

REQUEST OF MICHAEL A. DUNCAN, ATTORNEY FOR  
HILLS BUILDING AND CONSTRUCTION SERVICES, NO. 1, INC. (APPLICANT)  
FOR A ZONING MAP AMENDMENT ON PROPERTY OWNED BY  
SAMUEL AND SARA COMINS

NOVEMBER 30, 1988

This is a Zoning Map Amendment request to rezone the 38.51 acre Samuel and Sara Comins property from Rural Suburban (RS) and Suburban Residential One (SR-1) to Urban Residential One (UR-1). The applicant has indicated that any annexation proceedings, including the requirement that a public hearing be held by the Planning Commission, will be pursued after this zoning map amendment request has proceeded. This November 30, 1988 Public Hearing was advertised to include a Planning Commission review to determine any impact of annexation on zoning of the site, however, because the Planning Commission has not received a letter from the City of Florence requesting such, this review concerns the requested zoning map amendment only. The site is located at 8800 U.S. 42, adjacent to the U.S. 42 entrance to Farmview. The intended use is for a condominium development.

The Planning Commission had reviewed a request by the same applicant in May and June of 1988. That request proposed 396 condominiums on this site and was withdrawn June 15, 1988.

SURROUNDING LAND USES AND ZONING

The existing Farmview Subdivision adjoins the north and west edges of the site. A portion of the single-family Farmview detached residential section is under construction along U.S. 42 and approval for the first phase of the condominium development immediately adjoining the site, was given in 1986. To the north, on the opposite side of Gunpowder Creek, are planned Farmview condominiums and a future designated public recreation area. Farmview is zoned Suburban Residential One/Planned Development (SR-1/PD). Section D, which adjoins the Comins property, is proposed to have 7.79 dwelling units per acre. Farmview, overall, is proposed to have an intensity of 4.38 units per acre.

To the northeast along U.S. 42 are agricultural uses on land that is currently zoned Rural Suburban (RS) and Suburban Residential One (SR-1). Across old U.S. 42 is also agriculturally used land that is currently zoned Rural Suburban Estate (RSE) and Suburban Residential One (SR-1). New U.S. 42 lies to the east of that area.

A portion of the Baird property east of the 38.51 acre site has recently been annexed to the City of Florence. The entire Farmview Subdivision is also within the City of Florence.

EXISTING FEATURES OF THE SITE

The 38.51 acre site extends from old U.S. 42 to Gunpowder Creek, as well as a portion of the hillside across Gunpowder Creek. All but the north end of the site drains to an existing lake at the center. Existing topography is shown on

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the submitted Concept Development Plan. Trees are present on most of the site, including a fence row adjoining the Baird property to the northeast. The rear of the site includes Gunpowder Creek and its heavily wooded banks. An existing residence and several accessory buildings are adjacent to the lake.

Soils present on the site include Faywood Silty Clay (FdD3) usually found on 12 to 20 percent slopes, two types of Jessup Silt Loam (JeB and JeC) usually found on 2 to 12 percent slopes, Rossmoyne Silt Loam (RsC) usually found on 6 to 12 percent slopes, Lindside Silt Loam (Ln), and Cynthiana Flaggy Silty Clay Loam (CyF) usually found on 20 to 50 percent slopes. The FdD3 soil which comprises much of the area around the lake presents a risk of erosion because the top layers are already removed from the soil.

#### RELATIONSHIP TO COMPREHENSIVE PLAN

The Boone County Comprehensive Plan Future Land Use Map depicts the eastern approximately 40 percent of the site as future High Density Residential and the western approximately 60 percent of the site as Medium Density Residential. Page L-15 of the Land Use Element describes future development of the general area:

##### "C-5 Union Area

This section as a whole will experience considerable residential growth both because of Union's current residential nature and effects from the urbanized Florence area. Much of the development will be in the form of subdivisions of low to medium density. The construction of the Mt. Zion Interchange will provide another major connection to the urban points of the county. Improvements to Mt. Zion Road between Union and this interchange, along with other infrastructure provisions in the form of water and sewer service, will make the areas along the arterials favorable for some multi-family construction. The U.S. 42 and Pleasant Valley area is already proposed for large planned residential developments. Additional schools will become necessary as a result."

Page H-21 of the Housing Element discusses residential development in the Union Area:

The expansion of public services into this area and the proposed Mt. Zion interchange will support considerable residential growth. Population projections show that very rapid growth will occur, and that the area will remain one of suburban character with single family residences being most common, except around the Mt. Zion interchange where higher density development may become feasible as infrastructure improvements are made. Any higher density uses should be clustered in areas northeast of the established Union area enabling them to be closer to major transportation routes and commercial areas."

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Housing Types and Densities are discussed on pages H-17 through H-19:

"Housing Types

Although single-family homes are by far the most numerous, they are decreasing in their dominance of Boone County housing. Most new construction of single-family housing will take place on the outer rings of growth. The Union area has a high percentage of single-family housing (Table H-4), and 58 percent of all units in Union have been constructed since 1970. Areas such as Union will see multi-family construction, although this higher density development should occur close to arterials and urban services.

Densities

High density residential areas should be located sufficiently near and with convenient access to major streets, highways, and shopping and public facilities. Between high density and low density there should be a gradation or a buffer. Existing vegetation (such as wooded fence rows) should be retained as much as possible to provide buffer strips. This serves a dual purpose in that woodland is becoming relatively scarce in the eastern uplands of the county, as noted in the environment element while also buffering differing land uses."

The Goals and Objectives of the Comprehensive Plan includes the following objective of the Housing Element:

- "7. 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."

PUBLIC FACILITIES

U.S. 42 is currently being re-constructed from Mall Road to a location just west of the Farmview Subdivision entrance. Existing U.S. 42 has become a minor street and connected to the new U.S. 42 by a spur at the entrance to Farmview. This intersection is planned to be signalized.

The applicant has indicated that little impact on enrollment should be felt by the school system because the proposed type of unit attracts mainly professional and retired people without children.

Adequate water service is available along U.S. 42 with the new City of Florence 16 inch line. Water service is one reason annexation is being requested. Sanitary sewerage includes a recently constructed 10 inch City of Florence line through the site. This line proceeds to an existing 12 inch Florence sewer line along Gunpowder Creek.

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LAKEVIEW CONCEPT DEVELOPMENT PLAN

The submitted Concept Development Plan indicates an arrangement of 256 condominiums on a ring-drive around the existing lake and along Gunpowder Creek. Two access points are shown on existing U.S. 42, and all drives would be privately owned and maintained. No parking stalls are shown directly off the drives, and private garages are shown for 128 of the 574 (22 percent) of the residential parking spaces.

The applicant has submitted pamphlets describing the buildings. The buildings will be two and three stories and are proposed to consist of connected groupings of two or three buildings. The overall proposed density is 6.65 units per acre. A recreation area consisting of a swimming pool, tennis courts, and a clubhouse building are shown at the front of the development in addition to a pathway system and a proposed foot bridge over Gunpowder Creek to provide access to the future Farmview Subdivision park area.

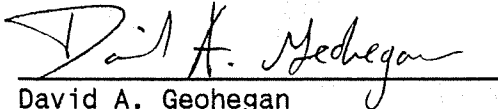
STAFF CONCERNS

1. Property to the northeast is currently zoned RS and SR-1. It is situated higher than the Comins site and looks down upon a major portion of the proposed condominium development. The visual impact could affect the type of development to occur on that adjacent property. Landscaping and proper buffering would be needed.
2. The overall project density and size of the buildings needs to be viewed in terms of its relationship to adjacent undeveloped and developing tracts as well as the capability of the topography and soils of the site to support development. There is existing vegetation on the site that could be incorporated into development plans.
3. Since the submitted plan proposes using the Gunpowder Creek area as passive recreation, some buffering would be needed to lessen the visual impact of the proposed three-level buildings.
4. The applicant should indicate whether public access will be available to the proposed foot bridge. If so, several additional parking spaces would be necessary. Additional walkways should connect the main pathway system to each cluster of buildings. The applicant should also indicate whether the ring drive would be publically dedicated or remain private.
5. The applicant has submitted no written information on phasing of the project, however, staff believes that the recreation facilities should be included in the first phase if the project is approved.
6. Although the dumpsters are shown between garage buildings, additional enclosures or screening should be provided.

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CONCLUSION

This request needs to be reviewed in terms of the Boone County Comprehensive Plan, its relationship with existing and proposed adjacent land uses, and the three findings of fact necessary for a Zoning Map Amendment. It should be noted that a request for future annexation of the site into the City of Florence may occur. Should the Boone County Planning Commission and Fiscal Court approve this request, the 1986 Future Land Use Map would not need to be adjusted.



David A. Geohegan  
Planner/Plans Examiner

DAG:jdh

Attachments

# Lakewood

## CONDOMINIUMS

### PROJECT SUMMARY

CONDOMINIUM	UNIT	AREA	DATE
1	101	1,000	1/1/74
2	102	1,000	1/1/74
3	103	1,000	1/1/74
4	104	1,000	1/1/74
5	105	1,000	1/1/74
6	106	1,000	1/1/74
7	107	1,000	1/1/74
8	108	1,000	1/1/74
9	109	1,000	1/1/74
10	110	1,000	1/1/74

CONDOMINIUM	UNIT	AREA	DATE
11	111	1,000	1/1/74
12	112	1,000	1/1/74
13	113	1,000	1/1/74
14	114	1,000	1/1/74
15	115	1,000	1/1/74
16	116	1,000	1/1/74
17	117	1,000	1/1/74
18	118	1,000	1/1/74
19	119	1,000	1/1/74
20	120	1,000	1/1/74

CONDOMINIUM	UNIT	AREA	DATE
21	121	1,000	1/1/74
22	122	1,000	1/1/74
23	123	1,000	1/1/74
24	124	1,000	1/1/74
25	125	1,000	1/1/74
26	126	1,000	1/1/74
27	127	1,000	1/1/74
28	128	1,000	1/1/74
29	129	1,000	1/1/74
30	130	1,000	1/1/74

CONDOMINIUM	UNIT	AREA	DATE
31	131	1,000	1/1/74
32	132	1,000	1/1/74
33	133	1,000	1/1/74
34	134	1,000	1/1/74
35	135	1,000	1/1/74
36	136	1,000	1/1/74
37	137	1,000	1/1/74
38	138	1,000	1/1/74
39	139	1,000	1/1/74
40	140	1,000	1/1/74

CONDOMINIUM	UNIT	AREA	DATE
41	141	1,000	1/1/74
42	142	1,000	1/1/74
43	143	1,000	1/1/74
44	144	1,000	1/1/74
45	145	1,000	1/1/74
46	146	1,000	1/1/74
47	147	1,000	1/1/74
48	148	1,000	1/1/74
49	149	1,000	1/1/74
50	150	1,000	1/1/74

CONDOMINIUM	UNIT	AREA	DATE
51	151	1,000	1/1/74
52	152	1,000	1/1/74
53	153	1,000	1/1/74
54	154	1,000	1/1/74
55	155	1,000	1/1/74
56	156	1,000	1/1/74
57	157	1,000	1/1/74
58	158	1,000	1/1/74
59	159	1,000	1/1/74
60	160	1,000	1/1/74

CONDOMINIUM	UNIT	AREA	DATE
61	161	1,000	1/1/74
62	162	1,000	1/1/74
63	163	1,000	1/1/74
64	164	1,000	1/1/74
65	165	1,000	1/1/74
66	166	1,000	1/1/74
67	167	1,000	1/1/74
68	168	1,000	1/1/74
69	169	1,000	1/1/74
70	170	1,000	1/1/74

CONDOMINIUM	UNIT	AREA	DATE
71	171	1,000	1/1/74
72	172	1,000	1/1/74
73	173	1,000	1/1/74
74	174	1,000	1/1/74
75	175	1,000	1/1/74
76	176	1,000	1/1/74
77	177	1,000	1/1/74
78	178	1,000	1/1/74
79	179	1,000	1/1/74
80	180	1,000	1/1/74

CONDOMINIUM	UNIT	AREA	DATE
81	181	1,000	1/1/74
82	182	1,000	1/1/74
83	183	1,000	1/1/74
84	184	1,000	1/1/74
85	185	1,000	1/1/74
86	186	1,000	1/1/74
87	187	1,000	1/1/74
88	188	1,000	1/1/74
89	189	1,000	1/1/74
90	190	1,000	1/1/74

CONDOMINIUM	UNIT	AREA	DATE
91	191	1,000	1/1/74
92	192	1,000	1/1/74
93	193	1,000	1/1/74
94	194	1,000	1/1/74
95	195	1,000	1/1/74
96	196	1,000	1/1/74
97	197	1,000	1/1/74
98	198	1,000	1/1/74
99	199	1,000	1/1/74
100	200	1,000	1/1/74

CONDOMINIUM	UNIT	AREA	DATE
101	201	1,000	1/1/74
102	202	1,000	1/1/74
103	203	1,000	1/1/74
104	204	1,000	1/1/74
105	205	1,000	1/1/74
106	206	1,000	1/1/74
107	207	1,000	1/1/74
108	208	1,000	1/1/74
109	209	1,000	1/1/74
110	210	1,000	1/1/74

CONDOMINIUM	UNIT	AREA	DATE
111	211	1,000	1/1/74
112	212	1,000	1/1/74
113	213	1,000	1/1/74
114	214	1,000	1/1/74
115	215	1,000	1/1/74
116	216	1,000	1/1/74
117	217	1,000	1/1/74
118	218	1,000	1/1/74
119	219	1,000	1/1/74
120	220	1,000	1/1/74

CONDOMINIUM	UNIT	AREA	DATE
121	221	1,000	1/1/74
122	222	1,000	1/1/74
123	223	1,000	1/1/74
124	224	1,000	1/1/74
125	225	1,000	1/1/74
126	226	1,000	1/1/74
127	227	1,000	1/1/74
128	228	1,000	1/1/74
129	229	1,000	1/1/74
130	230	1,000	1/1/74

CONDOMINIUM	UNIT	AREA	DATE
131	231	1,000	1/1/74
132	232	1,000	1/1/74
133	233	1,000	1/1/74
134	234	1,000	1/1/74
135	235	1,000	1/1/74
136	236	1,000	1/1/74
137	237	1,000	1/1/74
138	238	1,000	1/1/74
139	239	1,000	1/1/74
140	240	1,000	1/1/74

CONDOMINIUM	UNIT	AREA	DATE
141	241	1,000	1/1/74
142	242	1,000	1/1/74
143	243	1,000	1/1/74
144	244	1,000	1/1/74
145	245	1,000	1/1/74
146	246	1,000	1/1/74
147	247	1,000	1/1/74
148	248	1,000	1/1/74
149	249	1,000	1/1/74
150	250	1,000	1/1/74

CONDOMINIUM	UNIT	AREA	DATE
151	251	1,000	1/1/74
152	252	1,000	1/1/74
153	253	1,000	1/1/74
154	254	1,000	1/1/74
155	255	1,000	1/1/74
156	256	1,000	1/1/74
157	257	1,000	1/1/74
158	258	1,000	1/1/74
159	259	1,000	1/1/74
160	260	1,000	1/1/74

CONDOMINIUM	UNIT	AREA	DATE
161	261	1,000	1/1/74
162	262	1,000	1/1/74
163	263	1,000	1/1/74
164	264	1,000	1/1/74
165	265	1,000	1/1/74
166	266	1,000	1/1/74
167	267	1,000	1/1/74
168	268	1,000	1/1/74
169	269	1,000	1/1/74
170	270	1,000	1/1/74

CONDOMINIUM	UNIT	AREA	DATE
171	271	1,000	1/1/74
172	272	1,000	1/1/74
173	273	1,000	1/1/74
174	274	1,000	1/1/74
175	275	1,000	1/1/74
176	276	1,000	1/1/74
177	277	1,000	1/1/74
178	278	1,000	1/1/74
179	279	1,000	1/1/74
180	280	1,000	1/1/74

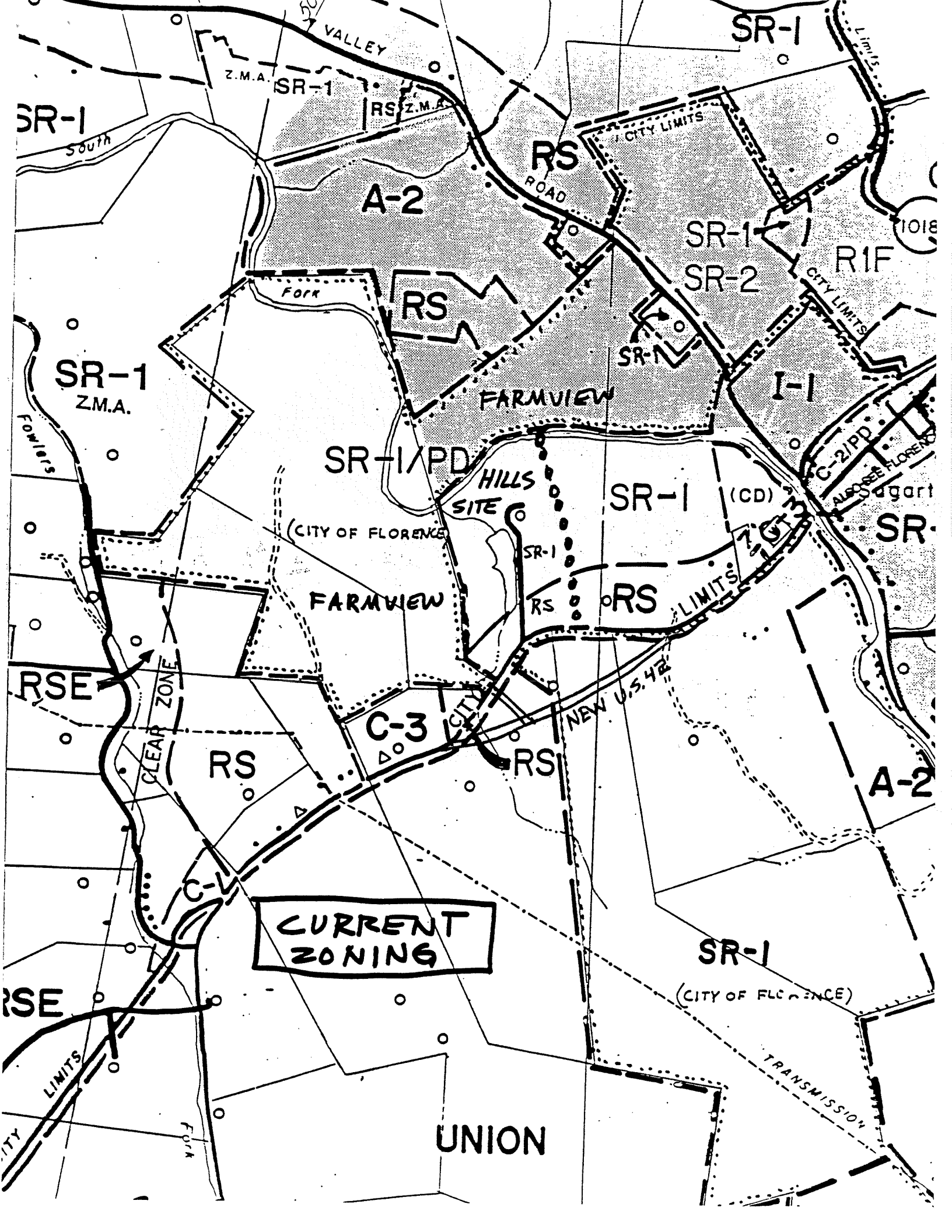
CONDOMINIUM	UNIT	AREA	DATE
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182	282	1,000	1/1/74
183	283	1,000	1/1/74
184	284	1,000	1/1/74
185	285	1,000	1/1/74
186	286	1,000	1/1/74
187	287	1,000	1/1/74
188	288	1,000	1/1/74
189	289	1,000	1/1/74
190	290	1,000	1/1/74

CONDOMINIUM	UNIT	AREA	DATE
191	291	1,000	1/1/74
192	292	1,000	1/1/74
193	293	1,000	1/1/74
194	294	1,000	1/1/74
195	295	1,000	1/1/74
196	296	1,000	1/1/74
197	297	1,000	1/1/74
198	298	1,000	1/1/74
199	299	1,000	1/1/74
200	300	1,000	1/1/74

CONDOMINIUM	UNIT	AREA	DATE
201	301	1,000	1/1/74
202	302	1,000	1/1/74
203	303	1,000	1/1/74
204	304	1,000	1/1/74
205	305	1,000	1/1/74
206	306	1,000	1/1/74
207	307	1,000	1/1/74
208	308	1,000	1/1/74
209	309	1,000	1/1/74
210	310	1,000	1/1/74

CONDOMINIUM	UNIT	AREA	DATE
211	311	1,000	1/1/74
212	312	1,000	1/1/74
213	313	1,000	1/1/74
214	314	1,000	1/1/74
215	315	1,000	1/1/74
216	316	1,0	





**CURRENT ZONING**

UNION

SR-1  
(CITY OF FLORENCE)

SR-1/PD  
(CITY OF FLORENCE)

FARMVIEW

HILLS SITE

FARMVIEW

Z.M.A. SR-1

A-2

RS  
ROAD

SR-1

SR-1  
SR-2

RIF

I-1

SR-1 (CD)

SR

SR-1  
Z.M.A.

RSE

C-3

NEW U.S. 42

A-2

RS

RS

RS

LIMITS

CLEAR ZONE

Fork

TRANSMISSION

RSE

LIMITS

1018

C-2/PD  
ALDOSEE FLORENCE  
Sugart

South

VALLEY

RS

RS

SR-1

CITY LIMITS

CITY LIMITS

LIMITS

Fowler's

Fork

Limits

Z.M.A.

RS Z.M.A.

CITY LIMITS

CITY LIMITS

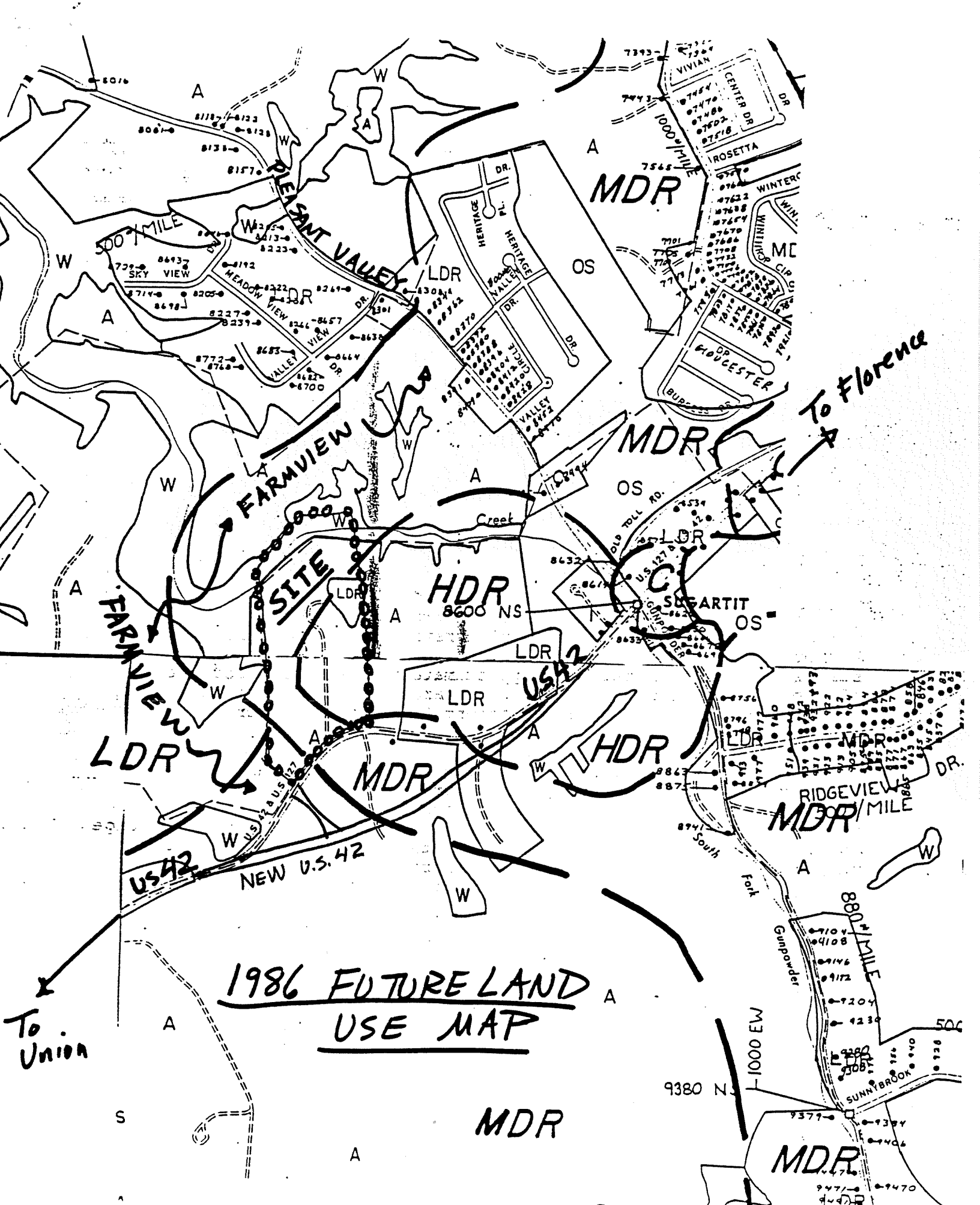
CITY LIMITS

LIMITS

CITY

Fork

TRANSMISSION



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 Lakeview Condominiums
2. Location of Development 8800 U.S. 42, Boone County, Ky.
3. Total Acreage of Site 38.51
4. Current Zoning SR-1 and RS
5. Proposed Zoning (classification being requested) Urban Residential 1 (UR-1)
6. Proposed Uses (please specify each use) Individually owned condominium community with accessory clubhouse, swimming pool, tennis courts, hiking/jogging trails
7. Name of Applicant(s) Hills Building and Construction Services, No. Phone Number(s) 821-1211, 525-7797\* Inc.\*
8. Address of Applicant(s) 1865 Summit Road, Cincinnati, Ohio 45237  
City State Zip
9. Name of Property Owner(s) Samuel & Sara Comins  
Phone Number(s) 384-3553
10. Address of Property Owner(s) 8800 U.S. 42, Boone County, Ky.  
City State Zip
11. Proposed Building Intensities (please specify) 6.65 units per acre (256 units)
12. Are there any existing buildings on the site? Yes  
How many? Three
13. Deed Book 143 Page No. 453 Group No. 2038 B
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:

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

(COMPLETE OTHER SIDE OF APPLICATION)

\*By David A. Schneider, Attorney

16. Are you also applying for:  
 Conditional Use Permit  
 Dimensional Variance
17. Applicant's Signature: David G. Schriber, City of Hills Building & Construction Services No. 1
18. Property Owner's Signature: Samuel Johnson, Mrs. M. Collins
19. Have you submitted a Concept Development Plan? Yes

SECTION B (To be completed by BCPC Staff)

1. Date Received 11/2/88
2. Fee Received owes \$551.04 paid
3. Check what has been submitted:
- |                                     |                     |                          |     |                          |                        |
|-------------------------------------|---------------------|--------------------------|-----|--------------------------|------------------------|
| <input type="checkbox"/>            | Application         | <input type="checkbox"/> | Fee | <input type="checkbox"/> | Legal Description      |
| <input checked="" type="checkbox"/> | Concept Development | <input type="checkbox"/> |     | <input type="checkbox"/> | Addresses of Adjoining |
| <input type="checkbox"/>            | Plan                | <input type="checkbox"/> |     | <input type="checkbox"/> | Property Owners        |
- 5 No. of copies of plan received\*\*
4. Is application complete?  yes paid KPC  No
5. Staff Reviewer David A. Boehman PENDING FEE
6. Committee Chairman Rector Jones
7. Scheduled Public Hearing Date 11/30/88
8. Boone County Planning Commission Action:
- Approval
- Approval With Conditions
- Disapproval
9. Other: \_\_\_\_\_

\*\* FIVE (5) COPIES ARE REQUIRED

BCPC:7/11/88

EXHIBIT "A"

LEGAL DESCRIPTION

Located generally on the North side of U. S. Highway #42, approximately 3 miles southwest of Florence, Ky. and described more particularly by metes and bounds as follows: BEGINNING at the intersection of the East line of the original J. H. Hennequin farm property with a line 30 feet North at right angles of the centerline of U. S. Highway 42; thence with said East line of said farm property N 9-35 W 1750 feet to a point; thence S 79-10 W 300 feet to a point; S 44-15 W 429 feet to a point, S 55 W 332.5 feet to a point, a corner with the Erpenbeck purchase; thence with the lines of said Erpenbeck S 10-38 E 966 feet, S 0-52 W 675.6 feet to a point; S 56-19 E 275 feet to a point in the North right-of-way line (30 feet from centerline) of U. S. Hwy. 42; thence with said line of said highway with a tangent and chords of a curve therein N 33-41 E 520.25 feet, N 53-56 E 202.7 feet, N 71-44 E 176.7 feet, N 86-3 E 138.2 feet to the place of beginning, containing 38.51 acres, as shown by plat of survey prepared by Noel Walton, C.E., on June 3, 1960.

EXHIBIT "B"

BOONE COUNTY PLANNING COMMISSION

PUBLIC HEARINGS

November 30, 1988

Mr. William Viox, Chairman, called the meeting to order at 8:10 P.M.. Following an explanation of the Public Hearing process, the Chairman introduced the first item on the Agenda:

1. Applicant: Hills Building and Construction Services, Inc. No. 1  
for Samuel and Sara Comins (owners)  
Request: Zoning Map Amendment

The request of Hills Building and Construction Services, Inc. No. 1 (applicant) for Samuel and Sara Comins (owners) for a Zoning Map Amendment on a 38.51-acre site located at 8800 U.S. 42, Boone County, Kentucky. The request is to rezone the site from Suburban Residential One (SR-1) and Rural Suburban (RS) to Urban Residential One (UR-1).

Staff Member, Dave Geohegan, presented the Staff Report which included a slide presentation (see Staff Report).

Chairman Viox asked for comments from a representative of the applicant at this time.

Mr. Dave Schneider of the law firm of Ziegler & Schneider, stated that he was present in behalf of the developer, Hills Building and Construction Company. Mr. Schneider noted that the Commission had reviewed this site previously. This is a completely revised plan taking into account the concerns raised at that hearing. He asked Mr. Jim Berling, engineer for the project, to review the improvements recommended by the Staff and the Committee and the public input which are incorporated in their plan. Mr. Schneider distributed copies of a booklet they prepared containing information regarding the application (see booklet entitled, "Hills Developers - Lakeview Condominiums").

Mr. Jim Berling, using display boards, reviewed the project. He stated that there are now 254 units, as opposed to 396 units. The density has been reduced from 10.28 units per acre to 6.65 units per acre. He stated that Farmview is adjacent to the site at the south end and has 7.7 units per acre. He noted that in the previous plan all the driving lanes went through the parking lots. This was criticized and has been redesigned into a ring road through the

development which is adjacent to the parking sites. A ring road or horseshoe entry will allow occupancy at one end of the road while the other end is developed and the residents will not be disturbed by the construction traffic. The buildings are now smaller and not as tall. There is now only one three-story. He stated that the development will be in a small valley with the lake as the center point. There is a tree line on both sides of the site to act as a natural buffer. They do not intend to disturb the trees. There will be a tennis court and pool area. Mr. Berling presented an aerial photograph of the site and stated that the newly constructed U.S. 42 is adjacent to the east side of the site. The infrastructure is in place. There is sanitary sewer and water is adjacent to the site. The access is via the newly constructed U.S. 42. Stormwater retention and detention is not a problem as they will use the lake. They have developed a pathway system. He noted that there is a park adjacent to the site and a foot bridge over Gunpowder Creek. The plan has 68% open space, which is the total site less building and paving. There is an excellent opportunity for good landscaping. He added that all the setbacks have been increased and indicated those changes on the display board.

In response to questions from Mr. Schneider, Mr. Berling added that the current plan is for twelve two-module buildings and two three-module buildings. There are 140 less units proposed.

Mr. Schneider asked if there was anything about the site that would make the proposed zoning more appropriate than the current zoning.

Mr. Berling advised that there is a very high property line to the north and to the south. The topography lends itself much better to this type of development than single-family development. He noted that they are able to pick out the better sites for buildings and leave the rougher sites alone. He noted that a subdivision would require extensive grading.

Mr. Schneider emphasized that the plan follows the recommendations of the Commission, the Committee, and the Staff. He noted that the Comprehensive Plan calls for 40% high-density residential and 60% medium-density residential, and this is basically their plan. They feel that the Development Plan and the request is in agreement with the Comprehensive Plan. He asked that their written letter become a part of the record, but did not discuss the details.

In response to questions from Mr. Schneider, Mr. Louis Guttman stated that buyers of these condominiums would be first-time home buyers, young professionals, and empty nesters. Mortgage costs, including insurance and fees, would be about \$700 per month. They would typically need an income of over \$30,000 per year to finance the condominiums. Their timetable for development would be 3.5 to 4 years depending on absorption. This would be about 6 or 7 units per month, or 70 to 80 units per year. They have considered the adjacent property owners, the Erpenbecks and the Bairds, in their plans and have shown Mrs. Baird one of their other developments.

Mr. Schneider noted the Future Land Use Map and asked Mr. Berling if there were any further improvements anticipated in the area in the next ten years.

Mr. Berling stated that he did not foresee any further improvements to U.S. 42 in the next ten years. The sanitary sewer system and the water are in place. He stated that he did not know of any changes that should be waited for before implementing the Land Use Plan.

Mr. Schneider stated that this concluded their explanation of the plan. He reserved time for rebuttal and cross-examination.

Chairman Viox asked if anyone wished to speak in favor of the request.

Mr. Jerry Mulak, owner of Mulak Management, stated that he has 21 years experience managing units. He stated that in his properties now there is only one child for each ten or twelve units. This development brings empty nesters, professional people and semi-retired people due to the salary they need to make to buy the units.

Mr. Ray Mench, a resident of Woodland Hills, one of Hills' developments in Southgate, stated that the type of people they have are very responsible. This development added 400 desperately needed homes to Southgate. The development is a community inside a community. They have approximately 45% retired people. There are about 25 to 35 children in the development.

Chairman Viox asked if anyone else wished to speak in favor of the request. There being no response, he asked if anyone wished to speak in opposition to the request or had questions.

Dr. Lynn Baird, owner of the adjacent property, stated that the resubmitted plan is much improved over the last plan. He is still opposed to any change in density. He stated that the development will detract from the area due to the high density and the type of condominiums. His wife was shown a complex identical to this one and those units rent from \$480 to \$550 per month. He stated that these may be apartments disguised as condominiums. Individuals may buy several and rent them out. He is concerned about the price range. He does not want anything that will detract from the area or affect his property value. If the request is approved, he would like the following conditions: (1) that there be no buildings over two stories, (2) that there be a buffer zone or berm along his property line, and (3) that there be one garage or covered parking space per condominium.

Mr. Paul Comins, an adjoining property owner, stated that the density is high. It is a nice project but he objects to the three-story buildings. He is developing the property across the street in one-story residential homes at four units per acre.

Mrs. Baird questioned how closely the developer had to adhere to the Concept Plan.

Mr. Newton advised her that major changes in the plan would have to come back for a Public Hearing. He cited examples of major changes.

The Chairman asked if there were any comments or questions from the Commission.

Mr. Collins questioned the location of the runway mark in relation to this site and noted that there is no information in the booklet regarding noise levels.

Dr. Baird advised that the runway mark is on his property about 400 feet from the property line. Mr. Jim Berling stated that he was not aware of the noise problem. Mr. Schneider stated that his home is about one-quarter mile closer to the airport than this site and he does not have a problem with the noise.

Mr. Collins advised that he had grown up with the noise, but there is a new runway and this site is directly in the fly-over pattern.

Mr. Schneider stated that, if the Commission will allow them the time, they will submit the noise cone levels in the area.

Mr. Neltner questioned how the buildings are positioned on the site and if any trees would be cut down. He noted that the buildings are at an angle.

Mr. Berling stated that the two three-story buildings are to the lower side of the lake where the hill drops off. There are two stories in the front and three stories to the rear. Mr. Guttman indicated the location of the buildings on the display board. Mr. Berling added that they will keep the vegetation along the property line. They will angle the buildings to accommodate the large trees.

Mr. Schneider stated that they had tried to locate the buildings around the lake. There are three fountains in the lake.

Mr. Neltner questioned if the photograph in the booklet is the same as what will be constructed. Mr. Guttman advised that the plan is the same, but it is architecturally different.

Mr. Neltner stated that Mr. Comins had stated that the density of this project was higher than Farmview, but there was a comment from the applicant that the density was lower.

Mr. Schneider referred to Page 10 of the booklet and noted that Sections C, D, and E of Farmview are adjacent to this site. They are multi-family sections with a density of 7.78. The overall density of Farmview is lower.

Mr. DeLong requested that the walkways be a part of Stage I. Mr. Schneider stated that this is agreeable to the applicant.

Mr. DeLong asked that the dumpsters be covered up and stated that the buffer needs further consideration.

Mr. Guttman advised that they use a wood slat fence for enclosing the dumpster.

Mr. Schneider advised that they have hired a landscape architect for the project who will address the buffer area. He stated that it would be contrary to the overall project for the condominiums to be rental property.

In response to a question from Mr. Jones, Mr. Guttman advised that the buildings will be constructed of regular brick, not brickette.

In response to questions from Mr. McMillian, Mr. Schneider advised that they have been asked to make the park accessible. It has not yet been dedicated to the city. The land is in the floodplain of Gunpowder Creek. They are designing a foot bridge to be used primarily by the residents of their community. He stated that other people could come and use the bridge, but it is not designed to be a parking lot for the public.

Mr. McMillian questioned the size and use of the lake. Mr. Schneider advised that it is about two acres and is just for visual use, not recreational use.

Mr. Jones asked if the three-story buildings could be eliminated. Mr. Berling stated that they fit with the topography, but they will consider this again.

Mr. Damstrom noted a garage in the northwest corner which detracts from the property line. Mr. Berling advised that the property line is 30 feet from the rear of the garage. He noted that there are several levels of approval prior to construction, and this could be removed.

Mr. Damstrom questioned the anticipated number of people per unit and the number of vehicles.

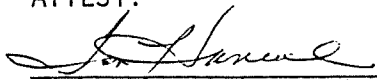
Mr. Guttman replied that there will be 1.5 to 2 persons per unit. They provide 2.2 parking spots per unit. There will be about 1.5 vehicles per unit.

Mr. Schneider stated that they have contacted the Boone County schools and, based on their experience, there will be one child per ten units. Therefore, 25 children could be expected in the development. He noted that there are some plans for redistricting and changes in the schools.

There being no further comments, Chairman Viox advised that this item will be on the Agenda for the December 7, 1988 Business Meeting at 8 P.M. and closed this Public Hearing.

APPROVED:

ATTEST:

  
Jan Hancock, Recording Secretary

  
William R. Viox, Chairman

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING

December 7, 1988 8:00 P.M.

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Mr. William Viox, Chairman, called the meeting to order at 8:00 P.M..

COMMISSION MEMBERS PRESENT:

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

COMMISSION MEMBERS NOT PRESENT:

None

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Chairman Viox noted that each member had received a copy of the Minutes of the Business Meeting of November 16, 1988 and the Public Hearings of November 30, 1988 and asked if there were any comments or corrections.

Chairman Viox noted a correction to Public Hearing Item #1 in that "Lynn Baird" should be "Len Baird".

Mr. McMillian moved that the Minutes of the Business Meeting of November 16, 1988 be approved, and that the Minutes of the Public Hearings of November 30, 1988 be approved as amended. Mrs. Smith seconded the motion and it carried unanimously.

BILLS DUE, Continued . . .	
Partners for Livable Places (membership/Kevin)	\$ 55.00
Pete's PhotoWorld, Inc. (camera/projector equip.)	689.45*
Picture Place (film & developing)	223.31
Recorder Newspaper (legal ads)	103.69
Redeker & Dick (office supplies)	11.52
Jerry Rouse, Boone Co. Clerk (filing fees)	27.50
S & H Consulting, Inc. (2 computers/supplies)	4,456.55
Scot Business Machines (maintenance on copier)	91.15
U.S. Geological Survey (EROS (aerial maps)	48.00*
Unisys (maintenance on 2 Sperry computers)	459.64
University of Kentucky	10.00
Urb's Wrecker Service (tow Staff car)	35.00
Wagner (drafting supplies)	24.78
	<hr/>
TOTAL BILLS DUE:	\$12,050.24
	<hr/>
GRAND TOTAL:	<u>\$44,165.23</u>

\* denotes paid item

Mr. Jones moved that the salaries, benefits, and bills due be approved and paid as presented; and indicated approval of the bills which have been paid. Mrs. Smith seconded the motion and it carried unanimously.

#### REPORTS:

Chairman Viox noted that the Zoning Enforcement Officer's Report\*, the Building Inspector's Report, the Record of Convenience Plats, and the Statement of Income for the period ending October 31, 1988 had been distributed for the Commission members to review.

There being no discussion of the reports, the Chairman proceeded to the items on the Agenda.

#### BUSINESS MEETING AGENDA

##### UNFINISHED BUSINESS:

1. The request of Hills Building and Construction Services, Inc. No. 1 (applicant) for Samuel and Sara Comins (owners) for a Zoning Map Amendment on a 38.51-acre site located at 8800 U.S. 42, Boone County, Kentucky. The request is to rezone the site from Suburban Residential One (SR-1) and Rural Suburban (RS) to Urban Residential One (UR-1).

\*distributed prior to the Director's Report (see Page 11).

Mr. Gerald Newton, Director, read the Committee Report which recommended approval of the request based on the findings of fact, but subject to conditions (see Committee Report). Mr. Newton noted that Condition #3 had been deleted by the Committee. A letter signed by the applicant agreeing to the conditions is on file.

Mr. Dave Schneider stated that in regard to Condition #2, the 8' pine trees along the eastern property line will be 15-feet on center, as they spread out. This will be effective screening. He noted that in regard to the provision against rental units, they have agreed to this and made the statement in front of the full Commission. He stated that it is not the intent of the developer to sell to investors. He stated that they will commit to putting in the restrictive covenants a statement in the nature of "no more than two to any investor". He stated that in regard to the footbridge, the park does not have to be built until Farmview is X% complete. In the event that this project is built out and Farmview is not, then they will go ahead and commit to granting to the Homeowners' Association an amount sufficient to do this. The money will be on deposit with the Homeowners' Association.

Chairman Viox stated that Mr. Jones, Chairman of the Committee, had heard the comments made by Mr. Schneider. He asked if the Committee was in agreement with the additions and corrections. Mr. Jones and the other Committee members indicated their agreement.

Mr. Barnett moved by resolution to Boone County Fiscal Court that the request be granted based on the Staff and Committee Reports, subject to the conditions. Mrs. Smith seconded the motion.

Mr. McMillian questioned the difference between a 2 1/2-story building and a 3-story building. Mr. Guttman advised that they are putting dirt around the front of the buildings to cause them to be 2 1/2 stories as opposed to three stories. He stated that they require a different code than a three story building.

Mr. McMillian noted that the front of the buildings is then at the same elevation. He stated that it was the Committee's intent that the height of the buildings be lower -- that the roof be lower.

Mr. Guttman stated that Mr. Berling can address the overall concern for the height in the Grading Plan. Mr. Schneider stated that only the buildings toward the creek are involved due to the elevation. He stated that in order to keep the setbacks, those buildings will have to be redesigned in accordance with the standards. He stated that Mr. Berling will come back with a specific plan according to the Commission's directions that meets all building codes.

There being no further comments, Chairman Viox asked for a vote on the motion made by Mr. Barnett and it carried unanimously.

EXHIBIT "C"

COMMITTEE REPORT

#1

TO: Boone County Planning Commission

FROM: Rector Jones, Chairman

DATE: December 7, 1988

RE: Request of Hills Building and Construction Services, Inc. No. 1 (applicant) for Samuel and Sara Comins (owners) for a Zoning Map Amendment on a 38.51 acre site located at 8800 U.S. 42, Boone County, Kentucky. The request is to rezone the site from Suburban Residential One (SR-1) and Rural Suburban (RS) to Urban Residential One (UR-1).

REMARKS:

We, the Committee, recommend approval of the zoning map amendment request based upon the following findings of fact and with the following conditions.

FINDINGS OF FACT

1. The proposed condominium development is in conformance with the adopted Boone County Comprehensive Plan. The Future Land Use Map within that plan indicates future medium density residential (3-8 dwelling units per acre) and high density residential (above 8 units per acre). The requested intensity is 6.65 units per acre which is within the recommended intensity for the site and much of its surroundings.

The text of the Land Use Element notes that the provisions of water and sanitary sewer service, as well as roadway improvements make the areas along arterial roadways in this part of Boone County favorable for some multi-family construction. The text of the Housing Element also indicates that higher density residential uses should be clustered in areas northeast of Union near major transportation routes and commercial areas. Specific references to the Boone County Comprehensive Plan are made in the November 30, 1988 Staff Report.

2. The applicant has sufficiently shown that the existing zoning of Rural Suburban (RS) and Suburban Residential One (SR-1) is inappropriate because of the amount of earth work and site preparation needed to develop a single-family residential subdivision on the bowl-shaped topography with a lake at the center. The applicant has shown, however, that the proposed zoning of Urban Residential One (UR-1) is appropriate to make use of much existing natural features of the site, and is compatible with planned condominium and apartment uses adjacent to the site. Adequate buffering for property to the east, as indicated by the applicant and required by the conditions in this report, also help the proposed development and requested Urban Residential One (UR-1) zoning to be compatible with adjacent land uses and adjacent zoning.

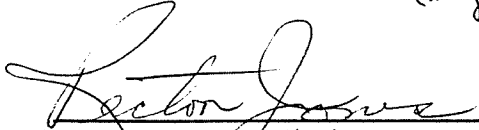
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CONDITIONS

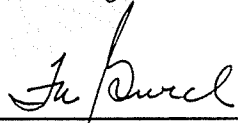
The applicant is being asked to agree to include these items as part of the Concept Development Plan in order to clarify the plan presented at the November 30, 1988 Public Hearing. Further, these conditions are intended to clarify the suitable uses and development for the presented plan.


1. The proposed three level buildings near the rear of the site shall be no greater than two and one-half stories in height, and all buildings shall consist of no more than two connected modules.
2. The developer shall provide a buffer containing a berm and eight foot pine trees along the eastern property line to supplement existing vegetation and effectively screen the view from the adjacent property onto this site.
- ~~3. All dwelling units within the development shall be "for sale" units and not rental units.~~ *EB* *EMM*
4. Additional berming and landscaping shall be provided in the southwest portion of the site in order to effectively screen the side and back of proposed buildings in that area from the main entrance to Farmview Subdivision at U.S. 42. Landscaping shall also be provided behind all garage buildings as shown, and all dumpsters shall be adequately screened by enclosures and landscaping.
5. The garage building located at the extreme northeast corner of the site shall be relocated away from the property line. Any decrease in building setbacks from the property lines shall be reviewed by the Technical Committee to determine compliance with the approved Concept Development Plan.
6. Additional pedestrian pathways shall connect groupings of condominium buildings with the main pathway system.
7. During Site Plan Review, the developer shall design the development to incorporate much of the existing trees around the lake, at the existing residence, and adjacent to Farmview Subdivision. Detailed landscaping plans shall be submitted.
8. The proposed recreation amenities shall be constructed during the first phase of development.


9. The proposed foot bridge shall be installed when the Farmview Park area is open to the public. *(Willing, committed to escrowing money for bridge)\**

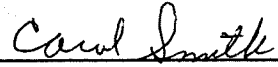
  
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Rector Jones, Chairman

  
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Donald McMillian

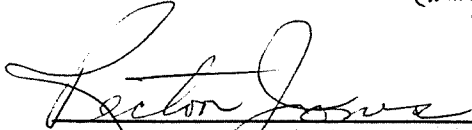
  
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Barry Nelther


  
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Carol Smith

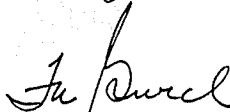
RJ:jdh

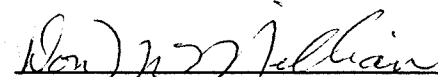
\* See minutes 12.7.88

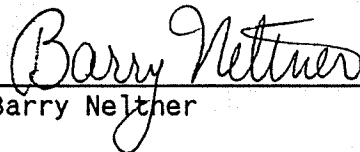
9. The proposed foot bridge shall be installed when the Farmview Park area is open to the public. *(Willing, committed to escrowing money for bridge)\**

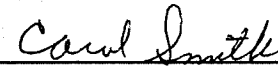
  
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Rector Jones, Chairman

  
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Donald McMillian

  
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Barry Nelther

  
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Carol Smith

RJ:jdj

\* See minutes 12-7-88

**LAKEVIEW CONDOMINIUMS**

**DEVELOPER**

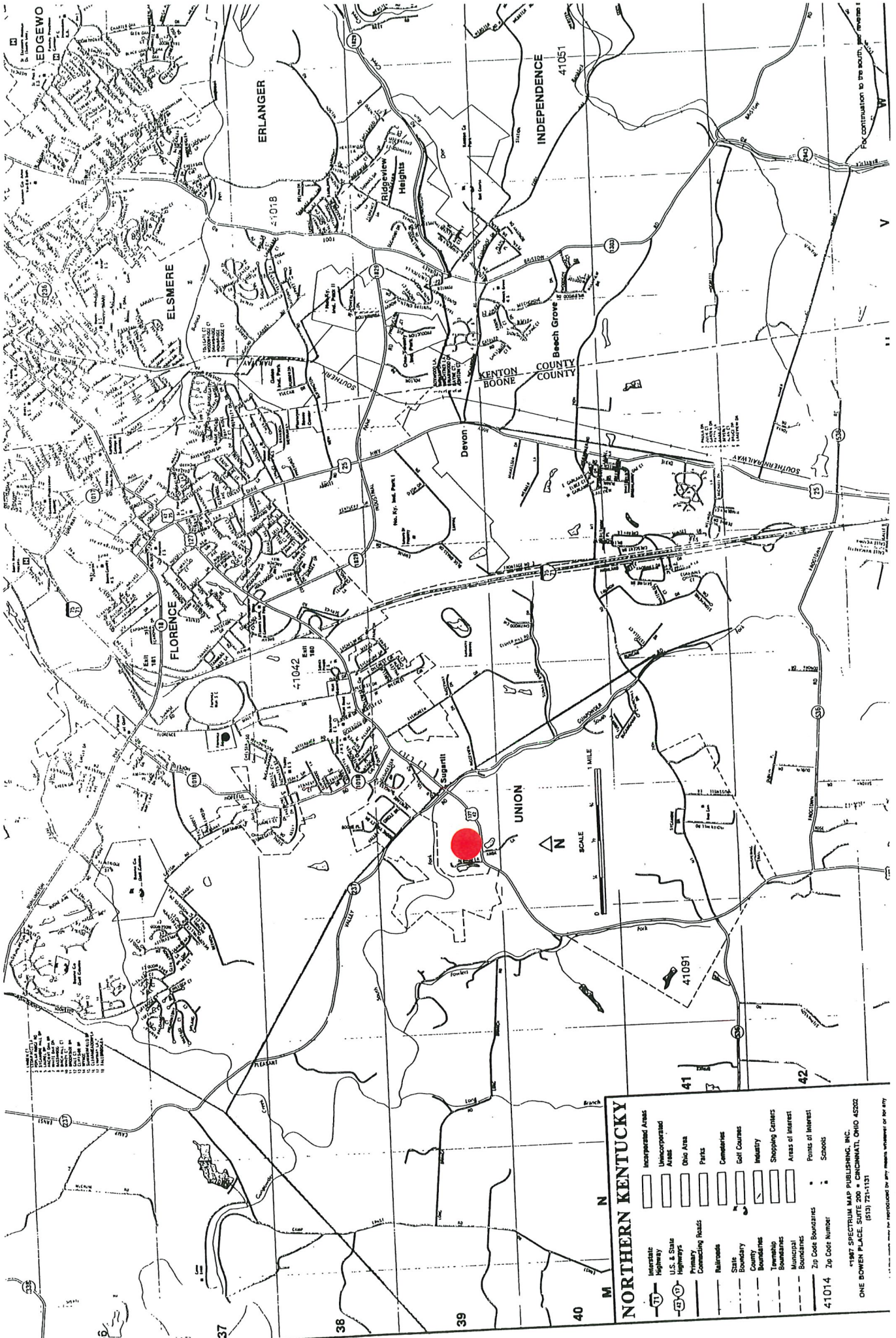
HILLS DEVELOPERS INC.  
7420 Montgomery Road  
Cincinnati, Ohio 45236  
(513) 984-0300

**CONSULTING ENGINEER**

James W. Berling  
1132 Main Street  
Covington, Kentucky 41011  
(606) 291-2680

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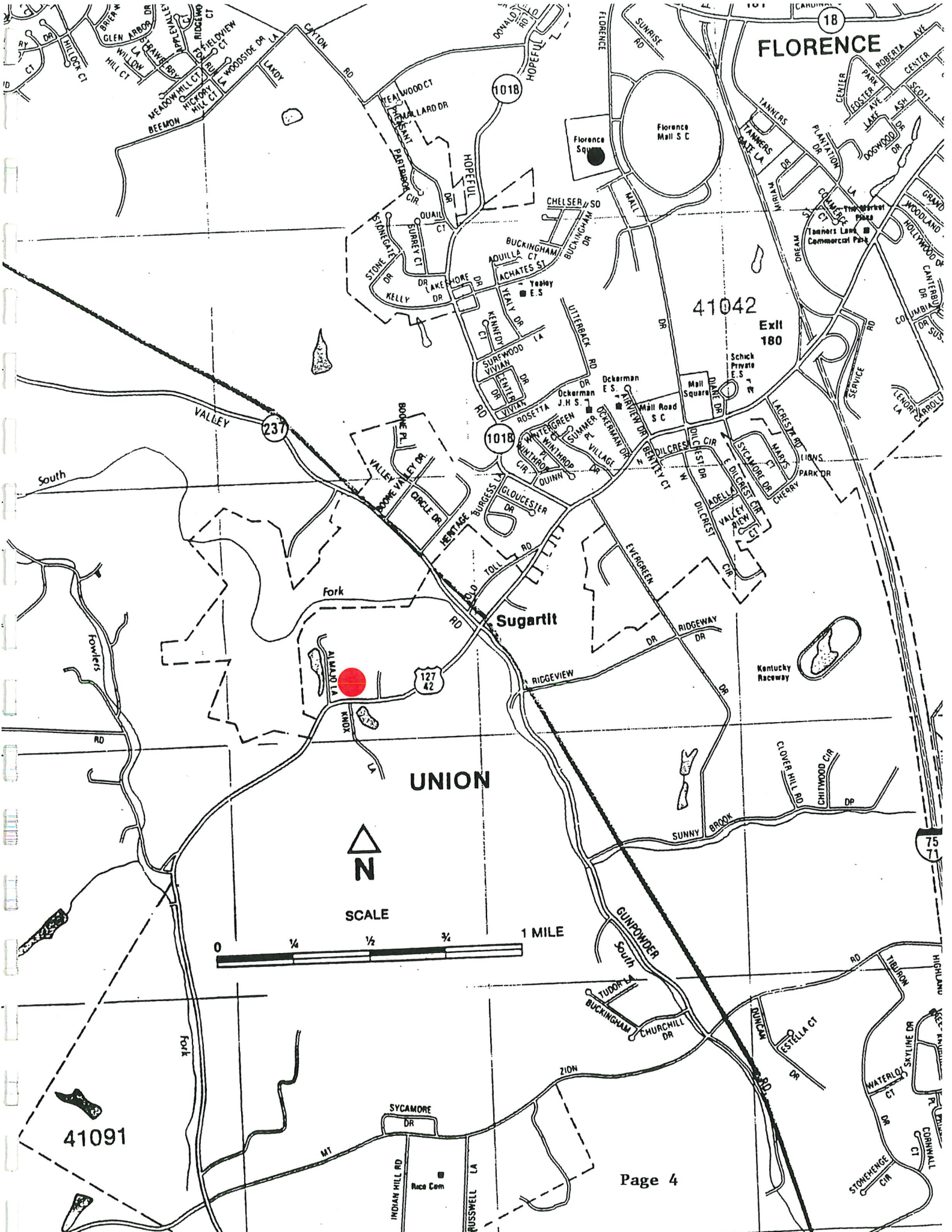


**NORTHERN KENTUCKY**

	Interstate Highway		Unincorporated Area
	U.S. & State Highways		Ohio Attn.
	Primary Connecting Roads		Parks
	Railroads		Cemeteries
	State Boundary		Golf Courses
	County Boundary		Industry
	Township Boundary		Shopping Centers
	Municipal Boundary		Areas of Interest
	Municipal Boundary		Points of Interest
	Zip Code Boundary		Schools

41014 Zip Code Number

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 (513) 721-1131



FLORENCE

41042

Exll 180

Sugar Hill

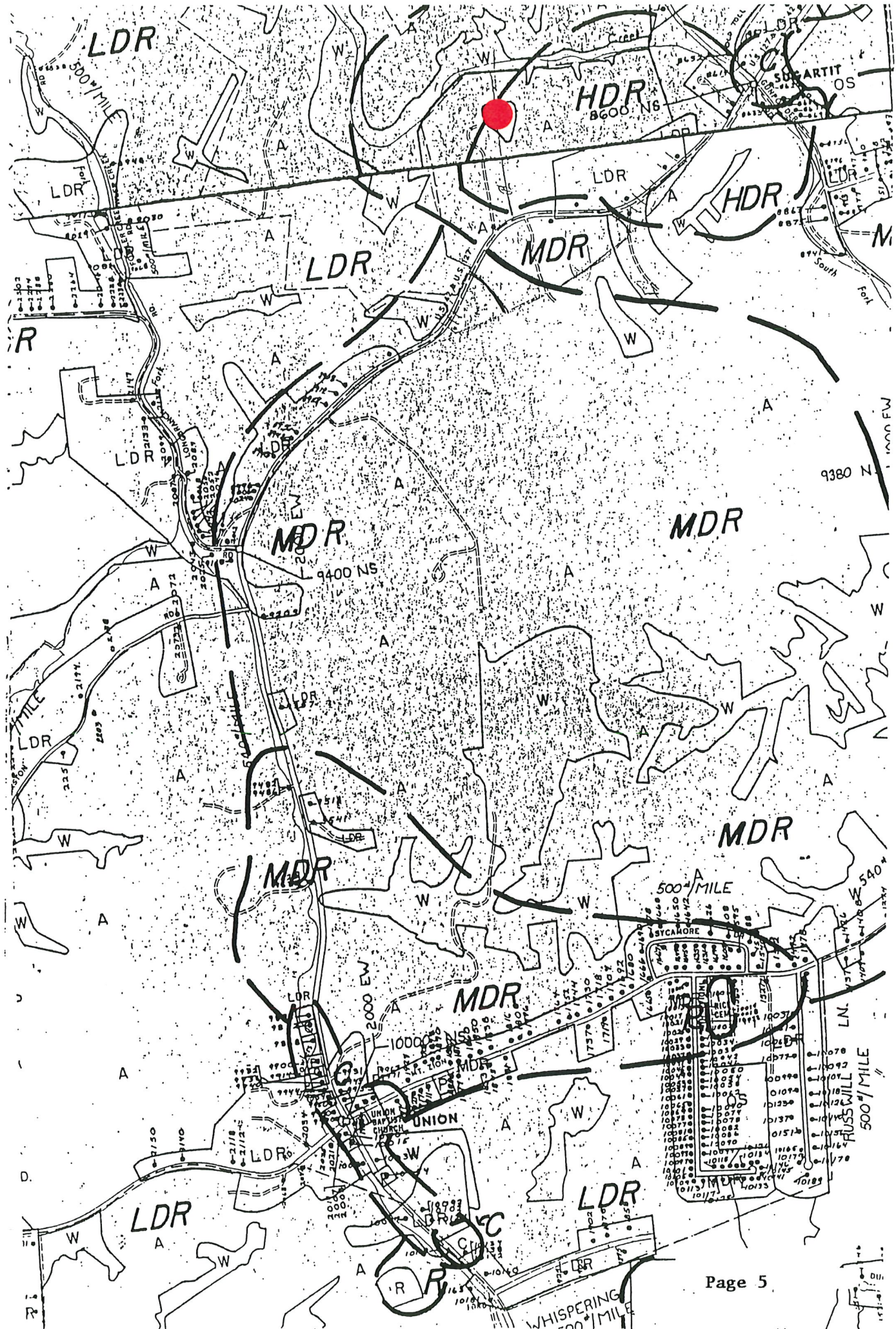
UNION



SCALE



41091



**LAKEVIEW CONDOMINIUMS**

**SITE SUMMARY**

**Location:** U.S. Highway 42, Boone County, Kentucky

**Developer:** Hills Building and Construction Services No 1, Inc.

**Proposed Zoning:** Urban Residential 1 (UR-1)

**Area:** 38.5 acres

**Density:** 256 Condominiums plus Clubhouse: 6.65 units per acre

<b><u>Open Space:</u></b>	Lake	2.2 Acres	
	Stream	1.0 Acres	
	Land	<u>23.0 Acres</u>	
	Total	26.2 Acres	$26.2 \div 38.5 = 68\%$ open space

<b><u>Parking:</u></b>	Garages	128	
	Parking spaces	<u>466</u>	
	Total	594	2.2 spaces per unit

**Amenities:** Clubhouse  
Swimming Pool  
Two Tennis Courts (lighted)

## LAKEVIEW CONDOMINIUMS

### BUILDING SUMMARY

Lakeview Consominiums are comprised of a mixture of two and three story dwellings. Building combinations shown on the site include:

Twelve (12) - Two module buildings containing 16 units in two levels

One (1) - Three module building containing 36 units in three levels, the lowest level being a walk-out type.

One (1) - Three module building containing 28 units with the center module being 3 stories and the side modules each two stories.

In all, 256 units are proposed on the 38.5 acre site. The units will be built in three phases with the amenities being constructed in Phase I.

### UTILITY SUMMARY

The storm water run off and detention for the proposed development will be handled via the existing lake located on the property.

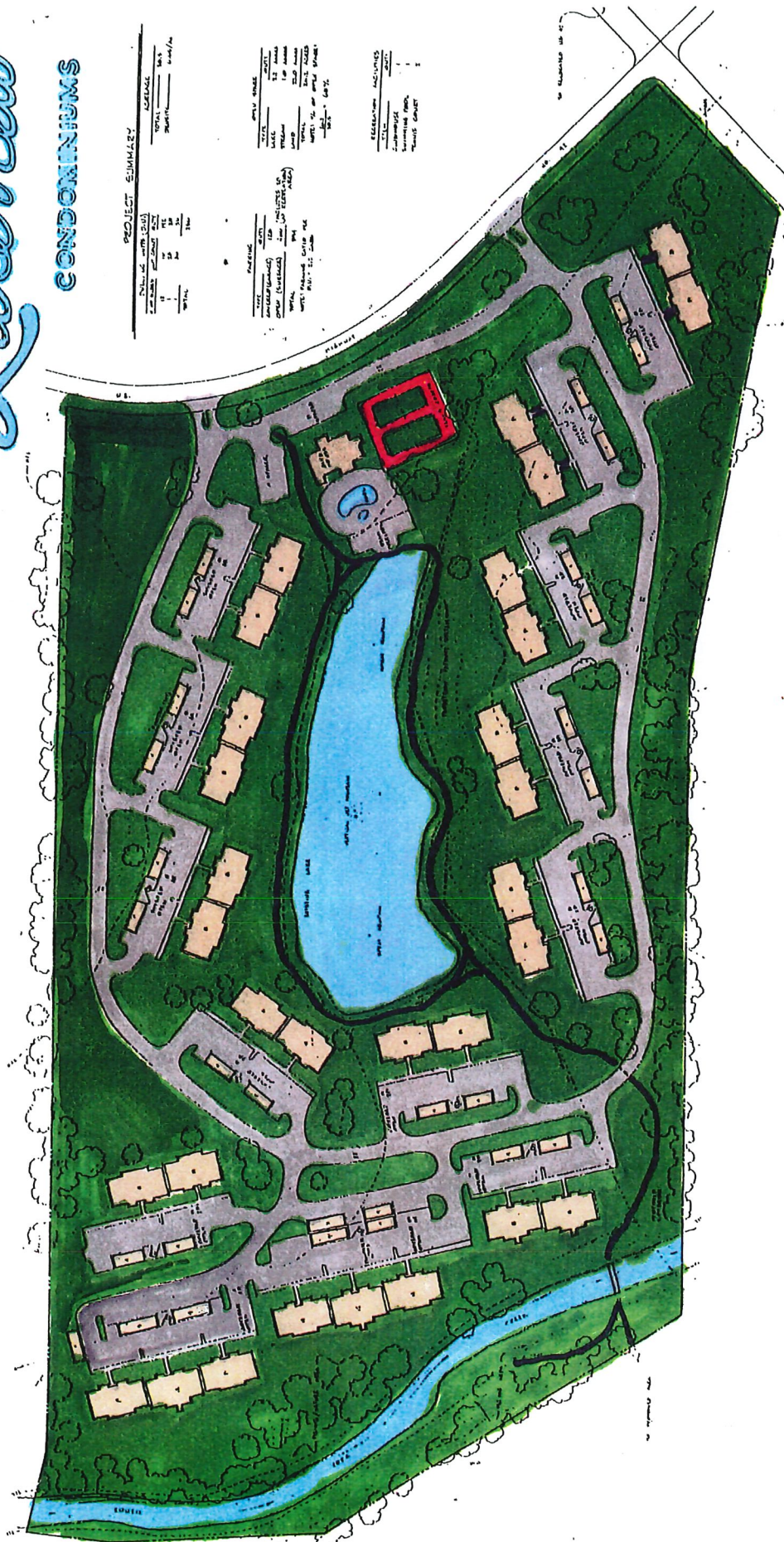
The on site drainage system will consist of a combination of parking lot inlets, enclosed pipe system and drainage swales.

The sanitary sewer is located on the property which includes a recently constructed 10 inch line.

Water is available to the site from the new 16 inch water line located along U.S. 42.

# Lakeview

## CONDOMINIUMS



### PROJECT SUMMARY

NO.	DESCRIPTION	AREA	UNIT
1	CONDOMINIUMS	100,000	100
2	POOL	10,000	1
3	TRAIL	5,000	1
4	LANDSCAPING	10,000	1
5	STREET LIGHTS	5,000	1
6	WATER	5,000	1
7	SEWER	5,000	1
8	ELECTRICITY	5,000	1
9	TELEPHONE	5,000	1
10	TELEVISION	5,000	1
11	INTERNET	5,000	1
12	LANDSCAPING	5,000	1
13	STREET LIGHTS	5,000	1
14	WATER	5,000	1
15	SEWER	5,000	1
16	ELECTRICITY	5,000	1
17	TELEPHONE	5,000	1
18	TELEVISION	5,000	1
19	INTERNET	5,000	1
20	LANDSCAPING	5,000	1
21	STREET LIGHTS	5,000	1
22	WATER	5,000	1
23	SEWER	5,000	1
24	ELECTRICITY	5,000	1
25	TELEPHONE	5,000	1
26	TELEVISION	5,000	1
27	INTERNET	5,000	1
28	LANDSCAPING	5,000	1
29	STREET LIGHTS	5,000	1
30	WATER	5,000	1
31	SEWER	5,000	1
32	ELECTRICITY	5,000	1
33	TELEPHONE	5,000	1
34	TELEVISION	5,000	1
35	INTERNET	5,000	1
36	LANDSCAPING	5,000	1
37	STREET LIGHTS	5,000	1
38	WATER	5,000	1
39	SEWER	5,000	1
40	ELECTRICITY	5,000	1
41	TELEPHONE	5,000	1
42	TELEVISION	5,000	1
43	INTERNET	5,000	1
44	LANDSCAPING	5,000	1
45	STREET LIGHTS	5,000	1
46	WATER	5,000	1
47	SEWER	5,000	1
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79	SEWER	5,000	1
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83	INTERNET	5,000	1
84	LANDSCAPING	5,000	1
85	STREET LIGHTS	5,000	1
86	WATER	5,000	1
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89	TELEPHONE	5,000	1
90	TELEVISION	5,000	1
91	INTERNET	5,000	1
92	LANDSCAPING	5,000	1
93	STREET LIGHTS	5,000	1
94	WATER	5,000	1
95	SEWER	5,000	1
96	ELECTRICITY	5,000	1
97	TELEPHONE	5,000	1
98	TELEVISION	5,000	1
99	INTERNET	5,000	1
100	LANDSCAPING	5,000	1

NO.	DESCRIPTION	AREA	UNIT
1	CONDOMINIUMS	100,000	100
2	POOL	10,000	1
3	TRAIL	5,000	1
4	LANDSCAPING	10,000	1
5	STREET LIGHTS	5,000	1
6	WATER	5,000	1
7	SEWER	5,000	1
8	ELECTRICITY	5,000	1
9	TELEPHONE	5,000	1
10	TELEVISION	5,000	1
11	INTERNET	5,000	1
12	LANDSCAPING	5,000	1
13	STREET LIGHTS	5,000	1
14	WATER	5,000	1
15	SEWER	5,000	1
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17	TELEPHONE	5,000	1
18	TELEVISION	5,000	1
19	INTERNET	5,000	1
20	LANDSCAPING	5,000	1
21	STREET LIGHTS	5,000	1
22	WATER	5,000	1
23	SEWER	5,000	1
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25	TELEPHONE	5,000	1
26	TELEVISION	5,000	1
27	INTERNET	5,000	1
28	LANDSCAPING	5,000	1
29	STREET LIGHTS	5,000	1
30	WATER	5,000	1
31	SEWER	5,000	1
32	ELECTRICITY	5,000	1
33	TELEPHONE	5,000	1
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35	INTERNET	5,000	1
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96	ELECTRICITY	5,000	1
97	TELEPHONE	5,000	1
98	TELEVISION	5,000	1
99	INTERNET	5,000	1
100	LANDSCAPING	5,000	1

**CONSULTANTS**  
 ARCHITECT: [Name]  
 ENGINEER: [Name]  
 LANDSCAPE ARCHITECT: [Name]  
 CIVIL ENGINEER: [Name]  
 ELECTRICAL ENGINEER: [Name]  
 MECHANICAL ENGINEER: [Name]  
 PLUMBING ENGINEER: [Name]  
 TELEPHONE ENGINEER: [Name]  
 TELEVISION ENGINEER: [Name]  
 INTERNET ENGINEER: [Name]



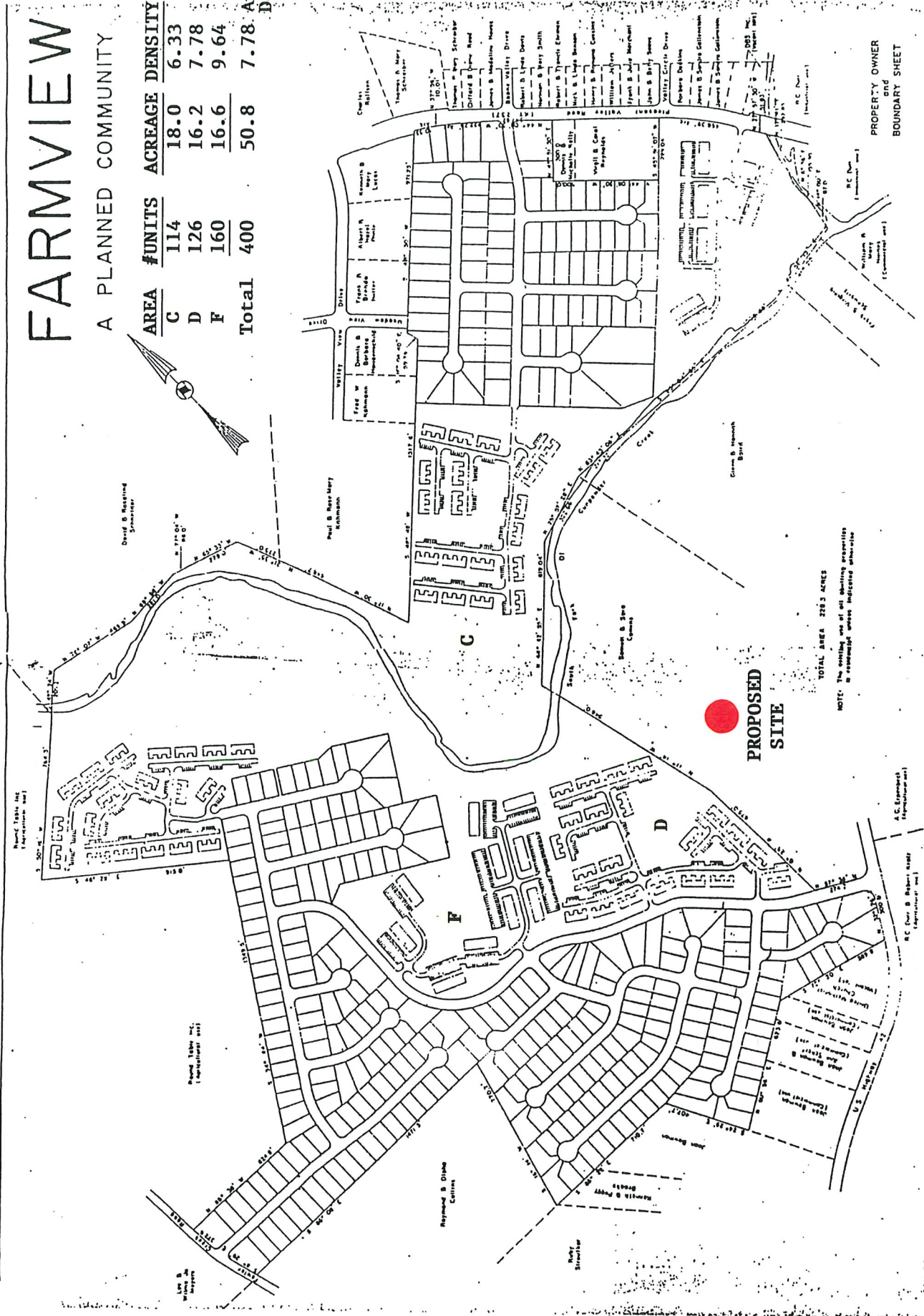
HILLS CONSTRUCTION  
 1111 S. 10th St.  
 Suite 100  
 Phoenix, AZ 85001  
 Phone: 602-998-1111  
 Fax: 602-998-1112

# FARMVIEW

A PLANNED COMMUNITY

AREA	#UNITS	ACREAGE	DENSITY
C	114	18.0	6.33
D	126	16.2	7.78
F	160	16.6	9.64
<b>Total</b>	<b>400</b>	<b>50.8</b>	<b>7.78 Avg.</b>

Denist



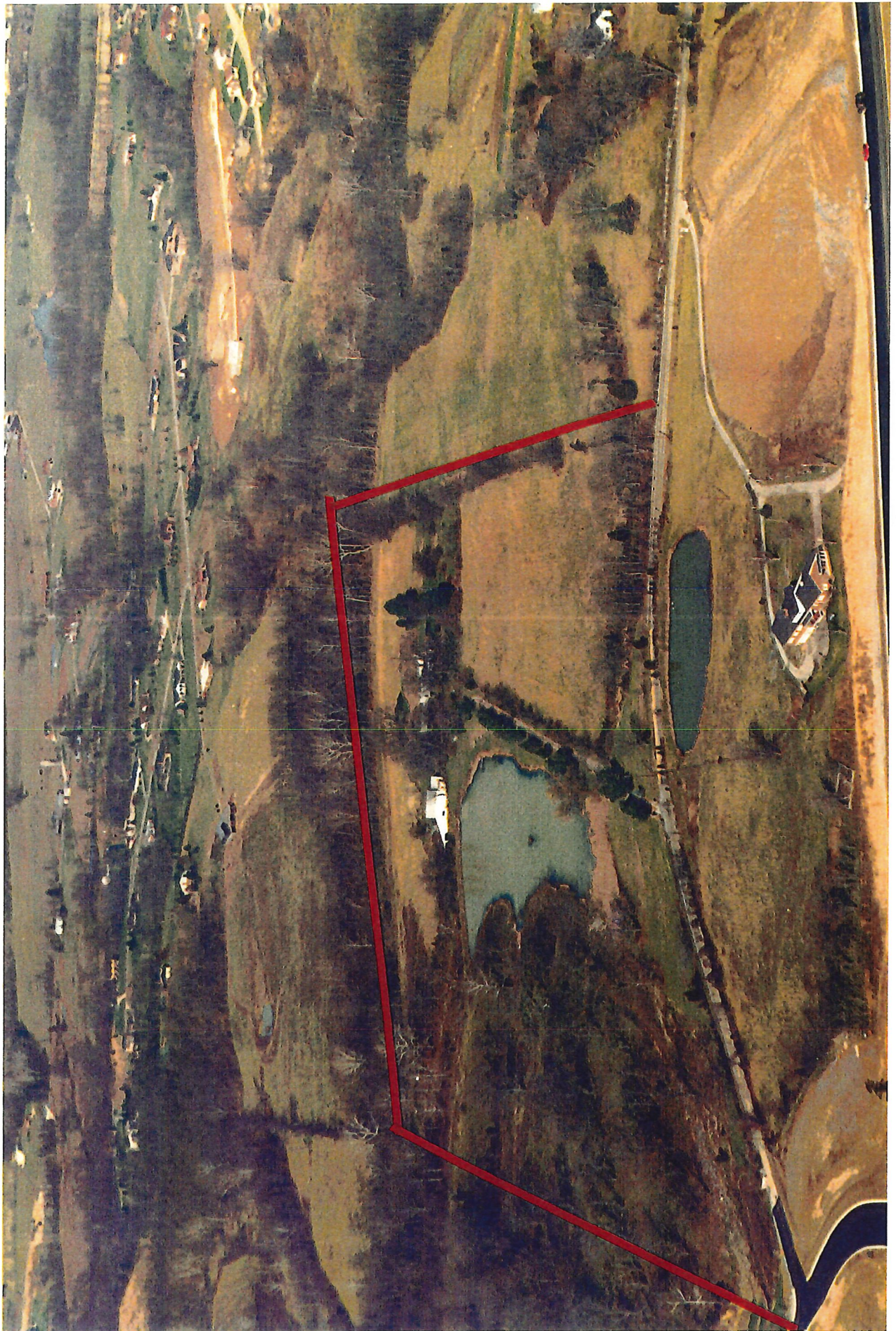
**PROPOSED SITE**

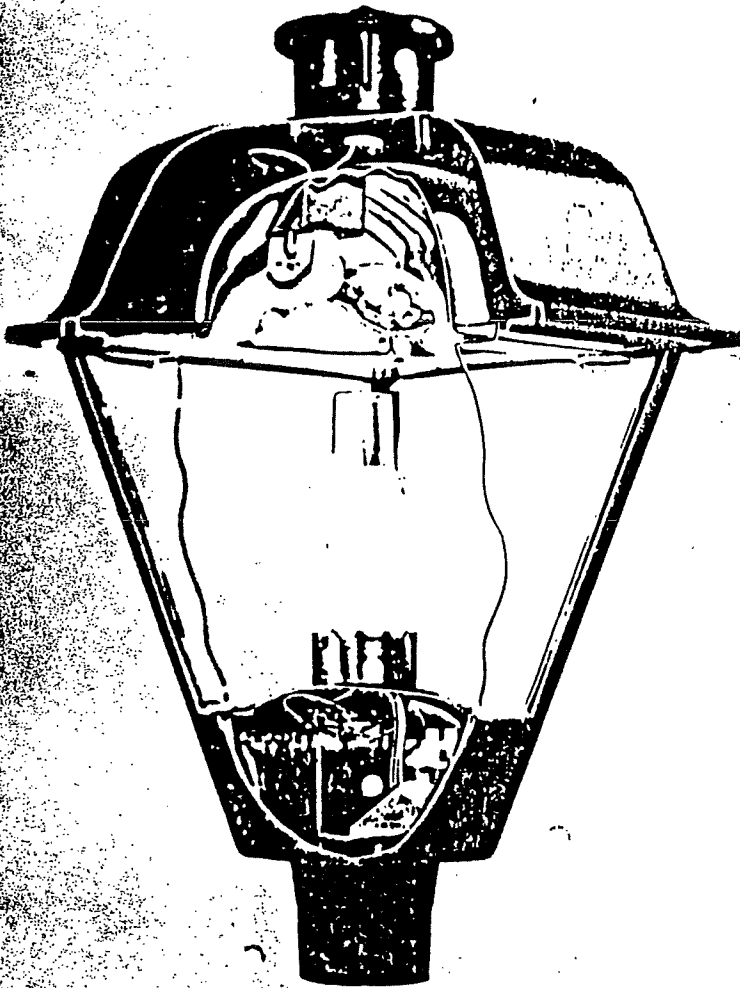
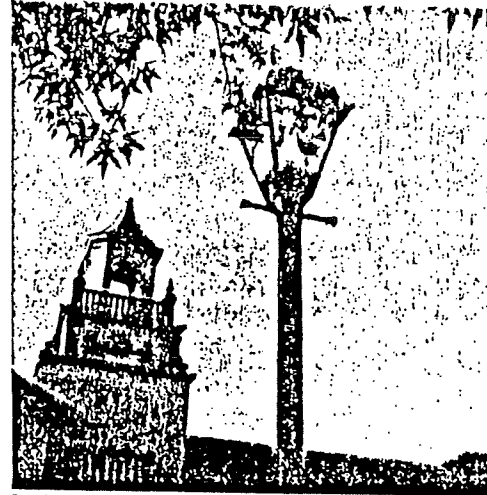
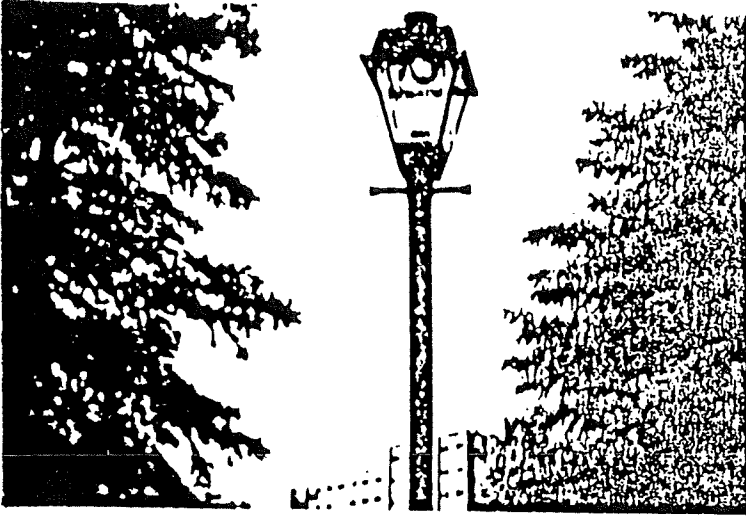
TOTAL AREA 270.3 ACRES

NOTE: The existing use of all abutting properties is as depicted unless indicated otherwise.

PROPERTY OWNER  
BOUNDARY SHEET







Single piece, die cast aluminum housing with integral base, lens supports, and self-aligning pole-top fitting for 3-inch O.D. pole-top or tenon.  
 Hinged, die cast aluminum cover.  
 Cupola with concealed photocontrol (where specified).  
 Aluminum reflector with Alzak finish.  
 Field adjustable lamp socket.  
 H.O. lamp (by others).

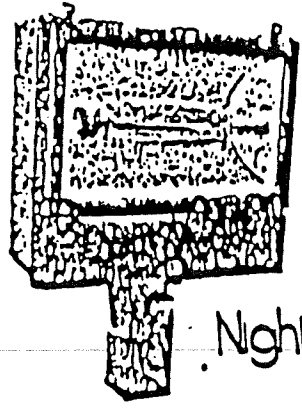
- Caplivo cover retaining screws.
  - Stainless steel hinge pins.
  - Injection molded, contoured polycarbonate lens panels.
  - Decorative glass chimney.
  - Ballast assembly.
  - Ballast cover and chimney support.
  - Optional decorative ladder rest for field installation (not shown).
  - Terminal block.
- UL Listed Suitable for wet location.  
 CSA Certified

# Lumark

# Nighthawk

## 1000 Watt / HPS, MH, MV Integral Slipfitter Mount with Horizontal Lamp Only

**Ballast** High power factor class H insulation 60 hz.



Nighthawk

**Housing** Constructed of die cast aluminum, the housing meets the NEMA heavy duty type classification. The lens is thermal shock, and heat and impact resistant glass. The upswing door has a retaining arm and captive screws to leave work area open and both hands free for relamping. All external hardware is stainless steel. The integral slipfitter fits 2 3/8" to 2 7/8" O.D. tenon size, and is adjustable in 5° increments. The slipfitter has a wiring access plate, and comes with a lead wire support. Standard finish is architectural dark bronze, baked-on enamel, polyester paint.

**Optics** The three piece optical design has two distinct finishes for better light control and superior beam efficiency. Captive, recessed, high temperature gasketing inhibits the entrance of contaminants to the optic chamber.

**Listings** U.L. listed for wet locations.

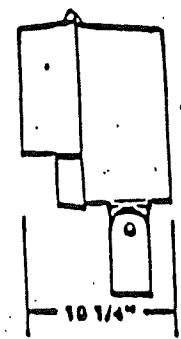
**Applications** Designed for use in parking lots, security areas, building facades, car lots, sports and recreational areas, and a wide range of other floodlighting uses.

# TENNIS COURTS

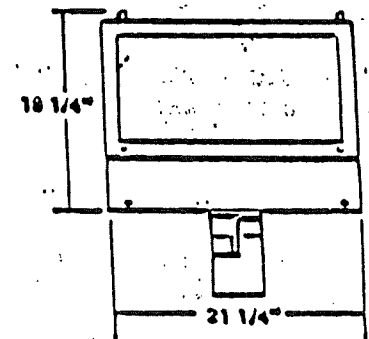
## Ordering Information

Lamp Type	Catalog Number	NEMA Beam Spread H x V	E.P.A.	Wt.
1000 Watt High Pressure Sodium	HPNH-S7-1000	6 x 7	3.11	60 lbs.
1000 Watt Metal Halide	MHNH-S7-1000	6 x 6	2.96	60 lbs.
1000 Watt Mercury Vapor	MVNH-S7-1000	6 x 6	2.96	60 lbs.

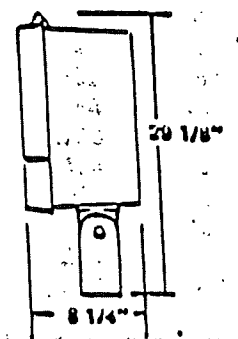
**VOLTAGE:** Standard MH fixtures are furnished with constant voltage high power factor ballasts for 120V, 200V, 240V, 277V, and 480V. To specify, add desired voltage to Cat. No. (example: MVNH-S7-1000-120V)



1000 Watt M.H. & M.V.



1000 Watt H.P.S.





ORDINANCE 920.171

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 SUBURBAN RESIDENTIAL ONE (SR-1) AND RURAL SUBURBAN (RS) TO URBAN RESIDENTIAL ONE (UR-1) FOR A 38.51 ACRE SITE LOCATED AT 8800 U.S. 42, BOONE COUNTY, KENTUCKY, SUCH MAP AMENDMENT BEING REQUESTED BY HILLS BUILDING AND CONSTRUCTION SERVICES, INC. NO.1 (APPLICANT) FOR SAMUEL AND SARA COMMINS (OWNERS), AS RECOMMENDED FOR APPROVAL BY THE BOONE COUNTY PLANNING COMMISSION VIS RESOLUTION R-55-88.

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 Suburban Residential One (SR-1) and Rural Suburban (RS) to Urban Residential One (UR-1) for a 38.51 acre site located at 8800 U.S. 42, 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 PLANNING COMMISSION 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 Suburban Residential One (SR-1) and Rural Suburban (RS) to Urban Residential One (UR-1) for a 38.51 acre site located at 8800 U.S. 42, Boone County, Kentucky. The real estate which is the subject of this zoning map amendment recommendation for approval is more particularly described in attached "Exhibit A."

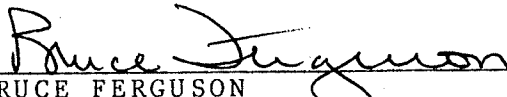
SECTION II

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 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 17<sup>th</sup> day of January, 19 89.

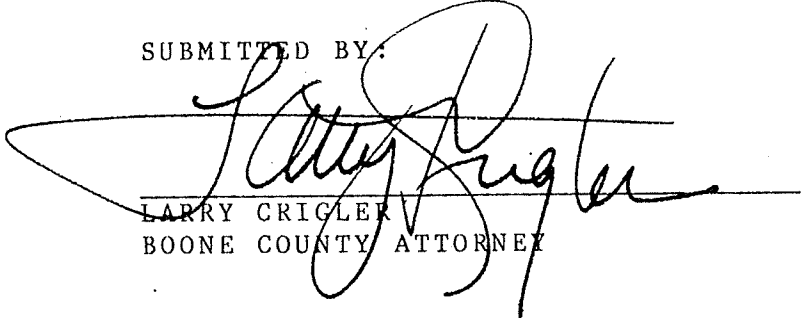
Adopted by the Fiscal Court of Boone County after Second Reading at a regular meeting on the 7<sup>th</sup> day of February, 19 89, and on the same occasion signed in open session by the County Judge/Executive as evidence of his approval, attested under seal by the County Fiscal Court Clerk and declared 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

3/1/89  
\_\_\_\_\_  
DATE PUBLISHED