

10. Proposed Use(s) on Site: Residential storage warehouse
11. Total Square Footage of Existing and/or Proposed Buildings: 88,185 square feet total
12. Current Zoning: C-2
13. 408 231 2025
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.

Property Owner's Signature: Heaven Harris Frances Harris

Applicant's Signature: Wendy E. Moeller

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

1. Date Received: 9/16/24 Fee Received: \$1116⁰⁰ Receipt #: 91292
2. Is application complete:
3. Staff Reviewer: M. Schwartz
4. Scheduled Board Action Date: 10/19/2024
5. Board Action: 10/19/2024
- 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
plancom@boonecountky.org
www.boonecountky.org

CONDITIONS OF APPROVAL

APPLICANT: Compass Point Planning LLC, per Wendy Moeller, on behalf of Vernon R. and Frances A. Harris

LOCATION: 1934 and 1962 Florence Pike, Boone County, Kentucky

ZONING: Commercial Two (C-2)

DATE: October 9, 2024

1. Outside storage shall be prohibited.
2. No inoperable vehicle shall be kept on the property.
3. Any required tree in the Buffer Yard A along Florence Pike shall be an evergreen tree.
4. Roofs that have a definitive pitched design or a finished parapet design must be provided.
5. All proposed lighting shall be directed downwards and inwards towards the interior of the site in question. The overall height of light poles and fixtures shall not exceed twenty (20) feet. All light fixtures shall be provided with cut-off shields.
6. A full architectural survey of the property, including all structures, shall be completed by an architectural historian who meets the Secretary of Interior's standards and shall be submitted with the Zoning Permit application.

STAFF REPORT

#1

APPLICANT: Compass Point Planning LLC, per Wendy Moeller, on behalf of Vernon R. and Frances A. Harris

LOCATION: 1934 and 1962 Florence Pike, Boone County, Kentucky

ZONING: Commercial Two (C-2)

DATE: October 9, 2024

PROPOSAL

- A. The applicant is requesting a Conditional Use Permit to allow the development of a self-storage facility.

SITE HISTORY

- Pre 1938 Based on information contained in the Boone County GIS, the house located at 1934 Florence Pike was built.
- 1949-1954 Based on information contained in the Boone County GIS, the house located at 1962 Florence Pike was built.
- 1977 On July 6, 1977, the Boone County Planning Commission approved a Conveyance Plat creating the lot at 1962 Florence Pike.
- 1986 Based on information contained in the Boone County GIS, the site was zoned C-2.
- 1989 On May 24, 1989, the Boone County Planning Commission approved a Conveyance Plat creating the lot at 1934 Florence Pike.

APPLICABLE REGULATIONS

- A. Section 202.C of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits to allow the proper integration into the community of uses which are specifically named in the zoning regulations which may be suitable only if specific locations in the district and only if certain conditions are met.
- B. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Section 205.H of the Boone County Zoning Regulations.
1. Findings listed in Section 205.H (Findings for all Conditional Uses):
 - a. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan, a specific corridor plan and/or the zoning order.
 - b. Will be designed, constructed, operated, and maintained so as to be

harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area.

- c. Will be hazardous to existing or future neighboring uses.
 - d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
 - e. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community.
 - f. Will involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors.
 - g. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- C. Section 505.3 of the Boone County Zoning Regulations identifies “Residential Storage Warehouse (mini warehouse)” as a Conditional Use within the C-2 district.
- D. Section 1002. A 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 4000 of the Boone County Zoning Regulations contains the following definition:
- 1. ‘Residential Storage Warehouse’ An establishment offering individual storage units for rent or lease, predominantly for: (1) individuals to store personal effects; and (2) businesses to store business records, materials, or inventory. In no case may individual units function as an independent retail, wholesale, business, or service use. Individual units may not be used for workshops, hobby shops, manufacturing, dwellings, or similar uses.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site as “Commercial”, which is 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:

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).

The needs of an aging population (e.g., access to services, transportation, and support networks) shall be acknowledged and addressed (Demographics Goal A, Objective 2).

Promote quality of life amenities to retain current residents and attract new residents in order to have a stable and diversified population (Demographics Goal A, Objective 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).

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).

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).

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. The intersection area of KY 18 and KY 237 is a high visibility area that already has an office orientation. Because of the central location, the importance of the area, and the urban nature of the road system, this area is more suitable for a mix of office and commercial. Proposed development at this high visibility, central location should not be all retail, and should be comprised of mixed-uses including multi-family housing. A developer that proposes this concept on the northwest corner must show that it fits with the school uses near the site and does not create traffic issues in this area (Land Use, Description and Purpose of Land Use Maps, Future Land Use Geographic Areas, Conclusions and Recommendations, 11 Burlington, page 121).

- D. Florence Pike is a county maintained local street providing for two way traffic within an approximate eighteen (18) foot pavement width. There are no sidewalks along the roadway.

SITE CHARACTERISTICS

- A. The approximate 6.1 acre site is located along the north side of Florence Pike, approximately nine hundred (900) feet west of McGrath Lane.
- B. The site has approximately four hundred thirty (430) feet of frontage along Florence Pike.
- C. The site is currently occupied by two detached single-family residential dwellings.
- D. Approximately two-thirds of the site is heavily wooded.
- E. Access to the site is from two curb cuts onto Florence Pike.
- F. The southwest corner of the site is the high point. From there, the site slopes downward to the northeast corner of the site at an average grade of four (4) percent.
- G. The existing house located at 1934 Florence Pike is identified in the Boone County GIS as the Harris House, an historical building.

SURROUNDING LAND USES AND ZONING

- North: Attached single-family residential (SR-1/PD)
- South: Linnemann Funeral Home and KY 18 (Burlington Pike) (C-1)
- East: Detached single-family residential (C-2)
- West: Attached single-family residential (SR-1/PD) and Case Construction (O-2)

PROPOSED DEVELOPMENT

- A. Construction of 88,185 square feet of self-storage space, within eight (8) buildings.
- B. Access from a single curb cut onto Florence Pike.
- C. Provision for seven (7) off-street parking spaces.
- D. Provision for stormwater detention/retention.
- E. Provision for perimeter landscape buffer yards.
- F. Installation of a six (6) foot high security fence and entrance gate.
- G. The applicant has submitted a project narrative.

STAFF COMMENTS

- A. The proposed buildings will be set back a minimum of one hundred fifty (150) feet from the residential buildings to the north of the site in question and one hundred seventy-five (175) feet from the residential buildings to the west of the site in question.

- B. The proposed buildings are oriented so that all of the door openings will be directed towards the interior of the site in question.
- C. The proposed buildings will be one-story with a maximum height of fifteen (15) feet.
- D. On June 11, 2008, the Boone Board of Adjustment approved a Conditional Use Permit allowing a self-storage facility to be developed on the property immediately to the east of the site in question, subject to six (6) conditions (BCBOA-08-010).
- E. An historic structure, the Harris House, is located at 1934 Florence Pike.
- F. Section 3316 of the zoning regulations provide standards for lighting. Insufficient information has been submitted to determine compliance with this requirement.
- G. Staff sent out an Agency Memo to the Boone County Building Department, Community Development Division, Boone County Public Works, and Burlington Fire.
 - 1. Daniel Menetrey, Boone County Public Works, replied that he had no comments.
 - 2. Bridget Striker, Boone County Planning Commission Community Development Division, replied that 1934 Florence Pike is listed as Historic Resource BE518 the Harris House, a 19th-century, four-bay, I-house dating from 1875 to 1899. A full historic architectural survey is recommended for this property. 1962 Florence Pike is an early 1950's ranch home, which though not listed a Boone County historic resource, is considered historic. Before demolition, the building's exterior and interior should be photographed on all four sides (exterior) as well as a sample of the doors, windows, and relevant historic features on the interior.
 - 3. Chad Eha, Burlington Fire District, replied that it looks like a good use of space for the area.
 - 4. Rob Franxman, County Engineer, replied that he had no comments.
- H. To better integrate the proposed use, the following conditions should be considered by the Board, if the action is to approve the submitted request:
 - 1. Outside storage shall be prohibited.
 - 2. No inoperable vehicle shall be kept on the property.
 - 3. All facades shall be constructed of brick, stone, or other architectural masonry.
 - 4. Roofs that have a definitive pitched design or a finished parapet design must be provided.
 - 5. All proposed lighting shall be directed downwards and inwards towards the interior of the site in question. The overall height of light poles and fixtures shall not exceed twenty (20) feet. All light fixtures shall be provided with cut-off shields.
 - 6. A full architectural survey of the property, including all structures, shall be completed by an architectural historian who meets the Secretary of Interior's standards and shall be submitted with the Zoning Permit application.

CONCLUSION

- A. KRS 100.237 and Section 202.C of the Boone County Zoning Regulations give the Boone County Board of Adjustment and Zoning Appeals the authority to act on the Conditional Use Permit request.

Respectfully Submitted,



Michael D. Schwartz
Director, Zoning Services

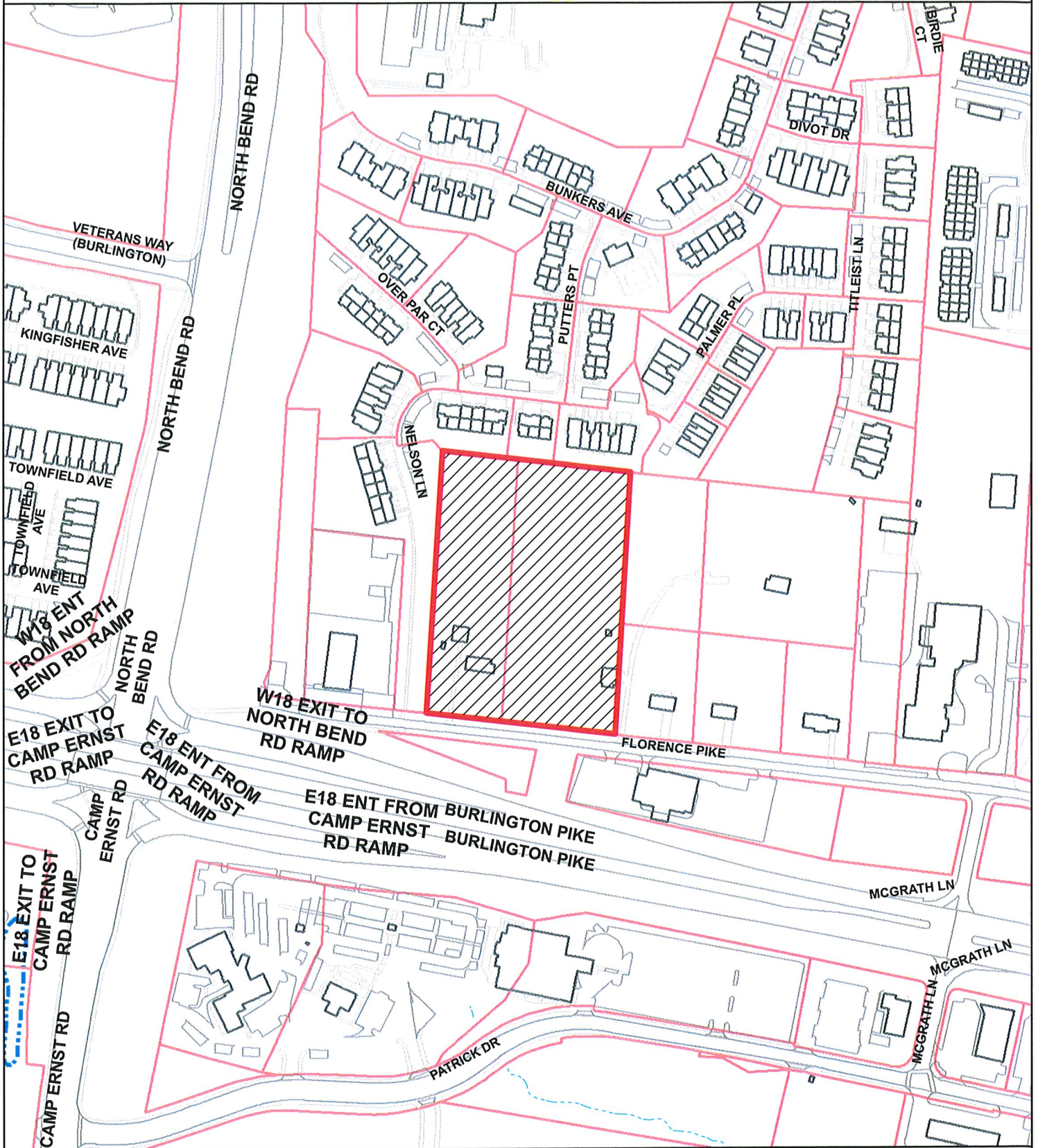
MDS/ss

Attachments

- *Vicinity Map
- *Aerial Map
- *Topographic Map
- *Zoning Map
- *2040 Future Land Use Map
- *Application
- *Project Narrative
- *Concept Development Plan

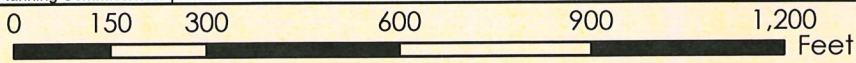
Vicinity Map

www.boonecountygis.com



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1 inch = 300 feet



Boone County GIS - Putting Northern Kentucky on the Map



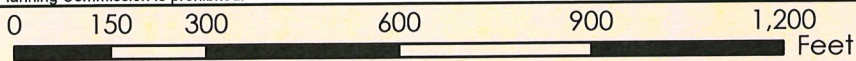
Aerial Map

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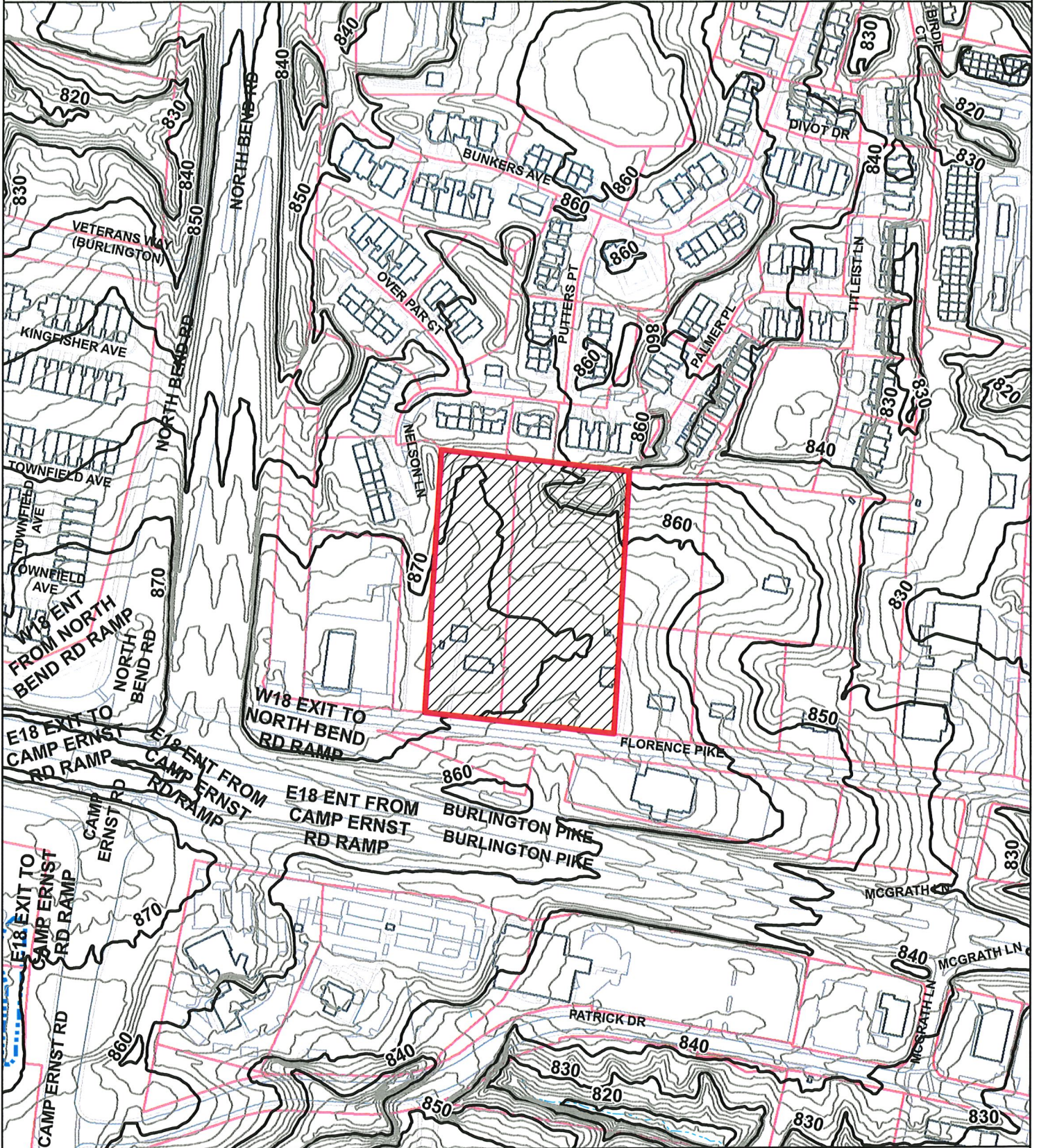


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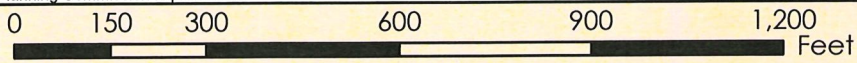
Topographic Map

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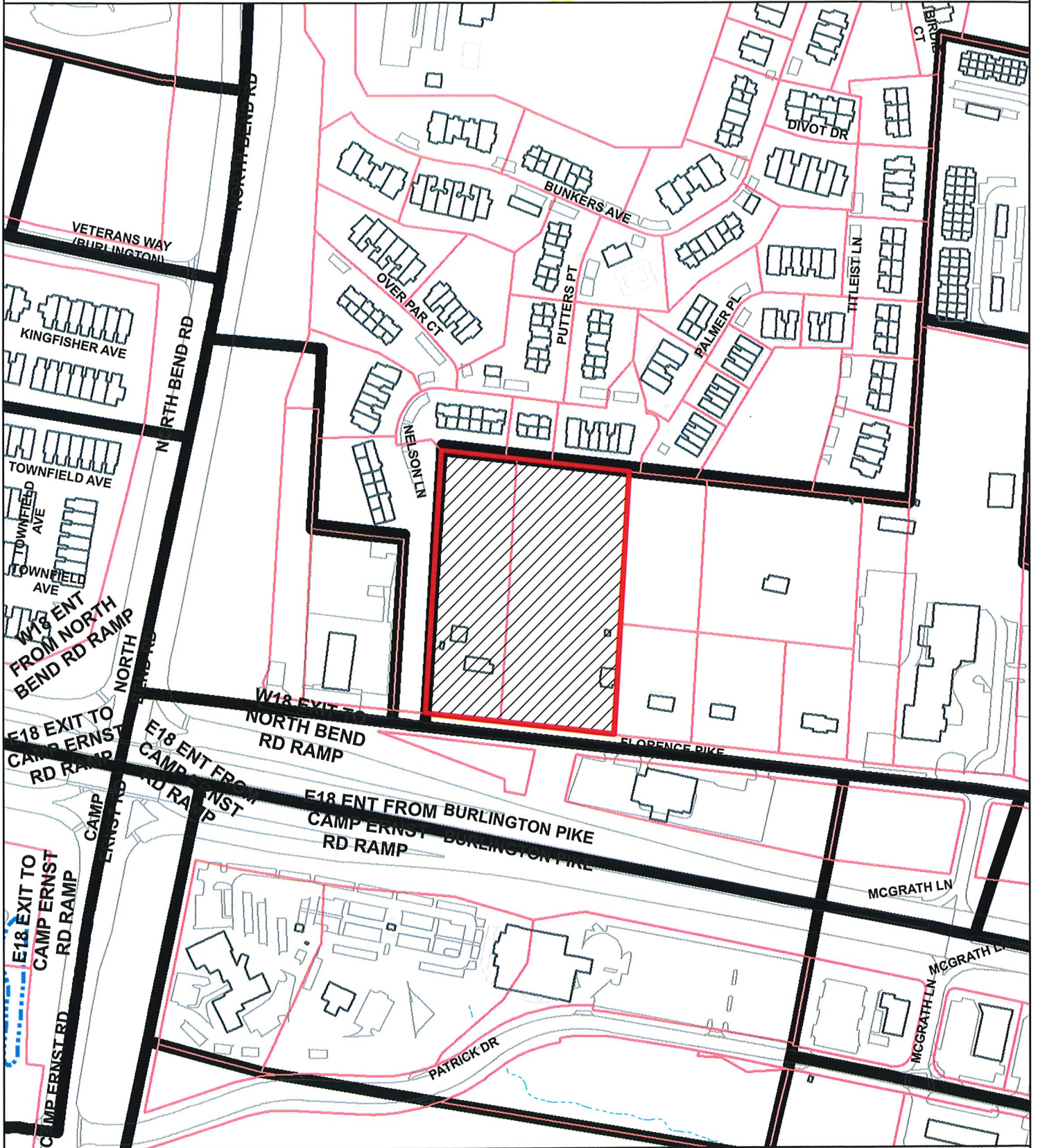
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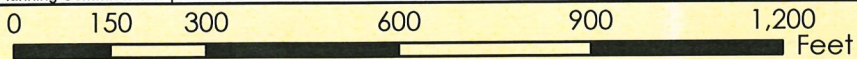
Zoning Map

www.boonecountygis.com



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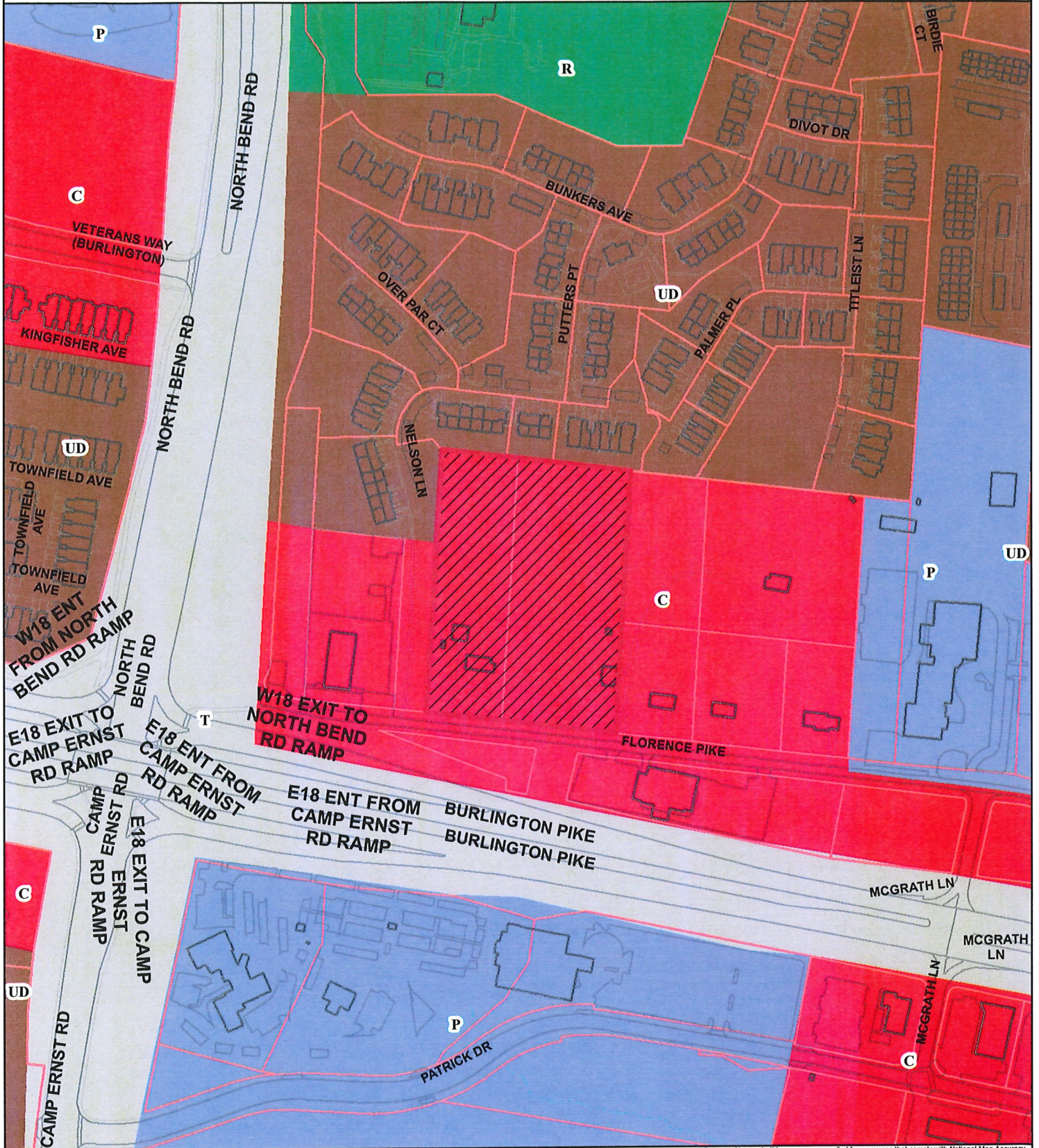


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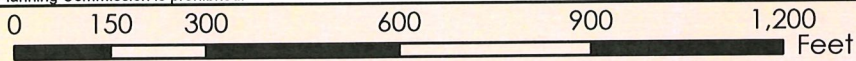
2040 Future Land Use Map

www.boonecountygis.com



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Boone County GIS - Putting Northern Kentucky on the Map



Map Created: xx/xx/2022

ArcMap Document: *.mxd

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

RECEIVED
91292
SEP 16 2024
BOONE COUNTY
PLANNING COMMISSION

One (1) scaled copy 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: Wendy Moeller, Compass Point Planning, LLC
Address: 6540 Corporate Drive
Blue Ash Ohio 45242
City State Zip Code
Phone Number: 513-543-8651 Fax Number: _____
Email: wmoeller@compasspointplanning.com
4. Description of Request:
We are seeking conditional use permit approval for a residential storage warehouse in a C-2 District along Florence Pike.
5. Name of Development: Burlington Self Storage
6. Location of Development: 1934-1962 Florence Pike
Burlington Kentucky 41005
City State Zip Code
7. Acreage Under Review: 5.879 net acres, per survey
8. Lot Number and Name of Subdivision (if part of a subdivision):
049.00-00-052.03 and 049.00-00-052.05
9. Current Owner: Vernon R. and Frances A. Harris (both parcels)
Address: 1962 Florence Pike
Burlington Kentucky 41005
City State Zip Code
Phone Number: 2547601857 Fax Number: _____
Email: vharris@fuse.net

10. Proposed Use(s) on Site: Residential storage warehouse
11. Total Square Footage of Existing and/or Proposed Buildings: 88,185 square feet total
12. Current Zoning: C-2
13. 408 231 2025
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.

Property Owner's Signature: Heather Davis Frances Harris

Applicant's Signature: Wendy E. Moeller

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

1. Date Received: 9/16/24 Fee Received: \$116⁰⁰ Receipt #: 91292

2. Is application complete: ✓

3. Staff Reviewer: _____

4. Scheduled Board Action Date: _____

5. Board Action: _____

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

6. Conditions of Approval: _____

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
plancom@boonecountky.org
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September 16, 2024

Michael Schwartz
 Director/Zoning Administrator
 Boone County Planning Commission
 2950 Washington Street
 Burlington, KY 41005

Re: Conditional Use Permit Application for 1934-1962 Florence Pike

Dear Michael,

Please consider this letter, and the attached application form, fees, deeds, report summary and plans, as a formal application requesting a conditional use permit approval from the Boone County Board of Adjustment to allow for a residential storage warehouse at 1934-1962 Florence Pike in Boone County. The current zoning for the site is Commercial Two (C-2) and lies within unincorporated Boone County.

This letter is intended to provide supplemental information to the application form, in support of our request.

Adjacent Property Owners

The table below provides the parcel ID, owner, and mailing address for owners of all properties adjacent to, and across any street from the subject site. This includes properties across Florence Pike, Kentucky Route 18 and Nelson Lane.

| Boone County Parcel ID | Owner | Mailing Address | City, State, and Zip |
|-------------------------------|---|--------------------------------|-----------------------------|
| 049.01-29-111.00 | Drees Company | 211 Grandview Drive | Ft. Mitchell, KY 41017 |
| 049.00-29-118.00 | Fairways at Meadowood Council of Co-Owners, Inc. c/o President or Chairperson | 211 Grandview Drive | Ft. Mitchell, KY 41017 |
| 049.00-29-119.00 | | | |
| 049.00-29-120.00 | | | |
| 049.00-00-052.08 | 8CDC, LLC | 1495 Flintridge Road | Florence, KY 41042 |
| 049.00-00-052.00 | | | |
| 049.00-00-056.01 | Linnemann, LLC | 30 Commonwealth Avenue | Erlanger, KY 41018 |
| 049.00-00-056.02 | Gabe Holdings, LLC | 28 W. Fifth Street | Covington, KY 41011 |
| 049.00-00-053.00 | W Baker Holdings LLC | 9711 E Pike Road, Suite 100 | Cambridge, OH, 43725 |
| 049.00-00-056.03 | Boone County Co-Op Extension District | P.O. Box 876 | Burlington, KY, 41005 |
| 049.00-00-056.04 | | | |
| 049.00-00-056.00 | | | |

Basic Background Information

It is our understanding that much of the proposed site plan information will be reviewed by staff, once the conditional use permit is approved. However, we did want to provide some basic background information on the proposed use's compliance with zoning.

- The use is classified as a "residential storage warehouse, which is defined as *"An establishment offering individual storage units for rent or lease, predominantly for: (1) individuals to store personal effects; and (2) businesses to store business records, materials, or inventory. In no case may individual units function as an independent retail, wholesale, business, or service use. Individual units may not be used for workshops, hobby shops, manufacturing, dwellings, or similar uses."* The Burlington Self Storage facility fits this definition. Based on the use of other sites, it is anticipated that 75-80% of units will be used by individuals for storage of personal effects. The lease provisions will specifically prevent use of the units for workshops, hobby shops, or other commercial activities outside of storage.
- Residential storage warehouses are established as a conditional use in the C-2 District.
- The C-2 District requires a minimum lot size of 5,000 square feet. This site is 5.879 net acres and encompasses two individual lots.
- The total square footage of all the buildings is 88,185 square feet, which will comply with the intensity limits established in the C-2 District for properties over four acres (maximum 15,000 square feet per acre).
- The site exceeds the minimum frontage requirement of 50 feet.
- The proposed site plan shows that the buildings will comply with the minimum 30-foot front yard setback. The site plan shows the buildings located as close to the street as possible in order to provide as much separation between the buildings and adjacent residential uses.
- The site has been designed to maximize the setbacks from the residential zoning (SR-1/PD/CD) to the north and west. A minimum setback of 50 feet is required from any adjacent residential zoning district to the side or rear. The proposed site is designed to have a 108-foot setback from the residential zoning to the rear, where the closest adjacent residential dwellings are located. The western side yard setback is 80-feet from the adjacent residential zoning, which is the lot that contains the private street called Nelson Drive.
- The site has been designed to accommodate the "D" buffer yard requirements, which is the most intensely vegetated buffer established in the zoning regulations. We had a tree survey prepared to identify significant trees to ensure that significant trees and any healthy existing landscaping will be retained. This will help maintain the existing canopy and dense vegetation that already provides a significant landscaping buffer.
- We also believe that the proposed use meets the intent and purpose of the C-2 zoning district as it provides personal services for residents in the region. Section 1002 of the zoning regulations states *"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."*

Conditional Use Permit Findings and Criteria

Based on our review of the Boone County Zoning Regulations, there are two sections related to the conditional use findings and criteria the Board of Adjustment will use in considering a conditional use in the C-2 District. The first are the criteria for all conditional uses, located in Section 205. Section 1002.2 also contains information and criteria for conditional uses in the C-2 District. We have provided an initial response to the findings and criteria in both those sections below.

Section 205 (H) Conditional Use Permits

- 1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan, a specific corridor plan and/or the zoning order.**

The subject site is located in the Burlington Geographic Area of the Boone County Comprehensive Plan. The Future Land Use Map of the plan recommends that this site be used for commercial purposes. Beyond the recommendation for a commercial use in this location, the only other reference to this specific area is:

"The intersection area of KY 18 and KY 237 is a high visibility area that already has an office orientation. Because of the central location, the importance of the area, and the urban nature of the road system, this area is more suitable for a mix of office and commercial. Proposed development at this high visibility, central location should not be all retail, and should be comprised of mixed-uses including multi-family housing. A developer that proposes this concept on the northwest corner must show that it fits with the school uses near the site and does not create traffic issues in this area."

The proposed use is a commercial use that would be compatible with the recommendations of the plan and would provide a service to the residential uses in the vicinity. This site is located in the northeast corner of the intersection where it will not conflict with existing uses or the nearby school uses on the other side of the intersection. The proposed use would also be in furtherance of the overall plan goals related to business and the economy.

- 2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area.**

This site has been designed to reflect the modern character of commercial development and to provide a critical service for areas where there is significant residential growth. Increases in the amount of smaller dwelling units, including apartments, drive up the demand for secure and clean storage space in close proximity to where people live. The use will not generate any significant traffic impacts. Noise and light will be kept to a minimum. The site will comply with the minimum landscaping requirements that will provide a solid buffer between the residential storage warehouses and adjacent residential uses. The compatibility of the site with surrounding uses is illustrated in the still shots of a rendering of the proposed project that are included with this submission (end of this letter). An interactive rendering of the site can be found through the following weblinks.

Ground View from Florence Pike: <https://views.ovalroomgroup.com/v/p9z63gDrjQk>

Aerial View: <https://views.ovalroomgroup.com/v/ogzwyA4AqE9>

Additionally, the site is not highly visible from KY 18 due to vegetation located between KY 18 and Old Florence Pike. If the narrow site that provides the existing buffer between the KY 18 off-ramp and the proposed site is ever developed, any structure and its required landscaping will continue to serve as a buffer that will screen the view of this site. Below is a screen grab of Google Street View from the KY 18 off-ramp, in its closest proximity to the site.



3. Will be hazardous to existing or future neighboring uses.

This site and the proposed use will not be hazardous to existing or future neighboring uses. The managing company's lease for the rental units specifically prohibits the storage of any hazardous materials. Furthermore, the site and buildings will continue to comply with all applicable fire and building codes.

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

The proposed use will have no impact on schools and little to no impact on other public facilities in Boone County. This application includes a one-page summary of a report indicating that self-storage facilities, like the one being proposed, are the second lowest ITE traffic generators after cell towers. The daily traffic in and out of the site is minimal, so there will be no congestion created by the proposed use. The site will comply with all drainage requirements and there is little to no water or sewer demand for the use. The site is designed to be secure with the buildings, entry gates, and six-foot decorative or solid fences providing security for the site.

5. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community.

The proposed use will not create any significant or excessive requirements at public cost for public facilities or services. As noted previously, this use will have minimal impact on public services.

6. Will involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors.

The owners and managers of this site establish rules and regulations for storage that will prevent issues with noise, smoke, dust, fumes, glare, or odor. The article about self-storage facilities that was noted earlier also includes notes that these facilities have minimum noise and light pollution that would create impacts on adjacent residential uses.

7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

This site is located on Old Florence Pike and will derive its access from that street. Old Florence Pike runs parallel to, but separate from, KY 18. The closest intersection to provide access to this site is at KY 18 and McGrath Lane, which is over 1,000 feet to the east. This separated access will ensure safe ingress/egress to the site and will not create any traffic interference on either Old Florence Pike or KY 18.

Section 1002.2 Conditional Uses and Criteria

A. The activity is an integral and subordinate function of a permitted commercial use, professional or personal service;

The proposed use fully meets the Boone County definition of a "residential storage warehouse," which is established as a conditional use within the C-2 District. The use itself will provide storage services primarily to residents for their personal use but will also be available for businesses to have off-site storage space. As such, the storage use is an integral function of a permitted commercial use.

B. The activity will further add to, not detract from, the creation of a compact, multi-purpose, and pedestrian oriented commerce center; and

Most of the customers of the storage space will access the site by vehicle so the use admittedly is not pedestrian-oriented at its core. However, the northeast portion of the intersection of KY 18 and KY 237 is not currently designed in a manner that would truly accommodate a pedestrian-oriented commerce center. Beyond residential uses, the nearby commercial activities include an equipment rental center, a church, and a funeral home that are likely to remain active for the long-term (i.e., not likely to redevelop in the near future). These neighboring uses are likewise not pedestrian-oriented. There is no existing sidewalk access along Old Florence Pike, except for a small area near the main intersection. However, the proposed use will not detract from any other redevelopment in the nearby areas as it will have little to no visual, noise, or traffic impact on top of providing a needed service to residents and businesses.

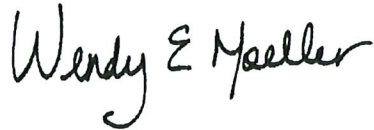
C. The arrangement of uses, buildings or structures will be mutually compatible with the organization of permitted and accessory uses to be protected in the district.

The arrangement of buildings was specifically designed to contribute to a secure site while locating the buildings as close to the front of the site as possible. This allows the use to work with other permitted and accessory uses in the district as well as being compatible with adjacent residential uses due to location and landscaping.

Based on the above, we respectfully request approval of our conditional use permit application.

If you have any questions, please feel free to contact me at 513-543-8651 or wmoeller@compasspointplanning.com.

Sincerely,



Wendy E. Moeller, FAICP
Principal/Owner
Compass Point Planning

Still Images of Renderings

The following is a series of still images from the interactive renderings.

Site looking east along KY 18 from an area near the KY 18/KY 237 intersection.



Closer view of site, looking northeast over Florence Pike.



View of site at the driveway ingress/egress point, looking northeast.



View of site at the driveway ingress/egress point, looking northwest toward main building and office.



Why Self Storage is a Great Neighbor

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Why Self Storage is a Great Neighbor

Search here

By Investment Real Estate, LLC | on Wednesday, December 12, 2012 | in Our Company

Let's face it self storage can get a bad rap sometimes. You hear about the bad things that happen at self storage facilities, how ugly their buildings are, etc. But the truth is, self storage has really come a long way. Investment Real Estate has worked hard to dispel these notions. Self Storage facilities can be a good neighbor. Here's how.

Did you know:

- Self storage facilities are the Second Lowest ITE traffic generator after cell towers
- Buffer Retail Store which creates minimal noise and light pollution on neighboring properties
- No impact on infrastructure—no additional schools, roads, services, etc.
- Generates tax revenue to city, county, state without increasing expense to the community.
- Gives a true retail benefit to the community.
- A quiet neighbor.
- Can bring the community together with their outreach projects.

Let's dispel these other Self Storage Myths.

Myth: Self Storage creates lots of truck traffic.

Response: Very few self storage tenants use trucks to transfer their goods. Most use their everyday vehicles to access the units. When moving trucks or commercial trucks are used it is during normal business hours, thus keeping the noise to a minimum.

Myth: There is lots of crime at self storage facilities.

Response: When a self storage facility is designed with the normal security that most tenants demand, this is the last place criminals want to conduct their wrongdoings! We demand two forms of ID from every tenant, have cameras throughout the property, limit operating/access hours to "normal times of the day and night," have fencing, key code operated gates, door alarms and most importantly vigilant managers who report any suspicious activity.

Myth: Self Storage facilities are ugly!

Response: Now self storage facilities are architecturally designed to be an asset to the Community.

Give us a call at 717-779-0804 to find out even more about all of the great reasons to invest in a self storage facility.

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- › IREC Completes Expansion at Moove In Self Storage in Quarryville, PA

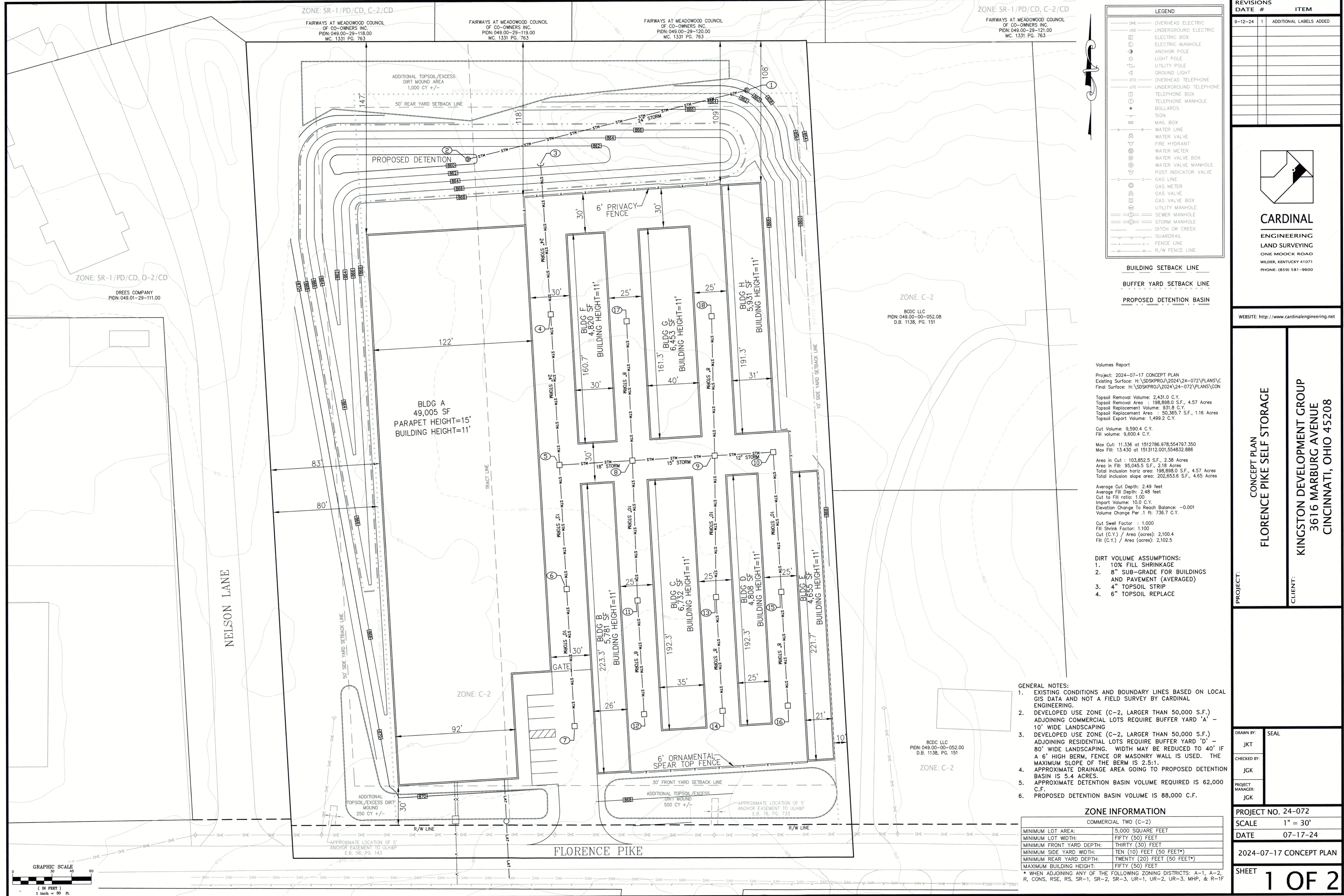
Categories

- › Brokerage
- › Business
- › Charitable Partnerships
- › Construction
- › Creative
- › Development
- › Entrepreneurs
- › Feasibility Studies
- › In Our Community
- › Investing
- › Management
- › Our Company
- › Self Storage Events
- › Uncategorized

Archives

Archives

Select Month



LEGEND

| | |
|-------|-----------------------|
| —DHE— | OVERHEAD ELECTRIC |
| —UKE— | UNDERGROUND ELECTRIC |
| ⊠ | ELECTRIC BOX |
| ⊞ | ELECTRIC MANHOLE |
| ⊙ | ANCHOR POLE |
| ⊕ | LIGHT POLE |
| ⊖ | UTILITY POLE |
| ⊗ | GROUND LIGHT |
| —DTE— | OVERHEAD TELEPHONE |
| —UTE— | UNDERGROUND TELEPHONE |
| ⊠ | TELEPHONE BOX |
| ⊞ | TELEPHONE MANHOLE |
| ● | BOLLARDS |
| — | MAIL BOX |
| — | WATER LINE |
| ⊕ | WATER VALVE |
| ⊙ | FIRE HYDRANT |
| ⊖ | WATER METER |
| ⊞ | WATER VALVE BOX |
| ⊞ | WATER VALVE MANHOLE |
| ⊞ | POST INDICATOR VALVE |
| —G— | GAS LINE |
| ⊕ | GAS METER |
| ⊞ | GAS VALVE |
| ⊞ | GAS VALVE BOX |
| ⊞ | UTILITY MANHOLE |
| ⊞ | SEWER MANHOLE |
| ⊞ | STORM MANHOLE |
| — | DITCH OR CREEK |
| — | GUARDRAIL |
| — | FENCE LINE |
| —xx— | R/W FENCE LINE |

BUILDING SETBACK LINE
BUFFER YARD SETBACK LINE
PROPOSED DETENTION BASIN

Volumes Report
 Project: 2024-07-17 CONCEPT PLAN
 Existing Surface: H:\SDSKPRO\2024\24-072\PLANS\CON
 Final Surface: H:\SDSKPRO\2024\24-072\PLANS\CON

Topsoil Removal Volume: 2,431.0 C.Y.
 Topsoil Removal Area : 198,898.0 S.F., 4.57 Acres
 Topsoil Replacement Volume: 931.8 C.Y.
 Topsoil Replacement Area : 50,365.7 S.F., 1.16 Acres
 Topsoil Export Volume: 1,499.2 C.Y.

Cut Volume: 9,590.4 C.Y.
 Fill Volume: 9,600.4 C.Y.

Max Cut: 11.336 at 1512786.978,554797.350
 Max Fill: 13.430 at 1513112.001,554832.886

Area in Cut : 103,892.5 S.F., 2.38 Acres
 Area in Fill: 95,045.5 S.F., 2.18 Acres
 Total Inclusion Area: 198,938.0 S.F., 4.57 Acres
 Total Inclusion Slope Area: 202,653.6 S.F., 4.65 Acres

Average Cut Depth: 2.49 feet
 Average Fill Depth: 2.48 feet
 Cut to Fill ratio: 1.00
 Import Volume: 10.0 C.Y.
 Elevation Change To Reach Balance: -0.001
 Volume Change Per 1 ft: 736.7 C.Y.

Cut Swell Factor : 1.000
 Fill Shrink Factor: 1.100
 Cut (C.Y.) / Area (acres): 2,100.4
 Fill (C.Y.) / Area (acres): 2,102.5

DIRT VOLUME ASSUMPTIONS:
 1. 10% FILL SHRINKAGE
 2. 8" SUB-GRADE FOR BUILDINGS AND PAVEMENT (AVERAGED)
 3. 4" TOPSOIL STRIP
 4. 6" TOPSOIL REPLACE

- GENERAL NOTES:**
- EXISTING CONDITIONS AND BOUNDARY LINES BASED ON LOCAL GIS DATA AND NOT A FIELD SURVEY BY CARDINAL ENGINEERING.
 - DEVELOPED USE ZONE (C-2, LARGER THAN 50,000 S.F.) ADJOINING COMMERCIAL LOTS REQUIRE BUFFER YARD 'A' - 10' WIDE LANDSCAPING
 - DEVELOPED USE ZONE (C-2, LARGER THAN 50,000 S.F.) ADJOINING RESIDENTIAL LOTS REQUIRE BUFFER YARD 'D' - 80' WIDE LANDSCAPING. WIDTH MAY BE REDUCED TO 40' IF A 6' HIGH BERM, FENCE OR MASONRY WALL IS USED. THE MAXIMUM SLOPE OF THE BERM IS 2.5:1.
 - APPROXIMATE DRAINAGE AREA GOING TO PROPOSED DETENTION BASIN IS 5.4 ACRES.
 - APPROXIMATE DETENTION BASIN VOLUME REQUIRED IS 62,000 C.F.
 - PROPOSED DETENTION BASIN VOLUME IS 88,000 C.F.

ZONE INFORMATION
 COMMERCIAL TWO (C-2)

| | |
|---------------------------|-----------------------------|
| MINIMUM LOT AREA: | 5,000 SQUARE FEET |
| MINIMUM LOT WIDTH: | FIFTY (50) FEET |
| MINIMUM FRONT YARD DEPTH: | THIRTY (30) FEET |
| MINIMUM SIDE YARD WIDTH: | TEN (10) FEET (50 FEET*) |
| MINIMUM REAR YARD DEPTH: | TWENTY (20) FEET (50 FEET*) |
| MAXIMUM BUILDING HEIGHT: | FIFTY (50) FEET |

* WHEN ADJOINING ANY OF THE FOLLOWING ZONING DISTRICTS: A-1, A-2, R, CONS, RE, SR-1, SR-2, SR-3, UR-1, UR-2, UR-3, MHP, & R-1F

REVISIONS

| DATE | # | ITEM |
|---------|---|-------------------------|
| 9-12-24 | 1 | ADDITIONAL LABELS ADDED |

CARDINAL ENGINEERING
 LAND SURVEYING
 ONE MOOCK ROAD
 WILDER, KENTUCKY 41071
 PHONE: (859) 581-9600

WEBSITE: <http://www.cardinalengineering.net>

PROJECT: CONCEPT PLAN
 FLORENCE PIKE SELF STORAGE

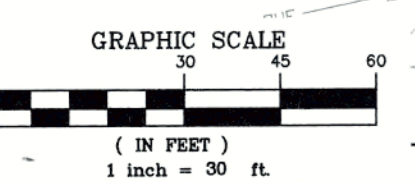
CLIENT: KINGSTON DEVELOPMENT GROUP
 3616 MARBURG AVENUE
 CINCINNATI, OHIO 45208

| | | |
|------------------|-----|------|
| DRAWN BY: | JKT | SEAL |
| CHECKED BY: | JJK | |
| PROJECT MANAGER: | JJK | |

PROJECT NO. 24-072
SCALE 1" = 30'
DATE 07-17-24

2024-07-17 CONCEPT PLAN

SHEET 1 OF 2



CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Vernon R. & Frances A. Harris
1962 Florence Pk
Burlington, KY 41005
2. ADDRESS OF PROPERTY
1934-1962 Florence Pk
Burlington, KY 41005
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Burlington Self Storage
4. DEED BOOK 408 PAGE NO. 231 GROUP NO. 2025
5. TYPE OF RESTRICTION(S) (Check all that apply)
- Zoning Map Amendment:
From _____ To _____
- Conditional Use Permit
- Development Plan Conditional Zoning
- Subdivision Plat
(Not Recorded) Other:
- 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 10th day of October, 2024.

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
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 Conditional Use Permit approved by the Boone County Board of Adjustment and in accordance with the current zoning in effect as of October 9, 2024, Certificate of Land Use Restriction (#24-BCBOA-031-A), for Vernon R. and Frances A. Harris, Property Owner(s).

The following conditions will apply:

1. Outside storage shall be prohibited.
2. No inoperable vehicle shall be kept on the property.
3. Any required tree in Buffer Yard A along Florence Pike shall be an evergreen tree.
4. Roofs that have a definitive pitched design or a finished parapet design must be provided.
5. All proposed lighting shall be directed downwards and inwards towards the interior of the site in question. The overall height of light poles and fixtures shall not exceed twenty (20) feet. All light fixtures shall be provided with cut-off shields.
6. A full architectural survey of the property, including all structures, shall be completed by an architectural historian who meets the Secretary of Interior's standards, and shall be submitted with the Zoning Permit application.

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in:

DEED BOOK 408

PAGE NO. 231

GROUP NO. 2025