

REVIEW NO. \_\_\_\_\_

APPLICATION FORM

CHANGE IN CONCEPT DEVELOPMENT PLAN  
OR

THE UTILIZATION OF AN UNDERLYING ZONE IN PLANNED DEVELOPMENT

BOONE COUNTY PLANNING COMMISSION  
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Check one:  
 Change in Concept Dev. Plan  
 Utilization of an Underlying Zone in  
Planned Development
2. Name of Development \_\_\_\_\_
3. Location of Development Boone County
4. Total Acreage of Site 4.5 Acres
5. Current Zoning UR-1/PD
6. Date of Zone Change or Approved Concept Development Plan (if applicable) \_\_\_\_\_
7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? (If so, indicate the name of the study) No
8. Proposed Uses (please specify each use) \_\_\_\_\_  
Multi Family  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
9. Name of Applicant(s) Raymond Erpenbeck Consulting Engineer  
Phone Number(s) 727-4200
10. Address of Applicant(s) 4205 Dixie Highway  
Elsmere KY 41018  
City State Zip
11. Name of Property Owner(s) Burlington Realty & Development, Inc.  
Phone Number(s) 586-7734
12. Address of Property Owner(s) P.O. Box 339  
Burlington KY 41005  
City State Zip
13. Proposed Building Intensities (please specify) \_\_\_\_\_  
6.89 units per acre  
\_\_\_\_\_  
\_\_\_\_\_
14. Are there any existing buildings on the site? No  
How many? \_\_\_\_\_
15. Deed Book 199 Page No. 620 Group No. 2006
16. Have you had a pre-application meeting with BCPC staff? Yes

(COMPLETE OTHER SIDE OF APPLICATION)

# STAFF REPORT

#1

Request of Raymond Erpenbeck Consulting Engineers for  
an Utilization of an Underlying Zone in Planned Development  
to allow the construction of 31 multi-family residential units.

MARCH 27, 1991

This is the request of Raymond Erpenbeck Consulting Engineers for the Utilization of an Underlying Zone in Planned Development to allow the construction of 31 multi-family residential units. The 4.5 acre site is located at on the northwest side of Barbara Drive (near the intersection of Barbara Drive and Hebron Park Drive), Boone County, Kentucky. The property is zoned Urban Residential-One/Planned Development (UR-1/PD) as a result of the 1985-1986 Comprehensive Plan Update and is owned by Burlington Realty & Development, Incorporated.

The Concept Development Plan includes 31 townhouses with attached two-car garages. A pedestrian walkway and a picnic area are located along the northern property line. Two optional future entrances located on the western property line have also been illustrated on the Plan.

During the Preliminary Development Plan stage the applicant intends to erect a monument type sign at the southwest corner of the site (near the intersection of Barbara Drive and Hebron Park Drive).

## Surrounding Land Uses and Zoning

The property directly to the north of the site is zoned Suburban Residential-Two (SR-2). The properties to the east are zoned Urban Residential-One/Planned Development (UR-1/PD) and Commercial Two (C-2) and the property to the south is zoned Urban Residential-One/Planned Development (UR-1/PD). The property to the west is zoned Urban Residential-One/Planned Development (UR-1/PD).

North: Vacant, wooded.  
South: Vacant, Hebron Park Drive.  
East: Vacant, Barbara Drive, Shell Gasoline Service Station  
West: Vacant.

## Site Features

The site is relatively flat with little noticeable slope. The soils on the property are predominantly of the Rossmoyne Silt Loam variety with 0 to 6 percent slopes (RsB). The Soil Survey of Boone, Campbell, and Kenton Counties listed this type of soil as moderate in its ability to support building locations.

## Relationship to the 1990 Boone County Zoning Regulations

The intent of the Planned Development (PD) overlay zoning district and the flexibility which is allowed is allowed in this district are addressed in Article 15 of the 1990 Boone County Zoning Regulations. A portion of Section 1500, Intent, reads:

"The intent of this article is to provide a permissive and alternate zoning procedure for innovative, mixed use residential, commercial, industrial or other type developments or physical design proposals capable of proving substantial value to the community over the conventional districting and other regulations prescribed as normal course in this order but requiring unique consideration, disposition, control and approval. Planned Development (PD) is a special overlay zoning district, which allows some variety among land uses and densities in return for imaginative designs.

Since Planned Development is an overlay zone, there is always an underlying zone which serves as a reference point to determine principally permitted accessory and conditional uses under the standard zoning classifications. However, if certain uses, which are not normally permitted in the underlying zone, are compatible, the Planned Development zone may be flexible to allow these uses. Also, the physical boundaries of the underlying zones within a Planned Development are intended to be flexible and not restrictive." (p. 15-1)

The Zoning Regulations also refers to off-street parking for attached residential uses:

"Parking spaces for attached residential uses shall be located not more than five hundred (500) feet from the principal use. Off-street parking spaces for any residential use may not be in any public or street right-of-way." (p. 18-3)

### Relationship to the Comprehensive Plan

The 1990 Boone County Comprehensive Plan Future Land Use Map indicates the future use of the property to be Urban Density Residential (UD), which the text describes as "residential uses that do not exceed twelve dwelling units per acres, unless that development is a Residential Planned Development, or part of an Employment Planned Development."

The Plan also describes this general area in more detail. It reads:

"Development in Hebron should remain Suburban Density Residential in nature served by the established, neighborhood commercial uses. High Suburban Density and Urban Density Residential development must have adequate water and sanitary sewer service, and interstate access. These developments should utilize existing woodland vegetation as a buffer from I-275 and as a buffer to the Suburban Density Residential uses of central Hebron." (p. 221-222)

"The KY 20 and KY 237 intersection should contain a variety of commercial and higher density residential uses to establish the location as a future service center connected to the older town of Hebron. Open space and landscaping should be an important part of development design at this important Boone County intersection to give the appearance of coordinated development. Urban Residential uses planned behind the Hebron Commercial Mart development must utilize a site design that incorporates existing

vegetation and clusters buildings to enable an adequate visual transition into older single-family areas to the north. these established neighborhoods will eventually be surrounded by commercial, industrial, and higher density development, and need some degree of visual protection." (p. 212)

### **Staff Concerns**

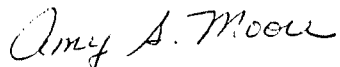
1. One Staff concern is that an adequate buffer is maintained between this site and the property to the north which is zoned Suburban Residential-Two (SR-2). The 1990 Boone County Zoning Regulations states that a 15 foot wide, landscaped buffer is required between all multi-family and single-family residential developments. The Concept Development Plan includes a 15 foot setback of the proposed townhouses from the northern property line. During the Preliminary Development Plan stage, the property owner has agreed to place disturb limits along the 15 foot wide setback and plant some additional landscaping on the portion of the setback that is not currently wooded.
2. Although the property owner has indicated that the existing sidewalk that runs along the northern side of Barbara Drive will be extended through this development, the Concept Development Plan does not illustrate this extension.
3. Staff believes that with minor changes to the design of the development, the location of the curb cuts could be improved. Such a change would not only benefit this site but would allow for better access to the property across Barbara Drive.

### **Conclusion**

The Boone County Planning Commission must evaluate this request in accordance with Article 5 of the Boone County Zoning Regulations. This Article describes the purpose and objectives of the Planned Development Zoning district.

Attached to this report are copies of the current Boone County Zoning Map and the Future Land Use Map for this area of Boone County.

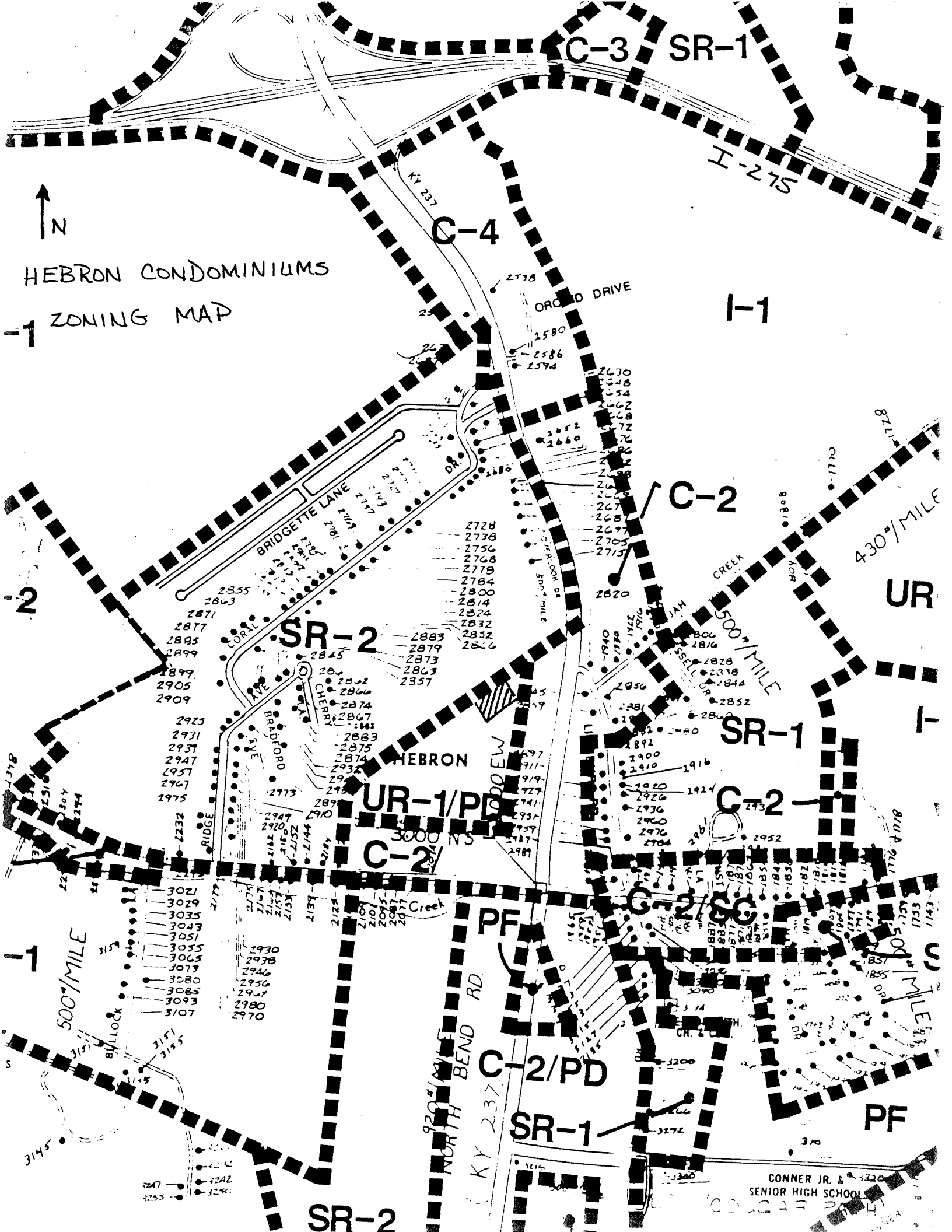
Respectfully submitted,



Amy S. Moore  
Planner I

ASM:kat





HEBRON CONDOMINIUMS

- ZONING MAP

C-3 SR-1

I-275

C-4

I-1

ORCHARD DRIVE

KY 237

BRIDGETTE LANE

C-2

430' MILE

UR

SR-2

SR-1

HEBRON UR-1/PD

C-2

3000 N

PF

C-2

C-2/PD

SR-1

PF

500' MILE

920' MILE NORTH BEND RD. (KY 237)

500' MILE

CONNER JR. & SENIOR HIGH SCHOOL

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BOONE COUNTY PLANNING COMMISSION

March 27, 1991  
7:00 P.M.

PUBLIC HEARINGS

Mr. William Viox, Chairman, called the meeting to order at 7:15 P.M..

Following an explanation of the Public Hearing process, the Chairman introduced the first item on the Agenda:

1. Applicant: Raymond Erpenbeck Consulting Engineers for Burlington Realty & Development, Inc. (owner)  
Request: Utilization of an Underlying Zone in Planned Development

The request of Raymond Erpenbeck Consulting Engineers (applicant) for Burlington Realty & Development, Inc. (owner) for the Utilization of an Underlying Zone in a Planned Development. The 4.5-acre site is located off Barbara Drive, Boone County, Kentucky and is zoned Urban Residential One/Planned Development (UR-1/PD).

Staff Member, Amy Moore, presented the Staff Report which included a slide presentation and reference to the maps attached to the Staff Report (see Staff Report).

Mr. Ron Erpenbeck stated that Mrs. Moore had appropriately explained the project. Using the Concept Development Plan, he indicated an area in gray at the top of the project which is proposed future right-of-way for the extension of Barbara Circle. The development will be called Ridgeside Townhomes. The development will consist of 31 units, each having two parking spaces, with inside garages for each unit. The design is a spinwheel design where each unit has its own courtyard entrance and garage, with parking in front of the garage.

Mr. Erpenbeck stated that they will need a 15-foot buffer to the north side of the site. His client would like to work in a walkway, picnic area, and detention pond area. They will try to keep the grading to a minimum. His client would be willing to provide additional landscaping where needed. The net density is about 8 units per net acre, which is less than half of what would be permitted in the zone.

Chairman Viox asked if there was anyone else present who wished to speak in behalf of the request. There was no response. The Chairman then asked if there was anyone present who wished to speak in opposition to the request or who had questions.

Mr. Gary Sneider, an adjacent property owner to the north, stated that Mrs. Moore had indicated a 50-foot buffer and Mr. Erpenbeck referred to a 15-foot buffer.

Mrs. Moore advised that the zoning regulations require a 15-foot buffer between multi-family and single-family development. They have indicated a 15-foot setback and at the Preliminary Development Plan Stage they will put disturb limits along the portion of trees that will be remaining, with additional planting in the setback.

Mr. Sneider stated that there is no sewer system in the area.

Mr. Erpenbeck advised that sewers are existing and available to the site. The treatment plant for the commercial development has excess capacity to handle this development.

Mr. Sneider questioned the extension going around the back of the property for access. Mr. Erpenbeck advised that this is a 4.5-acre site with 20+ acres of additional future development. This project is at the west end of the site and they showed future access to the townhouses in case they want to relocate driveways for the next phase.

Mr. Sneider stated that they do not want a zone change for apartments because the people that live in apartments are drifters and have no use for the community. This will downgrade the area. He noted a street from Cherry Lane to the development and asked if it would be added on to. Mr. Erpenbeck stated that this is not part of their plan right now.

Mr. Erpenbeck stated that this is not a rezoning. He added that these will be townhomes to be rented or sold to middle/upper class people. They are townhomes, not apartment buildings. Mr. Sneider questioned the price ranges and Mr. Erpenbeck advised that they will be in the \$600 to \$700 bracket and above -- triple net possibly.

There being no further comments from the audience, the Chairman asked if there were any comments or questions from the Commission.

Mr. DeLong stated that he would appreciate their looking at the possibility of an interior walkway in the future.

Mr. Sharp asked if the applicant is willing to work with the Staff on relocation of the curb cuts. Mr. Erpenbeck stated that they are agreeable.

Mr. Erpenbeck advised that they are showing a walkway along the north side which will interconnect with another pedestrian walkway. His client is trying to leave it as natural as possible and provide scenic areas that all of the townhomes will be able to access.

Mr. Sneider questioned if there was any possibility of the plan being changed in six months to a year and that the units might be built more cheaply.

Counselor Wilson advised that if they want to make a significant "major" change to the plan, they would have to go back through the Public Hearing process.

In response to questions from Mr. Sneider, Counselor Wilson advised that the determination of a "major" vs. "minor" change would be made by the Zoning Administrator. Mr. Sneider commented that what the Zoning Administrator considers to be "minor", they may consider to be "major". He questioned how they would be notified of the change.

Counselor Wilson advised that unless there is a condition regarding method of construction, they are not bound to a particular method of construction, so a change in method of construction would not require another Public Hearing.

Mr. Sneider stated that they want to know what is going on in case there are changes. He stated that he is not talking about building materials. He added that upper-grade townhomes are upgrading to the community, but there may be a possibility of other problems if the townhomes are downgraded. They may develop less expensive townhomes.

Counselor Wilson advised that the Commission does not normally make a condition that a development must rent for a certain amount of money. If they decide to rent more cheaply, that would not cause public review.

Mr. Sneider questioned if there is a guarantee that the development will look like what is being indicated. He questioned their cramming the buildings together or changing the configuration.

Mr. Erpenbeck stated that they have the system set up with three and four units to a building, which are touching. This is the first phase of a development to follow. They are thinking of 1,400 to 1,500 square feet of living space, plus garages. He does not want to be restricted to the square footages because of having one-bedroom, two-bedroom, three-bedroom units, etc.. The second floors will change to handle the square footages.

Mr. Sneider asked if there is a possibility of the units being government subsidized. Mr. Erpenbeck stated that he has no knowledge of this.

There being no further comments, Chairman Viox stated that this item will be on the Agenda for the Business Meeting on April 3, 1991 at 8 P.M. and closed this Public Hearing.

APPROVED:

  
\_\_\_\_\_  
William R. Viox, Chairman

Attest:

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

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING  
April 17, 1991 - 8:00 P.M.

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Mr. Fred Burch, Vice Chairman, called the meeting to order at 8:20 P.M..

COMMISSION MEMBERS PRESENT:

Mr. Fred Burch, Vice Chairman  
\*Mr. Lawrence Collins  
\*Mr. Phil Damstrom  
Mr. Melvin DeLong  
\*Mr. R. N. Greene  
\*\*Mr. Robert Kirby, Jr.  
Mr. Don McMillian  
\*Mr. Barry Neltner  
Mr. Thurman Owens  
Mr. Robert Ries  
Mr. Ralph Rush  
Mr. Floyd Sharp  
Mrs. Carol Smith  
\*Mr. William Viox, Chairman

COMMISSION MEMBERS NOT PRESENT:

Mr. Rector Jones

LEGAL COUNSEL PRESENT:

\*Mr. Dale Wilson

\* Arrived during Agenda Item #4

\*\* Arrived at Agenda Item #3

Mr. Burch stated that each member had received a copy of the Minutes of the Business Meeting of April 3, 1991 and asked if there were any comments or corrections.

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

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

6. Preliminary Development Plan Review

The request of William P. Butler (applicant) for Gary, Nancy, and Marie Moore (owners) for Preliminary Development Plan Review to develop Merchants Square Subdivision on the north side of KY 18, west of Houston Road, Boone County, Kentucky. The 42-acre site is zoned Commercial Two/Planned Development (C-2/PD) and Industrial One/Planned Development (I-2/PD).

Staff Member, Amy Moore, presented the Staff Report which recommended deferral of the request until the May 1, 1991 Business Meeting (see Staff Report).

Mrs. Moore read the Committee Report which recommended deferral of the request until the May 1, 1991 Business Meeting based on the Staff Report (see Committee Report).

There being no discussion, Mr. McMillian moved that the request be deferred until the May 1, 1991 Business Meeting based on the Staff and Committee Reports. Mrs. Smith seconded the motion and it carried unanimously.

At this time, Chairman Viox chaired the meeting.

1. Utilization of an Underlying Zone in Planned Development

The request of Raymond Erpenbeck Consulting Engineers (applicant) for Burlington Realty & Development, Inc. (owner) for the Utilization of an Underlying Zone in a Planned Development. The 4.5-acre site is located off Barbara Drive, Boone County, Kentucky and is zoned Urban Residential One/Planned Development (UR-1/PD).

Staff Member, Amy Moore, read the Committee Report which recommended approval of the request based on the findings of fact, but subject to conditions (see Committee Report).

Mr. Ron Erpenbeck stated that they do not agree to the conditions. They are willing to do some landscaping and beautification. He stated that Condition #3 requires buffers and berms along Barbara Drive and along the rear property line. This is not consistent with what they intend to do. They do not want to be required to berm the site in such a manner that it will not be visible from the street. The SR-2 property to the rear is allowed the same density they are proposing. Mr. Erpenbeck stated that they are trying to use existing tree lines and the trees along the walkway. A buffer will require tearing up a lot of trees. Their request is that "will" be changed to "may" so that when they get the Grading Plans and terracing, they can address the berming and privacy screening at that time. He added that they require a definition of "berming". They will be lowering the site and it is counterproductive to put in berms. They do not want to hide the development. Additional phases of the development will occur across the street. They are willing to accept the other conditions.

Chairman Viox asked Mrs. Smith, the Chairman of the Committee, if she would like a five-minute recess for her Committee to meet. Mrs. Smith requested the recess.

Following a short recess, Chairman Viox called the meeting back to order.

Mrs. Smith stated that the Committee would like this request deferred until the May 1, 1991 Business Meeting and so moved. Mr. Sharp seconded the motion. Mrs. Moore advised that this is within the 90-day time limitation.

Chairman Viox asked for a vote on the motion made by Mrs. Smith and it carried unanimously.

(THIS ITEM CONTINUES AFTER AGENDA ITEM #2).

2. Zoning Map Amendment and Conditional Use Permit

The request of Ben and Sandy Wright (owners) for a Zoning Map Amendment and a Conditional Use Permit to allow a wholesale landscaping business at 5529 KY 237, Boone County, Kentucky. The request is to rezone the 6.69-acre site from Suburban Residential Two (SR-2) to Commercial Two (C-2).

Mr. Woltermann, attorney, asked that this request be deferred as only 3 of 7 Committee Members were present for the Committee Meeting and this did not constitute a quorum. They ask that the request be resubmitted to the full Committee. The applicant requests the option to address the concerns of the Committee. They were not aware of when the Committee was meeting.

Mrs. Smith, Mr. Neltner, and Mr. Burch stated that they were agreeable to Mr. Woltermann's request.

Mrs. Smith moved that the request be deferred until the May 1, 1991 Business Meeting per the applicant's request. Mr. Damstrom seconded the motion and it carried unanimously.

Counselor Wilson referred to Agenda Item #1 and questioned if the Commission had 30 days or 90 days to act in regard to the Utilization of an Underlying Zone. Mr. Costello advised that the limitation is 30 days.

Chairman Viox asked the applicant if they were willing to defer the request. Mr. Erpenbeck and Mr. Kirby, participating with the applicant, replied, "No".

Chairman Viox stated that the Commission will have to act on Agenda Item #1.

1. Counselor Wilson clarified that the Commission has 30 days from the date of the public hearing to act.

Mrs. Smith stated that her motion to defer the request was out of order due to the 30-day time limitation. Mrs. Smith moved that the request be denied based on the Committee Report. Mr. McMillian seconded the motion. Counselor Wilson stated that the Committee Report recommends approval of the request subject to conditions.

Mrs. Smith questioned if the the request could be denied when they do not agree to a specific condition. Counselor Wilson advised that the condition has to be particularly important and you have to explain why in the findings. He asked if it could be defined where berming may be necessary and why.

Mr. Sharp advised that they tried to work such a resolution at the meeting during the recess. The Committee suggested that this request be approved with the condition that the applicant work with the Site Plan Committee on the proper berming, but the applicant refused.

Chairman Viox called for another recess to allow the Committee to meet in regard to findings.

Following a 20-minute recess, Mr. Kirby, participating with the applicant, stated that he believes the Committee and Mr. Erpenbeck have worked out an agreement. Mrs. Moore stated that the Committee would like to change the wording of Condition #3 as follows: "As part of the Preliminary Development Plan of this project, a more detailed Landscaping Plan will be submitted by the applicant. In particular, this plan will include landscaping along the northern property line and along the southern property line. A combination of landscaping and berms to buffer this development from the Suburban Residential Two zoning district to the north and Barbara Drive. The landscaping and berms will meet this requirement. The building is within 50 feet of the right-of-way of Barbara Drive and there will be a six-foot differential from building floor line elevation to street center line grade through berming."

Mr. Kirby stated that the condition should read, "any structure within 50 feet".

Mrs. Smith moved that her motion to deny the request be withdrawn. Mr. Burch seconded the motion and it carried unanimously.

Mrs. Smith stated that the applicant has agreed to all of the conditions, with Condition #3 being amended. Mrs. Smith moved that the request be approved based on the Staff and Committee Reports, including the conditions, with Condition #3 being amended as indicated. Mr. Damstrom seconded the motion and it carried unanimously.

### 3. Zoning Text Amendment

The request of the City of Florence for the Planning Commission to consider a Zoning Text Amendment to Article 8, Section 831, of the Suburban Residential One (SR-1) zoning classification in order to allow golf courses, miniature golf courses and golf driving ranges.

Mr. Costello advised that Mr. Neltner, Chairman of the Committee, would give a report.

Mr. Neltner stated that the Committee would like to defer this request to allow time to meet with the City of Florence for further discussions. Mr. Neltner stated that he is assuming that they will have an opportunity to meet with Florence before the next Business Meeting and moved that the request be deferred until the May 1, 1991 Business Meeting. Mrs. Smith seconded the motion.

**EXHIBIT "B"**

## COMMITTEE REPORT

#1

TO: Boone County Planning Commission

FROM: Carol Smith, Chairwoman

DATE: April 17, 1991

RE: Request of Raymond Erpenbeck Consulting Engineers (applicant) for Burlington Realty & Development, Inc. (owner) for the Utilization of an Underlying Zone in a Planned Development. The 4.5 acre site is located off Barbara Drive, Boone County, Kentucky and is zoned Urban Residential One/Planned Development (UR-1/PD).

### REMARKS:

We, the Committee, based on the statements made and facts gathered at the March 27, 1991 Public Hearing, recommend approval of this request based on the following Findings of Fact and Conditions:

### Findings of Fact

1. The Committee believes that the current zoning of Urban Residential-One/Planned Development (UR-1/PD) is appropriate for the site and that the proposed use will not alter the intention of the zoning district. One Principally Permitted Use of the UR-1 zoning district is "Townhouse dwelling units." A density of 12 dwelling units per acre is permitted in this zone and the applicant is proposing a density of only 8 dwelling units per acre.
2. The Boone County Comprehensive Plan Future Land Use Map indicates the future use of the property to be Urban Density Residential (UD), which the text describes as "residential uses that do not exceed twelve dwelling units per acre, unless that development is in a Residential Planned Development, or part of an Employment Planned Development." The Committee believes that the proposed use would be generally compatible with this land use.
3. The Committee also believes that the design of the proposed residential development is appropriate for its Planned Development overlay zone designation which encourages imaginative designs.

### Conditions

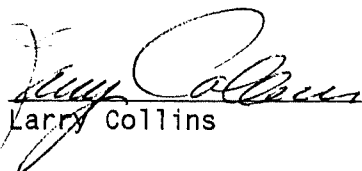
1. The sidewalk located along the northern side of the existing portion of Barbara Drive will be extended to serve the proposed development. An internal sidewalk system (a combination of sidewalks, walkways, and driveways) will also be constructed within the townhouse development to provide easy access for the residents between townhouses and from the townhouses to the proposed walkway along the northern and southern property lines.


2. The residents of the proposed development will have access to a more extensive recreational facility (ie. club house, swimming pool, tennis courts) in the general area if one is constructed at some point in the future.
3. As part of the Preliminary Development Plan of this project, a more detailed landscaping plan will be submitted by the applicant. In particular, this plan will include combination of landscaping and landscaped berms along the northern and southern property lines to buffer this development from the Suburban Residential-Two (SR-2) zoning district to the north and Barbara Drive.
4. The proposed development will have a minimum of 30 foot front and rear yard setbacks.
5. The proposed access points to the eastern court (court #1) will be located at least 30 feet farther west along Barbara Drive and the western court (court #2) will also be located approximately 30 feet farther west along Barbara Drive.

A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request.

  
\_\_\_\_\_  
Carol Smith, Chairwoman


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

  
\_\_\_\_\_  
Larry Collins

  
\_\_\_\_\_  
Phil Damstrom

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

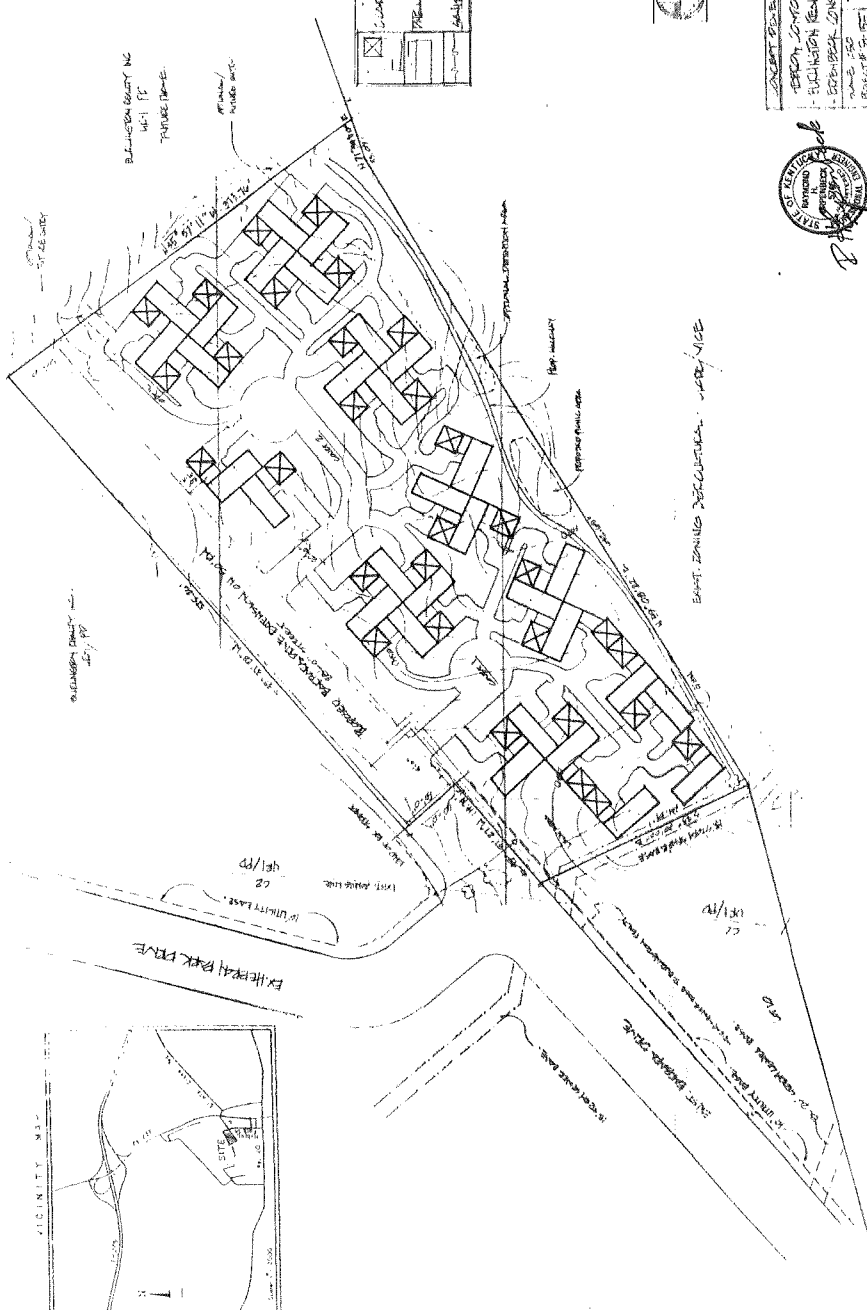
  
\_\_\_\_\_  
Barry Netzer

  
\_\_\_\_\_  
Floyd Sharp

CS:kat

**EXHIBIT 1**

| NO. | DESCRIPTION  | AMOUNT  |
|-----|--------------|---------|
| 1   | PLANS        | 100.00  |
| 2   | PERMITS      | 50.00   |
| 3   | INSURANCE    | 25.00   |
| 4   | CONSTRUCTION | 1000.00 |
| 5   | LANDSCAPING  | 100.00  |
| 6   | UTILITIES    | 50.00   |
| 7   | PAVING       | 200.00  |
| 8   | SEWER        | 150.00  |
| 9   | WATER        | 100.00  |
| 10  | STREETS      | 300.00  |
| 11  | LANDSCAPING  | 100.00  |
| 12  | UTILITIES    | 50.00   |
| 13  | PAVING       | 200.00  |
| 14  | SEWER        | 150.00  |
| 15  | WATER        | 100.00  |
| 16  | STREETS      | 300.00  |
| 17  | LANDSCAPING  | 100.00  |
| 18  | UTILITIES    | 50.00   |
| 19  | PAVING       | 200.00  |
| 20  | SEWER        | 150.00  |
| 21  | WATER        | 100.00  |
| 22  | STREETS      | 300.00  |
| 23  | LANDSCAPING  | 100.00  |
| 24  | UTILITIES    | 50.00   |
| 25  | PAVING       | 200.00  |
| 26  | SEWER        | 150.00  |
| 27  | WATER        | 100.00  |
| 28  | STREETS      | 300.00  |
| 29  | LANDSCAPING  | 100.00  |
| 30  | UTILITIES    | 50.00   |
| 31  | PAVING       | 200.00  |
| 32  | SEWER        | 150.00  |
| 33  | WATER        | 100.00  |
| 34  | STREETS      | 300.00  |
| 35  | LANDSCAPING  | 100.00  |
| 36  | UTILITIES    | 50.00   |
| 37  | PAVING       | 200.00  |
| 38  | SEWER        | 150.00  |
| 39  | WATER        | 100.00  |
| 40  | STREETS      | 300.00  |



1. LEGAL DESCRIPTION OF PROPERTY  
 2. THE ABOVE PROPERTY IS THE PROPERTY OF  
 3. THE PROPERTY IS THE PROPERTY OF



CONTRACT DOCUMENT PLAN  
 1. LEGAL DESCRIPTION OF PROPERTY  
 2. THE ABOVE PROPERTY IS THE PROPERTY OF  
 3. THE PROPERTY IS THE PROPERTY OF



PRINTED MAR 29 1981



Boone County Recorder

6-5-91

R-09-91

LEGAL NOTICE  
ORDINANCE NO. 920.225

The Boone County Fiscal Court at its meeting held Tuesday, May 21, 1991, at 4:00 P.M., third floor courtroom, Administration Building, Burlington, Kentucky, gave Second Reading and adopted the following ordinance.

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT RECOMMENDING APPROVAL FOR A REQUEST OF RAYMOND ERPENBECK CONSULTING ENGINEERS (APPLICANT) FOR BURLINGTON REALTY & DEVELOPMENT, INC. (OWNER) FOR A UTILIZATION OF AN UNDERLYING ZONE IN PLANNED DEVELOPMENT IN AN URBAN RESIDENTIAL ONE/PLANNED DEVELOPMENT (UR-1/PD) ZONE FOR A 4.5 ACRE SITE GENERALLY LOCATED OFF BARBARA DRIVE, BOONE COUNTY, KENTUCKY AS RECOMMENDED UNANIMOUSLY BY THE BOONE COUNTY PLANNING COMMISSION VIA RESOLUTION R-09-91.

I hereby certify that the above summary of said Ordinance has been written in such a manner as to inform the public of the context of same. A copy of said Ordinance is on file in the office of the County Judge/Executive and may be reviewed between the hours of 8:00 A.M. and 5:00 P.M., Monday through Friday, at the Administration Building, second floor, Burlington, Kentucky.

ATTEST:

CAROLYN A. RUDICILL  
FISCAL COURT CLERK  
P.O. #FC 54029

BRUCE FERGUSON  
COUNTY JUDGE/EXECUTIVE

LARRY CRIGLER  
COUNTY ATTORNEY