

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 RICHWOOD COUNTRY CLUB
- 2. Location of Development KY 338 RICHWOOD, BOONE CO., KY.
- 3. Total Acreage of Site 3.74 Ac. 11.27 Ac 83.22 Ac
- 4. Current Zoning SR-1 and A-2
- 5. Proposed Zoning (classification being requested) _____
SR-2/R/PD
- 6. Proposed Uses (please specify each use) _____

- 7. Name of Applicant(s) JAMES W. BERLING
- Phone Number(s) 331-9191 331-0506
- 8. Address of Applicant(s) 1671 PARK RD.

FT. WRIGHT KY. 41011
City State Zip

- 9. Name of Property Owner(s) G.M.G. a Ky. Partnership
- Phone Number(s) 441-7400 331-9191

- 10. Address of Property Owner(s) PO. BOX 308
- NEWPORT KY. 41072
City State Zip

- 11. Proposed Building Intensities (please specify) _____
- SEE ATTACHED CONCEPT PLAN

- 12. Are there any existing buildings on the site? NO

- 13. Deed Book _____ Page No. _____ Group No. _____

- 14. Have you had a pre-application meeting with BCPC staff? YES

- 15. Please check the following organizations/agencies which you have discussed the proposed development with in the last several months:

- Boone County Water and Sewer District
- Florence Water and Sewer Commission
- Union Light Heat and Power
- Cincinnati Bell
- Owen County Rural Electric
- Boone County Road Department
- Kentucky Transportation Cabinet
- City of Florence Public Works Department
- City of Walton Public Works Department
- Northern Kentucky Health District
- U.S. Soil Conservation Service
- Local School District
- Local Fire District
- Other: _____

- 16. Are you also applying for:
 Conditional Use Permit
 Dimensional Variance
- 17. Applicant's Signature: *[Signature]*
- 18. Property Owner's Signature: *[Signature]* (Pres. M.S.A.C.)
- 19. Have you submitted a Concept Development Plan? YES

SECTION B (To be completed by BCPC Staff)

- 1. Date Received _____
- 2. Fee Received _____
- 3. Check what has been submitted:
 Application _____ Fee _____ Legal Description
 Concept Development Plan _____ Addresses of Adjoining Property Owners
 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

APPLICATION FORM

**CHANGE IN CONCEPT DEVELOPMENT PLAN
OR
THE UTILIZATION OF AN UNDERLYING ZONE IN PLANNED DEVELOPMENT**
BOONE COUNTY PLANNING COMMISSION
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Check one:
 Change in Concept Dev. Plan
 Utilization of an Underlying Zone in Planned Development
2. Name of Development RICHWOOD COUNTRY CLUB
3. Location of Development KY. 338 RICHWOOD, BOONE CO., KY.
4. Total Acreage of Site ~~665 AC~~ 650 AC
5. Current Zoning SR-2/R/PD
6. Date of Zone Change or Approved Concept Development Plan (if applicable) _____
7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? (If so, indicate the name of the Study) _____
8. Proposed Uses (please specify each use) _____
GOLF COURSE
SINGLE FAMILY
MULTI-FAMILY
EQUESTRIAN CENTER
COMMERCIAL
9. Name of Applicant(s) JAMES W. BERLING
 Phone Number(s) 331-9191 331-0506
10. Address of Applicant(s) 1671 PARK RD.
FT. WRIGHT KY 41011
 City State Zip
11. Name of Property Owner(s) G.M.G. (a KY Partnership)
 Phone Number(s) 441-7400 331-9191 331-3160
12. Address of Property Owner(s) P.O. BOX 308
Newport KY 41072
 City State Zip
13. Proposed Building Intensities (please specify) _____
PROPOSED TOTAL OF 1507 DWELLING UNITS ON
665 ACRES
14. Are there any existing buildings on the site? YES
 How many? 2
15. Deed Book _____ Page No. _____ Group No. _____
16. Have you had a pre-application meeting with BCPC staff? YES

(COMPLETE OTHER SIDE OF APPLICATION)

APPLICATION FORM
CHANGE IN CONCEPT DEVELOPMENT PLAN
THE UTILIZATION OF AN UNDERLYING ZONE IN PLANNED DEVELOPMENT

17. Please check the following organizations/agencies which you have discussed the proposed development with in the last several months:

- Boone County Water and Sewer District
- Florence Water and Sewer Commission
- Union Light Heat and Power
- Cincinnati Bell
- Owen County Rural Electric
- Boone County Road Department
- Kentucky Transportation Cabinet
- City of Florence Public Works Department
- City of Walton Public Works Department
- Northern Kentucky Health District
- U.S. Soil Conservation Service
- Local School District
- Local Fire District
- Other: _____

18. Are you also applying for:

- NO Conditional Use Permit
- NO Dimensional Variance

19. Applicant's Signature(s): *James W. Bullock*

20. Property Owner's Signature(s): *James W. Bullock*

Pres. M.S.A.C. Corp.

21. Have you submitted a Concept Development Plan? YES

SECTION B (To be completed by BCPC Staff)

- 1. Date Received _____
- 2. Fee Received _____
- 3. Check what has been submitted:
 Application Fee Legal Description
 Concept Development Plan Addresses of Adjoining Property Owners
 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 REQUIRED
BCPC:7/11/88

REQUEST OF JAMES W. BERLING (APPLICANT) FOR G.M.G. CORPORATION (OWNER) FOR A ZONING MAP AMENDMENT FOR THREE PARCELS AND A CHANGE IN CONCEPT DEVELOPMENT PLAN FOR A \pm 650 ACRE SITE.

JUNE 28, 1989

REQUEST

This is a Zoning Map Amendment request and a change in a previously approved Concept Development Plan by James W. Berling (applicant) for G.M.G. Corporation (owner). The Zoning Map Amendment request is for a change from the present zoning district of Suburban Residential One (SR-1) and Agricultural Estate (A-2) to Suburban Residential Two/Recreation/Planned Development (SR-2/R/PD) to allow a residential/commercial/golf course community. The three parcels to be rezoned are 3.74 acres, 11.27 acres and 83.22 acres in size (see attached drawing). The current zoning of the remaining acreage is Suburban Residential Two/Recreation/Planned Development (SR-2/R/PD). The applicant is also seeking approval of a Concept Development Plan for the entire 650 acre site. The site is located north of Richwood Road (KY 338), south of Frogtown Road and west of Heritage Trails Subdivision, Boone County, Kentucky.

HISTORY OF SITE

On January 21, 1987, the Boone County Planning Commission approved a zone change for the \pm 550 acre tract with a series of conditions and an attached Concept Development Plan (see attached list of conditions and reduced copy of approved plan). On March 17, 1987, the Boone County Fiscal Court officially approved the same application. On May 12, 1989, the Boone County Planning Commission Staff approved a Grading Plan to commence grading on the golf course portion of the entire tract. Grading work for the golf course is currently underway.

SURROUNDING LAND USES AND ZONING

The surrounding land uses of the \pm 650 acre site consist of single-family residential to the north (includes Cedarwood Village Subdivision), agricultural and single-family residential to the south, agricultural and residential to the east (Heritage Trails Subdivision and Richwood Villa Mobile Home Park) and agricultural to the west. The existing zoning near the site includes Rural Suburban (RS) and Suburban Residential One (SR-1) to the north, Agricultural Estate (A-2) and Commercial Services (C-3) to the south, Suburban Residential One (SR-1) to the east and Agricultural Estate (A-2) to the west.

NATURAL FEATURES OF THE SITE

Generally, the \pm 650 acre site slopes towards Richwood Road and Frogtown Road. The high point of the property is located in the middle of the site. A portion of Mud Lick Creek exists towards the western portion of the property and there are several small streams and farm ponds on the site. According to the Staff's research at least one cemetery exists on the site. The Boone County Historic Preservation Review Board has stated that there may be at least one additional cemetery on the site. The \pm 650 acre parcel is partially rolling pasture land and in some areas is heavily wooded. Soil types of the site include Eden Silty Clay Loam (EdD2), Faywood Silty Clay (FdD3), Jessup Silt Loam (JeD), Lindside

=====

Silt Loam (LN), Nicholson Silt Loam (NIB & NIC), and Rossmoyne Silt Load (RsB & RsC). Some of the above soil types have limitations, which may affect building locations. The limitations soil types are usually found in large drainage areas or sloped areas. There is presently one cemetery and perhaps a second cemetery located on the \pm 650 acre tract.

RELATIONSHIP TO COMPREHENSIVE PLAN

The proposed Zoning Map Amendment request and change in Concept Development Plan must be evaluated in accordance with the 1986 Boone County Comprehensive Plan. The area is referred to in a number of ways:

1986 Future Land Use Map

- Rural Lands
- Low Density Residential
- Medium density Residential

1986 Boone County Comprehensive Plan

Page G-1 refers to two basic objectives under the Housing Element.

"A broad range of housing opportunities (e.g. size, type,) shall be provided at locations which meet the needs and desires of household types."

"Residential development plans shall insure the continuity of the interior street system with the system already built or planned in the neighboring areas, as well as provide for the coordination of this local system with the major transportation network."

Page G-3 discusses the mixture of commercial and non-commercial uses.

"The mixing of commercial and non-commercial uses shall occur only in planned developments and replanned older areas where consideration can be given to minimizing harmful environmental influences."

Page G-4 states the need for planned public facilities for any future development.

"Individual sewer, water, school, and fire jurisdictions shall be integrated and coordinated on the basis of county-wide cohesive service areas and networks."

Page G-5 stresses the importance of centralized recreational facilities.

"Recreation areas should be centrally located in their service areas and easily and safely accessible to the age groups they are designed to serve."

=====
Page G-5 emphasizes the need to utilize existing transportation systems and make modifications as future development offers.

"Existing transportation networks shall be utilized to their design capacity. New transportation networks shall be designed and constructed so as to direct future development consistent with the land use plan."

Page PF-23 refers to the impact of future residential development on the Boone County School system.

"An overview of the future educational needs is concentrated on the central portion of the county where the greatest population growth is occurring. At present, with the recent addition to Boone County High, there is sufficient high school classroom space in the county. As the center of the county becomes more densely populated, more classroom space in the form of new school or expansion on existing buildings will be necessary in that area."

Page R-12 describes semi-public and private recreation facilities in the County.

"Boone County has a number of semi-public and private recreation facilities which currently meet a large percentage of the county's need. The standards previously discussed do not account for privately operated recreation. Therefore, while the semi-public and private recreation facilities provide services to the county, they do not reduce the county's overall need for additional park land. Nevertheless, the semi-public properties total \pm 526 acres and provide fishing areas, horseback riding, ball fields, golf courses, picnic areas, natural trails, camping, play grounds, and boating areas with docks."

Page L-16 discusses future development in the New Haven School area.

"Development in this area will occur along U.S. 42, KY 338, and Hicks Pike. This is also an area of prime agricultural land. Development within the area just described should be in subdivision form. The rate of growth in this area is largely dependent on the Richwood Interchange and the impact the Mt. Zion Interchange will have on Union. It is important that new residential development occur well off the major thoroughfare. Otherwise, growth potential in the area will be severely minimized. The residential development will add to the already crowded New Haven Elementary and will necessitate expansion of the facility."

Page L-21 and Page L-22 concludes in stating that the area west of the Richwood Interchange be developed for residential and commercial purposes.

"The Richwood area will be developed primarily as both industrial and highway related commercial, with medium and low density

residential occurring along Richwood Road and Chambers Lane. Commercial interchange development currently exists at the I-75/Richwood exit and will likely continue in this area. Land west of the interstate will continue to infill with residential subdivisions. The small mobile home park on Frontage Road should not be significantly enlarged."

The Boone County Open Space Master Plan suggest that recreational uses be proposed in large residential developments or areas where significant business activity occurs.

In summary, the 1986 Boone County Comprehensive Plan recommends the need for additional recreation use in the County - whether it be public or private - and that the area be developed for low to medium residential use.

Concept Development Plan (1987 & 1989)

The approved Concept Development Plan (dated January 21, 1987) showed a mixture of residential recreational and commercial uses. The following table indicates a breakdown of the three uses.

<u>Residential</u>	<u>Number of Units</u>
Townhomes	375
Condominiums	756
Single-Family homes	364
TOTAL	<hr/> 1,495

Approximately 15,000 square foot lots.

TOTAL ACRES	550
Dwelling Units Per Acre	2.72

<u>Commercial</u>	<u>Square Footage</u>
- Neighborhood type commercial	approximately 45,000 square feet

<u>Recreation</u>	<u>Yardage</u>	<u>Par</u>
One 18 hole golf course	6812	72
One 9 hole golf course	3347	36
- clubhouse, driving range, equestrian center, pools, tennis courts.		

=====

The submitted Concept Development Plan (dated June 28, 1989) indicates a maximum of 1,507 residential units with approximately 554 single-family detached residential lots and 953 single-family attached residential units. The type of residential lots and/or units are described in the booklet the applicant submitted to the Boone County Planning Commission. Below is a summary of the individuals on the ± 650 acre tract and a list of uses.

<u>Parcel Number</u>	<u>Use</u>	<u>Density</u>	<u>Max. Total Units</u>	<u>Acreage</u>
1	Golf Course Clubhouse	N/A	N/A	9.6
2	S.F. Attached S.F. Detached Multi-family	18 d.u./ac	482	26.8
(Alternate)				
2A	Specialty Commercial (retail, office, lodging & restaurant)	F.A.R.=.50 143,750 s.f.	N/A	6.6
3	S.F. Attached S.F. Detached	12 d.u./ac	243	20.3
4	S.F. Attached S.F. Detached	12 d.u./ac	250	20.9
5	S.F. Attached S.F. Detached	8 d.u./ac	64	8.1
6	S.F. Attached S.F. Detached	8 d.u./ac	180	22.5
7	S.F. Attached S.F. Detached	8 d.u./ac	304	38.0
(Alternate)				
7A	Possible Active Recreation	N/A	N/A	2.0
8	S.F. Attached S.F. Detached	8 d.u./ac	90	11.3
9	S.F. Attached S.F. Detached	8 d.u./ac	156	19.6
(Alternate)				
9A	Golf Course Maintenance	N/A	N/A	2.4

=====

10	S.F. Attached S.F. Detached	8 d.u./ac	171	21.4
(Alternate) 10A	Golf Course Maintenance	N/A	N/A	3.4
11	S.F. Attached S.F. Detached	6 d.u./ac	187	31.2
(Alternate) 11A	Equestrian Facility	N/A	N/A	21.1
12	S.F. Attached S.F. Detached	6 d.u./ac	61	10.3
13	S.F. Attached S.F. Detached	6 d.u./ac	114	19.0
14	S.F. Attached S.F. Detached	6 d.u./ac	240	40.1
15	S.F. Detached	4.5 d.u./ac	108	24.2
16	S.F. Detached	3.5 d.u./ac	151	43.2
17	S.F. Detached	3.5 d.u./ac	14	4.2
18	S.F. Detached	2.5 d.u./ac	144	57.8
19	Resort Hotel Commercial - related to hotel	F.A.R.=.50 533,600 s.f.	N/A	24.5
(Alternate) 19A	Commercial (shopping center, convenience, restaurant, filling station, office & related uses)	F.A.R.=.45 119,500 s.f.	N/A	6.1
(Alternate) 19B	S.F. Attached S.F. Detached	6 d.u./ac	147	24.5

=====

20	Commercial (shopping center, convenience, restaurant, filling station, office)	F.A.R.=.45 278,300 s.f.	N/A	14.2
(Alternate)				
20A	S.F. Detached	6 d.u./ac	85	14.2
21	Commercial (convenience, restaurant, office)	F.A.R.=.45 35,300 s.f.	N/A	1.8
(Alternate)				
21A	S.F. Attached S.F. Detached	12 d.u./ac	21	1.8
22	Open Space Maintenance Facilities Recreational Facilities Equestria Center	F.A.R.=.40 76,600 s.f.	N/A	4.4
(Alternate)				
22A	S.F. Detached	6 d.u./ac	26	4.4

In addition, the applicant has submitted a special design for the primary road for the for the development and has eliminated the 9 hole golf course. The details for the proposed primary road are indicated in the submitted booklet.

The Concept Development Plan shows a roadway to be constructed connecting Frogtown Road to Richwood Road. The roadway will intersect Richwood Road approximately .9 of a mile from the Richwood Intersection on I-75. At the intersection with Frogtown, the road will be aligned with Cedarwood Drive.

At present it is unclear if the roadways are to be public or private streets. The main roadway is to be designed for limited access, having two 12 foot through lanes. In places along its length, a landscaped median will divide the roadway. Turning lanes will be provided at major intersections and at the entrances.

The main roadway will not have curb and gutters, but will be designed with a wide gravel shoulder. The design of the interior streets has not been finalized at this time. The applicant has however agreed to make connections to adjoining property when the individual sections develop.

Utilities to the site will involve the connection into two (2) existing 8" water lines on Frogtown Road and Richwood Road. A water storage tank exists northwest of the site or just across Frogtown Road. Sanitary sewer plans involve the

=====
eventual construction of a sanitary sewer line along Richwood Road. Amenities such as landscaping buffer areas and lakes have been incorporated into the design of this Concept Development Plan. As part of this request, the applicant has committed to certain design standards, which include building height, setbacks, minimum lot size, streets parking, community open space, landscaping and fencing, storm drainage, lighting and signage. These design standards are outlined in the booklet submitted by the applicant.

The project is planned to be a phased development. The initial phase will include the golf course and extension of the main collector road and utilities to the clubhouse. The first phases of residential development are anticipated to occur along the main collector road south of the clubhouse. Extension of the main collector road and utilities to Frogtown Road would occur in later phases. It is impossible to establish specific phases at this time, however, development will generally progress from the south to the north. The golf course is planned to be open for play the fall of 1990 or spring of 1991.

STAFF CONCERNS

1. Road Improvements

The Staff believes that the Richwood Road and Frogtown Road will need to be improved due to the size of this development. Widening of the roadways to provide for adequate turning lanes should be required as the site is developed. The Staff is concerned that the widening of Richwood Road should not be along the north side of the roadway. The existing tree stand and creek bordering the existing roadway should not be encroached upon.

The Staff is also concerned with the poor sight distance along Frogtown Road where the entrance will be located. Aligning the roadway with Cedarwood Drive should be required, although this will mean improving Frogtown Road. The Staff has had discussions with the applicant to provide for a pathway system to be integrated throughout the site. This network would link the various sections of the development and provide a safe access for pedestrian and bicycle use.

Although the Concept Development Plan is not detailed, the Staff believes that the design of the roadways as discussed should be binding. Specifically, the applicant should have to provide access connections to adjoining properties. The final design of the main the Staff is concerned that the internal streets are properly classified and designed during subsequent stages of review.

Finally, the Staff wants to insure that the bridge on Richwood Road, between the site and I-75 is replaced. The Staff has discussed the replacement of the bridge with the applicant, and in conjunction with the Kentucky Department of Highways (KDOT).

=====

2. Preservation of Existing Vegetation along Richwood Road and Cemetery

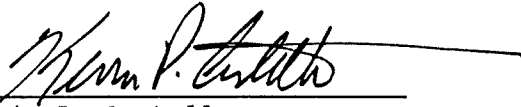
An effort should be made on behalf of the applicant to preserve the existing tree standard creek located along Richwood Road to protect the neighboring uses. At least one cemetery exists on the site.

3. Phasing of Project - In order to minimize the community impact of this large project, the Boone County Planning Commission should evaluate the applicant's time schedule for development. The proper phasing of the project will help insure that the necessary public road improvements are made to Frogtown Road and Richwood Road. It will also help assure that the public sanitary sewer and water improvements are made to serve the site and community as well.

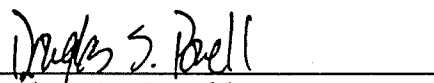
4. Utilities - In the submitted written information, the applicant has failed to discuss the availability of public water and sanitary sewer service to adequately serve the site.

CONCLUSION

This request should be evaluated in terms of meeting the goals and objectives of Article 15, Planned Development and the 1986 Boone County Comprehensive Plan. The Planning Commission should also re-examine the submitted plan in relation to the previously approved plan. Does the June 28, 1989 Concept Development Plan better address the community land use impacts than the previous plan? Both requests should be judged in light of the criteria for granting a zone change and whether the proposal meets the objectives of Planned Development. The Concept Development Plan demonstrates a commitment to properly plan a major residential, commercial and golf course community next to an interstate interchange. The nature and type of development in this request is seen as implementing the 1986 Boone County Comprehensive Plan. If the Boone County Planning Commission and the Boone County Fiscal Court should approve this zone change request, the Future Land Use map would not need to be changed.



Kevin P. Costello,
Asst. Director/Sr. Planner

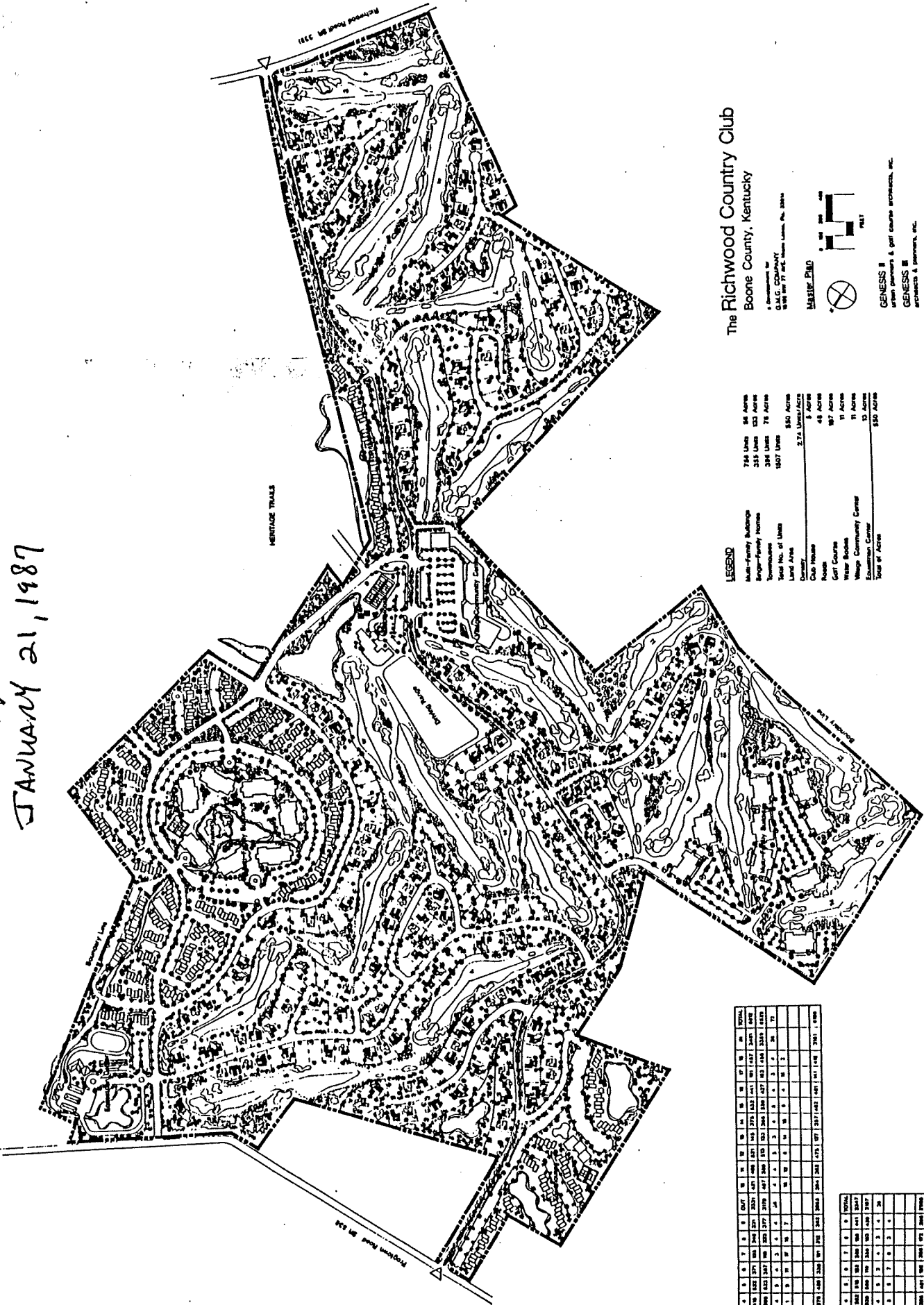


Douglas S. Powell,
Transportation Planner

KPC/DSP:kat

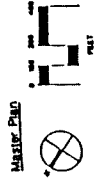
**RICHWOOD COUNTRY CLUB
CONCEPT DEVELOPMENT PLAN
(APPROVED)**

JANUARY 21, 1987



**The Richwood Country Club
Boone County, Kentucky**

A Development for
Boone County, KY
Site Plan No. 77, Boone County, No. 20816



GENESIS II
urban planners & golf course architects, inc.
GENESIS III
architects & planners, inc.
November 17, 1986

LEGEND

Multi-Family Buildings	744 Units	84 Acres
Single-Family Homes	315 Units	433 Acres
Tomatoes	384 Units	78 Acres
Total No. of Units	1443 Units	595 Acres
Land Area	2,711 Units	4,000 Acres
Club House	48 Acres	
Homes	97 Acres	
Golf Course	11 Acres	
Water Bodies	11 Acres	
Wedge Community Center	33 Acres	
Executive Center	33 Acres	
Total of Acres		650 Acres

The Card

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	
100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

APPLICATION FORM

**CHANGE IN CONCEPT DEVELOPMENT PLAN
OR
THE UTILIZATION OF AN UNDERLYING ZONE IN PLANNED DEVELOPMENT**
BOONE COUNTY PLANNING COMMISSION
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Check one:
 Change in Concept Dev. Plan
 Utilization of an Underlying Zone in Planned Development
2. Name of Development RICHWOOD COUNTRY CLUB
3. Location of Development KY. 338, RICHWOOD, BOONE CO., KY.
4. Total Acreage of Site ~~665 AC~~ 650 AC
5. Current Zoning SR-2/R/PD
6. Date of Zone Change or Approved Concept Development Plan (if applicable) _____
7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? (If so, indicate the name of the Study) _____
8. Proposed Uses (please specify each use) _____
GOLF COURSE
SINGLE FAMILY
MULTI-FAMILY
EQUESTRIAN CENTER
COMMERCIAL
9. Name of Applicant(s) JAMES W. BERLING
 Phone Number(s) 331-9191 331-0506
10. Address of Applicant(s) 1671 PARK RD.
FT. WRIGHT KY 41011
 City State Zip
11. Name of Property Owner(s) G.M.G. (a KY. Partnership)
 Phone Number(s) 441-7400 331-9191 331-3160
12. Address of Property Owner(s) P.O. BOX 308
Newport KY 41072
 City State Zip
13. Proposed Building Intensities (please specify) _____
PROPOSED TOTAL OF 1507 DWELLING UNITS ON
665 ACRES
14. Are there any existing buildings on the site? YES
 How many? 2
15. Deed Book _____ Page No. _____ Group No. _____
16. Have you had a pre-application meeting with BCPC staff? YES

(COMPLETE OTHER SIDE OF APPLICATION)

17. Please check the following organizations/agencies which you have discussed the proposed development with in the last several months:

- Boone County Water and Sewer District
- Florence Water and Sewer Commission
- Union Light Heat and Power
- Cincinnati Bell
- Owen County Rural Electric
- Boone County Road Department
- Kentucky Transportation Cabinet
- City of Florence Public Works Department
- City of Walton Public Works Department
- Northern Kentucky Health District
- U.S. Soil Conservation Service
- Local School District
- Local Fire District
- Other: _____

18. Are you also applying for:

- NO Conditional Use Permit
- NO Dimensional Variance

19. Applicant's Signature(s): *J. M. B. B.*

20. Property Owner's Signature(s): *J. M. B. B.*

Pres. M.S.A.C. Corp.

21. Have you submitted a Concept Development Plan? YES

SECTION B (To be completed by BCPC Staff)

1. Date Received _____
2. Fee Received _____
3. Check what has been submitted:

_____ Application	_____ Fee	_____ Legal Description
_____ Concept Development Plan	_____ Addresses of Adjoining Property Owners	
- _____ 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 REQUIRED
 BCPC:7/11/88

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 RICHWOOD COUNTRY CLUB
- 2. Location of Development KY 338 RICHWOOD, BOONE CO., KY.
- 3. Total Acreage of Site 3.74 Ac, 11.27 Ac 83.22 Ac
- 4. Current Zoning SR-1 and A-2
- 5. Proposed Zoning (classification being requested) SR-2/R/PD
- 6. Proposed Uses (please specify each use) _____

- 7. Name of Applicant(s) JAMES W. BERLING
- Phone Number(s) 331-9191 331-0506
- 8. Address of Applicant(s) 1671 PARK RD.
- FT. WRIGHT KY. 41011
- City State Zip

- 9. Name of Property Owner(s) G.M.G. a Ky. Partnership
- Phone Number(s) 441-7400 331-9191
- 10. Address of Property Owner(s) PO. BOX 308
- NEWPORT KY. 41072
- City State Zip

- 11. Proposed Building Intensities (please specify) _____
- SEE ATTACHED CONCEPT PLAN

- 12. Are there any existing buildings on the site? NO
- How many? _____
- 13. Deed Book _____ Page No. _____ Group No. _____
- 14. Have you had a pre-application meeting with BCPC staff? YES
- 15. Please check the following organizations/agencies which you have discussed the proposed development with in the last several months:

- Boone County Water and Sewer District
- Florence Water and Sewer Commission
- Union Light Heat and Power
- Cincinnati Bell
- Owen County Rural Electric
- Boone County Road Department
- Kentucky Transportation Cabinet
- City of Florence Public Works Department
- City of Walton Public Works Department
- Northern Kentucky Health District
- U.S. Soil Conservation Service
- Local School District
- 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: _____

18. Property Owner's Signature: _____

19. Have you submitted a Concept Development Plan? _____

James M. A. C.
James M. A. C. (Pres. M.S.A.C.)
YES

SECTION B (To be completed by BCPC Staff)

1. Date Received _____
2. Fee Received _____
3. Check what has been submitted:

<input type="checkbox"/> Application	<input type="checkbox"/> Fee	<input type="checkbox"/> Legal Description
<input type="checkbox"/> Concept Development Plan		<input type="checkbox"/> Addresses of Adjoining Property Owners
4. Is application complete? _____ Yes _____ No
5. Staff Reviewer _____
6. Committee Chairman _____
7. Scheduled Public Hearing Date _____
8. Boone County Planning Commission Action:

<input type="checkbox"/> Approval
<input type="checkbox"/> Approval With Conditions
<input type="checkbox"/> Disapproval
9. Other: _____

**** FIVE (5) COPIES ARE REQUIRED**

BCPC:7/11/88

EXHIBIT "B"

COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: William Viox, Chairman

DATE: January 21, 1987

RE: Request of James W. Berling (owner by option) for a Zoning Map Amendment on a 550 acre site located north of Richwood Road, south of Frogtown Road and west of I-75, Boone County, Kentucky. The site is currently zoned Rural Suburban (RS), Agricultural Estate (A-2) and Suburban Residential (SR-1). The request is to rezone the property Suburban Residential Two/Recreation/Planned Development (SR-2/R/PD).

REMARKS:

We, the Committee, recommend approval based upon the following findings of fact and subject to the conditions below.

FINDINGS OF FACT

- 1) The proposed zone (SR-2/R/PD) is generally consistent with the 1980 Comprehensive Plan and the 1986 Comprehensive Plan. Both plans describe the need to provide medium density residential and recreational land uses in this area. Reference to both plans are made in the Staff Report.
- 2) The submitted Concept Development Plan demonstrates an innovative design to create a distinct residential community and provide a variety of recreational services in a planned development. Proper staging of this development and full implementation of the Concept Development Plan will make this project unique to Boone County.

CONDITIONS

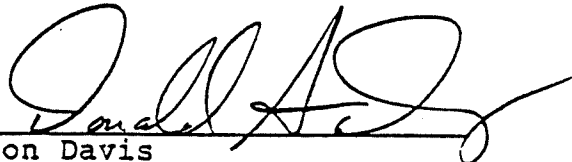
- 1) The applicant shall be required to build the golf course portion of the development and clubhouse in the initial phase of development. At the same time, the major road (extending from Frogtown Road to Richwood Road) shall be constructed along with water and sanitary sewer services leading to the clubhouse.
- 2) The applicant shall be required to work with State officials in order to make minor road improvements such as bridge reconstruction near the Richwood Road entrance and widening or straightening Richwood Road (KY 338) from the proposed

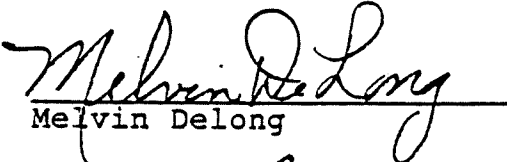
site leading to I-75. The existing tree line and creek along Richwood Road should remain as much as possible in its natural state to serve as a natural screen.

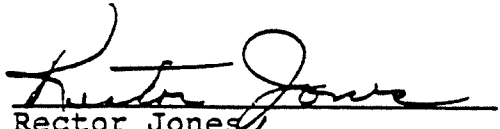
- 3) The applicant shall be required to minimize the number of driveways from the residential portion of the site which would have direct access on the major road or boulevard.
- 4) The applicant shall consider the alternative, if appropriate of direct joint access to properties located west of the site. This joint access can be evaluated when various phases are submitted at a later date for Planning Commission action.
- 5) The applicant shall provide amenities such as but not limited to a pool, tennis courts, and other recreational facilities in each residential cluster as indicated on the Concept Development Plan.
- 6) The applicant shall provide a variety of recreational features for all ages in the residential portion of the planned development. These features may consist of, but are not to be limited to, open space, tot lots, and pools.
- 7) The applicant shall be required to have a comprehensive pathway or sidewalk system, which will link the various sections of the planned development together. The system shall be designed to insure pedestrian safety and access to the commercial and recreational facilities. Pedestrian street crossing for the golf course shall also be designed to assure safe access. The overall system may also be used for biking purposes. A separate horse riding trail system shall be provided. Proper signage for the two systems shall be required for safety reasons.
- 8) The applicant shall be required to establish its own architectural and design standards in order to insure compatibility among the various types of residential units and the commercial and recreational uses. These standards shall be enforced by the developer if property within the 550 acre site is subdivided and developed by other owners. The architectural and design standards can be in the form of protective covenants and/or deed restrictions.
- 9) The applicant shall be required to submit a copy of the Homeowners Association document or agreement when each section is submitted for Improvement Plan approval.
- 10) Finally, this development is tied to a Concept Development Plan and a narrative as provided by the applicant. Any change or deviation from this will require a review by the appropriate Committee of the Boone County Planning Commission. If a change is deemed major, then a new public hearing and application will be required for a change in

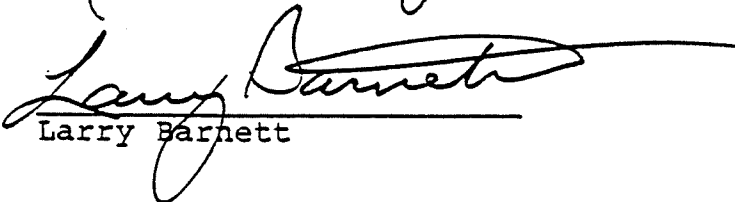
Concept Development Plan. If a change is interpreted to be minor, then the applicant will either submit a site plan or a subdivision plan.

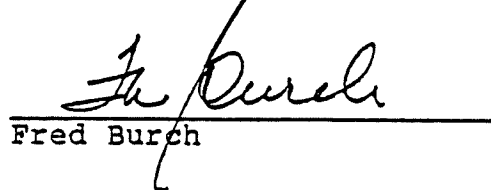

William Viox, Chairman


Don Davis

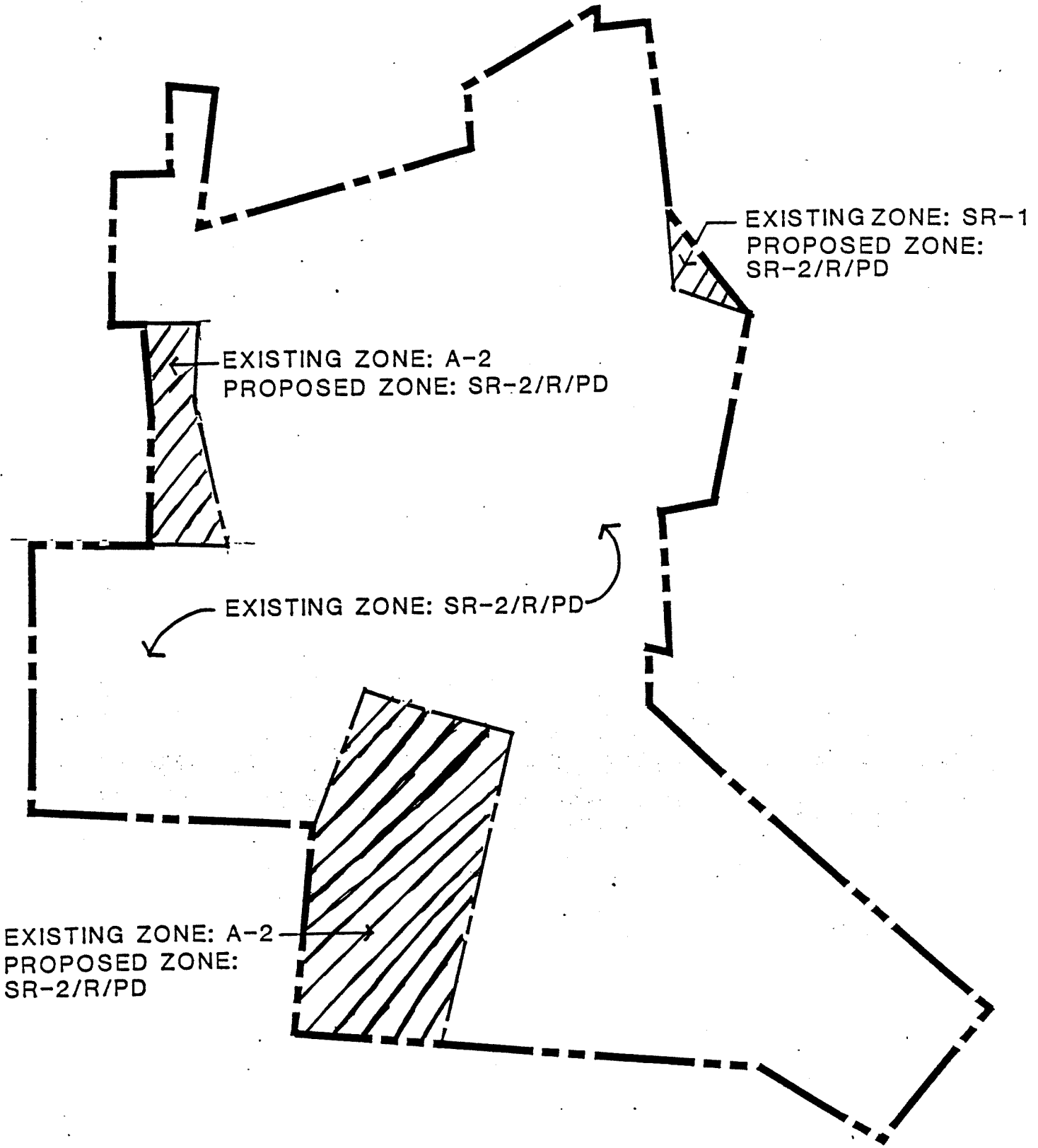

Melvin Delong


Rector Jones


Larry Barnett


Fred Burch

JUNE 28, 1989
AREA TO BE REZONED
RICHWOOD COUNTRY CLUB



SITE ZONING

EXHIBIT "A"

BOONE COUNTY PLANNING COMMISSION

Public Hearing

June 28, 1989

7:00 P.M.

Mr. Larry Barnett called the meeting to order at 7:05 P.M. and introduced the item on the agenda:

1. Applicant: James W. Berling for G.M.G. Corporation (owner)
Request: Zoning Map Amendment and
Change in Concept Development Plan

The request of James W. Berling for G.M.G. Corporation (owner) for a Zoning Map Amendment on three parcels (3.74 acres, 11.27 acres, and 83.22 acres) and a Change in Concept Development Plan for the entire 650-acre site located north of Richwood Road and south of Frogtown Road, Boone County, Kentucky. The Zoning Map Amendment request is to rezone the three parcels from Suburban Residential One (SR-1) and Agricultural Estate (A-2) to Suburban Residential Two/Recreation/Planned Development (SR-2/R/PD). The site is known as The Richwood Country Club.

Mr. Kevin Costello, Assistant Director, presented the Staff Report which included a slide presentation (see Staff Report).

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

Mr. Jim Berling introduced Mr. David Jensen, their land planner.

Mr. Jensen stated that he is from Denver, Colorado where he has a land planning and architectural company. He has been involved in parts of seventy golf course developments over the last 22 years. These are championship golf courses that are public, semi-public, or private. He stated that Gene Bates is a golf course architect who has worked with Jack Nicklaus. Mr. Jensen stated that his architects and Gene Bates' architects have visited the site and will make efforts to keep the trees. He added that Jim Berling is one of the owners of G.M.G. Partners, as is William Zalla, William Scheben, Nicholas Zimmerman, and Wayne Carlisle.

Mr. Jensen stated that this request is for a revision to an approved Concept Development Plan involving a change in location. He stated that the golf course will be 18 holes, instead of 27. There will be a golf course planned community, which will have the same mixture of land uses as reviewed in January, 1987, and similar access. There has been an increase in commercial use. The buffers are maintained along Richwood Road and the traffic pattern has not changed. They have dropped nine holes from the golf course and have

added additional acreage. There will be 1,507 units. He advised that the booklet entitled, "Richwood Country Club" is a summary and the last half will summarize his presentation.

Using a slide presentation, Mr. Jensen reviewed the locations of proposed uses on the site, noting areas that will have either townhouse, attached, or detached units. He stated that they are increasing their single-family area. He indicated the location of proposed multi-family use. The site has a high spot which they have relocated so that it is central on the property. Mr. Jensen reviewed slides including a diagram of the concept, the Elevations and Drainages, and a slide showing slopes and drainages. They want roads that go up on the ridges and stay on the high areas, with the golf course in the drainage areas. This involves less cut and fill which helps preserve the trees and the wildlife. He presented a slide of the soils, indicating that the better soils are on the ridges. He presented a slide of the existing conditions on the site. A slide entitled, "Opportunities and Constraints" showed areas where they do not want development. He stated that the Concept Plan is a result of the economics and engineering. Using an Illustrative Plan Mr. Jensen indicated their feeling of the layout at this time. He indicated the location of the access road and stated that the golf course will be along the road. The clubhouse will sit up on the high area. He indicated where the holes will be on the site in relation to the drainage areas. This will be an overall community which will have common signage and landscaping. Each of the sub-neighborhoods can have its own identity. The original density showed 2.7 units per acre, and the density is now 2.3 units per acre. Boulevard Road is in the first phase. Mr. Jensen stated that they have a greater need for neighborhood commercial use at this time and have provided for a maximum six-acre neighborhood commercial parcel, which will never be any larger. He indicated another parcel of neighborhood commercial use with three possible uses behind it -- townhouses, single-family detached units, and lodging units tied to the golf course for people wanting to spend a weekend. There could be a minimum 100-foot buffer from the existing single-family detached homes as a transition area.

Mr. Jensen stated that if the revisions to the Concept Plan are approved, then they will come back with the detailed design of the parcels on a phased basis. They do not see the parcels being developed for a number of years. He noted the locations of proposed single-family detached areas and noted that there is the opportunity to use attached single-family houses in some of the parcels. The decision would depend on the market. They may do an equestrian center with the adjacent parcel developed either as part of the equestrian center or attached or detached units. There would be a convenient shopping area. There will be trails and pathways through the development that will lead to the shopping area. There will be an area less than two acres of local commercial use on the golf course.

Mr. Jensen presented slides of the entryways of some of the other projects they have worked on in the past. He reviewed the titles of the chapters in the booklets that would be distributed to the commissioners following his presentation. He advised that the last half reviews in detail what he has discussed. Also indicated in the booklet is their response to the conditions imposed previously. There is also a summary of the development team in the booklet.

Mr. Jensen advised that the project phasing will be up to ten years, beginning on the south side up to the club building. Islands are proposed in the boulevard which are intended to be private and maintained by the Homeowners' Association. It will be a private golf course with specialty designed golf cart crossings. The buffer on Richwood Road will be maintained. Driveways will not be allowed to be attached to the major boulevard.

Mr. Jensen stated that the owners have the strength and ability to carry on the project. The building of homes will be by the partners or selected builders to maintain the overall quality and character of the community. The management of the overall development will be done by the G.M.G. Partners.

Mr. Jensen stated that they have received input from Commissioner Davis that a Fire Department site be provided if requested. Also, on Parcel #20 there is an old cemetery, which is not indicated in the booklet. It is Harrison Booth Cemetery. The cemetery will be restored and maintained by the Homeowners' Association.

Mr. Jensen's associates distributed to the Commissioners two booklets, which are a part of their presentation and request: 1) Richwood Country Club, Boone County, Kentucky - G.M.G. a Kentucky General Partnership; and 2) Profiles of G.M.G. Partners.

Mr. Barnett asked if there was anyone else present who wished to speak in favor of the request. There being no response, he asked if there was anyone present in opposition or having questions.

Judy Hahn of Richwood Road asked if the booklets were a matter of public record and if they could have a copy.

Mr. Newton advised that the booklets would be available in the Staff Office for review. If they wish to purchase copies, they should contact the applicant.

Mr. Scott Schiff, 11231 Paddock, questioned the type of 100-foot buffer that would be between the townhouses or the resort.

Mr. Jensen advised that it would be a minimum of 100 feet with a combination of earth mounding, plantings, and other alternatives. This will be decided later.

Mr. Charles Horner noted that he is concerned about the traffic flow. He stated that there is a severe curve in Richwood Road about 150 yards east of this project.

Mr. Jensen advised that there were two conditions imposed. First that where the road crosses there is a culvert and the road would be widened at this location. Also, they would widen and straighten the curve.

Mr. John Hart, Becker Lane, questioned when the roadway improvements would begin.

Mr. Berling advised that this is a state road and the county will not be participating. He stated that this is a Concept Plan, which will be followed by a Preliminary Plat and an Improvement Plan before they build the road. The golf course will not be open before the roadway improvements and they hope to open up by July of next year.

Mr. Ed Smith, Hicks Pike, questioned if the road would be connected to the road by the Beagle's Club. Mr. Berling advised that they do not intend to connect the road.

Mr. Dennis Davis, Richwood Road, questioned the water service and sewerage handling for the development.

Mr. Berling stated that a Utility Summary was submitted and those items addressed. There are 8" water mains in Richwood and Frogtown Roads. They are constructing a line between the two. They will extend the water line down Richwood Road and go internally. They are getting a sewer through the Boone County Water and Sewer District and a sanitary sewer is under construction. He has contacted almost every property owner in the interchange area and they are attempting a cooperative effort to build a complete system for the interchange. He stated that the northern part of the site is one of the highest spots in the county and they will use the existing pumping station. Mr. Jensen suggested that Mr. Davis refer to Page 73 in the booklet.

Mr. Davis questioned the location of the proposed pumping station and it was indicated to be near the creek by Mr. Berling.

Mr. Davis asked for a breakdown of the housing types -- single, detached, etc.. Mr. Jensen advised that this information was in the booklet and in the Staff Report. Mr. Costello quoted the figures from Page 5 of the Staff Report and commented that it was not defined whether the townhouses were attached or detached.

Mr. Davis questioned the lot sizes and value of the homes.

Counselor Wilson advised that the Commission cannot respond to a question about values.

Mr. Jensen stated that on Page 55 of the booklet there is a summary of lot sizes and density. He stated that the market will guide the size of the lots. The price range will be \$150,000 to \$400,000, \$500,000, or \$600,000.

Mr. Davis questioned whether the development of the golf course would be required prior to the selling of the property.

Mr. Barnett advised that a condition of the previous approval was that the golf course be developed first. He quoted the condition and stated that the intent is to build the golf course in Phase I.

Mr. Berling stated that the golf course would be in Phase I. He added that he saw no need to build two miles of road to start a development and would like to build only to the clubhouse in the first phase. It would be a burden to build the entire roadway in Phase I. He stated that one of the things that caused development not to occur last time was the cost to build the road to the development. He asked that he not be required to do this.

Mr. Hank Fedders questioned the road improvements on KY 338.

Mr. Berling stated that it is their intent to take the bad spot near the fire hydrant out of the road. They had not yet determined if turning lanes are needed, but agree to participate if they are needed. They have been cautioned not to disturb the oak trees. He stated that the immediate solution is probably 100 feet both ways of the bridge to take the curve out of the road.

Mr. Fedders stated that each unit will have two cars and three or four trips per day. The road improvements need to be considered. He added that he is opposed to additional commercial development on Richwood Road.

Mr. John Whitney, Paddock Road, questioned the role of the commercial uses in the development. This is much different than what they were told by Mr. Berling several years ago. The commercial area would be detrimental to the neighborhood. He is concerned about the trees and natural aspects. He asked that the fence row be put in specifically, rather than part of a general plan. He asked if the additional homes would be detrimental to the water available in Heritage Trails Subdivision. They currently have problems with low water pressure. He asked if there are plans to modify the I-75 exit at Richwood.

Mr. Berling stated that Heritage Trails is on a deadend water main. There will be a tie through Heritage Trails to Frogtown Road. He indicated where the 8" line will be laid to create a looped system. There will be a parallel water system going south with two or three feeds to Heritage Trails. There is currently only one. He stated that their static pressure is fine, but they need more water mains in the area. He stated that he could discuss this further with Paul Kroger of Boone County Water and Sewer. He added that their pressure will be the same, but the supply will be improved. Mr. Berling stated that they would not have anything to do with improvements to the expressway ramps.

Mr. Davis questioned the total acreage of the commercial property adjacent to Richwood Road that was not in the previous submittal.

Mr. Jensen stated that they have provided for a maximum of 33 acres.

Commissioner Don Davis, a resident of Richwood, stated that this development can have a great impact on their community and there are things that need to be very specific. He is not pleased with the entrance and prefers the originally approved entrance. He stated that if the entrance is at the east boundary line, then there could be turning lanes without disturbing the trees. He questioned if the roads would be dedicated. He stated that the front door

is the most important part of the project. The approved plan shows nothing but a golf course in the front. He would like them to be specific in regard to the single-family attached and single-family detached homes. He stated that the request has to be approved based on the public hearing and the information is very vague.

Mr. Jensen stated that they intend to dedicate the roads.

Mr. Berling stated that there was commercial use on the previously approved plan, but it was internal to the site.

Mr. Jensen stated that they did not have commercial use along Richwood Road before, but things have changed. They intend to preserve the natural character along Richwood Road.

Mr. Berling stated that in 1979 or 1980, someone attempted a development on this site and they cut the opening through the trees in the location where they propose to build the road. By keeping the road there, they do not need to take down more trees. If they put it in another area, it will leave this void and they will have to take down more trees.

Geri Miracle, a resident of Richwood Road, stated that she is opposed to the commercial development on Richwood Road.

Mr. Barnett questioned a large picture of a clubhouse displayed by the applicant and Mr. Berling advised that it was an artist's rendering of the clubhouse that will be built on this site.

Mr. Barnett stated that they are currently clearing and burning on the site and the ashes are going into a neighbor's swimming pool. They ask that this not be done. Mr. Berling stated that they have the pits and blowers that are required.

Mr. McMillian questioned their definition of "complete the golf course" and Mr. Jensen advised that this means the full 18 holes in play, seeded, with bunkers in place.

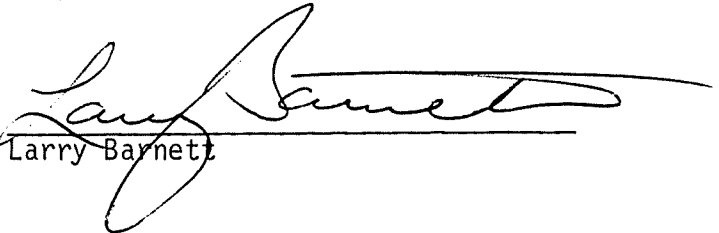
Mr. Moore stated that he is concerned that the commercial is going from eleven acres to twenty acres, without the hotel, and with the same number of dwellings. This is doubling the commercial density. He stated that the neighborhood commercial development should not be constructed until residential growth occurs to make its services necessary. The commercial uses should be restricted to neighborhood commercial uses, not uses designed to draw from other areas. He stated that he believes the request in regard to the road not being required at this time from the clubhouse to Frogtown Road should be granted. Mr. Moore added that since the booklets are about 150 pages, perhaps the residents could take them out overnight.

Mr. Collins questioned if the access to the commercial establishments would be off their road and they will not remove foliage on Richwood Road. Mr. Jensen stated that this was correct.


In response to questions from Mr. DeLong, Mr. Costello advised that commercial zoning is not being requested. There is some flexibility of uses as the property is in Planned Development.

There being no further comments, Mr. Barnett 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:


Larry Barnett

Attest:


Jan Hancock, Recording Secretary

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING

July 19, 1989

8:00 P.M.

Mr. William Viox, Chairman, called the meeting to order at 8:10 P.M..

COMMISSION MEMBERS PRESENT:

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

COMMISSION MEMBERS NOT PRESENT:

Mr. Melvin DeLong

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Chairman Viox noted that each member had received copies of the Minutes of the Special Public Hearing and the Business Meeting of July 5, 1989. He asked if there were any comments or corrections.

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

REPORTS:

Chairman Viox noted that the Zoning Enforcement Officer's Report and the Building Inspector's Report had been distributed for the Commission members to review.

Mr. Gerald Newton, Director, read the report from the Zoning Enforcement Committee Meeting of July 10, 1989 as submitted by Mr. Collins. A copy of the report is available in the Staff Office.

Following discussion of the reports, Chairman Viox proceeded to the items on the Agenda:

BUSINESS MEETING AGENDA

UNFINISHED BUSINESS:

1. Zoning Map Amendment and a Change in Concept Development Plan

The request of James W. Berling (applicant) for G.M.G. Corporation (owner) for a Zoning Map Amendment on three parcels (3.74 acres, 11.27 acres, and 83.22 acres) and a Change in Concept Development Plan for the entire 650-acre site located north of Richwood Road and south of Frogtown Road, Boone County, Kentucky. The Zoning Map Amendment request is to rezone the three parcels from Suburban Residential One (SR-1) and Agricultural Estate (A-2) to Suburban Residential Two/Recreation/Planned Development (SR-2/R/PD). The site is known as The Richwood Country Club.

Mr. Kevin Costello, Assistant Director, advised that the Committee Report to be read by Mr. Newton reflects changes agreed to by the applicant and is somewhat different from what is included in the packet.

Mr. Gerald Newton, Director, read the Committee Report which recommended approval of the Zoning Map Amendment request and the Change in Concept Development Plan based on the findings of fact, but subject to conditions (see Committee Report). The applicant has agreed to the conditions.

Chairman Viox stated that a letter had been received, dated July 11, 1989, from some of the citizens in the neighborhood indicating the perhaps a due process hearing was not given. He asked Counselor Wilson for his comments.

Counselor Wilson stated that he has reviewed the record and found nothing to support a position that the hearing was improperly conducted as a due process hearing. He stated that the suggestion was that more than one hearing is required, which is not correct.

Chairman Viox asked that a spokesperson from the community summarize their position.

Mr. John Whitney stated that he has met with many individuals in the Heritage Trails and Richwood areas and they are very concerned about the commercial area being requested, as well as the change in the Plan and its impact on the Heritage Trails area and the Richwood community in regard to visual affects, traffic, and noise. He stated that the development as proposed is wide open for a variety of commercial developments that may not be appropriate.

Mr. Burch moved by resolution to the Fiscal Court that the request be approved as submitted based on the Staff and Committee Reports, subject to the conditions. Mrs. Smith seconded the motion and it carried unanimously.

2. Site Plan Review

The request of Jeffrey Taylor (applicant) for Marion and Betty Taylor (owners) for Site Plan Review to make two building additions on a 0.5-acre parcel located at 10396 Dixie Highway, Boone County, Kentucky. The parcel is currently zoned Industrial One (I-1) and is the location of M. A. Taylor Excavating Company.

Staff Member, Brian Fogle, presented the Staff Report (see Staff Report).

Mr. Gerald Newton, Director, read the Committee Report which recommended deferral of the request until the August 2, 1989 Business Meeting based on the Staff Report.

There being no discussion, Mr. Collins moved that the request be deferred until the August 2, 1989 Business Meeting based on the Staff and Committee Reports. Mr. Burch seconded the motion and it carried unanimously.

3. Site Plan Review

The request of James W. Berling (applicant) for Arendell Construction Company (owner) for Site Plan Review to construct a 16,000 sq. ft. industrial building located on Lot #8 in Lubrecht Industrial Subdivision off Production Drive, Boone County, Kentucky. The 1.5-acre site is zoned Industrial One (I-1).

Staff Member, Brian Fogle, presented the Staff Report (see Staff Report).

Mr. Gerald Newton, Director, read the Committee Report which recommended approval of the request based on the Staff Report.

There being no discussion, Mr. McMillian moved that the request be approved based on the Staff and Committee Reports. Mr. Collins seconded the motion and it carried unanimously.

EXHIBIT "B"

COMMITTEE REPORT

#1

TO: Boone County Planning Commission

FROM: Fred Burch, Chairman

DATE: July 19, 1989

RE: Request of James W. Berling (applicant) for G.M.G. Corporation (owner) for a Zoning Map Amendment on three parcels (3.74 acres, 11.27 acres, 83.22 acres) and a Change in Concept Development Plan for the entire 650 acre site located north of Richwood Road and south of Frogtown Road, Boone County, Kentucky. The Zoning Map Amendment request is to rezone the three parcels from Suburban Residential One (SR-1) and Agricultural Estate (A-2) to Suburban Residential Two / Recreation / Planned Development (SR-2/R/PD). The site is known as the Richwood Country Club.

REMARKS:

We, the Committee, based on the statements made and facts gathered at the June 28, 1989 Public Hearing recommend approval of the Zoning Map Amendment request and Change in Concept Development Plan, based on the following findings of fact, and subject to the following conditions.

FINDINGS OF FACT

1. The proposed zone (SR-2/R/PD) is generally consistent with the 1986 Boone County Comprehensive Plan. The Comprehensive Plan's Future Land Use Map suggests a combination of recreational and residential uses with the classifications of Rural Lands, Low Density Residential and Medium Density Residential. The text of the Land Use Element also recommends the need to provide a broad range of housing opportunities and the submitted Concept Development Plan offers this variety with the eventual construction of duplexes, apartments, condominiums, townhouses, row houses and single-family detached lots. The overall maximum density of the 650 acre site is 2.32 dwelling units per acre and this density is consistent with the Comprehensive Plan. Other references to the Comprehensive Plan are made in the Staff Report.
2. The proposed neighborhood and golf course related commercial uses on the site are appropriate and in agreement with the Comprehensive Plan. The Plan suggests that the "mixing of commercial and non-commercial uses shall occur only in planned developments and replanned older areas where consideration can be given to minimizing harmful environmental influences".
3. The submitted Concept Development Plan better addresses the natural features of the entire 650 acre site and is designed to create a distinct residential community and provide a variety of recreational opportunities. The proposed recreational uses are in agreement with the Boone County Open Space Master Plan and the Boone County Comprehensive Plan.

The applicant is being asked to include the following conditions as part of the submitted Concept Development Plan in order to address concerns and clarify questions raised at the June 28, 1989 Public Hearing.

=====

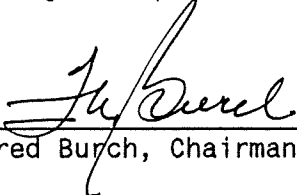
CONDITIONS

1. The submitted booklet in its entirety, entitled "Richwood Country Club" dated June 23, 1989 shall be incorporated as part of the approved Concept Development Plan. The Booklet describes the types of uses, approximate building densities and development guidelines. The Boone County Planning Commission is not bound to the design standards proposed in booklet related to street turnarounds and compact car parking.
2. The applicant shall be required to build the golf course portion of the development and clubhouse in the initial phase of the development. At the same time, the primary road from Richwood Road to Frogtown Road shall be constructed to the clubhouse location along with public water and public sanitary sewer service.
3. The applicant shall be required to reconstruct the Richwood Road bridge and make turning lane improvements on Richwood Road, while preserving the existing tree stand along the north side of KY 338 during the first stage of development. Plans will be reviewed by KDOT and the Boone County Planning Commission. Richwood Road shall be straightened and possibly widened to the main entrance as a result of the cooperation between KDOT and the applicant. At a future date, the applicant shall work with KDOT and the Boone County Planning Commission to determine when a traffic signal will be placed at the Richwood Road entrance and possibly at the Frogtown Road entrance.
4. Access to individual lots from the primary road will be restricted per the Boone County Subdivision Regulations for collector roadways. No individual driveway access will be permitted unless no other access is available.
5. Access onto Richwood Road and Frogtown Road other than the primary road is to be prohibited with the exception of allowing a curb cut off Frogtown Road to serve Lot 22 or the proposed Equestrian Center area.
6. The applicant shall provide shared access or a connection to the properties located east and west of the site.
7. The existing tree stand and creek along Richwood Road shall remain in its natural state in order to serve as a natural screen from the development. In addition, the existing vegetation along the eastern lot line or adjacent to the Heritage Trails Subdivision shall be preserved. Depending on the future use of each parcel adjoining the subdivision, a natural buffer shall be required between conflicting land uses. Such buffer may include a requirement to place buildings closer to the primary road than the subdivision, an earthen berm and/or landscaping features.
8. The proposed commercial uses shall be limited to those described in the booklet. The commercial uses shall be neighborhood or golf-course oriented and shall not primarily draw from highway motorists.
9. The existing cemetery shall be preserved and maintained by the property owner.

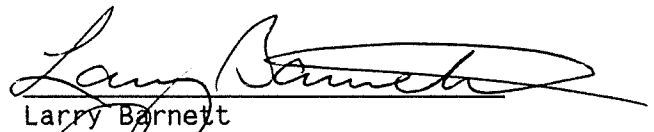
-
10. The applicant shall negotiate with the Walton Fire District to provide adequate fire protection services for the proposed development.
 11. The applicant shall be required to submit a copy of the Homeowners Association document or agreement when each section of the project is submitted for Improvement Plan approval.
 12. The applicant shall provide amenities such as pools, tennis courts, or other recreational facilities in each attached residential cluster in excess of 50 dwelling units as indicated on the Concept Development Plan.
 13. The applicant shall be required to have a comprehensive pathway or sidewalk system, which will link the various sections of the planned development together. The system shall be designed to insure pedestrian safety and access to the commercial and recreational facilities. Pedestrian street crossing for the golf course shall also be designed to assure safe access.

CONCLUSION

The submitted Concept Development Plan and stated conditions fulfill the objectives of Article 15, Planned Development, of the Boone County Zoning Regulations. Both the Concept Development Plan and the conditions when properly designed implement the Boone County Comprehensive Plan.



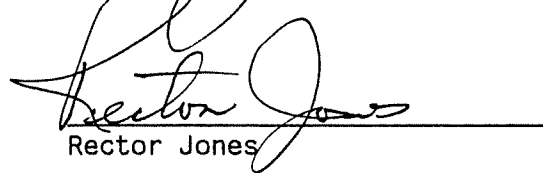
Fred Burch, Chairman



Larry Barnett



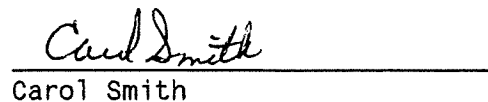
Phil Damstrom



Rector Jones



Barry Nejtner



Carol Smith

FB:kat

BOONE COUNTY PLANNING COMMISSION

BOONE COUNTY ADMINISTRATION BUILDING

P.O. BOX 697 — 2850 WASHINGTON STREET

BURLINGTON, KENTUCKY 41008

(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 19, 1989

Mr. James W. Berling, P.E.
Berling Engineering Company
1671 Park Road
Suite 1
Ft. Wright, KY. 41011

RE: Conditions of approval Richwood Country Club
Zoning Map Amendment and Change in Concept
Development Plan request.

Dear Mr. Berling:

The following represents the conditions being considered by the Zone Change Committee conditions to your submitted Concept Development Plan. If you as the applicant, will agree to these conditions, please indicate so by signing your name at the end of this form and returning it to our office by 3:00 p.m., Wednesday, July 19, 1989.

CONDITIONS

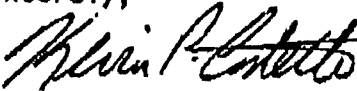
1. The submitted booklet in its entirety, entitled "Richwood Country Club" dated June 23, 1989 shall be incorporated as part of the approved Concept Development Plan. The Booklet describes the types of uses, approximate building densities and development guidelines. The Boone County Planning Commission is not bound to the design standards proposed in booklet related to street turnarounds and compact car parking.
2. The applicant shall be required to build the golf course portion of the development and clubhouse in the initial phase of the development. At the same time, the primary road from Richwood Road to Frogtown Road shall be constructed to the clubhouse location along with public water and public sanitary sewer service.
3. The applicant shall be required to reconstruct the Richwood Road bridge and make turning lane improvements on Richwood Road, while preserving the existing tree stand along the north side of KY 338 during the first stage of development. Plans will be reviewed by KDOT and the Boone County Planning Commission. Richwood Road shall be straightened and possibly widened to the main entrance as a result of the cooperation between KDOT and the applicant. At a future date, the applicant shall work with KDOT and the Boone County Planning Commission to determine when a traffic signal will be placed at the Richwood Road entrance and possibly at the Frogtown Road entrance.

CONDITION LETTER FOR JAMES W. BERLING
JULY 18, 1989
PAGE TWO

4. Access to individual lots from the primary road will be restricted per the Boone County Subdivision Regulations for collector roadways. No individual driveway access will be permitted unless no other access is available.
5. Access onto Richwood Road and Frogtown Road other than the primary road is to be prohibited *with the exception of allowing a curb cut off Frogtown Road to serve Lot 22 on the proposed Equestrian Center area. RAC 4:30 P.M. 7/19/89*
6. The applicant shall provide shared access or a connection to the properties located east and west of the site. *JWB, 7/19/89*
7. The existing tree stand and creek along Richwood Road shall remain in its natural state in order to serve as a natural screen from the development. In addition, the existing vegetation along the eastern lot line or adjacent to the Heritage Trails Subdivision shall be preserved. Depending on the future use of each parcel adjoining the subdivision, a natural buffer shall be required between conflicting land uses. Such buffer may include a requirement to place buildings closer to the primary road than the subdivision, and eastern berm and/or landscaping features.
8. The proposed commercial uses shall be limited to those described in the booklet. The commercial uses shall be neighborhood residential or golf-course oriented and should *not* primarily draw from highway motorists. *JWB*
9. The existing cemetery shall be preserved and maintained by the property owner.
10. The applicant shall negotiate with the Walton Fire District to provide adequate fire protection services for the proposed development.
11. The applicant shall be required to submit a copy of the Homeowners Association document or agreement when each section is submitted for Improvement Plan approval.
12. The applicant shall provide amenities such as pools, tennis courts, or other recreational facilities in each attached residential cluster in excess of 50 dwelling units as indicated on the Concept Development Plan.
13. The applicant shall be required to have a comprehensive pathway or sidewalk system, which will link the various sections of the planned development together. The system shall be designed to insure pedestrian safety and access to the commercial and recreational facilities. Pedestrian street crossing for the golf course shall also be designed to assure safe access.

CONDITION LETTER FOR JAMES W. BERLING
JULY 19, 1989
PAGE Three

Sincerely,



Kevin P. Costello,
Assistant Director/Senior Planner

I, the applicant, agree to the above listed conditions for approval of my request for a Zoning Map Amendment on three parcels (3.74 acres, 11.27 acres, 83.22 acres) and a Change in Concept Development Plan for the entire 650 acre site located north of Richwood Road and south of Frogtown Road, Boone County, Kentucky. The Zoning Map Amendment request is to rezone the three parcels from Suburban Residential One (SR-1) and Agricultural Estate (A-2) to Suburban Residential Two / Recreation / Planned Development (SR-2/R/PD). The site is known as the Richwood Country Club.



James W. Berling

KPC:kat

RICHWOOD

Country Club



Boone County, Kentucky

**G.M.G. A Kentucky General
Partnership**

**David Jensen Associates, Inc.
planning consultants**

David Jensen Associates, Inc. planning consultants

land planning
urban and regional planning
market and financial analysis
environmental planning
landscape architecture
golf course community planning

360 South Monroe Street, Suite 120
Denver, Colorado 80209
(303) 333-8561
FAX (303) 333-8597

June 23, 1989

Mr. William Viox, Chairman
Boone County Planning Commission
P.O. Box 697
2950 Washington Street
Burlington, Kentucky 41005

Dear Chairman Viox:

We are pleased to submit the attached development package for the Richwood Country Club. In order to facilitate a clear understanding of the project, we have assembled the information on this application in the following booklet form. Our intent is to explain the analysis of the property and the development program for the property in a comprehensive manner.

The requested actions included in this development package are the addition of three (3) parcels to the approved Richwood Country Club Concept Plan and rezoning of these parcels to PD (Planned Development). Further, we are requesting a Concept Development Plan Change to the Richwood Country Club as part of this package. This change involves the adjustment of land use parcels, roadway adjustments and golf course layout, but no increase in the maximum allowable units which will remain at 1,507.

Hopefully, this comprehensive development package will be beneficial in your review of what we believe will be a high quality development for Boone County. We look forward to working with you and members of the Commission on this exciting project.

Sincerely,



Stephen R. Hanson
Planner

mh

**RICHWOOD COUNTRY CLUB
CONCEPT DEVELOPMENT PLAN SUBMITTAL**

Boone County, Kentucky

Owner:

G.M.G.
A Kentucky General Partnership
P.O. Box 308
Newport, Kentucky 41702

Planner:

David Jensen Associates
360 South Monroe Street
Suite 120
Denver, Colorado 80209

June 23, 1989

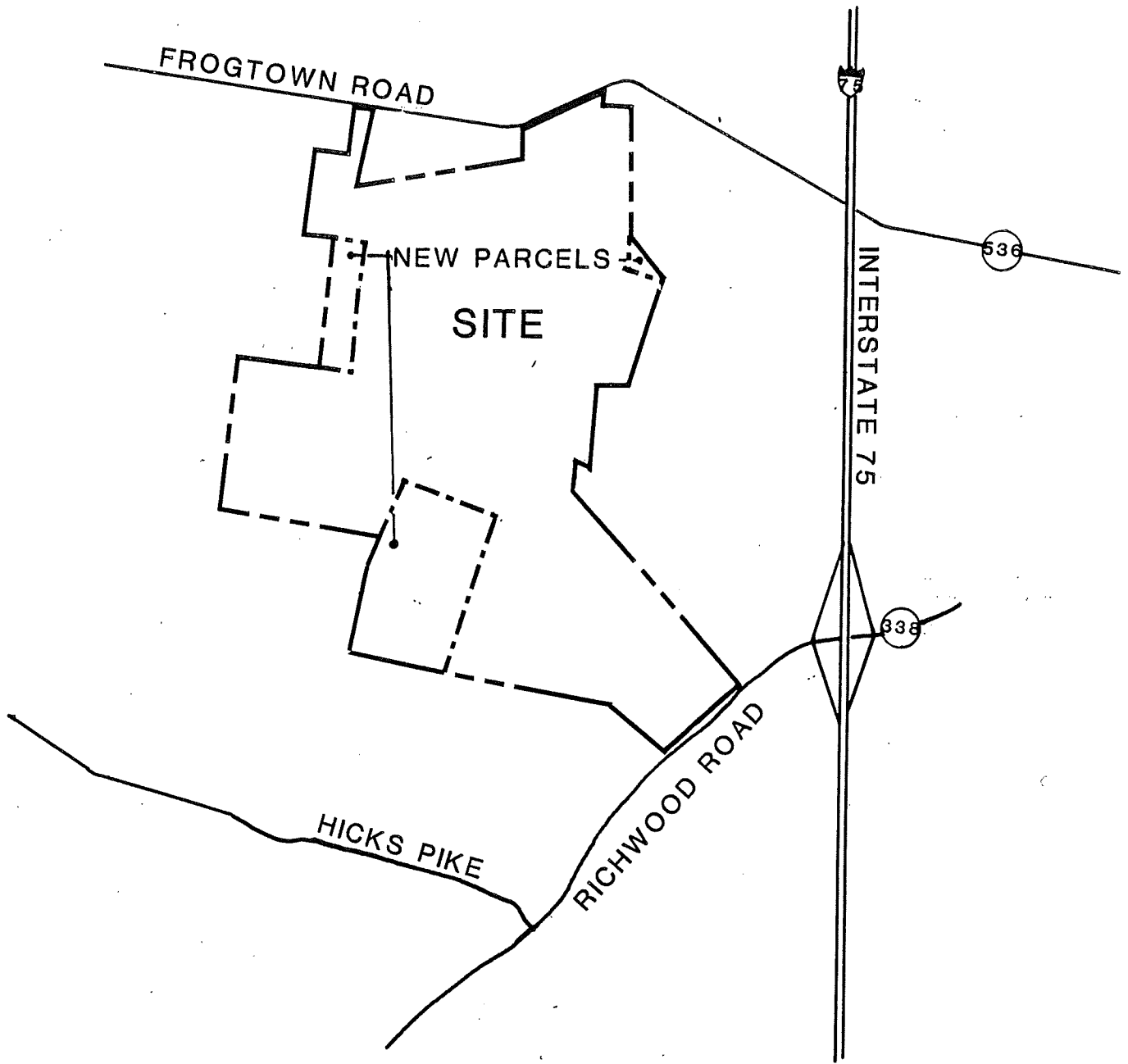
TABLE OF CONTENTS

	<u>Page</u>
I. THE PROPERTY	1
II. APPROVED CONCEPT DEVELOPMENT PLAN	3
III. ADDITIONS TO PROPERTY	19
IV. SITE ANALYSIS	25
V. CONCEPT DEVELOPMENT PLAN CHANGE	31
A. DESCRIPTION	36
B. PLAN	
C. DEVELOPMENT GUIDELINES	36
VI. COMPLIANCE WITH COMPREHENSIVE PLAN	65
VII. COMPLIANCE WITH PREVIOUS CONDITIONS	69
VIII. SITE UTILITIES AND SERVICES	73
IX. DEVELOPMENT TEAM PROFILE	74
A. DAVID JENSEN ASSOCIATES, Planner	
B. GENE BATES, Golf Course Architect	
C. JAMES W. BERLING, Engineering	
X. CLUBHOUSE RENDERING	

I. THE PROPERTY

The Richwood Country Club property is located between Richwood Road and Frogtown Road approximately one-half mile west of I-75. The property includes a total of 650 acres. Of this acreage, 552 acres were included in the previously approved Concept Development Plan for Richwood Country Club. Since that time, the owners have acquired three (3) additional parcels totaling 98 acres.

The following page shows the general location of the property and identifies the three (3) parcels being added to the property.



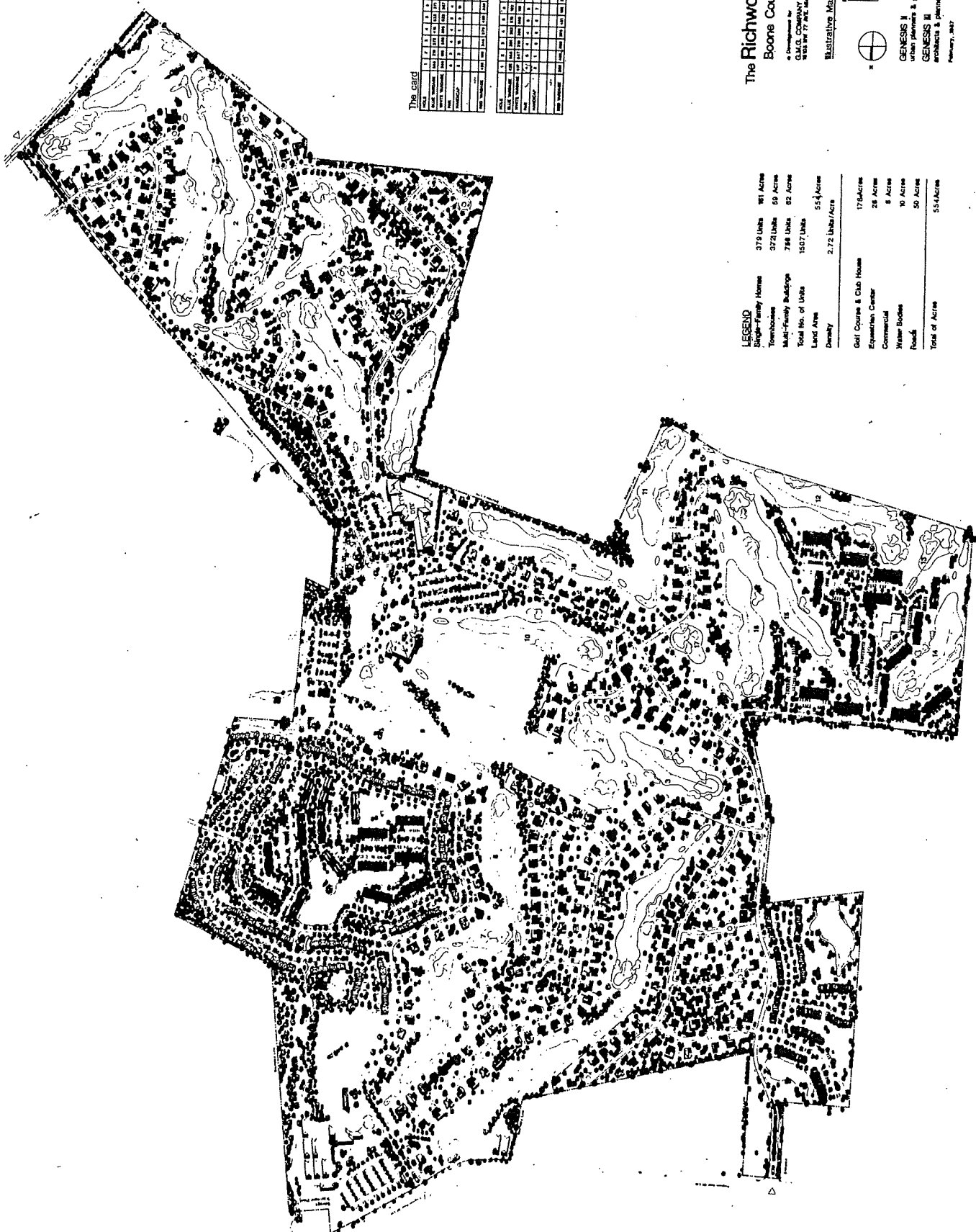
VICINITY MAP

REFER TO SECTION III FOR ZONING INFORMATION

II. THE APPROVED CONCEPT DEVELOPMENT PLAN

The Zoning Map Amendment for Richwood Country Club was approved unanimously by the Boone County Planning Commission on January 21, 1987, with conditions in Resolution R-05-87. Thereafter, Ordinance No. 920.107 was adopted by the Fiscal Court of Boone County on March 17, 1987, subject to the conditions of record of the Planning Commission.

Copies of the approved Concept Development Plan, Ordinance No. 920.107, and records of the Planning Commission relating to this matter are attached.



The grid

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

The Richwood Country Club

Boone County, Kentucky

A Development by
CLG, COMPANY
 1200 West 77th Street, Leawood, Mo. 64114

Illustrative Master Plan



GENESIS II
 urban planners & golf course architects, inc.
GENESIS III
 architects & planners, inc.
 February, 1987

LEGEND			
Single-Family Homes	379 Units	71 Acres	
Tomatohouses	372 Units	69 Acres	
Multi-Family Buildings	788 Units	82 Acres	
Total No. of Units	1507 Units		
Land Area		55 1/2 Acres	
Density	2.72 Units/Acre		
Golf Course & Club House		178 Acres	
Equitation Center		28 Acres	
Commercial		8 Acres	
Water Bodies		10 Acres	
Roads		50 Acres	
Total of Acres		554 Acres	

BOONE COUNTY FISCAL COURT

ORDINANCE NO. 920.107

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT ADOPTING A MAP AMENDMENT TO THE BOONE COUNTY, KENTUCKY, ZONING MAP, FOR A 550 ACRE SITE SUCH MAP AMENDMENT BEING A ZONE CHANGE FROM RURAL SUBURBAN (RS), AGRICULTURAL ESTATE (A-2), AND SUBURBAN RESIDENTIAL ONE (SR-1) TO SUBURBAN RESIDENTIAL TWO/RECREATION/PLANNED DEVELOPMENT OVERLAY (SR-2/R/PD) LOCATED NORTH OF RICHWOOD ROAD, SOUTH OF FROGTOWN ROAD, AND WEST OF I-75, BOONE COUNTY, KENTUCKY, AS REQUESTED BY JAMES W. BERLING (OWNER BY OPTION) AND AS RECOMMENDED FOR APPROVAL BY THE BOONE COUNTY PLANNING & ZONING COMMISSION VIA RESOLUTION NO. R-05-87.

WHEREAS, the Boone County Fiscal Court received a request from the Boone County Planning & Zoning Commission for a Map Amendment for a zone change from Rural Suburban (RS), Agricultural Estate (A-2), and Suburban Residential One (SR-1) to Suburban Residential Two/Recreation/Planned Development Overlay (SR-2/R/PD) for certain real estate which is more particularly described below, and;

WHEREAS, the Boone County Fiscal Court has recognized the conducted Public Hearing by the Boone County Planning Commission, serving as a due process trial-type hearing, and its findings of fact recommending approval of the zone change request, and;

WHEREAS, the Fiscal Court of Boone County, Kentucky, deems it necessary to enact this Ordinance, to preserve and protect the health, safety and convenience of the inhabitants of Boone County pursuant to the Fiscal Court's authority under KRS 67.083 and Chapter 100 of the Kentucky Revised Statutes.

NOW THEREFORE, BE IT ORDAINED BY THE BOONE COUNTY FISCAL COURT AS FOLLOWS:

SECTION I

That the zone change for the real estate which is more particularly described below shall be and is hereby approved and adopted, this map amendment being a zone change from Rural Suburban (RS), Agricultural Estate (A-2), and Suburban Residential One (SR-1) to Suburban Residential Two/Recreation/Planned Development Overlay (SR-2/R/PD). The real estate which is the subject of this zone change recommendation is more particularly described as follows, to wit:

See attached legal description which is incorporated by reference as if fully set out herein.
(ATTACHMENT - EXHIBIT "A")

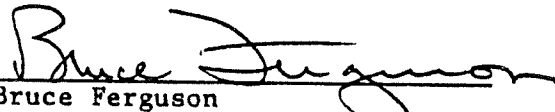
SECTION II

That as a basis for the recommendation of approval and adoption of the zone change request, the Findings of Fact of the Boone County Planning & Zoning Commission, as set forth in its Minutes and official records for this zone change request, shall be and are hereby incorporated by reference as if fully set out in this Ordinance. (Attachment - Exhibit "B").

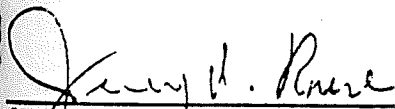
THAT, this Ordinance shall take effect and be in full force when passed, published and recorded according to law.

Introduced, seconded and given First Reading on the 23rd day of February, 1987.

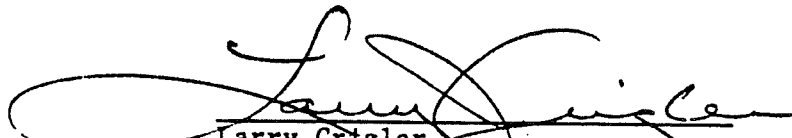
Adopted by the Fiscal Court of Boone County after Second Reading at a Regular Meeting on the 17th day of March, 1987, and on the same occasion signed in open session by the County Judge/Executive as evidence of his approval, attested under seal by the Boone County Fiscal Court Clerk and declared to be in full force and effect.


Bruce Ferguson
Boone County Judge/Executive

ATTEST:


Jerry W. Royse
Boone County Clerk

Submitted By:


Larry Crigler
Boone County Attorney

DATE PUBLISHED: 6/11/87

BOONE COUNTY PLANNING COMMISSION

BOONE COUNTY ADMINISTRATION BUILDING

P.O. BOX 697 — 2950 WASHINGTON SQUARE

BURLINGTON, KENTUCKY 41005

334-2196

February 4, 1987

MR. P. E. KROGER
CHAIRMAN
MR. DAVID MARTIN
VICE CHAIRMAN
MR. DON DAVIS
SECRETARY-TREASURER
MR. GERALD A. NEWTON
DIRECTOR

MR. D. T. WILSON
ATTORNEY

MR. J. C. JENKINS
ENGINEER

MR. KEVIN P. COSTELLO
ASST. DIRECTOR/SR. PLANNER
MR. THOMAS W. BREIDENSTEIN
ZONING ENFORCEMENT OFFICER

MR. JAMES STURDEVANT
PLANS EXAMINER/PLANNER

MR. DAVID A. GEOHEGAN
PLANNER/PLANS EXAMINER

MS. PATTY HAYDEN
HISTORIC PRESERVATION PLANNER

MRS. DEE ANN BREWER
ADMINISTRATIVE ASSISTANT

MRS. JOY HACKER
SECRETARY

MEMBERS—

MR. L. BARNETT
MR. F. BURCH
MR. L. COLLINS
MR. M. DELONG
MR. R. N. GREENE
MR. M. HEMMER
MR. R. JONES
MR. D. McMILLIAN
MR. B. NELTNER
MR. H. SLUSHER
MRS. C. SMITH
MR. W. R. VIOX — ~~Chairman~~

Honorable Bruce Ferguson
Boone Co. Administration Building
2950 Washington Square
Burlington, KY 41005

Dear Judge Ferguson:

This letter is written to advise you of the action taken by the Boone County Planning Commission in regard to the request of James W. Berling (owner by option) for a Zoning Map Amendment on a 550 acre site located north of Richwood Road, south of Frogtown Road, and west of I-75, Boone County, Kentucky. The site is currently zoned Rural Suburban (RS), Agricultural Estate (A-2), and Suburban Residential One (SR-1). The request is to rezone the property Suburban Residential Two/Recreation/Planned Development Overlay (SR-2/R/PD).

At their meeting of January 21, 1987, the Boone County Planning Commission voted unanimously to recommend approval with conditions by Resolution R-05-87 for this zone change request.

This action was taken upon hearing the recommendations of the Committee and based on the findings of fact attached to the enclosed Resolution.

The approved minutes of December 17, 1986 Public Hearing, along with the pertinent information regarding this request are enclosed.

If you need any further information, please do not hesitate to call the Planning Commission's office.

With Kindest Regards,



Paul E. Kroger

PEK/jdh

Enclosures

J. W. BERLING ENGINEERING COMPANY



Land Surveying, Site Development, Civil Engineering Services

Ky. Registration No. 5745 • Land Surveyor Registration Ky. 208

(606) 331 9191

606/291-2680

1132 MAIN STREET
COVINGTON, KY 41011

Dec. 1, 1986

LEGAL DESCRIPTION

Proposed Rezoning

PROPOSED GOLF COURSE AND RESIDENTIAL COMMUNITY

Beginning at a point in the center line of Frogtown Road, said point being the northwest corner of R. C. Durr and Waco Oil Company's 308.81 acres tract (deed book 211, page 312); thence with the westerly line of same S 2°-59' W 566.71 feet, N 85°-37' W 450.31 feet, S 3°-59' W 1,500.18 feet, N 83°-52' E 710.60 feet, S 4°-14' W 579.99 feet, S 11°-05' E 412.92 feet, S 12°-56' W 359.05 feet, N 83°-35' W 1,492.90 feet, and S 4°-17' W 1,432.54 feet to the southwest corner of said tract; thence along the south line of said 308.81 acres tract S 73°-04' E 1,830.09 feet, S 58°-52' E 504.33 feet, N 23°-19' E 979.93 feet, and S 69°-39' E 1557 feet to a point; thence with the southwest line of Durr and Waco's 29.5 acres tract and 97 acres tract S 12°-26' W 2137 feet, S 88° E 1337 feet, S 24°-30' W 121 feet, and S 52°-15' E 1513 feet to a point in the center line of Richwood Road (Kentucky Highway No. 338); thence in a northeasterly direction along the center line of Kentucky Highway No. 338 a distance of 1273 feet to a point; thence along the east lines of Durr and Waco N 40°-28' E 3482 feet, N 4°-11' E 485 feet, S 65°-46' E 192 feet, N 4°-16' E 1002 feet, S 85°-44' E 403 feet, and N 16°-49' E 249 feet to a point corner to the Frank T. Schulte Estate; thence along the east line of Schulte N 16°-26' E 1189 feet, northwest 750 feet, and north 1780 feet to the southeast corner of a 1.73 acres tract; thence along same S 84°-33' W 288 feet and N 5°-27' W 200 feet to a point in the center line of Frogtown Road; thence in a westerly direction along the center line of Frogtown Road 1500 feet more or less to the northeast corner of Ardell Loomer; thence along Loomer's east line S 9°-03' W 435 feet to a point corner to Durr and Waco; thence with the lines of Durr and Waco S 78°-51' W 1568 feet, and N 3°-27' E 893.44 feet to the center line of Frogtown Road; thence along same in a westerly direction 259 feet to the place of beginning.

CONTAINING 550 ACRES MORE OR LESS.

COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: William Viox, Chairman

DATE: January 21, 1987

RE: Request of James W. Berling (owner by option) for a Zoning Map Amendment on a 550 acre site located north of Richwood Road, south of Frogtown Road and west of I-75, Boone County, Kentucky. The site is currently zoned Rural Suburban (RS), Agricultural Estate (A-2) and Suburban Residential (SR-1). The request is to rezone the property Suburban Residential Two/Recreation/Planned Development (SR-2/R/PD).

REMARKS:

We, the Committee, recommend approval based upon the following findings of fact and subject to the conditions below.

FINDINGS OF FACT

- 1) The proposed zone (SR-2/R/PD) is generally consistent with the 1980 Comprehensive Plan and the 1986 Comprehensive Plan. Both plans describe the need to provide medium density residential and recreational land uses in this area. Reference to both plans are made in the Staff Report.
- 2) The submitted Concept Development Plan demonstrates an innovative design to create a distinct residential community and provide a variety of recreational services in a planned development. Proper staging of this development and full implementation of the Concept Development Plan will make this project unique to Boone County.

CONDITIONS

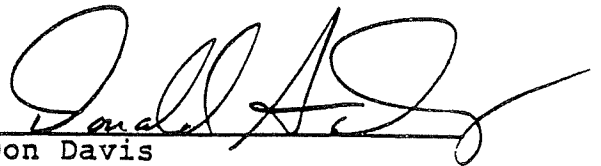
- 1) The applicant shall be required to build the golf course portion of the development and clubhouse in the initial phase of development. At the same time, the major road (extending from Frogtown Road to Richwood Road) shall be constructed along with water and sanitary sewer services leading to the clubhouse.
- 2) The applicant shall be required to work with State officials in order to make minor road improvements such as bridge reconstruction near the Richwood Road entrance and widening or straightening Richwood Road (KY 338) from the proposed

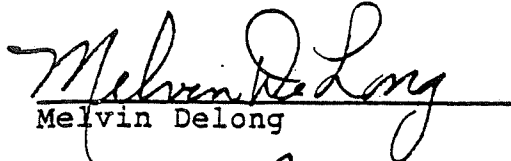
site leading to I-75. The existing tree line and creek along Richwood Road should remain as much as possible in its natural state to serve as a natural screen.

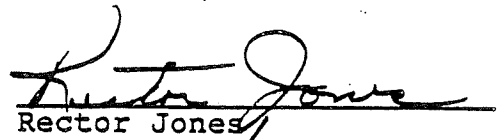
- 3) The applicant shall be required to minimize the number of driveways from the residential portion of the site which would have direct access on the major road or boulevard.
- 4) The applicant shall consider the alternative, if appropriate of direct joint access to properties located west of the site. This joint access can be evaluated when various phases are submitted at a later date for Planning Commission action.
- 5) The applicant shall provide amenities such as but not limited to a pool, tennis courts, and other recreational facilities in each residential cluster as indicated on the Concept Development Plan.
- 6) The applicant shall provide a variety of recreational features for all ages in the residential portion of the planned development. These features may consist of, but are not to be limited to, open space, tot lots, and pools.
- 7) The applicant shall be required to have a comprehensive pathway or sidewalk system, which will link the various sections of the planned development together. The system shall be designed to insure pedestrian safety and access to the commercial and recreational facilities. Pedestrian street crossing for the golf course shall also be designed to assure safe access. The overall system may also be used for biking purposes. A separate horse riding trail system shall be provided. Proper signage for the two systems shall be required for safety reasons.
- 8) The applicant shall be required to establish its own architectural and design standards in order to insure compatibility among the various types of residential units and the commercial and recreational uses. These standards shall be enforced by the developer if property within the 550 acre site is subdivided and developed by other owners. The architectural and design standards can be in the form of protective covenants and/or deed restrictions.
- 9) The applicant shall be required to submit a copy of the Homeowners Association document or agreement when each section is submitted for Improvement Plan approval.
- 10) Finally, this development is tied to a Concept Development Plan and a narrative as provided by the applicant. Any change or deviation from this will require a review by the appropriate Committee of the Boone County Planning Commission. If a change is deemed major, then a new public hearing and application will be required for a change in

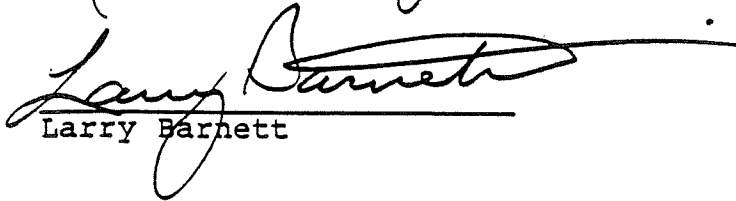
Concept Development Plan. If a change is interpreted to be minor, then the applicant will either submit a site plan or a subdivision plan.

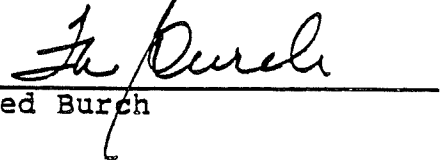

William Viox, Chairman


Don Davis


Melvin DeLong


Rector Jones


Larry Barnett


Fred Burch

REQUEST OF JAMES W. BERLING (APPLICANT)
FOR A ZONING MAP AMENDMENT FROM
RURAL SUBURBAN (RS), AGRICULTURAL ESTATE (A-2)
AND SUBURBAN RESIDENTIAL ONE (SR-1) TO
SUBURBAN RESIDENTIAL TWO/RECREATION/PLANNED DEVELOPMENT
(SR-2/R-PD)

This is a Zoning Map Amendment request by James W. Berling (applicant) for property owned by R. C. Durr, Waco Oil and James W. Berling. The request is to rezone 550 acres from Rural Suburban (RS), Agricultural Estate (A-2) and Suburban Residential One, (SR-1) to Suburban Residential Two/Recreation/Planned Development (SR-2/R/PD). The site is located north of Richwood Road (Ky 338), south of Frogtown Road (Ky 536) and west of I-75, Boone County, Kentucky.

SURROUNDING LAND USES AND ZONING

The surrounding land uses of the 550 acre site consist of single-family residential to the north (includes Cedarwood Village Subdivision), agricultural and single-family residential to the south, agricultural and residential to the east (Heritage Trails Subdivision and Richwood Villa Mobile Home Park) and agricultural to the west. The existing zoning near the site includes Rural Suburban (RS) and Suburban Residential One (SR-1) to the north, Agricultural Estate (A-2) and Commercial Services (C-3) to the south, Suburban Residential One (SR-1) to the east and Agricultural Estate (A-2) to the west.

NATURAL FEATURES OF THE SITE

Generally, the 550 acre site slopes towards Richwood Road and Frogtown Road. The high point of the property is located in the middle of the site. A portion of Mud Lick Creek exists towards the western portion of the property and there are several small streams and farm ponds on the site. According to the Staff's research at least one cemetery exists on the site. The Boone County Historic Preservation Review Board has stated that there may be at least one additional cemetery on the site. The 550 acre parcel is partially rolling pasture land and in some areas is heavily wooded. Soil types of the site include Eden Silty Clay Loam (EdD2), Faywood Silty Clay (FdD3), Jessup Silt Loam (JeD), Lindside Silt Loam (LN), Nicholson Silt Loam (NIS & NIC), and Rossmoyne Silt Loam (RsB & RsC). Some of the above soil types have limitations, which may affect building locations. The limitations soil types are usually found in large drainage areas or sloped areas.

RELATIONSHIP TO COMPREHENSIVE PLAN

The proposed zone change request must be evaluated in accordance with the 1980 Comprehensive Plan and the 1986 Comprehensive Plan. The area is referred to in a number of ways:

1980 Future Land Use Map

- Environmentally Sensitive
- Low Density Residential
- Medium Density Residential

1986 Future Land Use Map

- Rural Lands
- Low Density Residential
- Medium Density Residential

1980 Boone County Comprehensive Plan

Page 3.4 states that future development should be based upon existing or planned infrastructure.

"It is assumed that those areas developed for low density residential use will not be served by public sewers, and the actual density of development will be determined by the land constraints of on-site sewage treatment systems. In other areas, development should be of sufficient density to make efficient use of public sewer collection and treatment systems.

Page 3.4 suggests the need for medium density housing.

"Medium density residential development could include the expansion of existing developments in the Florence and Walton service areas. As the Florence service area is expanded, new medium density development is encouraged adjacent to subdivisions existing and committed south of KY 18 and west of Hopeful Road; in the vicinity of Pleasant Valley Road; south of U. S. 42, west of I-75; south of Union along KY 536, and near the Richwood interchange with I-75."

Page 3.7 mentions the need for neighborhood commercial in planned developments.

"Neighborhood or convenience oriented commercial districts are much more broadly dispersed throughout the County. These districts should be located close to their consumer population and be developed as "planned" districts to avoid "strip" development. Many convenience commercial districts can be integrated into planned residential developments, and should be encouraged in the areas designated for such development in the plan."

Page 3.9 stresses the importance of recreational uses in the County.

Planned public recreation areas dominate the recommended pattern of recreation development. In existing urbanized areas, and in areas planned for intense residential development, the ability to purchase and develop recreation lands is limited. Recreation uses may best be provided on shared sites with public schools or in conjunction with planned residential developments as an amenity provided by the developer."

Page 3.16 briefly describes the Richwood area and the possibility of low density residential.

"The Richwood area is planned for intense development around the I-75/KY 338 interchange and low density residential development to the west and southwest."

1986 Boone County Comprehensive Plan

Page G-1 refers to two basic objectives under the Housing Element.

"A broad range of housing opportunities (eg. size, type,) shall be provided at locations which meet the needs and desires of household types."

"Residential development plans shall insure the continuity of the interior street system with the system already built or planned in the neighboring areas, as well as provide for the coordination of this local system with the major transportation network."

Page G-3 discusses the mixture of commercial and non-commercial uses.

"The mixing of commercial and non-commercial uses shall occur only in planned developments and replanned older areas where consideration can be given to minimizing harmful environmental influences."

Page G-4 states the need for planned public facilities for any future development..

"Individual sewer, water, school, and fire jurisdictions shall be integrated and coordinated on the basis of county-wide cohesive service areas and networks."

Page G-5 stresses the importance of centralized recreational facilities.

"Recreation areas should be centrally located in their service areas and easily and safely accessible to the age groups they are designed to serve."

Page G-5 emphasizes the need to utilize existing transportation systems and make modifications as future development occurs.

"Existing transportation networks shall be utilized to their design capacity. New transportation networks shall be designed and constructed so as to direct future development consistent with the land use plan."

Page PF-23 refers to the impact of future residential development on the Boone County School system.

"An overview of the future educational needs is concentrated on the central portion of the county where the greatest population growth is occurring. At present, with the recent addition to Boone County High, there is sufficient high school classroom space in the county. As the center of the county becomes more densely populated, more classroom space in the form of new school or expansion on existing buildings will be necessary in that area."

Page R-12 describes semi-public and private recreation facilities in the County.

"Boone County has a number of semi-public and private recreation facilities which currently meet a large percentage of the county's need. The standards previously discussed do not account for privately operated recreation. Therefore, while the semi-public and private recreation facilities provide services to the county, they do not reduce the county's overall need for additional park land. Nevertheless, the semi-public properties total 526 acres and provide fishing areas, horseback riding, ball fields, golf courses, picnic areas, natural trails, camping, play grounds, and boating areas with docks."

Page L-16 discusses future development in the New Haven School area.

"Development in this area will occur along U.S. 42, KY 338, and Hicks Pike. This is also an area of prime agricultural land. Development within the area just described should be in subdivision form. The rate of growth in this area is largely dependent on the Richwood Interchange and the impact the Mt. Zion Interchange will have on Union. It is important that new residential development occur well off the major

thoroughfare. Otherwise, growth potential in the area will be severely minimized. The residential development will add to the already crowded New Haven Elementary and will necessitate expansion of the facility."

Page L-21 and Page L-22 concludes in stating that the area west of the Richwood Interchange be developed for residential and commercial purposes.

"The Richwood area will be developed primarily as both industrial and highway related commercial, with medium and low density residential occurring along Richwood Road and Chambers Lane. Commercial interchange development currently exists at the I-75/Richwood exit and will likely continue in this area. Land west of the interstate will continue to infill with residential subdivisions. The small mobile home park on Frontage Road should not be significantly enlarged."

In summary, both the 1980 and 1986 Boone County Comprehensive Plan recommend the need for additional recreation use in the County - whether it be public or private - and that the area be developed for low to medium residential use.

Concept Development Plan

The submitted Concept Development Plan shows a mixture of residential recreational and commercial uses. The following table indicates a breakdown of the three uses.

<u>Residential</u>	<u>Number of Units</u>
Townhomes	375
Condominiums	756
Single-Family homes	<u>364</u>
TOTAL:	1,495

Approximately 15,000 square foot lots.

TOTAL ACRES	550
Dwelling Units Per Acre	2.72

<u>Commercial</u>	<u>Square Footage</u>
-Neighborhood type commercial	approximately 45,000 square feet

<u>Recreation</u>	<u>Yardage</u>	<u>Par</u>
One 18 hole golf course	6812	72
One 9 hole golf course	3347	36

-clubhouse, driving range,
equestrian center, pools,
tennis courts.

Access to the 550 acre site will consist of the construction of a three lane road from Richwood Road (KY 338) to Frogtown Road (Ky 536). This road is expected to be built adjacent to the south-east lot line and to be extended northwest to Frogtown Road. This road will have two 18 foot lanes along with a 10 foot turning lane located in the middle of the road. The second access point off Frogtown Road is planned to be directly across the entrance of Cedarwood Village Subdivision. This minor road along with other interior roads are planned to be publicly dedicated with a minimum pavement width of 25 feet. The applicant has shown that three possible connections will be made to the property located east of the site. This will allow alternative methods of entering and exiting the site.

Utilities to the site will involve the connection into two (2) existing 8" water lines on Frogtown Road and Richwood Road. A water storage tank exists northwest of the site or just across Frogtown Road. Sanitary sewer plans involve the development of two treatment plant facilities to serve the site. Amenities such as landscaping buffer areas and lakes have been incorporated into the design of this Concept Development Plan. Finally, the applicant has stated that upon approval by the Boone County Planning Commission and the Boone County Fiscal Court, the first phase would be to build the golf course, clubhouse and the major road (either a portion of it or the entire road). It would take approximately one year to construct the golf course and a possible opening date would be May, 1988. The residential portion and commercial would occur according to market demand. The entire build-out is expected to occur over a 10 year period.

SPECIAL CONCERNS

1. Impact - At a first glance, this project seems monumental in terms of its impact upon the community. However, if properly planned, phased and implemented, the impact would be minimal. The actual density for the project (2.7 dwelling units per acre) is less than the SR-1 zone (maximum intensity 4 dwelling units per acre) and certainly the SR-2/PD request (up to 12 dwelling units per acre). Still, other public facilities such as schools and fire protection will feel the impact of this major development. A general but thorough description of the project phasing should be a guideline to avoid any sudden impact on the community.
2. Limitation on Driveways facing the Major Road - In order to allow traffic to move smoothly throughout the development, it may seem logical to limit or eliminate the number of driveways on the major road.

3. Road Improvements - Since Richwood road is the major access point to the Richwood Interchange, it will be necessary to make minor road improvements to Richwood Road. These improvements may consist of straightening Richwood Road and widening it to the interchange from the development site. Richwood Road (KY 338) is State owned and maintained and the improvements could be made easily depending upon the amount of right-of-way. An effort should be made to keep building lots from the right-of-way in case the State needs to purchase more right-of-way. A portion of Richwood Road has been expanded to three lanes. The maximum number of lanes is three for the Richwood/I-75 underpass. The design of the Richwood Interchange should accommodate this type of residential development. Immediate road improvements from the site to the interchange are not necessary at this time.

4. Interconnection with the adjacent property to the west- Since the applicant has made a commitment to provide an interconnection to the property on the east side, it is recommended that it also be made to the west side.

CONCLUSION

This request should be evaluated in terms of meeting the goals and objectives of Article 15, Planned Development and the 1986 Boone County Comprehensive Plan. The Concept Development Plan demonstrates a commitment to properly plan a major residential and golf course community next to an interstate interchange. The nature and type of development in this request is seen as implementing the 1986 Boone County Comprehensive Plan. If the Boone County Planning Commission and the Boone County Fiscal Court should approve this zone change request, the future land use map would not need to be changed.



Kevin P. Costello
Asst. Director/Sr. Planner

III. ADDITIONS TO PROPERTY

The owners have acquired additional lands to be included in the Richwood Country Club development. We are requesting these parcels be rezoned to SR-2/R/PD compatible with the existing zoning of the Richwood Country Club. The three (3) parcels to be incorporated into the project are as follows:

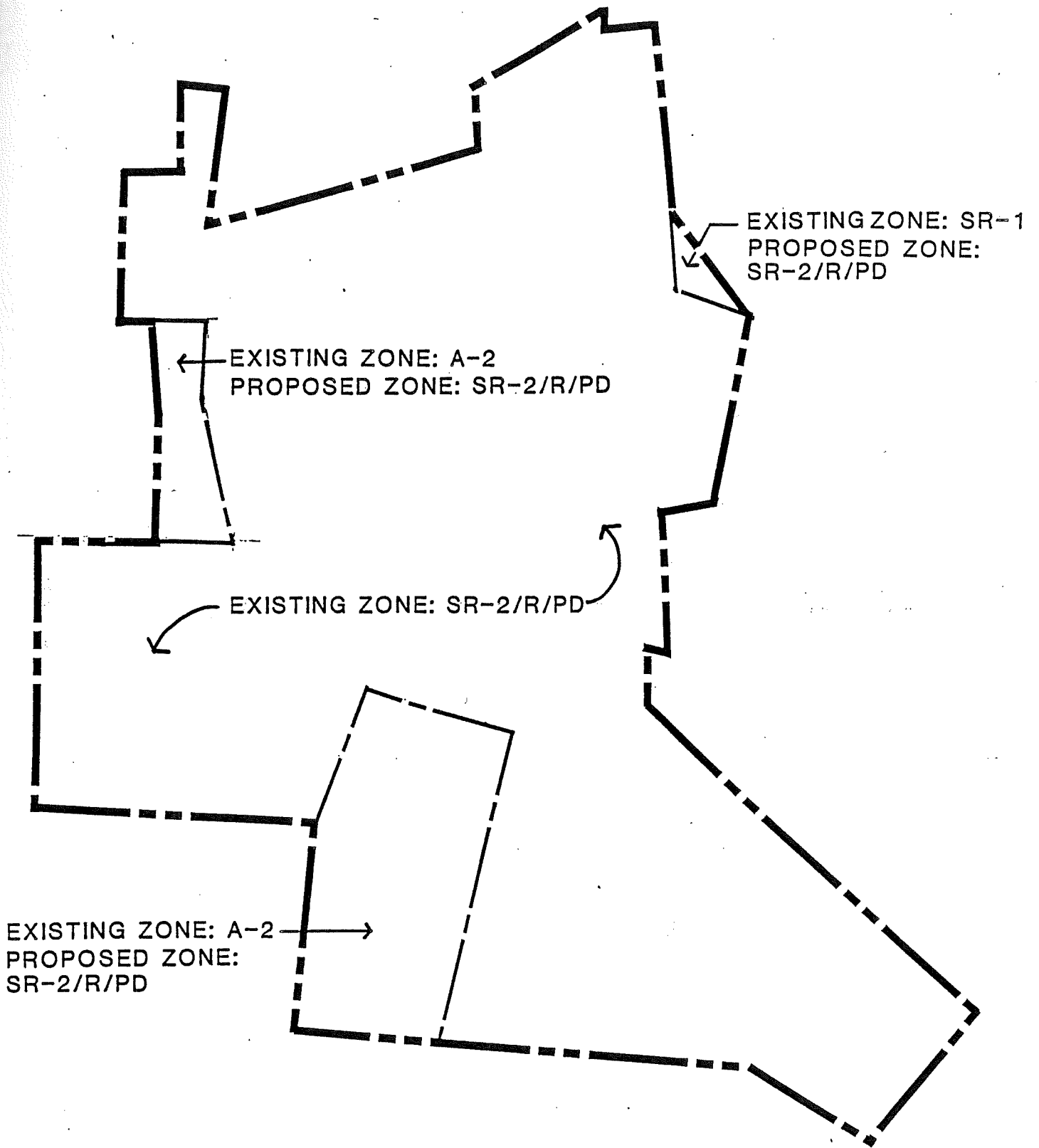
1. A 3.74 acre parcel located on the eastern side of the property, which is presently zoned SR-1.
2. An 11.27 acre parcel located on the western side of the property, which is presently zoned A-2.
3. An 83 acre parcel on the southern side of the property, which is presently zoned A-2.

This Zoning Map change would bring all of the ownership into the same zoning classification of SR-2/R/PD. This change would allow for the entire property to be planned and developed under a single development concept.

The zoning regulations provide for the evaluation of map amendment criteria as a basis for findings of fact in approving zoning map amendments. The original map amendment for Richwood Country Club was found to be consistent with the adopted Boone County Comprehensive Plan. It is our belief that the above referenced additions to the project are also consistent with the Comprehensive Plan as enumerated in the findings of fact for the original project.

Following this page are the following items:

1. Location map showing the additions to Richwood Country Club
2. Legal descriptions for all three parcels



SITE ZONING

J. W. BERLING ENGINEERING COMPANY



Land Surveying, Site Development, Civil Engineering Services
Ky. Registration No. 5745 • Land Surveyor Registration Ky. 208

606/291-2680
1132 MAIN STREET
COVINGTON, KY 41011

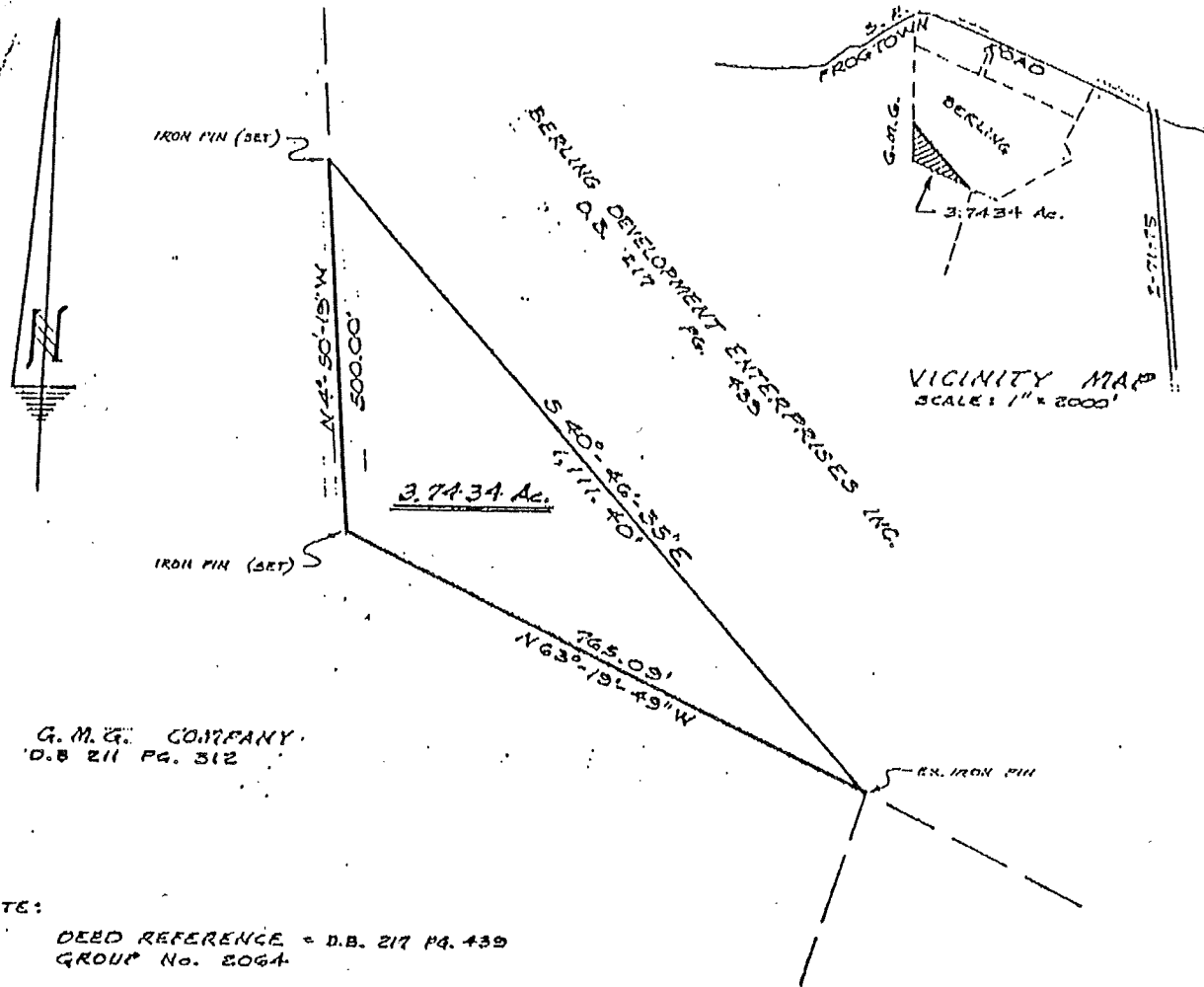
October 5, 1988

LEGAL DESCRIPTION
THE OHIO VALLEY BEAGLE CLUB, INCORPORATED
A KENTUCKY CORPORATION
BOONE COUNTY, KENTUCKY

Situated in Boone county, Kentucky near the Richwood Area and being more particularly described as follows:

Beginning at the southwest corner of the grantor's property (deed book 208, page 370), said point being in the center of an old county road (formerly known as Frogtown Road in deed book 208, page 370); thence along the center of said road N 8°-42'-23" E 293.91 feet, N 11°-18'-35" E 307.44 feet, N 8°-57'-47" E 558.84 feet, N 8°-27'-44" E 269.73 feet, N 13°-06'-17" E 71.58 feet, and n 23°-35'-31" E 49.61 feet to a point; thence leaving the center of the county road n 66°-41'-00" W 15.00 feet to a point in the west line of the county road corner to Boone County Bow Hunter's Club Property and G.M.G. (a Kentucky Corporation); thence along the lines of G.M.G. N 23°-19'-00" E 979.90 feet and S 69°-39'-00" E 1,556.83 feet to the northwest corner of the 29.502 acres sold by The Ohio Valley Beagle Club (deed book 209, page 397); thence along the west line of said 29.502 acres tract S 17°-11'-29' W 2,138.66 feet to the southwest corner of same; thence along the grantor's south property line N 84°-04'-00" W 1,477.17 feet to the place of beginning. Containing 83.2204 acres after deducting the area of the old county road (15 feet from center line).

Being all of the remaining property of The Ohio Valley Beagle Club as conveyed to them by deed recorded in deed book 208, at page 370.



G.M.G. COMPANY
D.B. 211 Pg. 312

NOTE:

DEED REFERENCE = D.B. 217 Pg. 439
GROUP No. 2064

LAND SURVEYOR'S CERTIFICATE

"I certify that this plat has been prepared by me or under my supervision in accordance with the Kentucky Minimum Surveying Standards, and complies with all requirements of the Boone County Zoning and Subdivision Regulations, and that dedicated areas including public ways or streets are currently owned by the property owner."

I certify that I have examined the records of the Boone County Court Clerk and find that this is the 1st conveyance made under the present ownership and the parent tract since 1966 or from the adoption of KRS 100.

1-5-89

Date

James W. Berling
James W. Berling, L.S., Ky. Reg. #206

**BOONE COUNTY PLANNING COMMISSION
APPROVAL CERTIFICATE**

Approved for recording the transfer of the property only by the Boone County Planning Commission the _____ day of _____, 19____.

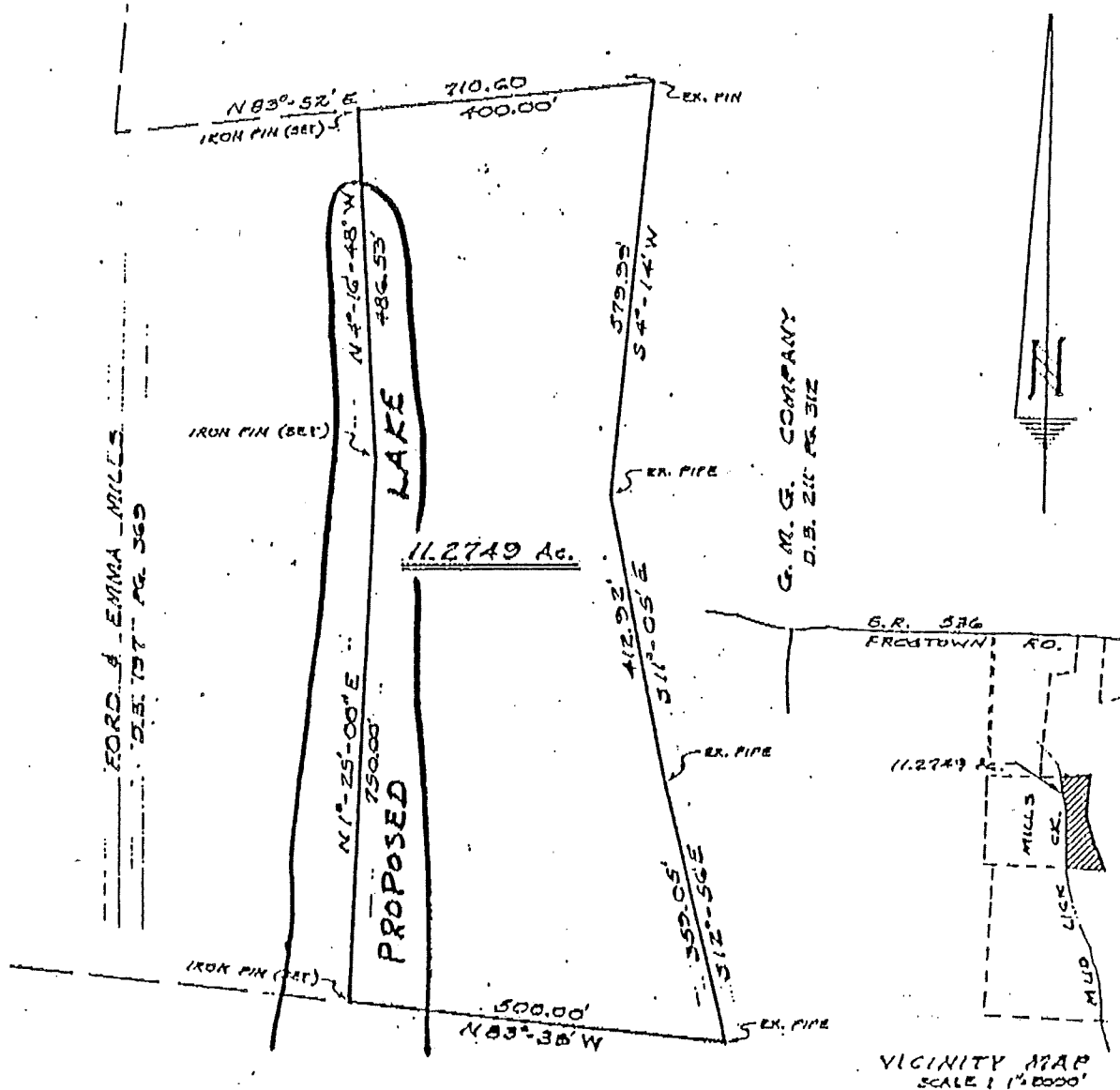
Date

Chairman

PLAT OF SURVEY
FOR: BERLING DEVELOPMENT ENTERPRISES INC.
FROGTOWN RD. BOONE COUNTY, KY.
SCALE: 1" = 200'

JAMES W. BERLING
KY. SURVEYOR No. 206

MAY 5, 1989



BACK REFERENCE : D.B. 197 PG. 369
 GROUP No. 2064

EXHIBIT "A"

LAND SURVEYOR'S CERTIFICATE

"I certify that this plat has been prepared by me or under my supervision in accordance with the Kentucky Minimum Surveying Standards, and complies with all requirements of the Boone County Zoning and Subdivision Regulations, and that dedicated areas including public ways or streets are currently owned by the property owner."

I certify that I have examined the records of the Boone County Court Clerk and find that this is the 1st conveyance made under the present ownership and the parent tract since 1966 or from the adoption of RRS 100.

5-5-89
 Date

James W. Berling
 James W. Berling, L.S., Ky. Reg. #206

BOONE COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE

Approved for recording the transfer of the property only by the Boone County Planning Commission the _____ day of _____, 19____

 Date Chairman

PLAT OF SURVEY
 FOR: FORD & EMMA MILLS
 FROGTOWN ROAD - BOONE CO., KY.
 SCALE 1" = 200' MAY 4, 1989

JAMES W. BERLING
 KY. SURVEYOR No. 806

IV. SITE ANALYSIS

The following maps graphically depict the detailed analysis of the property which was prepared prior to preparation of the concept plan change. The Site Analysis includes the following information:

A. EXISTING CONDITIONS

An assessment of the existing physical features of the site, including location of utilities, structures, water areas, views, vegetation and roadways.

B. ELEVATIONS AND DRAINAGES

These areas were mapped and coded to identify high points, site drainage and ridges.

C. SLOPES AND DRAINAGES

Portrays the lay of the land based on the percent of slope.

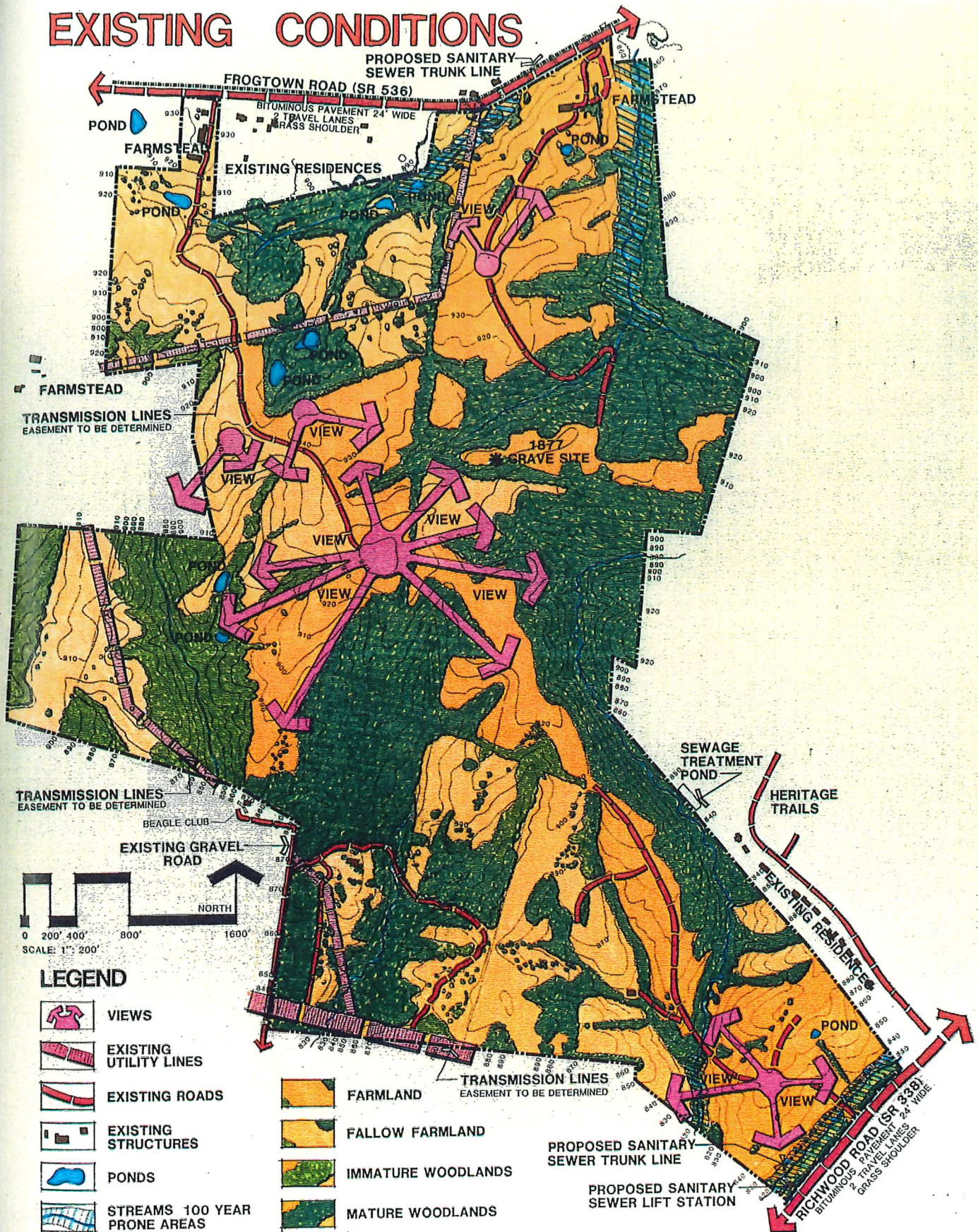
D. SOILS

Soils were mapped to identify characteristics affecting development.

E. OPPORTUNITIES AND CONSTRAINTS

The previous analysis maps were compiled to identify aspects of the site to be utilized in preparing a concept plan for the property. Key features identified were clubhouse locations, steep slopes, feature development areas, wooded areas, and access points.

EXISTING CONDITIONS



LEGEND

- VIEWS
- EXISTING UTILITY LINES
- EXISTING ROADS
- EXISTING STRUCTURES
- PONDS
- STREAMS 100 YEAR PRONE AREAS
- FARMLAND
- FALLOW FARMLAND
- IMMATURE WOODLANDS
- MATURE WOODLANDS

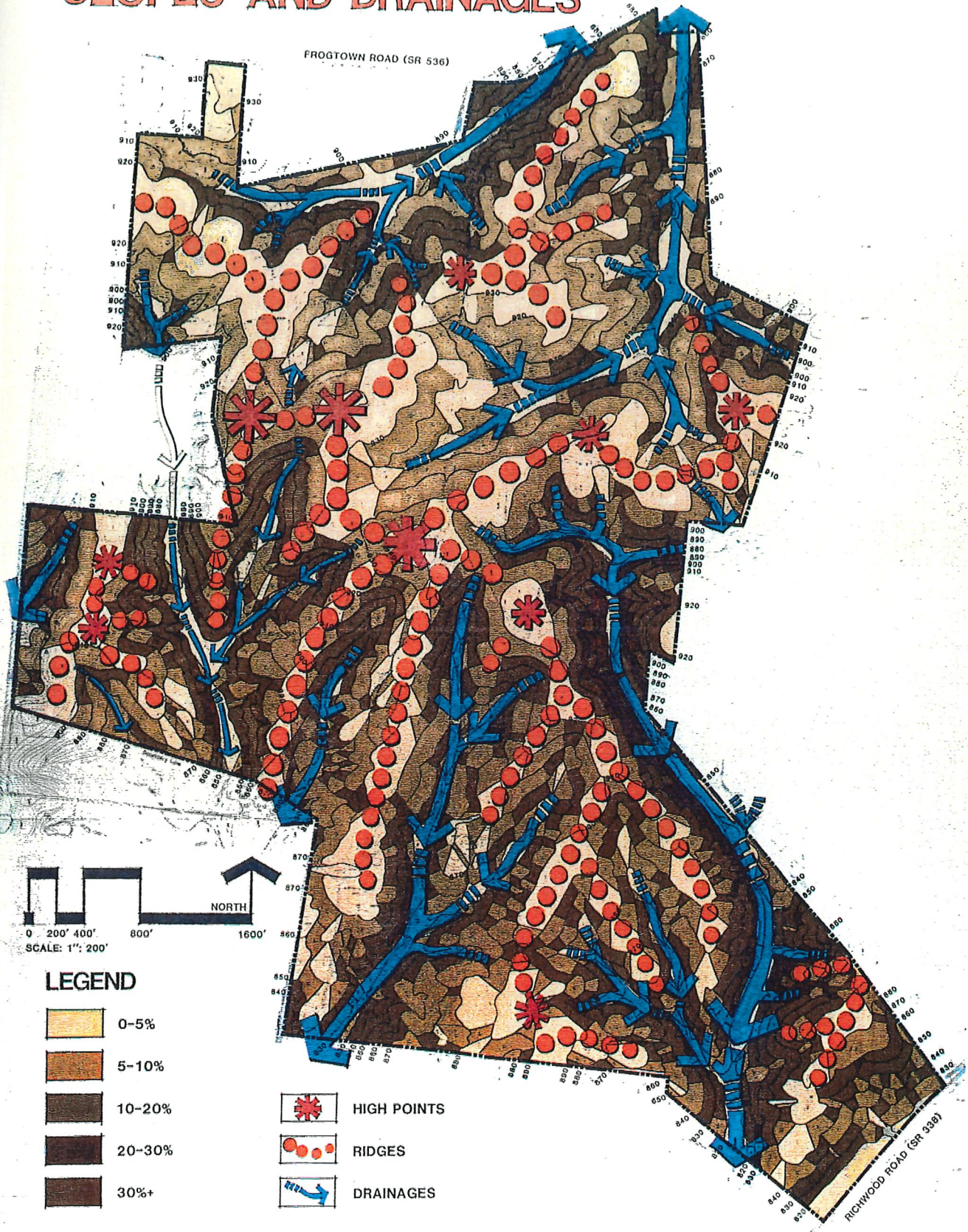
RICHWOOD COUNTRY CLUB

DEVELOPER:
GMG CORPORATION
P. O. BOX 308
NEWPORT, KY 41072

PLANNERS:
DAVID JENSEN ASSOCIATES
360 SOUTH MONROE SUITE 120
DENVER, COLORADO 80209

ENGINEER:
JAMES W. BERLING
1671 PARK ROAD
FORT WRIGHT, KY 41011

SLOPES AND DRAINAGES



LEGEND

- 0-5%
- 5-10%
- 10-20%
- 20-30%
- 30%+
- * HIGH POINTS
- RIDGES
- DRAINAGES

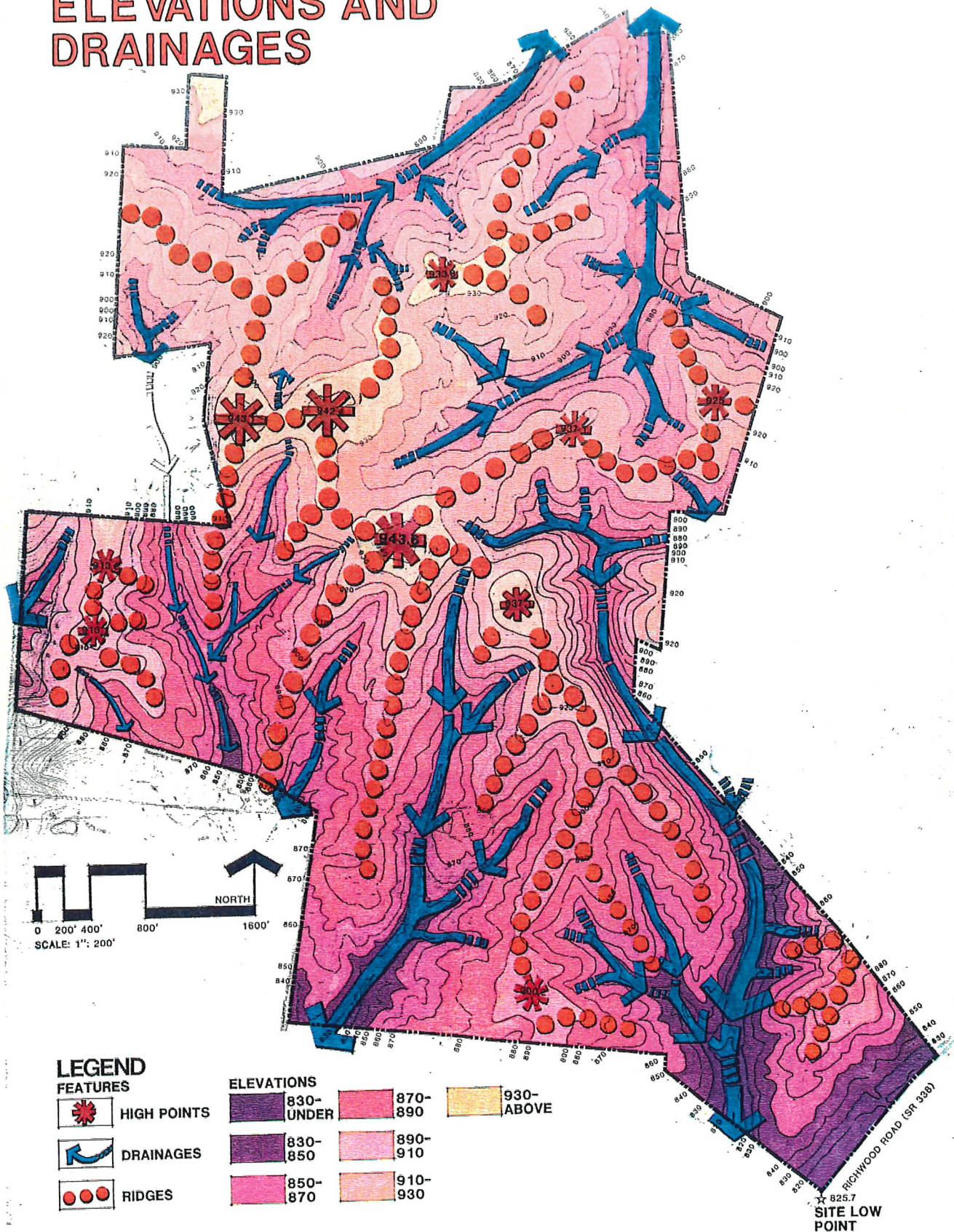
RICHWOOD COUNTRY CLUB

DEVELOPER:
 GMG CORPORATION
 P. O. BOX 308
 NEWPORT, KY 41072

PLANNERS:
 DAVID JENSEN ASSOCIATES
 360 SOUTH MONROE SUITE 120
 DENVER, COLORADO 80209

ENGINEER:
 JAMES W. BERLING
 1671 PARK ROAD
 FORT WRIGHT, KY 41011

ELEVATIONS AND DRAINAGES



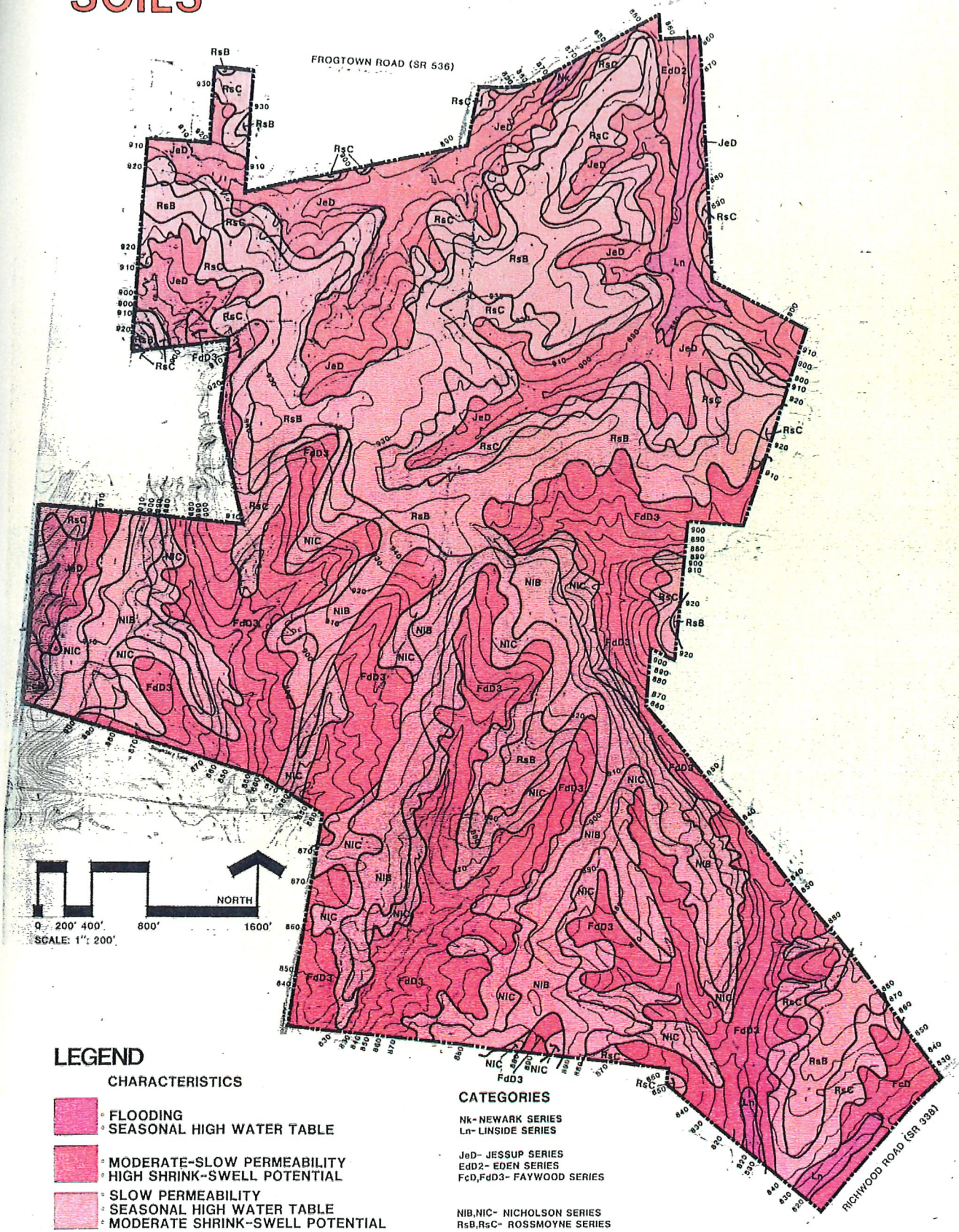
RICHWOOD COUNTRY CLUB

DEVELOPER:
GMG CORPORATION
P. O. BOX 308
NEWPORT, KY 41072

PLANNERS:
DAVID JENSEN ASSOCIATES
360 SOUTH MONROE SUITE 120
DENVER, COLORADO 80209

ENGINEER:
JAMES W. BERLING
1671 PARK ROAD
FORT WRIGHT, KY 41011

SOILS



LEGEND

- | CHARACTERISTICS | |
|-----------------|---|
| | • FLOODING
• SEASONAL HIGH WATER TABLE |
| | • MODERATE-SLOW PERMEABILITY
• HIGH SHRINK-SWELL POTENTIAL |
| | • SLOW PERMEABILITY
• SEASONAL HIGH WATER TABLE
• MODERATE SHRINK-SWELL POTENTIAL |

CATEGORIES

- Nk- NEWARK SERIES
- Ln- LINSIDE SERIES
- JeD- JESSUP SERIES
- EdD2- EDEN SERIES
- FcD,FdD3- FAYWOOD SERIES
- NIB,NIC- NICHOLSON SERIES
- RsB,RsC- ROSSMOYNE SERIES

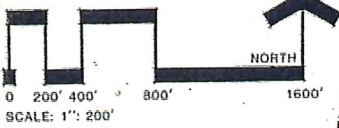
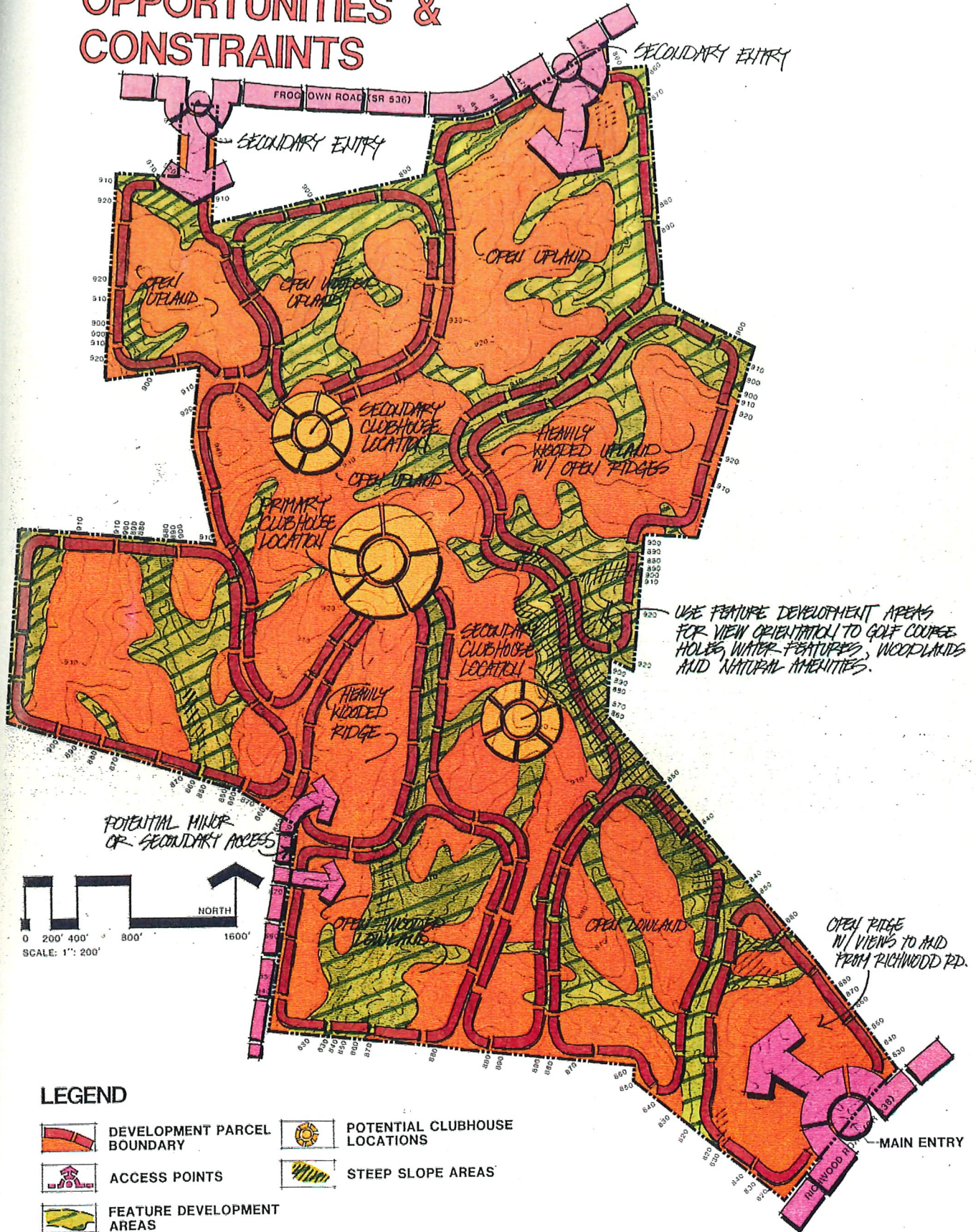
RICHWOOD COUNTRY CLUB

DEVELOPER:
GMG CORPORATION
P. O. BOX 308
NEWPORT, KY 41072






PLANNERS:
DAVID JENSEN ASSOCIATES
360 SOUTH MONROE SUITE 120
DENVER, COLORADO 80209

ENGINEER:
JAMES W. BERLING
1671 PARK ROAD
FORT WRIGHT, KY 41011

OPPORTUNITIES & CONSTRAINTS



LEGEND

- | | | | |
|---|-----------------------------|---|-------------------------------|
|  | DEVELOPMENT PARCEL BOUNDARY |  | POTENTIAL CLUBHOUSE LOCATIONS |
|  | ACCESS POINTS |  | STEEP SLOPE AREAS |
|  | FEATURE DEVELOPMENT AREAS | | |

RICHWOOD COUNTRY CLUB

DEVELOPER:
 GMG CORPORATION
 P. O. BOX 308
 NEWPORT, KY 41072

PLANNERS:
 DAVID JENSEN ASSOCIATES
 360 SOUTH MONROE SUITE 120
 DENVER, COLORADO 80209

ENGINEER:
 JAMES W. BERLING
 1671 PARK ROAD
 FORT WRIGHT, KY 41011

**CONCEPT DEVELOPMENT
PLAN CHANGE**

V. THE CONCEPT DEVELOPMENT PLAN CHANGE

The change to the concept development plan includes increasing the acreage from 552 acres to 650 acres, with no increase in the number of dwelling units. The approved number of units is 1,507. The golf course has been changed from a 27-hole facility to an 18-hole facility. This change was based on providing an improved layout and routing for the golf course more in keeping with the natural aspects of the property, also the improved land use plan for the remainder of the property which provides for a less intense development.

The golf course and surrounding land use is planned to provide "windows" to the course from streets to orient interior lots to the golf course.

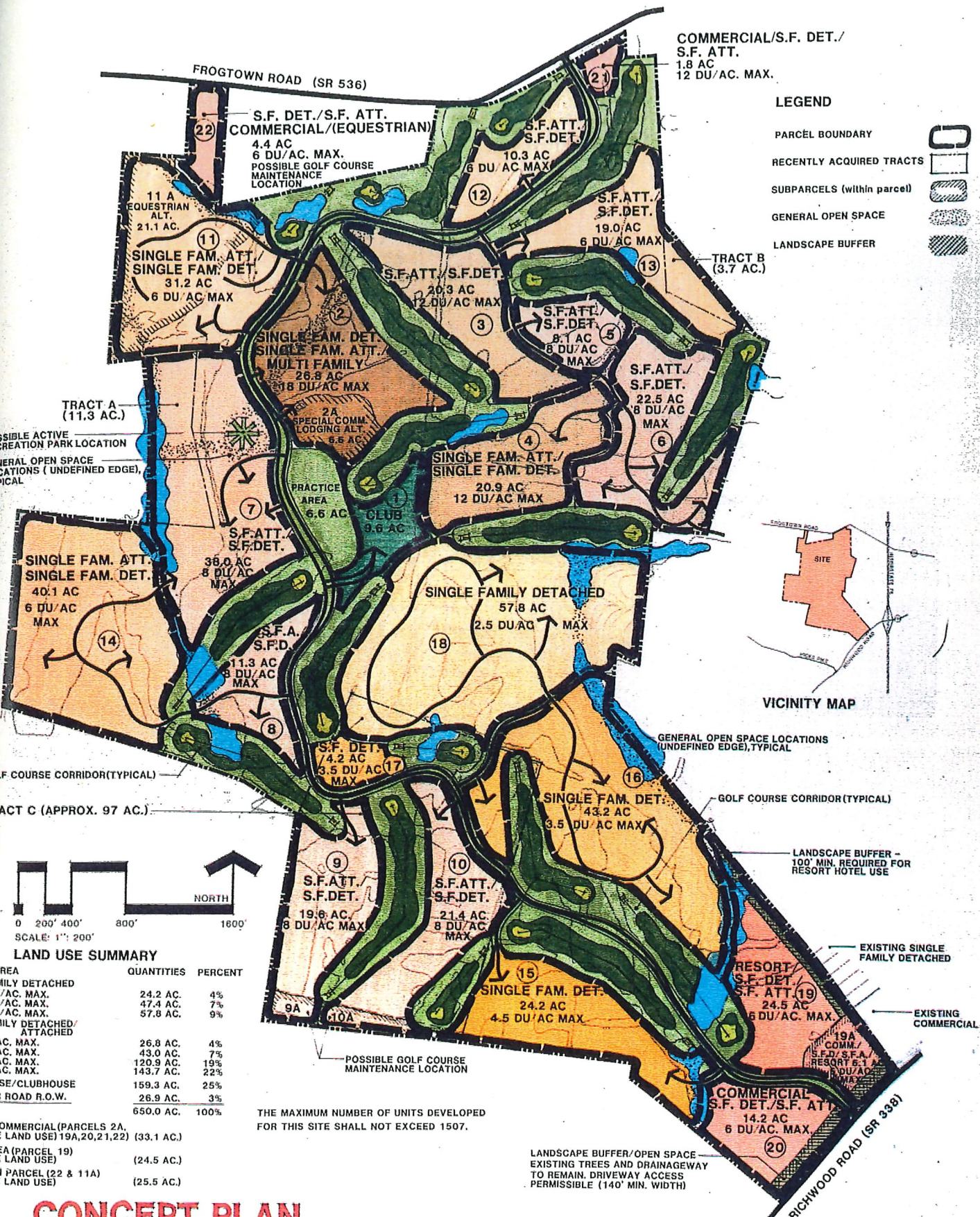
The major roadway through the project has been relocated off of the property line and aligned to be more sympathetic to the terrain. The alignment is more curvilinear and anticipates a rural character with travel lanes possibly separated by landscaped medians in several locations. The major roadway would have limited access. The local roadways are intended to have diverse patterns to create identity for each development parcel.

The proposed Concept Development Plan Change provides for flexibility in the development of the parcel through the allowance of alternative land uses and a mixture of

residential uses. The Development Guidelines establish the maximum density which may be approved on any parcel, however, in no case may the project exceed 1,507 dwelling units.

The project is planned to be a phased development. The initial phase will include the golf course and extension of the main collector road and utilities to the clubhouse. The first phases of residential development are anticipated to occur along the main collector road south of the clubhouse. Extension of the main collector road and utilities to Frogtown Road would occur in later phases. It is impossible to establish specific phases at this time, however, development will generally progress from the south to the north. The golf course is planned to be open for play the fall of 1990 or spring of 1991.

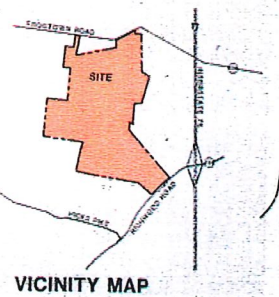
The attached concept Plan depicts the proposed land use for Richwood Country Club. Following the Concept Plan are the Development Guidelines which establish the parameters for the development of the individual parcels.



COMMERCIAL/S.F. DET./
S.F. ATT.
1.8 AC
12 DU/AC. MAX.

LEGEND

- PARCEL BOUNDARY
- RECENTLY ACQUIRED TRACTS
- SUBPARCELS (within parcel)
- GENERAL OPEN SPACE
- LANDSCAPE BUFFER



LAND USE SUMMARY

AREA	QUANTITIES	PERCENT
SINGLE FAMILY DETACHED		
4.5 D.U./AC. MAX.	24.2 AC.	4%
1.5 D.U./AC. MAX.	47.4 AC.	7%
2.5 D.U./AC. MAX.	57.8 AC.	9%
SINGLE FAMILY DETACHED/ ATTACHED		
18 D.U./AC. MAX.	26.8 AC.	4%
12 D.U./AC. MAX.	43.0 AC.	7%
8 D.U./AC. MAX.	120.9 AC.	19%
6 D.U./AC. MAX.	143.7 AC.	22%
GOLF COURSE/CLUBHOUSE	159.3 AC.	25%
COLLECTOR ROAD R.O.W.	26.9 AC.	3%
TOTAL	650.0 AC.	100%
MINIMUM COMMERCIAL (PARCELS 2A, ALTERNATE LAND USE) 19A,20,21,22)	(33.1 AC)	
RESORT AREA (PARCEL 19) ALTERNATE LAND USE)	(24.5 AC)	
EQUESTRIAN PARCEL (22 & 11A) ALTERNATE LAND USE)	(25.5 AC)	

THE MAXIMUM NUMBER OF UNITS DEVELOPED FOR THIS SITE SHALL NOT EXCEED 1507.

LANDSCAPE BUFFER/ OPEN SPACE
EXISTING TREES AND DRAINAGEWAY TO REMAIN. DRIVEWAY ACCESS PERMISSIBLE (140' MIN. WIDTH)

CONCEPT PLAN

RICHWOOD COUNTRY CLUB

BOONE COUNTY, KENTUCKY

June 19, 1989

DEVELOPER:
G.M.G., A KENTUCKY
GENERAL PARTNERSHIP
P.O. BOX 308
NEWPORT, KY. 41702

PLANNERS:
DAVID JENSEN ASSOCIATES
360 SOUTH MONROE, SUITE 120
DENVER, CO. 80209

ENGINEER:
JAMES W. BERLING
1671 PARK ROAD
FORT WRIGHT, KY. 41011

GOLF COURSE ARCHITECT:
GENE BATES
1150 SOUTH U.S. HIGHWAY 1
JUPITER, FL. 33477



PLANNED UNIT DEVELOPMENT
DEVELOPMENT GUIDELINES

JUNE 23, 1989

for

RICHWOOD

Planned Community

Prepared by:

DAVID JENSEN ASSOCIATES, INC.
360 South Monroe Street
Denver, Colorado 80209

Prepared for:

EL GRANDE CORPORATION
840 Licking Pike
Wilder, Kentucky 41076

TABLE OF CONTENTS

	<u>Page</u>
I. STATEMENT OF PURPOSE AND INTENT	36
II. AUTHORITY/DEFINITION	37
III. LAND USE SUMMARY	38
IV. DEVELOPMENT GUIDELINES	51
A. SITE ORGANIZATION	51
B. BUILDING HEIGHT, SETBACK, AND MINIMUM LOT SIZE	53
C. STREETS	56
D. PARKING	59
E. COMMUNITY OPEN SPACE	61
F. LANDSCAPING AND FENCING	62
G. STORM DRAINAGE	63
H. LIGHTING AND SIGNAGE	64

I. STATEMENT OF PURPOSE AND INTENT

Richwood is a planned community. While its primary focus is residential, both the recreational and other special use components play an integral part in creating a unique living environment.

The Richwood development standards are intended to carry out the goals of this planned community. They are written to ensure a unified, quality development. Through creativity in design, sensitivity to the characteristics of the site and compatibility of land uses, a commitment is made to the future of the community.

The following principles will be used in guiding development towards a planned community which can respond to changing market conditions;

- o Encouraging FLEXIBILITY in site design with respect to building spacing, heights and density of buildings, open space, and parking.
- o Allowing a variety of CREATIVE SOLUTIONS to project design that may not be possible through the strict application of the local zoning and subdivision.
- o Encouraging a mixed-use, MASTER PLANNED community providing for residential, recreational, and limited commercial, office and community services.
- o Encouraging INNOVATIONS in land use that result in the availability of attractive development opportunities.
- o Promoting more EFFICIENT use of land and energy through reasonable infrastructure requirements.
- o Maximizing the UNIQUE physical features of the Richwood site.
- o Creating development patterns and project design that further the GOALS and POLICIES of the local governmental agencies.
- o Providing appropriate TRANSITIONS between land uses while encouraging an overall community focus.
- o Providing FLEXIBILITY for both land use type and density to be TRANSFERRED between parcels, responding better to the needs of the consumer and changing market conditions.

II. AUTHORITY/DEFINITIONS

Authority

These standards shall apply to all property contained within the approved Richwood Planned Development. The regulations and requirements shall become the governing standards for review, approval, and modification of all development activities occurring on the Richwood site. Provisions of this guide shall prevail and govern the development of Richwood, superceding existing zoning and subdivision ordinances. The subdivision and zoning ordinances and regulations for Boone County, Kentucky shall apply where the provisions of this guide do not address a specific subject, or where the Planning Board or County Commission provides changes.

Definitions

The following definitions shall apply:

- o Single Family Detached
One-family detached dwelling with a density ranging from 2.5 du/ac to 7.5 du/ac.
- o Single Family Detached/Attached
One-family detached dwelling with a density ranging from 2.5 du/ac to 7.5 du/ac; two-family dwelling (duplex); three-plex through six-plex attached dwellings; row houses, townhouses, with a maximum density of 12 du/ac.
- o Multi-Family - All uses allowed in Single Family Detached and Single Family Detached/Attached and including apartments for rent, condominiums (stacked flats) for sale with a maximum density of 18 du/ac.

III. LAND USE SUMMARY

<u>Area</u>	<u>Quantities</u>	<u>Percentages</u>
Single Family Detached		
4.5 du/ac maximum	24.2 acres	4%
3.5 du/ac maximum	47.4 acres	7%
2.5 du/ac maximum	57.8 acres	9%
Single Family Detached/Attached		
18 du/ac maximum	26.8 acres	4%
12 du/ac maximum	43.0 acres	7%
8 du/ac maximum	120.9 acres	19%
6 du/ac maximum	143.7 acres	22%
Golf Course/Clubhouse	159.3 acres	25%
Collector Road R.O.W.	26.9 acres	3%
Total	<u>650.0 acres</u>	<u>100%</u>
Maximum Commercial (Alternate Land Use)	(33.1 acres)	
Resort Area (Parcel 19) (Alternate Land Use)	(24.5 acres)	
Equestrian Parcel (22 & 11A) (Alternate Land Use)	(25.5 acres)	

The maximum number of units developed for the entire site shall not exceed 1,507.

Maximum overall density 2.32 units/acre
Maximum number of attached units (6 du or greater) 60% of total units; 979 units.

Individual parcels have the potential to be developed to the maximum allowable land use densities defined on the plan and within these development guidelines. The uses identified in each parcel allow for flexibility to respond to the market conditions, while maintaining the character and integrity of the concept plan. Stating the maximum density for each parcel accounts for the maximum shift of density to any parcel, while maintaining the overall total units at 1,507.

The following parcel numbers refer to the development parcels on the Concept Plan and provide a land use summary for each parcel and alternate uses.

PARCEL: 1

USE: Golf Course Clubhouse
DENSITY: N/A
ACREAGE: 9.6
MAX. TOTAL UNITS: N/A

PARCEL: 2

USE: Single Family Attached
Single Family Detached
Multi-Family
DENSITY: Large Lot
Med./Large Lot
Medium Lot
Small Lot
Overall Maximum 18.0 du/ac
ACREAGE: 26.8
MAX. TOTAL UNITS: 482

PARCEL: 2A **Alternate**

USE: Specialty Commercial
(retail, office, lodging,
restaurant)
DENSITY: F.A.R.=.50
ACREAGE: Maximum 6.6 acres
MAX. GROSS FLOOR AREA: 143,750 s.f.

SPECIAL CONDITIONS:

1. Optional use for a portion of Parcel 2.

PARCEL: 3

USE: Single Family Attached
Single Family Detached

DENSITY: Large Lot
Med./Large Lot
Medium Lot
Small Lot

Overall Maximum 12.0 du/ac

ACREAGE: 20.3

MAX. TOTAL UNITS: 243

PARCEL: 4

USE: Single Family Attached
Single Family Detached

DENSITY: Large Lot
Med./Large Lot
Medium Lot
Small Lot

Overall Maximum 12.0 du/ac

ACREAGE: 20.9

MAX. TOTAL UNITS: 250

PARCEL: 5

USE: Single Family Attached
Single Family Detached

DENSITY: Large Lot
Med./Large Lot
Medium Lot
Small Lot

Overall Maximum 8.0 du/ac

ACREAGE: 8.1

MAX. TOTAL UNITS: 64

PARCEL: 6

USE: Single Family Attached
Single Family Detached

DENSITY: Large Lot
Med./Large Lot
Medium Lot
Small Lot

Overall Maximum 8.0 du/ac

ACREAGE: 22.5

MAX. TOTAL UNITS: 180

PARCEL: 7

USE: Single Family Attached
Single Family Detached

DENSITY: Large Lot
Med./Large Lot
Medium Lot
Small Lot

Overall Maximum 8.0 du/ac

ACREAGE: 38.0

MAX. TOTAL UNITS: 304

PARCEL: 7A **Alternate**

USE: Possible Active Recreation

DENSITY: N/A

ACREAGE: Minimum 2 acres

SPECIAL CONDITIONS:

1. Optional use for portion of Parcel 7.

PARCEL: 8

USE: Single Family Attached
Single Family Detached

DENSITY: Large Lot
Med./Large Lot
Medium Lot
Small Lot

Overall Maximum 8.0 du/ac

ACREAGE: 11.3

MAX. TOTAL UNITS: 90

PARCEL: 9

USE: Single Family Attached
Single Family Detached

DENSITY: Large Lot
Med./Large Lot
Medium Lot
Small Lot

Overall Maximum 8.0 du/ac

ACREAGE: 19.6

MAX. TOTAL UNITS: 156

PARCEL: 9A

Alternate

USE: Possible Golf Course Maintenance
Location

DENSITY: N/A

ACREAGE: 2.4

SPECIAL CONDITIONS:

1. Optional uses for a portion of Parcel 9.

PARCEL: 10

USE: Single Family Attached
Single Family Detached

DENSITY: Large Lot
Med./Large Lot
Medium Lot
Small Lot

Overall Maximum 8.0 du/ac

ACREAGE: 21.4

MAX. TOTAL UNITS: 171

PARCEL: 10A **Alternate**

USE: Possible Golf Course Maintenance
Location

DENSITY: N/A

ACREAGE: 3.4

SPECIAL CONDITIONS:
1. Optional use for a portion of Parcel 10.

PARCEL: 11

USE: Single Family Attached
Single Family Detached

DENSITY: Large Lot
Med./Large Lot
Medium Lot
Small Lot

Overall Maximum 6.0 du/ac

ACREAGE: 31.2

MAX. TOTAL UNITS: 187

PARCEL: 11A Alternate

USE: Equestrian Facility

DENSITY: N/A

ACREAGE: 21.1

SPECIAL CONDITIONS:

1. Optional use for portion of Parcel 11.

PARCEL: 12

USE: Single Family Attached
Single Family Detached

DENSITY: Large Lot
Medium/Large Lot
Medium Lot
Small Lot

Overall Maximum 6.0 du/ac

ACREAGE: 10.3

MAX. TOTAL UNITS: 61

PARCEL: 13

USE: Single Family Attached
Single Family Detached

DENSITY: Large Lot
Medium/Large Lot
Medium Lot
Small Lot

Overall Maximum 6.0 du/ac

ACREAGE: 19.0

MAX. TOTAL UNITS: 114

PARCEL: 14

USE: Single Family Attached
Single Family Detached

DENSITY: Large Lot
Medium/Large Lot
Medium Lot
Small Lot

Overall Maximum 6.0 du/ac

ACREAGE: 40.1

MAX. TOTAL UNITS: 240

PARCEL: 15

USE: Single Family Detached

DENSITY: Large Lot
Medium/Large Lot
Medium Lot

Overall Maximum 4.5 du/ac

ACREAGE: 24.2

MAX. TOTAL UNITS: 108

PARCEL: 16

USE: Single Family Detached

DENSITY: Large Lot
Medium/Large Lot

Overall Maximum 3.5 du/ac

ACREAGE: 43.2

MAX. TOTAL UNITS: 151

PARCEL: 17

USE: Single Family Detached
DENSITY: Large Lot
Medium/Large Lot
Overall Maximum 3.5 du/ac
ACREAGE: 4.2
MAX. TOTAL UNITS: 14

PARCEL: 18

USE: Single Family Detached
DENSITY: Large Lot
Overall Maximum 2.5 du/ac
ACREAGE: 57.8
MAX. TOTAL UNITS: 144

PARCEL: 19

USE: Resort Hotel
Commercial - Related to Resort
Hotel

DENSITY: F.A.R.=.50

ACREAGE: 24.5

MAX. GROSS FLOOR AREA: 533,600 s.f.

MAX. TOTAL HOTEL ROOMS: 350

SPECIAL CONDITIONS:

1. Along Richwood Road the existing tree stand and creek area is to remain in its natural condition with exception of limited signage, additional landscaping, access drives and project identification fencing or similar improvements.
2. Along the property line adjacent to Heritage Trail residential zoned property a landscape buffer of 100' in width is to be provided.

PARCEL: 19A **Alternate**

USE: Commercial
(shopping center, convenience,
restaurant, filling station, office
and related uses)

DENSITY: F.A.R.=.45

ACREAGE: 6.1

MAX. GROSS FLOOR AREA: 119,500 s.f.

SPECIAL CONDITIONS:

1. Optional use for a portion of Parcel 19.

PARCEL: 19B Alternate

USE: Single Family Attached
Single Family Detached

DENSITY: Large Lot
Medium/Large Lot

Overall Maximum 6.0 du/ac

ACREAGE: 24.5

MAX. TOTAL UNITS: 147

SPECIAL CONDITIONS:

1. Along Richwood Road the existing tree stand and creek area is to remain in its natural condition with exception of limited signage, additional landscaping, access drives and project identification fencing or similar improvements.
2. If single family attached, then along the property line adjacent to Heritage Trail residential zoned property a landscape buffer of 100' in width is to be provided.
3. Optional use for Parcel 19.

PARCEL: 20

USE: Commercial
(Shopping center, convenience,
restaurant, filling station,
office)

DENSITY: F.A.R.=.45

ACREAGE: 14.2

MAX. GROSS FLOOR AREA: 278,300 s.f.

SPECIAL CONDITIONS:

1. Along Richwood Road the existing tree stand and creek area is to remain in its natural condition with exception of limited signage, access drives and project identification fencing or similar improvements.

PARCEL: 20A **Alternate**

USE: Single Family Detached

DENSITY: Large Lot
Medium/Large Lot
Medium Lot

Overall Maximum 6.0 du/ac

ACREAGE: 14.2

MAX. TOTAL UNITS: 85

SPECIAL CONDITIONS:

1. Along Richwood Road the existing tree stand and creek area is to remain in its natural condition with exception of limited signage, additional landscaping, access drives and project identification fencing or similar improvements.
2. Optional use for Parcel 20

PARCEL: 21

USE: Commercial
(convenience, restaurant, office)

DENSITY: F.A.R.=.45

ACREAGE: 1.8

MAX. GROSS FLOOR AREA: 35,300 s.f.

PARCEL: 21A **Alternate**

USE: Single Family Attached
Single Family Detached

DENSITY: Large Lot
Medium/Large Lot
Medium Lot
Small Lot

Overall Density 12.0 du/ac

ACREAGE: 1.8

MAX. TOTAL UNITS: 21

SPECIAL CONDITIONS:

1. Optional use for Parcel 21.

PARCEL: 22

USE: Open Space
Maintenance Facilities
Recreational Facilities
Equestrian Center

DENSITY: F.A.R.=.40

ACREAGE: 4.4

MAX. GROSS FLOOR AREA: 76,600 s.f.

PARCEL: 22A **Alternate**

USE: Single Family Detached

DENSITY: Large Lot
Medium/Large Lot
Medium Lot

Overall Maximum 6.0 du/ac

ACREAGE: 4.4

MAX. TOTAL UNITS: 26

SPECIAL CONDITIONS:

1. Optional use for Parcel 22.

IV. DEVELOPMENT GUIDELINES

Eight design elements are addressed in these guidelines. Discussion of each begins with a statement and description of the design objective, followed by the specific design guidelines. The eight elements are as follows:

- A. Site Organization
- B. Building Height, Setback, and Minimum Lot Size
- C. Streets
- D. Parking
- E. Community Open Space
- F. Landscaping and Fencing
- G. Storm Drainage
- H. Lighting and Signage

A. SITE ORGANIZATION

Design Objective: Elements of the plan for Richwood, including buildings, circulation system, and open space areas, should be designed and arranged to produce an efficient, functionally organized, and cohesive development.

Design Guidelines

1. Individual parcels shall be designed around a neighborhood focus/theme while reinforcing the overall identity and character of the Richwood community.
2. The clustering of buildings is encouraged in order to minimize the amount of land used; create open space areas; shorten vehicular trips; reduce hard surface areas for drainage, cost, and aesthetics, and to provide visual interest to the community.
3. Buildings, streets, and open space areas shall be situated to maximize the amount and qualities of views and natural light.
4. Building placement, size, height, mass and scale shall be compatible with the surrounding area and provide a reasonable transition from adjacent streets and properties.
5. The use of unifying elements within neighborhoods, including but not limited to the use of building materials, colors, landscaping, and signage, shall be encouraged.

6. The natural features of the site--natural wetlands, flood plain, rolling topography and mature vegetation--have been identified and incorporated into the planning process. The plan utilizes these features to their best advantage and further enhances these elements to create a quality environment in which to live.

B. BUILDING HEIGHT, SETBACK, AND MINIMUM LOT SIZE

Design Objective: Promote a variety of building heights and setbacks related to the individual parcel designations and market demands. This is intended to present stylized parcel appearance within the overall community theme.

Design Guidelines

1. Factors to be considered when establishing building setbacks shall include building type, height, architectural configuration, indoor/outdoor relationship, building orientation, relationship to golf course or other amenities, pedestrian circulation, and landscape treatment.
2. Varied front setbacks are encouraged in order to provide visual relief and variety throughout the Richwood streetscene.
3. Building setbacks from lot lines are to be established as part of and during the detailed site planning and platting for individual development parcels.

Minimum building setbacks for single family detached units are established as follows:

front yard - 5' (see example on following page)
side yard - 0' (permitted only on lots developed under a unified ownership; minimum building separation of 10')
side yard - 5'
rear yard - 15'

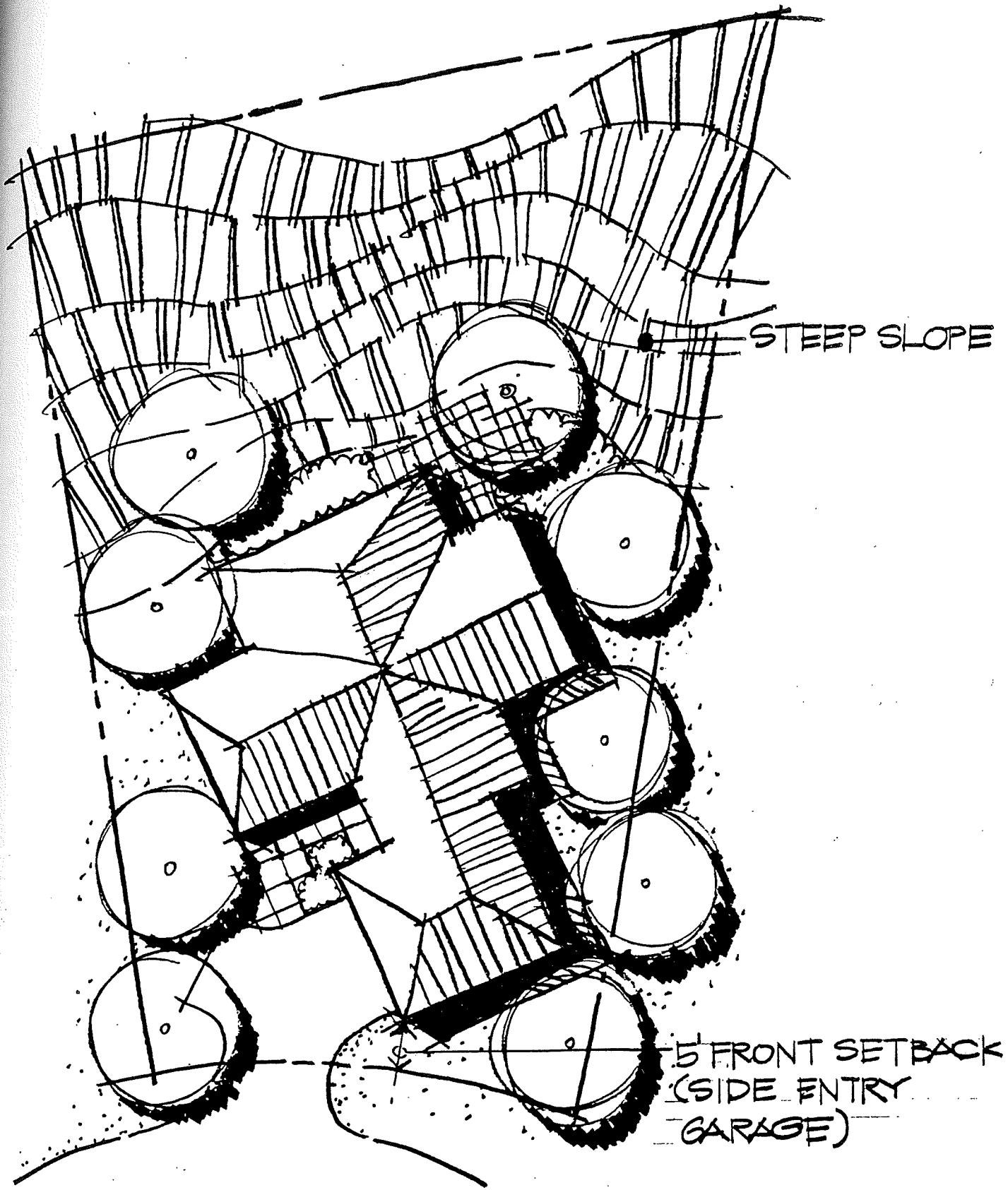
Minimum building setbacks for single family attached units are established as follows:

front yard - 10'
side yard - 10'
rear yard - 10'

Minimum building setbacks from main collector road - 25'.

Minimum building setbacks from community open space and golf course - 20'

4. Maximum building heights for the Richwood development are established as follows:
Single family - 35'
Attached single family - 35'
Apartments/Condominiums - 40'



5' FRONT SETBACK EXAMPLE

5. The minimum lot size for single family detached units is 4000 sq. ft. within a cluster development.
The minimum lot size for attached units is 1500 sq. ft.
6. The minimum lot dimensions for single family detached units are established as follows:
 - lot width: 40'*
 - lot depth: 60'*
 - 70' (lot abutting property perimeter boundaries)
 - minimum frontage on a public or private street-20'

*Total lot area must be equal to, or greater than, 4000 sq. ft.

Large Lot - lots generally ranging in size from 18,000-30,000 s.f.

Medium/Large Lot - lots generally ranging in size from 12,000-18,000 s.f.

Medium Lot - lots generally ranging in size from 8,000-12,000 s.f.

Small Lot - lots generally ranging in size from 4,000-8,000 s.f.

- * Total number of units to be developed for the project shall not exceed 1,507.

C. STREETS

Design Objective: Establish a street hierarchy system that responds to specific development and traffic movement needs.

Design Guidelines

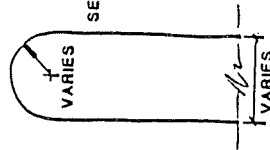
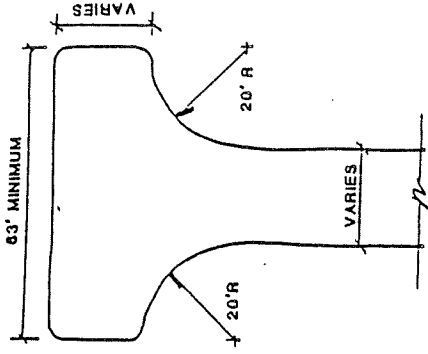
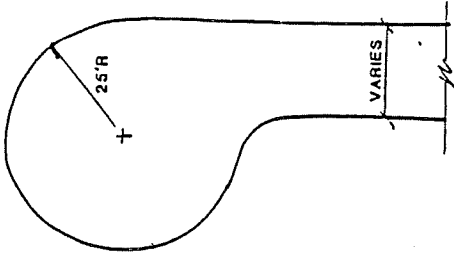
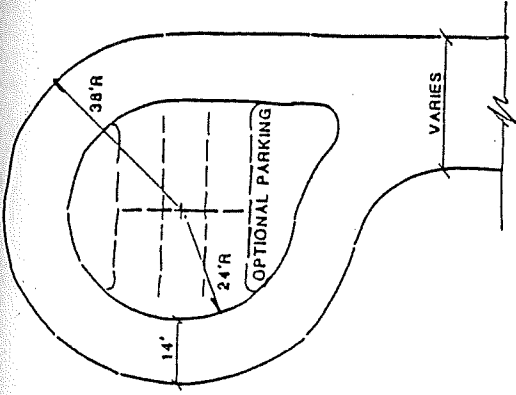
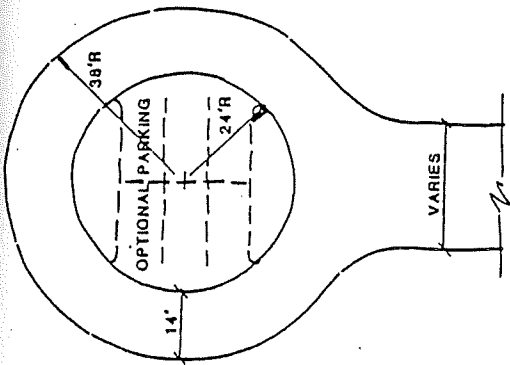
1. Encourage efficient use of land through reasonable pavement and R.O.W. requirements.
2. Encourage street patterns which decrease trip length and encourage trip consolidation.
3. Promote street design that is compatible with neighborhood and community needs, including safety for pedestrians and children.
4. Protect the integrity of residential neighborhoods by limiting traffic volume, traffic speed, and through traffic.
5. Design the internal street system to encourage local traffic only and minimize through traffic.
6. Design street pavement widths in response to specific criteria such as building type, density, topography, drainage system, parking requirements, and market preference.
7. Design right-of-way widths in response to specific criteria such as type of drainage facility, utility placement, and sidewalk and parking requirements.

Streets shall be designed as part of the detailed site planning and platting of individual parcels and based on the following criteria:

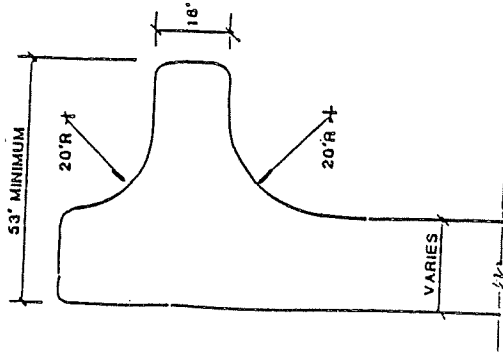
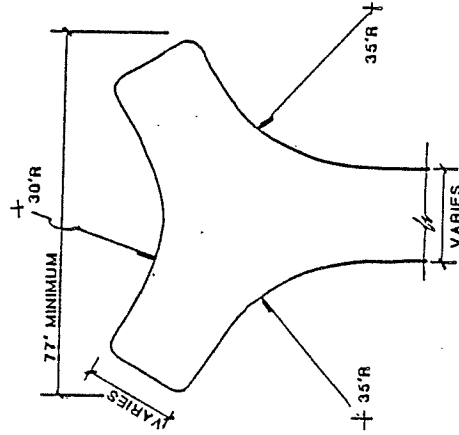
RESIDENTIAL STREET TURNAROUND OPTIONS*

Cul-de-sac turnarounds should be designed no larger than necessary to permit free turning of the largest service vehicles regularly servicing the street. A variety of turnaround configurations will be implemented that respond to the type of vehicles typically using the turnaround, site constraints such as topography and vegetation, number of units served, length of cul-de-sac, and consumer desires. The various options as illustrated are representative of potential solutions but are not intended to be all-inclusive.

* See cross section illustration.



SERVES 3 OR FEWER UNITS



RESIDENTIAL STREET TURNAROUND OPTIONS

MAIN COLLECTOR ROAD

The roadway connecting Richwood Road and Frogtown Road provides access to the development. This roadway is intended to serve the Richwood Development rather than providing a regional transportation link. To accomplish this, the roadway has been laid out to provide a relaxed and interesting driving experience, which is reminiscent of a country lane, but adequate to handle the traffic generated by the development. To achieve this, the following guidelines are established for this roadway.

1. Travel lanes will be 12' wide.
2. There will be no curb and gutter.
3. Sidewalk/trail will be detached and meander along one side of the roadway.
4. Center landscaped median islands will be provided to fit with the natural terrain.
5. Where medians are provided, the right-of-way will be a minimum of 25' from the inside edge of the pavement, otherwise the right-of-way will be 50'.

D. PARKING

Design Objective: Provide a sufficient amount of parking for residential and neighborhood convenience commercial uses in an attractive and unobtrusive manner.

Design Guidelines

1. Parking for all residential and community service uses shall be per the Boone County code
2. All single family detached units will be provided with a minimum of two off-street parking spaces. If no on-street parking is provided, each dwelling unit will have a minimum of two (2) off-street parking spaces that are not stacked.
3. Parking lots for neighborhood convenience commercial and attached single family developments will be sufficiently sized to avoid overflow onto adjacent streets or developments.
4. The type of residential product or structure to be built, projected vehicle ownership, traffic generation, setback distances, frontage lengths, driveway widths, topography and natural amenities are variables to consider in determining whether sufficient parking is available for the projected type of development.
5. On-street parallel parking in residential neighborhoods is discouraged in favor of providing landscape plantings. If overflow parking is to be provided, it should be provided through the use of pullout parking bays or cul-de-sac islands. Where on street parking is permitted, the site plan must indicate width of roadway and parking lane. Approval of parking layout will occur at the time of site plan review for each parcel.
6. Where a parking facility or parking lot is provided, a proportion of the total spaces in each parking area may be designed and shall be signed for compact car use according to the following table:

Total Spaces
Required

Allowable Compact
Car Stalls

5 - 49
50 - 100
100 or greater

25%
30%
40%

A compact car parking space may be a minimum of seven feet nine inches wide, fifteen feet in length, with the standard width drive lane as specified elsewhere in the Boone County code.

E. COMMUNITY OPEN SPACE

Design Objective: Work with the natural features and beauty of the site to create community open space within Richwood that utilizes natural drainage courses and physical features.

Design Guidelines

1. Open space pockets within the residential parcels shall serve to enhance the visual character of the community and to allow for neighborhood recreational uses.
2. Improvements to the community open space shall be limited in order to preserve the area's natural character. Native plant materials shall be used to augment existing vegetation. The construction of storm drainage structures within the community open space shall be minimized.
3. A buffer strip shall be provided around the perimeter of the Planned Development. This buffer shall be a minimum of ten feet in depth and shall be owned and maintained privately on lots or in common ownership.
4. The design and amount of open space (if any) within each parcel shall be determined during final design and platting of each parcel and shall vary according to parcel land use and market demand.

F. LANDSCAPING AND FENCING

Design Objective: Utilize landscape and fence treatments to improve the overall visual quality of the Richwood community and to provide transitions and/or buffers between differing land uses.

Design Guidelines

1. Retain existing vegetation where practical.
2. The use of landscaping will occur to minimize the adverse visual impact of parking lots in attached residential neighborhoods and commercial areas.
3. Screening shall be provided when buildings are adjacent to major streets and between different land uses. Examples of appropriate screening materials include the following:
 - o fences,
 - o shrubs,
 - o walls,
 - o evergreen trees,
 - o berms.

G. STORM DRAINAGE

Design Objective: Accommodate historic storm drainage flows by utilizing the existing Richwood natural drainage systems, where practical.

Design Guidelines

1. Provide for stormwater management by utilizing the existing wetland ecosystems that exist throughout the community, as well as the enhancement of these ecosystems through the construction of additional storage basins in appropriate locations.
2. Reduce the amount of impervious surface on site through reduced pavement sections on streets and pervious lining of drainage channels and detention facilities.
3. Limit concentration of stormwater runoff and point discharges by the limiting use of channeling and underground structures and piping. Sheet flow over landscape areas will be utilized whenever possible. Swales are preferred over curb and gutter.
4. Preservation of existing vegetation to reduce runoff velocities and encourage percolation of stormwater. The overall intent is to:
 - o maximize the use of natural drainage systems;
 - o reduce costly conventional systems and associated point discharges;
 - o maximize water retention and water table recharge;
 - o minimize possible adverse impact downstream.
5. Conform to the stormwater management criteria as established by the Boone County Engineers Office, if applicable.
6. Use accepted erosion control techniques during construction to reduce adverse impacts downstream.
7. Integrate stormwater retention basins into the overall community design so they become a benefit to the community.

H. LIGHTING AND SIGNAGE

Design Objective: Design signage and lighting that is appropriate to each neighborhood but consistent with an overall Richwood community theme.

Design Guidelines

1. All signage and lighting shall be aesthetically pleasing, harmonious with existing neighborhoods, and consistent with the overall theme or intent of the community.
2. Signage on a building is to be designed as an integral architectural element of the building and be harmonious with the design, scale, materials, and colors of the buildings.
3. Lighting fixtures shall reflect the character, height and scale of the proposed development, enhance architectural features, and be designed and installed without intruding on adjacent development.
4. The lighting objective is to see the lighted area with minimum view of the light.
5. Entry identification at the entrances from the main collector road to development parcels are to be provided consistent with the overall theme of the community.

VI. COMPLIANCE WITH COMPREHENSIVE PLAN

The previous concept plan for Richwood Country Club was found to be in compliance with the Boone County Comprehensive Plan in providing medium density residential and recreational land uses. The concept plan change similarly complies with the Comprehensive Plan. Specifically, the concept plan change meets the following goals and/or objectives of the Comprehensive Plan.

Overall

"There is nothing inherently incompatible between the various broad categories of land use. Residential, commercial, industrial, and institutional uses can coexist provided proper design principles are applied in developments to minimize frictions created by activities of whatever diversity."

The Development Guidelines provide design parameters to allow for a mix of uses and assume compatibility with surrounding uses.

Environment

"To protect and enhance the quality of the natural environment of the county while permitting quality development on suitable areas."

The concept plan is based on a thorough analysis of the natural environment and designed to allow a high quality development while respecting the quality of the natural environment.

Population

"To accommodate the needs of the county's population base by providing for orderly growth."

The concept plan provides for an orderly, well-planned community

Housing

"A broad range of housing opportunities (e.g. size, type,) shall be provided at locations which meet the needs and desires of household types."

The concept plan change allows for a broad range of housing opportunities meet the needs of the market.

"In order to offer the citizens of Boone County maximum choice in living environment, residential development plans shall be judged primarily on the basis of density (dwelling units per acre) with only secondary consideration given to type of structure."

The maximum overall density of Richwood Country Club is 2.32 du/ac.

"Residential development plans shall ensure the continuity of the interior street system with the system already built or planned in the neighboring areas, as well as provide for the coordination of this local system with the major transportation network."

The access points align with existing points on Richwood Road and Frogtown Road. The plan allows for access to other adjacent properties if needed as the project is developed.

Commercial

"1. Commercial uses shall be developed at strategic locations relative to their trade areas with direct access and ample parking space.

2. Future commercial development shall be encouraged, whenever practicable, to occur in the form of shopping centers or other compact aggregations having an integrated design.

3. The mixing of commercial and non-commercial uses shall occur only in planned developments and replanned older areas where consideration can be given to minimizing harmful environmental influences."

The concept plan provides for strategically located commercial use, to occur as an integrated design and component of the development. The planned development of Richwood Country Club takes into consideration the environmental influences in providing for a mixed-use development.

Recreation and Open Space

"Recreation areas should be centrally located in their service areas and be easily and safely accessible to the age groups they are designed to serve."

The golf course is the main recreational amenity for this development. The course extends through the community to provide a visual amenity for the entire project. The clubhouse is centrally located to serve the community.

Additional amenities are to be provided in the development parcels. A pathway system will also serve the entire community.

Transportation

"1. Existing transportation networks shall be utilized to their design capacity.

2. New transportation networks shall be designed and constructed so as to direct future development consistent with the land use plan."

The concept plan is designed to utilize the existing transportation network and allow for limited access to adjacent properties. The road system is designed to be consistent with the proposed development and county land use plan.

Land Use

The land use area designates this area as MDR (Medium Density Residential of 3-8 dwelling units per acre), and LDR (Low Density Residential - up to 3 dwelling units per acre). The existing land use is shown as A (Agriculture) and W (Woodland). The land use section of the Comprehensive Plan addresses the Richwood area in D-6, which states in part **"Land west of the interstate will continue to infill with residential subdivisions."**

The Concept Plan for Richwood Country Club provides a high quality development consistent with the land use section of the Boone County Comprehensive Plan.

VII. COMPLIANCE WITH PREVIOUS CONDITIONS

The existing plan was approved subject to several conditions. Each of these conditions is repeated below and addressed relative to Concept Development Plan Change.

1. The applicant shall be required to build the golf course portion of the development and clubhouse in the initial phase of development. At the same time, the major road (extending from Frogtown Road to Richwood Road) shall be constructed along with water and sanitary sewer services leading to the clubhouse.

The intent is to construct the golf course in the first phase and extend the major roadway and utilities to the clubhouse from Richwood Road. Extension of the roadway and utilities to Frogtown Road would occur in later phases.

2. The applicant shall be required to work with State officials in order to make minor road improvements, such as bridge reconstruction near the Richwood Road entrance and widening or straightening Richwood Road (KY 338) from the proposed site leading to I-75. The existing tree line and creek along Richwood Road should remain as much as possible in its natural state to serve as a natural screen.

We are willing to work with the State to make minor road improvements to Richwood Road (KY 338). The intent is the existing tree line and creek on the north side of Richwood Road will remain in a natural state. Specifics on this are covered in the Development Guidelines.

3. The applicant shall be required to minimize the number of driveways from the residential portion of the site which would have direct access on the major road or boulevard.

The intent of the Concept Plan is to prohibit access from residential lots onto the major road.

4. The applicant shall consider the alternative, if appropriate, of direct joint access to properties located west of the site. This joint access can be evaluated when various phases are submitted at a later date for Planning Commission action.

We are willing to consider appropriate access to properties adjacent to Richwood Country Club when Preliminary Development Plans are submitted for future phases.

5. The applicant shall provide amenities such as, but not limited to, a pool, tennis courts, and other recreational facilities in each residential cluster as indicated on the Concept Development Plan.

Appropriate amenities will be provided for the residential uses.

The applicant shall provide a variety of recreational features for all ages in the residential portion of the planned development. These features may consist of, but are not limited to, open space, tot lots, and pools.

A variety of recreational opportunities are proposed for the project, including a trail system, green space,

water features, an active recreation park, the potential for an equestrian facility and, of course, golfing. Within each phase, additional facilities may be provided to meet the needs of that area.

7. The applicant shall be required to have a comprehensive pathway or sidewalk system, which will link the various sections of the planned development together. The system shall be designed to ensure pedestrian safety and access to the commercial and recreational facilities. Pedestrian street crossing for the golf course shall also be designed to assure safe access. The overall system may also be used for biking purposes. A separate horse riding trail system shall be provided. Proper signage for the two systems shall be required for safety reasons.

A comprehensive pedestrian trail system is anticipated to extend through the project. The pedestrian trail system will be a combination of sidewalks and pathways. The pedestrian system will extend along one side of the major road and then loop into the residential and open space areas. The system will need to avoid conflicts with the golf course activity. The equestrian facility would be restricted to the northwest portion of the property. The only potential equestrian trail on the property would be south along the lake on the west portion of the site.

8. The applicant shall be required to establish its own architectural and design standards in order to ensure compatibility among the various types of residential units

and the commercial and recreational uses. These standards shall be enforced by the developer if property within the 550 acre site is subdivided and developed by other owners. The architectural and design standards can be in the form of protective covenants and/or deed restrictions.

It is the intent of the owners to establish architectural and design standards for the project.

9. The applicant shall be required to submit a copy of the Homeowners Association document or agreement when each section is submitted for Improvement Plan approval.

Homeowners Association documents will be submitted for each Improvement Plan approval.

10. Finally, this development is tied to a Concept Development Plan and a narrative as provided by the applicant. Any change or deviation from this will require a review by the appropriate Committee of the Boone County Planning Commission. If a change is deemed major, then a new public hearing and application will be required for a change in Concept Development Plan. If a change is interpreted to be minor, then the applicant will either submit a site plan or a subdivision plan.

This packet should replace the previous Concept Development Plan and narrative.

**DEVELOPMENT TEAM
PROFILE**

VIII. SITE UTILITIES & SERVICES

Police:

The Boone County Police will serve the development as they have served Heritage Trail, adjacent to it, for the past ten (10) years.

Fire:

This development is in the Walton Fire District.

Water and Sewer:

The development will be served by the Boone County Water and Sewer District. Water will be supplied by an existing 8" water main in Frogtown Road, and an existing 8" water main in Richwood Road.

Through a joint effort of the District, the developer and the present property owners at the I-75/Ky 338 interchange, a sewer lift station will be constructed to discharge into a new sewer line under construction at the Richwood Industrial Park. The south one-half of this development will flow to this lift station. The north one-half of this development will flow to the new Boone County Lift Station near the I-75 rest area.

Cable Television:

Cable T.V. will be available through Storer Cable or other suppliers.

Electric:

This development is in two (2) electric distribution districts. They are the Union Light Heat & Power Company and Owen County R.E.A. Both companies have existing lines available to serve the development.

Telephone:

Telephone service will be supplied by Cincinnati Bell Telephone.

Gas:

Gas service will come from an existing gas main in Frogtown Road (U.L.H.&P.).

IX. DEVELOPMENT TEAM PROFILE

- A. DAVID JENSEN ASSOCIATES, Planner
- B. GENE BATES, Golf Course Architect
- C. JAMES W. BERLING, Engineering



(407) 744-0350
FAX (407) 744-6107

Golf course architecture is not a single discipline which can be learned from a textbook or any individual source. It is not taught at any university or technical school as a degree curriculum, nor does it find its roots or success solely by a degree in landscape architecture or as a professional golfer. It is not inherited genetically or reserved for a select few who have financial independence to dabble with in their spare time.

The discipline of golf course architecture is derived from a combination of various educational backgrounds, hands-on experience in engineering, construction, landscaping, agronomy, horticulture, an intimate knowledge of the playing of the game of golf, and a keen awareness and knowledge of the functioning aspects of a golf course, including club requirements in the private, daily fee, and municipal operations.

In looking back at golf course architecture and the personalities which have made it famous, there are several names which stand out, many easily recognized and others not so. In general, those high profile and easily recognized names have designed the majority of the great golf courses in the world. In most cases those architects have had understudies who acted as their technical representatives during the design and construction of their golf courses. As these understudies matured with experience, they themselves became outstanding golf course architects.

So has been the development of Gene Bates. As a native of Southeastern Ohio, Bates learned to operate heavy equipment in coal stripmining operations and heavy highway construction projects during summers while attending college. After college he returned to Ohio to continue working in the mining and construction industry.

In 1978 Bates entered the golf course design and construction industry by joining Gary Player and Ron Kirby's design business as site representative on projects in Asia and Africa. Bates was able to apply his skills as an equipment operator by assuming the role of a golf course shaper during a project in Manila, Philippines, when his hired American shaper suddenly left the project to return home. Since that time he has personally shaped and built hundreds of greens on the over 40 golf courses which he has been involved.

In 1983 Bates was invited by Jack Nicklaus to work in Nicklaus' Golf Course Design organization. His first project was to administer the design and to build the Cayman Golf Course (modified distant golf). A truly unique course, located in the Cayman Islands, it consists of three golf courses in one: an 18-hole executive course, an 18-hole Cayman ball course, and a regulation 9-hole course. This was the beginning of an exciting era. Just as Jack Nicklaus was becoming a Who's Who in the golf course design industry, Bates' involvement quickly moved to other projects in the United States and around the world. Not only was Bates involved in the design and construction process, he was also responsible for evaluating most of Nicklaus's new clients as well as the proposed golf course sites, which carried him to many corners of the world. Finally Bates was named Vice President of Design and Construction for Jack Nicklaus Golf Services, a title which he held until his departure from Nicklaus in early 1988.

Due to the huge increase in new projects in the golf course industry, Bates finally decided to apply his skills and knowledge of the business of golf course architecture and construction, which he has accumulated from Gary Player, Ron Kirby, Bob Cupp and Jack Nicklaus and others, on his own. The short term results have been exciting. Jack Nicklaus has Bates overseeing the renovation of Mayacoo Lakes Golf Course, one of the top 100 golf course in the U.S. Bates has formed a very exciting working relation with Johnny Miller to provide all Miller's technical requirements for designing golf courses at Johnny Miller Design Ltd. He has also formed the same relationship with Jerry Heard, past PGA Tour player. Also Bates has been selected to design several new 18-hole layouts across the country.

As detailed in Bates' project list he has had the opportunity to work on several of the U.S. and world's top 100 golf courses. They include:

Scioto Country Club	-	Columbus, Ohio
Shoal Creek Golf Club	-	Birmingham, Alabama
Mayacoo Lakes Golf Club	-	West Palm Beach, Florida
Wack-Wack Golf and Country Club	-	Manila, Philippines
Royal Johannesburg Golf Club	-	Johannesburg, South Africa
Gary Player Golf Club	-	Bophuthatswana, South Africa
Elephant Hills Country Club	-	Victoria Falls, Rhodesia

In a few years many of the new golf courses which Bates has been involved in will probably surface in the elite 100 ranking including:

- | | | |
|-------------------------|---|-----------------------|
| St. Mellion Golf Club | - | St. Mellion, England |
| Golf Club Gut Altentann | - | Salzburg, Austria |
| Westin Kauai Lagoons | - | Kauai, Hawaii |
| PGA West Members Course | - | La Quinta, California |

With this background and experience Bates is a wise choice for the design of your golf course. He does have a personal involvement and dedication for each project. In addition, if the golf course is not shaping up to expectations, Bates can provide a "hands-on" ability which can help solve the problem.

GENE BATES AND ASSOCIATES

INFORMATION OUTLINE

After an initial review of the project and the property and a mutual understanding and determination to proceed with the design process, the following describes the scope of services available to you as the owner.

GOLF COURSE DESIGN SERVICES

1. Preliminary Phase

Design and Cost Report - The purpose of this phase is to provide a report for the owner which can be used for internal planning and budgeting purposes as well as presentation to financial institutions, investors, and governmental agencies. In working with the owner's land planners/engineers, preliminary routing and schematics are developed which are compatible with the desired land use for the property, such as real estate development, private golf club facility or a daily fee or a municipal golf course.

The components of the report include:

- A. A site analysis and review with particular attention focused on the dimensions, configuration, geology and topography of the site. Other factors such as climate, soils, water, vegetative cover, etc., which are critical for the development of a golf course, are studied in detail as well as an evaluation of a clubhouse location.
- B. Preliminary golf course routings are created and studied to evaluate orientation, terrain, geology, configuration and other factors impacting the adaptability of design and construction for a course on the site.
- C. Construction cost estimates are prepared from the detailed information obtained during the site analysis and the preliminary golf course routing process. These estimates include all pre-construction, construction, and post construction costs necessary to build a golf course. All of these components are itemized in line item fashion and explained in detail.

- D. A contractor evaluation and discussion to identify potential contractors which have the ability and resources to construct a golf course in the manner and quality commensurate with the project.
- E. An overview of the maintenance facility requirements and costs, including maintenance equipment, golf course grow-in after construction and other components necessary for the care and grooming of the course.
- F. A time line and bar chart type schedule for golf course development which encompasses planning and design related activities, construction related activities and post construction related activities. This golf course development related schedule can become the nucleus for planning and scheduling the entire project where appropriate.
- G. The development of a cash disbursement schedule for the entire golf course design, construction, and post construction process. This detailed information provides a substantial format for the owner to fiscally plan his project.

The design and cost report helps identify potential physical, governmental or project scheduling elements or barriers which may be detrimental to the project's overall success as well as the financial well-being of the owner. Bates, where appropriate, will indicate to the owner the advisability of proceeding forward with the project. It is more important to Bates that the owner(s) and the project become successful than to have designed just another golf course and have it fail due to "lack of front-end planning" or a bad golf course site.

2. Golf Course Design Phase

The design process consists of working with the owner(s) and his other professional consultants to refine and formalize the comprehensive land use plan of the property. It is important to work hand in hand with the land planner to insure the proper integration between the development and the golf course, where appropriate. Also a close working relationship is necessary between the owner's engineers and the golf course designer to maximize their collective experience and abilities for the project.

After the comprehensive land use plan has been adopted, including the golf course routing and, upon instructions from the owner, preparation of the Plan Documents are begun. The Plan Documents consists of all construction working drawings, including strategy, clearing, contour grading, cut/fill, golf course drainage, greens/tees, practice area, and other necessary plans to build the golf course allied with the highly technical construction specifications. The working drawings and specifications are detailed to the degree that the golf course could essentially be built from paper, but the careful direction and attention of the golf course designer is still necessary and very essential during each stage of building the golf course.

Therefore, after the golf course contractor has been chosen and construction started, Gene Bates and Associates personnel will make several timely site visits during the golf course construction phase to monitor the course construction progress. During these visits normal field adjustments are made for the golf course and for each hole specifically. Bates gives his personal attention to all the elements of the design, strategy, and implementation of the golf course, to insure that the ultimate design and quality meets the goals, objective, and expectation of the project and the owners.

3. Construction Bidding And Award Phase

Gene Bates and Associates will collaborate with the owner and his representatives prior to the actual construction work regarding various method of implementing the construction of the golf course. This phase is critical to ensure that the best possible methods and contractors, at the best possible price, are used to construct the golf course. To try to ensure this fact, a pre-bid conference is held with the participating contractors at the golf course site to explain all the particulars of the project. It is important that the contractors have a clear understanding of what is expected of them during construction. The working drawings and specifications are reviewed, discussed and clarified, if necessary. This clarification process provides a picture of work which helps the contractors deliver a well-defined and accurate bid for the job.

Once the construction bids have been received from the contractors, Bates will review all the bids and make comparisons of prices and recommend to the owner as how to proceed. Bates will recommend contract price and other terms for construction contracts to be let for performance of the construction work.

4. Construction Phase

To insure that the golf course is constructed properly, Bates and Associates will, during the progress of construction, consult with and make recommendations to owner concerning methods and techniques of golf course building based upon their experience and expertise. Bates, or his representative, will make several periodic inspections and, when on-site, will coordinate the liaison between design of the golf course and performance of the construction. During these visits Gene Bates will check stake-out locations of greens, tees, bunkers, mounds, lakes and other features after the initial survey has been completed, Bates also indicates vegetation or trees to be retained, checks clearing and grubbing, and checks grading, greens, tee and bunker construction to assure that they are being carried out as specified. Bates and Associates will advise owner on a regular basis as to the status of the construction work and whether or not it is proceeding according to schedule and budget. Bates and Associates will adequately review the progress of the construction work and advise the owner regarding approvals for requests of payments by contractor and may, where appropriate, recommend that owner disapprove or reject any work as failing to conform to the Plan Documents and relevant construction contracts.

In general, Bates is not just paper producing designers but they are on site during each and every stage of construction to ensure that the best possible golf course will be constructed and finished by the contractor. This includes developing a final punch list for the contractor to perform, the delivery of as-built drawings and all manufacturer's warranties to the owner(s).

5. Post Construction Phase

After the golf course has been grassed and turned over to the owner for grow-in and maintenance, Gene Bates and Associates stay with the project to help with any technical support we can provide. Since the golf course will bear Gene Bates' name as designer, he takes a sincere interest regarding the finished product and will always be available when needed at no additional cost to the owner.

Maintenance Consulting Service

Since Gene Bates has witnessed that a new golf course may not, in spite of the expertise provided during its design and construction, meet the expectations of the owner(s), designer, and members because of incomplete or misdirected maintenance, he therefore can provide a Maintenance Consulting Service as an integral component of the golf course design services. The maintenance service is normally for a period of one (1) year after the opening of the golf course but can be provided for a longer period, if desired. The following describes the scope of our Maintenance Consulting Service.

1. During Preliminary Phase

In conjunction with the design and cost report Gene Bates and Associates or Maintenance Consulting Service will provide a projected operating maintenance budget along with initial capital purchases and long term replacement needs for maintenance equipment. This will be tailored to the degree of maintenance expected by the owner(s).

2. During the Design Phase

While the design phase is in progress, Bates and Associates (or the Maintenance Consulting Service) will insure that attention is given to the layout and design of the maintenance facility. Several floor plans will be developed and provided to the owner's building architect or engineer for evaluation to guarantee that maintaining the facility can be accomplished in a reasonable manner. Also, the irrigation plans will be evaluated and adjusted for any special turf grass maintenance situations which may occur, such as varied precipitation rates necessary for different turf grass species.

3. Construction Bidding & Award Phase

During the construction bidding and award phase Bates and Associates (or the Maintenance Consulting Service) can play a major role in the screening and selection process of hiring a golf course superintendent, who should be hired and on board the project during the time the irrigation is installed.

4. Construction Phase

During the construction phase our Maintenance Consulting Service would insure proper compatibility between the existing site and soil conditions, proper golf course surface and field drainage, irrigation installation and the golf course maintenance practices. All these relationships are critical for the success of the ongoing maintenance practices of the facility after the construction phase is complete and the golf course opened. Our maintenance professionals will make several site visits with the designer during this stage of work to ensure that the maintenance related goals are met.

5. During Grow-In Phase

Prior to the completion of construction and the beginning of the grow-in and maturation of the golf course turf grasses, we develop a program of agronomic objectives necessary to efficiently mature the golf course and make it playable at the earliest possible date. We carefully monitor the implementation of this program with the golf course superintendent during grow-in to ensure that the objectives are being met and that good maintenance standards are being established.

6. During Normal Maintenance

Prior to the opening of the golf course we develop, with the cooperation of the golf course superintendent, programs for the daily maintenance of the course. These programs will enable the owner(s) to receive monthly information about the maintenance practices that are being used and will ensure that he is receiving the best maintenance practices available in the industry. These areas would also involve:

1. Labor Utilization
2. Equipment Maintenance Programs
3. Proper pesticide usage and records
4. Proper soil composition
5. Turf conditions
6. Playability

All these areas of maintenance are important and need to balance with the fiscal responsibilities given to the golf course superintendent.

RESUME

GENE D. BATES

SUMMARY OF QUALIFICATIONS

Over eleven years of experience in the golf course design and construction industry, with an in-depth understanding of client and project requirements. Knowledge through hands-on experience of design engineering, architecture, landscaping, agronomy, and horticulture. Over twenty years of experience in a broad range of horizontal design and construction projects, from foreman to project scheduling, coordination and overall projects design administration responsibilities. Project administration includes design to opening, for private clubs, daily fee, and municipal projects. Hands-on experience of budgets, administrative procedures, and employee relations.

DESIGN RELATED EXPERIENCE

Present Gene Bates & Associates
1150 S. U.S. Highway One
Jupiter, Florida 33477

Independent golf course designer, including contractual relationship with Johnny Miller and Jerry Heard providing the necessary professional design services for design and construction of golf courses. Projects ranging from \$500,000 to \$4.0 million in scope.

1983 - 1988 **JACK NICKLAUS GOLF SERVICES, North Palm Beach, Florida**
Vice President, Design and Construction Services
Maintained administrative responsibilities for projects for company handling golf course design and construction. Oversaw project coordination and customer relations. Supervised project and administrative staffs, including project designers and construction coordinators. Projects were international in scope, including the United States, England, Austria, Japan, Switzerland, the Caribbean, and other locations, and ranged between \$2-\$6 million.

GENE D. BATES Resume (cont'd)

1978 - 1983 KIRBY/PLAYER & ASSOCIATES, Atlanta, Georgia

Project Administrator

Coordinated and supervised design and construction of individual golf course projects in areas such as Hong Kong, Taiwan, Thailand, the Philippines, South Africa, Rhodesia, and the Southern United States of up to \$3 million in scope.

EDUCATION

Colorado State University, Fort Collins, Colorado, 1966-69.

Ohio University, Athens, Ohio, 1965-66.

GENE D. BATES

Golf Course Design Experience

<u>Project</u>	<u>Location</u>	<u>Architectural Relationship</u>
New Projects		
Valhalla	Louisville, KY	Jack Nicklaus
Long Bay Club	North Myrtle Beach, S.C.	Jack Nicklaus
Richland Country Club	Nashville, TN	Jack Nicklaus
Country Club of the South	Atlanta, GA	Jack Nicklaus
Pawley's Plantation	Georgetown, S.C.	Jack Nicklaus
Country Club of Louisiana	Baton Rouge, LA	Jack Nicklaus
PGA West Resort Course	La Quinta, CA	Jack Nicklaus
PGA West Members Course	La Quinta, CA	Jack Nicklaus
Weston Kauai Lagoons	Kauai, Hawaii	Jack Nicklaus
Golf Club Gut Altentann	Salzburg, Austria	Jack Nicklaus
Golf Club Crans	Crans Sur Sierre, Switzerland	Jack Nicklaus
Sycamore Hills Golf Club	Ft. Wayne, IN	Jack Nicklaus
TPC of Fairlane	Detroit, MI	Jack Nicklaus
St. Mellion Golf Club	St. Mellion, England	Jack Nicklaus
Britannia Golf Club	Grand Cayman, BWI	Jack Nicklaus
Melrose Club	Defauski Island, S.C.	Jack Nicklaus
Walden Lake Country Club	Plant City, FL	Golforce
Gary Player Country Club	Bophuthatswana, South Africa	Kirby/ Player
Clearwater Bay	Lantau Island, Hong Kong	Kirby/Player
Kani-Irag Golf Course	Cebu, Philippines	Kirby/Player
The Falls Golf & Racquet Club	Lake Toxaway, N.C.	Golforce/G. Bates
Missing Link Golf Course	Milwaukee, WI	Gene Bates
Athens Country Club	Athens, GA	George Cobb
Moonsee Golf Course	Moonsee, Austria	Gene Bates
Wynstone Country Club	Chicago, IL	Jack Nicklaus
English Turn	New Orleans, LA	Jack Nicklaus
Ptmarigan Golf Club	Fort Collins, CO	Jack Nicklaus
The Landings	Wilmington, NC	Jack Nicklaus

Remodel or Renovation Projects

Breckenridge Golf Club	Breckenridge, CO	Jack Nicklaus
Sunnyfield Country Club	Mito City, Japan	Jack Nicklaus
Shoal Creek Golf Club	Birmingham, AL	Jack Nicklaus
Kensington Golf Club	Johannesburg, South Africa	Kirby/Player
Cheeca Lodge	Islamorada, FL	Golforce
Wack-Wack Golf & Country Club	Manila, Philippines	Kirby/Player
Mt. Myon Country Club	Legaspi City, Philippines	Gene Bates
Royal Johannesburg Golf Club	Johannesburg, South Africa	Kirby/Player
Park View Golf Club	Sandton, South Africa	Gene Bates
Rand Park Golf Club	Johannesburg, South Africa	Gene Bates
Elephant Hill Country Club	Victoria Falls, Zimbabwe	Gary Player
Lubbock Country Club	Lubbock, TX	Joe Finger
Odessa Country Club	Odessa, TX	Charles Howard
Scioto Country Club	Columbus, OH	Jack Nicklaus
Pine Isle Golf Course	Lake Lanier, GA	Kirby/Player

New/Current Projects

Shore Oaks Golf Club	Little Silver, NJ	Johnny Miller
Collingtree Park	Northampton, England	Johnny Miller
Traverse Mountain Resort	Salt Lake City, UT	Johnny Miller
Binks Forest Country Club	Wellington, FL	Johnny Miller
Due Process	Colts Neck, NJ	Johnny Miller
Brighton Crest	Fresno, CA	Johnny Miller
Green Springs Golf Course	Washington, UT	Gene Bates
Adams' Farm	Indianapolis, IN	Gene Bates
Presidential Country Club	Conway, NH	Gene Bates
Reno Golf Club	Reno, NV	Gene Bates
Wyndham Club	Richmond, VA	Gene Bates
Southampton Golf Course	Naples, FL	Bates/Heard
West Milford Golf Club	West Milford, NJ	Bates/Heard
Greenwich Golf Club	Greenwich, NJ	Bates/Heard
Wynnebury	Buckingham, Bucks Co., PA	Bates/Heard
Richwood	Boone County, KY	Gene Bates

Current Remodel or Renovation Projects

Mayacoo Lakes Country Club

Wellington Golf Club

Stillwater Valley Golf Club

West Palm Beach, FL

Wellington, FL

Webster, OH

Jack Nicklaus

Johnny Miller

Gene Bates

MOST CURRENT PROJECT REFERENCES

1. SHORE OAKS GOLF DEVELOPMENT
Little Silver, New Jersey

\$4.0 million private golf course.

Contact: Mr. Bart Lyon, President
Shore Oaks Golf Development
34 Sycamore
Little Silver, NJ
Tel: (201) 747-6541
Fax: (201) 219-0857

2. GREEN SPRINGS GOLF COURSE
Washington, Utah

\$2.4 million public golf course.

Contact: Mr. Robert Barker
Barker & Clayton
270 South 1200 East
Salt Lake City, Utah 84102
(801) 583-1408

Mr. Ralph McClure
City Manager
111 East 100 North
Washington, UT 84780
Tel: (801) 628-1666
Fax: (801) 628-8024

3. WELLINGTON CLUB
Wellington, Florida

\$600,000 redesign and renovation of present Wellington Club golf course.

Contact: Mr. George DeGuardiola
Corepoint Corp.
12230 Forest Hill Blvd.
West Palm Beach, Florida 33414
(407) 793-5100

Mr. Tom Wojciechowski
Golf Professional
Wellington Club West
12230 Forest Hill Blvd.
West Palm Beach, FL 33414
Tel: (407) 793-3366

4. MAYACOO LAKES COUNTRY CLUB

West Palm Beach, Florida

\$1.0 million renovation of existing 18 hole golf course.

Contact: Mr. Kevin Butler
4807 Georgia Avencue
West Palm Beach, Florida 33405
Tel: (407) 832-9700
Fax: (407) 832-5992

Mr. William Parks
Club Manager
9697 Mayacoo Lakes Club Dr.
West Palm Beach, FL 33411
Tel: (407) 793-1700

5. COLLINGTREE LEISURE PARK

Northampton, England

\$3.2 million new 18 hole semi private golf course

Contact: Mr. Ken Burgess
Ashlyns Hall
Berkhamsted
Hartfordshire, England HP4 2ST
Tel: 011-44-44-273301
Fax: 011-44-44-273743

Mr. Ron Kirby
Golden Bear International
c/o A.B.I.
B.P. 252
Monte Carlo 98005, Monaco
Tel: 011-33-9350-1237

6. BRIGHTON CREST GOLF COURSE

Millerton New Town Development Co.
Fresno, California

\$3.0 million new 18 hole development golf course.

Contact: Mr. Tom Nix
83 E. Shaw Avencue
Suite 201
Fresno, California 93710
Tel: (209) 222-4797

Mr. David Jensen
David Jensen & Associates
360 So. Monroe
Denver, CO 80209
Tel: (303) 333-8561

7. WEINER HOMES
Buckingham, Bucks County, Pennsylvania

Contact: Mr. Ernie Roenbeck
3455 Route 66
College Parkway
Neptune, NJ 07753
Tel: (201) 918-0680

Mr. Frank Finlaw
140 Terry Drive
Suite 121
Newtown, PA 07753
Tel: (215) 579-0130
Fax: (215) 579-0129

8. BINK'S FOREST COUNTRY CLUB
Wellington, Florida

\$3.2 million private 18 hole golf course.

Contact: Mr. Mike LaMedica
13198 Forest Hill Blvd.
West Palm Beach, FL 33414
Tel: (407) 790-1900

Mr. Joseph N. Noll
Joseph N. Noll & Associates
1150 So. U.S. Highway One
Suite 305
Jupiter, FL 33477
Tel: (407) 747-5886

9. PRESIDENTIAL GOLF CLUB
Conway, New Hampshire

\$3.0 million private 18 hole golf course.

Contact: Mr. Bayard Kennett
P.O. Box 1350
Conway, NH 03818
Tel: (603) 447-5000

Mr. Ken Donabedian
Echo Lake Rd.
North Conway, NH 03860
Tel: (603) 356-7199

10. GUT ALTENTANN

Salzburg, Austria

Contact: Mr. Ernst Marterbaucr
Muenzgasse 1
Salzburg, Austria
Tel: 011-43-662-847553

Mark Mueller
Kuehbergstrasse 14
5020 Salzburg, Astria
Tel: 011-43-662-272775

JAMES W. BERLING
3129 Brookwood Drive
Edgewood, Kentucky 41017

- EDUCATION:** Graduate of St. Henry High School and University of Kentucky with a B.S. in Civil Engineering, Class of 1960.
- PROFESSION:** Professional engineer and land surveyor, licensed in the State of Kentucky since 1964.
- BUSINESS:** Owner of James W. Berling Engineering Company. This company has provided engineering and land surveying services to Northern Kentucky since 1965.
- OTHER BUSINESSES:** President, Paddock Developers, Inc., who have developed 150 home sites in Boone County, Kentucky since 1979.
- President, B&Z Development Company, an office and commercial developer.
- President, M.S.A.C. Corporation, a partner in G.M.G. the developer of Richwood Country Club.
- Partner, Alexandria Investment and Development Company, who have developed 90 home sites in Alexandria, Kentucky.

PROFESSIONAL PROFILE

DAVID JENSEN ASSOCIATES, INC.

DAVID JENSEN ASSOCIATES, INC. (DJA) has a broad range of expertise in urban planning and design, new community planning, golf course communities, mixed-use planning and commercial, industrial, and residential planning. The firm, located in Denver, Colorado, includes planners, real estate economists, and landscape architects. DJA's experience includes a wide variety of projects across the United States.

Affiliations include: National Association of Home Builders; Metro Denver Association of Home Builders; Urban Land Institute; National Association of Office and Industrial Parks; American Planning Association; American Society of Landscape Architects; and numerous board and council positions.

The following pages highlight DJA's qualification, staff and diverse national experience.

PROFESSIONAL PROFILE

DAVID R. JENSEN, President

PROFESSIONAL EXPERIENCE

David R. Jensen is a nationally recognized land planner whose twenty years of experience includes a wide range of projects throughout the United States. Projects vary in size, scope and location from the master planning of a 2,700 acre planned community south of Atlanta, Georgia, the design of a 514 mixed-use project in Jacksonville, North Carolina, a 1200 acre golf course community in Indianapolis, Indiana to a 29 acre planned community in Whitehouse, Texas to name a few. Since 1967, he has prepared plans for over seventy golf course developments and numerous quality, large scale projects.

His involvement in land use decisions, market analyses, feasibility studies, budgets and cash flows, as well as the physical design of a project insures overall project support, stability and profitability.

Mr. Jensen is a speaker for the housing industry and is the author of five publications published by Urban Land Institute and the National Association of Home Builders.

PROFESSIONAL AFFILIATIONS

Associate member of the National Association of Home Builders.

Member of the Standing Committee on Land Development, National Association of Home Builders.

Executive Member of the Residential Development Council (Gold Flight), Urban Land Institute.

Panel Study member, Urban Land Institute.

Member of the Governor's Front Range Advisory Council.

Member, American Planning Association.

Trustee, American Society of Landscape Architects and Past President of the Colorado Chapter.

EDUCATIONAL EXPERIENCE

MLA, University of Illinois
B.S., Utah State University

PROFESSIONAL PROFILE

JAMES A. DULLEA, Vice President

PROFESSIONAL EXPERIENCE

Jim Dullea contributes to David Jensen Associates, Inc. his professional expertise and leadership to the advancement of innovative community planning and overall project management.

Jim's experience includes communities of all sizes in more than twenty five states, including Jacksonville, NC; Hilton Head Island, SC; Albany, NY; Indianapolis, Indiana; Chicago, Illinois; Fresno, California as well as numerous others in Colorado. Jim is constantly aware of up to date national trends in housing and has the ability to go into a new area, identify local concerns, contribute state-of-the art planning ideas that fit solidly with the local environment.

Since joining David Jensen Associates, Mr. Dullea has served as project coordinator for numerous master planned communities and developments throughout the United States. His proven design and expertise in the negotiation and management of the planning process ensures for our clients that projects are pragmatic and successful.

Jim's special interest and expertise lies within overall golf course community planning. Jim has a keen understanding of the relationship of golf planning to the creation of values surrounding the course. He is currently coordinating the planning and implementation of several golf course projects and continues to work with the top golf course architects and professionals in the industry.

PROFESSIONAL AFFILIATIONS

Associate Member, American Society of Landscape Architecture.

Registered Landscape Architect, Kansas Uniform National Examination, 1981.

EDUCATIONAL EXPERIENCE

Bachelor of Landscape Architecture (With Honors), Kansas State University.

PROFESSIONAL PROFILE

E. PETER ELZI JR., Project Manager

PROFESSIONAL EXPERIENCE

Mr. Elzi has eleven years of real estate experience in the brokerage, appraisal and market analysis/feasibility fields. He has conducted market analysis and feasibility and fiscal impact services in over 30 metropolitan areas around the nation.

Projects have included golf courses, office, industrial, hotel/motel, retail/commercial, residential (single family detached, townhome/condominium, rental apartments, mobile homes, and elderly/retirement) and racquet/health club uses.

Mr. Elzi can quickly identify data sources and develop accurate statistically sound methodologies to analyze virtually any real estate oriented project.

Peter has written over fifty golf course feasibility studies over the last ten years and can analyze a wide range of financing opportunities for the golf course and other land uses.

PROFESSIONAL AFFILIATIONS

Adjunct Professor of Real Estate, University of Denver, Denver, Colorado

Who's Who Among Students in American Colleges and Universities

EDUCATIONAL EXPERIENCE

B.S.B.A. Degree in Real Estate and Construction Management, University of Denver.

PROFESSIONAL PROFILE

STEPHEN R. HANSON, Project Manager

PROFESSIONAL EXPERIENCE

Stephen R. Hanson brings seventeen years of diverse planning expertise to DJA, having held positions in both the private and public sectors. Steve has directed the planning for large scale land development companies and for resort communities. In addition, he has several years of public experience as the planning director for communities in Colorado and Minnesota.

As the head of the Urban and Regional Planning Department of DJA, Steve manages the preparation and processing of development projects through the political and community approval process. He has written several comprehensive plans, redevelopment plans, and zoning and subdivision codes. He has the ability to assess local regulatory and community issues and develop appropriate strategies for the the local environment.

PROFESSIONAL AFFILIATIONS

Member, American Planning Association

Past Member of Executive Board, Colorado Chapter, APA

Former Chairman, Englewood Planning Commission

Associate Member, Urban Land Institute

EDUCATIONAL EXPERIENCE

B.A., Montana State University

PROFESSIONAL PROFILE

WAYNE L. KIRCHHOFF, Project Manager

PROFESSIONAL EXPERIENCE

Wayne's sixteen years of experience covers a wide range of project types and locations. He has been involved in project design and management on master planned residential communities, business and industrial parks, commercial and retail centers, mixed use urban design, open space and recreation planning as well as detailed landscape architectural design and construction. His work has been located in areas throughout the United States, including Denver, Kansas City, Tampa, Portland, Seattle, Chicago and Phoenix.

Wayne's diverse experience throughout the country adds a sensitive, but strong and thorough approach to design and planning.

PROFESSIONAL AFFILIATIONS

Member, American Society of Landscape Architects

Registered Landscape Architect, 1974 and New Mexico, 1987

Member, Sierra Club

EDUCATIONAL EXPERIENCE

Bachelor of Landscape Architecture, Kansas State University, 1973

DAVID JENSEN ASSOCIATES

GOLF COURSE COMMUNITY PROJECTS

Arizona Biltmore*	Phoenix, AZ
Butler County	Cincinnati, OH
Cheyenne Mountain Ranch*	Colorado Springs, CO
Eagle Creek Golf & Country Club	Atlanta, GA
Eagle Trace Golf Club	Broomfield, CO
Eldorado Country Club*	Tucson, AZ
Falcon Ridge	Mesa, AZ
Golden Eagle	Tallahassee, FL
Hamilton Proper	Indianapolis, IN
Hiwan Country Club	Evergreen, CO
La Quinta Cove*	Palm Springs, CA
Brighton Crest	Fresno, CA
Perdido Bay*	Pensacola, FL
Sand Creek	Indianapolis, IN
Seville	Hernando County, FL
Sunbrook	St. George, UT
The Links	McAllen, TX
Valley Green Golf Course	Etters, PA
Village IX*	Coral Springs, FL

*Work was directed by David Jensen prior to the formation of DJA.

DAVID JENSEN ASSOCIATES
LIST OF PUBLICATIONS

Chapter 1, "Knowing Your Market," Financing Land Acquisition and Development, National Association of Home Builders, 1987.

Small Lots: Big Savings, National Association of Home Builders, 1986.

Community Design Guidelines, National Association of Home Builders, 1984.

Community Applications of Density, Design and Cost, National Association of Home Builders, 1983.

Zero Lot Line Housing, Urban Land Institute, 1981.

**DAVID R. JENSEN
SEMINAR SCHEDULE - 1989**

January 21-23

LAND PLANNING '89: GOLF COURSE AND WATER COMMUNITIES
HOW TO WIN AT THE ZONING TABLE
LAND PLANNING WORKSHOPS; DESIGN WITH THE EXPERTS
NAHB Annual Convention
Atlanta, Georgia

March 31-April 3

LAND PLANNING TIPS FOR EVERY DENSITY
Multi Housing World
Dallas, Texas

April 10

EXECUTIVE LEVEL SEMINAR
City of Loveland
Loveland, Colorado

April 12

A RETURN TO TRADITIONAL VALUES
Home Builders Association of Kansas City
Kansas City, Missouri

April 13-14

RAW LAND TO FINISHED LOTS
NAHB - Home Builders Institute
Kansas City, Missouri

April 27

CREATIVE LAND PLANNING
The Greenman Group
Atlanta, Georgia

April 28

GOLF COURSE COMMUNITY PLANNING
Urban Land Institute
New Orleans, Louisiana

May 17

LAND DEVELOPMENT SEMINAR
Siegel, Jensen, Wentling
Chicago, Illinois

June 1-2

RAW LAND TO FINISHED LOTS
NAHB - Home Builders Institute
Boston, Massachusetts

June 7-9

CREATIVE LAND PLANNING
The Greenman Group
Minneapolis, Minnesota

June 16

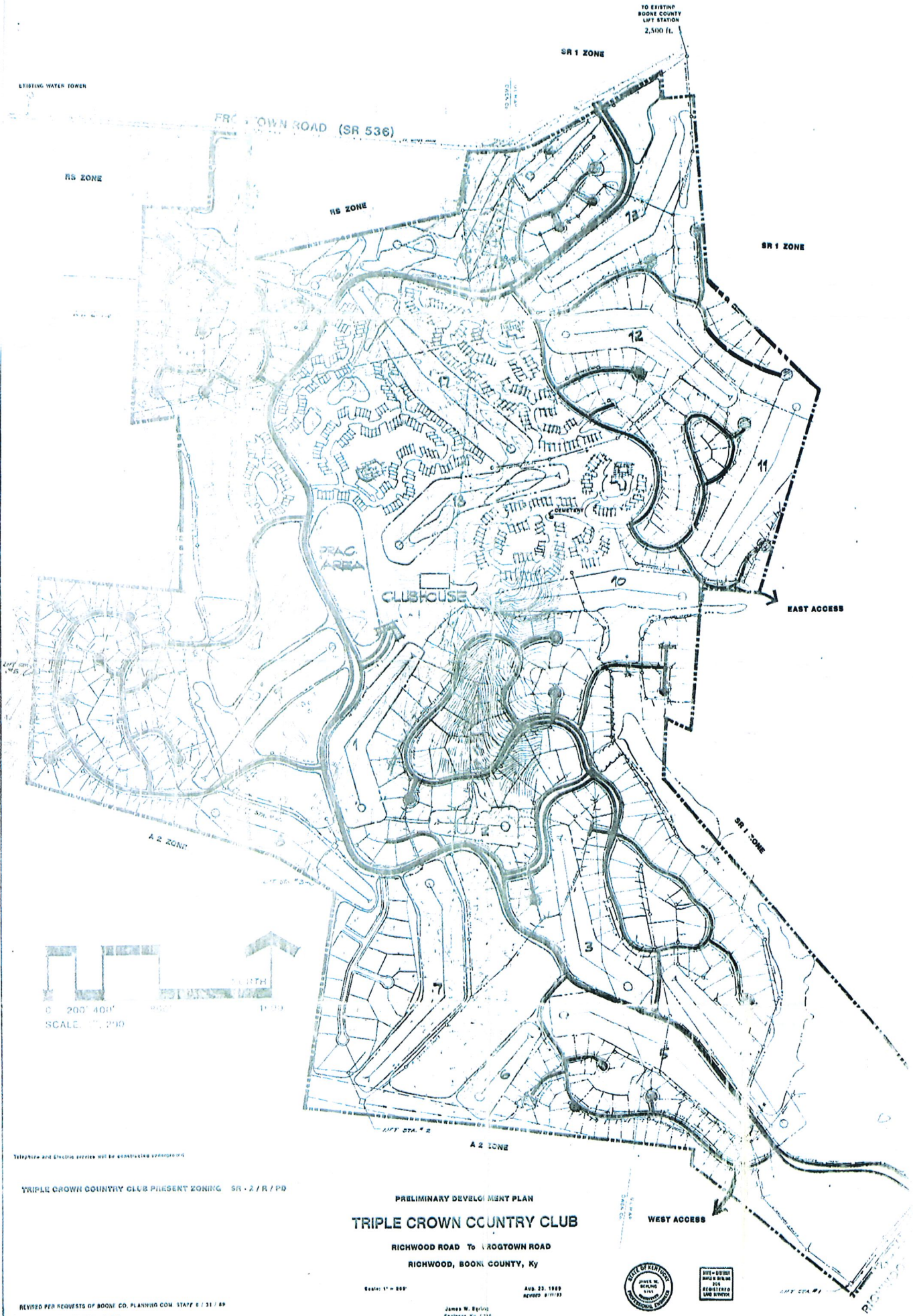
GOLF COURSE AMENITIES IN A MASTER PLANNED COMMUNITY
Pacific Coast Builders Conference
San Francisco, California

June 27

NEGOTIATIONS
Home Builders Association of Metro Denver
Denver, Colorado

September 7

WINNING BY DESIGN
Home Builders Association of Maryland
Baltimore, Maryland



Telephone and Electric services will be constructed separately.

TRIPLE CROWN COUNTRY CLUB PRESENT ZONING SR - 2 / R / PD

PRELIMINARY DEVELOPMENT PLAN
TRIPLE CROWN COUNTRY CLUB
 RICHWOOD ROAD TO FROGTOWN ROAD
 RICHWOOD, BOONE COUNTY, Ky

Scale: 1" = 200'

Aug. 23, 1989
 REVISION 0/1/89

James W. Egging
 PROJECT ARCHITECT



REVISED PER REQUESTS OF BOONE CO. PLANNING COM. STAFF 8 / 31 / 89

To Boone County Water and Sewer, Inc.
 1000 N. 10th Street, Boone, KY 40309

R-34-89

ORDINANCE 920.186

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT FOR A REVISION OF A PREVIOUSLY APPROVED CONCEPT DEVELOPMENT PLAN FOR A 550 ACRE SITE KNOWN AS RICHWOOD COUNTRY CLUB AND A ZONING MAP AMENDMENT TO THE BOONE COUNTY, KENTUCKY ZONING MAP, SUCH MAP AMENDMENT BEING THREE PARCELS OF A 100 ACRE SITE (3.74 ACRES, 11.27 ACRES, AND 83.22 ACRES) AND SUCH MAP AMENDMENT BEING A ZONE CHANGE FROM SUBURBAN RESIDENTIAL ONE (SR-1) AND AGRICULTURAL ESTATE (A-2) TO SUBURBAN RESIDENTIAL TWO/RECREATION/PLANNED DEVELOPMENT (SR/2/R/PD) FOR THREE PARCELS GENERALLY LOCATED NORTH OF RICHWOOD ROAD AND SOUTH OF FROGTOWN ROAD, BOONE COUNTY, KENTUCKY AS REQUESTED BY JAMES W. BERLING (APPLICANT) FOR G.M.G. CORPORATION (OWNER). THE BOONE COUNTY PLANNING COMMISSION RECOMMENDED APPROVAL VIA RESOLUTION R-34-89.

WHEREAS, the Boone County Fiscal Court received a request for a revision to a previously approved concept Development Plan for a 550 acre site known as Richwood Country Club and a Zoning Map Amendment for three parcels of 100 acre site (3.74 acres, 11.27 acres, and 83.22 acres) to the Boone County zoning map and such Zoning Map amendment being a zone change from Suburban Residential One (SR-1) and Agricultural Estate (A-2) to Suburban Residential Two/Recreation/Planned Development (SR-2/R/PD) for a site generally located north of Richwood Road and south of Frogtown Road, Boone County, Kentucky, which is more particularly described below; and,

WHEREAS, The Boone County Planning Commission as the planning unit for the Boone County Fiscal Court, Kentucky was requested to and has conducted Public Hearing serving as a due process trial-type hearing and made findings recommending approval for the zoning map amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOONE COUNTY FISCAL COURT AS FOLLOWS:

SECTION I

That the amendment to the previously approved concept Development Plan and Zoning map Amendment for the real estate all of which is more particularly described in DEED BOOK 358, 394, 211, 356, and 356 PAGE NO. 150, 186, 312, 313, and 115, respectively, shall be and is hereby recommended for approval, with the Zoning map Amendment being a zone change from Suburban Residential One (SR-1) and Agricultural Estate (A-2) to Suburban Residential Two/Recreation/Planned Development for a portion of the 650 acre site (known as Richwood Country Club) generally located north of Richwood Road and south of Frogtown Road, Kentucky.

SECTION II

That as a basis for the recommendation of approval and adoption of the zone change request the findings of fact of the Boone County Planning and Zoning Commission as set forth in its Minutes and official records for this zone change request, and the finding of facts of the Boone County Fiscal Court, if any, and any conditions and/or stipulations mandated by the Boone County Fiscal Court, if any, as set forth in its Minutes and official records for this zone change request, shall be and are hereby incorporated by reference as if fully set out in the Ordinance (ATTACHED - EXHIBITS "B" AND "C")

That this Ordinance shall take effect and be in full force when passed, published and recorded according to law.

Introduced, seconded and given First Reading on the _____ day of _____, 19_____.

Adopted by the Fiscal Court of Boone County after Second Reading at a regular meeting on the _____ day of _____, 19_____, and on the same occasion signed in open session by the County Judge/Executive as evidence of his approval, attested under seal by the County Fiscal Court Clerk and declared to be in full force and effect.

BRUCE FERGUSON
BOONE COUNTY JUDGE/EXECUTIVE

ATTEST:

R. SCOTT KIMMICH
FISCAL COURT CLERK

SUBMITTED BY:

LARRY CRIGLER
BOONE COUNTY ATTORNEY

DATE PUBLISHED

*w/ conditions
See Fiscal Court minutes
of Aug. 22, 1989*