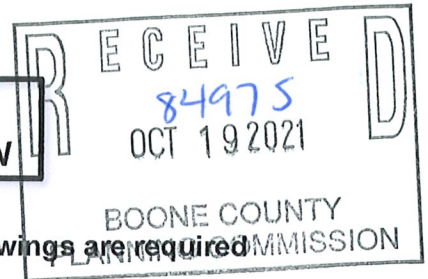


**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

Site Plan Review is not granted by the appropriate Board of Adjustment

An application consists of all fees paid in full, submitted drawings, and a completed application form

SECTION A: (To be completed by applicant)

1. Check One Boone Florence Walton Union

2. Check One Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use

3. Applicant: IDI Logistics

Address: 3805 Edwards Rd.

Cincinnati OH 45209
City State Zip Code

Phone Number: 859-250-9325 Fax Number: _____

Email: mark.jacob@idilogistics.com

4. Description of Request:

Buffer Yard Reduction from Yard D to Yard A to on East and North property lines (abutting airport). Buffer Yard reduction from Yard D to Yard A on East property line (abutting Bell property.) to accommodate trailer parking.

5. Name of Development: Lakeland Business Park

6. Location of Development: Lakeland Park Drive, Limaburg Creek Rd.

Burlington KY 41005
City State Zip Code

7. Acreage Under Review: 76.793 Ac.

8. Lot Number and Name of Subdivision (if part of a subdivision):
Future Lakeland Business Park

9. Current Owner: Lakeland Farms, LLC


Address: 3000 G Henkle Drive

Lebanon OH 45036
City State Zip Code

Phone Number: 513-932-6010 Fax Number: _____

Email: jeichhorn@hsabh.com

10. Proposed Use(s) on Site: Industrial
11. Total Square Footage of Existing and/or Proposed Buildings: Proposed: 955,024 s.f.
12. Current Zoning: I-1
13. 969 685 2026
Deed Book Page Group Number
14. Is the site subject to a zone change: Yes No
If yes, date of approval: _____
15. Have you submitted a Site Plan with this request: Yes No
16. Have you submitted a list of adjoining property owners with this request: Yes No
17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature:  Lakeland Farms LLC
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: _____
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

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ORIGINAL Property Owner's Signature: _____
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: Mad A Javor
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 10/19/21 Fee Received: \$1010 Receipt #: 84975

2. Is application complete:

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 11/10/2021

5. Board Action: 11/10/2021

- Approved
- Approved with Conditions (see #6)
- Denial (See #7)

6. Conditions of Approval: See Attached, Minutes, & CLR

7. Reasons for Denial: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196 Fax: 859-334-2264
plancom@boonecountyky.org
www.boonecountyky.org

CONDITIONS OF APPROVAL

APPLICANT: IDI Logistics, per Mark Jacob, on behalf of Lakeland Farms, LLC

LOCATION: A vacant lot located at the terminus of Lakeland Park Drive, having a Parcel Identification Number (PIDN) of 049.00-00-007.03, Boone County, Kentucky and a vacant lot located along the northwest side of Limaburg Creek Road, being immediately north of the property at 5571 Limaburg Creek Road, and having a Parcel Identification Number (PIDN) of 049.00-00-032.04, Boone County, Kentucky

ZONING: Industrial One (I-1)

DATE: November 10, 2021

1. That the buffer yard along the east property line adjoining property owned by Matthew Bell meet the requirements for a Buffer Yard B along with any additional buffer yard screening agreed to by the owner of the Bell property. Additionally, a letter of endorsement shall be submitted with any Site Plan application that affects this property line. If no letter of endorsement is submitted, the buffer yard shall meet the minimum requirements of the zoning regulations.

STAFF REPORT

#7

APPLICANT: IDI Logistics, per Mark Jacob, on behalf of Lakeland Farms, LLC

LOCATION: A vacant lot located at the terminus of Lakeland Park Drive, having a Parcel Identification Number (PIDN) of 049.00-00-007.03, Boone County, Kentucky and a vacant lot located along the northwest side of Limaburg Creek Road, being immediately north of the property at 5571 Limaburg Creek Road, and having a Parcel Identification Number (PIDN) of 049.00-00-032.04, Boone County, Kentucky

ZONING: Industrial One (I-1)

DATE: November 10, 2021

PROPOSAL

- A. The first part of the submitted request is to reduce the buffer yard width and plant material from a Buffer Yard D (40 foot width) to a Buffer Yard A (10 foot width) along the east property line adjoining property owned by the Kenton County Airport Board.
- B. The second part of the submitted request is to reduce the buffer yard width and plant material from a Buffer Yard D (40 foot width) to a Buffer Yard B (20 foot width) along the east property line adjoining property owned by Matthew Bell.

SITE HISTORY

1996 Based on information contained in the Boone County GIS, the site has been zoned I-1 since at least 1996.

APPLICABLE REGULATIONS

- A. Section 250 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to hear and decide on applications for variances.
- B. Section 250 of the Boone County Zoning Regulations defines a variance as a departure from dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.
- C. The Board should evaluate the request as it relates to the criteria necessary for granting a Variance as stated in Section 251 of the Boone County Zoning Regulations.

1. Findings listed in Section 251:

a. Before any variance is granted, the Board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:

- (1) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
- (2) The strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
- (3) The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

b. The Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

D. Section 1130 of the Boone County Zoning Regulations states that “the purpose of the Industrial One district is to allow different types of small to large scale light manufacturing, warehouse, distribution and related service uses, which require direct accessibility to a regional transportation system. Manufacturing operations in this district will generally not utilize unrefined raw materials, whose processing may potentially create undesirable noise, odors, dust, smoke, hazardous materials or waste or be delivered in large bulk transportation forms. Such districts are located in areas which provide employment opportunities for community and regional labor markets. Districts will be located on suitable lands accessible from expressways and/or arterials. In addition, this zoning district allows for integrated office campus and/or industrial/warehouse developments with a business park setting, characterized by landscaped entrances, boulevard streets, large amounts of green space and low building coverage ratio, multi-level buildings, constant architectural and signage theme, parking structures, and integrated pedestrian and recreation

facilities. This district is also to provide for appropriate public facilities and/or services to the permitted uses identified in the district. This zoning classification can range from a compact multi-level office development on several acres to an extensive mixed office/warehouse/distribution development that is located on many acres. This zoning classification often includes some limited commercial wholesale and retail uses intended to serve the district and constructed to blend in visually with the character of the area.”

- E. Section 3645 of the Boone County Zoning Regulations requires a Buffer Yard D, having a minimum width of either eighty (80) feet or forty (40) feet, to be provided between developments where an I-1 district adjoins an A-2 district.
- F. Section 3645 of the Boone County Zoning Regulations provides a list of specific plant material that must be provided within the various Buffer Yards.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site in question for “Industrial” uses. This designation is defined as Manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses.
- B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:

Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).

Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).

Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).

Local agriculture, business products, and services shall be encouraged and supported (Economy Goal A, Objective 4).

Boone County shall seek a combination of land uses that balances revenues generated from those uses with the expenditures required to support them (Economy Goal A, Objective 8).

The establishment of small business and incubator business assistance shall be encouraged (Economy Goal A, Objective 9).

Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well maintained buffer spaces between the business use and other land uses (Economy Goal B, Objective 1).

Mixing of commercial and non-commercial uses shall occur in areas where consideration has been given to assure compatibility with surrounding land uses and natural systems (Economy Goal B, Objective 2).

Industrial development shall be encouraged to locate near railroad lines, highways, the Ohio River, the Airport, and where infrastructure exists or is planned (Economy Goal B, Objective 5).

- C. Lakeland Park Drive is identified as a county maintained local street providing for two way traffic within an approximate thirty (30) foot pavement width. A sidewalk is provided along the south side of the roadway.

SITE CHARACTERISTICS

- A. The site is comprised of two separate lots having areas of approximately 28 acres and 50 acres.
- B. The approximate 28 acre area is located at the terminus of Lakeland Park Drive and the approximate 50 acre area is located along the northwest side of Limaburg Creek Road, being immediately north of the property at 5571 Limaburg Creek Road.
- C. The site is currently vacant and heavily wooded.
- D. The site has approximately 228 feet of frontage along Lakeland Park Drive and approximately 60 feet of frontage along Limaburg Creek Road.
- E. The site slopes upward from south to north and from west to east at an average grade of 5%.
- F. The site is located within the 55 and 60 day/night noise levels of the Cincinnati/Northern Kentucky International Airport.
- G. A perennial blue line stream, generally parallel to the west property lines, runs through the west portion of the site
- H. A small portion of the site is located within the 100-year floodplain.

SURROUNDING LAND USES AND ZONING

North: Vacant/recreational land, owned by the Kenton County Airport Board (I-1)

South: Residential uses and vacant land owned by the Kenton County Airport Board (A-2 and I-1)

East: residential uses and vacant land owned by the Kenton County Airport Board (A-2)

West: Industrial uses (I-1)

PROPOSED DEVELOPMENT

- A. The applicant is proposing to develop the site with industrial warehouse buildings.
- B. As it pertains to Buffer Yard areas, the applicant is proposing:
 - 1. To provide a Buffer Yard A, having a minimum width of ten (10) feet, along the north, south, west property lines, as well as a portion of the east property line (anywhere the site adjoins an I-1 district).
 - 2. To provide a Buffer Yard A, having a minimum width of ten (10) feet, along the east property line (where the site adjoins the A-2 district, and which adjoins property owned by the Kenton County Airport Board).
 - 3. To provide a Buffer Yard B, having a minimum width of twenty (20) feet, along the east property line (where the site adjoins the A-2 district, and which adjoins property owned by Matthew Bell).

STAFF COMMENTS

- A. The following table provides a comparison between a Buffer Yard A, Buffer Yard B, and Buffer Yard D:

| | Buffer Yard D option 1 | Buffer Yard D option 2 | Buffer Yard A | Buffer Yard B |
|---|--|--|---|---|
| Minimum Width | 80 ft. | 40 ft. | 10 ft. | 20 ft. |
| Number of Trees (per 100 linear feet) | 20 evergreen (Plant List D) 11 Large Trees (Plant List A) | 20 evergreen (Plant List D) 11 Large Trees (Plant List A) | 5 small trees (Plant List C) or 3 large trees (Plant List A, B, or D) | 5 evergreen (Plant List C) or 6 large trees (Plant List A, B, or D) |
| Number of Shrubs (per 100 linear feet) | 40 (Plant List C) | 20 (Plant List C) | 30 (Plant List E) or 15 (Plant List C) | 30 (Plant List E) or 15 (Plant List C) |
| Berm, Fence, or Masonry Wall | Not Required | 6 ft. high | Not Required | Not Required |

- B. Paul Hegedus, CVG, has submitted a letter of support on behalf of the Greater Cincinnati/Northern Kentucky International Airport (see attached).

CONCLUSION

- A. KRS 100.241 and Section 220 of the Boone County Zoning Regulations give the Boone County Board of Adjustment and Zoning Appeals the authority to act on the request.
- B. Section 251 of the Boone County Zoning Regulations identifies criteria necessary for granting a Variance. The applicant needs to provide information as to how their application meets this criteria.

Respectfully submitted,



Michael D. Schwartz
Director, Zoning Services

MDS/ss

Attachments

- *Vicinity Map
- *Aerial Map
- *Topographical Map
- *Zoning Map
- *Noise Contour Map
- *2040 Future Land Use Map
- *Application
- *Project Narrative
- *Development Plan
- *Letter from Paul Hegedus, CVG

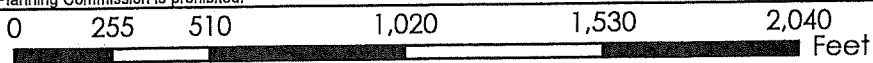
Vicinity Map

www.boonecountygis.com



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Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

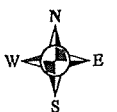


1 inch = 500 feet



Boone County GIS

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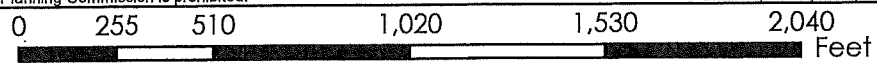
Aerial Map

www.boonecountygis.com



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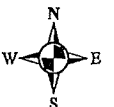
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Boone County GIS - Putting Northern Kentucky on the Map



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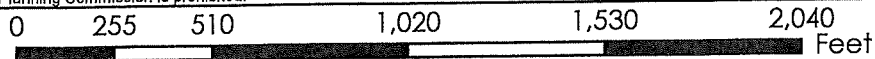
Topographical and 100-Year Floodplain Map

www.boonecountygis.com

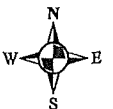


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Boone County GIS

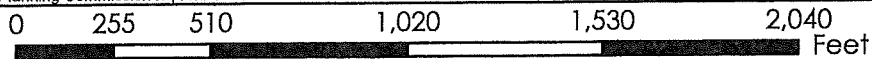
Zoning Map

www.boonecountygis.com



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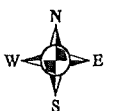
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1 inch = 500 feet



Boone



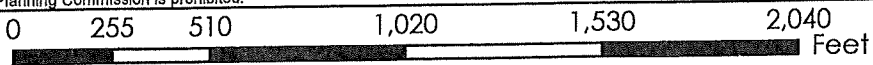
Noise Contour Map

www.boonecountygis.com



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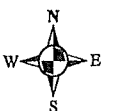
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1 inch = 500 feet



Boone County GIS - Putti



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Map File: C:\gis\boone\2021\10\26\102621.mxd
ArcMap Document: *.mxd

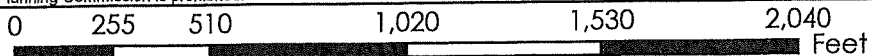
2040 Future Land Use Map

www.boonecountygis.com



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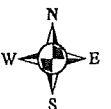
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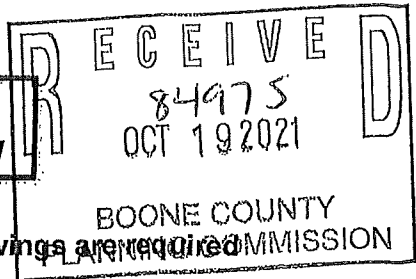
Boone County GIS - Putting Northern Kentucky on the Map



Map Created: xx/xx/2021

With Print & Copy by 2/26/2021 1:04
ArcMap Document: *.mxd

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required.

Site Plan Review is not granted by the appropriate Board of Adjustment

An application consists of all fees paid in full, submitted drawings, and a completed application form

SECTION A: (To be completed by applicant)

1. Check One Boone Florence Walton Union
2. Check One Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use
3. Applicant: IDI Logistics
Address: 3805 Edwards Rd.
Cincinnati OH 45209
City State Zip Code
Phone Number: 859-250-9325 Fax Number: _____
Email: mark.jacob@idilogistics.com
4. Description of Request:
Buffer Yard Reduction from Yard D to Yard A to on East and North property lines (abutting airport). Buffer Yard reduction from Yard D to Yard A on East property line (abutting Bell property.) to accommodate trailer parking.
5. Name of Development: Lakeland Business Park
6. Location of Development: Lakeland Park Drive, Limaburg Creek Rd.
Burlington KY 41005
City State Zip Code
7. Acreage Under Review: 76.793 Ac.
8. Lot Number and Name of Subdivision (if part of a subdivision):
Future Lakeland Business Park
9. Current Owner: Lakeland Farms, LLC
Address: 3000 G Henkle Drive
Lebanon OH 45036
City State Zip Code
Phone Number: 513-932-6010 Fax Number: _____
Email: jeichhorn@hsabh.com

Industrial

10. Proposed Use(s) on Site: _____

11. Total Square Footage of Existing and/or Proposed Buildings: Proposed: 955,024 s.f.

12. Current Zoning: I-1

13. 969 685 2026
Deed Book Page Group Number

14. Is the site subject to a zone change: Yes No
If yes, date of approval: _____

15. Have you submitted a Site Plan with this request: Yes No

16. Have you submitted a list of adjoining property owners with this request: Yes No

17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature:  Lakeland Farms, LLC
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: _____
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

Industrial

10. Proposed Use(s) on Site: _____
11. Total Square Footage of Existing and/or Proposed Buildings: Proposed: 955,024 s.f.
12. Current Zoning: I-1
13.

| | | |
|------------|------------|--------------|
| <u>969</u> | <u>685</u> | <u>2026</u> |
| Deed Book | Page | Group Number |
14. Is the site subject to a zone change: Yes No
If yes, date of approval: _____
15. Have you submitted a Site Plan with this request: Yes No
16. Have you submitted a list of adjoining property owners with this request: Yes No
17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: _____
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: Mad A Javor
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)



October 18, 2021

Michael Schwartz, AICP
Planner, Boone County Planning Commission
Boone County Administration Building, Room 317
P.O. Box 958
2950 Washington St.
Burlington, KY 41005

Re: Request Variance on Landscape Requirements for the:

Proposed Lakeland Business Park – Buildings B & C
Lakeland Park Drive
Burlington, KY 41005

Dear Mr. Schwartz,

Bayer Becker represents the applicant, IDI Logistics, LLC and would like to request variances on the project, specifically regarding a portion of the east and north landscape buffers as found in (Article 36 Landscaping, Section 3645 Buffer).

The east property line is adjacent to both the Cincinnati/Kentucky International Airport (CVG) and Matthew Bell's property. CVG's property and a stretch of Matthew Bell's property is Zoned A-2 and requires Buffer Yard D requirements when adjacent to the developing use in Zone I-1.

We request utilizing Buffer Yard A (10') requirements in lieu of Buffer Yard D (40' option) along portions of the east and north property lines (+/-1,800 LF) abutting CVG airport; zoned but not used as agriculture. Similarly, we request utilizing Buffer Yard B (20') in lieu of Buffer Yard D (40' option) along a +/-260' portion of the east property line abutting a 7.7 Ac. parcel owned by Matthew Bell. These adjustments will accommodate trailer parking to support this facility, which is critical to the success of this use.

Please place this request on the next Board of Adjustments (BOA) hearing scheduled for 11/10/2021 at 6pm. Enclosed for consideration by the BCPC is the \$1,616 application fee check (\$1,300 (\$650 per variance) + \$250 Legal Ad + \$66 CLUR), current deed, legal description, adjoiner's list and site plan / Zoning Buffer Exhibit sheets (one with and one without an aerial image) as well as the completed BOA variance request form signed by both the applicant IDI Logistics and property owner Lakeland Farms, LLC. Please review the plan and contact me or Rob Keller with any further questions or comments.

Sincerely,
Heather M. Weilnau

Heather M. Weilnau, ASLA
Landscape Architect
Bayer Becker
513-492-9857 direct
heatherweilnau@bayerbecker.com



P.O. Box 752000
Cincinnati, OH 45275
Phone: 859-767-3151
Fax: 859-767-3080
CVGairport.com

October 28, 2021

Michael Schwartz, AICP
Planner, Boone County Planning Commission
Boone County Administration Building, Room 317
P.O. Box 958
2950 Washington St.
Burlington, KY 41005

Re: Support for Buffer Yard Variance on Landscape Requirements for:
Proposed Lakeland Business Park – Buildings B & C
Lakeland Park Drive, Burlington, KY 41005


Dear Mr. Schwartz,

Cincinnati/Northern KY International Airport (CVG) is the property owner located to the north and east of IDI's Lakeland Business Park. Please consider this letter as support for IDI's recent request for buffer yard variances along common property lines with CVG and IDI's Lakeland Business Park.

As you are aware most of the CVG property is zoned "A" airport, however, a small area abutting the east side of Lakeland's property is zoned "A-2" Agricultural Estate. In the future, as identified on the Airport's Master plan, this area will be developed for aviation related development. Residential development is prohibited by the FAA on Airport property. On the property that CVG owns to the north of Lakeland Business Park the lands are zoned "I-1" industrial, which requires a Buffer Yard A (10'). CVG supports IDI's request for a variance to continue this Buffer Yard A (10') along the common property line to the east as indicated on the Zoning Buffer Exhibit prepared by Bayer Becker, in-lieu of the required Buffer Yard D (40' wide option).

CVG has been cooperatively working together with IDI and recently granted them a 100' grading easement along the common property lines to the north and east of the Lakeland Business Park, the same areas of the requested buffer yard variance.

Please share and inform the Board of Adjustment of this letter of support at the hearing scheduled for November 10, 2021.

Sincerely,
KENTON COUNTY AIRPORT BOARD,

Paul L. Hegedus
Vice President Commercial Management

Cc: Robert Stephens, IDI Logistics
Jay Bayer, Bayer, and Becker

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Lakeland Farms LLC
3000 G Henkle Dr
Lebanon, OH 45036

2. ADDRESS OF PROPERTY
Lakeland Park Dr/Limaburg Creek Rd
Burlington, KY 41005

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Lakeland Business Park

4. DEED BOOK 969 PAGE NO. 685 GROUP NO. 2026

5. TYPE OF RESTRICTION(S) (Check all that apply)

 Zoning Map Amendment: Conditional Use Permit
From _____ To _____

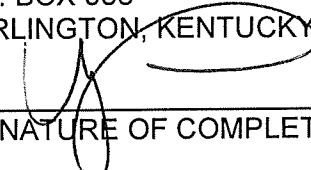
 Development Plan Conditional Zoning

 Subdivision Plat Other:
(Not Recorded)

 Variance

6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION
2950 WASHINGTON STREET, ROOM 317
P.O. BOX 958
BURLINGTON, KENTUCKY 41005



SIGNATURE OF COMPLETING OFFICIAL
Michael D. Schwartz, Director, Zoning Services
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Michael D. Schwartz on behalf of the
Boone County Planning Commission this 16th day of November, 2021.

Trevia L. Beagle
Notary ID KYNP37603
NOTARY PUBLIC, State at Large

My commission Expires:
November 12, 2025

This instrument was prepared for recording purposes only by:

Nicole Dierna
Nicole Dierna
Boone County Planning Commission
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Variance approved by the Boone County Board of Adjustment and in accordance with the current zoning in effect as of November 10, 2021, Certificate of Land Use Restriction (#21-BCBOA-037-A), for Lakeland Farms LLC, Property Owner(s).

The following conditions will apply:

1. That the buffer yard along the east property line adjoining property owned by Matthew Bell meets the requirements for a Buffer Yard B along with any additional buffer yard screening agreed to by the owner of the Bell property. Additionally, a letter of endorsement shall be submitted with any Site Plan application that affects this property line. If no letter of endorsement is submitted, the buffer yard shall meet the minimum requirements of the zoning regulations.

The approved Variance as well as the preceding conditions apply to the property described in:

DEED BOOK 969

PAGE NO. 685

GROUP NO. 2026

Table #1 BUFFER YARDS DEVELOPMENT USE ZONE

| ADMINISTRATIVE ZONES | DEVELOPMENT USE ZONE | BUFFER YARD REQUIRED |
|--------------------------------------|--|----------------------|
| All other residential & agricultural | L-1, L-2, L-3, MHP (if more than 50 parking stalls or 15 mobile home lots) | C |

NOTES:
 1. Buffer yards are required for all residential developments.
 2. For the purpose of this table, the term "mobile home lot" shall be defined as a lot containing one mobile home.
 3. For the purpose of this table, the term "mobile home" shall be defined as a single-unit, prefabricated structure designed for use as a permanent dwelling.

Table #2 BUFFER YARD TYPES

The numbers shown are the minimum quantities required for each plant type. Smaller trees may be replaced with larger varieties. Buffer yards are established in 100-foot increments with the number of plants specified.

The number of plants required for a given buffer yard shall be determined by dividing the actual length of the buffer yard by 100 and multiplying the number by the number of plants per 100 feet required and rounding to the next whole number. Fences or walls which are used within buffer yards shall be located within the center of the buffer yard and the plants shall be located on both sides of the fence or wall. Fences shall be solid and provide 100 percent opacity. Chain link fences with a 4-foot high privacy screen shall not be permitted.

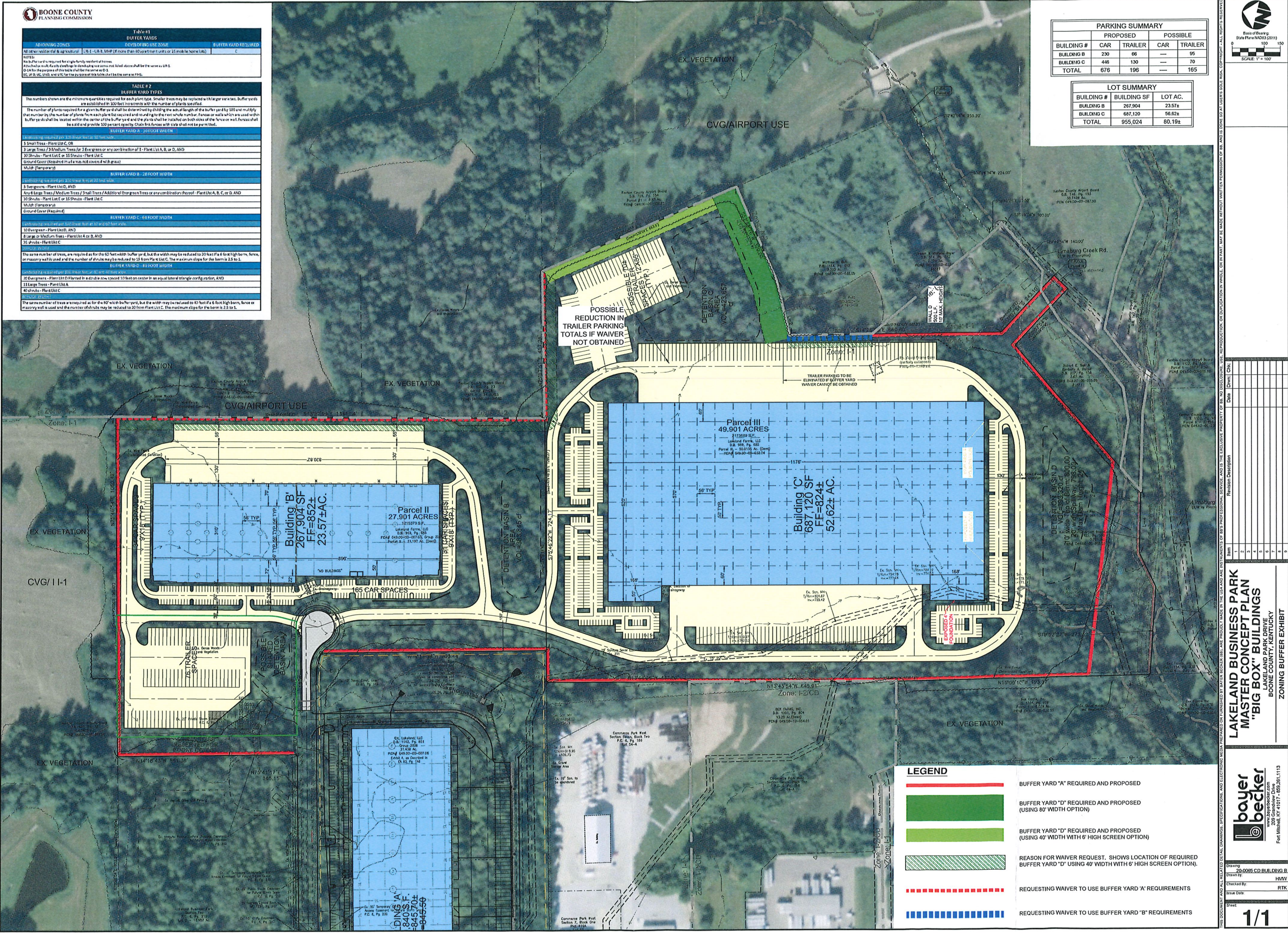
| BUFFER YARD A - 100 FOOT WIDTH |
|---|
| Minimum required per 100-foot width: |
| 5 Small Trees - Plant List C, OR |
| 3 Large Trees / 3 Medium Trees for 3 Evergreens or any combination of 1-Plant List A, B, or D, AND |
| 30 Shrubs - Plant List C or 35 Shrubs - Plant List C |
| Ground Cover (Temporary) |
| Ground Cover (Permanent) |
| BUFFER YARD B - 20 FOOT WIDTH |
| Minimum required per 20-foot width: |
| 5 Evergreens - Plant List D, AND |
| Any 4 Large Trees / Medium Trees / Small Trees (Additional Evergreen Trees or any combination thereof - Plant List A, B, C, or D, AND |
| 30 Shrubs - Plant List C or 35 Shrubs - Plant List C |
| Ground Cover (Temporary) |
| Ground Cover (Permanent) |
| BUFFER YARD C - 60 FOOT WIDTH |
| Minimum required per 60-foot width: |
| 10 Evergreens - Plant List D, AND |
| 8 Large or Medium Trees - Plant List A or B, AND |
| 35 Shrubs - Plant List C |
| BUFFER YARD D - 40 FOOT WIDTH |
| Minimum required per 40-foot width: |
| 20 Evergreens - Plant List D Planted in a double row spaced 10 feet on center in an equal lateral triangle configuration, AND |
| 11 Large Trees - Plant List A |
| 40 Shrubs - Plant List C |

PARKING SUMMARY

| BUILDING # | PROPOSED | | POSSIBLE | |
|--------------|------------|------------|----------|------------|
| | CAR | TRAILER | CAR | TRAILER |
| BUILDING B | 230 | 66 | — | 95 |
| BUILDING C | 446 | 130 | — | 70 |
| TOTAL | 676 | 196 | — | 165 |

LOT SUMMARY

| BUILDING # | BUILDING SF | LOT AC. |
|--------------|----------------|---------------|
| BUILDING B | 267,904 | 23.57a |
| BUILDING C | 687,120 | 56.62a |
| TOTAL | 955,024 | 80.19a |



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**LAKELAND BUSINESS PARK
 MASTER CONCEPT PLAN
 "BIG BOX" BUILDINGS**
 LAKELAND PARK DRIVE
 BOONE COUNTY, KENTUCKY
 ZONING BUFFER EXHIBIT

bayer becker
 209 Grasshopper Drive
 Fort Mitchell, KY 41017-8591

Project: 10-0005 CD BUILDING B
 Drawn by: HAVY
 Checked by: RTK
 Issue Date:

Sheet: **1/1**

Reference: Oct 18, 2021, 3:20PM
 Drawing name: J:\2020\0005\CD BUILDING B.dwg - Layout Tab: Variance Exhibits

Table #1
BUFFER ZONES

| ADJACENT ZONES | DEVELOPMENT ZONE | BUFFER YARD REQUIRED |
|--------------------------------------|--|----------------------|
| All other residential & agricultural | L-1, L-2, MHP (if more than 10 apartment units or 25 mobile home lots) | C |

NOTES:
1. Buffer yards are required for single-family residential lots.
2. Attached or multi-family dwellings in developing areas shall be the same as L-1.
3. L-1 for the purpose of this table shall be the same as L-1.
4. L-1, L-2, L-3, and L-4 for the purpose of this table shall be the same as L-1.

TABLE #2
BUFFER YARD TYPES

The numbers shown are the minimum quantities required for each plant type. Smaller trees may be replaced with larger varieties. Buffer yards are established in 100-foot increments with the number of plants specified.

The number of plants required for a given buffer yard shall be determined by dividing the actual length of the buffer yard by 100 and multiplying that number by the number of plants for each plant type required and rounding to the next whole number. Fences or walls which are used within buffer yards shall be located within 5 feet of the outer edge of the buffer yard and the plants shall be planted on both sides of the fence or wall. Fences shall be solid and provide 100 percent opacity. Chain-link fences with slats shall not be permitted.

BUFFER YARD A - 10 FOOT WIDTH

Landscaping required per 100' linear ft. of buffer yard:

- 5 Small Trees - Plant List C, OR
- 10 Large Trees / Medium Trees / Small Trees / Evergreen or any combination of B - Plant List A, B, or D, AND
- 10 Shrubs - Plant List E or 15 Shrubs - Plant List C

Ground Cover (Required in all areas not covered with grass)

Mulch (Temporary)

BUFFER YARD B - 20 FOOT WIDTH

Landscaping required per 100' linear ft. of buffer yard:

- 10 Evergreen - Plant List D, AND
- Any 8 Large Trees / Medium Trees / Small Trees / Evergreen or any combination thereof - Plant List A, B, C, or D, AND
- 10 Shrubs - Plant List E or 15 Shrubs - Plant List C

Ground Cover (Required)

BUFFER YARD C - 40 FOOT WIDTH

Landscaping required per 100' linear ft. of buffer yard:

- 10 Evergreen - Plant List D, AND
- 8 Large or Medium Trees - Plant List A or B, AND
- 15 Shrubs - Plant List C

Ground Cover (Required)

BUFFER YARD D - 60 FOOT WIDTH

Landscaping required per 100' linear ft. of buffer yard:

- 20 Evergreen - Plant List D Planted in a double row spaced 10 feet on center in an equal later al triangle configuration, AND
- 11 Large Trees - Plant List A
- 40 Shrubs - Plant List C

Ground Cover (Required)

PARKING SUMMARY

| BUILDING # | PROPOSED | | POSSIBLE | |
|--------------|------------|------------|----------|------------|
| | CAR | TRAILER | CAR | TRAILER |
| BUILDING B | 230 | 66 | — | 95 |
| BUILDING C | 446 | 130 | — | 70 |
| TOTAL | 676 | 196 | — | 165 |

LOT SUMMARY

| BUILDING # | BUILDING SF | LOT AC. |
|--------------|----------------|---------------|
| BUILDING B | 267,904 | 23.57± |
| BUILDING C | 687,120 | 56.62± |
| TOTAL | 955,024 | 80.19± |



REVISIONS

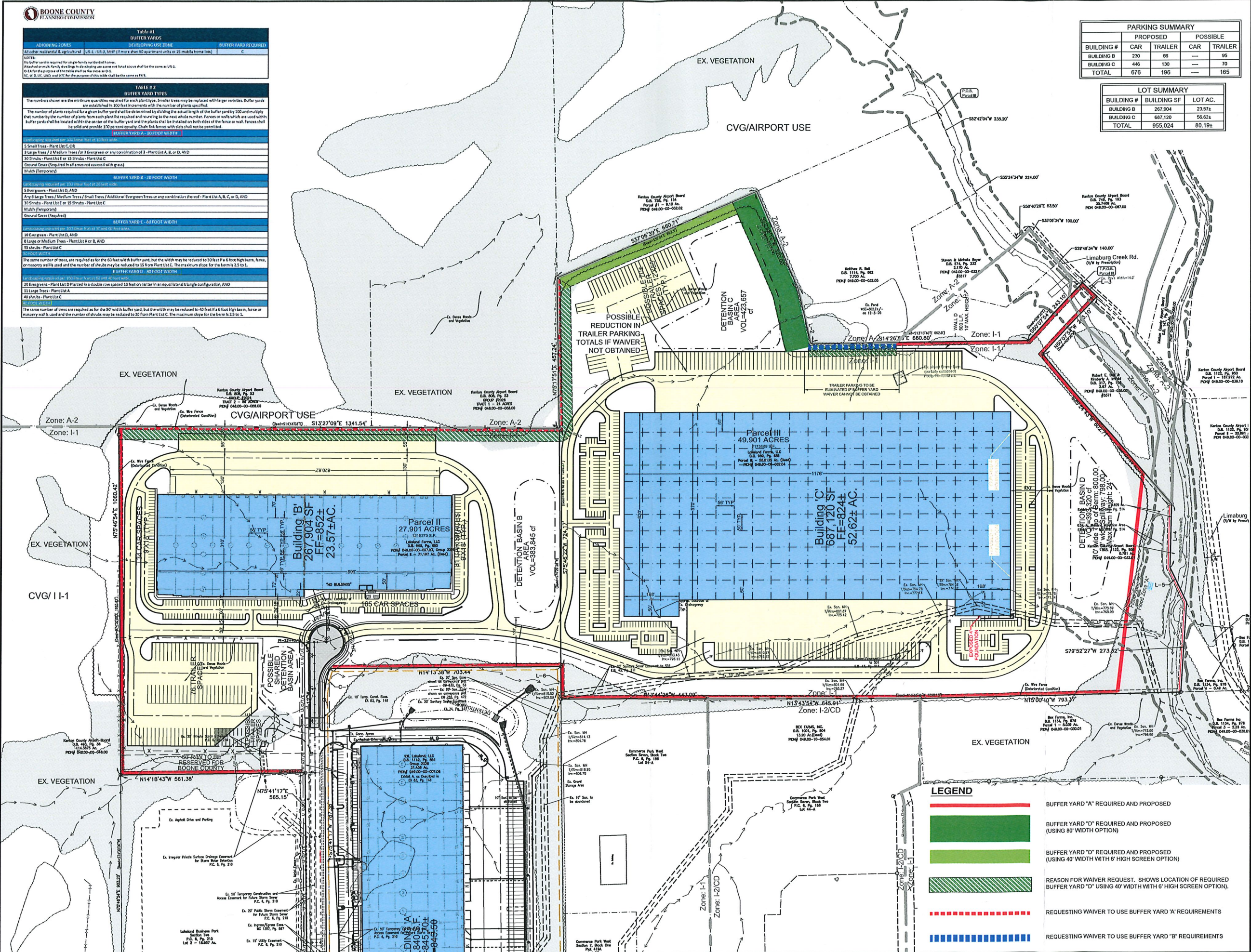
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LAKELAND BUSINESS PARK
MASTER CONCEPT PLAN
BUILDINGS B & C
LAKELAND PARK DRIVE
BOONE COUNTY, KENTUCKY
ZONING BUFFER EXHIBIT

bayer becker
209 Gainsboro Drive
Fort Mitchell, KY 41017 • 859.281.1113

Project: Oct 13, 2021 - 8:00am
Drawing name: J:\2020\CD\005\CD Building B.dwg - Layout Tab: Variance Exhibit

Drawn by: HMM
Checked by: RTK
Issue Date:
Sheet: **1/1**



LEGEND

- BUFFER YARD "A" REQUIRED AND PROPOSED
- BUFFER YARD "D" REQUIRED AND PROPOSED (USING 80' WIDTH OPTION)
- BUFFER YARD "D" REQUIRED AND PROPOSED (USING 40' WIDTH WITH 6' HIGH SCREEN OPTION)
- REASON FOR WAIVER REQUEST. SHOWS LOCATION OF REQUIRED BUFFER YARD "D" USING 40' WIDTH WITH 6' HIGH SCREEN OPTION.
- - - - - REQUESTING WAIVER TO USE BUFFER YARD "A" REQUIREMENTS
- ▣▣▣▣▣ REQUESTING WAIVER TO USE BUFFER YARD "B" REQUIREMENTS