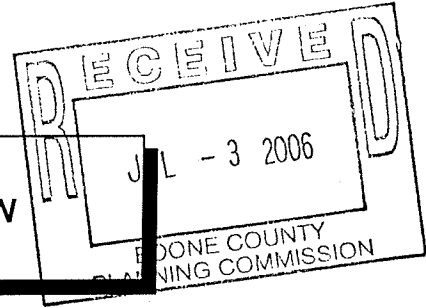


APPLICATION FORM



ZONING MAP AMENDMENT  
BOONE COUNTY PLANNING COMMISSION

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. Name of Project Park West International
- 2. Location of Project 2370 Graves Rd.
- 3. Total Acreage of Site 8.31 ac.
- 4. Current Zoning of Site RSE
- 5. Proposed Zoning (Classification being requested) I-1
- 6. Proposed Uses (please specify each use) Industrial

- 7. Names of Applicant(s) Industrial Developments International, Inc.
- Phone Number 859-443-2880 Fax No. 859-663-2890
- 8. Address of Applicant(s) 100 East Rivercenter Blvd, Ste. 550  
Covington KY 40111  
City State Zip

- 9. Name of Property Owner(s) Adrian B. & Gwendolyn M. Krebs
- Phone Number 859-586-8123 Fax No. \_\_\_\_\_
- 10. Address of Property Owner(s) 2370 Graves Rd.  
Hebron KY 41048  
City State Zip

- 11. Proposed Building Intensities (please specify) less than 25,000 sq ft/Acre  
\* See concept plan

- 12. Are there any existing buildings on the site? Yes  
How many? 4 - to be demolished

- 13. Deed Book 314 Page No. 45 Group No. 2004

- 14. Are you also applying for:  
NO Conditional Use Permit  
NO Dimensional Variance

- 15. Have you submitted a Concept Development Plan? Yes

- 16. Have you had a pre-application meeting with BCPC Staff? Yes

- 17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- Yes Boone County Water District
- NA Florence Public Services Dept.
- Yes Duke Energy
- Yes Sanitation District #1
- Yes Cincinnati Bell
- NA Owen Electric Cooperative, Inc.
- Yes Boone County Public Works Department
- Yes Kentucky Transportation Cabinet
- NO Cincinnati/N. KY International Airport (KY Airport Zoning Commission for height restrictions near the airport)

# EXHIBIT

“A”

## STAFF REPORT

Request of **Industrial Developments International, Inc. (applicant)** for **Aloysius B. Krebs and Gwendolyn M. Krebs (owners)** for a Zoning Map Amendment from Rural Suburban Estates (RSE) to Industrial One (I-1) for an 8.361 acre site located at 2370 Graves Road, Boone County, Kentucky. The request is for a zone change to allow an expansion of an existing industrial park (Park West International).

August 16, 2006

### REQUEST

This application proposes to change the existing zoning classification from Rural Suburban Estates (RSE) to Industrial One (I-1) for 8.361 acres to be added to an existing 21.37 acre I-1 lot and "intended to be developed as a location for distribution center and office/warehouse use or other uses allowed in the current I-1 zoned site adjacent to this proposed land in Park West." The submitted Concept Development Plan proposes Building N1 at 201,600 square feet and Building N2 at 336,000 square feet for a total of 537,600 square feet on the 29.731 acres for a building intensity of 18,082 square feet/acre.

### SITE HISTORY

Park West International Industrial Subdivision has been through the Zoning Map Amendment process in 1989 and 1998.

### ADJACENT LAND USES AND ZONING

- North: Park West Industrial Subdivision zoned Industrial One with an approved Concept Development Plan (I-1/CD).
- East: Park West Industrial Subdivision zoned Industrial One with an approved Concept Development Plan (I-1/CD).
- South: Properties owned by the Graves Family Trust (12.13 acres), Qualls (3.06 acres) and Holt (1.12 acres) zoned Rural Suburban Estate (RSE).
- West: Adjoining properties across Graves Road owned by King (0.34 acres) and Lageman (8.58 acres) as well as parcels owned by Barnes (5.32 acres), Bruen (6.07 acres) and Williams Properties LLC (3.77 acres) zoned Rural Suburban Estate (RSE).

## RELATIONSHIP TO COMPREHENSIVE PLAN

The 2005 Boone County Comprehensive Plan's Future Land Use Map designates the site for "Industrial" (I) uses. This designation is described as "manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses." It is important to note that the Future Land Use Map is a 25 year projection, and is not intended to commit all areas to development immediately. In some areas, phasing may be used to make sure development is supported by infrastructure, and in others development may be delayed until planned infrastructure is provided.

The Land Use Element text makes the following statement that relates to this area (Hebron Area, page 154):

"Acreage next to the interstate, at Graves Road, is appropriate for high-profile office uses in order to take advantage of visibility to interstate traffic and to provide a transitional use between the business park development to the east and residential uses to the west."

The Business Activity Element (page 66) refers to this area by stating:

"Property on the north side of KY 20 and near existing and planned Airport runways should be developed with a planned combination of industrial and office uses if existing and future land uses are property buffered from adjoining uses. The area surrounding the Airport and Airport property should be closely examined to explore industrial and office development opportunities."

The Future Land Use Development Guidelines contain the following statements:

- A. Developments in Boone County should begin with an assessment of the existing site features to determine positive and useful attributes, as well as features which should or can be preserved. Development design should incorporate the use of these attributes for the benefit of the development and the County as a whole, rather than leveling an entire site to meet a pre-conceived project design. Development plans should identify such areas, and delineate disturb limits to protect those areas that have been defined ("Utilization of Existing Vegetation and Topography," pg. 140).
- B. Developments in Boone County must recognize the potential impacts of associated traffic on adjoining properties and transportation systems. The need exists to protect the capacity of the existing roadway network, and to plan improvements to accommodate new development and travel patterns. Access management provisions include the coordination of curb cuts, adequate corner clearance and site distance for access points, adequate space between access points, shared access points and parking facilities, provisions for access connections to adjoining properties, and dedication of public right-of-way. In subdividing property, arterials or collectors should not be used for direct access to lots, rather a system of local streets should feed into the collector and arterial system ("Access Management," pp. 141 and 142).

- C. Developments in Boone County must be designed, where appropriate, to improve the County's transportation network system of roadways, and functional classifications must be used in the planning for and designing of new developments. Collector roadways should be extended and developed to provide for the safe movement of traffic through and between subdivisions. Development along existing arterials and collector roadways should not have direct driveway access, but be served by a local street. Appropriate road connections should be constructed to provide alternate routes for traffic to and through specific projects and to enhance the capacity of existing streets.

Appropriate pedestrian networks should be incorporated into the design of developments which will generate or experience significant pedestrian use. These networks should not only provide internal paths, but should provide connections to adjoining uses where appropriate ("Transportation and Pedestrian Network," pg. 142).

The adopted Goals and Objectives include the following pertinent statements.

- A. Proper planning is achieved through accepted land use management tools and coordination with public infrastructure ("Overall," Goal).
- B. Boone County shall be viewed as an integral part of the Cincinnati Metropolitan Area ("Overall," Objective 1).
- C. Development issues shall be viewed in terms of promoting overall quality of life. Mixing of residential and other land uses shall be encouraged, within appropriately planned and designed neighborhood developments ("Overall," Objective 2).
- D. Proper design principles shall be applied in development ("Overall," Objective 3).
- E. Future growth shall be accompanied by adequate infrastructure and services. Existing infrastructure and services shall be monitored, maintained and improved as needed ("Overall," Objective 4).
- F. The needs of Boone County's population are measured and fulfilled through the provision of orderly growth ("Population," Goal).
- G. Boone County's development policies shall provide equal opportunity for the establishment of a balanced population regardless of age, race, or socio-economic status ("Population," Objective).
- H. New development or redevelopment within Boone County is designed, constructed and operated in such a way that the quality of the existing physical environment and social environment are enhanced. Development within Boone County preserves and promotes a better quality of life ("Environment," Goal).

- I. New development or redevelopment shall attempt to design sites utilizing existing topography and vegetation, and encourage preservation of the existing character of the land. New development shall be designed in harmony with the physical environment in such a way that each site's existing physical assets are used. Residential development design in particular should minimize grading work as opposed to clearing the entire site. Existing trees and pasture land shall be evaluated during the design and construction process as a visual and economic benefit to the community ("Environment," Physical Objective 2).
- J. Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas ("Business Activity," Goal).
- K. Compact, efficient development patterns shall be encouraged for business districts (e.g. industrial, commercial and office) with appropriately sized and well maintained buffer spaces between the business use and other land usages ("Business Activity," Objective).

#### STAFF COMMENTS/CONCERNS

- 1. This request is to add 8.361 acres to an existing 21.37 acre parcel currently zoned Industrial One (I-1). Buildings N1 & N2 could be submitted for Major Site Plan review given the current Industrial One (I-1) zoning classification. The Industrial One (I-1) zone permits a maximum building intensity of 25,000 square feet per acre. The current site (lot 16C of the Park West Industrial Subdivision) is 21.37 acres and could support 534,250 square feet. An additional 8.361 acres brings the site up to 29.731 acres or potentially 743,275 square feet. The Applicant is proposing N1 at 201,600 square feet and N2 at 336,000 square feet for a total of 537,600 square feet on the 29.731 acres for a building intensity of 18,082 square feet/acre.
- 2. Staff is concerned about the view from Graves Road. The elevation of Graves Road is approximately 860 and the applicant has indicated that the finish floor elevation of N2 is 848 a difference of 12 feet. The applicant is proposing to continue the 80' wide Buffer Yard with the "C" plantings (8 evergreens, and any 4 Large/Medium/Small trees per 100 linear feet) along Graves Road. Cross sections of the buildings to Graves Road may give a better indication of the difference in elevation.
- 3. An e-mail was received from Paul Lageman, adjoining across Graves Road, and is attached to this Staff Report.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and the Boone County Fiscal Court in terms of the three criteria necessary for approving a Zoning Map Amendment as stated in Article 3 "Amendment" of the 2001-02 Boone County Zoning Regulations and the potential impacts on the existing and planned uses in the area.

Respectfully submitted,

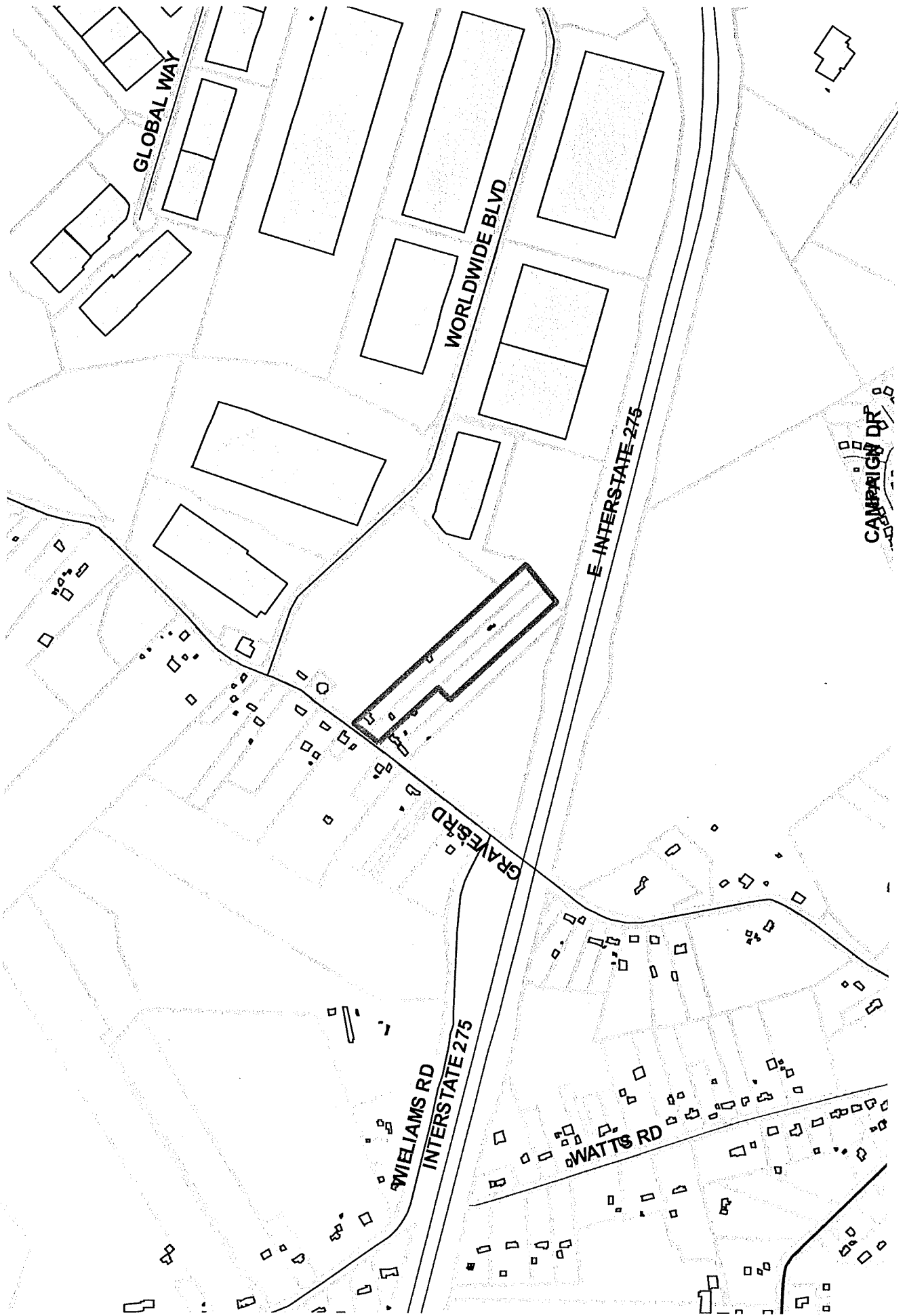


Mitchell A. Light  
Asst. Zoning Administrator/Enforcement Officer

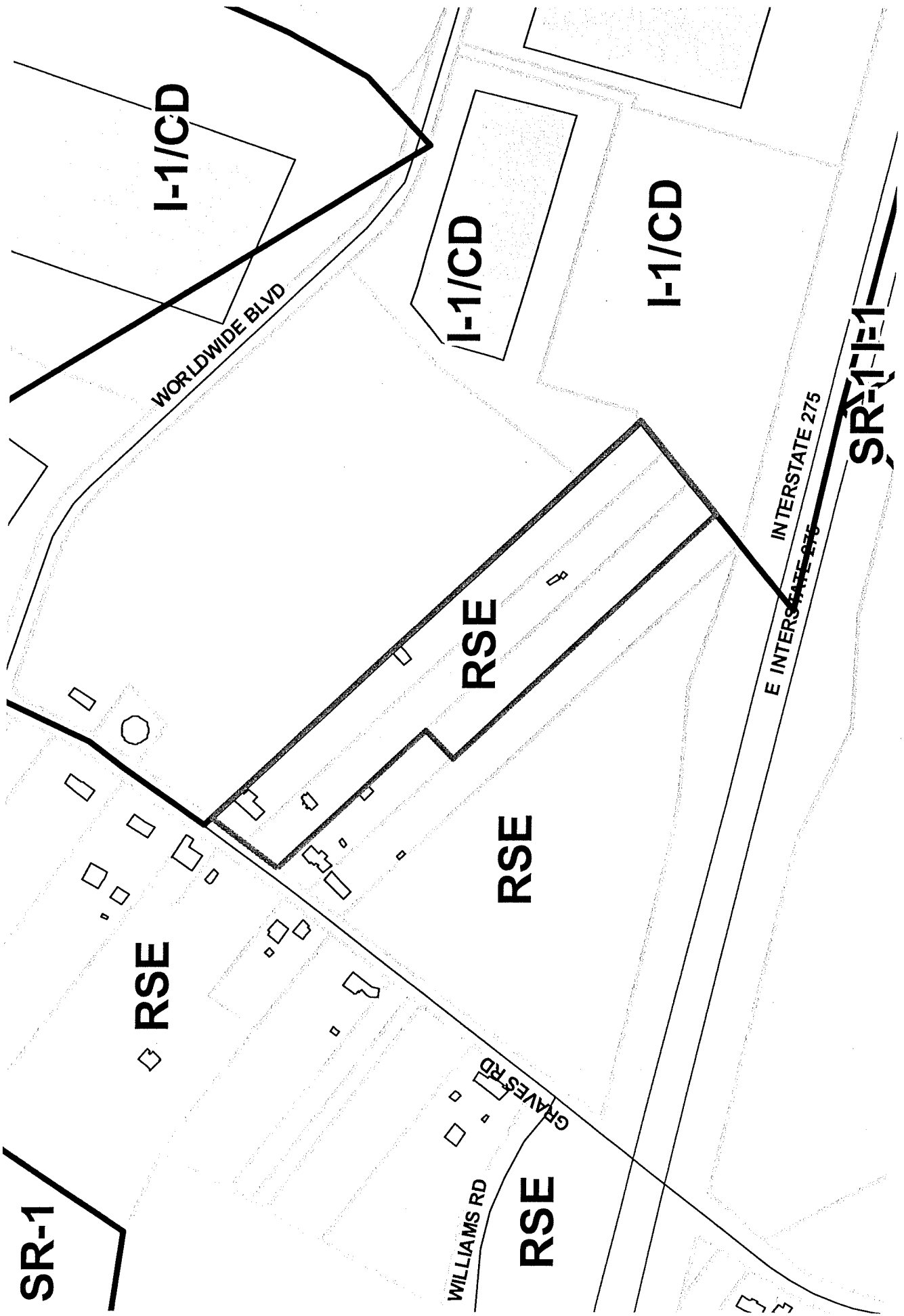
MAL/pr

attachments:

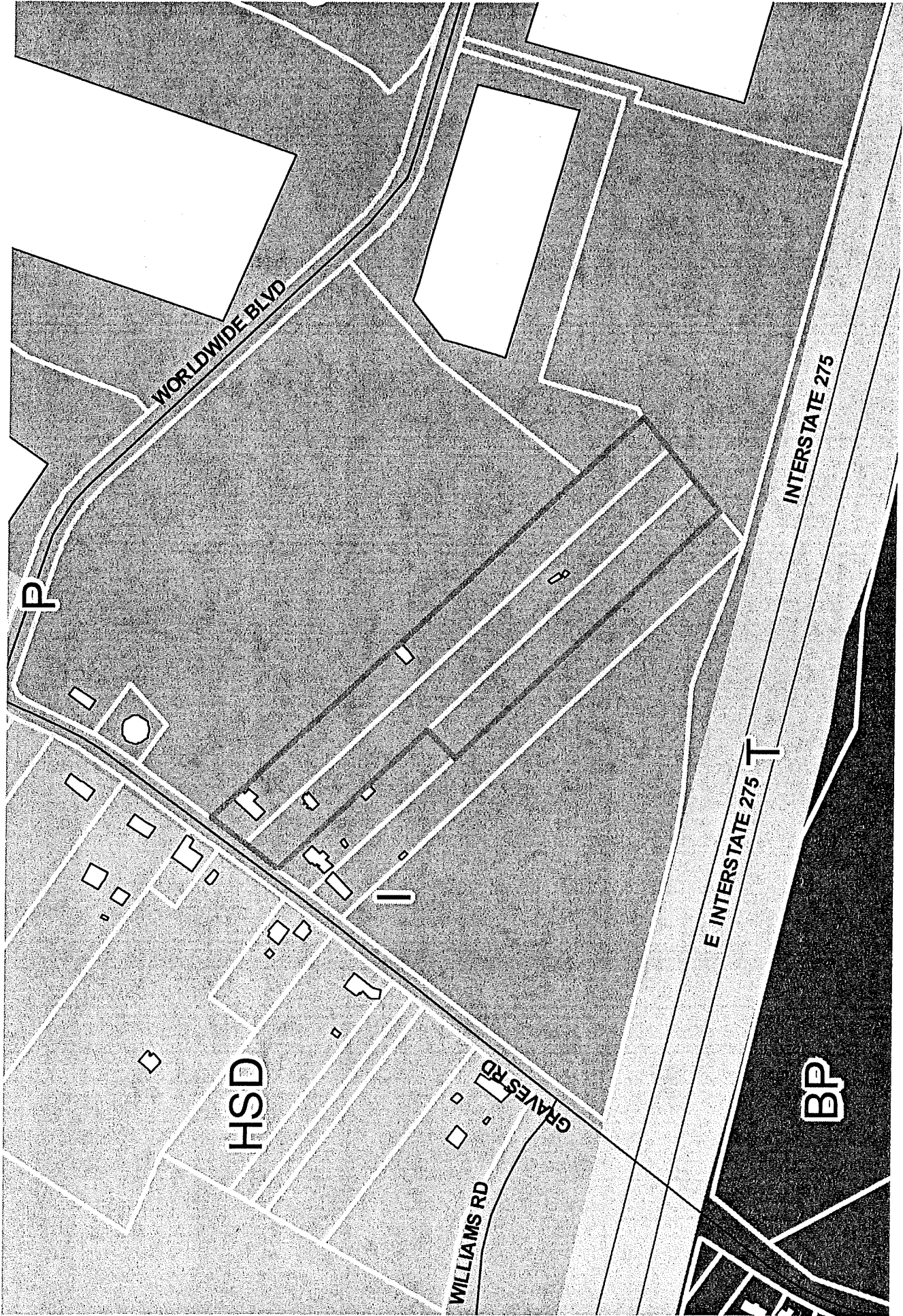
- Vicinity Map
- Zoning Map
- 2030 Future Land Use Map
- Existing Topography
- 2004 Aerial Photography
- Concept Development Plan
- Proposed Elevation Building N1
- Proposed Elevation Building N2
- Request
- E-mail from Paul Lageman, 2401/2415 Graves Road
- Application



# VICINITY MAP



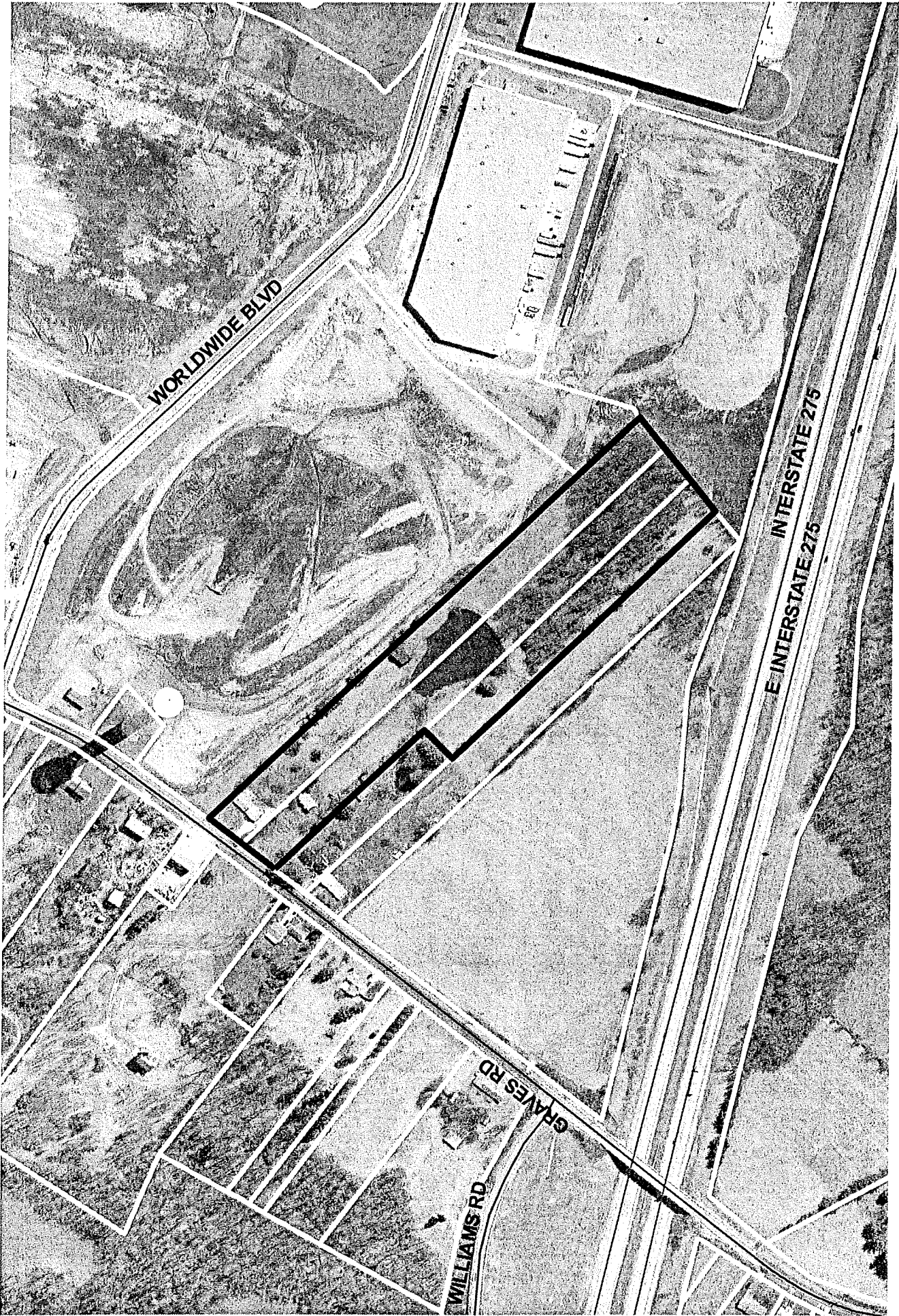
# ZONING MAP



# FUTURE LAND USE MAP

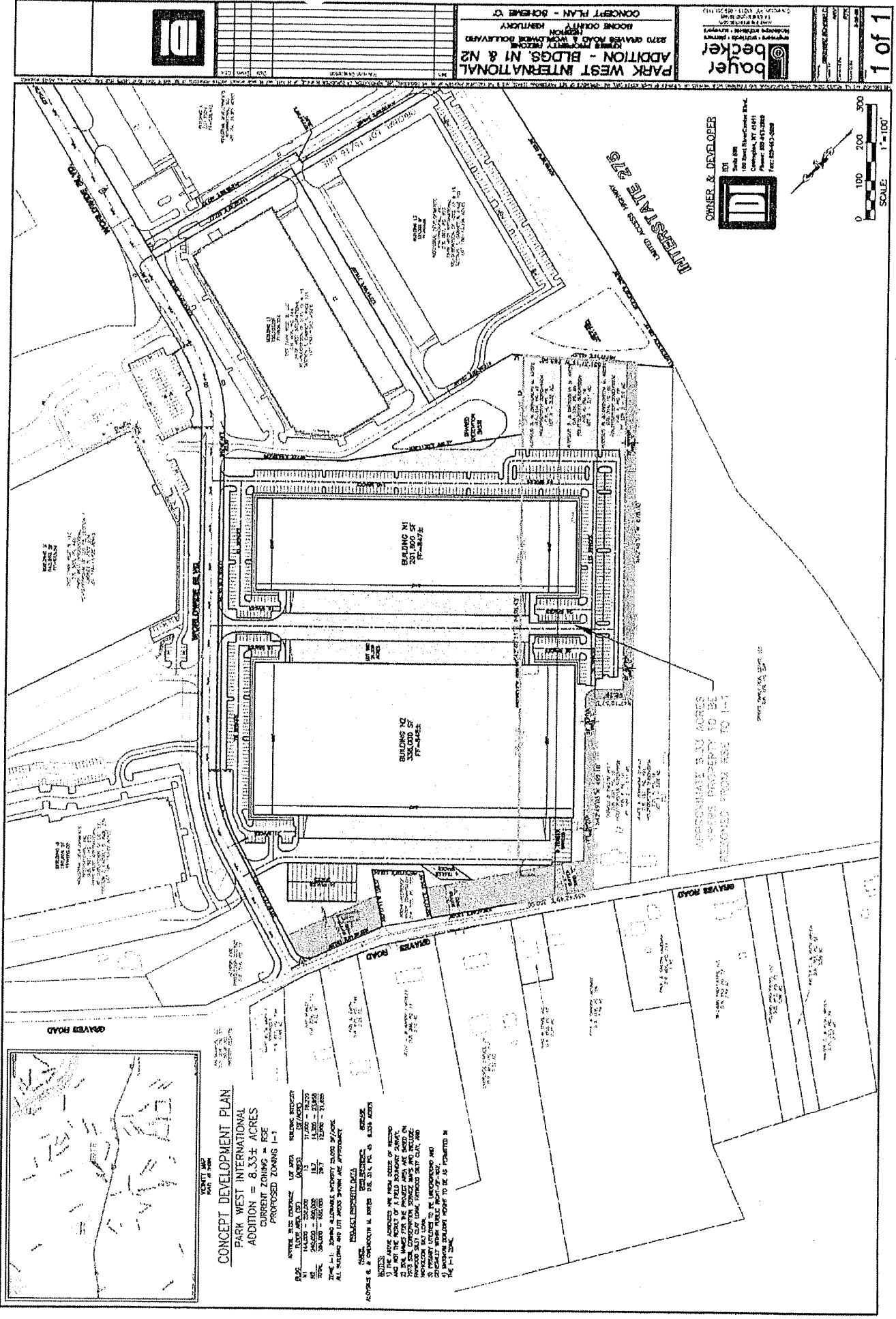


# EXISTING TOPOGRAPHY



# 2004 AERIAL PHOTOGRAPHY

# CONCEPT DEVELOPMENT PLAN







June 30, 2006

Boone County Planning Commission  
2995 Washington Street  
Burlington, KY 41005

RE: Proposed Zoning Map Amendment adjacent to Park West  
Land currently owned by Al and Gwendolyn Krebs

Ladies and Gentlemen:

This Request for a Zoning Map Amendment is hereby submitted by IDI, as applicant, for a parcel of approximately 8.361 acres located in western Boone County. The parcel lies on the east side of Graves Road. The proposed site is 2370 Graves Road and consists of Parcels Number I, II, and III, of the Holzfoerster Estate Subdivision, currently owned by Aloysius and Gwendolyn Krebs. The proposed Zoning Amendment would add this 8.361 acres to the existing I-1 District to create a seamless zoning district with the existing 388 acre Park West.

The proposed parcel is currently zoned RSE. IDI, as Applicant, is requesting a Zoning Map Amendment to change this designation to an Employment District Category, I-1. The site is intended to be developed as a location for distribution center and office/warehouse use or other uses allowed in the current I-1 zoned site adjacent to this proposed land in Park West.

The site meets two of the criteria that may be used to ascertain whether a parcel is eligible for a Map Amendment and will conform to the Comprehensive Plan. Those criteria are:

1. This Map Amendment is in agreement with both the past and the current Boone County Comprehensive Plan, which shows this land to be slated for industrial uses in the long range Land Use planning map.

The Plan also states that "Employment opportunities shall be encouraged for the citizens of Boone County" and indicates that industrial uses should occur in this subject area north of I-275, west of SR 237 and east of Graves Road. The Park West development, including this additional land, will approach 6.2 million square feet of high-quality buildings and tenants within them. This translates to approximately \$250,000,000 of real estate value created by IDI alone, and a very



Boone County Planning Commission  
June 28, 2006  
Page 2

large investment by the tenants in operations and equipment, as well. The businesses at Park West occupy facilities that have been estimated to provide as many as 2300 to 2800 jobs in Boone County. It is important that this available land north of I-275 and east of Graves Road be rezoned to allow further job producing industrial development in this well defined highway interchange industrial area within the County.

2. The existing zoning classification of RSE for this 8.361 acre tract is inappropriate and the proposed zoning classification of I-1 is more appropriate. The agricultural/residential use no longer fits on the rather small area of land left between the I-275 Freeway, the existing 388 acre Park West I-1 Zone and bounded on the west by Graves Road. The Road forms a recognized natural boundary between the existing and proposed industrial land uses to the east of the road and the increasingly more dense residential uses to the west of the road. The proposed southward extension of the industrial uses already in existence in Park West is a natural evolvement of land use and zoning. The Request for a Zoning Map Amendment is based on the fact that due to the existing adjacent land use and the given current boundaries of Park West, the site is more suited for the uses indicated in I-1 than for its current use as residential. The current Boone County Land Use Plan shows this site has long been determined to be eventually converted to industrial use. Therefore, the current zoning of RSE use is not compatible with the long range development of this sector of the I-275/SR 237/Graves Road area of the interchange.

Park West has been highly lauded nationally as a Commonwealth of Kentucky industrial development of the highest quality and success. This proposed extension to the Park West development by IDI will be planned and executed with the same high-quality of design and construction as the existing Park West. This site would become part of the current Lot N, as shown on the Park West Concept Plan, and would be developed with aesthetically pleasing industrial buildings in a business-park-like setting characterized by landscaped entrances, boulevard-width main street, large green spaces, landscaped buffers along the perimeter with other current land uses and consistent architectural and signage themes. The proposed building density on this land will likely average approximately 20% less than the 25,000 SF/acre allowed by the zoning code in an I-1 District in Boone County.

The design standards for the proposed development will be substantially in-line with the Section 1609 Design Standards utilized by the County for Employment Planned Development Districts.



Boone County Planning Commission  
June 28, 2006  
Page 3

Height and placement of the buildings will continue to be well thought out on this parcel. Architectural style and building design will be unified and of high-quality industrial construction similar to the rest of Park West. Elevations of buildings have been studied and planned in an attempt to balance the cut/fill work on this site and to be presentable from public ways. Paved areas will meet all Boone County standards and have landscaped islands, trees and shrubs around the buildings and especially near their entrances. Landscaped areas will be created on the north and west perimeters to soften the impact of offsite viewing from the existing public roads. A Buffer C planting area is proposed along Graves Road and the adjoining property to the south, per the requirements of the current zoning code. Landscaping throughout will be of high-quality and will be reflective of Park West themes. The use of street trees, irrigation and street lighting will be extended along Worldwide Boulevard at no cost to the County. The existing park signage theme will be continued to preserve the visual order of the park and allow this site to integrate well with adjacent similar uses. Utilities will be fed as physically and economically as possible from existing underground lines from Park West. Storm water protection will be designed per current storm water regulations of the County for both individual sites and the overall Park West master storm water plan. Transportation and vehicular access will be designed to encourage smooth traffic flow and connections to Worldwide Boulevard. The proposed added land will add only a very small percentage of existing traffic to the area. The existing roadways will have no problem absorbing this very minor traffic addition.

In conclusion, IDI requests that this proposed Zoning Map Amendment be granted on the basis that it meets the criteria for such an amendment. The use is a compatible addition to the existing Park West International development zoning. This additional I-1 land will provide further desirable development to meet Boone County needs and will add to the overall financial well-being of the County and its residents.

Yours truly,

IDI

A handwritten signature in cursive script, appearing to read "K. W. Smith", written in black ink.

Kenneth W. Smith  
VP/Regional Development Officer

KWS:hlp

Attachments

p:\kws\2006\krebs property\zoning map amendment ltr 6-2006.doc

## Mitch Light

---

**From:** Paullageman@aol.com

**Sent:** Friday, August 11, 2006 4:18 PM

**To:** Mitch Light

**Subject:** Zone Change for property at 2370 Graves Rd from RSE to I-1

Dear Mr. Light,

As a result of our meeting Tuesday Aug. 8th, I writing in regards to my concerns regarding the industrial zone change.

IDI zoning change request will affect my property at 2401 / 2415 Graves Rd. in regards to noise, light, and visual standpoint.

My property is directly across the road without anything to block the view of large concrete buildings that will increase truck traffic noise and night lighting as seen on World Wide Blvd.

As a result, I would like to see a larger berm in width and height as a natural screen to reduce noise and light pollution.

Lowering the building elevations will help the impact on the visual appearance along Graves Rd since our property is zone RSE.

When IDI first proposed the development, it was stated at a similar hearing that they would construct a berm facing Graves Rd and you would only see the buildings top elevation as was done on North Bend Rd/ 237. While tree plantings has been done north of Hebron Firehouse #2 no elevated berm has been developed facing Graves Rd. I appreciate the excellent maintenance of the development's property.

I hope my requests can be considered. Please confirm that you have received my e-mail.

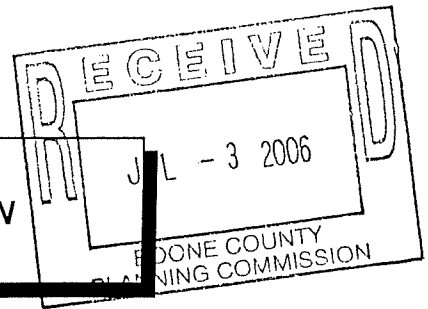
Hope to here from you soon.

Respectfully submited,

Paul Lageman, [Paullageman@aol.com](mailto:Paullageman@aol.com)

APPLICATION FORM

ZONING MAP AMENDMENT  
BOONE COUNTY PLANNING COMMISSION



(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Name of Project Park West International
2. Location of Project 2370 Graves Rd.
3. Total Acreage of Site 8.31 ac.
4. Current Zoning of Site RSE
5. Proposed Zoning (Classification being requested) I-1
6. Proposed Uses (please specify each use) Industrial
  
7. Names of Applicant(s) Industrial Developments International, Inc.  
Phone Number 859-443-2880 Fax No. 859-663-2890
8. Address of Applicant(s) 100 East Rivercenter Blvd., Ste. 550  
Covington KY 40111  
City State Zip
9. Name of Property Owner(s) Adolfus B. & Gwendolyn M. Krebs  
Phone Number 859-586-8123 Fax No. \_\_\_\_\_
10. Address of Property Owner(s) 2370 Graves Rd.  
Hebron KY 41048  
City State Zip
11. Proposed Building Intensities (please specify) less than 25,000 sq/acre  
\* See concept plan
12. Are there any existing buildings on the site? Yes  
How many? 4 - to be demolished
13. Deed Book 314 Page No. 45 Group No. 200x
14. Are you also applying for:  
No Conditional Use Permit  
No Dimensional Variance
15. Have you submitted a Concept Development Plan? Yes
16. Have you had a pre-application meeting with BCPC Staff? Yes
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- Yes Boone County Water District
- NA Florence Public Services Dept.
- Yes Duke Energy
- Yes Sanitation District #1
- Yes Cincinnati Bell
- NA Owen Electric Cooperative, Inc.
- Yes Boone County Public Works Department
- Yes Kentucky Transportation Cabinet
- NO Cincinnati/N. KY International Airport (KY Airport Zoning Commission for height restrictions near the airport)



**BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY ADMINISTRATION BUILDING  
FIRST FLOOR FISCAL COURTROOM**

**August 16, 2006  
7:30 P.M.**

**PUBLIC HEARING**

**Commission Members Present:** Mrs. Arnett, Mr. Barlow, Mr. Caddell – Chairman, Mr. Carmichael, Mrs. Kegley, Mr. McMillian, Mr. Poe, Mrs. Poston - Vice Chairperson, Mr. Reynolds, Mr. Rolfsen, Mr. Schwenke, and Mrs. Wilson – Secretary/Treasurer.

**Staff Members Present:** Mr. Kevin Costello, AICP, Executive Director; Ms. Jan Hancock, Secretary; and Mr. Mitch Light, Assistant Zoning Administrator/ZEO.

**Legal Counsel Present:** Mr. Dale Wilson

Mr. Arnold Caddell, Chairman, called the meeting to order at 7:30 PM and introduced the item on the Agenda:

**Applicant:**     **Industrial Developments International, Inc. for  
Aloysius B. Krebs and Gwendolyn M. Krebs (owners)**

**Request:**       **Zoning Map Amendment**

**The request of Industrial Developments International, Inc. (applicant) for  
Aloysius B. Krebs and Gwendolyn M. Krebs (owners) for a Zoning Map  
Amendment from Rural Suburban Estates (RSE) to Industrial One (I-1) for  
an 8.361 acre site located at 2370 Graves Road, Boone County, Kentucky.  
The request is for a zone change to allow an expansion of an existing  
industrial park (Park West International).**

Staff Member Mitch Light presented the Staff Report which included a Power Point presentation (see Staff Report).

Following an explanation of the Public Hearing process, the Chairman asked for the applicant's presentation.

Attorney Gerald Dusing with offices at 8100 Burlington Pike, Florence and an office in Covington, was present on behalf of the applicant. He stated that the request involves an 8.361 acre addition to an existing 21.37 acre lot, but it is also

an 8.361 acre addition to the 388 acre park – which is a modification of about 2%. He introduced Mr. Ken Smith with Industrial Developments International, Inc. (IDI) and Mr. Rob Keller with Bayer-Becker Engineers.

Mr. Ken Smith, Vice President/Regional Development Officer for IDI, 100 East RiverCentre Boulevard, Covington, stated that IDI has been involved in Park West International for about ten years. He stated that there is a total of about 5.5 million square feet of industrial usage in the park now and this addition would make it just over 6 million square feet. It has been recognized nationally as a high quality park. IDI has invested about \$250 million - \$350 million in the park and their tenants have created 2,500 – 3,000 jobs in Boone County. They pride themselves on being a good neighbor. He stated that the 8.361 acres is an addition to an existing park zoned I-1/CD and the entire development on the 29 acres will be of the same quality as the rest of Park West International. It will have the landscaping, integrated architectural design, and buffers on Graves Road and along the adjoining properties (separating I-1 from Residential) as shown on the Site Plan. He stated that there will be a continuation of the 80-foot wide buffer that the county asked for sometime ago in other areas of the park along the roadways. He stated that it will still be an integrated signage park. The green portion of the development will be about 25% of the total lots, which is considerably in excess of most other industrial parks. He stated that, as indicated in the Staff Report, they have about 18,000 square feet of building intensity per acre. The allowable density in the district is 25,000 square feet per acre and they are about 20% below that. He offered to answer any questions.

Mr. Dusing agreed with the Staff Report that the project is in conformity with the Comprehensive Plan. He stated that the infrastructure is in place to support this development and, although they did not take any measurements, he believes the water pressure is good. He stated that the internal road system has served its purpose well. In regard to Staff Comment #2 and the concern expressed in Mr. Lageman's e-mail, he stated that they will bring to the Committee Meeting line of sight elevations from across Graves Road. He stated that there will be a substantial cut there, they are already 14 feet below grade, and landscaping is proposed there. They will show the real life view of the line of sight from Graves Road. This concluded the applicant's presentation.

Chairman Caddell questioned the three green squares shown in the lower right corner of the plan. Mr. Smith responded that the 8.361-acre site is part of a site that was subdivided into three lots. He noted the lines on the plan showing the three lots. The boxes referred to by Chairman Caddell are references to the three lots. Mr. Light noted that the boxes also include the proper owner information.

The Chairman asked if there was anyone else present who wished to speak in favor of the request.

Mr. Aloysius Krebs, the owner of the property, stated that he and his wife are in favor of the request. He stated that the development would be good for Boone County and there would be more jobs.

Chairman Caddell asked if there was anyone else present who wished to speak in regard to this request.

Ms. Sandra Lageman, co-owner of the property across from this development, stated that she wants to be sure that the applicant will follow through with their promises. She asked that they provide more natural screening to block the noise and light pollution that comes from the industrial park. Her property is zoned Residential/Rural Suburban Estate. She requested denser tree plantings. She is concerned about the possibility of looking directly into a concrete building from her home. She stated that the applicant said there was an 80-foot berm, but it is measured from the middle of the road and that is not a lot of distance. She requested that their view be blocked better than what is shown in the plan so that they can maintain the country atmosphere they have now for as long as they live there.

Chairman Caddell encouraged Ms. Lageman to attend the Zone Change Committee Meeting for further discussion with the Committee and the applicant in order to work out any issues that can be resolved.

The Chairman asked if there was anyone else present who wished to speak in regard to this request. There being no response, the Chairman asked if there were any comments or questions from the Commissioners.

Mr. McMillian questioned a small parcel of land on the site which appears to be landlocked. Mr. Smith stated that it is an approximate one-acre lot that belongs to Mrs. Holt and her driveway goes out to Graves Road.

Mr. Reynolds questioned the berming between the site and Graves Road. He stated that the topography there is flat. He asked if there will be any mounds or just plantings on flat land. Mr. Smith indicated on the Power Point slide an area that is about 16 feet below the road and an area about 12 feet below the road. He stated that the land averages 14 feet below the road and there is another 5 feet for the dock, making the property close to 20 feet below the road. He stated that when driving along the road, people will basically see the docks. He stated that they will bring the Landscaping Plan to the Committee Meeting. He offered to show the Landscaping Plan to the Commissioners. He stated that they could put a berm that rises up from the road in the flat area. He stated that they will have to increase the density of the trees in the area that goes down from the road to a density greater than what the Code requires. They plan to increase the intensity in the areas indicated on the Power Point slide to provide more of a visual buffer.

Mr. Reynolds questioned the average height of the buildings. Mr. Smith responded that the building is approximately 37 feet high from ground level, which would put about 17 feet above the road.


Mr. Rolfsen questioned light pollution. He asked the applicant to address external lighting. He asked if there will be lighting along the back of the site or facing Graves Road. Mr. Smith stated that they will have "shoe box lights" (lights that come out on a stem from the building and shine down) which they now have on all of their other buildings along the internal roads, the freeway, KY 237 and Graves Road. He stated that due to the distance from the building to the road, there should not be any spillover of lighting. He stated that looking across, people would be able to see the lights. He stated that they will take into account the neighbor's comments and they will plant additional trees in the buffer area.

Mr. Carmichael questioned the construction versus tenant occupancy time. Mr. Smith responded that they expect grading to start late this year and tenant occupancy in about June 2007.

There being no further comments, the Chairman stated that the Committee Meeting for this item will be on September 6, 2006 at 5:00 PM. This item will be on the Agenda for the Business Meeting on September 20, 2006 at 7:00 PM.

The Chairman closed this Public Hearing at 7:58 PM.

**APPROVED:**

  
**Arnold Caddell, Chairman**

**Attest:**

  
**Jan Hancock, Recording Secretary**

**BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY ADMINISTRATION BUILDING  
FIRST FLOOR FISCAL COURTROOM  
BUSINESS MEETING  
September 20, 2006  
7:00 P.M.**

---

---

Mr. Arnold Caddell, Chairman, called the meeting to order at 7:02 PM.

**COMMISSION MEMBERS PRESENT:**

Mrs. Judy Arnett  
Mr. Greg Breetz  
Mr. Kim Bunger  
Mr. Arnold Caddell, Chairman  
Mr. Jim Carmichael  
Mrs. Janet Kegley  
Mr. Don McMillian  
Mr. Randy Poe  
Mr. Charlie Reynolds  
Mr. Charlie Rolfsen  
Mrs. Lisa Wilson, Secretary/Treasurer

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Randy Barlow  
Mr. Richard Knock, Temporary Presiding Officer  
Mrs. Susan Poston, Vice Chairwoman  
Mr. Bob Schwenke

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin Costello, AICP, Executive Director  
Ms. Jan Hancock, Secretary  
Mr. Mitch Light, Assistant Zoning Administrator/ZEO  
Mr. Kevin Wall, AICP, CDT – Director, Zoning Services

In response to questions from Mrs. Wilson, Mr. Cassidy stated that the monument sign was developed during the overall development of the shopping center, but that piece of property was sold to Sibcy Cline Realtors and the rights of the sign transferred to Sibcy Cline. He stated that when they utilize the sign, there will no longer be the option of having a sign at the corner.

There being no further discussion, the Chairman asked for a vote on the motion made by Mrs. Kegley **and it carried unanimously.**

2. Zoning Map Amendment

**The request of Industrial Developments International, Inc. (applicant) for Aloysius B. Krebs and Gwendolyn M. Krebs (owners) for a Zoning Map Amendment from Rural Suburban Estates (RSE) to Industrial One (I-1) for an 8.361 acre site located at 2370 Graves Road, Boone County, Kentucky. The request is for a zone change to allow an expansion of an existing industrial park (Park West International).**

Staff Member Mitch Light presented the Committee Report which recommended approval of the request based on the Findings of Fact, but subject to conditions (see Committee Report). The property owners and the applicant have signed the letter agreeing to the conditions.

The Chairman asked if there was anyone present who wished to make a summary statement in regard to the discussion at the Committee Meeting.

Mr. Paul Lageman, 2401 Graves Road, asked for clarification of the word "mining" in Finding of Fact 2.A. Counselor Wilson advised that it is a reference to the Comprehensive Plan, but that does not mean that it is allowed on this site under the current zoning classification. Mr. Costello stated that mining is listed as one of many typical industrial uses based on land use, but the Zoning Code is more specific. The applicant is pursuing the I-1 zone, which does not allow mining.

There being no further comments, **Mrs. Kegley moved by resolution to Boone County Fiscal Court that the request be approved based on the Committee Report with the conditions. Mr. Breetz seconded the motion and it carried unanimously.**

**EXHIBIT**

**“B”**

## ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

**TO:** Boone County Planning Commission

**FROM:** Susan Poston, Chairwoman

**DATE:** September 20, 2006

**RE:** Request of **Industrial Developments International, Inc. (applicant)** for **Aloysius B. Krebs and Gwendolyn M. Krebs (owners)** for a Zoning Map Amendment from Rural Suburban Estates (RSE) to Industrial One (I-1) for an 8.361 acre site located at 2370 Graves Road, Boone County, Kentucky. The request is for a zone change to allow an expansion of an existing industrial park (Park West International).

### REMARKS:

We, the Committee, recommend approval of this request based upon the following findings of fact and with the following conditions:

#### Findings of Fact

1. The Committee has concluded that the existing zoning classification of Rural Suburban Estates (RSE) inappropriate and that the proposed zoning classification of Industrial One (I-1) is appropriate.
2. The Committee has concluded that the proposed Zoning Map Amendment and accompanying Concept Development Plan are in agreement with the Comprehensive Plan due to the following reasons.
  - A. The 2005 Boone County Comprehensive Plan's Future Land Use Map designates the site for "Industrial" (I) uses. This designation is described as "manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses."
  - B. The Goals and Objectives state that "future growth shall be accompanied by adequate infrastructure and services. Existing infrastructure and services shall be monitored, maintained and improved as needed ("Overall," Objective 4)." All public utilities necessary for the development are either in place or will be extended by the developer.
  - C. The Business Activity Element (page 66) states that "Property on the north side of KY 20 and near existing and planned Airport runways should be developed with a planned combination of industrial and office uses if existing and future land uses are property buffered from adjoining uses. The area surrounding the Airport and Airport property should be closely examined to explore industrial and office development opportunities."

3. The Committee has concluded that the proposal is in agreement with the applicable Future Land Use Development Guidelines as described in the Comprehensive Plan and the Goals and Objectives. Specific references to the guidelines and Goals and Objectives are outlined in the staff report for this request.
4. The Committee has concluded that the following conditions are necessary to achieve consistency with the specific goals, objectives, and policies of the 2005 Boone County Comprehensive Plan. The conditions listed below are necessary to mitigate any foreseeable community impacts that may be created by the development. The property owners have signed a letter demonstrating agreement with these conditions.

### CONDITIONS

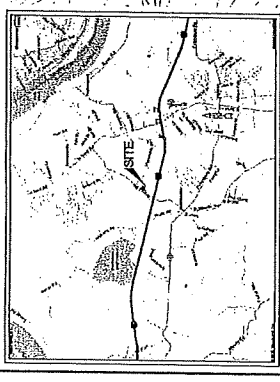
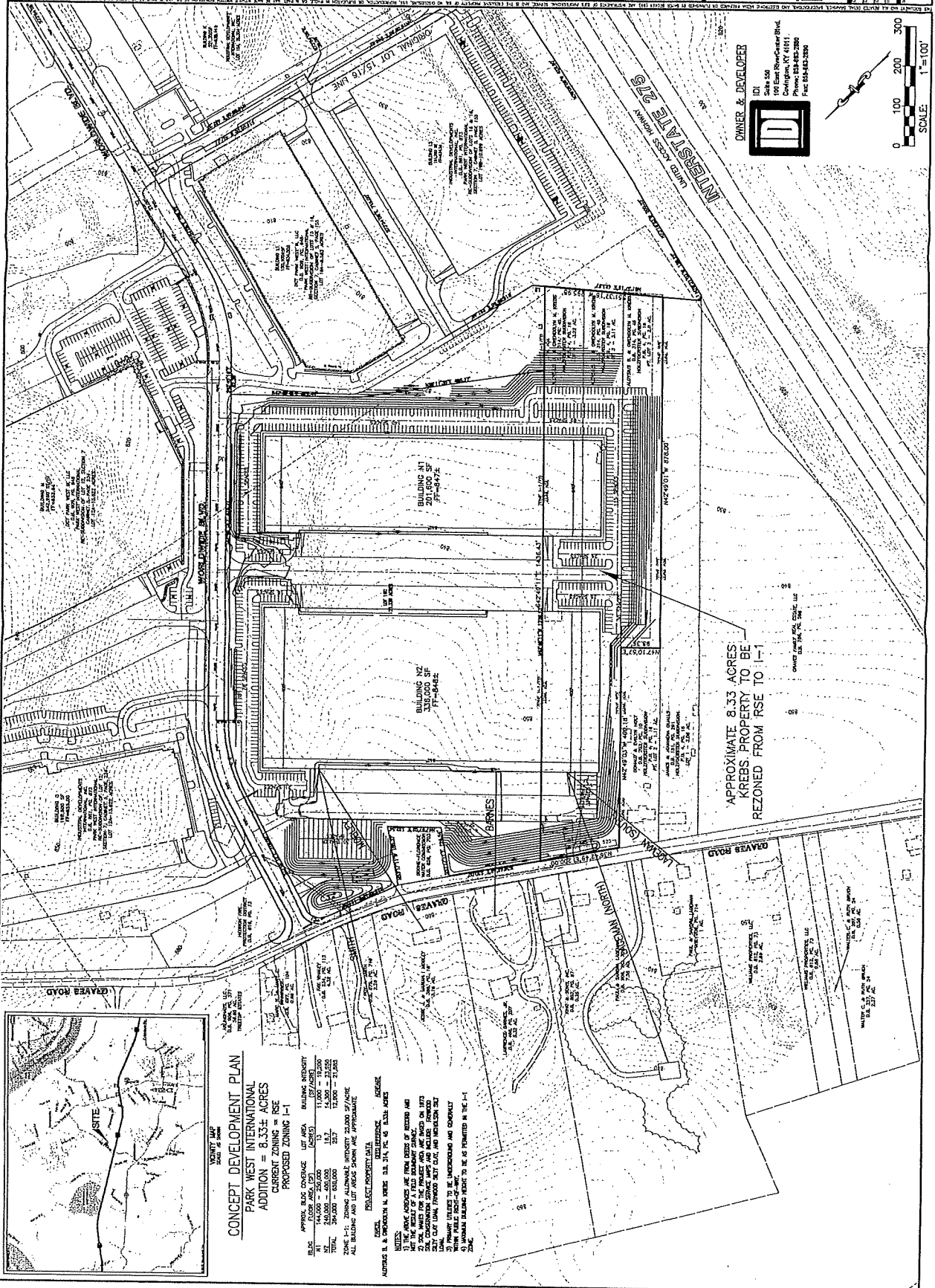
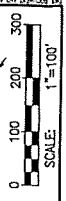
1. The property owner agrees that the perimeter buffering shall follow the conceptual buffer sections presented at the September 6, 2006, Zone Change Committee meeting relative to the buffer layout and building elevations (buffer plans and cross sections are attached). The landscape area along Graves Road, which has a noted width of eighty feet (80') on the Concept Development Plan, will contain berming which is as high as practical based on the topography and good engineering practices while maintaining a 3:1 maximum slope. This buffer will consist of plantings per the Buffer Yard C from Article 37 of the zoning regulations. The evergreen trees will be concentrated to the south along Graves Road and along the top of the berm. This berm will run the entire length of the property along Graves Road except where broken by the Boone-Florence Water Commission property and will be reviewed as part of the required Major Site Plan conducted by the Planning Commission staff.
2. The property owner agrees that the lighting fixtures will be located below the view line from Graves Road. A photometric plan shall be submitted with the Major Site Plan application to show that the lighting fixtures will be shielded and cast downward to prevent light pollution and light spilling onto the neighboring properties. Measurable light shall be less than 1 foot candle at all property lines. The applicant will submit at least two (2) lighting plan options to insure that this condition is met.
3. The property owner agrees that there will be no overnight truck "idling" permitted in the area between Graves Road and the west side of proposed Building N2.

A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request. Attached is the signature page for the Zone Change/Concept Plan Committee Vote.

**bauer**  
 Architects - Engineers - Planners  
 15 East 25th Street  
 Louisville, KY 40202  
 Phone: 502-582-2200  
 Fax: 502-582-2200

**PARK WEST INTERNATIONAL**  
 ADDITION - BLDGS. #1 & #2  
 3470 GRAVES ROAD  
 BOONE COUNTY, KENTUCKY  
 CONCEPT PLAN - SCHEME 'C'

**OWNER & DEVELOPER**  
 IDI  
 101  
 Suite 100  
 15 East 25th Street  
 Louisville, KY 40202  
 Phone: 502-582-2200  
 Fax: 502-582-2200



**CONCEPT DEVELOPMENT PLAN**  
**PARK WEST INTERNATIONAL**  
 ADDITION - 8.33± ACRES  
 EXISTENT ZONING: RSE  
 PROPOSED ZONING: I-1

BLDG.	APPROX. BLDG. COVERAGE	LIT. AREA	BUILDING INTENSITY
#1	14,000 - 20,000	10	11,000 - 19,000
#2	20,000 - 30,000	10	13,000 - 20,000
TOTAL	34,000 - 50,000	20	24,000 - 39,000

NOTE: THESE ARE APPROXIMATE VALUES AND SHOULD BE USED AS A GUIDE ONLY. THE EXACT VALUES WILL BE DETERMINED BY THE FINAL ENGINEERING PLAN. THE CONSTRUCTION OF THE BUILDINGS AND THE EXACT LOCATION OF THE CURBS, DRIVEWAYS, AND SIDEWALKS WILL BE DETERMINED BY THE FINAL ENGINEERING PLAN. THE EXACT LOCATION OF THE CURBS, DRIVEWAYS, AND SIDEWALKS WILL BE DETERMINED BY THE FINAL ENGINEERING PLAN. THE EXACT LOCATION OF THE CURBS, DRIVEWAYS, AND SIDEWALKS WILL BE DETERMINED BY THE FINAL ENGINEERING PLAN.

APPROXIMATE 8.33 ACRES  
 KREBS, PROPERTY TO BE  
 REZONED FROM RSE TO I-1



## ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Susan Poston, Chairwoman

DATE: September 6, 2006

RE: Request of **Industrial Developments International, Inc. (applicant)** for **Aloysius B. Krebs and Gwendolyn M. Krebs (owners)** for a Zoning Map Amendment from Rural Suburban Estates (RSE) to Industrial One (I-1) for an 8.361 acre site located at 2370 Graves Road, Boone County, Kentucky. The request is for a zone change to allow an expansion of an existing industrial park (Park West International).

### REMARKS:

We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

IDI/Krebs

September 6, 2006

*Susan Poston*  
 \_\_\_\_\_  
**Susan Poston, Chairwoman**

For Project  Absent \_\_\_\_\_  
 Against Project \_\_\_\_\_  
 Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

*Judy Arnett*  
 \_\_\_\_\_  
**Judy Arnett**

For Project  Absent \_\_\_\_\_  
 Against Project \_\_\_\_\_  
 Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

*Greg Breetz*  
 \_\_\_\_\_  
**Greg Breetz**

For Project  Absent \_\_\_\_\_  
 Against Project \_\_\_\_\_  
 Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

\_\_\_\_\_

**Kim Bunger**

For Project \_\_\_\_\_ Absent   
 Against Project \_\_\_\_\_  
 Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

*Janet Kegley*  
 \_\_\_\_\_  
**Janet Kegley**

For Project  Absent \_\_\_\_\_  
 Against Project \_\_\_\_\_  
 Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

\_\_\_\_\_

**Jim Carmichael (Alternate)**

For Project \_\_\_\_\_ Absent \_\_\_\_\_  
 Against Project \_\_\_\_\_  
 Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

\_\_\_\_\_

**Charlie Reynolds (Alternate)**

For Project \_\_\_\_\_ Absent \_\_\_\_\_  
 Against Project \_\_\_\_\_  
 Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

\_\_\_\_\_

**Bob Schwenke (Alternate)**

For Project \_\_\_\_\_ Absent \_\_\_\_\_  
 Against Project \_\_\_\_\_  
 Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

\_\_\_\_\_

**Lisa Wilson (Alternate)**

For Project \_\_\_\_\_ Absent \_\_\_\_\_  
 Against Project \_\_\_\_\_  
 Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

**TOTAL:** \_\_\_\_\_ DEFERRED 4 FOR PROJECT \_\_\_\_\_ ABSENT \_\_\_\_\_  
 \_\_\_\_\_ AGAINST PROJECT \_\_\_\_\_ ABSTAIN \_\_\_\_\_

**BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY ADMINISTRATION BUILDING  
FIRST FLOOR FISCAL COURTROOM**

**August 16, 2006  
7:30 P.M.**

**PUBLIC HEARING**

**Commission Members Present:** Mrs. Arnett, Mr. Barlow, Mr. Caddell – Chairman, Mr. Carmichael, Mrs. Kegley, Mr. McMillian, Mr. Poe, Mrs. Poston - Vice Chairperson, Mr. Reynolds, Mr. Rolfsen, Mr. Schwenke, and Mrs. Wilson – Secretary/Treasurer.

**Staff Members Present:** Mr. Kevin Costello, AICP, Executive Director; Ms. Jan Hancock, Secretary; and Mr. Mitch Light, Assistant Zoning Administrator/ZEO.

**Legal Counsel Present:** Mr. Dale Wilson

Mr. Arnold Caddell, Chairman, called the meeting to order at 7:30 PM and introduced the item on the Agenda:

**Applicant:** Industrial Developments International, Inc. for  
Aloysius B. Krebs and Gwendolyn M. Krebs (owners)

**Request:** Zoning Map Amendment

The request of Industrial Developments International, Inc. (applicant) for Aloysius B. Krebs and Gwendolyn M. Krebs (owners) for a Zoning Map Amendment from Rural Suburban Estates (RSE) to Industrial One (I-1) for an 8.361 acre site located at 2370 Graves Road, Boone County, Kentucky. The request is for a zone change to allow an expansion of an existing industrial park (Park West International).

Staff Member Mitch Light presented the Staff Report which included a Power Point presentation (see Staff Report).

Following an explanation of the Public Hearing process, the Chairman asked for the applicant's presentation.

Attorney Gerald Dusing with offices at 8100 Burlington Pike, Florence and an office in Covington, was present on behalf of the applicant. He stated that the request involves an 8.361 acre addition to an existing 21.37 acre lot, but it is also

an 8.361 acre addition to the 388 acre park – which is a modification of about 2%. He introduced Mr. Ken Smith with Industrial Developments International, Inc. (IDI) and Mr. Rob Keller with Bayer-Becker Engineers.

Mr. Ken Smith, Vice President/Regional Development Officer for IDI, 100 East RiverCentre Boulevard, Covington, stated that IDI has been involved in Park West International for about ten years. He stated that there is a total of about 5.5 million square feet of industrial usage in the park now and this addition would make it just over 6 million square feet. It has been recognized nationally as a high quality park. IDI has invested about \$250 million - \$350 million in the park and their tenants have created 2,500 – 3,000 jobs in Boone County. They pride themselves on being a good neighbor. He stated that the 8.361 acres is an addition to an existing park zoned I-1/CD and the entire development on the 29 acres will be of the same quality as the rest of Park West International. It will have the landscaping, integrated architectural design, and buffers on Graves Road and along the adjoining properties (separating I-1 from Residential) as shown on the Site Plan. He stated that there will be a continuation of the 80-foot wide buffer that the county asked for sometime ago in other areas of the park along the roadways. He stated that it will still be an integrated signage park. The green portion of the development will be about 25% of the total lots, which is considerably in excess of most other industrial parks. He stated that, as indicated in the Staff Report, they have about 18,000 square feet of building intensity per acre. The allowable density in the district is 25,000 square feet per acre and they are about 20% below that. He offered to answer any questions.

Mr. Dusing agreed with the Staff Report that the project is in conformity with the Comprehensive Plan. He stated that the infrastructure is in place to support this development and, although they did not take any measurements, he believes the water pressure is good. He stated that the internal road system has served its purpose well. In regard to Staff Comment #2 and the concern expressed in Mr. Lageman's e-mail, he stated that they will bring to the Committee Meeting line of sight elevations from across Graves Road. He stated that there will be a substantial cut there, they are already 14 feet below grade, and landscaping is proposed there. They will show the real life view of the line of sight from Graves Road. This concluded the applicant's presentation.

Chairman Caddell questioned the three green squares shown in the lower right corner of the plan. Mr. Smith responded that the 8.361-acre site is part of a site that was subdivided into three lots. He noted the lines on the plan showing the three lots. The boxes referred to by Chairman Caddell are references to the three lots. Mr. Light noted that the boxes also include the proper owner information.

The Chairman asked if there was anyone else present who wished to speak in favor of the request.

Mr. Aloysius Krebs, the owner of the property, stated that he and his wife are in favor of the request. He stated that the development would be good for Boone County and there would be more jobs.

Chairman Caddell asked if there was anyone else present who wished to speak in regard to this request.

Ms. Sandra Lageman, co-owner of the property across from this development, stated that she wants to be sure that the applicant will follow through with their promises. She asked that they provide more natural screening to block the noise and light pollution that comes from the industrial park. Her property is zoned Residential/Rural Suburban Estate. She requested denser tree plantings. She is concerned about the possibility of looking directly into a concrete building from her home. She stated that the applicant said there was an 80-foot berm, but it is measured from the middle of the road and that is not a lot of distance. She requested that their view be blocked better than what is shown in the plan so that they can maintain the country atmosphere they have now for as long as they live there.

Chairman Caddell encouraged Ms. Lageman to attend the Zone Change Committee Meeting for further discussion with the Committee and the applicant in order to work out any issues that can be resolved.

The Chairman asked if there was anyone else present who wished to speak in regard to this request. There being no response, the Chairman asked if there were any comments or questions from the Commissioners.

Mr. McMillian questioned a small parcel of land on the site which appears to be landlocked. Mr. Smith stated that it is an approximate one-acre lot that belongs to Mrs. Holt and her driveway goes out to Graves Road.

Mr. Reynolds questioned the berming between the site and Graves Road. He stated that the topography there is flat. He asked if there will be any mounds or just plantings on flat land. Mr. Smith indicated on the Power Point slide an area that is about 16 feet below the road and an area about 12 feet below the road. He stated that the land averages 14 feet below the road and there is another 5 feet for the dock, making the property close to 20 feet below the road. He stated that when driving along the road, people will basically see the docks. He stated that they will bring the Landscaping Plan to the Committee Meeting. He offered to show the Landscaping Plan to the Commissioners. He stated that they could put a berm that rises up from the road in the flat area. He stated that they will have to increase the density of the trees in the area that goes down from the road to a density greater than what the Code requires. They plan to increase the intensity in the areas indicated on the Power Point slide to provide more of a visual buffer.

Mr. Reynolds questioned the average height of the buildings. Mr. Smith responded that the building is approximately 37 feet high from ground level, which would put about 17 feet above the road.


Mr. Rolfsen questioned light pollution. He asked the applicant to address external lighting. He asked if there will be lighting along the back of the site or facing Graves Road. Mr. Smith stated that they will have "shoe box lights" (lights that come out on a stem from the building and shine down) which they now have on all of their other buildings along the internal roads, the freeway, KY 237 and Graves Road. He stated that due to the distance from the building to the road, there should not be any spillover of lighting. He stated that looking across, people would be able to see the lights. He stated that they will take into account the neighbor's comments and they will plant additional trees in the buffer area.

Mr. Carmichael questioned the construction versus tenant occupancy time. Mr. Smith responded that they expect grading to start late this year and tenant occupancy in about June 2007.

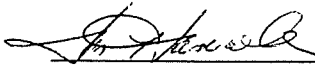
There being no further comments, the Chairman stated that the Committee Meeting for this item will be on September 6, 2006 at 5:00 PM. This item will be on the Agenda for the Business Meeting on September 20, 2006 at 7:00 PM.

The Chairman closed this Public Hearing at 7:58 PM.

**APPROVED:**

  
\_\_\_\_\_  
**Arnold Caddell, Chairman**

**Attest:**

  
\_\_\_\_\_  
**Jan Hancock, Recording Secretary**

# **SUPPORTING INFORMATION**



# BOONE COUNTY PLANNING COMMISSION

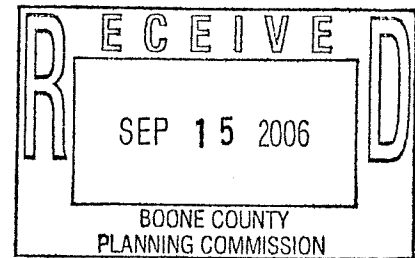
[www.boonecountky.org/pc](http://www.boonecountky.org/pc)  
[www.boonecountkygis.com](http://www.boonecountkygis.com)

Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, KY 41005

Phone (859) 334-2196; Fax (859) 334-2264  
[plancom@boonecountky.org](mailto:plancom@boonecountky.org)

September 11, 2006

Mr. Kenneth W. Smith  
Industrial Developments International  
100 East RiverCenter Boulevard  
Suite 550  
Covington, KY 41011



RE: Request of **Industrial Developments International, Inc. (applicant)** for **Aloysius B. Krebs and Gwendolyn M. Krebs (owners)** for a Zoning Map Amendment from Rural Suburban Estates (RSE) to Industrial One (I-1) for an 8.361 acre site located at 2370 Graves Road, Boone County, Kentucky. The request is for a zone change to allow an expansion of an existing industrial park (Park West International).

Dear Mr. Smith:

The following represents the conditions of approval for the above referenced application as recommended by the Planning Commission's Zone Change Committee at their September 6, 2006 meeting. If you, as the applicant, agree with these conditions, please indicate by providing the signatures of the property owners, as well as your own, in the spaces provided at the end of this letter, and return the original letter to the Planning Commission office by Friday, September 15, 2006.

## CONDITIONS

1. The property owner agrees that the perimeter buffering shall follow the conceptual buffer sections presented at the September 6, 2006, Zone Change Committee meeting relative to the buffer layout and building elevations (buffer plans and cross sections are attached). The landscape area along Graves Road, which has a noted width of eighty feet (80') on the Concept Development Plan, will contain berming which is as high as practical based on the topography and good engineering practices while maintaining a 3:1 maximum slope. This buffer will consist of plantings per the Buffer Yard C from Article 37 of the zoning regulations. The evergreen trees will be concentrated to the south along Graves Road and along the top of the berm. This berm will run the entire length of the property along Graves Road except where broken by the Boone-Florence Water Commission property and will be reviewed as part of the required Major Site Plan conducted by the Planning Commission staff.

Mr. Kenneth W. Smith  
September 11, 2006  
Page 2

2. The property owner agrees that the lighting fixtures will be located below the view line from Graves Road. A photometric plan shall be submitted with the Major Site Plan application to show that the lighting fixtures will be shielded and cast downward to prevent light pollution and light spilling onto the neighboring properties. Measurable light shall be less than 1 foot candle at all property lines. The applicant will submit at least two (2) lighting plan options to insure that this condition is met.
3. The property owner agrees that there will be no overnight truck "idling" permitted in the area between Graves Road and the west side of proposed Building N2.

Sincerely,

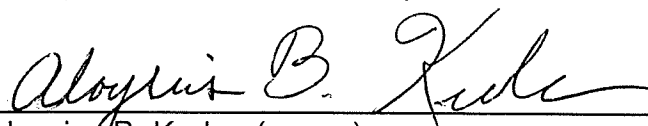


Mitchell A. Light  
Assistant Zoning Admin/Enforcement Officer

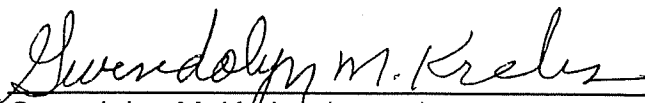
MAL/pr

AGREEMENT

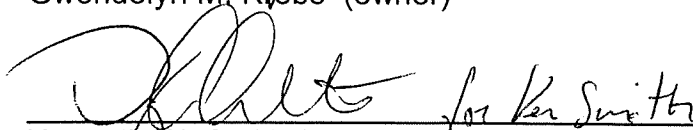
We, the property owners and applicant, do hereby agree to the recommended conditions of approval stated above for a Zoning Map Amendment Rural Suburban Estates (RSE) to Industrial One (I-1) for an 8.361 acre site located at 2370 Graves Road, Boone County, Kentucky. The request is for a zone change to allow an expansion of an existing industrial park (Park West International).

  
Aloysius B. Krebs (owner)

9/14/06  
Date

  
Gwendolyn M. Krebs (owner)

9/14/06  
Date

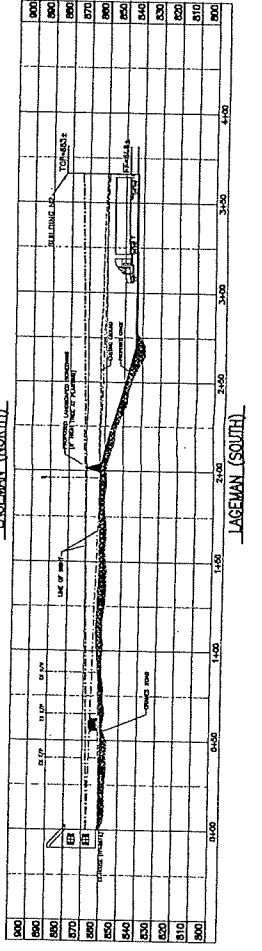
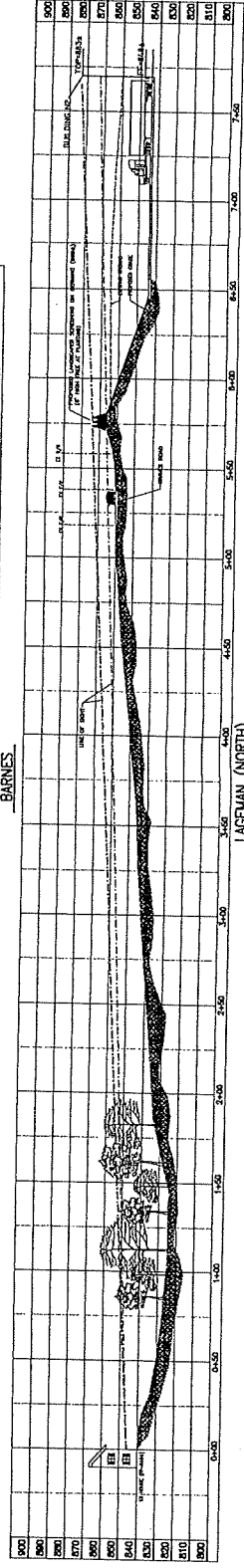
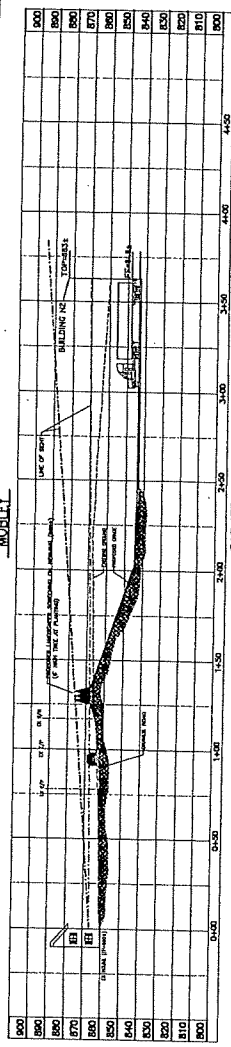
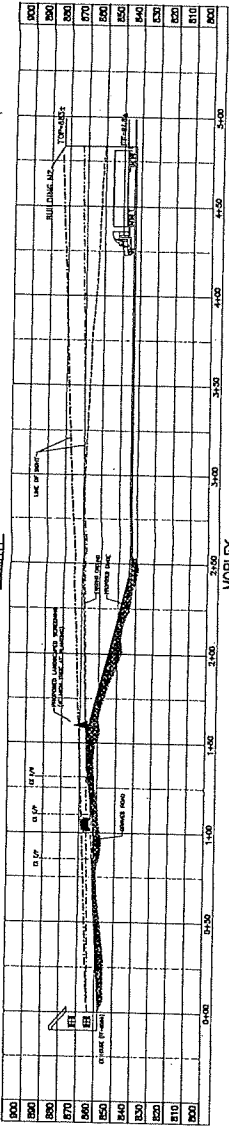
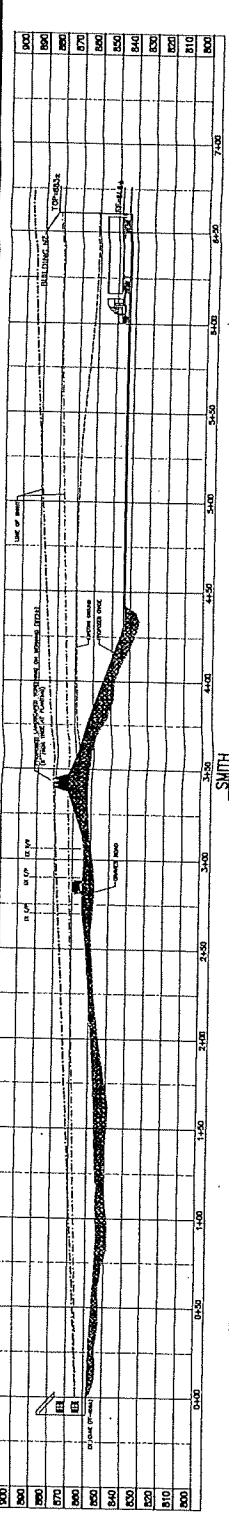
  
Kenneth W. Smith (applicant)

9/14/06  
Date



**boyer**  
 ARCHITECTURE & INTERIOR DESIGN  
 11 East 10th Street  
 Louisville, KY 40202  
 (502) 582-1111

**PARK WEST INTERNATIONAL**  
 ADDITION - BLDGS. N1 & N2  
 2370 GRAVES ROAD  
 BOONE COUNTY, KENTUCKY  
 CONCEPT PLAN - SCHEME 'C'





engineers • architects • planners  
landscape architects • surveyors

14 East Eighth Street  
Covington, KY 41011  
P 859.261.1113  
F 859.261.1710

www.bayerbecker.com

INTEGRITY                      QUALITY                      SERVICE                      CONTINUOUS IMPROVEMENT

DESCRIPTION:                      Rezone Parcel – 8.361 Acres

LOCATION:                              Graves Road

DATE:                                      June 26, 2006

Situated in the County of Boone, Commonwealth of Kentucky, and being all of Lot 3 and Lot 4 and part of Lot 2 of Holzfoerster Estate Subdivision as recorded in Plat Book 4, Page 18, and conveyed to Aloysius B. and Gwendolyn M. Krebs in Deed Book 314, Page 45 of the Boone County Clerk's Records at Burlington and more particularly described as follows:

Begin at the a found iron pin on the Southeast corner of Lot 16C of the Park West International Resubdivision of Lots 15 and 16 of Section 7 as recorded in Plat Cabinet 5, Page 155, said corner also on the existing East right-of-way line of Graves Road and the TRUE POINT OF BEGINNING.

thence from the TRUE POINT OF BEGINNING, leaving the existing East right-of-way line of Graves Road and with the South line of Park West International, South 42°49'11" East, passing an existing iron pin at 1228.23 feet, a total distance of 1436.43 feet to a found iron pin on the West line of Lot 16B of said Park West International Resubdivision of Lots 15 and 16 of Section 7 as recorded in Plat Cabinet 5, Page 155;

thence with said Lot 16B, South 51°37'16" West, 295.98 feet to the North line Lot 1 of Holzfoerster Estate Subdivision as conveyed to James and Jeannena Qualls and recorded in Deed Book 151, Page 291;

thence leaving Lot 16B of Park West International and with said James and Jeannena Qualls, North 42°49'01" West, 878.00 feet to the East line of a 1.11 acre tract conveyed to Donald and Evelyn Holt in Deed Book 203, Page 10'

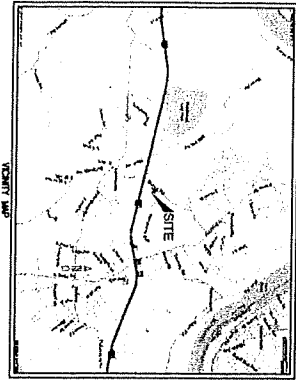
thence with the East line of said 1.11 acre tract North 47°10'57" East, 98.36 feet to the North line of said 1.11 acre tract;

thence with the North line of said 1.11 acre tract, North 42°49'03' West, 499.18 feet to the existing East right-of-way line of Graves Road;

thence leaving said 1.11 acre tract and with the existing East right-of-way line of Graves Road, North 36°42'49" East, 200.00 feet to the TRUE POINT OF BEGINNING.

Containing 8.361 acres of land and subject to all easements and rights-of-way of record. The reference meridian of record is Plat Cabinet 5, Slide 155.

The above description was prepared for zoning purposes only by Chris R. Gephart, Licensed Professional Surveyor #3292 in the Commonwealth of Kentucky, June, 2006. This description is not the result of a field survey and monuments will not be set.



**CONCEPT DEVELOPMENT PLAN**  
**PARK WEST INTERNATIONAL**  
**ADDITION = 8.33± ACRES**  
 CURRENT ZONING = RSE  
 PROPOSED ZONING = I-1

**APPROX. SIZE COMPARE**

TYPE	AREA (SQ. FT.)	AREA (ACRES)	PERCENT
ADDITION	358,000	8.15	11.00%
EXISTING	2,822,000	64.5	89.00%
<b>TOTAL</b>	<b>3,180,000</b>	<b>72.65</b>	<b>100.00%</b>

**ZONE I-1** - ZONING ALLOWABLE RESIDENTIAL SINGLE DWELLING  
 ALL BUILDING AND LOT AREA SHOWN ARE APPROXIMATE

**PROPOSED RESIDENTIAL DATA**

TYPE	AREA (SQ. FT.)	AREA (ACRES)	PERCENT
APPROX. SIZE COMPARE	358,000	8.15	11.00%
EXISTING	2,822,000	64.5	89.00%
<b>TOTAL</b>	<b>3,180,000</b>	<b>72.65</b>	<b>100.00%</b>

APPROXIMATE 8.33 ACRES  
 KREBS PROPERTY TO BE  
 REZONED FROM RSE TO I-1

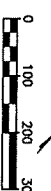
**APPROVED**

State *[Signature]*

Date *9/25/06*

Boone County  
 Planning Commission

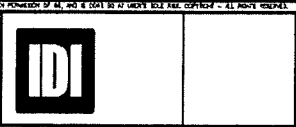
**OWNER & DEVELOPER**  
 IDI  
 150 East Main Street  
 Covington, KY 41011  
 Phone: 502-453-2388  
 Fax: 502-453-2389



LAND ACCESS HIGHWAY  
**INTERSTATE 275**



Item	Revision Description	Date	Drawn	CHK





**ORDINANCE 06- 20**

NOV 30 2006

**AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT APPROVING, WITH CONDITIONS, FOR A REQUEST OF INDUSTRIAL DEVELOPMENTS INTERNATIONAL, INC. (APPLICANT) FOR ALOYSIUS B. KREBS AND GWENDOLYN M. KREBS (OWNER) FOR A ZONING MAP AMENDMENT, SUCH ZONING MAP AMENDMENT BEING A ZONE CHANGE FROM RURAL SUBURBAN ESTATES (RSE) TO INDUSTRIAL ONE (I-1) FOR AN 8.361 ACRE SITE LOCATED AT 2370 GRAVES ROAD, BOONE COUNTY, KENTUCKY.**

**WHEREAS**, the Boone County Planning Commission received a request for a Zoning Map Amendment, such Zoning Map Amendment being a zone change from Rural Suburban Estates (RSE) to Industrial One (I-1) for an 8.361 acre site located at 2370 Graves Road, Boone County, Kentucky, which is more particularly described below; and,

**WHEREAS**, the Boone County Planning Commission as the planning unit for the unincorporated areas of Boone County, Kentucky, was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made findings recommending approval, with conditions, for the Zoning Map Amendment.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOONE COUNTY FISCAL COURT AS FOLLOWS:**

**SECTION I**

That the request for a Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby approved, with conditions, this Zoning Map Amendment being a zone change from Rural Suburban Estates (RSE) to Industrial One (I-1) for an 8.361 acre site located at 2370 Graves Road, Boone County, Kentucky. The real estate which is the subject to both requests is more particularly described in DEED BOOK 314, PAGE NO. 45 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

**SECTION II**

That as a basis for the approval, with conditions, for a Zoning Map Amendment, such Zoning Map Amendment being a zone change from Rural Suburban Estates (RSE) to Industrial One (I-1) for an 8.361 acre site located at 2370 Graves Road, Boone County, Kentucky, are the findings of fact and conditions of the Boone County Planning Commission as set forth in its minutes and official records for this request shall be and are hereby incorporated by reference as if fully set out in this Ordinance and marked as "Exhibit A.

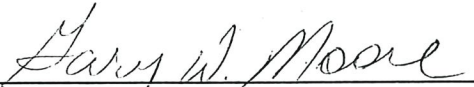
The Fiscal Court approves this request based on the findings of fact and conditions as set forth in the Committee Report and the Boone County Planning Commission Business Meeting minutes and marked as "Exhibit B."

**SECTION III**

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

Introduced and given **First Reading on the 17<sup>th</sup> day of October, 2006.**

Adopted by the Fiscal Court of Boone County after **Second Reading** at a regular meeting on the **21st day of November, 2006**, and on the same occasion signed in open session by the County Judge/Executive as evidence of his approval, attested under seal by the County Fiscal Court Clerk and declared to be in full force and effect.

  
\_\_\_\_\_  
GARY W. MOORE  
BOONE COUNTY JUDGE/EXECUTIVE

ATTEST:

  
\_\_\_\_\_  
LOUIS KELLY  
FISCAL COURT CLERK

  
\_\_\_\_\_  
JAMES R. SCHRAND II  
BOONE COUNTY ATTORNEY

11-30-06  
\_\_\_\_\_  
DATE PUBLISHED





## PARK WEST INTERNATIONAL - Building N1

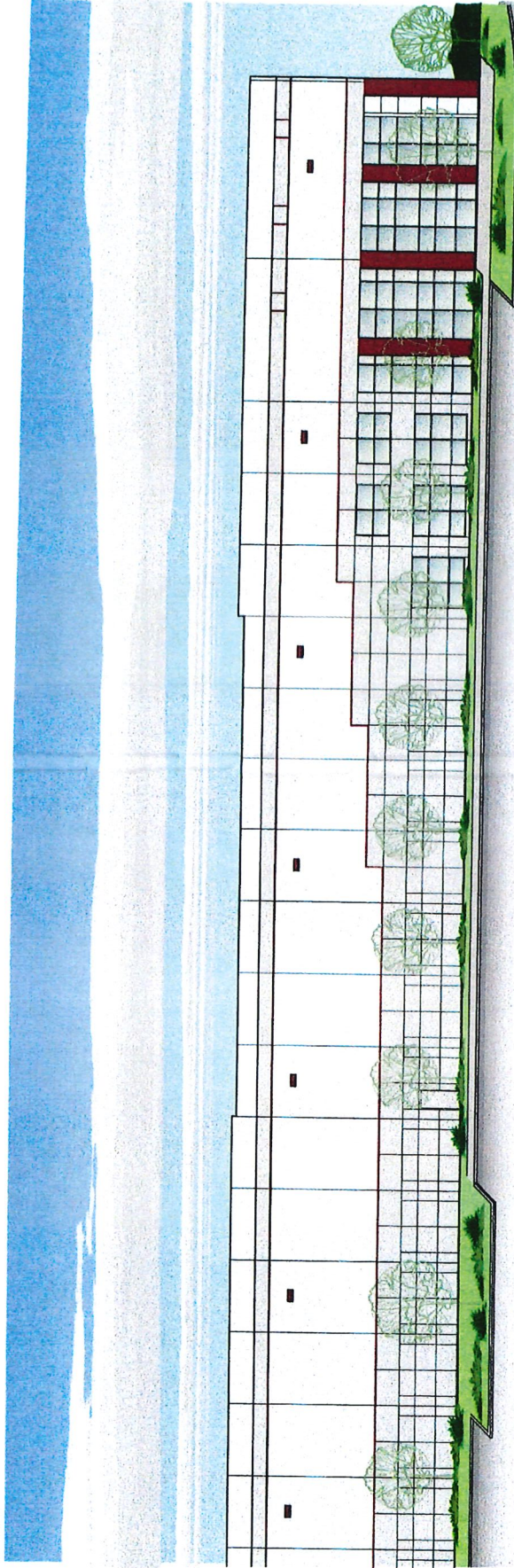
HEBRON, BOONE COUNTY, KENTUCKY

**CLARISEY•FRANK**  
ARCHITECTS, L.L.C.  
733 Montgomery Road, Cincinnati, OH 45226  
Tel: 513.941-4526 Fax: 513.941-4522



IDI, Inc.  
100 East RiverCenter Blvd.  
Chattanooga, TN 37411  
Tel: 423.249.2000 Fax: 423.249.2000

6/20/05



**PARK WEST INTERNATIONAL - Building N2**

*HEBRON, BOONE COUNTY, KENTUCKY*

02/20/08



IDI  
300 S. 10th St.  
100 East River Center Blvd.  
Boone County, KY 40301  
Phone: 858-302-2800  
Fax: 858-302-0800

**CLARISEY+FRANK**  
**ARCHITECTS**  
311 9th Street, Cincinnati, OH 45202  
Tel: 513.761.4200