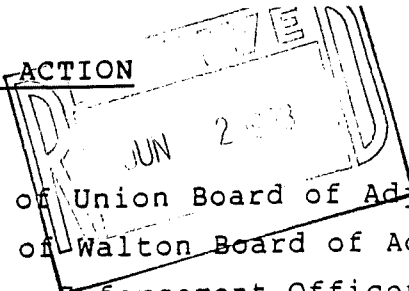


APPLICATION FOR ZONING ACTION



TO:

- Boone County Planning Commission
- City of Florence Board of Adjustment
- Boone County Board of Adjustment
- City of Union Board of Adjustment
- City of Walton Board of Adjustment
- Zoning Enforcement Officer

FOR:

- Zoning Text Amendment
- Comprehensive Plan Change
- Preliminary Plat Review
- Conditional Use Permit
- Concept Development Plan Change
- Preliminary Development Plan
- Change of Non-Conforming Use
- Design Review Board and Certificate of Appropriateness
- Zoning Map Amendment
- Planned Development Overlay Change
- Improvement Plat Review
- Final or Deed Plat Review
- Site Plan Review
- Historic District Overlay
- Appeal or Variance
- Sign or Zoning Permit

*7125 Montgomery Rd
45237-3806*

Applicant: Menelaos Triantafyllou & Associates Owner Agent
 Address: ~~7416 Montgomery Rd. Cincinnati, Ohio 45236~~
7125 Montgomery Rd Reading Road 45237-3806 Telephone: ~~984-2420~~ 731-2415

Location: North Bend Rd. and KY. 8, Hebron, Ky.

Name of Property Owner: STABIL INC.

Address of Property Owner: 800 North Bend Road, Hebron, Kentucky 41048

Zoning District: A-1 & A-2 Area in Acres: 413 ±

Deed Book: 251/304 Page Number: 052,304,301 Group Number: 2002

Description of Request: We are requesting a zone change to ~~A-2/SR-1/R/PD~~ ^{A-2/SR-1/R/PD} Overlay

Planned Development (PD) district to permit us the development of the planned equestrian community of Rivershore Farms with mixed residential, recreational, equestrian, and open space uses for a gross density of 3.0 units/acre.

Applicant's Signature: *Menelaos Triantafyllou*

Property Owner's Signature: _____

EXHIBIT "A"

N O T I C E
P U B L I C H E A R I N G

The Boone County Planning Commission will hold a Public Hearing regarding a Zoning Map Amendment request by Menelaos Triantafillou & Associates for certain real estate owned by Stabil, Inc. The map amendment request is for a change from the present zoning district of Agricultural (A-1) and Agricultural Estate (A-2) to Agricultural Estate/Suburban Residential One/Recreation/Planned Development (A-2/SR-1/R/PD) to allow development of a planned residential and recreational mixed use development on a site of 413 acres. The Public Hearing is to be held Wednesday, June 29, 1988, at 8:00 p.m., in the third floor auditorium of the Boone County Administration Building, Burlington, Kentucky.

The real estate for which the Zoning Map Amendment is requested is located at 800 North Bend Road, along KY Route 8, and along the Ohio River, Hebron, Boone County, Kentucky. The legal description for this property is represented as a part of or the complete track as recorded in DEED BOOKS 251, 304 PAGES 52, 304, and 301 of the Boone County Clerk's office, as supplied by the applicant for this application. This Public Hearing is to serve as a due process, trial type hearing where all persons may be heard regarding this map amendment.

The Boone County Comprehensive Plan, including its Land Use Plan Map, will be reviewed to determine whether the map amendment, if approved, would be consistent with the Comprehensive Plan. If such a map amendment would be inconsistent with the Comprehensive Plan, then any changes to the Comprehensive Plan to make it consistent with the requested map amendment, if approved, will be reviewed.

All interested persons are encouraged to attend and be heard.

(For publication in the Boone County Recorder, June 15, 1988.)

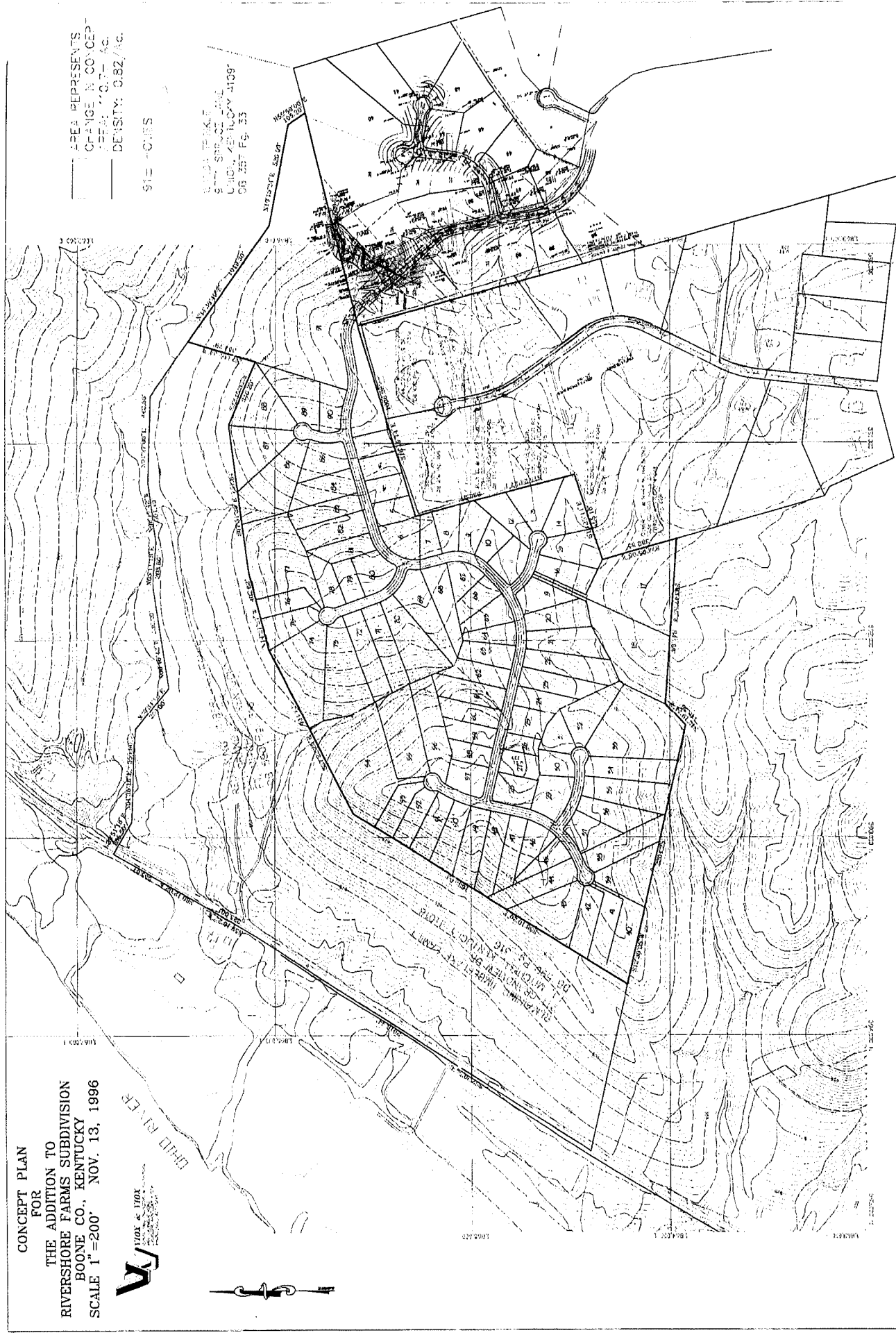
CONCEPT PLAN
 FOR
 THE ADDITION TO
 RIVERSHORE FARMS SUBDIVISION
 BOONE CO., KENTUCKY
 SCALE 1"=200' NOV. 13, 1996



AREA REPRESENTS
 CHANGE IN CONCEPT
 FROM 11/02/96 TO
 DENSITY: 0.82/AC.

SITE NOTES

1. ALL UTILITIES SHOWN
 2. ALL UTILITIES SHALL
 BE DEPT. 4109
 3. SEE PG. 33



11/02/96

11/02/96

OLD RIVER

PLANNING AND ENGINEERING
 1000 W. MAIN ST.
 BOONE CO., KY 40309

11/02/96

11/02/96

11/02/96

ORDINANCE 920.160

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT ADOPTING A MAP AMENDMENT TO THE BOONE COUNTY, KENTUCKY, ZONING MAP, SUCH MAP AMENDMENT BEING A ZONE CHANGE FROM AGRICULTURE (A-1) AND AGRICULTURAL ESTATE (A-2) TO AGRICULTURAL ESTATE/SUBURBAN RESIDENTIAL ONE/RECREATION/PLANNED DEVELOPMENT (A-2/SR-1/R/PD) FOR A 413.4 ACRE SITE (RIVERSHORE FARMS) GENERALLY LOCATED ADJACENT TO THE OHIO RIVER, KY 8, AND NORTH BEND ROAD, BOONE COUNTY, KENTUCKY, AS REQUESTED BY MENELAOS TRIANTAFILLOU AND ASSOCIATES (APPLICANT) FOR STABIL INC. (OWNER) AND BEING RECOMMENDED FOR APPROVAL BY THE BOONE COUNTY PLANNING & ZONING COMMISSION VIA RESOLUTION R-38-88.

WHEREAS, the Boone County Fiscal Court received a request for approval for a Zoning Map Amendment to the Boone County zoning map and such Zoning Map Amendment being a zone change from Agriculture (A-1) and Agricultural Estate (A-2) to Agricultural Estate/Suburban Residential One/Recreation/Planned Development (A-2/SR-1/R/PD) for a 413.4 acre site generally located adjacent to the Ohio River, KY 8, and North Bend Road, Boone County, Kentucky, which is more particularly described below; and,

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

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

SECTION I

That the zoning map amendment for the real estate which is more particularly described below shall be and is hereby recommended for approval, this Zoning Map Amendment being a zone change from Agriculture (A-1) and Agricultural Estate (A-2) to Agricultural Estate/Suburban Residential One/Recreation/Planned Development (A-2/SR-1/R/PD) for a 413.4 acre site generally located adjacent to the Ohio River, Ky 8, and North Bend Road, Boone County, 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

ORDINANCE 920.160

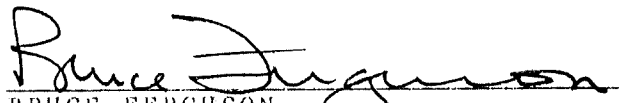
PAGE 2

official records for this zone change request, shall be and are hereby incorporated by reference as if fully set out in the Ordinance

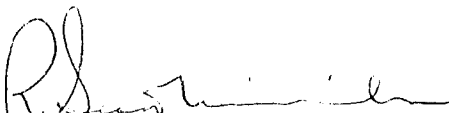
That this Ordinance shall take effect and be in full force when passed, published and recorded according to law.

Introduced, seconded and given First Reading on the twentieth day of September, 19 88.

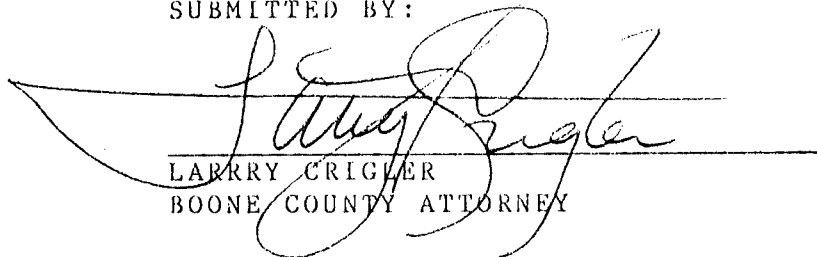
Adopted by the Fiscal Court of Boone County after Second Reading at a regular meeting on the seventh day of October, 19 88, and on the same occasion signed in open session by the County Judge/Executive as evidence of his approval, attested under seal by the the County Fiscal Court Clerk and declared 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

CONDITIONS
TO
ORDINANCE 920.160
RIVERSHORE FARMS

1. Phasing of the development shall be generally as presented in the Concept Development Plan and shall be contingent upon provision of public improvements necessary to adequately serve the development. The internal access road shall be completed before development of any residential phase with a density greater than one unit per acre.
2. Public sanitary sewer service shall be provided prior to or concurrent with development of any housing units with a density of greater than one unit per acre. In addition, the proposed sanitary sewer service shall be located, constructed and maintained per the master plan and requirements of the Boone County Water and Sewer District. Further details regarding authorization of the facility by the Water and Sewer District shall be provided with the Preliminary Development Plan.
3. A detailed geotechnical report shall be provided with the Preliminary Development Plan for the entire development. This report shall, at a minimum, give a detailed description of the geology, soils and hydrologic features of the site at the same scale (or larger) as the Preliminary Development Plan. This report shall serve as a basis for properly locating the proposed units and determining the final density of the project by limiting development to the developable areas only and in order to prevent any adverse hillside environmental impact. The report shall also identify relevant conditions to the degree necessary to locate any proposed improvements in suitable areas and identify further engineering studies or precautions that will be a necessary part of subsequent reviews. The development of hillside areas will take place only on those areas with maximum slopes of fifteen per cent (15%). A detailed grading plan and/or preliminary plat will be submitted to the Boone County Planning Commission for each proposed hillside development area. The plan will show the location of all proposed buildings, streets, and parking areas by delineating them on a two foot contour interval topographic map, drawn to scale of not less than one (1) inch equals one hundred (100) feet. These areas will also be subject to a subsurface geological investigation by a geotechnical engineer.
4. The applicant shall be required to work with state and county officials in order to make road improvements to Kentucky 237 and Kentucky 8. These are to include the intersection of Kentucky 237 and Kentucky 8 and the provision of turning lanes at entrances to the development.
5. Development of the proposed marina and river access condominiums shall be contingent upon the applicant receiving approval of all necessary permits from the appropriate State and Federal agencies. The applicant shall submit copies of any such permit applications and supporting documents to the Boone County Planning Commission at the time application is made to any State or Federal agencies for the purpose of review and comment by the Commission or its staff.

6. Lot 13 of Conway Hills subdivision shall not be used for a road access connection, including construction traffic, to the proposed development, but shall be utilized as a lot for a single family home. However, this lot shall provide an easement sufficient for underground utilities.
7. The Preliminary Development Plan shall include a detailed open space plan indicating all areas shown on the Concept Development Plan as open space. The Open Space Plan shall also include any areas identified by the geotechnical report as unfeasible for development. In addition, this plan shall include detailed information regarding existing vegetation on site.
8. Any changes to the Concept Development Plan or any information presented at the June 29, 1988 Public Hearing must be reviewed by the Commission's Technical Committee as to whether they constituted a major or minor change. If any changes are found to be major, a new application and Public Hearing will be required.
9. The design and construction of any public roads between the top of the hillside and Kentucky 8 shall be approved by the County Road Engineer in addition to the Planning Commission staff.
10. The developer shall be permitted to construct 60 units per year with a maximum of 800 units being constructed without upgrading being completed on Kentucky 237.
11. The developer shall be required to charge a minimum of \$115,000.00 for each dwelling unit constructed.
12. All areas to be left undisturbed are to be clearly marked on the site before any construction commences. Should development occur outside of the disturbed area limits as indicated on the approved preliminary development plan, (1-the number of lots permitted to be built that year shall be reduced by one-half and are not carried to any succeeding years.) (2-the area must be restored to the joint satisfaction of the Boone County Planning Commission and the Boone County Conservation District.)