

ZONE CHANGE REQUEST OF EAGLE MORTGAGE AND INVESTMENT
COMPANY FOR PROPERTY ON HOPEFUL ROAD, FLORENCE

This is a zone change request by Eagle Mortgage and Investment Company for a 61.136 acre tract located on Kentucky 1018, Hopeful Road, Florence.

This request is to change the current zoning of Suburban Residential One, SR-1 to Suburban Residential One Planned Development Overlay, SR-1/PD on this tract. The purpose of this request is to permit townhouses and single-family detached residences to be developed on this tract. The subject tract and all adjoining tracts are within the AEO overlay zone of Florence. Adjoining tracts to the North and West are County Suburban Residential One. To the south and east is current Suburban Residential One, SR-1 of the County and City of Florence. To the north and west is agricultural use and to the south and east is residential.

The Land Use Plan map of the Boone County Comprehensive Plan indicates the planned future land use of the tract is Medium Density Residential. As the text states regarding Medium Density Residential on pages 3.3 and 3.4, "Medium Density - Densities range from two to eight (2-8) dwellings units per acre and a wide variety of housing types are anticipated, including single-family detached and attached, multi-family, including townhouse and garden apartments, and mobile homes in designated planned areas." and 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; ..." And on page 3.12 the Plan states, "Continuing urbanization of the Florence area will result in growth toward other existing and growing communities. The plan would retain the distinction of surrounding communities by changing land use patterns and development densities and by preserving undeveloped conservation lands where appropriate."

Even though the property is within the AEO district, this property does not lie within any existing or planned Noise Exposure Forecast values of 30 or higher. The residential uses, therefore, would not be affected by the noise levels generated by the Greater Cincinnati International Airport operations.

A Concept Development Plan has been submitted showing a proposal to develop a residential development containing 160 single-family attached units and 96 single-family detached units. The single-

family attached units will be located on about 26.5 acres serviced by three roads to be maintained by a "Home Owner's Association". These units will be screened from adjoining properties to the east by a series of berms. The units will have two recreational areas and a common open space area with lakes to be maintained by the same Association. The single-family detached units will be serviced by four roads to be eventually maintained by the City of Florence. Under this plan the total project will have a density of 4.19 units per acre. The project will have one access for vehicular traffic onto Hopeful Road.

Water and sanitary sewage utilities will be provided through the Florence Water and Sewer Commission.

Because the application involves the development of residential units not exceeding eight (8) units to an acre, this request does conform with the map and text of the Comprehensive Plan. If the Planning Commission would recommend approval of and/or the legislative body would approve this request, no changes would be necessary to the Comprehensive Plan.

Alvin "Chip" Block 2-23-83

Alvin "Chip" Block
Zoning Enforcement Officer

BOONE COUNTY PLANNING COMMISSION

PUBLIC HEARING

FEBRUARY 23, 1983

8:00 P.M.

Vice Chairman Viox called the Public Hearing to order at 8:00 P.M.. Vice Chairman Viox stated there were four (4) Public Hearings and informed the audience of the procedure to be followed during the hearings.

Vice Chairman Viox proceeded to the request of Matth. Toeppen for a zone change from Commercial Two (C-2) to Commercial Three (C-3) for property located at KY 18 and I-75 Florence, Boone County, Kentucky on a 6.80 acre tract. Ms. Sullivan pointed out the location of the property in question and read Mr. Blocks' Enforcement Officers Report. Vice Chairman Viox asked if there was anyone present in behalf of the request. Mr. David Schneider, attorney for Matth. Toeppen, stepped forward and requested that Mr. Jim Berling, Engineer for the project, present the Concept Plan submitted in conjunction with the application. Mr. Berling outlined the property and pointed out that access to the property would be gained from Airport Ford on Ky 18 and egress would be onto the Florence Mall ring road. Mr. Berling stated a portion of the property is currently zoned C-3, and the balance would be better utilized if rezoned from C-2 to C-3. Mr. Berling stated that the applicant did not know exactly what type of building or commercial use would be on the property. Mr. Schneider presented an aerial to the Commission, emphasizing that a portion of the property was presently zoned C-3. Mr. Schneider stated that the particular type of permitted uses in C-3 areas are regional or major trade areas. He continued that the site would be buffered from surrounding Urban uses, and that the area was visible from the Expressway and major arterials. Mr. Schneider stated that no buffer would be necessary to protect adjoining uses and that C-3 was a more logical zoning for the property than C-2. The basis for the request is that the zoning of the area did not follow property lines, and thus the original zoning of the property in question was inappropriate. Vice Chairman Viox asked if there was anyone else present in favor of the request. No one responded. Vice Chairman asked if there was anyone in opposition. Mr. William Kinney, Vice President of Western Southern Life stepped forward and noting that the Plan showed egress on the ring road of the Mall, he said that the applicant had no right of egress onto private property. He also stated no one had contacted Western Southern regarding access to the ring road, but that someone from the City of Florence had contacted him that day regarding a sewer line easement. Mr. Berling

said that he was not sure why Western Southern was contacted concerning sewer lines, he said that a lift station would handle sewage for the project internally. Mr. Berling stated that extra land was needed during the development of the ring road for Florence Mall and in exchange, the easement was granted to Airport Ford for egress onto the ring road. Mr. Kinney stated that during Western Southern's purchase of Florence Mall no such easement was on their deed stating the right of egress. Mr. Roger Woeste, of first Commercial Realty, stated that he had personally seen the document. In answer to Vice Chairman Viox's question, Mr. Berling stated he had not provided a copy of that document to the Planning Commission. Mr. Kinney stated his concern that any construction or use not in the same theme as Florence Mall would be detrimental. Chairman Viox asked if there were any further questions. Mr. Joe Ericson asked if this matter had to be resolved before action was taken on the zone change request. Mr. Wilson stated that it would not. He noted that if the request were approved by the Commission, then any C-3 use would be permitted on the property. Mr. Wilson also noted that it was he who had contacted Western Southern, but that the matter did not pertain to the request. Chairman Paul Kroger expressed concern as to the use of the property and its potential visual impact on the Community. He also pointed out that the Concept Plan showed only two nondescript non-dimensional buildings on the plan. He asked Mr. Schneider if he knew what would be constructed on the property. Mr. Schneider stated that inquiries relating to the use of the property had been for C-3 uses and that the applicant merely wanted the entire parcel zoned C-3 for marketing purposes. He stated further that particular use of the property has not yet been determined. Chairman Kroger stated that if the zone change is approved, any C-3 use can be utilized simply by submission of a Site Plan Review. The purpose of the Concept Development Plan is to make a determination of the use and its effect on the community prior to rezoning. Mr. Schneider stated that he felt all the C-3 permitted uses were ideal and the property could be more suitably marketed if not arbitrarily divided into two (2) zones. Chairman Kroger asked if the two buildings located on the Plan were part of the Concept Development Plan and would they be built exactly as they appear in future development. Mr. Schneider stated they were part of the Concept Plan, but some refinement might be made in later development plans. Vice Chairman Viox asked for further questions. Mr. Hasselbring, Committee Chairman, asked to meet with the applicant after the Public Hearing. At Chairman Krogers request, Mr. Wilson described the purpose of the Concept Development Plan. In answer to Vice Chairman Viox's question, Mr. Wilson stated the Commission could not determine the validity of the access easement to the ring road of Florence Mall, but the document should be made part of the Commission's record. Mr. Schneider stated a copy of the document would be provided. Vice Chairman Viox asked for further

questions. No one responded. Vice Chairman Viox noted action would be taken on March 2, 1983 at 8:00 P.M.. Hearing no further questions, Vice Chairman Viox declared the Public Hearing closed.

Vice Chairman Viox proceeded to the Public Hearing for Eagle Mortgage and Investment Company requesting a zone change from Suburban Residential One (SR-1) to Suburban Residential One/Planned Development Overlay (SR-1/PD) located at Hopeful Road, Boone County, Florence, Ky. containing 61.136 acres. Ms. Sullivan located the property on the map and read Mr. Blocks' Enforcement Officer's report. Mrs. Baker read a letter from the President of Buckingham Woods, Mr. Jon Votel, stating their approval of the project. Vice Chairman Viox asked if there was a representative present for the request. Mr. Jim Viox, Engineer for the applicant stepped forward and noted that Mr. Bob Sendelbach, the applicant, was also present. Mr. Viox stated the property was acquired by Eagle Investment to be developed as residential development and previously brought before the Commission. Due to housing and economic changes considerable revisions were made to the Plan. Mr. Viox illustrated on the Concept Development Plan the location of the units and parking spaces and stated the present lake would be enlarged with the addition of a second lake. He noted the density of 4.19 units per acre was compatible to the SR-1/PD zoning and within the limit of 2-8 dwelling units per acre as described within the Comprehensive Plan. Mr. Viox noted the majority of trees would be maintained and excess topsoil would be used to build an earth berm. Mr. Viox pointed out a direct access for the attached homes will be at the planned intersection of Stonegate Drive and East Cobblestone leading to Hopeful Road. He also stated Kelly Drive as a secondary access will be made available to the subdivision. Mr. Viox stated that Kelly Drive is improved approximately four lots from Hopeful Road and the remainder, from that point to the applicants property line is unimproved. Mr. Viox noted additional recreational facilities would be presented at the time of the development plan. Mr. Viox pointed out the terminus of two streets at the property line of Rehcamp Farm Inc, and defined the Concept Development Plan as 96 detached single family lot; 160 attached single family units with a density of 4.19. Vice Chairman Viox asked if there were any questions. Mr. Rehcamp stated that he was not in opposition to the request but pointed out that only one terminus street abutted his property. Mr. Rehcamp asked if the termis street would actually abutt the property line. Mr. Viox stated the street would be paved up to the property line without encroaching onto Mr. Rehcamp's property. Mr. Viox stated that Mr. Rehcamp would have access to the street and also to an 8 inch public water line. Mr. Tom Pierce of Pheasant

Run expressed his concern of the handling of sewage for the project. Mr. Viox stated he contacted Florence Water and Sewage as to the installation of separate pump station to service the first phase of the project, which would not connect to Pheasant Runs system. Mr. Roy Williams also of Pheasant Run, inquired as to the earth berm separation. Mr. Viox stated the berm, constructed for screening purposes, would be approximately 6 to 8 feet high. Vice Chairman Viox asked for comments from the Commission. In answer to Mr. Kroger's question, Mr. Viox stated the entire tract of land is located within the City of Florence, containing 256 units with an average of 2.7 - 3.1 persons per single family detached and no less than 3 persons per attached. Chairman Kroger noted approximately 600 density. Mr. Viox pointed out green belts and areas to be maintained by Home Owners Association, stating the HOA documents would be provided during the development process. In response to Chairman Kroger's question, Mr. Viox stated Kelly Drive had been dedicated and the property owners of the vacant lots have showed interest in improvement of the dedicated right of way. Vice Chairman Viox noted his partnership with the Engineering firm which prepared the Concept Development and stated if present on March 2, when action is taken, he will abstain. Hearing no further comments Vice Chairman Viox declared the Public Hearing closed.

Vice Chairman Viox proceeded to the Public Hearing of Philip Damstrom, agent for Murl Blair for a zone change from Rural Suburban/Small Community to Commercial One/Small Community, located at U.S. 42 and Hathaway Road, Union, Boone County, Ky. on less than a one acre site. Ms. Sullivan read Mr. Blocks' Enforcement Officers Report. Vice Chairman Viox asked if there was anyone present for the request. Mr. Phil Damstrom, agent for Murl Blair, stepped forward and noted the building would not be expanded as stated in the Enforcement Officers Report, but a window installed to allow line of vision to the pumps. Vice Chairman Viox asked for further comments. Mr. Tom Huey stepped forward and requested to see a drawing depicting the traffic flow which would affect his eight (8) foot easement to Hathaway Road. Mr. Huey and Mr. Damstrom reviewed the applicants Concept Plan. Mr. Damstrom corrected an error on the Concept Plan of 32 inches to 32 feet from the edge of the pavement along Fowlers Creek, which would permit sufficient footage for Mr. Huey's right of way easement. Mr. Logsdon stepped forward and expressed his concern that the installation of gas pumps would enhance an already dangerous traffic flow situation. Mrs. Smith, Committee Chairman, also expressed her concern of the traffic flow and the pumps being only eight (8) feet from the right of way. Mr. Damstrom stated he had discussed with Mr. Hasselbring the possibility of moving the pumps a further distance from the right of way. Mr. Damstrom

stated there would be no problem in moving the two self-service pumps. In response to Mr. Krogers' question Mr. Damstrom stated approval for the pumps was obtained from the State Fire Marshall and that the utility pole would be removed from the center of the property. Hearing no further comments Vice Chairman Viox noted action would be taken on March 2, 1983 at 8:00 P.M. and declared the Public Hearing closed.

Vice Chairman Viox proceeded to the Public Hearing of Dr. Michael Grogan, agent for W.S. Grubbs, for a zone change from Commercial Three (C-3) to Commercial One (C-1) on property located at the corner of KY 18 and 237 adjacent to Grubbs and Linnemann Funeral Home, Burlington, Ky., containing 1.07 acres. Ms. Sullivan pointed out the location of the property and read Mr. Block's Enforcement Officers Report. Vice Chairman Viox asked if the applicant was present. Dr. Michael Grogan stepped forward and stated he would answer questions pertaining to the request. The Commission reviewed the applicants Concept Development Plan. Vice Chairman Viox asked if anyone had any questions. Mr. Ellis asked, due to the location of his farm pond, where the affluent would be channeled from the sewage system. He also stated the Grubbs and Linnemann drainage does not affect his pond. Dr. Grogan stated his agreement purchase for the property from Grubbs and Linnemann, stated he would have access to their sewage system. Mr. Ellis expressed approval of the use of the Grubbs and Linnemann sewage system. Speaking in behalf of the Boone County Water and Sewer District, Mr. Kroger stated Dr. Grogan had contacted them in terms of a water line, which could create a problem in the development of this project. At Mr. Kroger's request, Ms. Sullivan read a letter from Mr. Grogan regarding the water line. Mr. Kroger stated the Water Department is working with 1967 construction in 1983 and are willing, along with Dr. Grogan, to relocate the water line if necessary. Mr. Kroger stated that Dr. Grogan understood if relocation could not be resolved Dr. Grogan would not proceed with development. Dr. Grogan agreed. Vice Chairman Viox stated the setback requirements be examined by the Staff. Hearing no further comments, Vice Chairman Viox noted action would be taken on the request March 2, 1983 at 8:00 P.M. and declared the Public Hearing closed.

The Public Hearings adjourned at 9:40 P.M..

APPROVED: 3-2-83

David C. Viox
CHAIRMAN

RESPECTFULLY SUBMITTED:

Sherry G. Baker
CLERK

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING MINUTES

MARCH 2, 1983

8:00 P.M.

Chairman Kroger called the meeting to order at 8:00 P.M.. Twelve (12) members were present. Messrs. Viox, Barnett, and Neltner were absent. Staff members present were Ms. Sullivan, Mr. Wilson, Mr. Block, Mr. Jenkins and Mrs. Baker.

At Chairman Kroger's request for action of February 16, 1983 meeting and February 23, 1983 Public Hearing minutes, Mr. Godsey moved that the minutes of February 16, 1983 and February 23, 1983 be approved. Mr. Jones seconded the motion, the vote carried unanimously.

COMMUNICATIONS:

NONE

BILLS:

Mrs. Baker presented the following bills: Post Office Box, \$7.00; Bruce Ferguson, \$30.00 for plaque; Boone County Finance, \$53.48, Xerox use; Sayre & Son, \$11.25 for name plates; Budget Print Center, \$18.20 for blue lines; B.C. Printing, \$17.50 for Business Cards; Staff salaries and benefits, \$2,944.79; and Petty Cash, \$100.00. Mr. Jones moved that the bills be paid, Mr. Buse seconded. The vote carried unanimously.

REPORTS:

Mr. Godsey presented the Treasurer's Report. Balance on hand March 2, 1983, \$27,677.86 in checking; in certificates of deposit, \$20,000.00.

For the City of Florence, William Rieger, Building Inspector, issued 3618 thru 3634 during February for a total

of \$324,984.00 estimated construction costs. Boone County Building Inspector Conrad Tobergte issued 22 permits for a total construction costs of \$1,063,516.00. Mr. Tobergte issued zoning and sign permits in the County totaling \$315.00 for the month of February.

Chairman Kroger reviewed Mr. Blocks Enforcement Officer's Report and Mr. Jenkins Convenience Plat Report. Mr. Jenkins stated the Convenience Plat report was for the months of January and February. Chairman Kroger asked for comments from the Commission. No one responded.

Chairman Kroger proceeded to the Agenda, and first considered the request of Matth. Toebben for a zone change from Commercial Two (C-2) to Commercial Three (C-3) for property located at Ky. 18 and I-75 Florence, Boone County, Kentucky on a 6.80 acre tract. At Chairman Kroger's request Mrs. Baker read the Committee Report, Scott Hasselbring as Chairman, asking for a two week deferral. Mr. Wilson stated the two week deferral falls within the time limitation of the request. Mr. Buse moved that the request for Matth. Toebben be deferred for two weeks. Mr. McMillian seconded, the vote carried unanimously. Mr. Wilson noted the document acknowledging access to the ring road of the Mall had not yet been submitted to the Planning Commission. Chairman Kroger asked if action could be taken on the request without the document. Mr. Wilson stated that it could. Chairman Kroger noted the request would be heard on March 16, 1983, at 8:00 P.M..

The next item considered was the request of Eagle Mortgage and Investment Company for a zone change from Suburban Residential One (SR-1) to Suburban Residential One/Planned Development Overlay (SR-1/PD) located at Hopeful Road, Boone County, Florence, Ky., containing 61.136 acres. Mr. Block located the property on the map and read the Enforcement Officer's Report. Mrs. Baker read the Committee Report recommending approval. Chairman Kroger asked if there was a representative present for Eagles Investment. Mr. Jim Viox stepped forward and stated he had given a precise detailed presentation at the Public Hearing specifying the number and location of the units, density of the land and how the area is served with utilities. Mr. Wilson stated that the Concept Development Plan also included specifics of the number of units. Chairman Kroger asked if there was anyone else in behalf or in opposition of the request. No one responded. Chairman Kroger asked if the Commission members had any comments. Mr. Buse moved by Resolution R-5-83 to recommend approval to the City of Florence based on the findings of fact outlined in the Committee Report. Mr. Davis seconded, the vote carried unanimously.

Chairman Kroger proceeded to the request of Philip N. Damstrom, Agent for Murl Blair for a zone change from Rural Suburban/Small Community to Commercial One/Small Community, located at U.S. 42 and Hathaway Rd., Union, Boone County, Ky. on less than a one acre site. Mr. Block located the property on the map and read the Enforcement Officer's Report. Mrs. Baker read the Committee Report recommending approval with conditions. Chairman Kroger asked Mr. Damstrom if he had any comments, especially concerning the conditions outlined in the Committee Report. Mr. Damstrom stated he had no comment other than he would like a copy of the Committee Report. Chairman Kroger asked Mr. Damstrom if he was aware that the Committee's recommendations become conditions of the zone change. Mr. Damstrom stated he was aware and agreed to the conditions. Chairman Kroger asked if there was anyone else in behalf or in opposition of the request. No one responded. Chairman Kroger asked for comments from the Commission. Mr. McMillian moved that Resolution R-6-83 be forwarded to the City of Union recommending approval based on the findings of fact and conditions outlined in the Committee's Report. Mrs. Smith seconded, the vote carried unanimously.

Chairman Kroger proceeded to the request of Michael Joseph Grogan M.D., Agent for W.S. Grubbs, for a zone change from Commercial Three (C-3) to Commercial One (C-1) on property located at the corner of Ky 18 and 237 adjacent to Grubbs and Linnemann Funeral Home, Burlington, Ky, containing 1.07 acres. Mr. Block located the property on the map and read the Enforcement Officer's Report. Mrs. Baker read the Committee Report recommending approval. Chairman Kroger asked Dr. Grogan if he had any comments. Dr. Grogan stated he had no comments. Chairman Kroger asked if there was anyone else in behalf or in opposition to the request. Mr. Block stated that according to the Public Hearing minutes, Vice Chairman Viox asked staff to review the setback requirements on the Concept Development Plan. Mr. Block stated that the plan did not meet setback requirements. Dr. Grogan stated he was aware of the setback requirement and will apply for a variance. Chairman Kroger asked for further comments. Mr. Buse moved by Resolution R-7-83 be forwarded to Boone Fiscal Court recommending approval of the request based on Committee Report and findings of fact and that the Concept Plan submitted is not appropriate and a variance be obtained. Mr. Jones seconded, the vote carried unanimously.

Chairman Kroger proceeded to the request of Wally Construction Inc., for Site Plan Review for property located at the corner of Turfway Road and Lloyd Avenue, Florence, Ky., zoned Commercial Two (C-2) on a 0.57722 acre site. Mr. Block located the property on the map and read the Enforcement Officer's Report.

Mrs. Baker read the Committee Report recommending approval. Chairman Kroger asked if Mr. Safi had any comments. Mr. Safi stated he did not. Chairman Kroger asked for comments from the Commission. Mr. Wilson stated his office had represented Wally Construction in the past, but were not connected in any way with the applicants request. Mr. Jones moved to approve the request based on Staff and Committee Reports. Mr. Greene seconded, the vote carried unanimously.

Chairman Kroger proceeded to the request of William Locke for Site Plan Review for property located on Dream Street and Tanners Lane, Florence, Ky. zoned Office Two (O-2) on a 0.22 acre site. Mr. Block read the Enforcement Officer's Report. Mrs. Baker read the Committee report recommending approval. Chairman Kroger asked if there were any comments. Mr. Buse commented that he felt the parcel of land was too small for development, but the request met all the requirements. Chairman Kroger asked for further comments. Mr. McMillian moved for approval, based on Committee and Staff report. Mr. Greene seconded, the vote carried unanimously.

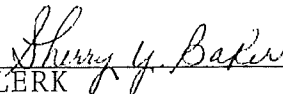
Chairman Kroger proceeded with the request of James Viox, III, Agent for Donald Goderwis, for Site Plan Review for property located at Ky. 18, Boone County, Kentucky on a 3.1 acre site. Mr. Block read the Enforcement Officer's Report. Mrs. Baker read the Committee Report recommending approval. Chairman Kroger asked for comments. Mr. Buse stated he did not like to see the property used for this purpose, but that it was zoned for this use and meets all the requirements. Mr. McMillian moved for approval based on the Committee and Staff Reports. Mr. Jones seconded, the vote carried unanimously.

Chairman Kroger stated that all the business on the agenda was completed and asked Mr. Buse to give a report from the Executive Committee. Mr. Buse stated that the City of Cincinnati has proposed a rezoning of all property along the riverfront which would contain Heavy Industrial, Light Industrial, Residential and Recreational Zoning. Mr. Buse stated that this rezoning would have an effect on the surrounding counties and suggested that the Commission contact the City of Cincinnati asking for their cooperation between the Commission and the City of Cincinnati. Mr. Buse suggested bringing this matter to the attention of the Cincinnati Planning and Zoning and that their cooperation would be beneficial to both side of the River. Chairman Kroger asked for an endorsement of a letter to the Mayor of Cincinnati from the Chair, indicating the concerns of the Planning Commission and sending copies to various legislative bodies bordering the Ohio River. Mr. McMillian moved to endorse the writing of a letter by the Chairman to the Mayor of Cincinnati and Legislative Bodies. Mr. Jones seconded,

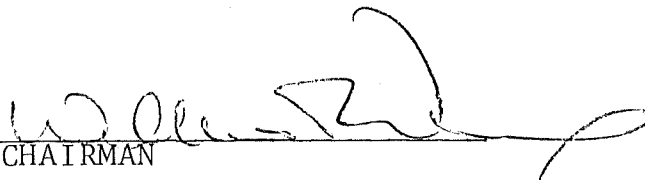
the vote carried unanimously. Mr. Buse stated that it was time for the Commission to establish a budget for the year and review salaries. Chairman Kroger appointed Mr. Don Davis to the Technical Committee and asked Mrs. Sullivan to set up a date for the Technical Committee to review the budget and other documents for the Planning Commission. Chairman Kroger also asked the Technical Committee to review the fee schedule. Ms. Sullivan requested additional office furniture. Discussion followed. Chariman Kroger authorized Ms. Sullivan and Staff to prepare a list and prices for furniture needed and bring them before the Commission for review. Mr. Jenkins stated he had prepared a profile of the transmission lines as requested by Chairman Kroger at the February 16, 1983 meeting, for the Technical Committee's review.

Chairman Kroger asked for further business. No one responded. Mr. Jones moved for adjournment, Mr. McMillian seconded. The meeting adjourned at 9:00 P.M..

RESPECTFULLY SUBMITTED:


CLERK

APPROVED: 3-16-83


VICE CHAIRMAN

COMMITTEE REPORT

TO: BOONE COUNTY PLANNING COMMISSION

FROM: MRS. CAROL SMITH, CHAIRPERSON

REGARDING: The request of Eagle Mortgage and Investment Company for a zone change from Suburban Residential One (SR-1) to Suburban Residential One/Planned Development Overlay (SR-1 PD) located at Hopeful Road, Boone County, Florence, Ky., containing 61.136 acres.

CONCLUSIONS: The Committee recommends approval of the request of Eagle Mortgage and Investment Company. The recommended approval includes the submitted Concept Development Plan as part of this recommendation.

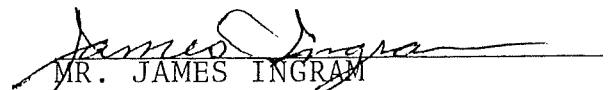
The Committee recommends approval based on the following findings of fact:

1. That the request conforms to the Map and text of the Boone County Comprehensive Plan.
2. The development would not be a detriment to nearby and adjoining planned property uses or future development consistent with the current Comprehensive Plan and Zoning.

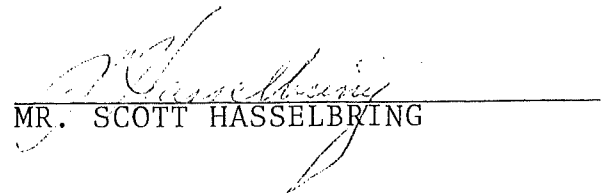

MRS. CAROL SMITH, Chairperson


MR. R. N. GREENE


MR. LAWRENCE COLLINS


MR. JAMES INGRAM


MR. BARRY NELTNER


MR. SCOTT HASSELBRING

