

**67 BUENA VISTA DRIVE
FRANKFORT, KENTUCKY**

SPECIFICATIONS/TERMS AND CONDITIONS OF SALE

The Franklin County Fiscal Court has determined that the sale of the property will be subject to, but not limited to, the following conditions:

1. Minimum Bid —The County reserves the right to reject any proposal to purchase the Property for an amount of less than \$850,000, without further notice to the bidder.
2. Assumption of Responsibility for Inspection —The bidder will be responsible for all inspections, investigations, tests, surveys and other due diligence deemed necessary by the bidder in connection with the acquisition of the Property, and the County shall assume no responsibility to the bidder for the scope and approval of any such due diligence.
3. Release of the County from Liability for Property Condition —The bidder, for itself and its agents, employees, affiliates, successors and assigns, must agree to release and forever discharge the Released Parties from any and all rights, claims and demands at law or in equity, whether known or unknown at the time of the execution of an agreement, which the bidder has or may have in the future, arising out of the physical or environmental condition of the Property. It is the responsibility of the bidder to provide for whatever due diligence may be necessary to determine the suitability of the site for further development.

The County reserves the right to impose other conditions regarding the sale of the Property.

Proposal Requirements:

Proposals shall include the following items:

1. Proposed purchase price.
2. Brief description of the proposed use/reuse of the Property, Planned investment based on the description provided.
4. Brief description of the facets of the planned development that will help serve the overall public needs and meet demands not currently met within the Franklin County parks and recreation landscape.
5. Names, addresses, background, qualifications and experience of the bidder/development team with similarly-situated developments.
6. Name, address and phone number of the contact person for the bidder/development team.

Property Details:

The Property consists of 129.057-acres, and was the site of a former privately-owned golf course. The Property is located off of Duckers Road near the intersection of Duckers Road and Leestown Road (US 421) and is adjoined on the southern boundary by Interstate 64. Adjacent properties include single family detached residential, townhomes and condominiums.

The Property is currently **zoned Planned Residential (PC)**.

A Planned Residential development “PR” is a group of buildings constructed for residential use and ancillary commercial use, located on a lot or contiguous group of lots held under single, joint, or common ownership, covering at least ten (10) acres.

Criteria for Approval

Uses permitted in a planned unit development may be of the following, provided two (2) or more residential uses are included in each PR zoned land and further provided that the building arrangement, site design and mixture of uses is appropriate to the area in which the planned unit development is located.

- A. Single household detached dwellings.
- B. Single household semi-attached or attached (townhouses) dwellings.
- C. Two household dwellings.
- D. Apartments.
- E. Recreation uses subject to requirements of these regulations.
- F. Commercial uses subject to the approval of the Planning Commission, but limited to the uses listed in the “CL” District.
- G. Community facilities deemed necessary by the Planning Commission.

Total Open Space

The total of all open space in any PR zoned land shall not be less than 50 percent. Open space for this purpose shall include all areas not covered by structures, streets or parking.

Ratio of Use

In any planned residential development, the mixture of uses permitted should include at least two or more different residential types.

Commercial Uses

Commercial uses in a Planned Residential Development permitted by the Planning Commission shall be limited to those permitted in any “CL” zone. Commercial facilities provided in a Residential PUD shall be capable of being supported by the residences in that development.

Density

Dwelling unit densities shall be compatible with the zoning districts and the neighborhood in which the Planned Unit Development is located. The Planning Commission may permit an increase in density of up to 25% greater than the density permitted in any adjacent zoning district.