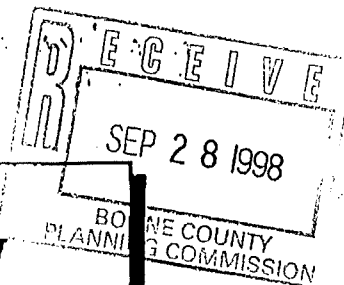


APPLICATION FORM



ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

(See Boone County Zoning Regulations)
SECTION A (To be completed by applicant)

- 1. Name of Project GREBSER FARM DEVELOPMENT
- 2. Location of Project KY 18 BURLINGTON, KY
- 3. Total Acreage of Site 45.47 ACRES
- 4. Current Zoning of Site A-2
- 5. Proposed Zoning (Classification being requested) SR-1 W PD OVERLAY
- 6. Proposed Uses (please specify each use) ELDERLY HOUSING / HEALTH CARE / ASSISTED LIVING
- 7. Names of Applicant(s) BAPTIST CONValesCENT CENTER
Phone Number 1-606-581-1938 Fax No. 581-5196
- 8. Address of Applicant(s) 120 MAIN ST. NEWPORT, KY 41071
City State Zip
- 9. Name of Property Owner(s) SAME
Phone Number Fax No.
- 10. Address of Property Owner(s)
City State Zip
- 11. Proposed Building Intensities (please specify)
- 12. Are there any existing buildings on the site? YES
How many? 5 - 2 RESIDENT. 3 BARN
- 13. Deed Book Page No. Group No.
- 14. Are you also applying for:
 Conditional Use Permit
 Dimensional Variance
- 15. Have you submitted a Concept Development Plan?
- 16. Have you had a pre-application meeting with BCPC Staff?
- 17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- Boone County Water and Sewer District
- Florence Water and Sewer Commission
- Union Light Heat and Power
- Cincinnati Bell
- Owen County Rural Electric
- Boone County Public Works Department
- Kentucky Transportation Cabinet
- City of Florence Public Services Department
- Boone County Building Department

EXHIBIT "A"

STAFF REPORT

Request of **Baptist Convalescent Center (owner)** to consider a Zoning Map Amendment from Agricultural Estate (A-2) to Suburban Residential One/Planned Development (SR-1/PD) for an approximate 45 acre tract that is located on the east side of KY 18 near Shady Hollow Lane, Boone County, Kentucky. The request is for a zone change to allow an elderly housing/health care/assisted living development.

November 18, 1998

Proposal

The applicant is proposing to build an elderly housing/health care/assisted living development on an approximate 45 acre site. This site is located approximately 1.8 miles southeast of Burlington on KY 18 (See Vicinity Map). This proposed development will consist of a 58 unit assisted living facility, a 40-bed primary care nursing facility, and twenty- 4 unit townhouses. The total population of the development will be 178 residents. One of the existing farmhouses will be renovated as a community center and the other house will remain as a residence. The two existing ponds will be used for recreation. A community garden and an amphitheater are also features of the development. Ten acres of the site will be preserved as a working farm and an additional fifteen acres will be maintained as a woodland preservation zone. An internal pedestrian circulation system is included in the development. A new access into the proposed development will be created while an existing access and driveway will be abandoned. (See Master Plan)

Site Characteristics

This 45 acre site is characterized by open pastures, steeply rolling hills, and woodlands. Two farm ponds are located on site. The vast majority of the site has been utilized for cattle grazing. Two farm houses exist on site as well as associated barns, livestock pens, and machinery sheds. There are two access points onto the property from KY 18. Electric lines also run along KY 18. Public sanitary sewer and water is located north of the site on KY 18 near the Hidden Creek subdivision approximately 2000 feet from the site.

Surrounding Zoning and Land Uses (See Zoning/Land Use Map)

The entire site as well as the surrounding property is zoned Agricultural Estate (A-2). Likewise, the entire site is surrounded by single family dwelling units.

Relationship to the Comprehensive Plan

This request must be reviewed on the basis of its relationship to the adopted 1995 Boone County Comprehensive Plan. The Future Land Use Map of this plan classifies the majority of this site as Suburban Residential (SR). The Suburban Residential (SR) designation is described as: Single family housing of up to four units per acre. This classification also includes any low density or estate residential developed as a formal subdivision. A small portion of this site is also classified as Rural Density Residential (RD) and Developmentally Sensitive (DS). The Rural Density Residential (RD) designation is described as: Low density residential uses of up to one dwelling unit per acre, which are not part of a formal subdivision. (See Future Land Use Map)

The Land Use Text of the Boone County Comprehensive Plan states the following regarding the West Burlington Area (Area B-3, pg.215).

"This section of Boone County is characterized by the Woolper Creek Valley and the extensive Developmentally Sensitive areas associated with the creek. This section should nevertheless experience some population growth as the Burlington area changes from a rural community to a suburban community. This is due largely in part to the new sewer pump station on KY 18. The suburban growth around Burlington will be substantial, causing KY 18 and Idlewild Road to serve as higher volume collector roads. New subdivisions should locate in close proximity to Burlington proper. Any new subdivisions should develop internal road networks rather than using the existing roads as primary access; this will avoid congestion and allow adequate space for necessary road improvements."

"The balance of land in this section should remain largely undeveloped or in agricultural uses, and suburban development should stay in the immediate watershed of the KY 18 pump station."

The Future Land Use Development Guidelines regarding the utilization of existing vegetation and topography states:

"Developments in Boone County should begin with an assessment of the existing site features to determine positive and useful attributes, as well as features which should or can be preserved. Development design should incorporate the use of these attributes for the benefit of the development and the County as a whole, rather than leveling an entire site to meet a pre-conceived project design. Development plans should identify such areas, and delineate disturb limits to protect those areas that have been defined (pg. 210)."

The Future Land Use Development Guidelines regarding buffering states:

"Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; existing site features should be used in meeting this guideline (pg.210)."

The Future Land Use Development Guidelines, identified in the Access Management category, indicate that: "Developments in Boone County must recognize the potential impacts of associated traffic on adjoining properties and transportation systems."(pg.211)

"Access management provisions include the coordination of curb cuts, adequate corner clearance and site distance for access points, adequate space between access points, shared access points and parking facilities, and provisions for access connections to adjoining properties, and dedication of public right-of-way."(pg.211)

The Future Land Use Development Guidelines, identified in the Design, Signs and Historic Preservation category, state:

"Neo-traditional residential and commercial development should be encouraged to provide quality development that blends with the natural or historic character of parts of Boone County. Finally, this Comprehensive Plan encourages the restoration, renovation and/or adaptive re-use of historically significant structures in Boone County (pg. 211)."

The Goals and Objectives section for Housing states (pg.8):

"Safe, decent, environmentally sound, and sanitary housing exists for all Boone County residents."

"1. A broad range of housing opportunities shall be provided which meet the needs and desires for all household types."

"13. Residential developments shall be designed in a manner which is compatible not only with the general housing character planned for the area but also with the existing conditions of the site, including the suitability of adjoining lands for appropriate access."

"14. Where existing infrastructure, services, and the public school system are not adequate, developers shall be encouraged to phase construction to ensure the provision of these items to support their development."

The Goals and Objectives section for the Environment states (pg.5):

"3. Developmentally sensitive areas and scenic areas shall be identified and mapped and minimum standards shall be established for the preservation and restoration of these areas. Developments that are proposed in any of these areas shall be carefully reviewed according to these standards to assure negative environmental impacts are minimized."

"5. Developmentally Sensitive hillsides in Boone County must be given special consideration. The preservation of these hillsides is a primary objective, and any proposed development on hillsides designated Developmentally Sensitive shall be carefully reviewed to insure potential impacts are minimal and the environmental integrity of the hillsides is maintained."

Staff Concerns

1. Section 1514 "Planned Development Standards" of the Boone County Zoning Regulations outlines the following criteria for evaluating proposals within a Planned Development. This section largely addresses the "qualitative" development issues outlined in the 1995 Boone County Comprehensive Plan. Staff offers the following comments relative to these criteria.

1.)Mixed Use Development and Pedestrian Orientation: The proposed development does offer townhouse residential uses as well as assisted living and recreational uses. The development proposal also shows an extensive pedestrian network. However, the effectiveness of these walking trails needs to be evaluated. The applicant should clarify if pedestrian walkways will also be provided along the roads.

2.)Compatibility of Uses: The principle uses within the proposed development are residential in nature and the site is surrounded by low density single family homes. A variety of buffering methods have been conceptually shown on the Concept Development Plan including: the use of pastures, woodlands, and landscaping. However, no details regarding the landscaping has been provided. Staff contends that the buffering of this development, especially along the north property line, should be substantial for the benefit of both the residents of this development and the surrounding residents.

3.)Open Space: As required by this criterion, useable open space "in an amount over and above setback areas and open areas required by the underlying zone" has been proposed. The proposed development does offer 15 acres of woodlands, 10 acres of farmlands, a community garden, an outdoor theater, fishing ponds and walking trails.

4.)Multi-Modal Transportation System: As previously mentioned, a pedestrian path system is proposed. No transit service is currently provided to this immediate area.

5.)Preservation of Existing Site Features: The applicant does intend to preserve much of the woodlands as well as two farm ponds, the existing farm house, 10 acres of farmland and areas designated with steep slopes and drainage swales.

6.)Landscaping: The Master Plan shows landscaping but a detailed Landscaping Plan providing plant types and numbers has not been submitted. Staff is concerned that this development is properly buffered from the surrounding areas. A more detailed plan would ensure that acceptable plant types are used and a decent mix and number of deciduous and evergreen trees are provided.

7.)Architecture: The applicant has provided a Conceptual Plan for the 58 unit assisted living facility based on their theme of a "mansion on the hill". The applicant has also stated that "the townhouse units will provide a combination of brick and horizontal lap siding with wraparound porches, roof dormers within a traditional "Americana" theme." A specific conceptual design for these townhouses and the nursing facility has not been provided.

8.)Historic and Prehistoric Features: The applicant does intend to preserve and adaptively reuse the existing farmhouse. Staff is pleased to see that the historic farmhouse will be adaptively reused within the project. The project developers should work closely with the Historic Preservation Review Board to see that alterations to the structure follow the Secretary of the Interior's Guidelines for Rehabilitation and that the original architectural features and historic character are maintained. Additionally, since the re-development of the historic farmhouse is proposed for Phase 3 in mid-2001, the project developers have an opportunity to work with the Review Board by allowing historic archaeology to take place around the farmhouse site. This type of work can provide valuable information about Boone County's history as well as being an excellent public education opportunity. Staff is unaware of any prehistoric features on site.

9.)Signage: The applicant should commit to a consistent signage theme which relates to the architecture and overall streetscape of the development. The applicant does state that an integrated architectural theme will be utilized in the design of signage. The proposal calls for an entry sign along Ky 18. However, no other signage is specifically mentioned in the proposal.

10.)Transportation Connections and Entry Points: The Master Plan shows one new access/entry point into the development. The Traffic Impact Study (supplied by the applicant) for this proposal recommends that the new access into the proposed development be approximately 480 feet north of the south property line. This location will require some clearing and grading to provide the proper sight distance for this intersection. This intersection is to remain unsignalized with a stop sign control for the access drive only. The study also recommends that a south bound left-turn lane be provided for safety reasons. However, the Master Plan provided by the applicant indicates that a deceleration/right turn lane would also be provided. Staff believes that a deceleration/right turn lane would further increase the safety of this intersection, especially since the applicant intends to keep it unsignalized. The applicant needs to clarify the design of this intersection so it may be properly analyzed.

11.)Conformance with the Comprehensive Plan: A number of provisions from the Comprehensive Plan relative to this proposal have been previously quoted and discussed.

2. As mentioned previously, the Future Land Use Map has classified a small portion of this site as Rural Density Residential (RD) and Developmentally Sensitive (DS). However, the Master Plan shows that no development will occur in this area except for the creation of a new access point and driveway.
3. This site could have up to 22 single family dwelling units with the present zone designation of Agricultural Estate (A-2). The Future Land Use Map of the Boone County Comprehensive Plan has designated the majority of this site as Suburban Residential which allows up to four single family dwelling units per acre. Therefore, a standard subdivision on this site could have up to 180 single family dwelling units. Such a subdivision would generate approximately 1780 vehicle trips a day, about three times more than what the proposed development would produce according to the submitted Traffic Study.
4. Public sanitary sewer and public water services are not immediately adjacent to the project site. The submittal information states that:

"The site is served by Electric and Water along Kentucky Highway 18. A Sanitary Sewer extension from the north of the site along Kentucky Highway 18 will be evaluated and considered."

However, that applicant does not provide any information regarding alternatives if public sanitary sewer and public water cannot be accessed. Staff is concerned that proper infrastructure is established to support this development. In relation to the water supply, staff is also concerned that proper fire protection is provided for the development.

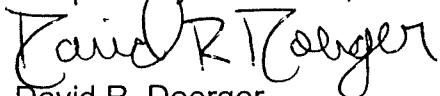
5. Staff is concerned with the potential noise levels generating from the proposed outdoor theater and how it will affect the surrounding residents. The size of this outdoor theater is not provided in the submittal. The additional traffic generated from this facility is also of concern to the staff. The Traffic Study supplied by the applicant does not include this facility as a part of the analysis.
6. The letter within the Submittal titled "Philosophy of Ministry" briefly mentions that a craft center and country store would be included as a part of the development. The Master Plan does not show such facilities. If such facilities are to be included in the development, their impact on traffic generation and available parking facilities needs to be researched.

Conclusion

The Boone County Planning Commission and the Boone County Fiscal Court must review this request on the basis of its relationship to the Comprehensive Plan, the provisions of Article 15, "Planned Development District", of the Boone County Zoning Regulations, and in terms of the three (3) criteria necessary for a Zoning Map Amendment.

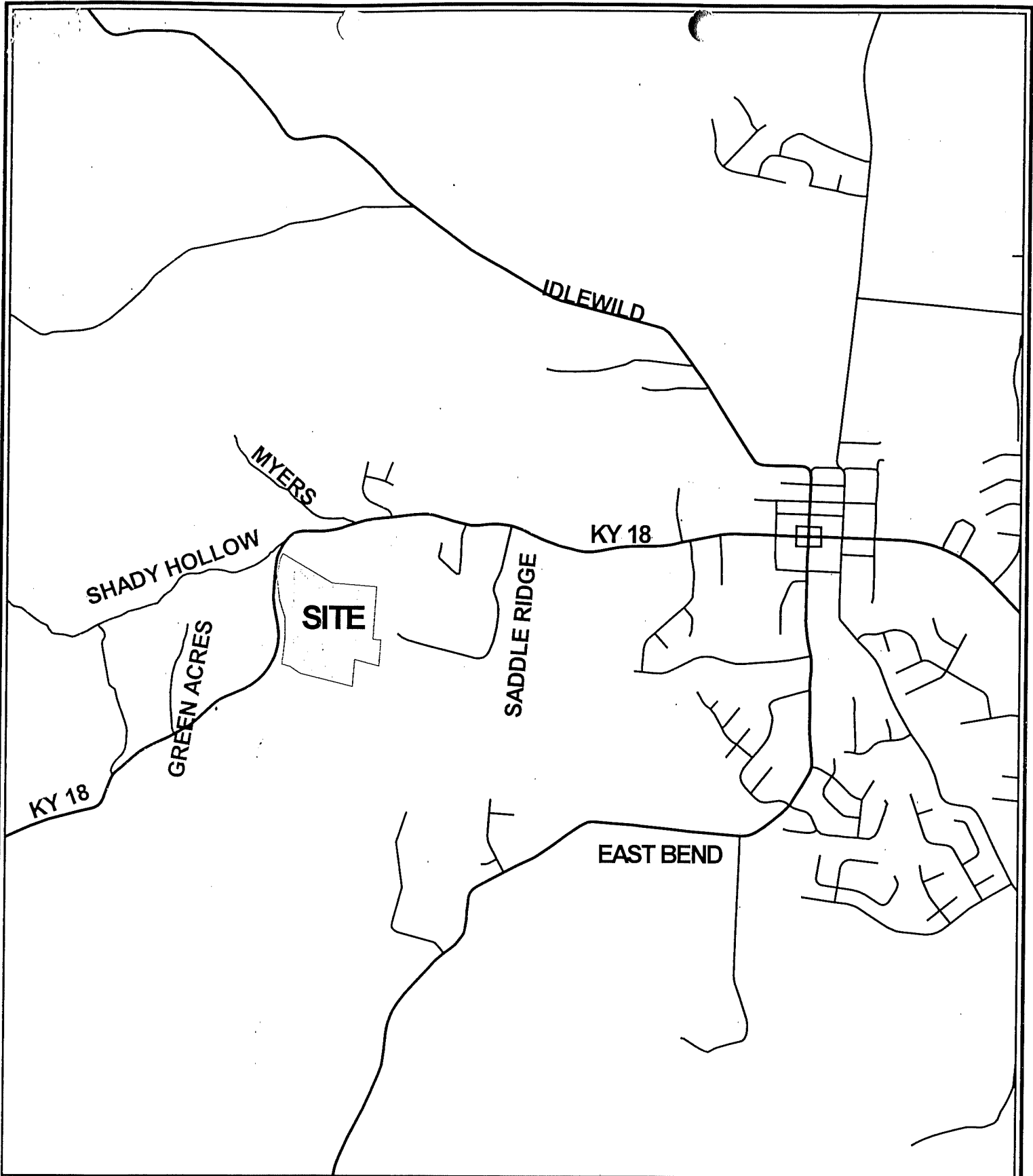
1. The map amendment request is in agreement with the adopted Comprehensive Plan and any specific study designed to further detail the Boone County Comprehensive Plan for the location in question; or,
2. The existing zoning classification is inappropriate; or,
3. There have been major changes of an economic, physical, or social nature not anticipated in the adopted Comprehensive Plan that substantially alter the areas character.

Respectfully Submitted,



David R. Doerger
Planner

DRD\pr



VICINITY MAP

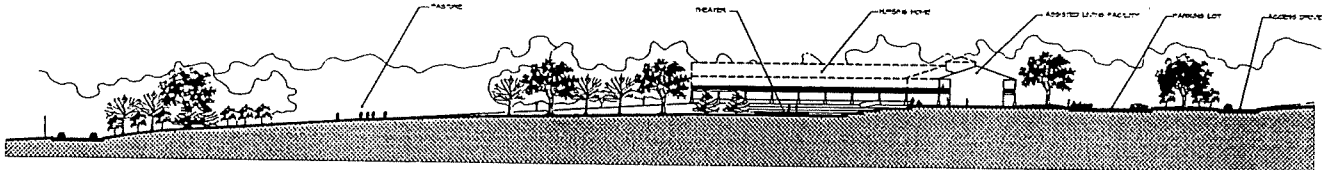
2000 0 2000 Feet

1 inch equals 1900 feet
 Produced by the
 Boone County Planning Commission
 GIS Services Division
 November 14, 1998





- A COMMUNITY ENTRANCE
- B ENTRY GATE
- C 50 UNIT ASSISTED LIVING FACILITY
- D 40 BED NURSING HOME
- E OUTDOOR THEATER
- F VIRANDA & OUTDOOR DINING PATIO
- G 114 SPACE PARKING LOT
- H EXISTING FARM HOUSE / COMMUNITY CENTER
- I FISHING POND & RECREATIONAL AREA
- J CLUSTER DEVELOPMENT I
- K COMMUNITY GARDEN
- L CLUSTER DEVELOPMENT II
- M CLUSTER DEVELOPMENT III
- N CLUSTER DEVELOPMENT IV
- O WOODLAND PRESERVATION AREA
- P CLUSTER DEVELOPMENT V
- Q FISHING POND
- R FARM PRESERVATION AREA
- S EXISTING FARM HOUSE



FARM/THEATER/LIVING FACILITY SECTION

SITE STATISTIC NOTES

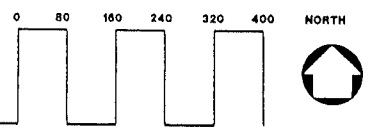
43.8 ACRES
 OPEN SPACE - 29.8 ACRES
 FARM PASTURE - 10.2 ACRES
 PASTURE TRAILS - 800.8 FT
 ROADWAYS - 928.8 FT
 28 UNIT ASSISTED LIVING FACILITY
 40 BED NURSING HOME
 30 TOTAL TOWNHOMES WITH 4 UNITS PER BUILDING
 84 SPACE PARKING LOT

DESIGN CONCEPTS

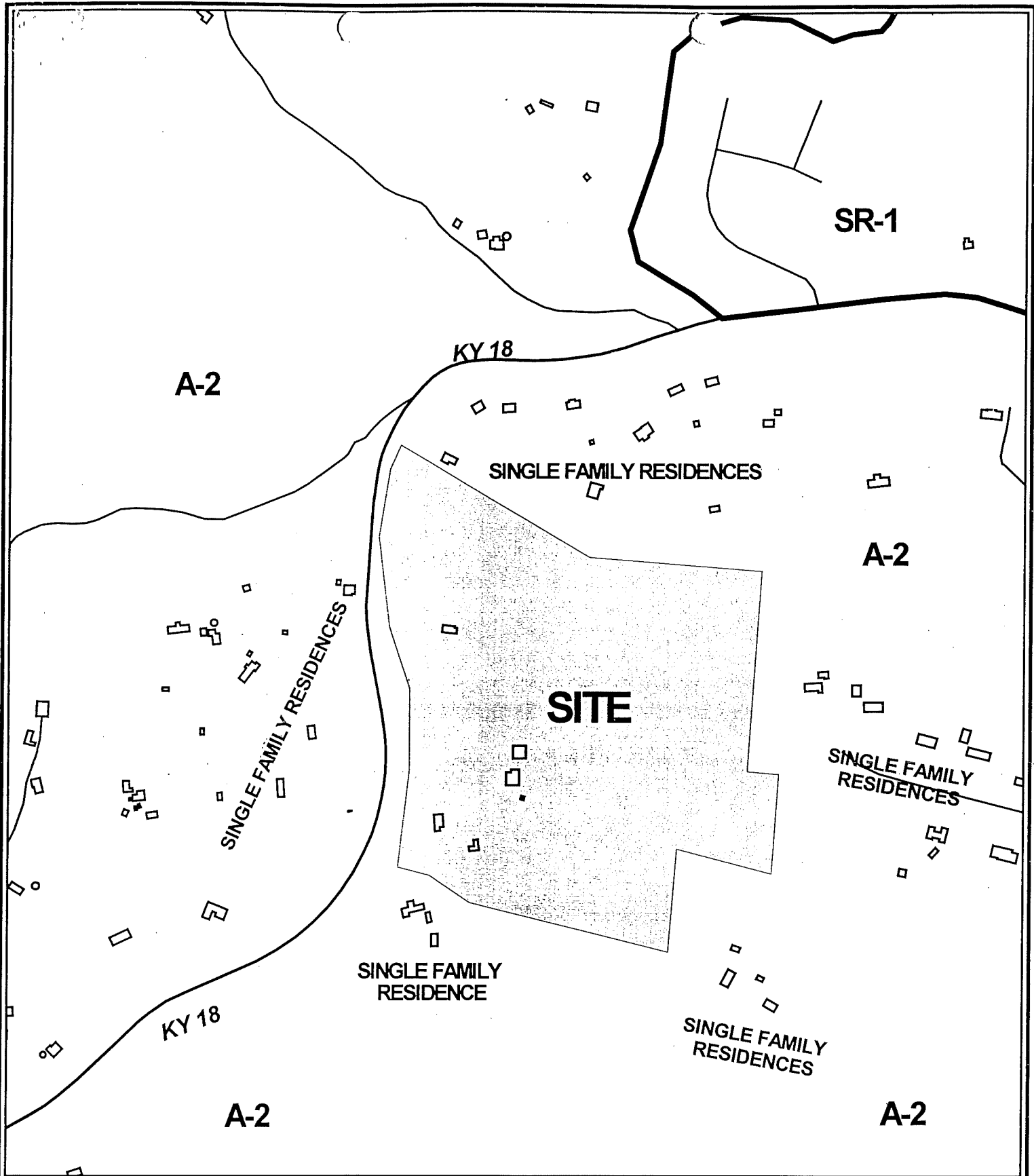
THE PRIMARY GOAL OF ASSISTED FARM DEVELOPMENT IS TO PROVIDE A VARIETY OF RECREATION AND HEALTH CARE OPPORTUNITIES FOR THE ELDERLY WITHIN A PRESERVED RUSTIC FARM AND A NATURALIZED SETTING. THE DESIGN IS BASED ON THE PRESERVATION OF 10 ACRES OF THE FARM'S FIELDS AND THE ESTABLISHMENT OF AN ADDITIONAL 20 ACRES OF PRESERVED PASTURES AND OPEN SPACE OPPORTUNITIES. FARM AND CATTLE BARNHILL CONTINUE ON THE SITE WITHIN A 10 ACRE PRESERVATION ZONE. THIS AREA EXTENDS ALONG THE SOUTHERN AND WESTERN EDGES OF THE SITE AND SERVES AS A BUFFER SPACE FOR THE DEVELOPMENT. DEVELOPMENT OF LIVING FACILITIES OCCURS ALONG THE NATURAL BOUNDARIES OF THE SITE AND ARE SET WELL BACK FROM KENTUCKY HIGHWAY 18. THESE FACILITIES ARE INTENDED TO HAVE A PLANTATION STYLE AND WILL BE THROUGHOUT OF THE HISTORIC ARCHITECTURE TO SERVE AS A BUFFER TO ADJACENT RESIDENTIAL AREAS. OPEN SPACE AND PRESERVATION TRAILS LINK THE DEVELOPMENT IN ORDER TO ELIMINATE THE NEED FOR INTERNAL USE OF THE AUTOMOBILE AND TO PROMOTE WALKING AND OUTDOOR ACTIVITIES. THESE AREAS INCLUDE: A COMMUNITY GARDEN, PRESERVED PONDS FOR FISHING AND CANOEING, AN OUTDOOR PARKING AND RECREATION AREA, APARTMENTS, AND A COMMUNITY CENTER.

MASTER PLAN

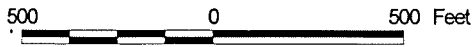
SCALE: 1" = 80'



		<p>MASTER PLAN GRIESSER FARM SITE DEVELOPMENT PLAN BURLINGTON, KENTUCKY</p>	<p>The Landplan Group Landscape Architects and Planners 1076 North Dixie Street Lexington, Kentucky 40507 502-243-1066 FAX: 502-228-7871</p>
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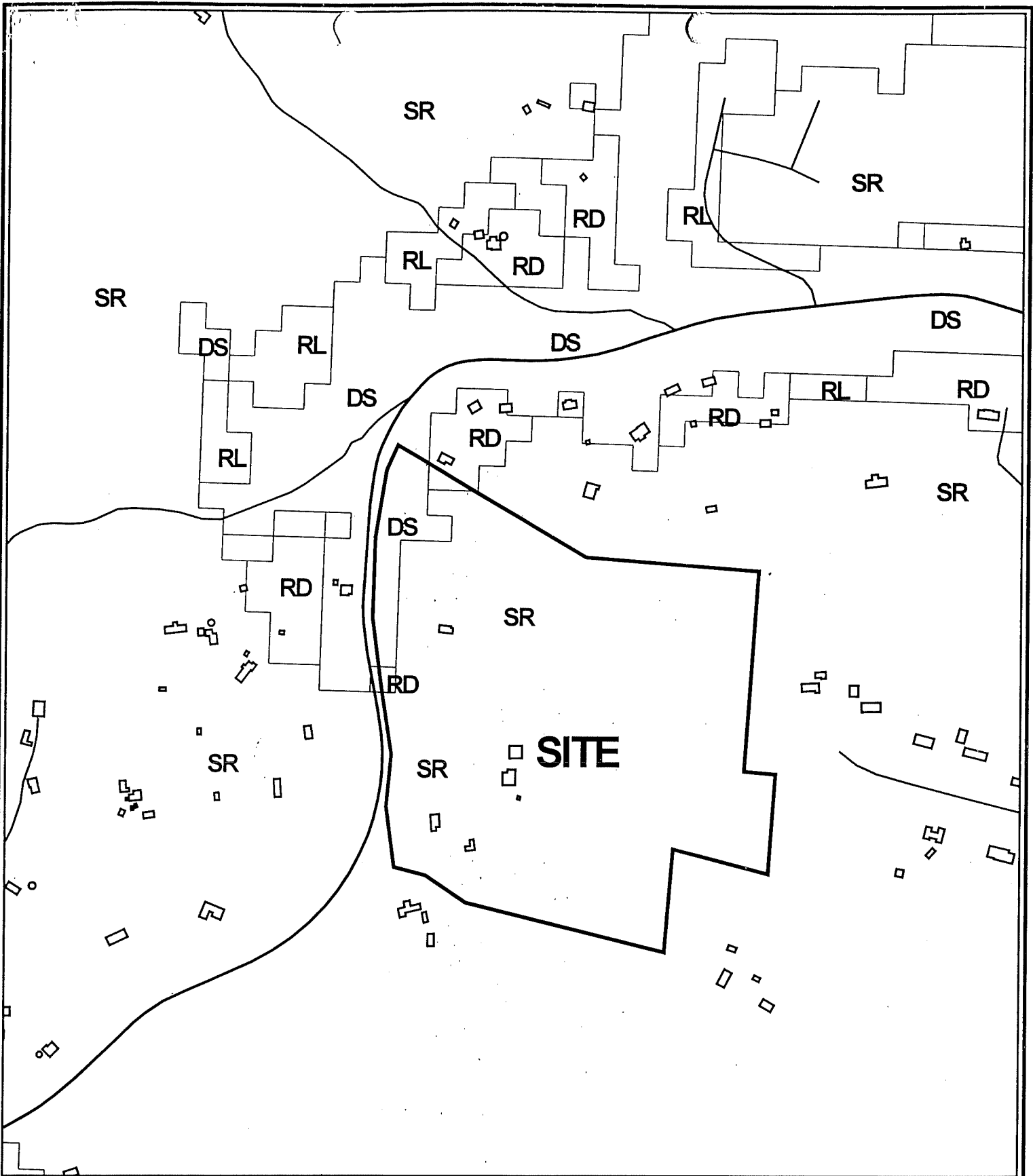


ZONING/LAND USE MAP



1 inch equals 500 feet
 Produced by the
 Boone County Planning Commission
 GIS Services Division
 November 14, 1998





FUTURE LAND USE

1 inch equals 500 feet
Produced by the
Boone County Planning Commission
GIS Services Division
November 14, 1998



EXHIBIT "B"

COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Barry Neltner, Chairman

DATE: December 16, 1998

RE: Request of **Baptist Convalescent Center (owner)** to consider a Zoning Map Amendment from Agricultural Estate (A-2) to Suburban Residential One/Planned Development (SR-1/PD) for an approximate 45 acre tract that is located on the east side of KY 18 near Shady Hollow Lane, Boone County, Kentucky. The request is for a zone change to allow an elderly housing/health care/assisted living development.

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 Committee has determined that the proposed Zoning Map Amendment and the accompanying Concept Development Plan is appropriate for the property located on the east side of Kentucky 18 near Shady Hollow Lane, Boone County, Kentucky. The Committee's decision is based on the fact that the applicant's request is in agreement with the 1995 Boone County Comprehensive Plan and the Future Land Use Map.

The Boone County Comprehensive Plan acknowledges that substantial suburban growth will occur in the Burlington area due to the sewer pump station on KY 18 and the population of the area will grow as a result of this suburbanization. The Comprehensive Plan also states that this section should remain largely undeveloped or remain in agricultural use. The proposed Concept Development Plan has set aside 25 acres of the total 45 acres to be preserved as agricultural, wooded and open space. The Comprehensive Plan states that this suburban development should stay in the immediate watershed of the KY 18 pump station. This development is going to be connected to the KY 18 pump station.

The Housing Element of the Boone County Comprehensive Plan regarding the Florence-Burlington Area states that "there will be even greater pressure to build in the area west of Burlington because of the sanitary sewer lines and pump station. Overall, the KY 18 Corridor represents a prime opportunity to promote high density residential uses in a transit corridor"(pg. 108). Although this proposal is not high density in nature, it is primarily a residential development.

The Future Land Use Map of the Boone County Comprehensive Plan classifies the majority this site as Suburban Residential (SR). The Suburban Residential (SR) designation is described as: Single family housing of up to four units per acre. This classification also includes any low density or estate residential developed as a formal subdivision. This 45 acre site could potentially have up to 180 dwelling units. The submitted Concept Development Plan has 178 units. A small portion of this site is also classified as Rural Density Residential (RD) and Developmentally Sensitive (DS). However, no development is going to occur in these designations.

2. The Committee has determined that the proposal is in general conformance with the Planned Development standards set in Section 1514 of the Boone County Zoning Regulations.
3. The Committee has concluded that the following conditions are necessary for the purpose of satisfying the Goals, Objectives, and Policies stated in the 1995 Boone County Comprehensive Plan and the mitigation of any foreseeable impacts that may be created by the proposal. The Applicant has signed a letter of agreement with these conditions and understands that the submitted Concept Development Plan along with these conditions serves as a basis for this recommendation.

Conditions:

1. The proposed outdoor amphitheater will be removed from the development.
2. A designated bus stop will be provided on site for public transit to access the development. The applicant will work with staff during Site Plan Review to determine the exact location of this bus stop.
3. The development will connect to the public sewer system and public water system.
4. The applicant will work with the Boone County Historic Preservation Review Board in preserving and adaptively reusing the existing farmhouse.
5. A deceleration/right turn lane will be provided at the entrance into the development as well as the proposed left turn lane. These road improvements will meet the minimum specifications of any applicable agencies including the Kentucky Transportation Cabinet.
6. An emergency access road will be provided on site. The applicant will work with staff during Site Plan Review to determine the exact location of this access road.

7. The proposed development will only service an elderly population as stated by the applicant during the November 18, 1998 Public Hearing.

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.

Barry Nelther
Barry Nelther, Chairman

For _____ Against _____
Abstain _____ Absent _____

Don McMillian
Don McMillian

For _____ Against _____
Abstain _____ Absent _____

Bob Newman

For _____ Against _____
Abstain _____ Absent

Earl R. White
Earl White

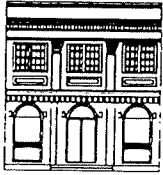
For _____ Against _____
Abstain _____ Absent _____

TOTAL: 3 FOR _____ AGAINST _____ ABSTAIN 1 ABSENT

8. The applicant will place a decorative type fence along the eastern property line of the development. The exact location and design of this fence will be reviewed and approved by staff during Site Plan Review. JTR

SUPPORTING INFORMATION

BOONE COUNTY PLANNING COMMISSION

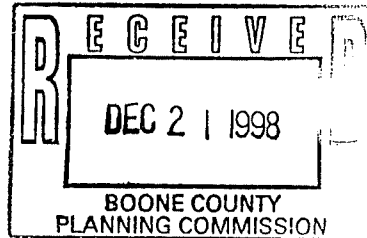


2995 Washington Street, Burlington, KY 41005

606-334-2196

FAX 606-334-2264

E-Mail plancom@one.net



December 17, 1998

Mr. Gary Parker
Baptist Convalescent Center
120 Main Street
Newport, Kentucky 41071

RE: Griesser Farm Development located on the east side of Kentucky 18 near Shady Hollow Lane, Boone County, Kentucky

Dear Mr. Parker:

The following conditions in conjunction with the Concept Development Plan Application, as agreed to by the Boone County Planning Commission's Zone Change Committee, serves as the basis for the Committee's recommendation of approval. If you, as the applicant, agree to the following conditions please indicate so by signing at the space provided below and return this letter to the Planning Commission Office by 5:00 P.M., Tuesday, December 15, 1998.

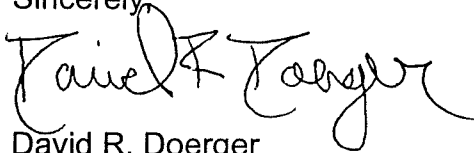
Conditions:

1. The proposed outdoor amphitheater will be removed from the development.
2. A designated bus stop will be provided on site for public transit to access the development. The applicant will work with staff during Site Plan Review to determine the exact location of this bus stop.
3. The development will connect to the public sewer system and public water system.
4. The applicant will work with the Boone County Historic Preservation Review Board in preserving and adaptively reusing the existing farmhouse.
5. A deceleration/right turn lane will be provided at the entrance into the development as well as the proposed left turn lane. These road improvements will meet the minimum specifications of any applicable agencies including the Kentucky Transportation Cabinet.
6. An emergency access road will be provided on site. The applicant will work with staff during Site Plan Review to determine the exact location of this access road.

Mr. Gary Parker
Baptist Convalescent Center
December 17, 1998
Page 2

7. The proposed development will only service an elderly population as stated by the applicant during the November 18, 1998 Public Hearing.
8. The applicant will place a decorative type fence along the eastern property line of the development. The exact location and design of this fence will be reviewed and approved by staff during Site Plan Review.

Sincerely,



David R. Doerger
Planner

DRD\pr

Agreement

I, the applicant, agree to the above listed conditions of approval for the requested Zoning Map Amendment on the east side of Kentucky 18 near Shady Hollow Lane, Boone County, Kentucky.



Applicant
Mr. Gary Parker
Baptist Convalescent Center

ORDINANCE NO. 920.371
BOONE COUNTY FISCAL COURT
BAPTIST CONVALESCENT HOME

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT APPROVING THE REQUEST OF BAPTIST CONVALESCENT CENTER (OWNER) FOR A ZONING MAP AMENDMENT, SUCH ZONING MAP AMENDMENT BEING A ZONE CHANGE FROM AGRICULTURAL ESTATE (A-2) TO SUBURBAN RESIDENTIAL ONE/PLANNED DEVELOPMENT (SR-1/PD) ON AN 45 ACRE SITE GENERALLY LOCATED ON THE EAST SIDE OF KY 18 NEAR SHADY HOLLOW LANE, BOONE COUNTY, KENTUCKY, RECOMMENDED (Vote of 8-2, with 1 abstention) BY THE BOONE COUNTY PLANNING COMMISSION VIA RESOLUTION NO. R-98-033-A.

WHEREAS, the Boone County Fiscal Court received a request for a Zoning Map Amendment to the Boone County Zoning Map and such Zoning Map Amendment being a zone change from Agricultural Estate (A-2) to Suburban Residential One/Planned Development (SR-1/PD) on an approximate acre site generally located on the east side of KY 18 near Shady Hollow Lane, 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, with conditions, for the Zoning Map Amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOONE COUNTY PLANNING COMMISSION AS FOLLOWS:

SECTION I

That the request for a Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby recommended for approval, with conditions, this Zoning map Amendment being a zone change from Agricultural Estate (A-2) to Suburban Residential One/Planned Development (SR-1/PD) on an approximate 45 acre site generally located on the east side of KY 18 near Shady Hollow Lane, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in an Agricultural Estate (A-2) zone is more particularly described in DEED BOOK 97, PAGE NO. 435 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

SECTION II

That as a basis for the recommendation of approval for a Zoning Map Amendment request are the findings of fact and conditions of the Boone County Planning Commission as set forth in its minutes and official records for this request shall be and are hereby incorporated by reference as if fully set out in this Resolution and marked as "Exhibit A".

The Committee recommended approval for this request based on the findings of fact and conditions as set forth in the Committee Report and the Boone County Planning Commission Business meeting minutes and marked as "Exhibit B".

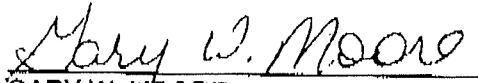
SECTION III

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


Introduced and given First Reading on the 26 day of Jan, 1999.

ORDINANCE NO. 920.371
BOONE COUNTY FISCAL COURT
BAPTIST CONVALESCENT HOME


Adopted by the Fiscal Court of Boone County after Second Reading at a regular meeting on the 23 day of February, 1999, and on the same occasion signed in open session by the County Judge/Executive as evidence of his approval, attested by the County Fiscal Court Clerk and declared to be in full force and effect.


GARY W. MOORE
BOONE COUNTY JUDGE/EXECUTIVE

ATTEST:


CAROLYN A. RUDICILL
FISCAL COURT CLERK

SUBMITTED BY:


LARRY CRIGLER
BOONE COUNTY ATTORNEY

DATE PUBLISHED