

STAFF REPORT

#2

REQUEST OF L J HOOKER DEVELOPMENTS (OWNER)  
FOR A ZONING MAP AMENDMENT ON A 76.65 ACRE  
SITE LOCATED IN BOONE COUNTY, KENTUCKY

JANUARY 25, 1989

This is a request for a Zoning Map Amendment by L J Hooker Developments (owner) to establish a Special Sign District in accordance with Section 1950 of the Boone County Zoning Regulations on a 76.65 acre site located north of I-275, west of Mineola Pike and east of Point Pleasant Road, Boone County, Kentucky.

HISTORY OF SITE

The site is subject to a recent zone change request by L J Hooker Development Company. On February 17, 1988, the Boone County Planning Commission approved a zone change request and a Concept Development Plan for the entire site. On April 19, 1988, the Boone County Fiscal Court also approved the zone change request. The current zoning of the site is Industrial One/Office Two/Commercial Services/Planned Development (I-1/O-2/C-3/PD). The intended uses for the site are light industrial, office and commercial. The project name for the entire site is Airport Exchange Business Park.

Other approvals of the site include approval of the Park's Preliminary Development Plan (with the exception of architectural renderings of all the proposed buildings) (May 4, 1988) and Improvement Plan (April 18, 1988) and a Site Plan (May 4, 1988) for Buildings, A, B, and C. The Staff has been involved in reviewing preliminary plans for Buildings D, E, F, H, I and J. Currently, three buildings are being constructed on the site.

ESTABLISHMENT OF SPECIAL SIGN DISTRICTS (SECTION 1950)

Article 19 of the Boone County Zoning Regulations describes a unique procedure by which a developer or property owner may upon review and approval by the Boone County Planning Commission create special sign regulations.

The legislative bodies, upon recommendation of the Planning Commission, may establish special sign districts to insure proper development of special areas of the county. Also, the majority of sign users within a district may petition the Planning Commission to establish standards and procedures for signs within their district for recommendations to the appropriate legislative unit. The creation of a special sign district shall be in conformance with Article 3 of this order. A map of all special sign districts shall be maintained in the Planning Commission offices.

The effect of a special sign district shall be to modify according to standards established by the Commission the requirements, regulations, and the procedures for signs in the area included as part of the district. The purpose of the district shall be to respond to the special circumstances of development, renewal, redevelopment, or rehabilitation of areas of the County and to better achieve County wide policies for growth and development. The special sign district regulations may provide for the creation of a sign review board to review and approve proposals for the construction or erection of signs in the

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district. Except where certain duties are assigned to a sign review board, the Zoning Administrator shall be responsible for enforcing the regulations and requirements established in the special sign district.

EXISTING LAND USES AND ZONING

The existing land uses and zoning surrounding the 76.65 acre site appear in the table below:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Low Density Residential Agriculture	Agricultural Estate (A-2)
South	Public/Institutional Industrial	Industrial One (I-1) Industrial One/Planned Development (I-1/PD)
East	Industrial	Industrial One (I-1)
West	Low Density Residential Agriculture	Agricultural Estate (A-2)

RELATIONSHIP TO COMPREHENSIVE PLAN

In order to properly evaluate the proposed request with regard to its impact on the community, the Boone County Comprehensive Plan is reviewed to determine if the request is consistent or inconsistent. The Future Land Use Map, a 25 year projection, indicates that the site be developed for industrial use. Other references to the Comprehensive Plan appear below.

Page G-3 and G-4 refer to the objectives of future commercial and industrial activities.

Goal:

"To provide appropriate locations for industries or businesses compatible with others located in the county."

Objectives:

"Compact, efficient development patterns shall be encouraged for commercial and industrial development by maintaining buffer space between uses."

Commercial:

"Commercial uses shall be developed at strategic locations relative to their trade areas with direct access and ample parking space."

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"The mixing of commercial and non-commercial uses shall occur only in planned developments and replanned older areas where consideration can be given to minimizing harmful environmental influences."

"Highway services shall be located in close proximity to major highway interchanges for maximum convenience and economy to the motoring public. (However, they should not be located so close to interchanges that they congest the traffic movements at these points of access.)"

Industrial:

"Industries shall be organized in clusters or similarly grouped to permit benefits of agglomeration and reduce traffic congestion in other areas."

"Industrial development shall be encouraged to locate near railroads, highways, airports and/or the Ohio River. New industrial park sites shall be located primarily near limited access highways throughout the community for convenience, advertising, and economic advantages."

"Amenity for industrial uses and a favorable relationship with adjoining uses should be fostered by means of design."

Page G-6 describes the basic goal and objectives of the Land Use Element and its criteria for evaluating future growth in terms of community impact.

Goal:

"To ensure quality development of the county's residential, commercial, industrial, recreational, and agricultural interests that (1) are adequately supported by required public facilities and services, (2) are located and designed according to acceptable standards, and (3) meet the current and future needs of county residents."

Objectives:

"Land use shall occur first where infrastructure systems exist which are suited to accommodate such use would be logically extended or are provided as part of the development."

"Land use growth shall occur both adjacent to existing centers of development and in the creation of new communities."

"There shall be a hierarchy of land uses, specialized to create centers of intense use, with less intense use occurring outward from those centers."

Page T-7 suggests that careful attention should be given to the future growth along the I-275 corridor. This attention recognizes the need for sensitive planning.

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"On I-275 new growth will occur as industries settle around it. The connection of Mineola Pike to the bypass as well as the construction of a new road connecting KY 8 to the I-275 interchange at Idlewild (both north and south) will greatly affect the north river region. Much care should be taken to assure that the character of this area is not lost. Careful organization of subdivisions near these interchanges should be permitted while the rural integrity of much of the other area should be maintained."

In areas of future industrial activity, the Comprehensive Plan suggests the following with regard to the Airport Exchange Business Park site.

"To the east of the airport, the Mineola-Circleport-KY 236 area will be an area of great industrial growth in the county. High-tech industry and airport related services should be encouraged at the I-275 interchanges and in the runway clear zones east and north of the airport. This should include the future clear zone for the proposed new north-south runway. These areas have locational advantages for industry because of proximity to air and truck transportation."

Page L-18 describes the future land use near the I-275/Mineola Pike Interchange and what the Comprehensive Plan refers to as the "Latonia Area."

Latonia Area:

"This section has two great growth forces; one to the north and the other to the south while Donaldson Road serves as a stabilizer and divider of development. To the north, is the Mineola Interchange. This proposed interchange with its proximity to the airport is ideal for airport-related industrial activity."

In summary, the Boone County Comprehensive Plan suggests that the general area and the 76.65 acre site be developed for industrial use based upon its accessibility to I-275 and the Greater Cincinnati International Airport. The Comprehensive Plan also recognizes the need to be sensitive to the special features of the site.

APPROVED CONCEPT DEVELOPMENT PLAN

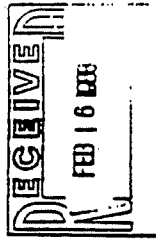
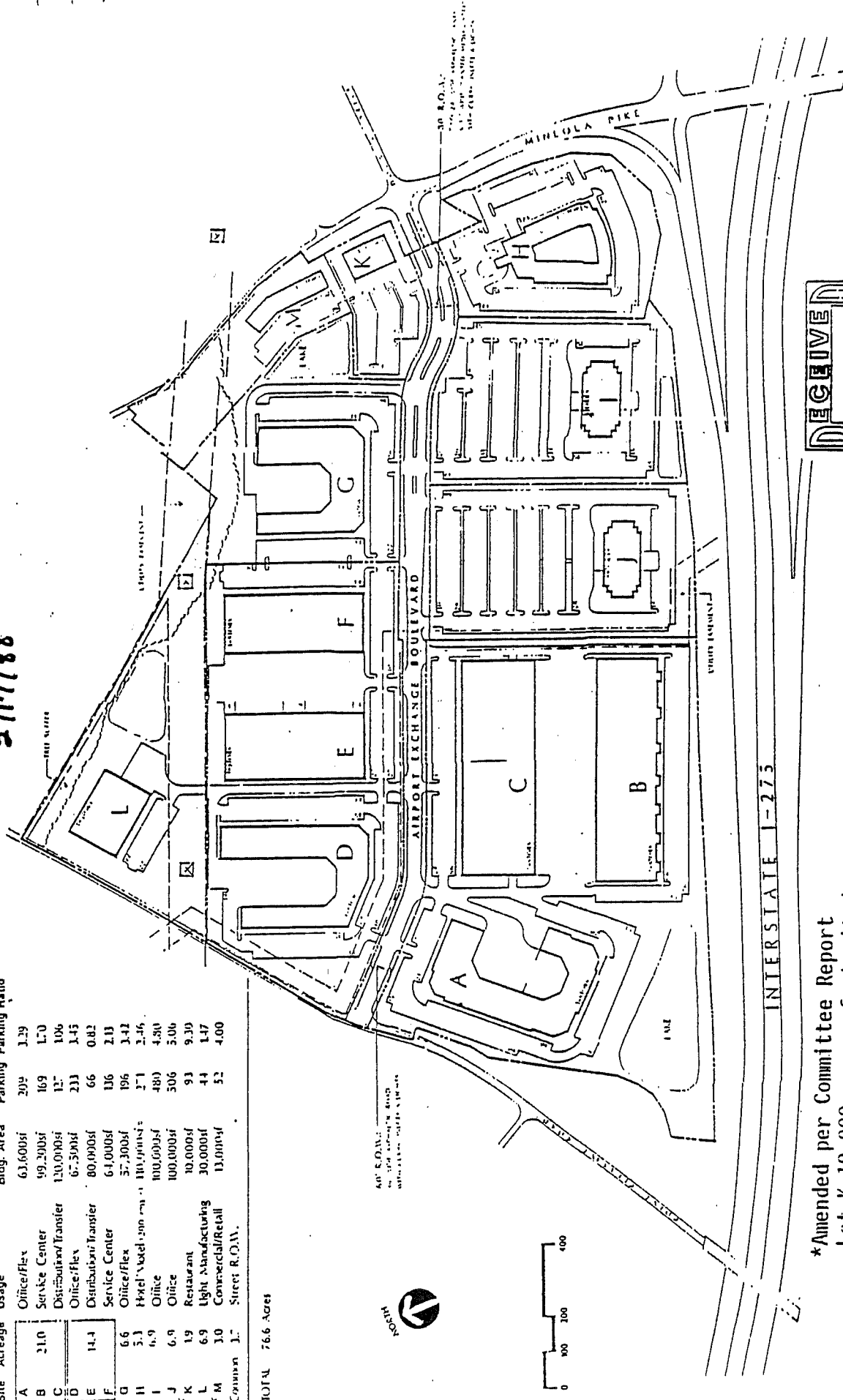
Attached to this a Staff report is a copy of the approved Concept Development Plan for Airport Exchange Business Park. Briefly, the proposed uses and building intensities appear on the following four pages.

# APPROVED CONCEPT DEVELOPMENT PLAN

2/17/88

Site	Acres	Usage	Bldg. Area	Spaces	Spacess	Parking Ratio
A	6.6	Office/Flex	61,000sf	209	1.29	
B	21.0	Service Center	99,200sf	169	1.70	
C		Distribution/Transfer	120,000sf	127	1.06	
D		Office/Flex	67,500sf	213	1.45	
E	14.4	Distribution/Transfer	80,000sf	66	0.82	
F		Service Center	64,000sf	116	2.11	
G	6.6	Office/Flex	37,300sf	196	3.42	
H	3.3	Hotel/Motel/Inn	100,000sf	271	3.46	
I	6.9	Office	100,000sf	480	4.80	
J	6.9	Office	100,000sf	306	3.06	
K	1.9	Restaurant	30,000sf	93	9.30	
L	6.9	Light Manufacturing	30,000sf	44	1.17	
M	3.0	Commercial/Retail	13,000sf	52	4.00	
Common	3.7	Street R.O.W.				

TOTAL 76.6 Acres



\*Amended per Committee Report  
 Lot K 10,000 square foot sit-down restaurant  
 Lot M 15,000 square foot commercial/retail  
**AIRPORT EXCHANGE BUSINESS PARK, Boone County, Kentucky:**

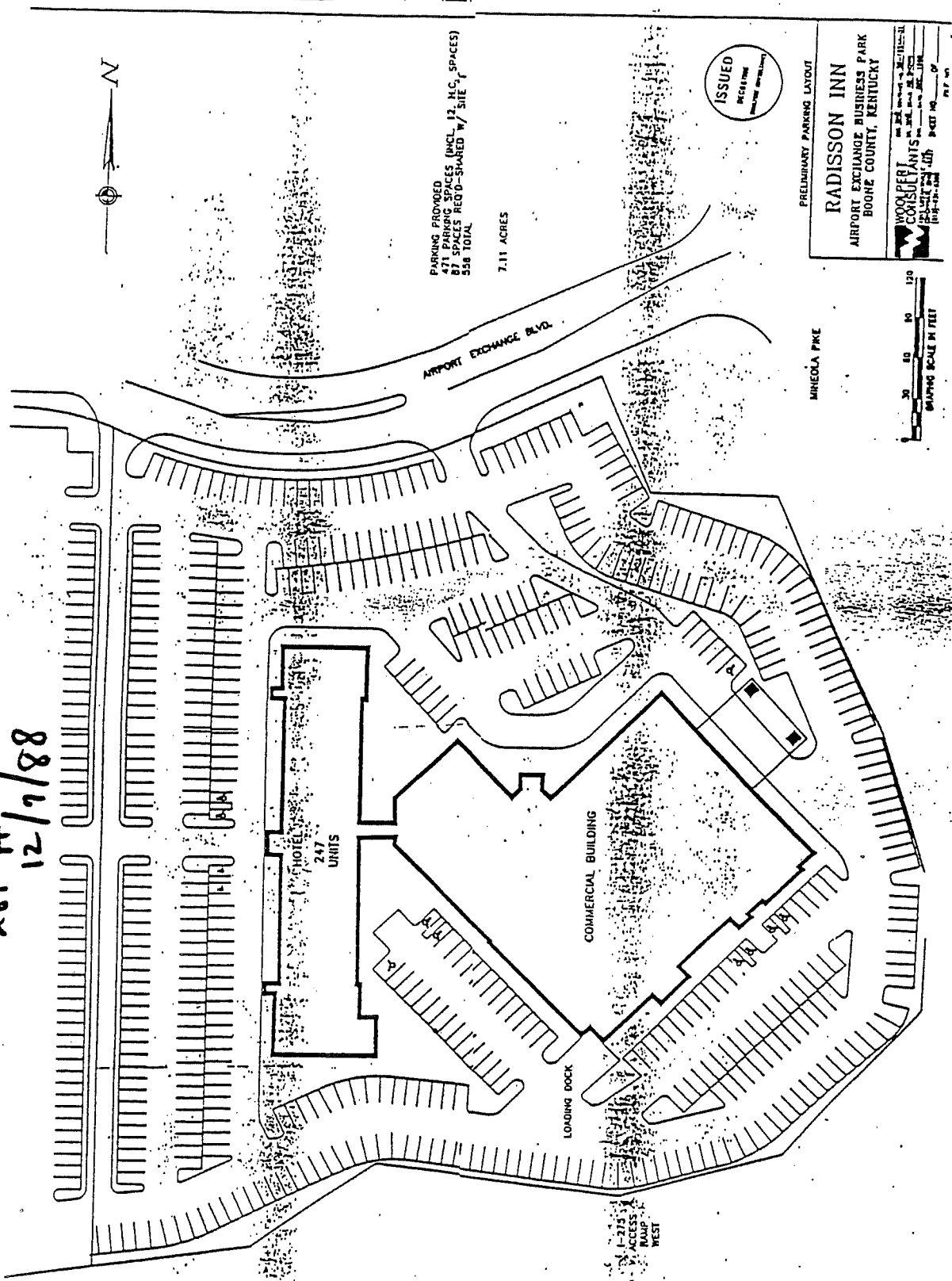
L.J. Hooker Developments  
 Cincinnati, Ohio

Site Plan

Smith, Stevens, & Young  
 ARCHITECTURE-ENGINEERING-PLANNING-INTERIORS  
 Cincinnati, Ohio



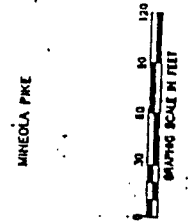
Revised Concept Development Plan  
 Airport Exchange Business Park  
 Lot H  
 12/17/88



PARKING PROVIDED  
 471 PARKING SPACES (INCL. 12 H.C. SPACES)  
 58 SPACES REQ'D-SHARED W/ SITE  
 586 TOTAL  
 7.11 ACRES

ISSUED  
 REVISION  
 (with a circular stamp containing the text 'ISSUED REVISION')

PRELIMINARY PARKING LAYOUT  
**RADISSON INN**  
 AIRPORT EXCHANGE BUSINESS PARK  
 BOONE COUNTY, KENTUCKY  
 WOODRUFF CONSULTANTS  
 1000 W. MAIN ST. SUITE 100  
 BOONE COUNTY, KY 40306  
 PROJECT NO. 4411  
 SHEET NO. 02  
 DATE 12/17/88



APPROVED USES AND BUILDING INTENSITIES

<u>Site</u>	<u>Acreage</u>	<u>Use</u>	<u>Bldg. Area</u>	<u>No. of Parking Spaces</u>
A		Office/Flex	63,600 s.f.	209
B		Service Center	99,200 s.f.	169
C		Distribution/Transfer	<u>120,000 s.f.</u>	<u>127</u>
TOTAL 21 acres			282,800 s.f.	505
D		Office/Flex	67,500 s.f.	233
E		Distribution/Transfer	80,000 s.f.	66
F		Service Center	<u>64,000 s.f.</u>	<u>136</u>
TOTAL 14 acres			211,500 s.f.	435
G	6.6	Office/Flex	57,300 s.f.	196
H	7.1	Hotel/Motel (includes restaurant and conference rooms)	247 rooms	---
I	5.53	Office (5 story)	100,000 s.f.	---
J	5.55	Office (5 story)	100,000 s.f.	---
K	1.9	Restaurant (sit down)	10,000 s.f.	93
L	6.9	Light Manufacturing	30,000 s.f.	44
M	3.0	Commercial/Retail	15,000 s.f.	60
	<u>3.7</u>	Street R/W	-----	---

TOTAL  
 ACREAGE ±76.65 acres

Access to the site includes the construction of a 36-48 foot wide publicly dedicated street located in the middle of site. The proposed right-of-way width is 60 feet near the entrance of Point Pleasant Road and 80 feet near the entrance of Mineola Pike. A portion of the street will have a landscaped island. The divided boulevard will have street lights and will be landscaped near the entrances of Point Pleasant Road and Mineola Pike.

AIRPORT EXCHANGE BUSINESS PARK SPECIAL SIGN DISTRICT

The applicant has submitted an integrated sign package outlining nine different signs for the Airport Exchange Business Park. The written material and schematic drawing for each type of sign appear on the following pages. For your information the applicant presented to the Boone County Planning Commission last year a twelve page document supporting its reasons for the zone change request. In this document, the applicant specified that the "roadway would be an 80 feet right-of-way and the park entrance would be appropriately and attractively bermed, landscaped and signed." Also, the "exit to Point Pleasant Road would also be appropriately landscaped and signed." In addition it was stated that "stormwater detention areas will be landscaped as well. Some will contain

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pleasing water features and there will be lakes designed to add to the overall effect of an upscale, desirable industrial/commercial business park setting."

ANALYSIS OF CURRENT SIGN REGULATIONS

With the 76.65 acre site in mind, the applicant is somewhat restricted in terms of signage allowed in accordance with Article 19 of the Boone County Zoning Regulations. The applicant is normally permitted the following types of signs.

1. Entrance Signs - one entrance sign of up to one hundred and fifty (150) square feet in area shall be permitted for each entrance into the development from an arterial or collector street. Information conveyed on such signs shall be limited to the name of the development and the name of the owner, building, or developer of the project.
2. Building Mounted Signs - A business establishment may be permitted one flat or wall on-premises sign for each frontage directly on, or with high visibility from, any arterial, collector, or marginal access street, including areas of major internal traffic circulation of a development planned in accordance with Article 15, Planned Development Overlay. One building mounted sign shall be permitted two square feet of sign area per lineal feet of building width for the wall upon which it is mounted, or in multi-tenant buildings, the width of the portion of the building frontage occupied by an individual establishment. Any additional building mounted signs shall be permitted one square foot of sign area per lineal foot of width for the wall on which it is mounted. Under no circumstances shall any establishment be allowed more than three building mounted signs.
3. Free-Standing Signs - Shopping centers, mixed use commercial and planned developments shall be permitted one on premises free standing entrance sign for the purpose of identifying the name of the development and its major access point. Such developments with frontage and access from two or more major thoroughfares may be allowed one free standing entrance sign at one access point on each such major thoroughfare for a maximum of two free-standing signs. No free-standing sign may be permitted for individual establishments or buildings located within, or accessible from, the entrance of a shopping center or mixed use development when such building or establishment, or the lot upon which such establishment is located is planned, designed, or marketed as a part of such development. (This requirement also applies to any out-lots subdivided as part of a larger development and any developments established under Article 15, Planned Development Overlay, of the zoning regulations.)

The maximum size of any free-standing sign permitted shall be one and one-half (1/2) square feet of sign area for each lineal foot of lot width, along the street frontage which the sign is located. No free-standing sign may exceed 250 square feet in area.

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The maximum height of any freestanding sign shall be proportional to the lot width along the store frontage which the sign is located at the following scale:

1. Fifty feet or less: 20 feet in height.
2. Fifty-one to 100 feet: 25 feet in height.
3. 100 to 200 feet: 30 feet in height.
4. 200 feet or more: 40 feet in height.

#### STAFF CONCERNS

The only concern the Staff has at this time is the applicant's omission of an appeal process if the Zoning Administrator has determined that the proposed sign is not in agreement or consistent with the approved special sign district regulations. One suggestion is the creation of the Airport Exchange Business Park Special Sign District Committee composed of a Planning Commission member/staff, a representative from LJ Hooker Development Company and a mutually agreeable, independent third party. This special committee would function in similar fashion as the Commonwealth Park Special Sign District Committee. A final note includes the applicant's requirement to receive State approval from the Kentucky Transportation Cabinet concerning the erection of any sign viewed from the interstate.

#### CONCLUSION

The Boone County Planning Commission shall evaluate this Zoning Map Amendment request in relation to the criteria stated in Article 3 of the Boone County Zoning Regulations, the Boone County Comprehensive Plan and the objectives of Planned Development (PD). In the review of the submitted material, the applicant has offered a unique and an innovative design for signage in a high tech, mixed-use business park near the Greater Cincinnati International Airport. Specifically, the Boone County Planning Commission shall review Article 15 of the Boone County Zoning Regulations, which suggests the "development of a signage package in harmony with the objectives of Planned Development," in order to determine the appropriateness of the special, sign district at a key interchange and site in Boone County. Should the Boone County Planning Commission and the Boone County Fiscal Court approve this request, no changes to the Comprehensive Plan would be necessary.

  
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Kevin P. Costello,  
Assistant Director/Senior Planner

KPC:kat

APPLICATION FORM

**ZONING MAP AMENDMENTS**

BOONE COUNTY PLANNING COMMISSION  
 (See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Name of Development AIRPORT EXCHANGE BUSINESS PARK
2. Location of Development NWC MINEOLA PIKE AND I-275
3. Total Acreage of Site 76.65 ACRES
4. Current Zoning I-1/0-2/C-3 PD
5. Proposed Zoning (classification being requested) \_\_\_\_\_
6. Proposed Uses (please specify each use) SPECIAL SIGN DISTRICT
7. Name of Applicant(s) ROBERT G. LAUGHLIN  
 Phone Number(s) (513) 742-3900
8. Address of Applicant(s) 1310 KEMPER MEADOW DRIVE, SUITE 100  
CINCINNATI, OHIO 45240  
 City State Zip
9. Name of Property Owner(s) LJ HOOKER DEVELOPMENTS  
 Phone Number(s) (513) 742-3900
10. Address of Property Owner(s) 1310 KEMPER MEADOW DRIVE, SUITE 100  
CINCINNATI, OHIO 45240  
 City State Zip
11. Proposed Building Intensities (please specify) OFFICE ,  
OFFICE/WAREHOUSE, HOTEL, RESTAURANT
12. Are there any existing buildings on the site? UNDER CONSTRUCTION  
 How many? THREE
13. Deed Book \_\_\_\_\_ Page No. \_\_\_\_\_ Group No. \_\_\_\_\_
14. Have you had a pre-application meeting with BCPC staff? \_\_\_\_\_
15. Please check the following organizations/agencies which you have discussed the proposed development with in the last several months:

- Boone County Water and Sewer District
- Florence Water and Sewer Commission
- Union Light Heat and Power
- Cincinnati Bell
- Owen County Rural Electric
- Boone County Road Department
- Kentucky Transportation Cabinet
- City of Florence Public Works Department
- City of Walton Public Works Department
- Northern Kentucky Health District
- U.S. Soil Conservation Service
- Local School District
- Local Fire District
- Other: BOONE COUNTY PLANNING AND ZONING

(COMPLETE OTHER SIDE OF APPLICATION)

EXHIBIT "A"

TRACT I

All that certain tract or parcel of land lying and being in Boone County, Kentucky, and being more particularly described as follows:

Beginning at a point on the northeasterly right-of-way line of Kentucky Interstate 275, at which point said northeasterly right-of-way line intersects the northerly boundary line of property now or formerly owned by Louis & Henry, Inc. and Matt Toebben as such property is described by instrument recorded in Deed Book 345, page 111, Boone County, Kentucky Records; thence along said northeasterly right-of-way line the following courses and distances: North 74 degrees 49 minutes 54 seconds West a distance of 564.81 feet to a point; North 69 degrees 42 minutes 46 seconds West a distance of 601.01 feet to a point; North 70 degrees 27 minutes 06 seconds West a distance of 699.87 feet to a point; North 69 degrees 28 minutes 30 seconds West a distance of 384.72 feet to a point; thence leaving said northeasterly right-of-way line of Kentucky Interstate 275 and running North 27 degrees 12 minutes 52 seconds East a distance of 113.41 feet to a point in the centerline of Old Point Pleasant Road; thence running along the centerline of Old Point Pleasant Road the following courses and distances: South 81 degrees 05 minutes 11 seconds East a distance of 42.21 feet; South 86 degrees 30 minutes 10 seconds East a distance of 32.47 feet to a point; North 76 degrees 50 minutes 44 seconds East a distance of 54.22 feet to a point; North 60 degrees 30 minutes 04 seconds East a distance of 49.78 feet to a point; North 45 degrees 18 minutes 11 seconds East a distance of 67.98 feet to a point; North 30 degrees 52 minutes 51 seconds East a distance of 347.24 feet to a point; thence leaving the centerline of said Old Point Pleasant Road and running North 54 degrees 00 minutes 29 seconds East a distance of 53.47 feet to a point; thence North 43 degrees 26 minutes 27 seconds East a distance of 157.60 feet to a point; thence North 51 degrees 49 minutes 22 seconds West a distance of 40.00 feet to a point in the centerline of Point Pleasant Road the following courses and distances: North 37 degrees 53 minutes 37 seconds East a distance of 99.24 feet to a point; North 39 degrees 21 minutes 45 seconds East a distance of 53.63 feet to a point; North 45 degrees 13 minutes 46 seconds East a distance of 61.26 feet to a point; North 49 degrees 30 minutes 00 seconds East a distance of 53.10 feet to a point; North 52 degrees 15 minutes 44 seconds East a distance of 967.74 feet to a railroad spike on the northeasterly line of a 12-foot U.L.H.P. Co. easement recorded in Deed Book 18, Page 71, Boone County, Kentucky Records; thence along said northeasterly easement line South 37 degrees 47 minutes 42 seconds East a distance of 1,074.00 feet to a post; thence leaving said northeasterly easement line and running North 61 degrees 39 minutes 07 seconds East a distance of 320.13 feet to a post; thence South 28 degrees 20 minutes 53 seconds East a distance of

18.15 feet to a point; thence North 61 degrees 39 minutes 07 seconds East a distance of 29.20 feet to a point in the centerline of Mineola Pike; thence along said centerline of Mineola Pike the following courses and distances: South 2 degrees 25 minutes 27 seconds East a distance of 81.35 feet to a point; South 24 degrees 46 minutes 34 seconds East a distance of 104.23 feet to a point; South 25 degrees 48 minutes 06 seconds East a distance of 297.63 feet to a point; South 14 degrees 57 minutes 02 seconds East a distance of 160.55 feet to a point; thence leaving said centerline of Mineola Pike and running South 79 degrees 41 minutes 11 seconds West a distance of 40.00 feet to a point on the westerly right-of-way line of said Mineola Pike; thence along said westerly right-of-way line South 4 degrees 27 minutes 52 seconds East a distance of 252.89 feet to a point on the northerly right-of-way line of Relocated Dolwick Drive; thence along said northerly right-of-way line South 86 degrees 55 minutes 25 seconds West a distance of 105.00 feet to a point; thence South 3 degrees 04 minutes 35 seconds East a distance of 224.30 feet to a point; thence along said northerly boundary line of property now or formerly owned by Louis & Henry, Inc. and Matt Toebben, South 51 degrees 08 minutes 50 seconds West a distance of 596.02 feet to the Point of Beginning.

SAID PARCEL CONTAINING 73.273 ACRES.

PRIOR DEED REFERENCE: Deed Book 119, page 131.

TOGETHER WITH:

TRACT II

All that certain tract or parcel of land lying and being in Boone County, Kentucky, and being more particularly described as follows:

Situated in Group 2014 Boone County, Kentucky located at the Northwest quadrant of the intersection of Interstate Route 275 and Mineola Pike and being more particularly described as follows:

BEGINNING at a recovered right-of-way stake, said point being the Northeastern property corner located at 65.00 feet right of centerline station 40 + 14.06 as shown on the Kentucky Bureau of Highways Plan Sheet No. 3 for the proposed I-275 Interchange at Mineola Pike (FSP 008 0275 011-012);

THENCE along the Western Mineola Pike right-of-way South 04 degrees 56 minutes 55 seconds East a distance of 253.59 feet to a recovered right-of-way stake;

THENCE along the I-275 entrance ramp right-of-way South 02 degrees 55 minutes 36 seconds West a distance of 119.63 feet to a recovered right-of-way stake;

18.15 feet to a point; thence North 61 degrees 39 minutes 07 seconds East a distance of 29.20 feet to a point in the centerline of Mineola Pike; thence along said centerline of Mineola Pike the following courses and distances: South 2 degrees 25 minutes 27 seconds East a distance of 81.35 feet to a point; South 24 degrees 45 minutes 34 seconds East a distance of 104.23 feet to a point; South 25 degrees 48 minutes 06 seconds East a distance of 297.63 feet to a point; South 14 degrees 57 minutes 02 seconds East a distance of 160.55 feet to a point; thence leaving said centerline of Mineola Pike and running South 79 degrees 41 minutes 11 seconds West a distance of 40.00 feet to a point on the westerly right-of-way line of said Mineola Pike; thence along said westerly right-of-way line South 4 degrees 27 minutes 52 seconds East a distance of 252.89 feet to a point on the northerly right-of-way line of Relocated Dolwick Drive; thence along said northerly right-of-way line South 86 degrees 55 minutes 25 seconds West a distance of 105.00 feet to a point; thence South 3 degrees 04 minutes 35 seconds East a distance of 224.30 feet to a point; thence along said northerly boundary line of property now or formerly owned by Louis & Henry, Inc. and Matt Toebben, South 51 degrees 08 minutes 50 seconds West a distance of 596.02 feet to the Point of Beginning.

SAID PARCEL CONTAINING 73.273 ACRES.

PRIOR DEED REFERENCE: Deed Book 119, page 131.

TOGETHER WITH:

TRACT II

All that certain tract or parcel of land lying and being in Boone County, Kentucky, and being more particularly described as follows:

Situated in Group 2014 Boone County, Kentucky located at the Northwest quadrant of the intersection of Interstate Route 275 and Mineola Pike and being more particularly described as follows:

BEGINNING at a recovered right-of-way stake, said point being the Northeastern property corner located at 65.00 feet right of centerline station 40 + 14.06 as shown on the Kentucky Bureau of Highways Plan Sheet No. 3 for the proposed I-275 Interchange at Mineola Pike (FSP 008 0275 011-012);

THENCE along the Western Mineola Pike right-of-way South 04 degrees 56 minutes 55 seconds East a distance of 253.59 feet to a recovered right-of-way stake;

THENCE along the I-275 entrance ramp right-of-way South 02 degrees 55 minutes 36 seconds West a distance of 119.63 feet to a recovered right-of-way stake;

THENCE along said right-of-way South 21 degrees 24 minutes 42 seconds West a distance of 99.73 feet to a recovered right-of-way stake;

THENCE along said right-of-way South 61 degrees 14 minutes 35 seconds West a distance of 144.95 feet to a point in the Northern I-275 right-of-way;

THENCE along said right-of-way North 83 degrees 48 minutes 42 seconds West a distance of 124.92 feet to a point in the Northern I-275 right-of-way;

THENCE along the Northern I-275 right-of-way North 61 degrees 46 minutes 29 seconds West a distance of 183.85 feet to a point;

THENCE along the right-of-way South 76 degrees 25 minutes 56 seconds West a distance of 108.82 feet to a recovered right-of-way stake;

THENCE leaving said right-of-way North 49 degrees 34 minutes 05 seconds East a distance of 709.00 feet to the Point of Beginning.

SAID PARCEL CONTAINING 3.3075 ACRES.

PRIOR DEED REFERENCE: Deed Book 290, page 296.

BOONE COUNTY PLANNING COMMISSION

Public Hearing Item #2  
January 25, 1989

Page 1

Chairman Viox introduced the second item on the Agenda:

2. Applicant: Robert G. Laughlin for L. J. Hooker Developments (owner)  
Request: Zoning Map Amendment for a Special Sign District

This was a Public Hearing on the request of Robert G. Laughlin (applicant) for L. J. Hooker Developments (owner) for a Zoning Map Amendment for a Special Sign District for Airport Exchange Business Park. The 76-acre (approx.) site is located at the northwest corner of Mineola Pike and I-275, Boone County, Kentucky, and is zoned Industrial One/Office Two/Commercial Services/Planned Development (I-1/O-2/C-3/PD).

Assistant Director, Kevin Costello, presented the Staff Report (see Staff Report).

Mr. Robert Laughlin, Vice President of Development for L. J. Hooker Developments, stated that they want to present a comprehensive, totally integrated signage system in keeping with the quality of Airport Exchange Business Park. He introduced Mr. Tom Strohmaier and Mr. Doug Millikin who created the sign package.

Mr. Doug Millikin, signage consultant to L. J. Hooker Developments, stated that he and Mr. Strohmaier, who is the owner of Strohmaier Sign Company, will be discussing nine types of signs. There are some problems in Section 7 with the hotel signs that will have to be resolved.

Mr. Millikin presented pictures of the signs as he reviewed them. He presented a picture of the main sign to be at the Mineola entryway. He noted that the first signs in the Staff Report have the numbers reversed, but the text is accurate. There would be external illumination for the main sign with low intensity lamps across the front and flood lights. He displayed a model of the sign which looks like an airplane. The top of the wing will be 31 feet above the grade with the park name on it. The second sign will be the ID sculpture signs which will be downsized by about 25%. There will be two small airplanes in the pond approximately 24 feet high above the water level. There will be no copy on the wings and no internal illumination. There will be flood lights in the water. The third sign is the interstate identification sign on the retaining wall. It will have 30" natural aluminum letters. The L. J. Hooker logo will be on the wall in a smaller scale. It will be externally illuminated. He stated that the wings on the planes will be standard structural steel with skins of buffed plate aluminum with a polyurethane acrylic coating. There would be no maintenance for many years.

Mr. Strohmaier stated that the signage will be integrated into the park by landscaping.

Mr. Millikin stated that there is no high-rise identification sign in the park. It will be necessary to identify the tenants in the park by a directory on the main road. He presented a drawing of the directory sign system. They will be externally illuminated signs of polished aluminum. They are 10' high and 3' wide and the copy can be changed by the tenants. They are asking for a maximum of two of these signs per building. They do not know how many traffic control signs they will need and they will have to add more as the property develops. These signs would be 7' high by 2.5' wide and will use Department of Transportation logos. He reviewed tenant identification signs for all buildings except H, I, J, K, and M. They would like to allow the tenants to have their names above the entryways where suitable with externally illuminated cut-out type letters against the wall. The letters would be 1" with a ground flood light. He presented building elevations and indicated where these signs would go. He stated that Buildings I and J are high-rise buildings. They want the primary tenant to have one sign for his logo no greater than 24 inches tall. He stated that they are not asking for signs larger than what is allowed in the Boone County Sign Code.

Mr. Millikin stated that in Section 7 they will have hotel signs on Building H. The hotel will be a Holiday Inn. They want two signs instead of one sign facing the interstate, this would be in lieu of a free-standing sign. The letters will be no higher than 72". The primary restaurant in Building H will have wall-mounted signs. They would like to consider the restaurant and hotel as two separate businesses. The Holiday Inn franchise may have a problem with the sign package which may affect their low-mounted free-standing sign that would be inside the park. He asked to defer this to work it out. He asked that a few internally illuminated signs, not to exceed 6 sq. ft., for items such as "Baggage Check" be allowed for after dark travelers. They are asking Holiday Inn to have pole covers to cover at least 50% of the sign.

Mr. Millikin stated that Sign #8 is a semi-permanent sign for leasing information. When the park is filled, it will be removed. It will be of the same material as the permanent signs. He added that the ninth sign is a sign at the western entry of only a center wing of the plane. He stated that they may need a building permit for this sign.

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

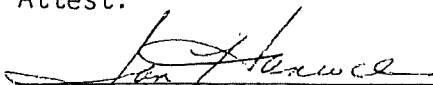
Mr. Neltner questioned what areas of the proposal do not meet the criteria. Mr. Costello advised that this would probably be limited to the number of signs.

There being no further comments, the Chairman advised that this item will be on the Agenda for the Business Meeting on February 1, 1989 at 8 P.M. and closed this Public Hearing.

APPROVED:

  
\_\_\_\_\_  
William R. Viox, Chairman

Attest:

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

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING

February 1, 1989            8:00 P.M.

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Mr. William Viox, Chairman, called the meeting to order at 8:15 P.M..

COMMISSION MEMBERS PRESENT:

Mr. Fred Burch, Vice Chairman  
Mr. Lawrence Collins  
Mr. Phil Damstrom  
Mr. Rector Jones  
Mr. Don McMillian  
Mr. Charles Moore  
Mr. Barry Neltner  
Mr. Ralph Rush  
Mr. Floyd Sharp  
Mrs. Carol Smith  
Mr. William Viox, Chairman

COMMISSION MEMBERS NOT PRESENT:

Mr. Larry Barnett  
Mrs. Rita Bushelman  
Mr. Melvin DeLong  
Mr. R. N. Greene

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Chairman Viox noted that each member had received copies of the Minutes of the Business Meeting of January 18, 1989, and the Public Hearings of January 25, 1989 and February 1, 1989. He asked if there were any comments or corrections.

There being no changes to the Minutes, Mr. McMillian moved that they be approved as mailed. Mr. Jones seconded the motion and it carried unanimously.

14. Site Plan Review

The request of Hopeful Road, Ltd. Partnership (owner) for Site Plan Review to construct 144 residential townhouse units and make site improvements. The 13.55-acre site is located at 6700 Hopeful Road, Florence, Kentucky and is zoned Urban Residential One (UR-1).

Staff Member, Dave Geohegan, presented the Staff Report (see Staff Report).

Mr. Gerald Newton, Director, read the Committee Report which recommended approval of the request based on the Staff Report.

There being no discussion, Mr. Collins moved that the request be approved based on the Staff and Committee Reports. Mr. Burch seconded the motion and it carried unanimously.

2. Zoning Map Amendment

The request of Robert G. Laughlin (applicant) for L. J. Hooker Developments (owner) for a Zoning Map Amendment for a Special Sign District for Airport Exchange Business Park. The 76-acre (approx.) site is located at the north-west corner of Mineola Pike and I-275, Boone County, Kentucky and is zoned Industrial One/Office Two/Commercial Services/Planned Development (I-1/O-2/C-3/PD).

Mr. Gerald Newton, Director, stated that the applicant has agreed to the conditions of the Committee Report in behalf of the owner, L. J. Hooker Developments. Mr. Newton read the Committee Report and Mr. Costello read the conditions (see Committee Report).

There being no discussion, Mr. Sharp moved that the request be approved based on the Staff and Committee Reports, including the conditions. Mr. Neltner seconded the motion.

Mr. McMillian stated that he would abstain from voting as he works for L. J. Hooker Developments.

The Chairman asked for a vote on the motion made by Mr. Sharp which found all voting members in favor. Mr. McMillian abstained. The motion carried.

7. Zoning Map Amendment

The request of Boone County Planning Commission (applicant) for Murl G. Blair (owner) and Phil Damstrom (owner by option) for a Zoning Map Amendment on a less than one acre site located at U.S. 42 and Hathaway Road, Union, Kentucky. The request is to rezone the site from Rural Suburban/Small Community Overlay (RS/SC) to Commercial One/Small Community Overlay (C-1/SC) in order to correct a drafting error on the Zoning Map.

COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Barry Neltner, Chairman

DATE: February 1, 1989

RE: Request of Robert G. Laughlin (applicant) for L.J. Hooker Developments (owner) for a Zoning Map Amendment for a Special Sign District for Airport Exchange Business Park. The 76± acre site is located at the northwest corner of Mineola Pike and I-275, Boone County and is zoned Industrial One/Office Two/Commercial Services/Planned Development. (I-1/O-2/C-3/PD).

REMARKS:

We, the Committee, recommend approval of the request based upon the following findings of fact and subject to the conditions below.

FINDINGS OF FACT

1. The Zoning Map Amendment request, or specifically the establishment of a Special Sign District for Airport Exchange Business Park, is in agreement with the Boone County Comprehensive Plan. The Land Use Element recommends industrial uses for the site. An objective of the Business Activity Element suggests "amenity for industrial uses and a favorable relationship with adjoining uses should be fostered by means of design." The submitted request is also consistent with the overall goal of the Land Use Element of the Comprehensive Plan, which is to "ensure quality development of the county's residential, commercial, industrial, recreational and agricultural interests that are located and designed according to acceptable standards and meet the current and future needs of county residents."
2. The request is in agreement with Article 15, the Planned Development zoning district, of the Boone County Zoning Regulations, which promotes the development of a signage package "in harmony with the objectives of the Planned Development." The creation of the Special Sign District is an extension of the theme of the high-tech business park and is appropriate based upon the approved uses. Other references to the Comprehensive Plan are made in the Staff report.

CONDITIONS

The applicant is being asked to agree to include these items as part of the written material presented to the full Commission at the January 25, 1989 Public Hearing. Further, these conditions are intended to clarify the submitted written text and drawings.

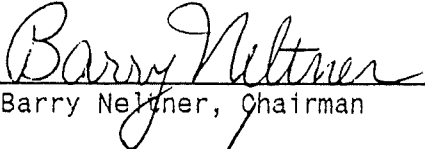
- A. The Special Sign District shall consist of the nine different signs as presented to the Planning Commission in a written text and drawings supplied by the applicant and stated in Staff report with the following exceptions.

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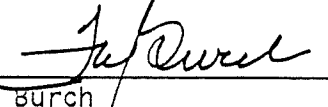
1. The proposed interstate signs (signs #3 and #8) shall be located on the existing retaining wall. The retaining wall shall have a brick finish.
2. All sign locations with the exception of the traffic control signs, the building mounted signs and the water featured signs shall have landscaping features near them.
3. The hotel site (Lot H) shall be permitted one free-standing sign located along Airport Exchange Boulevard. The maximum size allowed of this sign type is 10 feet in height and 3 feet in width.
4. The hotel site (Lot H) shall be allowed two building mounted signs at the top of the proposed building facing both the eastern and western sides of the interstate.
5. All signs and landscaped areas shall be maintained by the owner of each lot, developer of the subdivision or by a private landowners agreement or association.
6. The following condition establishes the review procedure for application of sign permits in the Airport Exchange Business Park Special Sign District.
  - a. An applicant submits an application for a sign permit in the Planning Commission's office.
  - b. The Staff and Zoning Administrator determines if the proposed sign meets the requirements as stated in the written text and proposed drawings of the Airport Exchange Business Park Special Sign District.
  - c. If the Zoning Administrator determines that the proposed sign does not meet the requirements, the applicant may appeal the decision to the Airport Exchange Business Park Special Sign District Committee. This Committee will be composed of a representative from the Boone County Planning Commission, a representative from LJ Hooker Development Company and independent or third party individual, selected by agreement by both the Boone County Planning Commission and LJ Hooker Development Company, who shall have no economic interest in the project.

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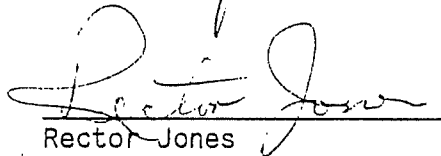
7. These conditions shall be incorporated into the text of the Airport Exchange Business Park Special Sign District.

  
Barry Neltner, Chairman

\_\_\_\_\_  
Larry Barnett

  
Fred Burch

  
Phil Damstrom

  
Rector Jones

  
Carol Smith

BN:kat

TO: THE HONORABLE PLANNING COMMISSION,  
BOONE COUNTY KENTUCKY

FROM: ROBERT G. LAUGHLIN, VICE PRESIDENT  
LJ HOOKER DEVELOPMENTS

SUBJECT: REQUEST TO CREATE SPECIAL SIGN DISTRICT FOR  
AIRPORT EXCHANGE BUSINESS PARK

We request consideration to create a special sign district for the 77 acre project located North of I-275, West of Mineola Pike, known as Airport Exchange Business Park.

We propose one integrated sign package with the following components:

- (1) Main Sign/Sculpture At Mineola Entry
- (2) I.D. Sign/Sculptures Located In Two Water Features
- (3) Interstate Identification Sign
- (4) Free Standing Building Directory/Identification Signs
- (5) Traffic Control Signs
- (6) Tenant Building Identification Signs
- (7) Hotel Signs, Building H
- (8) Semi-Permanent Leasing Sign
- (9) Future Sign - Western Entry

(1) MAIN SIGN/SCULPTURE AT MINEOLA ENTRY

The primary identification for this business park will be a three section sculpture that suggests the form of an airplane.

The surface of this sign, as well as all free standing signs in this business park, except the signs in section 7 and 8, will be buffed, 3/32" plate aluminum with a gloss finish.

The "AE" Airport Exchange logo is red and blue and is shown on both sides of the center wing.

Airport Exchange Business Park copy will be on one side of the left and right wings.

Overall Height: 31'6"  
Collective Length: 59'6"  
Wing copy area, approximately 120 square feet  
Center wing approximate area: 385 square feet  
Side wings approximate area: 300 square feet each

Illumination:

Side wings - ground mounted fluorescent  
Center wing - ground mounted floods - real side.

(2) I.D. SCULPTURE/SIGNS LOCATED IN TWO WATER FEATURES.

The units in this section are 75% duplications of the sign/sculpture in section 1. These units will not have written copy, but will have the AE logo.

The Airport Exchange Business Park will have water features East and West of Building "B". There will be one sign/sculpture in each pond. The sign/sculpture on the East pond will be banked (as an airplane) to the West. The sign/sculpture on the West pond will be banked (as an airplane) to the East.

Overall Height: approximately 23.5'  
Collective Length: approximately 45'  
Center wing approximate area: 290 square feet  
Side wing approximate area: 225 square feet.

Illumination:

Rear mounted flood lamps.

(3) INTERSTATE IDENTIFICATION SIGN.

Individual fabricated letters mounted on the Southwest wall facing I-275 between Building "B" and I-275.

Copy 1: AIRPORT EXCHANGE BUSINESS PARK

Copy 2: LJ Hooker logo.

Material: 30" aluminum fabricated letters, 1 1/2" returns, gloss natural finish.

Illumination: ground mounted.

(4) FREE STANDING BUILDING DIRECTORY/IDENTIFICATION SIGNS.

A maximum of two signs per building, on an as needed basis will be situated throughout the business park.

These signs are primarily intended for building and tenant identification. This sign format will be used for the hotel street signage on Airport Exchange Boulevard. In the event restaurants are placed in the park, the same format will be employed.

Overall Height: 10'

Overall Width: 3'

Background Color: natural aluminum with gloss

Copy: (As Directed) Double Face

Airport Exchange logo

Building number or address (to be determined)

Changable directory strips.

Copy: (As hotel or restaurants)

Hotel or restaurant's logo

Applied in the same 10' X 3' format.

Illumination:

External ground mounted.

Boone County Planning Commission  
January 4, 1989  
Page Six

(5) TRAFFIC CONTROL SIGNS.

Traffic control signs will be placed throughout the park on an as need basis. These signs may include, but are not limited to:

- A. Stop Signs
- B. Yield Signs
- C. Fire Lane

Traffic control signs can be single, or double face and will be fabricated in the same format as the free standing building directory signs:

Overall Height: 7'  
Overall Width: 2.5'

Illumination: None, copy will be reflective.

Handicap Parking signs will be simple post and panel signs placed throughout the parking lots.

(6) TENANT BUILDING IDENTIFICATION SIGNS, NON-ILLUMINATED TENANT IDENTIFICATION SIGNS FOR TENANTS IN ALL BUILDINGS EXCEPT H, I, J, K, AND M.

Tenants name and or logo will be mounted above entries (or where architecturally most suitable) in non-illuminated individual letters that average no greater than 18" tall. These entry signs will be externally illuminated.

Building I and J:

At the owner's descretion, the primary tenant will be allowed one sign showing the primary tenant's name and or logo in individual letters averaging no greater than 24" tall. These signs may have indirect neon or external illumination.

No sign considered above will exceed the signage size allowable under the Boone County Sign Code as it exists January 1, 1989.

Buildings K and M will employ building signage as allowed by the Boone County Sign Code as it exists January 1, 1989.

Boone County Planning Commission  
January 4, 1989  
Page Eight

(7) HOTEL SIGNS, BUILDING H.

In lieu of a free standing sign, the hotel will have one sign mounted at the top of the building, facing the interstate. This sign shall not be taller than the building as determined by the parapet.

The sign shall be individual, internally illuminated fabricated letters that will average no greater than 72".

The sign will be the hotel's logo and or name.

The hotel and the primary restaurant in Building "H" will have wall mounted signs at ground level. Signs will employ individual letters as allowed by the Boone County Sign Code as it exists January 1, 1989.

The restaurant and hotel are considered separate businesses.

Incidental informational signs may be internally illuminated and not exceed six (6) square feet. No incidental sign shall have an exposed pole and will be covered with pole covers at least 50% as wide as the width of the sign.

Boone County Planning Commission  
January 4, 1989  
Page Nine

(8) SEMI-PERMANENT LEASING SIGN

A leasing sign will be placed behind the Interstate Identification Sign (#3) and will remain through the leasing and development portion of the project.

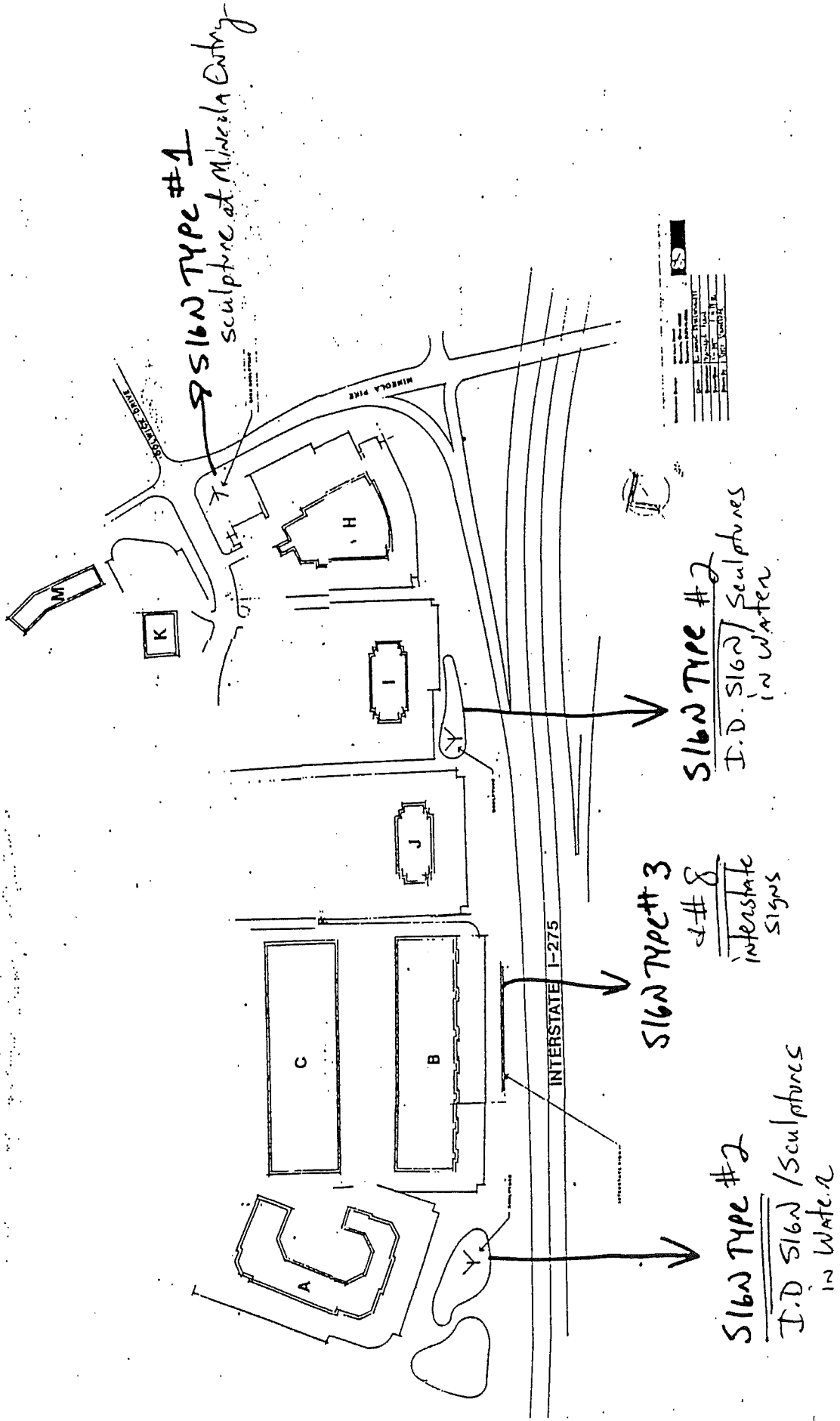
This sign will be a semi-permanent structure and may re-appear as the need arises after initial leasing is complete.

Boone County Planning Commission  
January 4, 1989  
Page Ten

**(9) FUTURE SIGN - WESTERN ENTRY**

At some later date a duplicate of the entry and main entry sign's center wing may be added if the need appears.

AIRPORT EXCHANGE BUSINESS PARK  
 SPECIAL SIGN DISTRICT  
 1/25/89

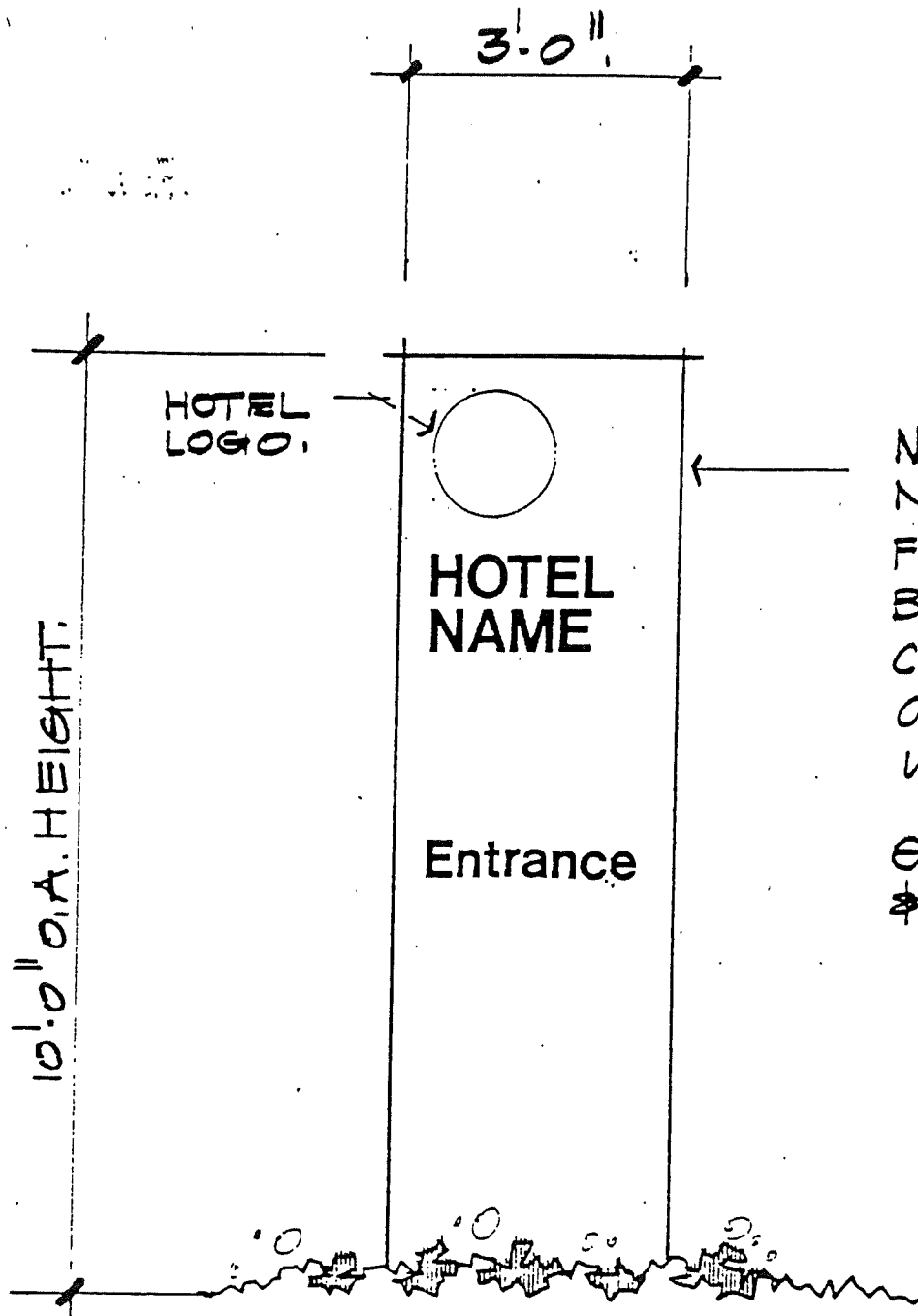


SIGN TYPE #1  
 sculpture at Mincola Entry


SIGN TYPE #2  
 I.D. SIGN / Sculptures  
 in Water

SIGN TYPE #3  
 #8  
 Interstate  
 Signs

SIGN TYPE #2  
 I.D. SIGN / Sculptures  
 in Water



NATURAL ALUMI-  
 NUM W/ BRUSHED  
 FINISH.  
 BUFFED W/ EMERY  
 CLOTH. SPRAY W/  
 CLEAR GLOSS POLY-  
 URETHANE.

GRAPHICS COLORS,  
 & COPY TO COME.

SIGN ELEVATION.  
 SCALE @ 1/2" = 1.0"

SIGN TYPE #4  
 FOR HOTEL SITE





44'-7" O.A.

23'-7" O.A.

GLOSS BLUE MAPS,

GLOSS RED  
MAPS,

NATURAL ALUMINUM  
W/ BRUSHED FINISH.  
BUFFED W/ EMERY  
CLOTH. SPRAY W/  
CLEAR GLOSS POLY-  
URETHANE.

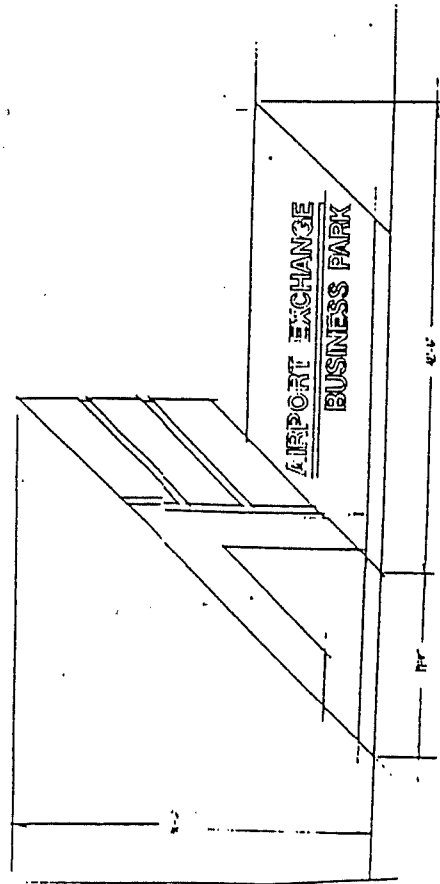
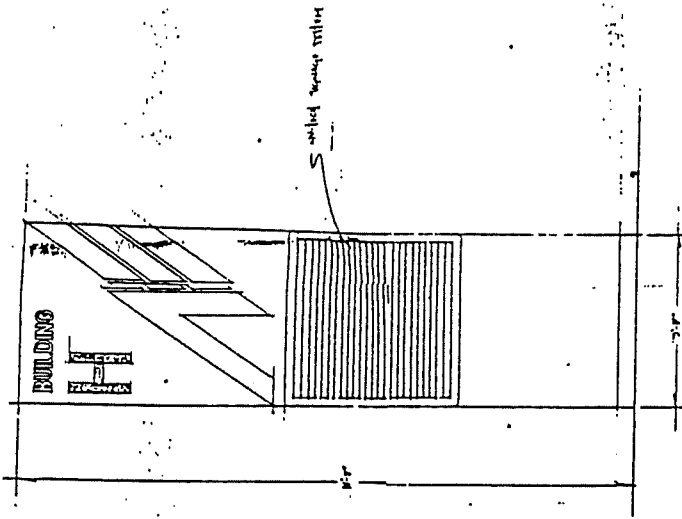
SIGN ELEVATION.

SCALE @ 3/16" = 1'-0"

SIGN TYPE # 2  
I.D. SIGN/ Sculptures  
in Water







Free-Standing  
DIRECTORY

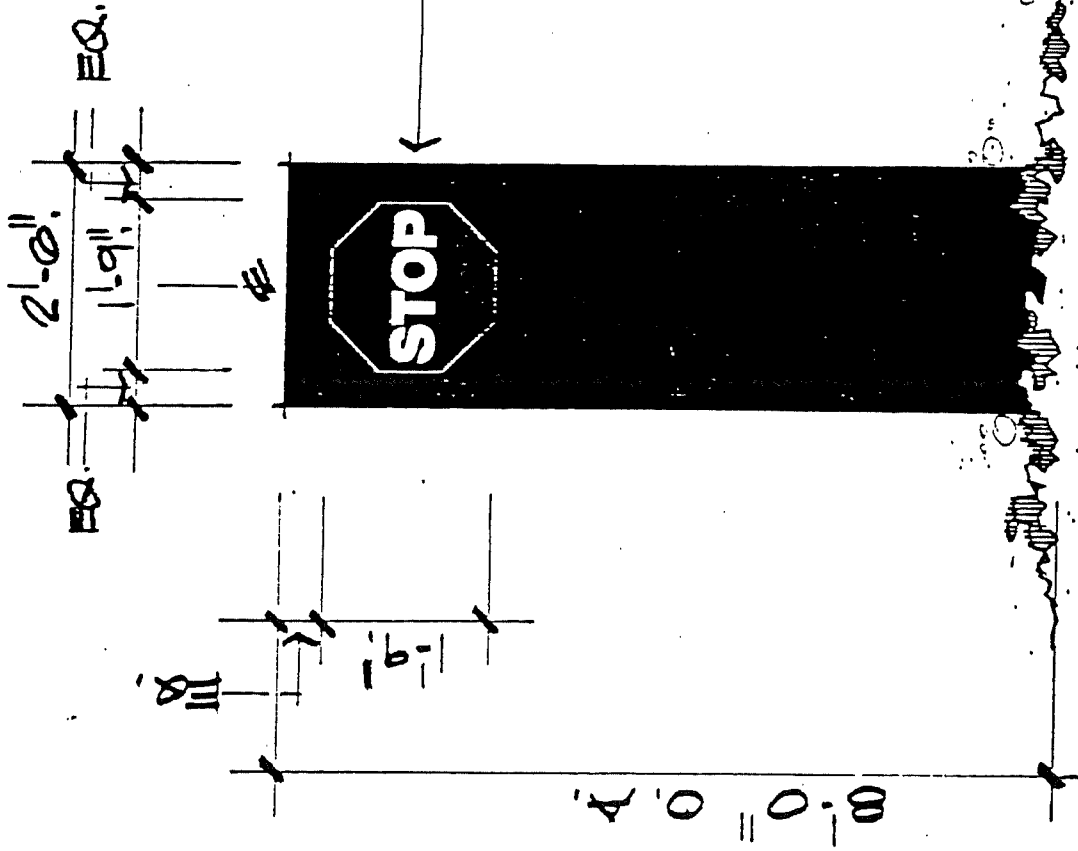
MAIN SIGNAGE / Sculpture at Mineola Entry  
& Point Pleasant

NO.	DATE	DESCRIPTION
1	10/1/88	ISSUED FOR PERMITS
2	10/1/88	ISSUED FOR PERMITS
3	10/1/88	ISSUED FOR PERMITS
4	10/1/88	ISSUED FOR PERMITS
5	10/1/88	ISSUED FOR PERMITS
6	10/1/88	ISSUED FOR PERMITS
7	10/1/88	ISSUED FOR PERMITS
8	10/1/88	ISSUED FOR PERMITS
9	10/1/88	ISSUED FOR PERMITS
10	10/1/88	ISSUED FOR PERMITS

Sign #1

∩  
Sign #9

Sign Type #4

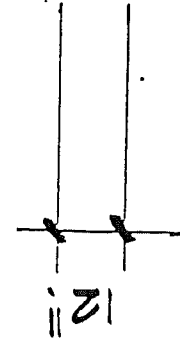
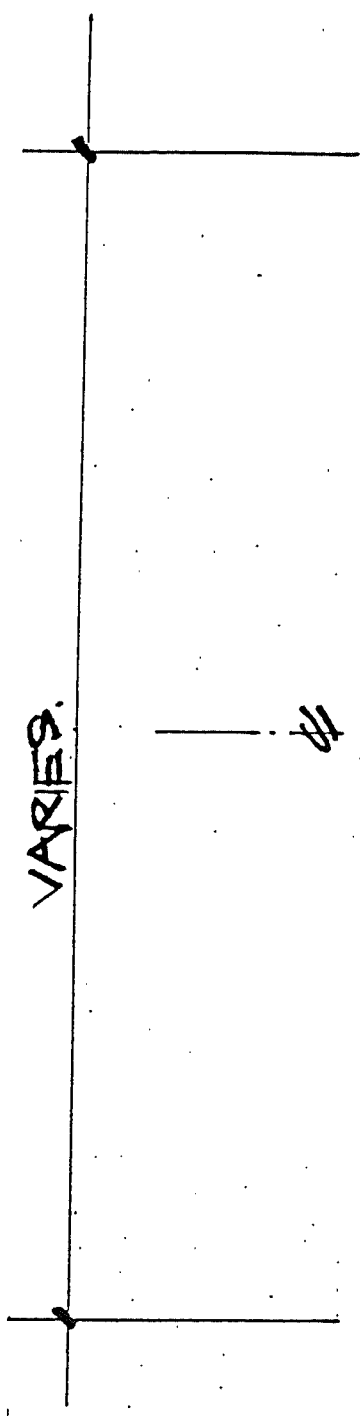


NATURAL ALUMINUM  
 W/ BRUSHED FINISH.  
 BUFFED W/ EMERY  
 CLOTH. SPRAY W/  
 CLEAR GLOSS POLY-  
 URETHANE.

SIGN ELEVATION.  
 SCALE @ 1/2" = 1'-0"

Sign Type # 5  
 Traffic Control Signs





# TYPICAL TENANT NAME

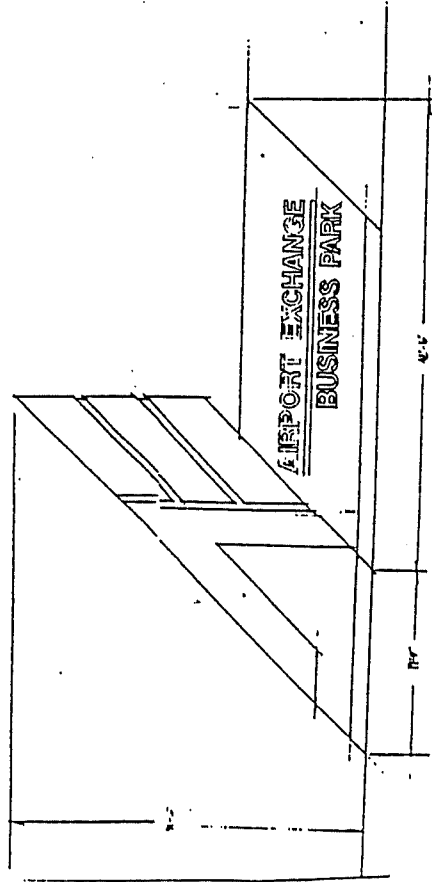
TYPICAL EXTERIOR ILLUMINATED I.D.  
 SCALE @ 3/8" = 1'-0"

SIGN DESCRIPTION:  
 CAST ALUMINUM LETTERS MOUNTED ON 1" x 1/4"  
 BAR STOCK RACEWAY.

Sign Type #6  
 Tenant Bldg. I.D. Signs





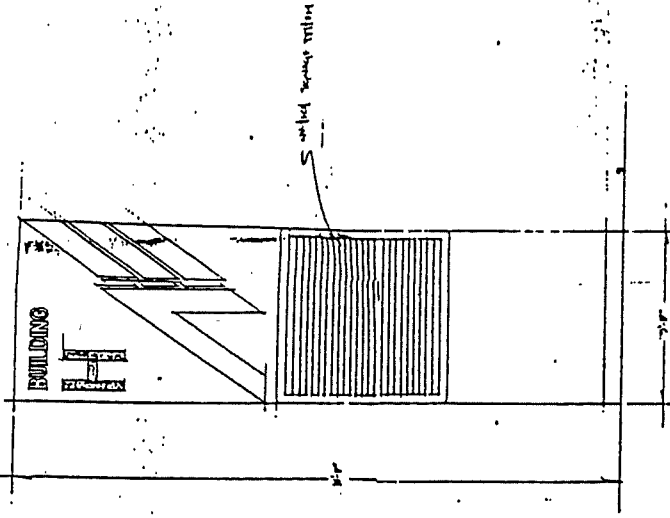


MAIN SIGNAGE / Sculpture at Mineola Entry  
 & Point Pleasant

SIGN #1

d

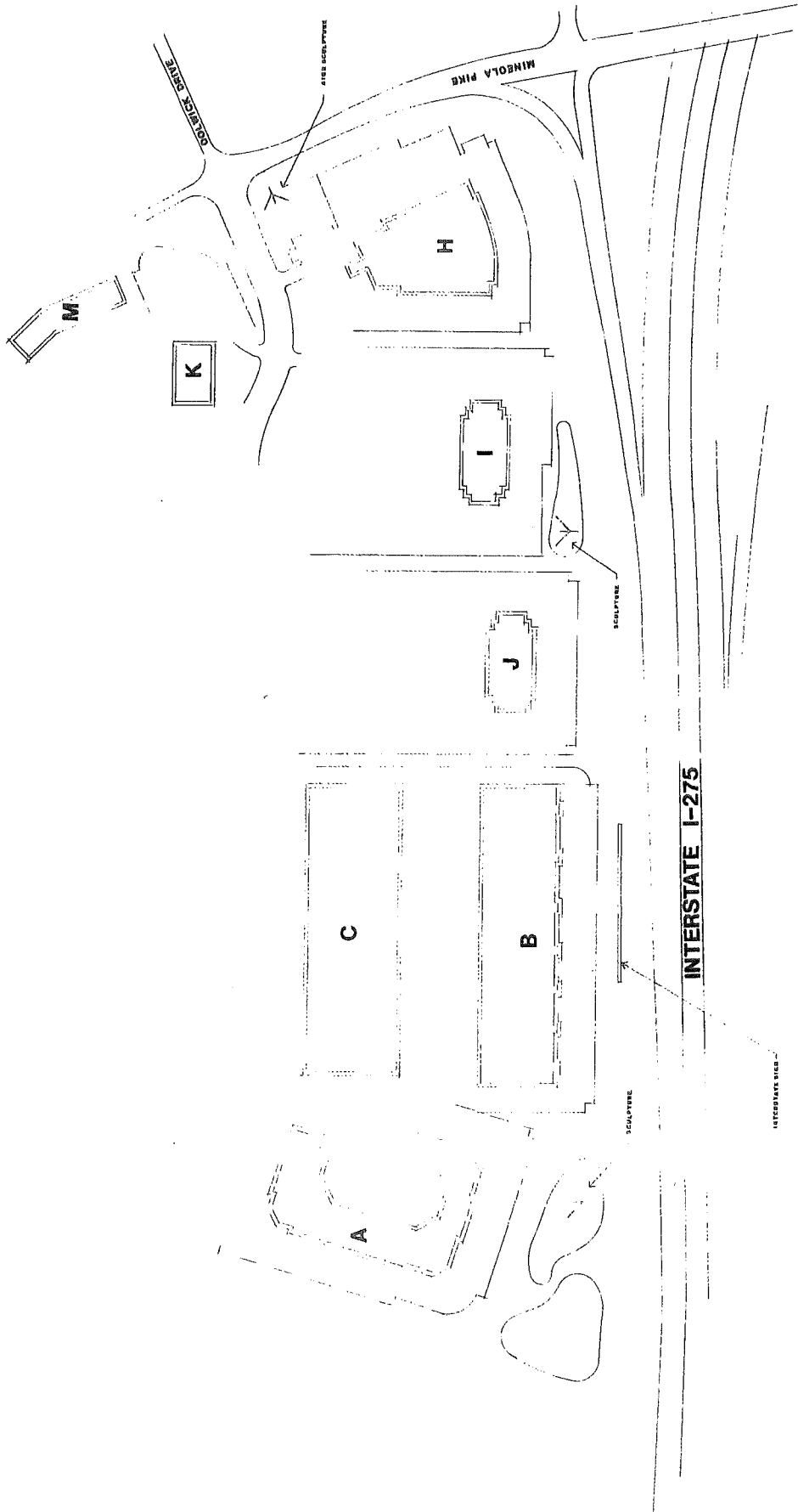
SIGN #9



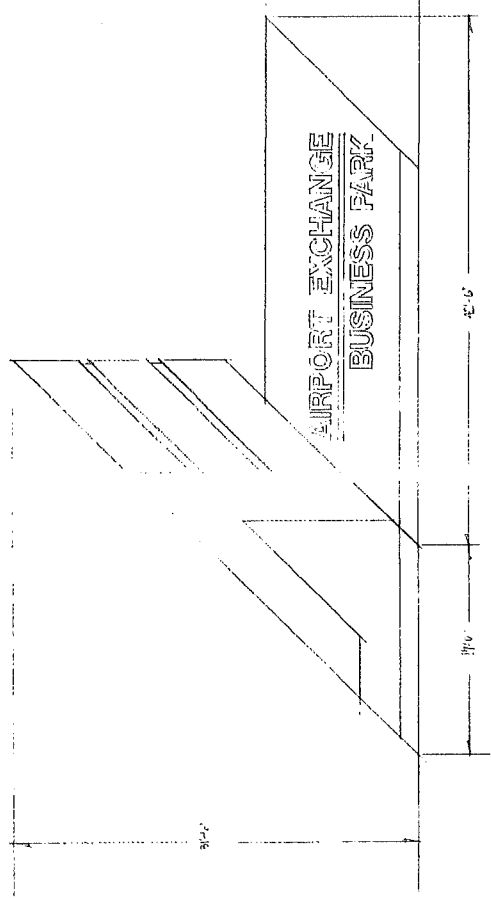
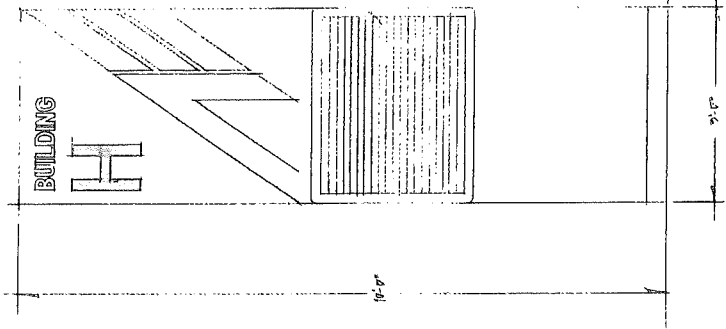
Free-Standing  
 DIRECTORY

SIGN #4

NO.	DATE	DESCRIPTION
1	10/1/00	ISSUED FOR PERMIT
2	10/1/00	ISSUED FOR PERMIT
3	10/1/00	ISSUED FOR PERMIT
4	10/1/00	ISSUED FOR PERMIT
5	10/1/00	ISSUED FOR PERMIT
6	10/1/00	ISSUED FOR PERMIT
7	10/1/00	ISSUED FOR PERMIT
8	10/1/00	ISSUED FOR PERMIT
9	10/1/00	ISSUED FOR PERMIT
10	10/1/00	ISSUED FOR PERMIT



Project Name	...
Client	...
Architect	...
Scale	...
Date	...
Sheet No.	...



**MAIN SIGNAGE**

**DIRECTORY**

EMERGENCY EGRESS

FOR LEASE INFORMATION 513/742-3900

AIRPORT EXCHANGE BUSINESS PARK

LI Hooker Developments

AS NOTED ON THE REFERENCE REFERENCE TO BE PROVIDED FROM INSPECTION AND PROVIDED WITH MATERIALS (SEE ATTACHED DRAWING)

MAJOR PATHWAYS TO BE DETERMINED BY LANDSCAPE ARCHITECT.

TO BE RE-CONSTRUCTED TO BE IN ACCORDANCE WITH THE EXISTING SPACE PLAN

EXISTING SPACE PLAN

EXISTING CONCRETE WALLS TO BE DEMOLISHED AND RECONSTRUCTED TO MATCH EXISTING (SEE ATTACHED DRAWING)

DETAILED TO BE COMPLETED TO MATCH EXISTING (SEE ATTACHED DRAWING)

Project No.	100-1000000000
Sheet No.	100-1000000000
Date	10/10/00
Scale	1/8" = 1'-0"
Drawn by	J. H. H. H.
Checked by	J. H. H. H.
Approved by	J. H. H. H.
Discipline	ARCHITECTURE

ORDINANCE 920.173

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT ADOPTING A MAP AMENDMENT TO THE BOONE COUNTY, KENTUCKY, ZONING MAP, SUCH MAP AMENDMENT BEING TO ESTABLISH A SPECIAL SIGN DISTRICT FOR PROPERTY REFERRED TO AS "AIRPORT EXCHANGE BUSINESS PARK" AND ZONED INDUSTRIAL ONE/OFFICE TWO/COMMERCIAL SERVICES/PLANNED DEVELOPMENT/(I-1/O-2/C-3/PD) ON A 76 ACRE SITE LOCATED AT THE NORTHWEST CORNER OF MINEOLA PIKE AND I-275, BOONE COUNTY, KENTUCKY, AS REQUESTED BY ROBERT G. LAUGHLIN (APPLICANT) FOR L.J. HOOKER DEVELOPMENTS (OWNER) AND RECOMMENDED FOR APPROVAL BY THE BOONE COUNTY PLANNING COMMISSION WITH A VOTE OF UNANIMOUS WITH ONE ABSTENTION VIA RESOLUTION R-07-89.

WHEREAS, the Boone County Planning Commission received a request for a zoning map amendment to establish a Special Sign district for property zoned Industrial One/Office Two/ Commercial Services/Planned Development/(I-1/O-2/C-3/PD) for Airport Exchange Business Park on a 76 acre site located at the northwest corner of Mineola Pike and I-275, Boone County, Kentucky which more particularly described below, and

WHEREAS, the Boone County Planning Commission has conducted a Public Hearing serving as a due process, trial-type hearing and made findings recommending approval of the zoning map amendment request.

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

SECTION I

That the zoning map amendment for the real estate which is more particularly described below shall be and is hereby recommended for approval and adoption this map amendment being to establish a Special Sign district for property zoned Industrial One/Office Two/Commercial Services/Planned Development (I-1/O-2/C-3) for Airport Exchange Business Park on a 76 acre site located at the northwest corner of Mineola Pike and I-275, Boone County, Kentucky. The real estate which is the subject of this zoning map amendment recommendation is more particularly described in attached "Exhibit A".

SECTION II

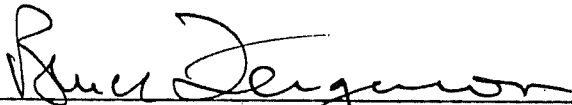
That as a basis for the recommendation of approval and adoption of the zone change request the findings of fact of the Boone County Planning and Zoning Commission as set forth in its Minutes and official records for this zone change request, and the finding of facts of the Boone County Fiscal Court, if any, and any conditions and/or stipulations mandated by the Boone County Fiscal Court, if any, as set forth in its Minutes and official records for this zone change request, shall be and are hereby incorporated by reference as if fully set out in the

Ordinance (ATTACHED - EXHIBITS "B" AND "C")


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

Introduced, seconded and given First Reading on the 21st day of February, 1989.

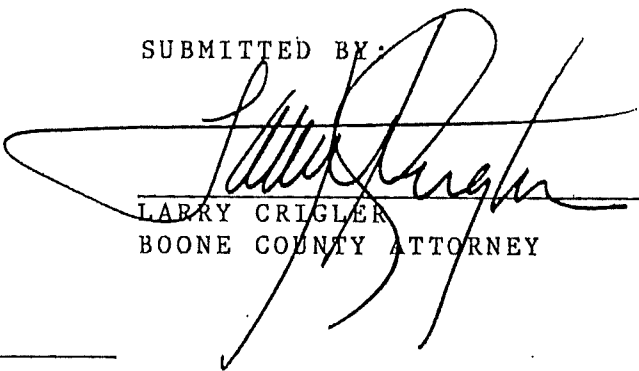
Adopted by the Fiscal Court of Boone County after Second Reading at a regular meeting on the 7<sup>th</sup> day of March, 1989, and on the same occasion signed in open session by the County Judge/Executive as evidence of his approval, attested under seal by the County Fiscal Court Clerk and declared to be in full force and effect.

  
BRUCE FERGUSON  
BOONE COUNTY JUDGE/EXECUTIVE

ATTEST:

  
R. SCOTT KIMMICH  
FISCAL COURT CLERK

SUBMITTED BY:

  
LARRY CRIGLER  
BOONE COUNTY ATTORNEY

Mar. 22, 1989  
DATE PUBLISHED