Will there also be enough stacking at the drive through? Mr. MacKay responded that traffic counts were taken before school was let out. They are evaluating road improvements.

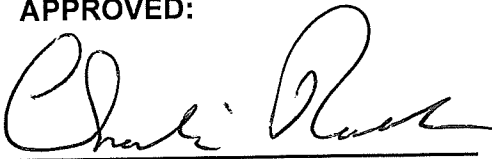
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Mrs. Steele stated that the Planning Commission just turned down a retail project on the other side of Grand National Boulevard with much less density because of traffic issues. Has all of that been resolved yet? She couldn't let the proposed project go through if the other one didn't go through. She would like answers.

Mrs. Kegley responded that the other project was turned down because the developer wouldn't cooperate with the Planning Commission.

**Seeing no further questions or comments, Vice-Chairwoman Gulick announced that the Committee Meeting for this item will be on June 19, 2024 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on July 3, 2024 at 7:00 p.m. in the Fiscal Courtroom.** Vice-Chairwoman Gulick closed the Public Hearing at 8:30 p.m.

**APPROVED:**

*for*   
\_\_\_\_\_  
**Corrin Gulick**  
**Vice-Chairwoman**

**Attest:**



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

**BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY ADMINISTRATION BUILDING  
BOONE COUNTY FISCAL COURTROOM  
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Mr. Steve Harper, Temporary Presiding Officer  
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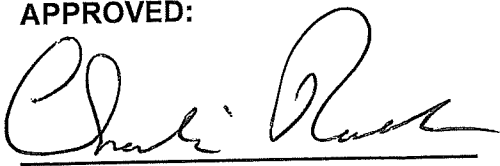
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APPROVED:

*for*   
Corrin Gulick  
Vice-Chairwoman

Attest:



Kevin P. Costello, AICP  
Executive Director

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

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Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's July 3, 2024 Business Meeting. Chairman 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

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Randy Bessler  
Mr. Steve Turner  
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

**APPROVAL OF THE MINUTES:**

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the June 19, 2024 Business Meeting. 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 June 6, 2024 and July 3, 2024.

**EXPENSES:**

Accounting Fees	948.50
Attorney Fees	4,600.00
Auto Expense	70.36
Consultant/Professional Svcs Fees	15,846.25
Filing Fees	1,550.00
Legal Ads/Recruitment	442.82
Miscellaneous Expense	128.50
Office & Board Meeting Supplies	4,065.59
Office Equipment / Expense	1,337.13
Office/Liability Insurance	29,449.53
Postage Expense	1,009.75
Printing/Pub/Dues/Subscriptions	296.00
Professional Development	<u>15.00</u>

**TOTAL: \$ 59,759.43**

**SALARIES AND BENEFITS:**

FICA-BCPC Portion	\$ 6,865.60
Health/Dental/Life/LTD	18,316.93
Retirement – BCPC Portion	21,839.71
Salaries – Staff Expenses	94,497.44
Salaries – BCPC & BOA	<u>1,510.00</u>

**TOTAL: \$ 150,182.43**

**GRAND TOTAL: \$ 209,941.86**

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

**ACTION ON PLAN REVIEWS:**

**CHANGE OF CONCEPT DEVELOPMENT PLAN, Corrin Gulick, Chairwoman, Michael Schwartz, Staff**

1. Request of **Richwood Development LLC, per Milanben Patel (applicant/owner)** for: (1) a Change of Concept Development Plan in a Commercial Services (C-3) district; (2) a Variance reducing the perimeter buffer yard widths from ten (10) feet to zero (0) feet along interior property lines; (3) a Variance increasing the size of a free standing sign from two hundred (200) square feet to two hundred ten (210) square feet; (4) a Variance reducing the front yard setback along Davis Lane from fifty (50) feet to twenty-five (25) feet; and (5) a Variance reducing the corner side yard setback along Grand National Boulevard (a collector street) from fifty (50) feet to forty (40) feet, for an approximate 5.4 acre area located at 460, 468, and 476 Davis Lane, Boone County, Kentucky. The request is for a Change of Concept Development Plan and Variances to allow for the development of an approximate 28,000 square foot commercial complex having five (5) buildings

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval based upon Findings of Facts and Conditions for the Zoning Map Amendment and Variances. He noted that the Committee voted 3-0 in favor of the request with Mrs. Kegley, Mr. Lunnemann and Mr. Harper voting in favor. The owner has signed the condition letter.

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

Mr. Brian Davis, Copperhead Realty Group, stated that he was available to answer any questions on behalf of the applicant/owner.

Seeing no further comment, **Mrs. Kegley moved, by Resolution to the Boone County Fiscal Court, to recommend approval of the Change in Concept Development Plan and Variances based upon the Committee Report and Findings of Fact and Conditions. Mrs. Goetting seconded the motion.**

Chairman Rolfsen asked if the applicant knew what uses would be going on the individual lots? Mr. Davis replied not at this time.

Ms. Gulick asked which drive-thru lot would be staying? Mr. Davis replied the one to the west is staying. The one to the east is going away.

**Chairman Rolfsen asked for a vote on the original motion made by Mrs. Kegley and seconded by Mrs. Goetting. The motion passed unanimously.**

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

2. Request of **Midland Atlantic Properties, per Clayton Riney (applicant) for KCJA LLC, Roy Smith, Larry and Christina Barnes, and the Kentucky Transportation Cabinet (owners)** for a Zoning Map Amendment from Graves Road – Residential (GR-R) and Graves Road – Commercial (GR-C) to Graves Road - Commercial/Planned Development (GR-C/PD) for an approximate 53 acre area

located at the northeast and northwest corners of the intersection of Graves Road with Worldwide Boulevard and including the properties located at 2477 Treetop Lane (portion), 2338 Williams Road (portion), 2355 Water Tower Drive (portion), and properties having the following Parcel Identification Numbers (PIDN's): 035.00-00-072.01, 035.00-00-038.05, 035.00-00-038.01, 035.00-00-061.04, 035.00-00-038.04, and 035.00-00-057.02, Boone County, Kentucky. The request is for a zone change to allow for the development of an approximate 115,000 square foot commercial complex having six (6) buildings.

At this time, Ms. Gulick left the room due to a conflict with the Kentucky Transportation Cabinet.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval of the Zoning Map Amendment based upon Findings of Facts and Conditions of the Concept Development Plan. Three Committee Members present voted in favor of the request. It included Mrs. Kegley, Mr. Lunnemann and Mr. Harper. The property owner has signed the condition letter.

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

Mr. Clayton Riney, applicant, stated that he was available to answer any questions.

Seeing no further comment, **Mr. Harper moved, by Resolution to the Boone County Fiscal Court, to recommend approval of the Zoning Map Amendment based on the Committee Report and Findings of Fact and Conditions. Mrs. Kegley seconded the motion.**

Chairman Rolfsen asked if the applicant could definitely identify any of the proposed uses. Mr. Riney responded that they are not in a position to announce any tenants. He stated that his company would start construction in 2025 with an early 2026 opening.

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

**CHANGE OF CONCEPT DEVELOPMENT PLAN/CONDITIONAL USE PERMIT, Corrin Gulick, Chairwoman, Todd Morgan, Staff**

3. 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. Lunnemann moved to defer the request until the August 7, 2024 Business Meeting. The next Committee Meeting is scheduled for July 24, 2024 at 5:00 p.m. Mr. Szurlinski seconded the motion and it passed unanimously.**

**TECHNICAL/DESIGN REVIEW COMMITTEE, Rick Lunnemann, Chairman, Michael Schwartz, Staff**

4. HBC Radiomatic – 1017 Petersburg Road

Staff Member, Michael Schwartz, referred to a PowerPoint presentation. The request is for Design Review approval. The site was subject to a Zoning Map Amendment request dating back to 2007. One of the conditions included a Design Review application for a new building. Mr. Schwartz described that the proposed new building will have 3 phases. The request is to approve the building materials and colors for all three phases. It mirrors the existing building. The Technical/Design Review Committee met prior to the Business Meeting and unanimously recommended approval.

**Mr. Lunnemann moved to approve the request as submitted. Mrs. Goetting seconded the motion and it passed unanimously.**

**NEW BUSINESS**

**CHANGE OF CONCEPT DEVELOPMENT PLAN, Steve Lilly, Staff**

5. Request of **SOCAYR, Inc., per Travis E. Yates (applicant)** for **Sherwood Lakes, LLC (owner)** for a Change of Concept Development Plan in an Urban Residential One (UR-1) district, for an approximate 13.6 acre area located at the terminus of Sherwood Lakes Drive, including the properties having the following Parcel Identification Numbers (PIDN's): 074.00-00-070.08 and 074.00-00-070.01, Boone County, Kentucky. The request is for a Change of Concept Development Plan to allow for the development of one hundred sixty-two (162) unit multi-family complex with on-site amenities.

**ZONING MAP AMENDMENT, Michael Schwartz, Staff**

6. Request of **Steve Berling (applicant)** for **BBB Developers LLC, per Kimberly Dedden and KPD Developers LLC, per J.J. Miller (owners)** for a Zoning Map Amendment from Suburban Residential One (SR-1) to Urban Residential One (UR-1) for an approximate 28 acre area located along the east side Gunpowder Road, including the property at 9104-9108 Gunpowder Road and the property having a Parcel Identification Number (PIDN) of 062.00-00-120.00, Boone County and Florence, Kentucky. The request is for a zone change to allow for the development of a 284 unit multi-family residential development.

**CHANGE OF CONCEPT DEVELOPMENT PLAN, Michael Schwartz, Staff**

7. Request of **Great Development Properties, per George Finke (applicant/owner)** for a Change of Concept Development Plan in a Residential Suburban Estates (RSE) district, for an approximate 20 acre area located at 9692 Camp Ernst Road, Boone County, Kentucky. The request is for a Change of Concept Development Plan to increase the number of lots from twelve (12) to fourteen (14).

**ZONING MAP AMENDMENT, Michael Schwartz, Staff**

8. Request of **Charter Commercial, LLC (applicant)** for **Delaware Crossing, LLC (owner)** for a Zoning Map Amendment from Suburban Residential One (SR-1) to Suburban Residential One/Planned Development (SR-1/PD) for an approximate 44 acre area located at 1841 Holbrook Lane and at the terminus of Lariat Way, including the property having a Parcel Identification Number (PIDN) of 050.00-00-001.05, Boone County, Kentucky. The request is for a zone change to allow for the development of 139 attached single-family residential dwellings and 157 multi-family residential dwellings.

**Dr. Clark moved to schedule the Public Hearings for Items #5 and #6 on August 7, 2024 at 7:30 p.m. in the Fiscal Courtroom and for Items #7 and #8 on August 21, 2024 at 7:30 p.m. in the Fiscal Courtroom. Mr. Schwenke seconded the motion and it passed unanimously.**

**H. EXECUTIVE DIRECTOR'S REPORT:**

Mr. Kevin P. Costello, AICP, announced that interviews are being conducted to hire a Planner or Senior Planner in an attempt to bring on a new staff member to replace Todd Morgan. Hopefully, a recommendation will occur as early as the next Business Meeting on July 24, 2024 or August 7, 2024.

**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**

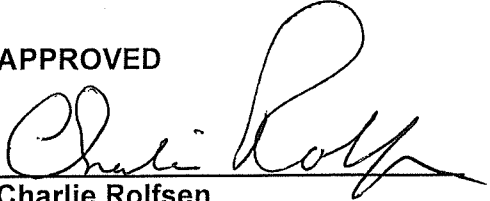
**K. OKI REPORT: (Randy Bessler)  
No Report**

**L. OTHER:**

M. ADJOURNMENT:

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

APPROVED



Charlie Rolfsen  
Chairman

Attest:



Kevin P. Costello, AICP  
Executive Director

# SUPPORTING INFORMATION





# VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects

466 Erlanger Road | 602 Lila Avenue  
Erlanger, Kentucky 41018 | Millford, Ohio 45150

Tel: 859.727.3293 | Tel: 513.576.1000  
Fax: 859.727.8452

www.vioxinc.com

March 27, 2023

## DESCRIPTION OF 2.153 ACRES

Located in Boone County, Kentucky, lying on the northwest side of Davis Lane, on the northeast side of Grand National Boulevard, the southeast side of Richwood Road (Kentucky Highway 338) and being all of the remaining property conveyed to Richard L. Davis & Sarah Ruth Davis by deed recorded in Deed Book 181, page 533, and all of Parcel "A" conveyed to Richard L. Davis & S. Ruth Davis by deed recorded in Deed Book 1147, page 529, in the office of the Boone County Clerk at Burlington, Kentucky and is more particularly described as follows:

Unless otherwise stated, any monument referred to herein as an iron pin (set) is a ½ inch diameter rebar eighteen inches in length with a plastic cap stamped "LARISON PLS 3357". All bearings referred to herein are based upon the Kentucky State Plane Coordinate System, North Zone, NAD83 (2011).

**BEGINNING** at an iron pin (set) at the most southeasterly common corner of Richard L. Davis & Sarah Ruth Davis (Deed Book 181, page 533) and Don & Rita Davis (Deed Book 216, page 637), said point also being in the northwest right-of-way line of Davis Lane, 25.00 feet as measured perpendicular to the centerline;

**THENCE** with said right-of-way line for the following four (4) courses:

1. S43°00'27"W a distance of 65.05 feet to an iron pin (set);
2. A curve turning to the left with a radius of 825.00 feet, an arc length of 102.55 feet, a chord bearing of S39°26'47"W, and a chord length of 102.48 feet to an iron pin (set);
3. S35°52'28"W a distance of 50.82 feet to an iron pin (set);
4. S73°43'47"W a distance of 20.08 feet to an iron pin (set) at the right-of-way intersection of Davis Lane and Grand National Boulevard;

**THENCE** with the southwest right-of-way line of Grand National Boulevard for the following six (6) courses:

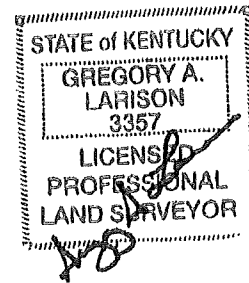
1. A curve turning to the left with a radius of 1518.00 feet, an arc length of 104.39 feet, a chord bearing of N56°59'42"W, and a chord length of 104.37 feet to an iron pin (set);
2. A reverse curve turning to the right with a radius of 212.00 feet, an arc length of 159.82 feet, a chord bearing of N37°22'06"W, and a chord length of 156.06 feet to an iron pin (set);
3. N15°46'19"W a distance of 41.06 feet to an iron pin (set);
4. A curve turning to the left with a radius of 348.00 feet, an arc length of 16.58 feet, a chord bearing of N17°08'12"W, and a chord length of 16.58 feet to an iron pin (set);
5. A reverse curve turning to the right with a radius of 144.50 feet, an arc length of 31.74 feet, a chord bearing of N12°12'31"W, and a chord length of 31.68 feet to an iron pin (set);
6. A reverse curve turning to the left with a radius of 155.64 feet, an arc length of 89.07 feet, a chord bearing of N22°19'38"W, and a chord length of 87.86 feet to an iron pin (set) at the right-of-way intersection of Grand National Boulevard and Richwood Road (Kentucky Highway 338);

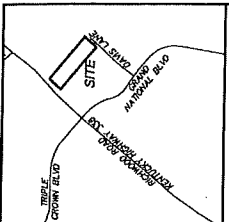
**THENCE** with said right-of-way line for the following four (4) courses:

1. N68°28'26"E a distance of 11.36 feet to an iron pin (set);
2. N14°18'29"W a distance of 29.81 feet to an iron pin (set);
3. N05°07'39"E a distance of 47.56 feet to an iron pin (set);
4. A curve turning to the right with a radius of 1659.00 feet, an arc length of 63.92 feet, a chord bearing of N34°17'43"E, and a chord length of 63.92 feet to an iron pin (set) at the common corner of Richard L. Davis & Sarah Ruth Davis and Don & Rita Davis;

**THENCE** with the common line of Richard L. Davis & Sarah Ruth Davis and Don & Rita Davis S48°54'44"E a distance of 468.94 feet to the **POINT OF BEGINNING**, containing 2.153 acres, more or less.

This description was prepared from a new survey made by Gregory A. Larison, PLS 3357, for Viox & Viox, Inc., December 19, 2022.





VICINITY MAP  
SCALE: 1"=1000'  
GROUP NO.: 2071  
ZONE: C-3/CD  
DATE OF SURVEY: May 30, 2023

BEARING	LENGTH	AREA	PERIMETER
S55°06'44" E	485.68'	1511.00	1511.00
S84°31'02" W	136.44'	1511.00	1511.00
S50°02'44" W	482.67'	1511.00	1511.00
S85°54'16" E	86.74'	1511.00	1511.00
S43°10'27" W	136.44'	1511.00	1511.00

STATE OF KENTUCKY  
GREGORY A. LARSON  
3357  
LICENSED PROFESSIONAL  
LAND SURVEYOR

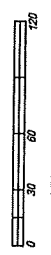
AEG Richmond Proppa, LLC  
D.B. 1192, PG. 308

Don & Rita Davis  
D.B. 216, PG. 635

1.511 ACRES  
TO BE CONVEYED

S55°06'44" E 485.68'

N50°02'44" W 482.67'



Owner:  
Dennis G. & Margaret S. Davis  
850 Davis Lane  
Wilton, KY 41084

Client:  
Jigar & Milbhen Patel  
855 Alan O'Vier Blvd  
Union, KY 41091

• SET 1/2" X 1/8" REBAR & CAP  
STAMPED: LARSON PG. 6357

LAND SURVEYOR'S CERTIFICATE

Ex. 25' RAW  
Commonwealth of Kentucky  
H.D. 23, PG. 180

SA3310'27" W  
136.44'  
DAVIS LANE  
Commonwealth of Kentucky  
H.D. 23, PG. 131

Commonwealth of Kentucky  
D.B. 23, PG. 96

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of GNSS observations. The relative positional accuracy for any one line is not greater than ±0.02 +10 PPM. The survey as shown herein is an Urban Survey and the accuracy and precision of said survey meets all the specifications of this class and complies with 207 KAR 16:150.

PLAT OF SURVEY  
1.511 ACRES TO BE CONVEYED BY  
DENNIS G. & MARGARET S. DAVIS

Gregory A. Larson  
Date: 6/1/23  
PLS 3357

BOONE COUNTY KENTUCKY  
NORTHWEST SIDE OF DAVIS LANE  
400 FEET NORTHEAST OF GRAND NATIONAL BOULEVARD  
JUNE 5, 2023 SCALE: 1"=60'



**VIOX & VIOX**  
Civil Engineers, Surveyors, and Landscape Architects  
406 Erlanger Road • Erlanger, Kentucky 41016  
Phone: (502) 261-1100 • Fax: (502) 261-1100 • www.vioxinc.com

**GPS NOTES**  
The following GPS equipment was used to conduct the survey:  
Equipment: Javad Triumph-LS rover and Triumph-3 base GNSS  
Multi Frequency Receiver  
Type of Survey: KY Virtual Reference Station via Cellphone  
Network: Adjusted Real Time Kinematic  
Horizontal Datum: NAD-83 (2011) KYSPCS North Zone  
Vertical Datum: NAVD-88  
Geoid: GEGID128



# VIOX & VIOX

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Fax: 859.727.8452

www.vioxinc.com

June 5, 2023

## DESCRIPTION OF 1.511 ACRES

Located in Boone County, Kentucky, lying on the northwest side of Davis Lane, approximately 400 feet northeast of Grand National Boulevard, and being the same property conveyed to Dennis G. & Margaret S. Davis, by deeds recorded in Deed Book 282, page 78, and Deed Book 282, page 82, in the office of the Boone County Clerk at Burlington, Kentucky and is more particularly described as follows:

Unless otherwise stated, any monument referred to herein as an iron pin (set) is a 1/2-inch diameter rebar eighteen inches in length with a plastic cap stamped "LARISON PLS 3357". All bearings referred to herein are based upon KSPCS- North Zone, NAD83 (2011).

**BEGINNING** at an iron pin (set) in the northwest right-of-way line of Davis Lane (Highway Deed 23, page 131), 25.00 feet as measured perpendicular to the centerline, at the most southeasterly common corner of Davis and Don & Rita Davis (Deed Book 216, page 635);

**THENCE** with the common line of Dennis G. & Margaret S. Davis and Don & Rita Davis N 50°02'44" W a distance of 482.67 feet to an iron pin (set) in the southeast right-of-way line of Richwood Road (KY Highway 338) (Highway Deed 23, page 131);

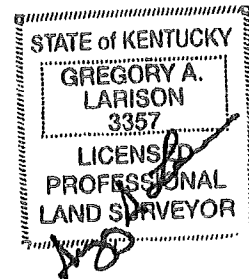
**THENCE** with said right-of-way line for the following two (2) courses:

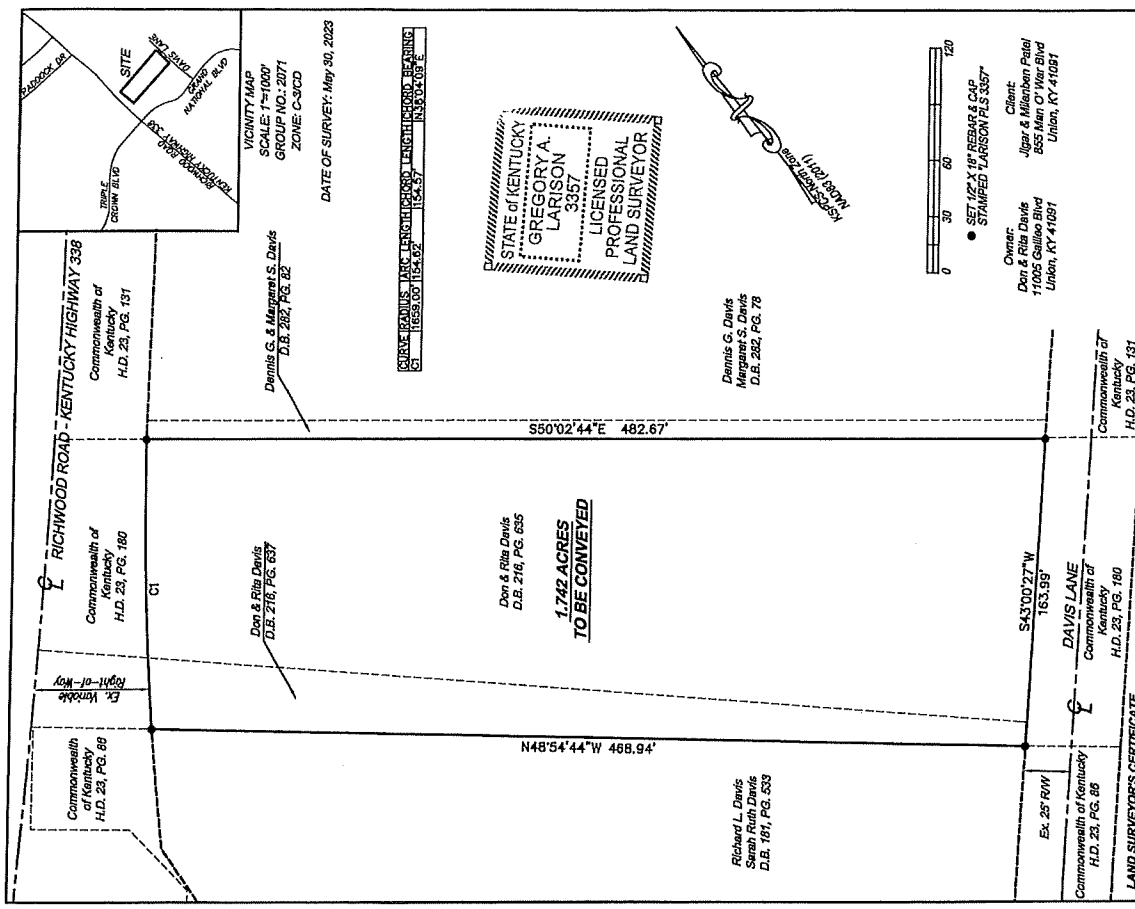
1. with a curve to the right with an arc length of 47.02 feet, a radius of 1658.99 feet, a chord bearing of N 41°33'04" E, and a chord length of 47.02 feet to an iron pin (set);
2. with a curve to the left with an arc length of 88.74 feet, a radius of 5054.76 feet, a chord bearing of N 41°51'30" E, and a chord length of 88.73 feet to an iron pin (set) at the most northwesterly common corner of Davis and AEG Richwood Propco, LLC (Deed Book 1192, page 308);

**THENCE** with the common line of Davis and AEG Richwood Propco, LLC S 50°06'44" E a distance of 485.68 feet to an iron pin (set) in the northwest right-of-way line of Davis Lane;

**THENCE** with said right-of-way line S 43°00'27" W a distance of 136.44 feet to the **POINT OF BEGINNING**, containing 1.511 acres, more or less.

This description was prepared from a new survey made by Gregory A. Larison, PLS 3357, for Viox & Viox, Inc., May 5, 2023.





**PLAT OF SURVEY**  
**1.742 ACRES TO BE CONVEYED BY**  
**DON & RITA DAVIS**

**BOONE COUNTY KENTUCKY**  
 NORTHWEST SIDE OF DAVIS LANE  
 300 FEET NORTHEAST OF GRAND NATIONAL BOULEVARD  
 JUNE 5, 2023 SCALE: 1"=60'

**VIOX & VIOX**  
 Civil Engineers, Surveyors, and Landscape Architects  
 466 Eminger Road - Eminger, Kentucky 41018  
 Phone: (502) 410-4100  
 Fax: (502) 410-4105  
 Website: www.vioxinc.com

**LAND SURVEYOR'S CERTIFICATE**  
 I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of GNSS observations. The relative positional accuracy for any one line is not greater than ± 0.02 ± 20 ppm. This survey as shown hereon is an Urban Survey and the accuracy and precision of said survey meets all the specifications of this class and complies with 201 KAR 16:150.

**GPS NOTES**  
 The following GPS equipment was used to conduct the survey:  
 Equipment: Javad Triumph-LS rover and Triumph-3 base GNSS Multi Frequency Receiver  
 Type of Survey: KY Virtual Reference Station via Cellphone  
 Horizontal Datum: NAD-83 (2011) KYSFCS North Zone  
 Vertical Datum: NAVD-88  
 Code: GSD0128

STATE OF KENTUCKY  
**GREGORY A. LARSON**  
 3357  
 LICENSED  
 PROFESSIONAL  
 LAND SURVEYOR

Owner:  
 Don & Rita Davis  
 11005 Guilfoe Blvd  
 Union, KY 41091

Client:  
 Jigar & Milenbon Patel  
 855 Man O' War Blvd  
 Union, KY 41091

Dennis G. Davis  
 Margaret S. Davis  
 D.B. 282, PG. 78

Don & Rita Davis  
 D.B. 216, PG. 635

**1.742 ACRES  
 TO BE CONVEYED**

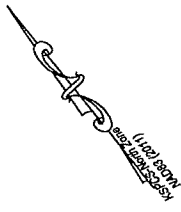
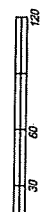
Richard L. Davis  
 Sarah Ruth Davis  
 D.B. 181, PG. 533

Dennis G. & Margaret S. Davis  
 D.B. 282, PG. 82

VICINITY MAP  
 SCALE: 1"=1000'  
 GROUP NO: 2071  
 ZONE: C-UCD

DATE OF SURVEY: May 30, 2023

CURVE RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING  
 R 1659.00 L 154.62 C 154.37 B 133.04 09.6°



LAND SURVEYOR'S CERTIFICATE

Commonwealth of Kentucky  
 H.D. 23, PG. 85

Ex. 29 RW

S43°00'27"W  
 163.93'

DAVIS LANE  
 Commonwealth of  
 Kentucky  
 H.D. 23, PG. 180

Commonwealth of  
 Kentucky  
 H.D. 23, PG. 131

N48°54'44"W 468.94'

S50°02'44"E 482.67'

Richwood Road - Kentucky Highway 338  
 Commonwealth of  
 Kentucky  
 H.D. 23, PG. 131

Commonwealth of  
 Kentucky  
 H.D. 23, PG. 180

Commonwealth  
 of Kentucky  
 H.D. 23, PG. 88

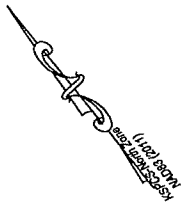
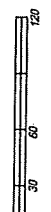
Ex. Kentucky  
 Right-of-Way

Don & Rita Davis  
 D.B. 216, PG. 637

VICINITY MAP  
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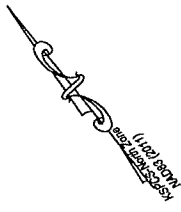
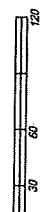
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Commonwealth  
 of Kentucky  
 H.D. 23, PG. 88

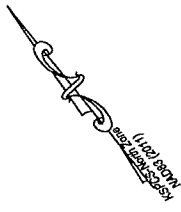
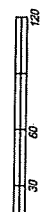
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Don & Rita Davis  
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Commonwealth of  
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Commonwealth  
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 H.D. 23, PG. 88

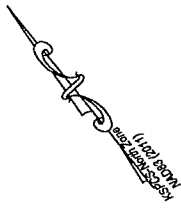
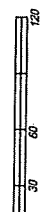
Ex. Kentucky  
 Right-of-Way

Don & Rita Davis  
 D.B. 216, PG. 637

VICINITY MAP  
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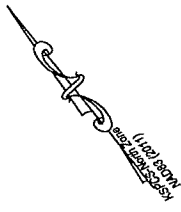
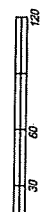
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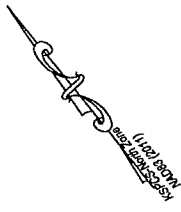
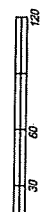
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DATE OF SURVEY: May 30, 2023

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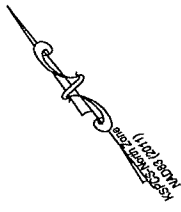
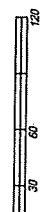
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 ZONE: C-UCD

DATE OF SURVEY: May 30, 2023

CURVE RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING  
 R 1659.00 L 154.62 C 154.37 B 133.04 09.6°



LAND SURVEYOR'S CERTIFICATE

Commonwealth of Kentucky  
 H.D. 23, PG. 85

Ex. 29 RW

S43°00'27"W  
 163.93'

DAVIS LANE  
 Commonwealth of  
 Kentucky  
 H.D. 23, PG. 180

Commonwealth of  
 Kentucky  
 H.D. 23, PG. 131

N48°54'44"W 468.94'

S50°02'44"E 482.67'

Richwood Road - Kentucky Highway 338  
 Commonwealth of  
 Kentucky  
 H.D. 23, PG. 131

Commonwealth of  
 Kentucky  
 H.D. 23, PG. 180

Commonwealth  
 of Kentucky  
 H.D. 23, PG. 88

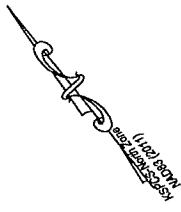
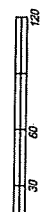
Ex. Kentucky  
 Right-of-Way

Don & Rita Davis  
 D.B. 216, PG. 637

VICINITY MAP  
 SCALE: 1"=1000'  
 GROUP NO: 2071  
 ZONE: C-UCD

DATE OF SURVEY: May 30, 2023

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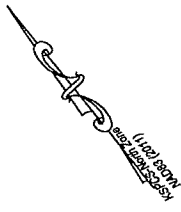
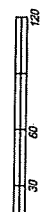
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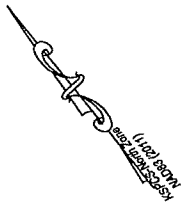
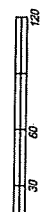
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LAND SURVEYOR'S CERTIFICATE

Commonwealth of Kentucky  
 H.D. 23, PG. 85

Ex. 29 RW

S4



# VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects

466 Erlanger Road | 602 Lila Avenue  
Erlanger, Kentucky 41018 | Milford, Ohio 45150

Tel: 859.727.3293 | Tel: 513.576.1000  
Fax: 859.727.8452

www.vioxinc.com

June 5, 2023

## DESCRIPTION OF 1.742 ACRES

Located in Boone County, Kentucky, lying on the northwest side of Davis Lane, approximately 400 feet northeast of Grand National Boulevard, and being the same property conveyed to Don & Rita Davis, by deeds recorded in Deed Book 216, page 635, and Deed Book 216, page 637, in the office of the Boone County Clerk at Burlington, Kentucky and is more particularly described as follows:

Unless otherwise stated, any monument referred to herein as an iron pin (set) is a 1/2-inch diameter rebar eighteen inches in length with a plastic cap stamped "LARISON PLS 3357". All bearings referred to herein are based upon KSPCS- North Zone, NAD83 (2011).

**BEGINNING** at an iron pin (set) in the northwest right-of-way line of Davis Lane (Highway Deed 23, page 180), 25.00 feet as measured perpendicular to the centerline, at the most southeasterly common corner of Davis and Richard L. & Sara Ruth Davis (Deed Book 181, page 533);

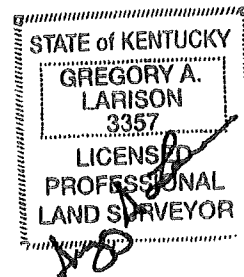
**THENCE** with the common line of Don & Rita Davis and Richard L. & Sara Ruth Davis N 48°54'44" W a distance of 468.94 feet to an iron pin (set) in the southeast right-of-way line of Richwood Road (KY Highway 338) (Highway Deed 23, page 180);

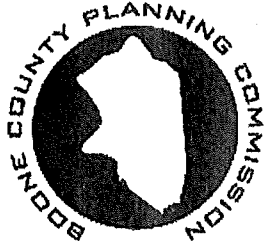
**THENCE** with said right-of-way line with a curve to the right with an arc length of 154.62 feet, a radius of 1659.00 feet, a chord bearing of N 38°04'09" E, and a chord length of 154.57 feet, to an iron pin (set) at the common corner of Don & Rita Davis and Dennis G. & Margaret S. Davis (Deed Book 282, page 82);

**THENCE** with the common line of Don & Rita Davis and Dennis G. & Margaret S. Davis S 50°02'44" E a distance of 482.67 feet to an iron pin (set) in the northwest right-of-way line of Davis Lane;

**THENCE** with said right-of-way line S 43°00'27" W a distance of 163.99 feet to the **POINT OF BEGINNING**, containing 1.742 acres, more or less.

This description was prepared from a new survey made by Gregory A. Larison, PLS 3357, for Viox & Viox, Inc., May 5, 2023.





## **BOONE COUNTY PLANNING COMMISSION**

[www.boonecountky.org/pe](http://www.boonecountky.org/pe)  
[www.boonecountygis.com](http://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  
[plncom@boonecountky.org](mailto:plncom@boonecountky.org)

June 20, 2024

Brock Mackay  
Viox and Viox  
466 Erlanger Road  
Erlanger, Kentucky 41018

RE: Request of **Richwood Development LLC, per Milanben Patel (applicant/owner)** for: (1) a Change of Concept Development Plan in a Commercial Services (C-3) district; (2) a Variance reducing the perimeter buffer yard widths from ten (10) feet to zero (0) feet along interior property lines; (3) a Variance increasing the size of a free standing sign from two hundred (200) square feet to two hundred ten (210) square feet; (4) a Variance reducing the front yard setback along Davis Lane from fifty (50) feet to twenty-five (25) feet; and (5) a Variance reducing the corner side yard setback along Grand National Boulevard (a collector street) from fifty (50) feet to forty (40) feet, for an approximate 5.4 acre area located at 460, 468, and 476 Davis Lane, Boone County, Kentucky. The request is for a Change of Concept Development Plan and Variances to allow for the development of an approximate 28,000 square foot commercial complex having five (5) buildings.

Dear Mr. Mackay:

The following represents the recommended conditions of approval for the above referenced application as discussed by the Planning Commission at their June 19, 2024 meeting. As you verbally agreed to these conditions at that meeting, please so indicate by signing in the space provided at the end of this letter and return the original letter to the Planning Commission's office no later than June 28, 2024.

### CONDITIONS

1. Development shall meet the minimum requirements of the zoning regulations, except as provided by the approved Variances.
2. Only one (1) franchise style fast food restaurant, with a drive-through, shall be permitted.
3. A Traffic Impact Study shall be provided with the first Major Site Plan submittal and any recommended off-site improvements shall be constructed by the developer, at their expense, and shall be included in the first phase of development.
4. Landscaping shall be provided so that parked vehicles will not be seen from Richwood Road or Grand National Boulevard.

5. Prefabricated structure sales, truck and trailer rental, and light equipment uses shall be prohibited.
6. The variances shall only be approved if the Boone Fiscal Court takes action to approve the proposed Change of Concept Development Plan.

Sincerely,



Michael D. Schwartz  
Director, Zoning Services

MDS/ss

AGREEMENT

We, the property owners/developers of the approximate 5.4 acre area located at 460, 468, and 476 Davis Lane, Boone County, Kentucky, agree to the conditions listed herein for the above referenced Change of Concept Development Plan.



\_\_\_\_\_  
Richwood Development, LLC (Applicant/Owner)

06/23/24

\_\_\_\_\_  
Date

## ORDINANCE 2024-25

**AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT, KENTUCKY APPROVING WITH CONDITIONS, A REQUEST OF RICHWOOD DEVELOPMENT LLC, PER MILANBEN PATEL (APPLICANT/OWNER) FOR: (1) A CHANGE OF CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL SERVICES (C-3) DISTRICT; (2) A VARIANCE REDUCING THE PERIMETER BUFFER YARD WIDTHS FROM TEN (10) FEET TO ZERO (0) FEET ALONG INTERIOR PROPERTY LINES; (3) A VARIANCE INCREASING THE SIZE OF A FREE STANDING SIGN FROM TWO HUNDRED (200) SQUARE FEET TO TWO HUNDRED TEN (210) SQUARE FEET; (4) A VARIANCE REDUCING THE FRONT YARD SETBACK ALONG DAVIS LANE FROM FIFTY (50) FEET TO TWENTY-FIVE (25) FEET; AND (5) A VARIANCE REDUCING THE CORNER SIDE YARD SETBACK ALONG GRAND NATIONAL BOULEVARD (A COLLECTOR STREET) FROM FIFTY (50) FEET TO FORTY (40) FEET, FOR AN APPROXIMATE 5.4 ACRE AREA LOCATED AT 460, 468, AND 476 DAVIS LANE, BOONE COUNTY, KENTUCKY.**

**WHEREAS**, the Boone County Planning Commission received a request for: 1) a Change of Concept Development Plan in a Commercial Services (C-3) district; (2) a Variance reducing the perimeter buffer yard widths from ten (10) feet to zero (0) feet along interior property lines; (3) a Variance increasing the size of a free standing sign from two hundred (200) square feet to two hundred ten (210) square feet; (4) a Variance reducing the front yard setback along Davis Lane from fifty (50) feet to twenty-five (25) feet; and (5) a Variance reducing the corner side yard setback along Grand National Boulevard (a collector street) from fifty (50) feet to forty (40) feet, for an approximate 5.4 acre area located at 460, 468, and 476 Davis Lane, Boone County, Kentucky, which is more particularly described below; and

**WHEREAS**, the Boone County Planning Commission as the planning unit for the unincorporated areas of Boone County, Kentucky, was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made findings recommending approval, with Conditions, for the Change of Concept Development Plan and Variances.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOONE COUNTY PLANNING COMMISSION AS FOLLOWS:**

### **Section One**

That the request for a Change of Concept Development Plan for the real estate which is more particularly described below shall be and is hereby approved, with Conditions, for a Commercial Services (C-3) district for an approximate 5.4 acre area located at 460, 468, and 476 Davis Lane, Boone County, Kentucky and corresponding variances finally approved by the Planning Commission subject to approval of the Change in Concept Development Plan by the Boone County Fiscal Court. The real estate, which is the subject of this request for a Change of Concept Development Plan and Variances is more particularly described in DEED BOOKS/PAGE NOS: 1216/132, 1207/824 and 1208/531 (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 Change of Concept Development Plan and corresponding variances finally approved by the Boone County Planning Commission subject to approval of the Concept Development plan by the Boone County Fiscal Court 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 1."


**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 20<sup>th</sup> day of August 2024**

**Second Reading the 3<sup>rd</sup> day of September 2024**

Adopted this 3<sup>rd</sup> day of September 2024      Yes 4      No 0

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

**ATTEST:**

  
\_\_\_\_\_  
Shona Schulkers,  
Fiscal Court Clerk

## ZONING MAP AMENDMENT AMENDED CONDITIONS OF APPROVAL

RE: Request of Richwood Development LLC, per Milanben Patel (applicant/owner) for: (1) a Change of Concept Development Plan in a Commercial Services (C-3) district; (2) a Variance reducing the perimeter buffer yard widths from ten (10) feet to zero (0) feet along interior property lines; (3) a Variance increasing the size of a free standing sign from two hundred (200) square feet to two hundred ten (210) square feet; (4) a Variance reducing the front yard setback along Davis Lane from fifty (50) feet to twenty-five (25) feet; and (5) a Variance reducing the corner side yard setback along Grand National Boulevard (a collector street) from fifty (50) feet to forty (40) feet. for an approximate 5.4 acre area located at 460, 468, and 476 Davis Lane, Boone County, Kentucky. The request is for a Change of Concept Development Plan and Variances to allow for the development of an approximate 28,000 square foot commercial complex having five (5) buildings.

The following represents the conditions of approval – as amended by the Boone County Fiscal Court- for the above-referenced application as discussed by the Boone County Fiscal Court at their August 20, 2024 meeting. As you verbally agreed to these conditions at that meeting, please so Indicate by signing in the space provided.

### CONDITIONS:

1. Development shall meet the minimum requirements of the zoning regulations, except as provided by the approved Variances.
2. Only one (1) franchise style fast food restaurant. with a drive-through, shall be permitted.
3. A Traffic Impact Study shall be provided with the first Major Site Plan submittal and any recommended off-site Improvements shall be constructed by the developer, at their expense, and shall be included in the first phase of development.
4. Landscaping shall be provided so that parked vehicles will not be seen from Richwood Road or Grand National Boulevard.
5. Prefabricated structure sales, truck and trailer rental, and light equipment uses shall be prohibited.
6. The variances shall only be approved if the Boone Fiscal Court takes action to approve the proposed Change of Concept Development Plan.
7. A Left-Hand Turn Lane shall be constructed by the developer at the developer's expense at the intersection of Grand National and Davis Lane accommodating southbound traffic on Grand National turning left onto Davis Lane prior to opening of first business in the approved development, regardless of whether warranted or not by the Traffic Impact Study addressed in condition (3).

**AGREEMENT**

As a duly appointed representative of Richwood Development LLC, per Milanben Patel (applicant/owner) for: (1) a Change of Concept Development Plan in a Commercial Services (C-3) district at 460, 468, and 476 Davis Lane, Boone County, we hereby agree to the conditions listed herein for the above referenced Change in Concept Development Plan.

 *Milanben ] Patel*

08/29/24

Richwood Development LLC (owner/applicant)

Date

Name (printed): Milanben Patel

Title: Manager







# **RICHWOOD EQUESTRIAN ARCHITECTURAL GUIDELINES**

04.24.24

## **INTRODUCTION:**

The proposed development is a mix of commercial buildings/uses intended to service the local population and the community surrounding it. As part of this objective the development vision seeks to establish standards to guide and govern the incremental parts of the development toward a common quality standard while allowing architectural flexibility and individual branding priorities to be honored and preserved. Achieving a cohesive image to the public while allowing for individual expressions to be put forward on each development component can best be assured using the design guidelines and precedent established in this document.

The Richwood area as a community is itself heterogeneous in character with architectural variety the common expression. The common standard has been and should continue to be the qualitative content of its current and expanding inventory. To that common end, the guidelines to be advanced will seek performance-based standards in quality in individual buildings and not in a mandated themed styling or rigid detail expressions.

## **ARCHITECTURAL AND SITE DESIGN STANDARDS:**

In pursuit of design guidelines and architectural precedent, a collection of character images has been included as an appendix of this document to help visualize the supporting text.

### **Architecture:**

The following architectural standards shall serve to guide the building design.

Materials - All sides of the principle structure that are visible from all roads except for rear accessed alleys shall be constructed of traditional materials including: stone, brick, architectural concrete masonry units with integral color (painted blocks not acceptable), wood or glass; or synthesized materials that appear as such. Rear and side elevations shall have the same architectural treatment as the front. Exposed concrete foundations shall be finished with brick or stone or a material of the appearance of such. Concrete foundations can be exposed at a minimum of two feet and screened with landscaping.

Only architectural grade materials shall be used. Flimsy or synthetic appearing exterior wall materials, such as ribbed, industrial style metal siding, T-111, EIFS systems with visually

pronounced joints (not including designed scoring or reveals), plain faced CMU, vinyl or aluminum siding, or hard board type materials are not permitted.

Materials for any pitched roof shall be architectural grade, three-dimensional shingles or tiles, slate, or standing seam metal. Other types of decorative metal roofing can be evaluated on a case-by-case basis by staff and approved if they are integral to the overall design of the structure.

Roof Types and Shapes - Parapet designs which have a defined cornice line, and pitched roofs are permitted. Pitched roof forms shall appear complete and symmetrical when viewed from public vantage points both on and off the subject site. Mansard or other "stage set" type designs are not permitted.

Massing and Proportions - The overall three dimensional envelope of the building shall be proportionate in terms of length, width, and height. Individual components on building facades, such as windows, doors, projections, placement of design details, and changes in footprint, rooflines and forms, materials, and colors, shall also be proportionate to one another and balanced on the overall structure. Three dimensional relief may be added with the provision of projections such as covered walkways/arcades, canopies, and simple fabric awnings, and/or by providing jogs or breaks in the building footprint.

Building Length - No building shall have a continuous unbroken façade of greater than one hundred fifty (150) feet.

Façade Composition and Detailing - Facades shall be designed to have a defined base, mid-section, and top or cap. This can be accomplished by differentiating the material, finish, and/or color of the lower portion of the exterior wall along the foundation (or entire ground floor for multi-story buildings) from the upper portion of the wall. Additionally for multi-story buildings, a change in the fenestration pattern between the ground floor and the upper floors can be employed. The top or cap effect should be created through the provision of a three-dimensional detail(s) which breaks or jogs the wall plane from the roof such as a defined cornice or projecting eave.

Main public building entrances shall be emphasized in the facade design by methods such as recessing the entrance behind the exterior facade, providing an over-scaled entrance feature which projects outward from or above the exterior facade, placing the doorway within a three dimensional archway, providing an awning or roof awning/canopy, and/or by changing the building materials, detailing, or color around the entrance opening.

Detailing should be used at the base, top of facades, openings, transitions, and across large wall expanses to reduce monotony and provide a finished appearance and dimension throughout. This could include: defined window sills and lintels, masonry quoins, soldier courses, herringbone or tile detailing, or medallions; recessing windows, storefront units, and/or doors within the façade to provide "punched" openings that create shadow lines and three-dimensional relief; metalwork, specialty glass, and signature light fixtures; and alternating materials, finish textures, colors, and/or size or shape of unit materials such as brick or stone on a facade. Corporate trademark features which uniquely identify one specific company shall not

be used in the building design unless they meet the requirements of this chapter and can be readily removed or adapted without scarring the building for future occupants.

Mechanical Equipment Screening - All mechanical equipment shall be screened. Ground mounted equipment shall be screened either with landscaping or enclosed with an enclosure structure which uses the same materials, colors, and design detailing as the principal building. If roof mounted, the equipment shall be screened by a parapet wall (for flat roofed buildings) which is designed and constructed as an integral part of the overall building; applied, "stage set" style mechanical equipment screens or mansards are not permitted. Roof mounted equipment on flat roofed buildings shall be painted to match the roof surface material if it is visible from adjoining sites or roadways that are at a higher elevation. For roof mounted equipment on pitched roofed buildings, the equipment shall be wholly contained within roof structure.

Street Lights - Decorative, vintage street lights are required throughout for consistent site lighting.

Street Furniture - Decorative waste receptacles, bike rack, and bench shall be provided in the front of each commercial or office building.

Dumpster Enclosures – Enclosures shall be consistent with the adjoining building materials.

Interior Driveway Connections - Parking lots for adjacent uses shall be connected and a shared parking agreement shall exist throughout the development.

Landscaping – Landscape Plans shall comply with Article 36 requirements.

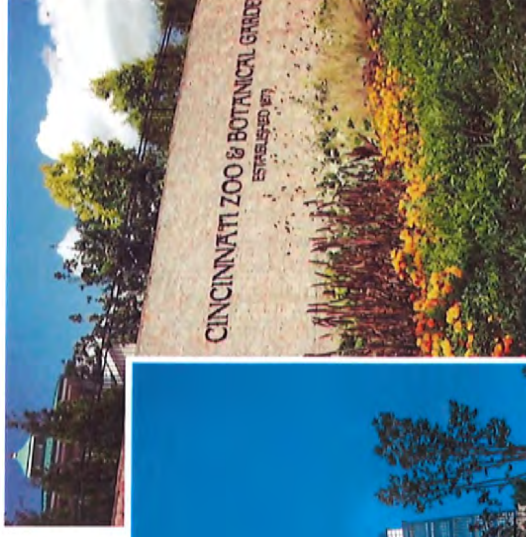
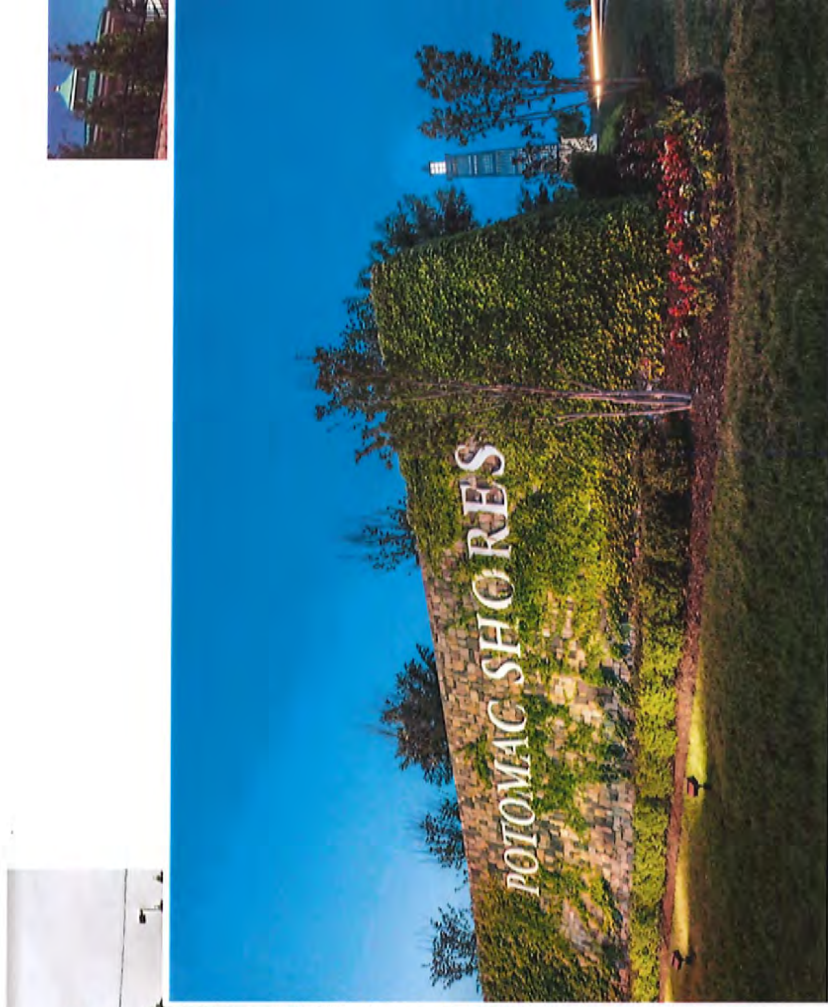
Underground Utilities - All utility lines shall be placed underground.

Retaining Walls - Retaining walls shall be constructed of brick, architectural grade CMU, concrete which is formed to have a unit masonry appearance, or segmental retaining wall blocks. The face material shall have a texture and integral color which correlates to the materials used for the principal building. Plain faced CMU and/or materials with a painted finish are not permitted.



# Character Images





## Character Images

