

STAFF REPORT

#1

REQUEST OF  
TOM RUNYON (APPLICANT/OWNER)  
FOR  
A ZONING MAP AMENDMENT FROM RECREATION (R) TO  
SUBURBAN RESIDENTIAL TWO/PLANNED DEVELOPMENT (SR-2/PD)

JUNE 28, 1989

This request is to build 80 townhomes on 10.87 acres along KY 237, and 9 single-family lots on 1.96 acres along Timber Lane off Limaburg Road. This property was formerly known as Beechland Golf Course and the property is currently zoned Recreation (R). The request is to rezone a portion of the property to Suburban Residential Two/Planned Development. SR-2/PD

Surrounding Land Use and Zoning

The surrounding land uses are Medium Density Residential (MDR) and single-family residential to the north (Tall Trees Subdivision); single-family houses to the east; Recreational to the south (Meadowood Golf Course); and Open Space to the east. The surrounding zoning of the site includes the following:

North: Suburban Residential Two/Planned Development (SR-2/PD)  
South: Recreation (R)  
East: Residential (RS)  
West: Public Facilities (PF)

Existing Features of the Site:

The site is currently Meadowood Golf Course. The site contains patches of dense vegetation with rolling topography. The utilities which exist though the area are sufficient enough to handle the required demand from the proposed development.

RELATIONSHIP TO COMPREHENSIVE PLAN

Land Use:

The Future Land Use map of the 1986 Boone County Comprehensive Plan indicates that the site and general area be developed (MDR) Medium Density Residential. Medium Density Residential refers to 3-8 dwelling units per acre.

The text of the Land Use Element states that the area "between Limaburg Road and KY 237 should be developed in a medium density residential character, this includes the private golf course."

p. L-14

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Housing:

The text of the Housing Element states "The construction of new KY 18, New KY 237, and I-275 has committed the area to continued growth in the form of low and medium density housing. The topography is favorable for development and all population projections indicate a significant growth in the area". H-20

CONCEPT DEVELOPMENT PLAN:

The Concept Development Plan indicates 9 single-family lots (number 33 through 41) of approximately 9000 square feet each along the southern side of Timber Lane. Hole #1 of the Meadowood Golf Course has been realigned to a dog leg right in order to provide room for the 9 lots. The rear lot line of these nine parcels will have cobblestone and wrought iron fencing. The owners of these properties will still have access for carts through this row of fencing. In addition to the fencing; a line of trees, which have already been planted, will help screen the properties from the course. These lots will have single family structures similar to the rest of the houses in the Tall Trees Subdivision. Hole #3 has been realigned to accommodate a section of the 80 townhomes along KY 237. The proposed units are located near the #2 green and run along the western edge of Hole #3. Included amenities along with the 80 townhouse units, are a clubhouse, pool, and tennis court. These 80 units are accessed by a private drive from KY 237. The townhomes will also have cart and pedestrian access to the course. South from these units is an office building which is part of the Concept Development Plan but exclusive of the zone change.

Staff Concerns:

Staff is concerned that the access road connecting the 80 townhouse units with the office building will generate too much traffic through the residential area parking lot. This would function better as a pedestrian access and as an emergency access only for vehicles. The applicant is in agreement with this concern. Staff is also concerned about the amount of landscaping between Hole #3 and the townhouse development. Additional landscaping will provide a better screen. Staff also has a concern that if the applicant doesn't get the curb cut along KY 237, that access will have to occur through the Tall Trees Subdivision as well as the access road near the office building.

Conclusions:

This request is for a zone change from Recreation (R) to Suburban Residential Two/Planned Development SR-2/PD. This request is approved in accordance with the Boone County Comprehensive Plan. Due to this fact, the Comprehensive Plan would not need to be amended.

  
J. Gregory Tully,  
Plans Examiner

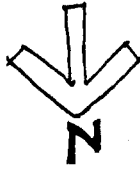
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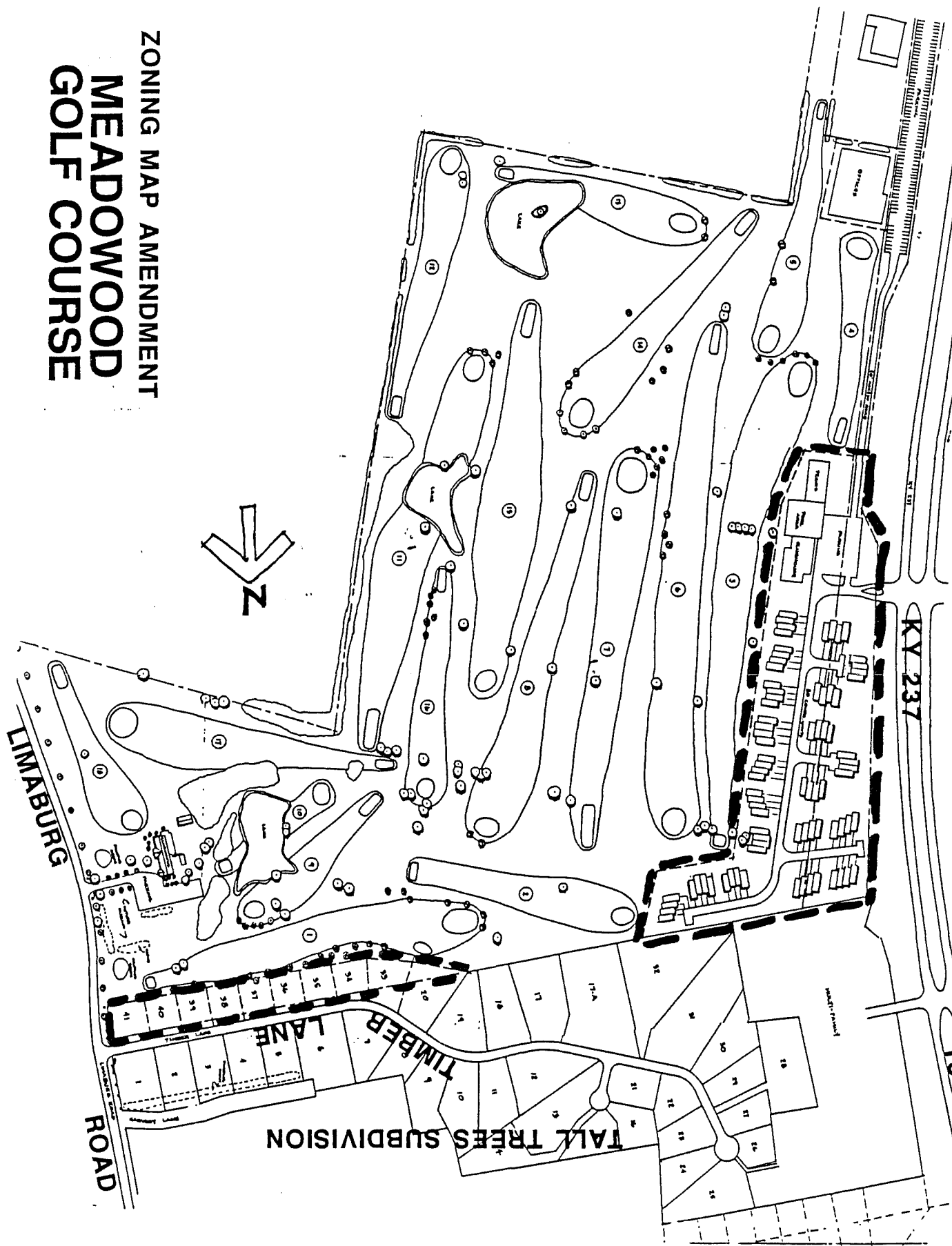
To KY-18

KY 237

To I-275



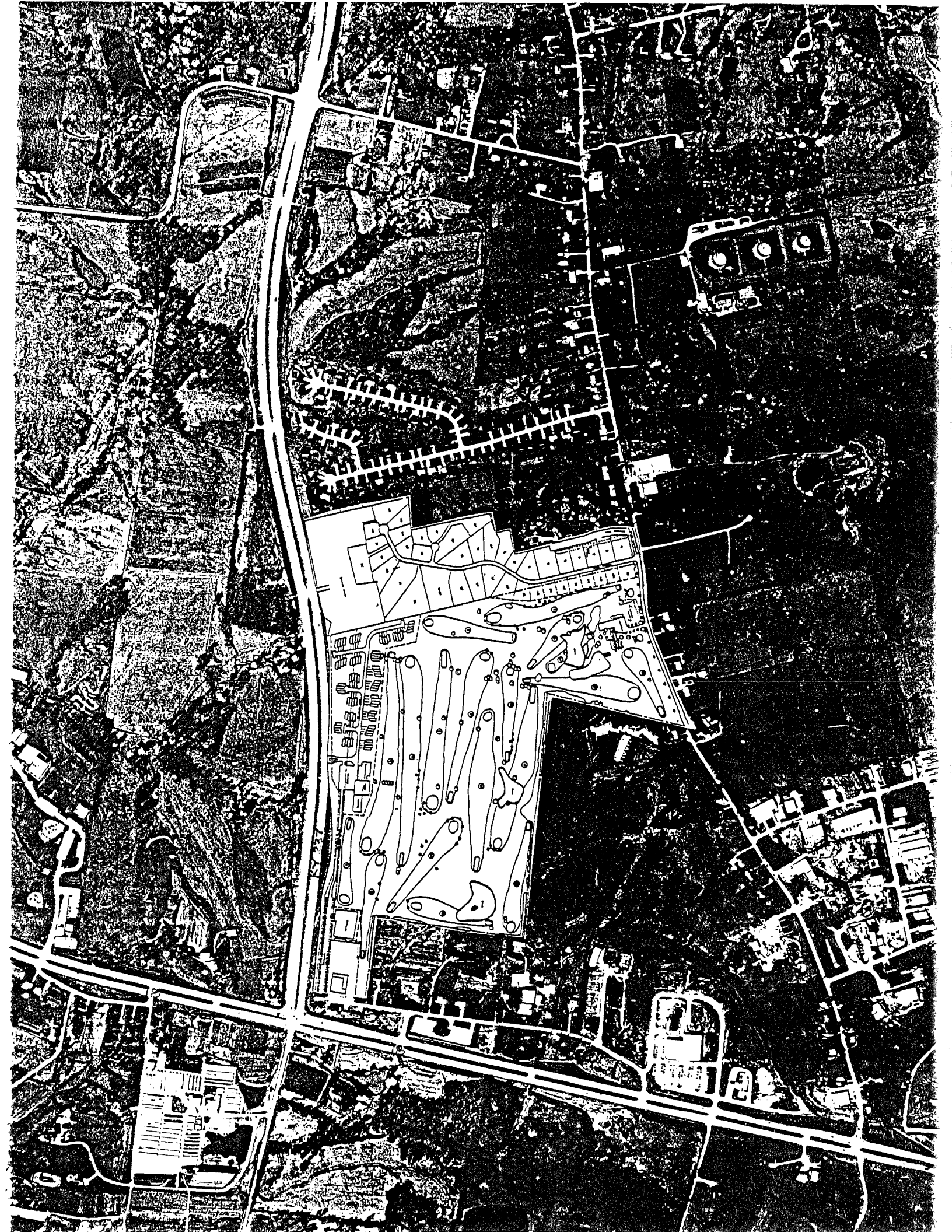
ZONING MAP AMENDMENT  
MEADOWOOD  
GOLF COURSE



TALL TREES SUBDIVISION

TIMBER LANE

TIMABURG ROAD



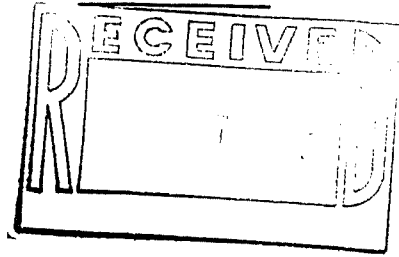
June 6, 1989

REVIEW NO.

APPLICATION FORM

ZONING MAP AMENDMENTS

BOONE COUNTY PLANNING COMMISSION  
(See Boone County Zoning Regulations)



SECTION A (To be completed by applicant)

1. Name of Development Meadowood
2. Location of Development Limaburg Rd. & Ky 237
3. Total Acreage of Site 12.83 Ac
4. Current Zoning R
5. Proposed Zoning (classification being requested) SR-2 LPD
6. Proposed Uses (please specify each use) Single Family Detached/Attached Subdivision
7. Name of Applicant(s) Tom Runyon & Staley Construction  
Phone Number(s) 525-9864
8. Address of Applicant(s) 5353 Limaburg Rd.  
Burlington KY 41005  
City State Zip
9. Name of Property Owner(s) Tom Runyon (owner Beechland Tract)  
Phone Number(s) and option holder (Vick Tract)
10. Address of Property Owner(s) 5353 Limaburg Rd.  
Burlington KY 41005  
City State Zip
11. Proposed Building Intensities (please specify) 80 Town Homes on 10.87 Ac  
9 Singles on 1.96 Ac (Plus some residue from Tall Trees Sub)
12. Are there any existing buildings on the site? No  
How many? \_\_\_\_\_
13. Deed Book 190 Page No. 195 Group No. \_\_\_\_\_
14. Have you had a pre-application meeting with BCPC staff? \_\_\_\_\_
15. Please check the following organizations/agencies which you have discussed the proposed development with in the last several months:

- |            |  |
|------------|--|
| <u>Yes</u> | Boone County Water and Sewer District    |
| <u>N/A</u> | Florence Water and Sewer Commission      |
| <u>No</u>  | Union Light Heat and Power               |
| <u>No</u>  | Cincinnati Bell                          |
| <u>No</u>  | Owen County Rural Electric               |
| <u>No</u>  | Boone County Road Department             |
| <u>Yes</u> | Kentucky Transportation Cabinet          |
| <u>N/A</u> | City of Florence Public Works Department |
| <u>N/A</u> | City of Walton Public Works Department   |
| <u>N/A</u> | Northern Kentucky Health District        |
| <u>No</u>  | U.S. Soil Conservation Service           |
| <u>Yes</u> | Local School District--Bob Hayes, Arch.  |
| <u>No</u>  | Local Fire District                      |
| _____      | Other: _____                             |

(COMPLETE OTHER SIDE OF APPLICATION)

- 16. Are you also applying for:  
No Conditional Use Permit  
No Dimensional Variance
- 17. Applicant's Signature: See Attached Check
- 18. Property Owner's Signature: \_\_\_\_\_
- 19. Have you submitted a Concept Development Plan? \_\_\_\_\_

SECTION B (To be completed by BCPC Staff)

- 1. Date Received 07-06-89
- 2. Fee Received 312.00 RA# 799822
- 3. Check what has been submitted:  
 Application  Fee  Legal Description  
 Concept Development Plan  Addresses of Adjoining Property Owners  
5 No. of copies of plan received\*\*
- 4. Is application complete?  Yes  No
- 5. Staff Reviewer \_\_\_\_\_
- 6. Committee Chairman \_\_\_\_\_
- 7. Scheduled Public Hearing Date \_\_\_\_\_
- 8. Boone County Planning Commission Action:  
\_\_\_\_\_ Approval  
\_\_\_\_\_ Approval With Conditions  
\_\_\_\_\_ Disapproval
- 9. Other: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*\* FIVE (5) COPIES ARE REQUIRED

BCPC:7/11/88

EXHIBIT "A"



**JAMES H. VIOX, III, P.E.**  
KY. REG. NO. 6880  
KY. LAND SURVEYOR NO. 797

**WILLIAM R. VIOX, P.E.**  
KY. REG. NO. 9209  
KY. LAND SURVEYOR NO. 1781

## DESCRIPTION

Parcels to be Rezoned to SR-2/PD  
Meadowood Development

### Parcel 1

A parcel of land lying on the southwesterly side of Limaburg Road and adjacent to Timber Lane in Boone County, Kentucky and being more particularly described as follows:

BEGINNING at a point in the southwesterly right-of-way line of Limaburg Road, said point also being the most southeasterly corner of Tall Trees Subdivision, Section 1, and running thence:

S 76-29 W, along the southerly side of Tall Trees Subdivision, a distance of 1035.00 feet, to a point, thence S 83-24-45 E, a distance of 276.38 feet, to a point, thence N 76-29 E, a distance of 760 feet, to a point, thence N 4-16-25 W, along the southwesterly right-of-way line of Limaburg Road, a distance of 96.25 feet, to the place of beginning, and containing 1.96 acres more or less.

### Parcel 2

A parcel of land lying on the easterly side of Ky. 237 and adjacent to the southerly side of the Tall Trees Townhomes Subdivision in Boone County, Kentucky and being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way line of Ky. 237, said point also being N 76-29 E - 25 feet from the most southwesterly corner of the Tall Trees Townhomes Subdivision, and running thence:

N 76-29 E, a distance of 650 feet, to a point, thence S 5-00 W, a distance of 190 feet, to a point, thence S 76-29 W, a distance of 205 feet, to a point, thence S 5-00 W, a distance of 1000 feet, to a point, thence S 24-33-55 W, a distance of 191 feet, to a point, thence N 86-53-49 W, a distance of 180 feet, to a point, thence N 3-06-11 E, along the easterly right-of-way line of Ky. 237, a distance of 180 feet, to a point, thence

N 32-53-41 W, along the easterly right-of-way line of Ky.  
237, a distance of 80.39 feet, to a point, thence  
N 00-54-42 W, along the easterly right-of-way line of Ky.  
237, a distance of 561.87 feet, to a point, thence  
N 3-32-05 W, along the easterly right-of-way line of Ky. 237,  
a distance of 437.24 feet, to the place of beginning, and  
containing 10.87 acres more or less.

6/7/89

EXHIBIT "B"

BOONE COUNTY PLANNING COMMISSION

Public Hearings

June 28, 1989  
8:00 P.M.

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Mr. Fred Burch, Vice Chairman, called the meeting to order at 8:50 P.M. and introduced the first item on the agenda:

1. Applicant: Tom Runyon  
Request: Zoning Map Amendment

The request of Tom Runyon (applicant) for a Zoning Map Amendment on a 12.83-acre site located between Limaburg Road and KY 237, Boone County, Kentucky. The request is to rezone the site from Recreation (R) to Suburban Residential Two/Planned Development (SR-2/PD) for 80 townhomes and nine single-family residential lots.

Staff Member, Greg Tulley, presented the Staff Report which included a slide presentation (see Staff Report).

Mr. Burch asked for the applicant's presentation at this time.

Mr. David Koenig stated that he is the attorney for the applicant who owns Meadowood Golf Course. He added that also present in behalf of the request are Tom Runyon, Jim Viox, and Greg Staley who is their contractor. Mr. Koenig stated that the Staff Report indicates the proposal to be in conformance with the Comprehensive Plan and meets the objectives in respect to housing. This is a planned development with adequate infrastructure. It provides for a variety of housing units and is consistent with the Land Use Element of the Plan. The lots for the single-family units will be greater than one-half acre. He stated that the 10.588-acre tract is indicated for condominiums.

Mr. Tom Runyon stated that Greg Staley is the architect and builder. Mr. Runyon stated that his proposal is to add nine additional lots on the golf course, which would be 1.848 acres of the golf course for 80 to 120 units. They want a first class type golf course with a cobble street entry on Limaburg Road. They have removed unsightly brush and trees and reseeded the area. They purchased the golf course and have redesigned the clubhouse. They have done the parking lot and landscaping. They have secured a golf pro for the course. The golf course will be public. There will be an up-end residential community adjacent to a first-class golf course.

Mr. Jim Viox stated that minor modifications were made to the configuration of the golf course to create developable areas to allow for the expenditures. The plan allows for the development of housing on both sides of Timber Lane. The rear of the houses open up to the golf course. There are 80 to 126 units of attached housing, which is within the allowable range of 12 units per acre. There is an accessible sewer line and water can be brought in from Timber Lane. The curb cut on KY 237 is a common curb cut with what is anticipated to be the school site across the road.

Mr. Burch asked if there was anyone else present who wished to speak.

Mr. Greg Staley stated that they replaced the maintenance building and poured a rear deck off the building. The parking lot is being bermed and the future parking lot will be bermed. There are future plans for lakes and landscaping. He showed pictures of the previous and existing clubhouse. He presented a sketch showing the relationship of the clubhouse to the golf course and to the residences. He stated that the cobblestone theme will pick up throughout the golf course.

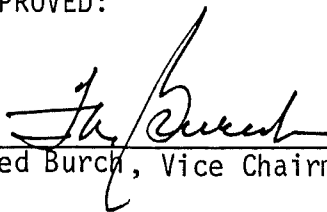
Mr. Felix Buderick, a resident of Harvest Court, stated that he owns Lot #6 on their survey. He objects to one or two of the nine single-family homes as his home would be hemmed in by them, which would detract from his view and property value.

Mr. DeLong stated that he would like consideration to be given to how the children would cross the road to the school and that there be a recreational area on this side of the road. He suggested that there be a path system and the 80 units is enough.

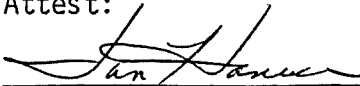
Mr. Collins questioned the golf balls hitting the houses and Mr. Viox stated that the plan involves redoing the fairway and moving it further from the property line. Mr. Collins stated that he believes there should be fencing.

There being no further comments, Mr. Burch stated that this item will be on the Agenda for the Business Meeting on July 5, 1989 at 8 P.M. and closed this Public Hearing.

APPROVED:

  
\_\_\_\_\_  
Fred Burch, Vice Chairman

Attest:

  
\_\_\_\_\_  
Jan Hancock, Recording Secretary

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING

July 5, 1989

8:00 P.M.

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Mr. William Viox, Chairman, called the meeting to order at 8:45 P.M..

COMMISSION MEMBERS PRESENT:

Mr. Larry Barnett  
Mr. Fred Burch, Vice Chairman  
Mrs. Rita Bushelman  
Mr. Lawrence Collins  
Mr. Phil Damstrom  
Mr. Melvin DeLong  
Mr. R. N. Greene  
Mr. Rector Jones  
Mr. Don McMillian  
Mr. Charles Moore  
Mr. Barry Neltner  
Mr. Ralph Rush  
Mr. Floyd Sharp  
Mr. William Viox, Chairman

COMMISSION MEMBERS NOT PRESENT:

Mrs. Carol Smith

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Chairman Viox noted that each member had received copies of the Minutes of the Business Meeting of June 21, 1989 and the Public Hearings of June 28, 1989. He asked if there were any comments or corrections.

There being no changes to the Minutes, Mr. McMillian moved that they be approved as mailed. Mr. Jones seconded the motion and it carried unanimously.

Mr. Gerald Newton, Director, read the Committee Report which recommended deferral of the request until the July 19, 1989 Business Meeting (see Committee Report).

Mr. Jones moved that the request be deferred until the July 19, 1989 Business Meeting based on the Committee Report. Mr. Moore seconded the motion and it carried unanimously.

### 3. Zoning Map Amendment

The request of Tom Runyon (applicant) for a Zoning Map Amendment on a 12.83-acre site located between Limaburg Road and KY 237, Boone County, Kentucky. The request is to rezone the site from Recreation (R) to Suburban Residential Two/Planned Development (SR-2/PD) for 80 to 126 townhomes and nine single-family residential lots.

Mr. Gerald Newton, Director, read the Committee Report which recommended approval of the request based on the findings of fact, but subject to conditions (see Committee Report). He stated that the applicant has agreed to the conditions.

Mr. Collins moved that the request be approved based on the Staff and Committee Reports. Mr. Burch seconded the motion.

Mr. McMillian questioned whether there has been a decision as to whether there will be 80 or 126 townhomes. Mr. Newton advised that the recommendation is in regard to a range of 80 to 126 units.

Chairman Viox stated that he will abstain from voting in regard to this item as the firm he is employed by is involved in the project.

The Chairman asked for a vote on the motion made by Mr. Collins which found all voting members in favor. Chairman Viox abstained. The motion carried.

### 4. Utilization of an Underlying Zone

The request of Ben Wright (applicant) for Robert Hill (owner) for the Utilization of an Underlying Zone in Planned Development on a 0.45-acre parcel located south of U.S. 42 and west of the proposed Verona Bank, Florence, Kentucky. The proposed use is a nursery and crafts center and the parcel is zoned Commercial Two/Planned Development (C-2/PD).

Mr. Gerald Newton, Director, read the Committee Report which recommended approval of the request based on the findings of fact (see Committee Report).

Mr. Jones moved that the request be approved based on the Staff and Committee Reports. Mr. Rush seconded the motion. Chairman Viox stated that he would abstain from voting in regard to this request as Viox & Viox has been involved in the project.

The Chairman asked for a vote on the motion made by Mr. Jones which found all voting members in favor. The Chairman abstained. The motion carried.

EXHIBIT "C"

COMMITTEE REPORT

#3

TO: Boone County Planning Commission

FROM: Phil Damstrom, Chairman

DATE: July 5, 1989

RE: Request of Tom Runyon (applicant) for a Zoning Map Amendment on a 12.83 acre site located between Limaburg Road and KY 237, Boone County, Kentucky. The request is to rezone the site from Recreation (R) to Suburban Residential Two / Planned Development (SR-2/PD) for 80-126 townhomes and 9 single-family residential lots.

REMARKS:

We, the Committee, recommend approval of the request based upon the following Findings of Fact and with the following conditions.

Findings of Fact

1. The proposed zoning classification of Suburban Residential Two/Planned Development (SR-2/PD) is in conformance with the 1986 Boone County Comprehensive Plan. The Future Land Use map indicates Medium Density Residential uses for the site. Additionally the Housing Element recommends this use for the site of the proposed zone change. Specific references to the 1986 Boone County Comprehensive Plan are made in the June 28, 1989 Staff Report.


Conditions

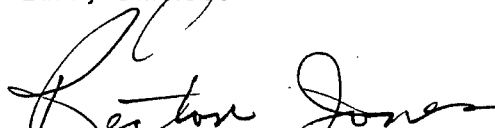
The applicant is being asked to agree to include these items as part of the Concept Development Plan in order to clarify the plan presented at the June 28, 1989 Public Hearing.

1. The applicant shall make a pedestrian connection between the Residential units and the Golf Course.
2. The applicant shall use the access road for pedestrian use and emergency vehicles only.

  
\_\_\_\_\_  
Phil Damstrom, Chairman

  
\_\_\_\_\_  
Larry Barnett

  
\_\_\_\_\_  
Fred Burch

  
\_\_\_\_\_  
Rector Jones

  
\_\_\_\_\_  
Barry Neltner

\_\_\_\_\_  
Carol Smith

# BOONE COUNTY PLANNING COMMISSION

BOONE COUNTY ADMINISTRATION BUILDING

P.O. BOX 697 — 2950 WASHINGTON STREET

BURLINGTON, KENTUCKY 41005

(606) 334-2196

FAX (606) 334-2264

MR. WILLIAM R. VIOX  
CHAIRMAN  
MR. FRED BURCH  
VICE CHAIRMAN  
MRS. CAROL SMITH  
SECRETARY-TREASURER

MR. GERALD A. NEWTON  
DIRECTOR  
MR. D. T. WILSON  
ATTORNEY

July 5, 1989

Mr. Greg Staley  
Staley Construction  
5353 Limaburg Road  
Burlington, KY. 41005

RE: Conditions of approval for the request of Tom Runyon (owner/applicant) for a Zoning Map Amendment to allow 80-126 townhouse units on 10.87 acres along KY 237 and 9 single-family lots on 1.96 acres along Timber Lane. The request is to rezone the property from Recreation (R) to Suburban Residential Two/Planned Development (SR-2/PD). The site is located on the Meadowood Golf Course off Limaburg Road, Boone County, Kentucky.

Dear Mr. Staley:

The following represents the conditions being considered by the Zone Change Committee as additions to your submitted Concept Development Plan. The applicant, Tom Runyon, will need to sign this form if the conditions are acceptable.

We ask that this form be returned as soon as possible. The request is on the agenda to be acted upon by the Boone County Planning Commission at their Wednesday night meeting, which you should plan to attend.

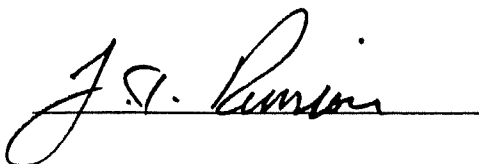
Conditions:

1. The applicant shall make a pedestrian connection between the Residential units and the Golf Course.
2. The applicant shall use the access road for pedestrian use and emergency vehicles only.

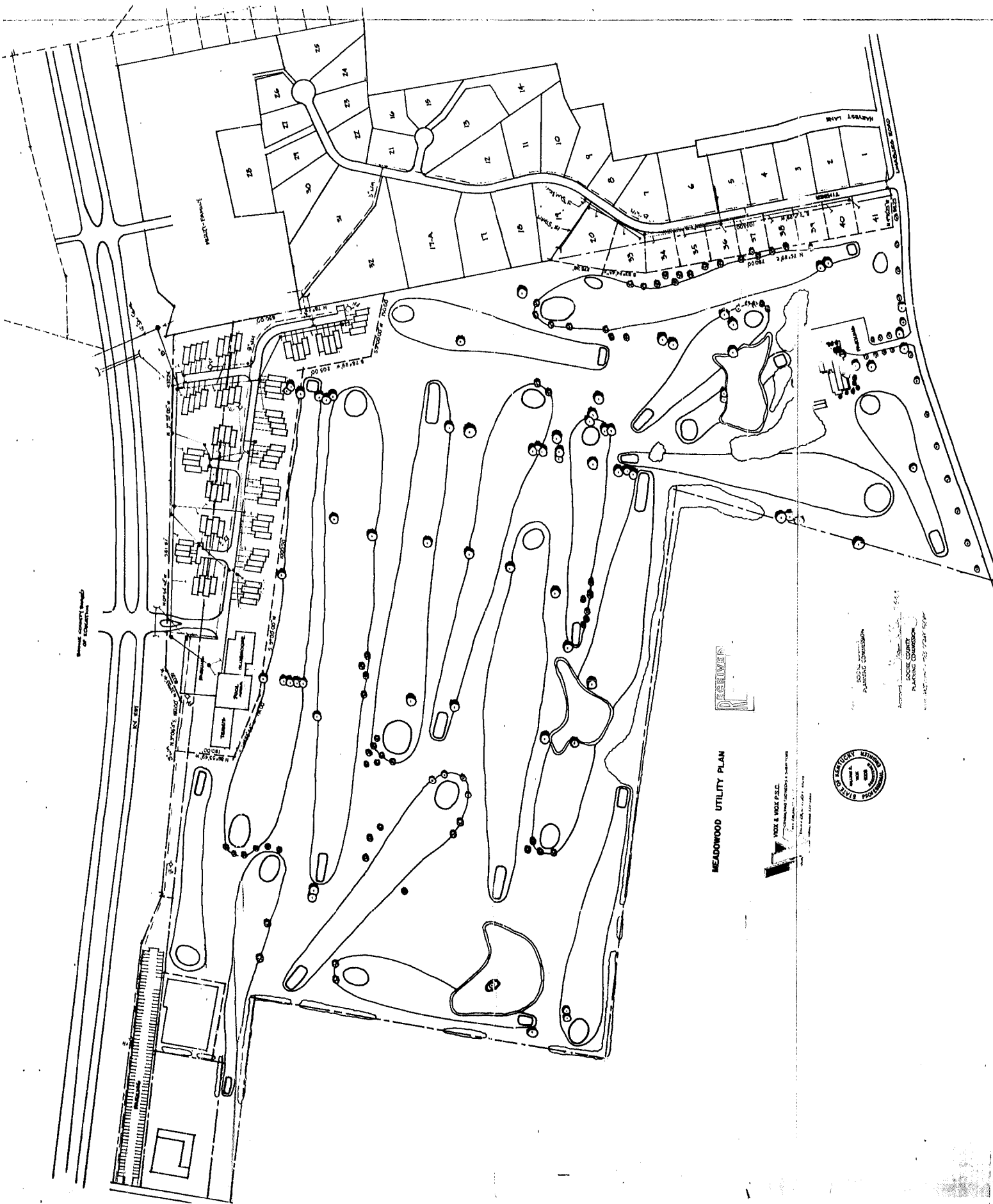
Sincerely,

J. Gregory Tulley,  
Plans Examiner

I, the applicant, agree to the above listed conditions for approval of the request of the Zone Change.



JGT:kat



LOCAL COUNTY BOARD OF SUPERVISORS

MEADOWOOD UTILITY PLAN

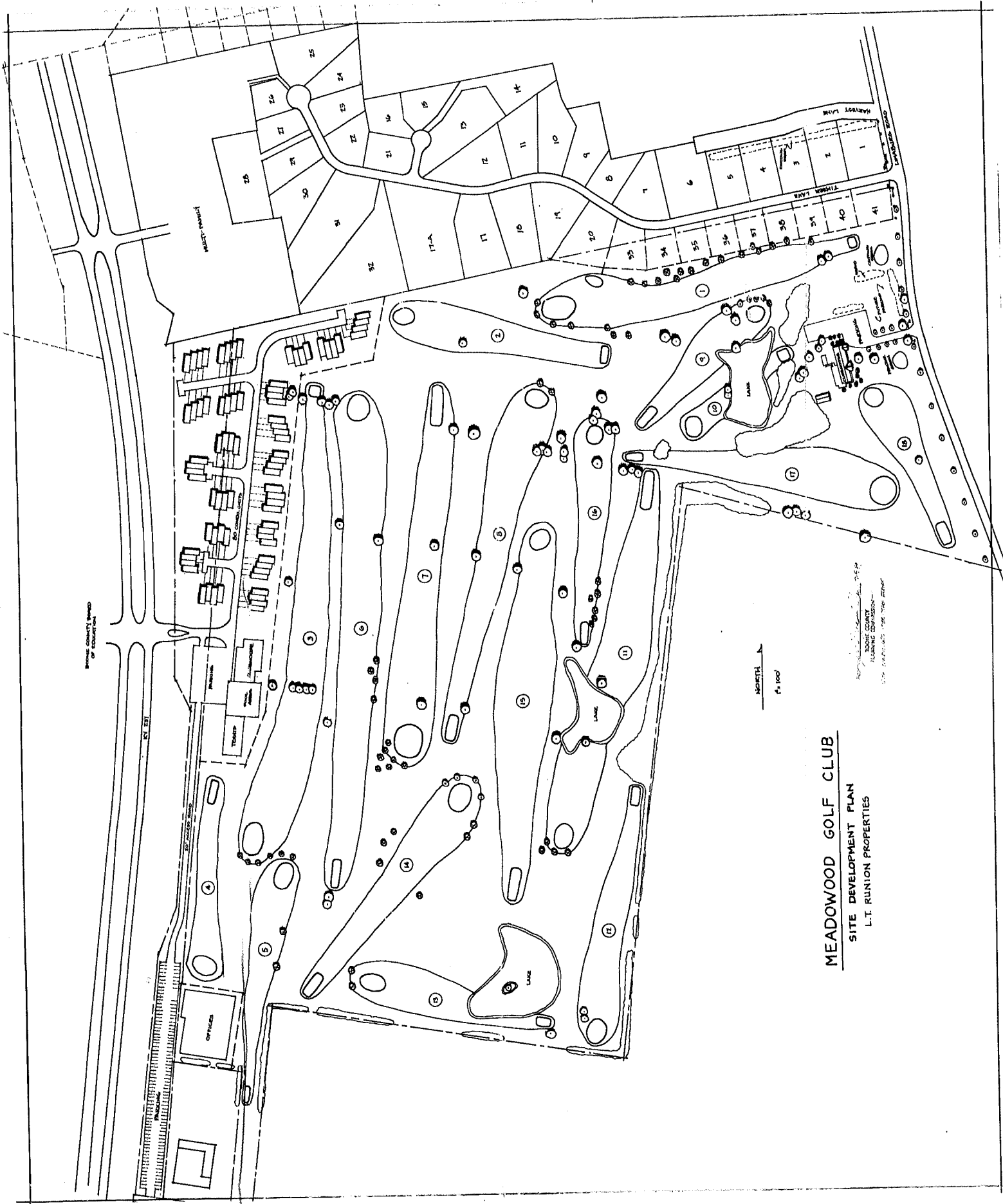


WOLFE & WOLF P.S.C.  
 ENGINEERING ARCHITECTURE & LANDSCAPE  
 1000 S. 10TH AVENUE, SUITE 100  
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 PHONE: 303.733.1111  
 FAX: 303.733.1112  
 WWW: WWW.WOLFEANDWOLF.COM



PLANNING COMMISSION

LOCAL COUNTY BOARD OF SUPERVISORS  
 PLANNING COMMISSION



**MEADOWOOD GOLF CLUB**  
 SITE DEVELOPMENT PLAN  
 L.T. RUNION PROPERTIES

NORTH  
 1" = 100'

DRAWN BY: [illegible] DATE: 10/1/68  
 APPROVED BY: [illegible] DATE: 10/1/68

ORDINANCE 920.185

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT FOR A ZONING MAP AMENDMENT TO THE BOONE COUNTY ZONING MAP, SUCH ZONING MAP AMENDMENT BEING A ZONE CHANGE FROM RECREATION (R) TO SUBURBAN RESIDENTIAL TWO/PLANNED DEVELOPMENT (SR-2/PD) FOR A 12.83 ACRE SITE GENERALLY LOCATED BETWEEN LIMABURG ROAD AND KY 237, BOONE COUNTY, KENTUCKY AS REQUESTED BY TOM RUNYON (APPLICANT). THIS ORDINANCE PASSED BY FISCAL COURT AUGUST 8, 1989. ALL EXHIBITS, APPENDAGES AND FISCAL COURT MINUTES ARE ON FILE IN THE OFFICE OF THE COUNTY JUDGE-EXECUTIVE AND MAY BE REVIEWED BETWEEN THE HOURS OF 8:00 A.M. AND 5:00 P.M., MONDAY THROUGH FRIDAY, ADMINISTRATION BUILDING, SECOND FLOOR, BURLINGTON, KY.

CAROLYN RUDICILL  
COURT CLERK

BRUCE FERGUSON  
JUDGE-EXECUTIVE