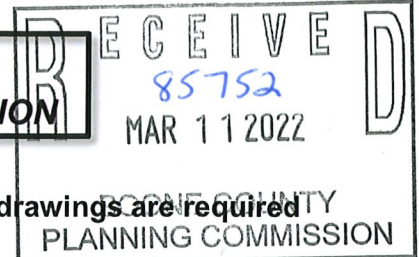


**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**



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)

013

1. Check One  Boone  Florence  Walton  Union

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

3. Applicant: Holland Design + Construction  
Address: 5120 Taylor Mill Road, Suite 300  
Taylor Mill KY 41015  
City State Zip Code  
Phone Number: 859.415.1757 Fax Number: \_\_\_\_\_  
Email: dpierce@holland-dc.com

4. Description of Request:  
Permit encroachment into the required 20' buffer yard along the south property line. The maximum encroachment shall be 10'. The buffer yard will be planted as an A-width buffer.

5. Name of Development: \_\_\_\_\_

6. Location of Development: 7305 Industrial Road  
Florence KY  
City State Zip Code

7. Acreage Under Review: 1.52 acres

8. Lot Number and Name of Subdivision (if part of a subdivision):  
\_\_\_\_\_  
Northern Kentucky Industrial Park

9. Current Owner: Holland Dixie Development, LLC  
Address: 5120 Taylor Mill Road, Suite 300  
Taylor Mill KY 41015  
City State Zip Code  
Phone Number: 859.415.1757 Fax Number: \_\_\_\_\_  
Email: dpierce@holland-dc.com

**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**

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

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Taylor Mill KY 41015  
City State Zip Code

Phone Number: 859.415.1757 Fax Number: \_\_\_\_\_

Email: dpierce@holland-dc.com

4. Description of Request:  
Permit encroachment into the required 20' buffer yard along the west property line. The maximum encroachment shall be 18'; the encroachment will be for approximately 181' of the 280.62' side yard.

5. Name of Development: \_\_\_\_\_

6. Location of Development: 7305 Industrial Road

Florence KY  
City State Zip Code

7. Acreage Under Review: 1.52 acres

8. Lot Number and Name of Subdivision (if part of a subdivision):  
Northern Kentucky Industrial Park

9. Current Owner: Holland Dixie Development, LLC

Address: 5120 Taylor Mill Road, Suite 300

Taylor Mill KY 41015  
City State Zip Code

Phone Number: 859.415.1757 Fax Number: \_\_\_\_\_

Email: dpierce@holland-dc.com

10. Proposed Use(s) on Site: convenience store and quick service restaurant
11. Total Square Footage of Existing and/or Proposed Buildings: Approx. 7,486 sft
12. Current Zoning: C-2 Commercial
13. 113 231 2049A  
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:** \_\_\_\_\_

(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

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

1. Date Received: 3/11/22 Fee Received: \$1616 Receipt #: 85752

2. Is application complete: \_\_\_\_\_

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 4/13/2022

5. Board Action: 4/13/2022

\_\_\_\_\_ Approved

Approved with Conditions (see #6)

\_\_\_\_\_ Denial (See #7)

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

## **CONDITIONS OF APPROVAL**

**APPLICANT:** Holland Design + Construction, per Dustin Pierce, on behalf of Holland Dixie Development, LLC

**LOCATION:** 8000 Dixie Highway and 7305 Industrial Road, Boone County, Kentucky

**ZONING:** Commercial Two (C-2)

**DATE:** April 13, 2022

1. The required landscaping material for a Buffer Yard A shall be provided along the north property line, unless a waiver is granted by the Zoning Administrator, as allowed by the landscape requirements of the zoning regulations.
2. The required landscaping material for a Buffer Yard A shall be provided along the east property line, unless a waiver is granted by the Zoning Administrator, as allowed by the landscape requirements of the zoning regulations.

## STAFF REPORT

#1

APPLICANT: Holland Design + Construction, per Dustin Pierce, on behalf of Holland Dixie Development, LLC

LOCATION: 8000 Dixie Highway and 7305 Industrial Road, Boone County, Kentucky

ZONING: Commercial Two (C-2)

DATE: April 13, 2022

### PROPOSAL

The applicant is requesting a Variances to: (1) reduce the minimum buffer yard width along the west property line from twenty (20) feet (Buffer Yard B) to two (2) feet; and (2) reduce the minimum buffer yard width along the south property line from twenty (20) feet (Buffer Yard B) to ten (10) feet (Buffer Yard A).

### SITE HISTORY

- 1985 On January 9, 1985, the Boone Board of Adjustment approved a Conditional Use Permit to allow a telephone relay and transmitting center to be developed on the site in question.
- 1996 As part of the 1996 zoning ordinance update, the site was rezoned from I-2 to C-2.
- 2007 Based on imagery from Google Maps, the site was occupied by Jim Shell Auto Sales.
- 2012 Based on imagery from Google Maps, the site was occupied by Tapper Auto Sales.
- 2013 Based on imagery from Google Maps, the site was occupied by Auto Finance Company.
- 2016 Based on imagery from Google Maps, the building on the site was vacant.
- 2020 Based on imagery from Google Maps, the building on the site was removed and the site was vacant.

### 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 1020 of the Boone County Zoning Regulations states that ‘the purpose of the Commercial Two district is to provide comparable shopping goods, personal and professional services, and some convenience goods required for normal living needs as well as major purchase opportunities. Districts will be located on

suitable lands primarily central to regional trade areas and to some extent the community as a whole and such districts have access from expressways or arterial roads. District facilities and plans will be organized to provide central and convenient collection of vehicles, pedestrians and multi-modal forms of transportation within the district's facilities and major shopping spaces.'

- E. Section 3645 of the Boone County Zoning Regulations requires a Buffer Yard B to be provided between a development in the C-2 district and any property in an adjacent I-2 district.
- F. Section 3645 of the Boone County Zoning Regulations requires a Buffer Yard B to have a minimum width of twenty (20) feet.

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site in question for " Commercial" uses, which are defined as Retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.
- B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:
  - 1. 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).
  - 2. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
  - 3. Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).
  - 4. Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).
  - 5. 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).

6. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).
- C. Dixie Highway is identified as a state maintained arterial street providing for two-way traffic. Industrial Road is identified as a state maintained collector street providing for two-way traffic. Sidewalks are provided on both sides of these roadways.

### SURROUNDING LAND USES AND ZONING

- North: Employers Overload (C-2), Skyline Chili (C-2), Dorning Supply Company (I-2)
- South: Railroad Line and BAF Industries (I-2)
- East: Florence Fire Station No. 2 (I-2)
- West: Northern Kentucky Water District Tower and ULH&P transformer station (I-2)

### SITE CHARACTERISTICS

- A. The approximate 1.6 acre property is located at the southwest corner of the intersection of Industrial Road with Dixie Highway.
- B. The site is currently vacant.
- C. Access to the site is from two right-turn-in/right-turn-out curb cuts onto Industrial Road and one right-turn-in/right-turn-out curb cut onto Dixie Highway.

### PROPOSED DEVELOPMENT

- A. The submitted concept plan indicates the following:
  1. Construction of an approximate 2,300 square foot restaurant with drive-through service.
  2. Construction of an approximate 4,100 square foot gasoline station/restaurant with drive-through service.
  3. Construction of a fuel canopy.
  4. Access from a curb cut onto Dixie Highway and a curb cut onto Industrial Road.
  5. Provision for off-street parking.
  6. Provision for landscaping.

STAFF COMMENTS

A. An inter-departmental email was sent to the City of Florence and the Kentucky Transportation Cabinet requesting comments pertaining to the request.

1. Josh Hunt, City of Florence, replied stating that the City is in favor of this development and that they have no issues with the request.
2. Linzy Brefeld, KYTC, replied that she has no comments on the requested variances. However, she wanted to make sure that the access points would be evaluated as part of a future site plan. She stated that all access points will be right-turn in/right-turn out only.

B. The following table provides an analysis between the required and proposed landscaping:

REQUIRED	PROPOSED
North Property Line	
11 tree (C)	8 trees (C)
or	
7 trees (A, B, D)	2 trees (A)
and	
62 shrubs (E)	42 shrubs (E)
or	
31 shrubs (C)	

REQUIRED	PROPOSED
East Property Line	
11 trees (C)	3 trees (C)
or	
7 trees (A, B, D)	6 trees (A, B, D)
and	
66 shrubs (E)	33 shrubs (E)
or	
33 shrubs (C)	9 shrubs (C)

REQUIRED	PROPOSED
South Property Line	
16 trees (C)	
or	
10 trees (A, B, D)	
and	
92 shrubs (E)	41 shrubs (E)
or	
46 shrubs (C)	

REQUIRED	PROPOSED
West Property Line	
4 tree (C)	3 trees (C)
or	
2 trees (A, B, D)	1 tress (A)
and	
20 shrubs (E)	15 shrubs (E)
or	
10 shrubs (C)	

C. Should the Board take action to approve the submitted request, Staff is suggesting the following conditions to be considered as part of that action:

1. The required landscaping material for a Buffer Yard A shall be provided along the north property line.
2. The required landscaping material for a Buffer Yard A shall be provided

along the east property line.

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

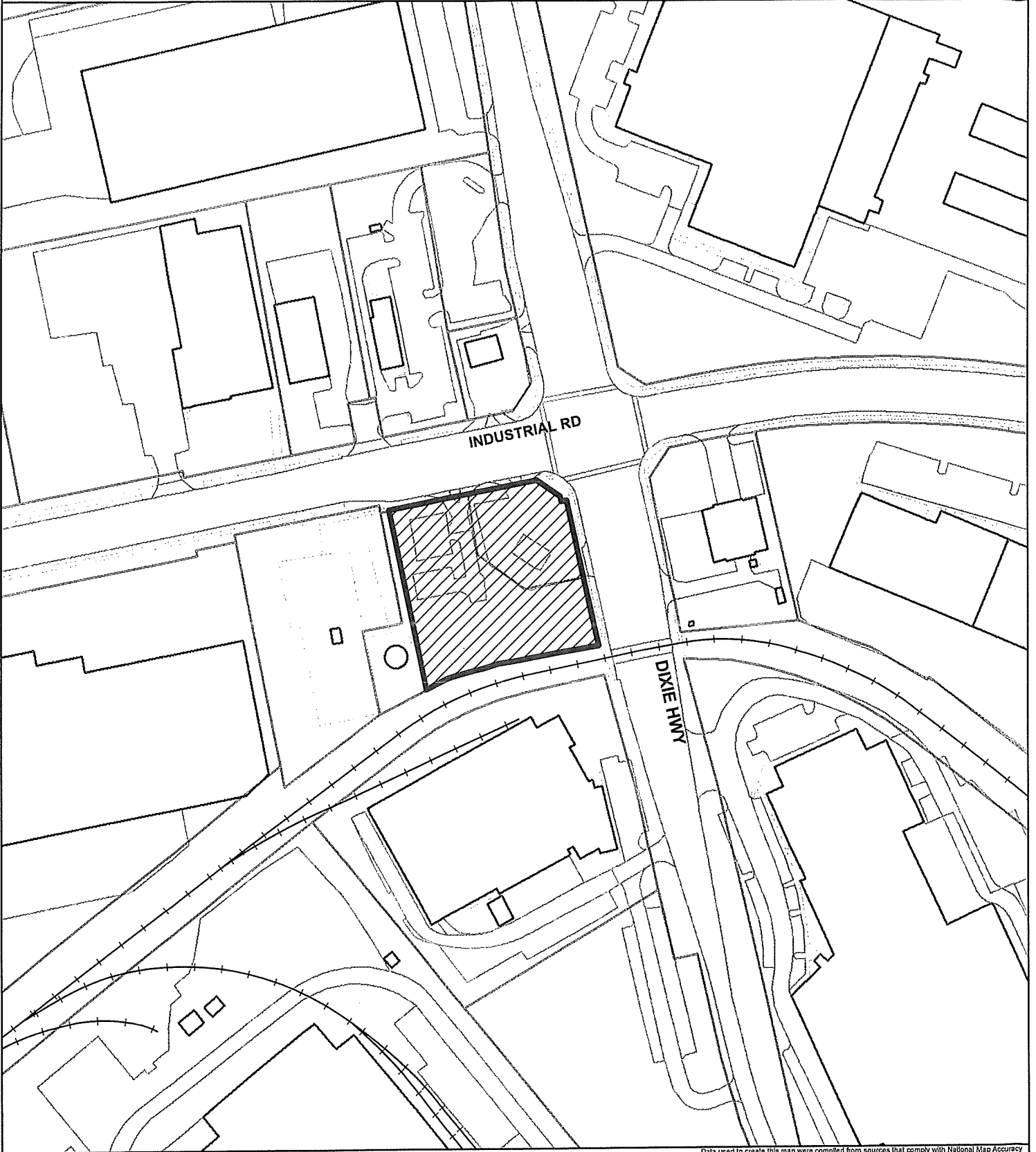
MDS/ss

Attachments

- \*Vicinity Map
- \*Aerial Map
- \*Topographical Map
- \*Zoning Map
- \*2040 Future Land Use Map
- \*Application
- \*Development Plan
- \*Email from Josh Hunt, 3/22/22
- \*Email from Linzy Brefeld, 3/23/22

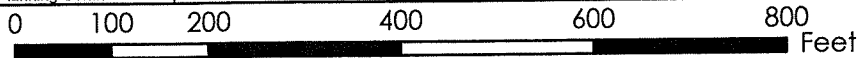
# Vicinity Map

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.

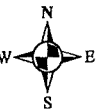


1 inch = 200 feet



Map Created: xx/xx/2021

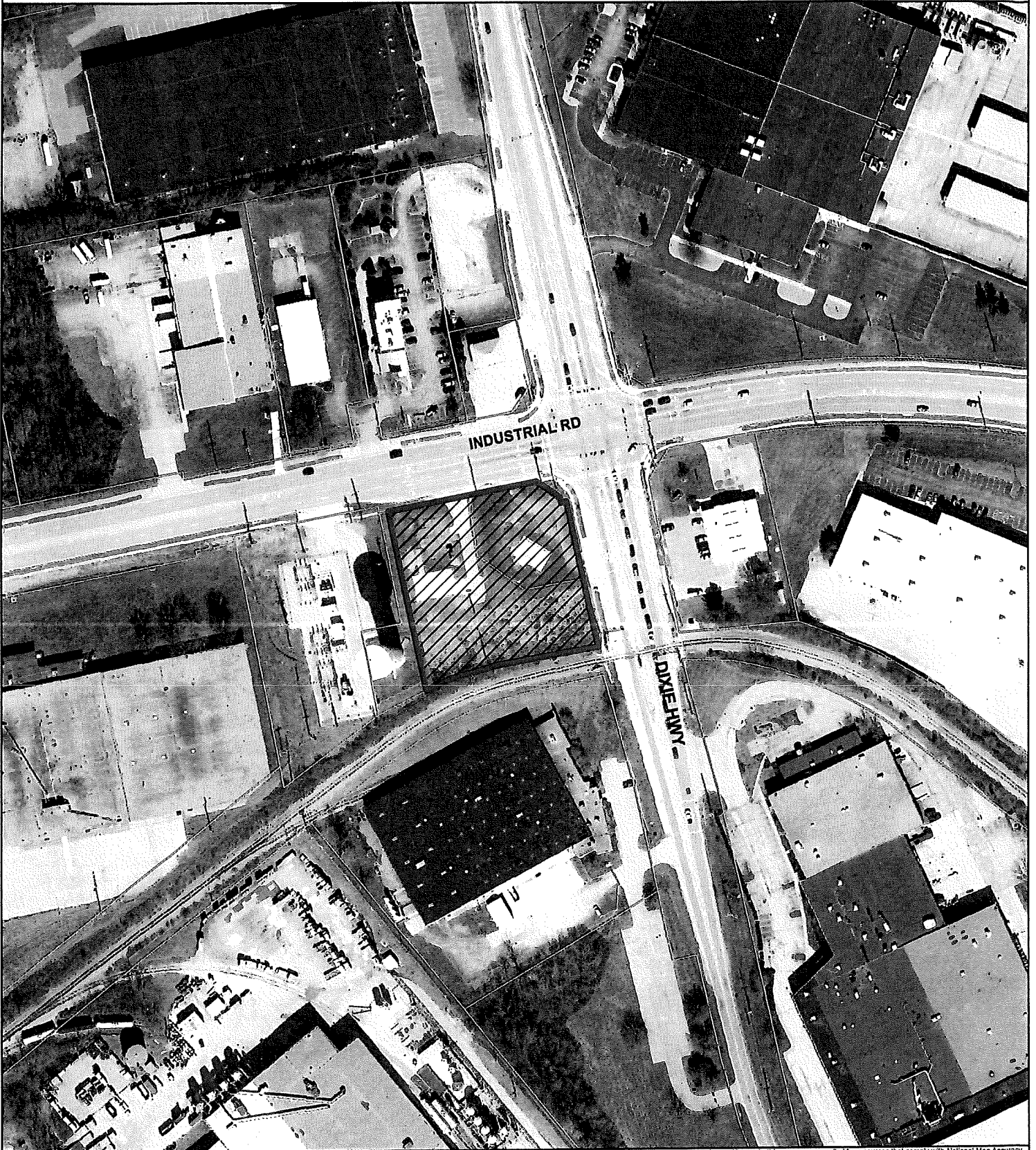
**Boone County GIS - Putting Northern Kentucky on the Map**



Map File: C:\work\21-06-0001.mxd  
ArcMap Document: \*.mxd

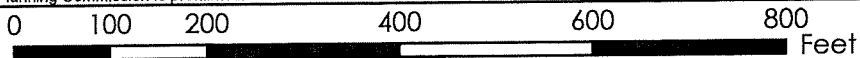
# Aerial Map

www.boonecountygis.com

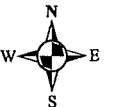


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**Boone County GIS - Putting Northern Kentucky on the Map**

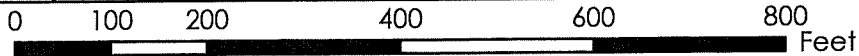
# Topographic Map

www.boonecountygis.com



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**Boone**

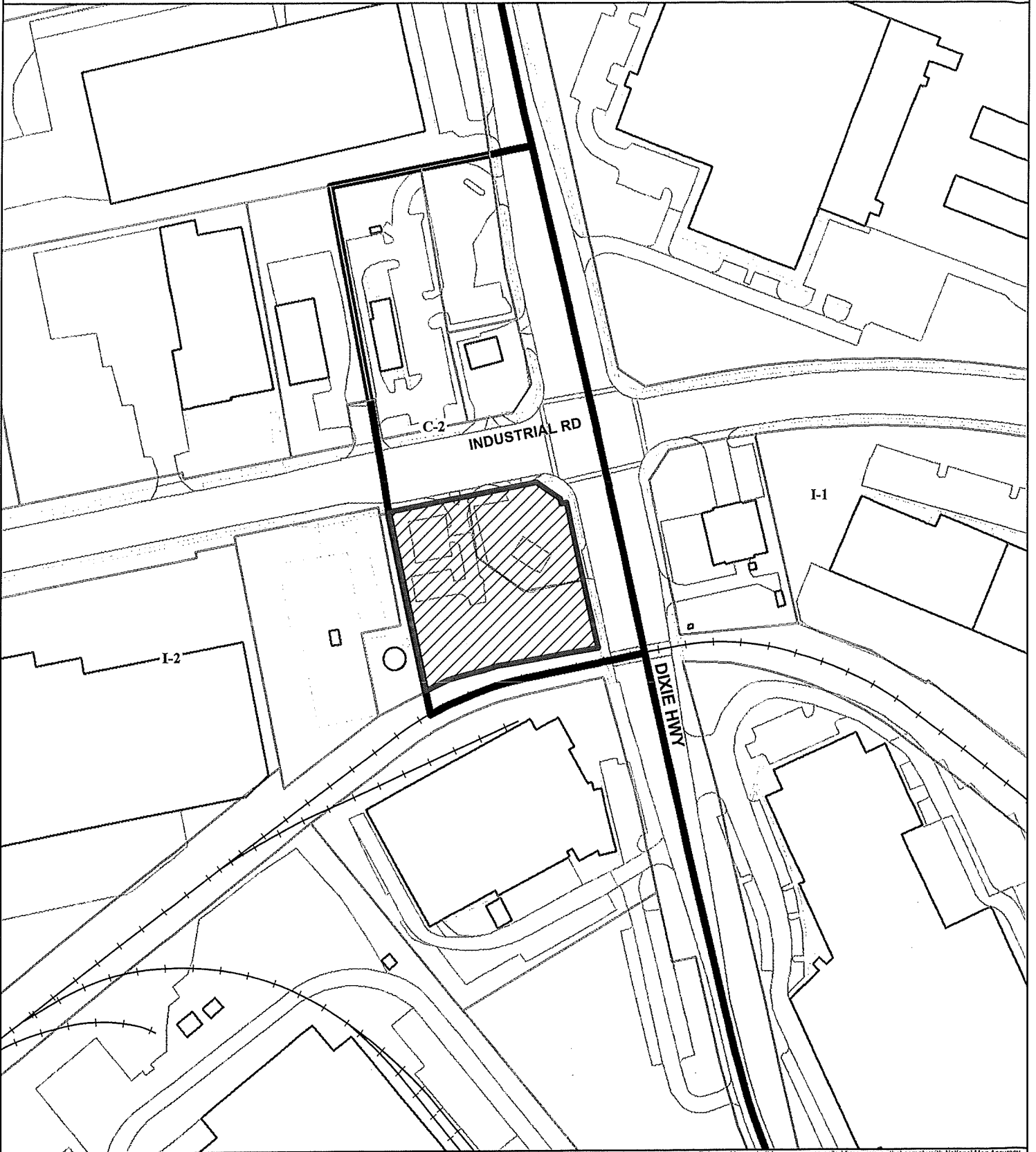


Map Created: xx/xx/2021

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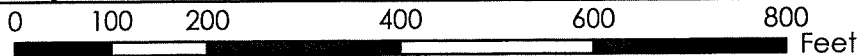
# Zoning Map

www.boonecountygis.com



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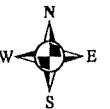
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**Boone County GIS - Putting Northern Kentucky on the Map**

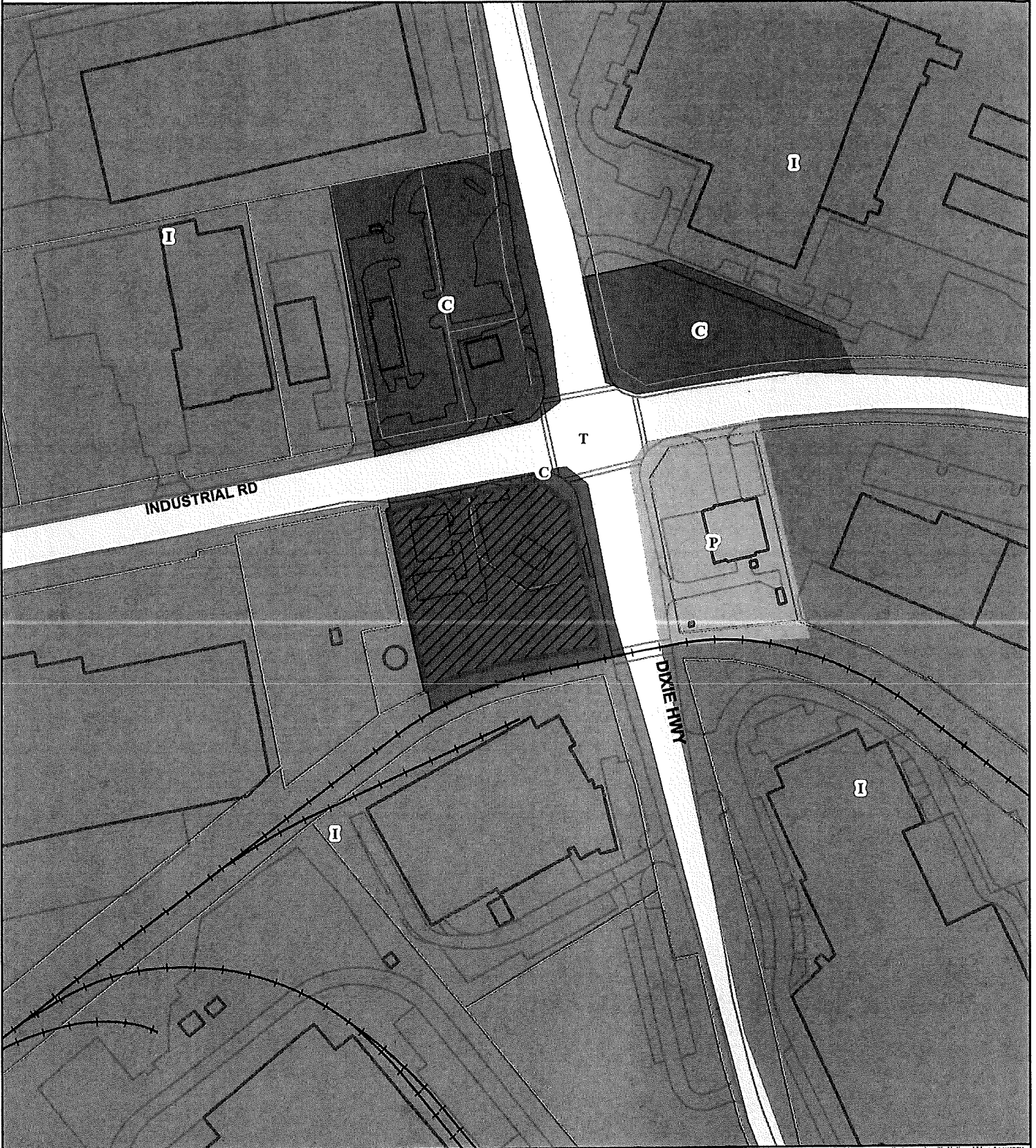


Map Created: xx/xx/2021

File Path: \\boone\gis\work\2021\GIS  
ArcMap Document: \*.mxd

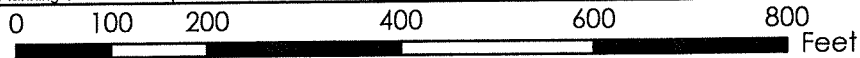
# 2040 Future Land Use Map

www.boonecountygis.com



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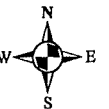
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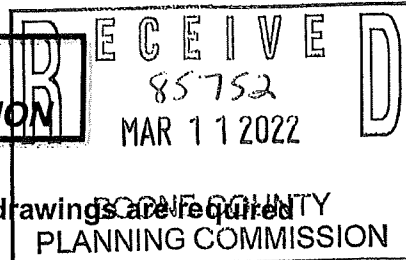
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**Boone**



**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)

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

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Phone Number: 859.415.1757 Fax Number: \_\_\_\_\_

Email: dpierce@holland-dc.com

4. Description of Request:  
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6. Location of Development: 7305 Industrial Road

Florence KY  
City State Zip Code

7. Acreage Under Review: 1.52 acres

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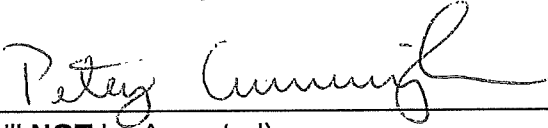
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Email: dpierce@holland-dc.com



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11. Total Square Footage of Existing and/or Proposed Buildings: Approx. 7,486 sft
12. Current Zoning: C-2 Commercial
13. 113 231 2049A  
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:**   
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

### PARKING SUMMARY

BUILDING SIZE: 7,600 SF  
 BUILDING STATION - RESTAURANT: 7,600 SF  
 BUILDING STATION - RESTAURANT: 7,600 SF  
 TOTAL SPACES PROVIDED: 43 SPACES  
 REQUIRED PARKING SPACE SIZE: 9' W X 18' D.L.

### ZONING DATA

ZONING DESIGNATION: C-2  
 ACTUAL LOT AREA: 16,272.46 SF (1.37 AC)  
 MINIMUM FRONT YARD SETBACK: 30 FT  
 MINIMUM SIDE YARD SETBACK: 10 FT  
 MINIMUM REAR YARD SETBACK: 10 FT  
 MINIMUM FRONT YARD BUFFER SETBACK: 2 FT  
 MINIMUM REAR YARD BUFFER SETBACK: 10 FT  
 MINIMUM BUILDING HEIGHT: 9' 0" FT

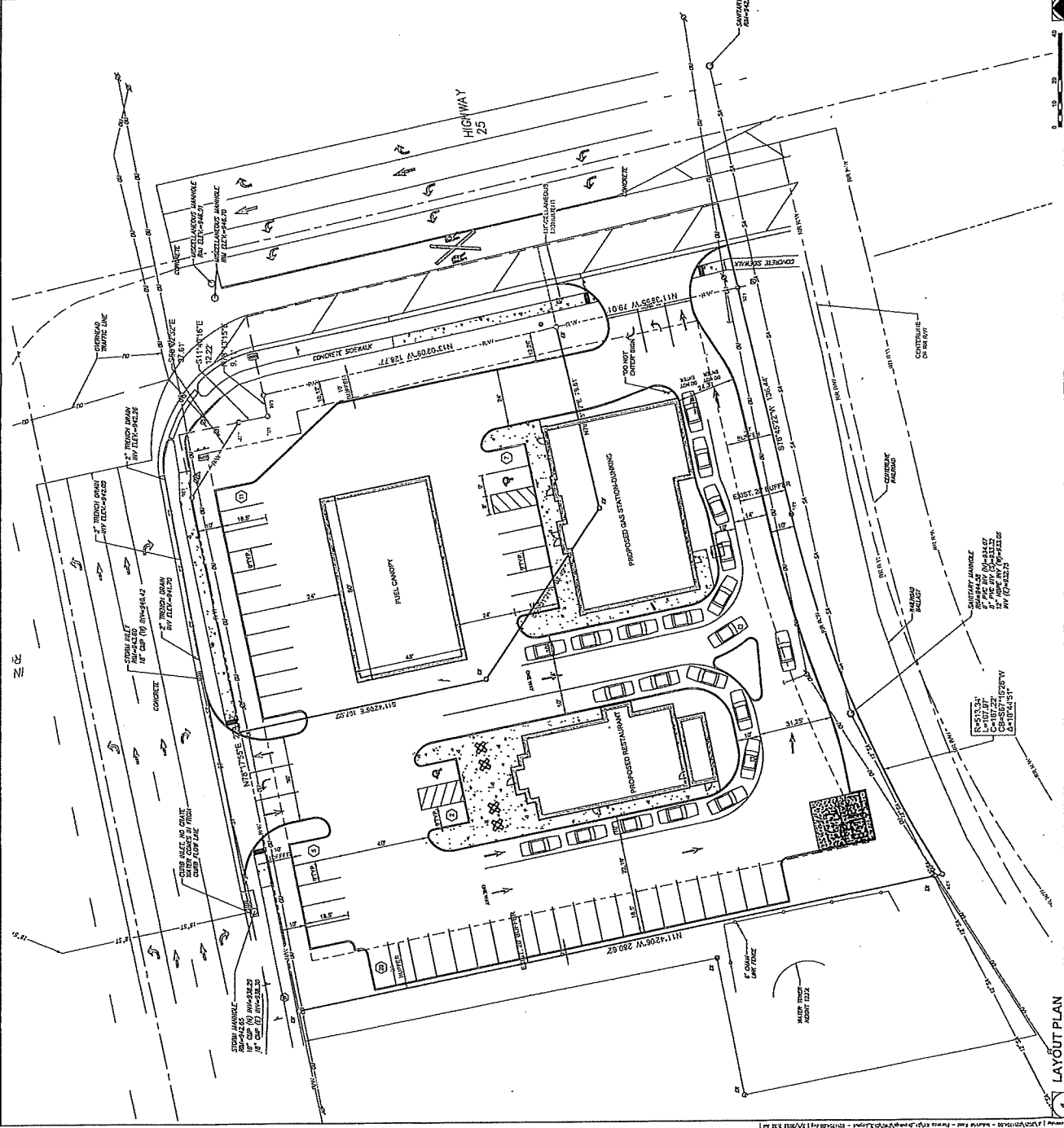
### ZONING NOTES

- THE PROJECT WILL BE DEVELOPED IN ONE PHASE.
- NO PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS PROJECT.

RECEIVED

MAR 11 2022

BOONE COUNTY  
PLANNING COMMISSION





## Michael Schwartz

---

**From:** Joshua Hunt <Joshua.Hunt@Florence-KY.gov>  
**Sent:** Tuesday, March 22, 2022 9:47 AM  
**To:** Michael Schwartz  
**Subject:** RE: Proposed Development - 8000 Dixie Highway and 7305 Industrial Road

### EXTERNAL MESSAGE

Michael, I have reviewed the concept plan, the City is favor of this development, we have no issues with the variance request.

Regards,

**JOSHUA J. HUNT**

*Director, Business & Community Development*

### CITY OF FLORENCE, KENTUCKY

8100 Ewing Boulevard | Florence, KY 41042  
P: 859.647.8168 | E: [joshua.hunt@florence-ky.gov](mailto:joshua.hunt@florence-ky.gov)  
[florence-ky.gov](http://florence-ky.gov)

**From:** Michael Schwartz <[mschwartz@boonecountyky.org](mailto:mschwartz@boonecountyky.org)>  
**Sent:** Friday, March 11, 2022 2:09 PM  
**To:** Joshua Hunt <Joshua.Hunt@Florence-KY.gov>; [linzy.brefeld@ky.gov](mailto:linzy.brefeld@ky.gov); Bandy, John D (KYTC-D06) <[John.Bandy@ky.gov](mailto:John.Bandy@ky.gov)>  
**Subject:** Proposed Development - 8000 Dixie Highway and 7305 Industrial Road

We are in receipt of a request to the Boone Board of Adjustment for Variances to reduce the buffer yard setbacks along the south and west property lines.

Please forward any comments that you would like to be included in our staff report to me no later than Wednesday, April 6, 2022.

**Michael D. Schwartz**  
Director, Zoning Services



**BOONE COUNTY**  
**PLANNING COMMISSION**

2950 Washington Street, Room 317  
Burlington, Kentucky 41005  
(P) 859-334-2196 (F) 859-334-2264

## Michael Schwartz

---

**From:** Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>  
**Sent:** Wednesday, March 23, 2022 9:17 AM  
**To:** Michael Schwartz; joshua.hunt@florence-ky.gov; Bandy, John D (KYTC-D06)  
**Cc:** Minckley, James A (KYTC-D06); Yeager, Robert A (KYTC-D06)  
**Subject:** RE: Proposed Development - 8000 Dixie Highway and 7305 Industrial Road  
**Attachments:** 202203\_Dustin Pierce\_Concept Plan.pdf

### EXTERNAL MESSAGE

Michael,

No comments from KYTC on the variance.

However, I wanted to make sure that we address the access points shown on the site plan at this time.

The current access points for this site are restricted to RI/RO. We will not allow the current access restrictions to be modified for this development.

Therefore, all access points would be RI/RO.

Thanks,

Linzy Brefeld, P.E.  
Transportation Engineer Supervisor  
KYTC District 6  
Traffic and Permits Section  
[Linzy.Brefeld@ky.gov](mailto:Linzy.Brefeld@ky.gov)

**From:** Michael Schwartz <mschwartz@boonecountyky.org>  
**Sent:** Friday, March 11, 2022 2:09 PM  
**To:** joshua.hunt@florence-ky.gov; Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>; Bandy, John D (KYTC-D06) <John.Bandy@ky.gov>  
**Subject:** Proposed Development - 8000 Dixie Highway and 7305 Industrial Road

**\*\*CAUTION\*\* PDF attachments may contain links to malicious sites. Please contact the COT Service Desk [ServiceCorrespondence@ky.gov](mailto:ServiceCorrespondence@ky.gov) for any assistance.**

We are in receipt of a request to the Boone Board of Adjustment for Variances to reduce the buffer yard setbacks along the south and west property lines.

Please forward any comments that you would like to be included in our staff report to me no later than Wednesday, April 6, 2022.

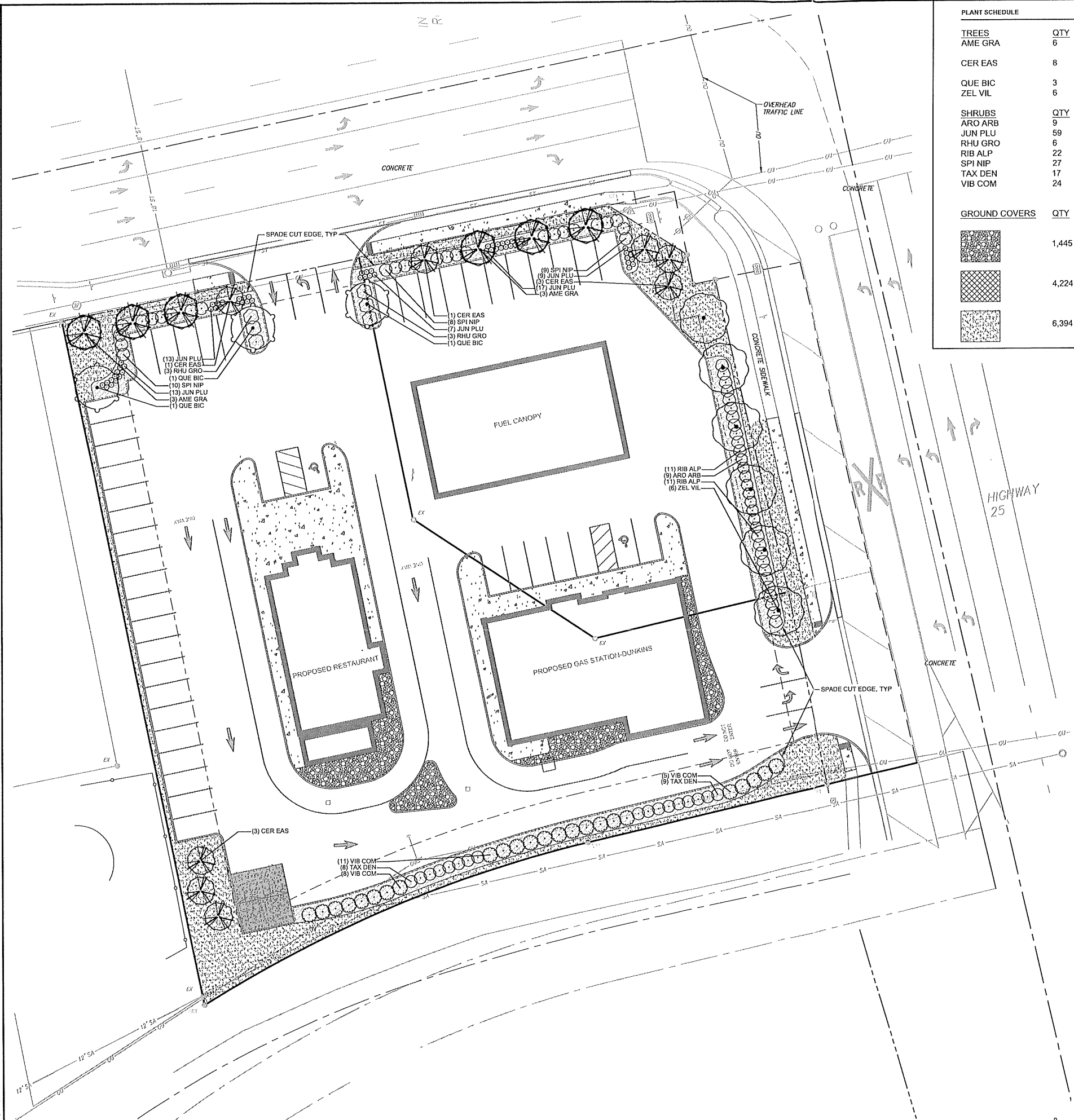
**Michael D. Schwartz**  
Director, Zoning Services



**BOONE COUNTY**  
PLANNING COMMISSION

2950 Washington Street, Room 317  
Burlington, Kentucky 41005  
(P) 859-334-2196 (F) 859-334-2264

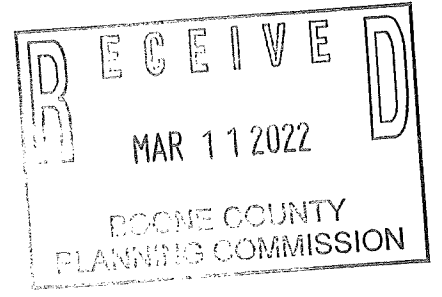




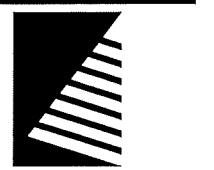
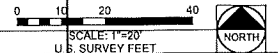
PLANT SCHEDULE				
TREES	QTY	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE
AME GRA	6	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	7' Tall
CER EAS	8	Multi-stem Cercis canadensis	Eastern Redbud	7' Tall
QUE BIC	3	Quercus bicolor	Swamp White Oak	2" Cal
ZEL VIL	6	Zelkova serrata 'Village Green'	Village Green Sawleaf Zelkova	2" Cal
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ARO ARB	9	Aronia arbutifolia 'Brilliantissima'	Red Chokeberry	36" Tall
JUN PLU	59	Juniperus horizontalis 'Plumosa Compacta'	Creeping Juniper	18" Wide
RHU GRO	6	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24" Tall
RIB ALP	22	Ribes alpinum	Alpine Currant	24" Tall
SPI NIP	27	Spiraea nipponica 'Snowmound'	Snowmound Spirea	24" Tall
TAX DEN	17	Taxus x media 'Densiformis'	Dense Yew	18" Tall
VIB COM	24	Viburnum carlesii 'Compactum'	Korean Spice Viburnum	36" Tall
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	1,445 sf	AGGREGATE MULCH 2"-3" DIA., 2" DEPTH	RIVER ROCK	S.F.
	4,224 sf	MULCH	HARDWOOD	S.F.
	6,394 sf	Turf Seed RTF	Rhizomatous Tall Fescue Seed	Seed

**GENERAL LANDSCAPE NOTES**

- PLANT SUBSTITUTIONS WILL NOT BE ACCEPTABLE UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, SOIL, LOCATION OF UTILITIES, AND WATER CONDITIONS BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND ACTUAL FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO SIMILAR CONDITIONS ELSEWHERE.
- PLANT SPACING WILL BE SCALED ON PLAN UNLESS NOTED OTHERWISE.
- PROVIDE PRE-EMERGENCE HERBICIDE AND CLEAN DOUBLE SHREDDED BARK MULCH, COLOR BLACK, TO A MINIMUM DEPTH OF THREE INCHES IN ALL PLANTING BEDS, OVER A 4.1 OZ WOVEN POLYPROPYLENE, NEEDLE-PUNCHED FABRIC WEED BARRIER.
- PLANTING MIX FOR ALL TREE PITS SHALL BE FORMED BY THOROUGHLY MIXING PIT EXCAVATIONS AND COMPOST (pH OF 5.5 TO 7.0) AT A 4:1 RATIO AND PLACING INTO EXCAVATED PIT AS SHOWN IN LANDSCAPE DETAILS. FORM PLANTING MIX IN PLANTING BEDS BY SPREADING TOPSOIL TO A DEPTH OF 4", COMPOST TO A DEPTH OF 1", AND ROTOTILLING THOROUGHLY TO A DEPTH OF 8".
- FINISH GRADES IN PLANTING BEDS ARE TO BE SMOOTH AND PROVIDE POSITIVE DRAINAGE PRIOR TO PLANT, MULCH, AND LAWN INSTALLATION.
- CONTRACTOR IS TO PREVENT DAMAGE TO CURBS AND PAVEMENTS ADJACENT TO CONSTRUCTION.
- PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS. WARRANTY INCLUDES REPLACING ANY PLANT WHICH IS 25% OR MORE DEAD, DISEASED, OR DISFIGURED ONCE DURING THE WARRANTY PERIOD.
- REMOVE ANY EXISTING LAWN AND OTHER MATERIAL HARMFUL TO PLANT GROWTH PRIOR TO FORMING PLANTING BEDS.
- PROVIDE A 5' DIAMETER SHREDDED HARDWOOD MULCH RING AROUND TREES NOT LOCATED IN PLANTING BEDS.
- PROVIDE QUALITY, GENUS, SIZE, SPECIES, AND VARIETY OF PLANTS COMPLYING WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."
- MAINTAIN PLANTINGS AND BEDS BY SPRAYING, WATERING, WEEDING, RESTORING PLANT STAKES, AND GUY SUPPORTS AS REQUIRED TO ESTABLISH HEALTHY PLANTS FOR 30 DAYS FROM SUBSTANTIAL COMPLETION.
- ALL PLANT BEDS ABUTTING LAWN AREAS ARE TO BE SEPARATED BY SPADE CUT EDGING.
- IF THERE ARE DISCREPANCIES BETWEEN PLANT QUANTITIES ON THE PLANS AND THE PLANT SCHEDULE USE THE QUANTITIES FROM THE PLAN.
- THE SIZES INDICATED IN THE PLANT SCHEDULE ARE THE MINIMUM REQUIRED AT THE TIME OF PLANTING.
- IN AREAS LABELED FOR SEEDED LAWN AND DAMAGED BY CONSTRUCTION, SPREAD TOPSOIL TO A DEPTH OF 4". FINE FINISH GRADE, FERTILIZE (10-10-10 AT 5 LBS/1,000 SF), AND SPREAD "RTF" SEED AND MULCH METHOD 1 PER ARTICLES 250 AND 251 OF THE I.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION." PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:4 WITH EROSION-CONTROL BLANKETS AND INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS, IN LIEU OF MULCH METHOD 1.
- LAWN PLANTING TIMES: APRIL 1 TO JUNE 1 OR AUGUST 15 TO OCTOBER 1.
- MAINTAIN LAWNS BY WEEDING, WATERING (SEE NOTE 21), REMULCHING, RESEEDING, AND ROLLING AS REQUIRED TO GROW A HEALTHY LAWN FOR 30 DAYS AFTER SUBSTANTIAL COMPLETION. AT END OF MAINTENANCE PERIOD, LAWN WILL BE REVIEWED BY OWNER'S REPRESENTATIVE. CONTRACTOR IS TO CORRECT LAWN TO SATISFACTION OF OWNER'S REPRESENTATIVE.
- SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS. SATURATE LAWNS WITH FINE WATER SPRAY WITHIN 4 HOURS OF PLANTING. WATER WITH FINE SPRAY AT A MINIMUM RATE OF 1 INCH PER WEEK UNLESS RAINFALL PRECIPITATION IS ADEQUATE SO TURF IS UNIFORMLY MOIST TO A DEPTH OF FOUR INCHES. IF IRRIGATION SYSTEM IS FULLY OPERATIONAL AT TIME OF PLANTING, IRRIGATION SYSTEM MAY BE USED TO FULFILL MAINTENANCE WATERING REQUIREMENTS.
- SATISFACTORY TURF: AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES.
- ALL DEAD, DAMAGED OR MISSING LANDSCAPE MATERIALS SHALL BE REPLACED PER THE CITY CODE.
- ANY CHANGES MADE TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE CITY.
- NO TREES SHALL BE PLANTED WITHIN 10 FEET OF FIRE HYDRANTS.



**1 PLANTING PLAN**  
SCALE: 1"=20'



**Farnsworth GROUP**

100 WALNUT STREET, SUITE 200  
PEORIA, ILLINOIS 61602  
(309) 689-9888 / info@f-w.com

www.f-w.com  
Engineers | Architects | Surveyors | Scientists

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**PLANTING PLAN**

PROJECT NO.: 0211704.00

PROJECT NO.: 0211704.00

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Holland Dixie Development, LLC  
5120 Taylor Mill Rd, Suite 300  
Taylor Mill, KY 41015
  
- 2. ADDRESS OF PROPERTY  
7305 Industrial Rd  
Florence, KY 41042
  
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Holland Design & Construction
  
- 4. DEED BOOK 113                      PAGE NO. 231                      GROUP NO. 2049A
  
- 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 14<sup>th</sup> day of April, 2022.

\_\_\_\_\_  
Treva 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 April 13, 2022, Certificate of Land Use Restriction (#22-BCBOA-013-A), for Holland Dixie Development, LLC, Property Owner(s).

The following conditions will apply:

1. The required landscaping material for Buffer Yard A shall be provided along the north property line, unless a waiver is granted by the Zoning Administrator, as allowed by the landscape requirements of the zoning regulations.
2. The required landscaping material for Buffer Yard A shall be provided along the east property line, unless a waiver is granted by the Zoning Administrator, as allowed by the landscape requirements of the zoning regulations.

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

DEED BOOK 113

PAGE NO. 231

GROUP NO. 2049A