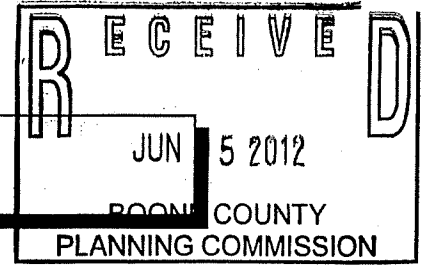


17-CCDP-006-A  
9

APPLICATION FORM



CONCEPT DEVELOPMENT PLAN  
BOONE COUNTY PLANNING COMMISSION

(See Boone County Zoning Regulations)  
**SECTION A** (To be completed by applicant)

1. Check One:

- Concept Development Plan (Includes Utilization of an Underlying Zone in a Planned Development)
- Change in an Approved Concept Development Plan
- Long Range Planning Committee Review (As stated in the Houston-Donaldson Study)
- Long Range Planning Committee Review (As stated in the Union Town Plan)

- 2. Name of Project Conner Crossing
- 3. Location of Project Southwest corner of North Bend Road (KY 20) and Petersburg Road (KY 237)
- 4. Total Acreage of Site 1.42 acres (Lot 1)
- 5. Current Zoning C-2 / PD
- 6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable) November 15, 2011
- 7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? (If so, indicate the name of the Study) No
- 8. Proposed Uses (please specify each use) Tire Discounters
- 9. Proposed Building Intensities (please specify) 7,918 Square Feet
- 10. Have you submitted a Concept Development Plan? Yes
- 11. Are you also applying for:
  - Conditional Use Permit
  - Dimensional Variance
- 12. Name of Applicant(s) Anne F. McBride - McBride Dale Clarion  
Phone Number 513-561-6232 Fax No. 513-561-1615
- 13. Address of Applicant(s) 5725 Dragon Way, Suite 220  
Cincinnati Ohio 45227  
City State Zip
- 14. Name of Property Owner(s) Terra Firma Conner Crossing LLC  
Phone Number 513-703-2990 Fax No. 513-576-0268
- 15. Address of Property Owner(s) 424 Wards Corner Road, Suite 300  
Loveland Ohio 45140  
City State Zip
- 16. Are there any existing buildings on the site? No (Lot 1)  
How many? -0-
- 17. Deed Book 943 Page No. 217 Group No. 2007
- 18. Have you had a pre-application meeting with BCPC Staff? Yes

(over)

**Concept Development Plan**  
**Page 2**

19. Please check the following organizations/agencies which you have discussed the proposed development with in the last several months:

- Boone County Water District
- Florence Public Services Dept.
- Duke Energy
- Sanitation District #1
- Cincinnati Bell
- Owen Electric Cooperative, Inc.
- Boone County Public Works Department
- Kentucky Transportation Cabinet
- Boone County Building Department
- Northern Kentucky Health District
- USDA NRCS/Boone County Conservation District
- KY Division of Water
- Local School District
- Local Fire District
- Other: \_\_\_\_\_

20. Concept Development Plan Jurisdiction/Location  
 Unincorporated Boone County      \_\_\_\_\_ Walton  
 Florence      \_\_\_\_\_ Union

21. Applicant's Signature(s) [Signature]  
22. Property Owner's Signature(s) [Signature]

**SECTION B** (To be completed by BCPC Staff)

1. Date Received 8/5/12 Fee Received \$2,322.00 #65000
2. Check what has been submitted:  
 Application       Fee      \_\_\_\_\_ Legal Description  
 Concept Development Plan      \_\_\_\_\_ Addresses of Adjoining Property Owners  
\_\_\_\_\_ No. of copies of plan received \*\*
3. Is application complete?  YES      \_\_\_\_\_ NO
4. Staff Reviewer TODD MORGAN
5. Committee Chairperson \_\_\_\_\_
6. Scheduled Public Hearing Date \_\_\_\_\_
7. Boone County Planning Commission Action:  
 Approved      8/10/12 Approved With Conditions  
 Denied
8. Other: \_\_\_\_\_

\*\* Five (5) Copies Required

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

Note: See Boone County Planning Commission Fee Schedule for Concept Development Plan Fees. An application consists of all fees paid in full, submitted drawings and a completed application form.

# EXHIBIT

“A”

## STAFF REPORT

Request of Anne F. McBride - McBride Dale Clarion (applicant) for Terra Firma Conner Crossing LLC (owner) for a Change in Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 1.42 acre lot at the southwest corner of the Petersburg Road/Hebron Park Drive intersection, Boone County, Kentucky (Lot 1, Conner Crossing Subdivision). The request is to modify the previous conditions of approval to allow automotive repair on this lot.

July 3, 2012

### REQUEST

The Applicant has filed a Change in Approved Concept Development Plan application so a 7,918 square foot Tire Discounters with 8 overhead garage bays can be constructed on lot 1 of Conner Crossing Subdivision. The application is required because a Bob Sumerel Tire and Service facility with a AAA office was approved on the subject lot last year and the proposed Tire Discounters does not comply with all the conditions. The following changes are being sought to the September 7, 2011 conditions:

**Condition 1 A. - The facility must be developed in conjunction with another principally permitted use.**

The approved Concept Development Plan showed that the facility would be occupied by Bob Sumerel Tire and a AAA office. The proposed facility will be occupied by Tire Discounters.

**Condition 1 H. - The site shall be constructed per the submitted plans and elevation drawings that were shown at the August 3, 2011 Public Hearing.**

The approved Concept Development Plan shows an 8,668 square foot building and 42 parking stalls. The elevations showed the building would be constructed with an aluminum storefront system, brick, split face block, eight (8) overhead metal/glass garage doors, metal canopies, and a green standing seam metal roof. The landscaping plan shows earthen mounds will be installed in the KY 20 street frontage buffer.

The proposed site contains a 7,918 square foot building and 31 parking stalls. The submitted elevations show the building will be constructed an aluminum storefront system, brick, EIFS cornices, and eight (8) metal/glass overhead garage doors with brick arches. The roof is flat over the garage bays and is pitched with red standing seam metal roofing over the office/showroom. The applicant informed Staff that earthen mounds are no longer proposed in the KY 20 street frontage buffer because of the new storm water quality regulations.

**Condition 1 I. - All applicable conditions from the 12/5/06 Condition Letter are still valid and in effect.**

Condition 2 D. from the 12/5/06 Condition Letter requires all outlots with visible roofing to use green standing seam metal roofing so it matches the Kroger Marketplace gables. The submitted rendering shows that proposed building will have red standing seam metal roofing over the office/showroom.

### SITE HISTORY

2006/2007 - Boone County Planning Commission and Boone County Fiscal Court approve Zoning Map Amendment and Concept Development Plan requests. The Zoning Map Amendment changes the zoning of a 15.3 acre tract from Suburban Residential Two (SR-2) to Commercial Two/Planned Development (C-2/PD). The Concept Development Plan allows a commercial development with 6 lots on a 24 acre tract. Conditions were imposed which dealt with transportation improvements, architecture, signage, lighting, sidewalks, and permitted uses on the outlots (see attachments).

2008 - Boone County Planning Commission recommends denial of a Change in Approved Concept Development request which sought to add automotive repair as a principally permitted use on one of the five Conner Crossing outlots. The applicant withdrew the request before Boone County Fiscal Court acted on the Planning Commission's recommendation (see attachments).

2011 - Boone County Planning Commission and Boone County Fiscal Court approve a Change in Concept Development Plan request to allow an 8,668 square foot AAA office/Bob Sumarel Tire and Service facility with eight overhead garage doors on Lot 1 of Conner Crossing Subdivision. Nine (9) conditions were imposed on the approval (see attachments).

### SITE CHARACTERISTICS

The subject site is located at the southwest corner of the KY 20/Hebron Park Drive intersection. Access is provided from a private driveway system that runs between KY 20 and KY 237. The 2007 Grading Plan for the subdivision shows the property falls from 876' above sea level at southern property line to 852' above sea level at the southwest property corner. A sanitary sewer main bisects the property.

### ADJACENT LAND USES AND ZONING

North: KY 20, Hebron Corner Mart, and Church of Jesus Christ of Latter Day Saints (C-2)

South: Kroger Marketplace and Kroger Fuel Center (C-2/PD)

East: Private Driveway, Undeveloped Outlot in Conner Crossing Subdivision (C-2/PD)

West: Single-Family Residential Dwelling Fronting on KY 20 (SR-2)

### RELATIONSHIP TO COMPREHENSIVE PLAN

The subject application was submitted prior to the adoption of the 2010 Boone County Comprehensive Plan. As such, references to both the 2005 and 2010 Boone County Comprehensive Plan are provided.

Both the 2005 and 2010 Boone County Comprehensive Plan Future Land Use Maps designate the site for "Commercial" uses. This designation is described as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

The Land Use Elements in the 2005 and 2010 Plans makes the following statements regarding the general area:

- A. The KY 20 and KY 237 intersection area should contain a variety of commercial and higher density residential uses to establish the location as a future service center connected to the older town of Hebron. Open space and landscaping should be an integral part of development design at this important Boone County intersection to give the appearance of coordinated development. (Hebron Area, pg. 155 of 2005 Plan; Hebron Area, pg. 179 of the 2010 Plan).
- B. The commercial uses at this intersection should be consistent in architectural design and landscaping with adjacent residential uses (Hebron Area, pg. 155 of 2005 Plan; Hebron Area, pg. 179 of the 2010 Plan).

The Land Use Element provides the following Future Land Use Development Guideline that relate to the proposal.

- 1A. Developments in Boone County should give consideration to the overall design of the area. Design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development or corridor. Overhead utility lines should be placed underground wherever possible, and junction boxes screened from public view. Neo-traditional residential and commercial development should be encouraged to provide quality development that blends with the natural or historic character of parts of Boone County. This Comprehensive Plan encourages the restoration, renovation and/or adaptive re-use of historically significant structures in Boone County. The proper application of these guidelines help, in part, to achieve an overall objective of this Comprehensive Plan. This goal states that proper future growth management for Boone County is implemented. As a minimum, proper design and development must include the consideration and application of the above guidelines ("Design, Signs, and Historic Preservation," pg. 142 of the 2005 Plan).
- 1B. Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development or corridor. Overhead utility lines should be placed underground wherever possible, and junction boxes screened from public view. Neo-traditional residential and commercial development should be encouraged to provide quality development that blends with the natural or historic character of parts of Boone County. This Comprehensive Plan encourages the restoration, renovation and/or adaptive re-use of historically significant structures in Boone County. The proper application of these guidelines helps, in part, to achieve an overall objective of this Comprehensive Plan. This goal states that proper future growth management for Boone County is implemented. As a minimum, proper design and development must include the consideration and application of the above guidelines ("Design, Signs, and Historic Preservation," pg. 164 of the 2010 Plan).

The Business Activity Element provides the following comment that relates to the general area:

- A. The Hebron area will experience additional commercial development along KY 237 and KY 20 as the northern area increases in population. The existing commercial center along KY 20, just east of KY 237, will probably not expand significantly because the new highways, I-275 and KY 237, have bypassed it. Commercial development in Hebron will center around the intersection of new KY 237 and KY 20 with a limited amount of convenience and neighborhood commercial uses north of the I-275 interchange to serve the SouthPark Industrial Park, Park West Industrial Park, and the growing number of residential subdivisions along North Bend Road. (Recommended Areas of Commercial Activity, pg. 64 of the 2005 Plan; Recommended Areas of Commercial Activity, pg. 69 of the 2010 Plan).

The Transportation Element provides the following comments that relate to the proposal:

- A. The Transportation plan has served as a guide for long range transportation improvement decisions. The thoroughfare component has assisted in the preservation of right-of-ways and corridors for transportation facilities and established a consistent framework for the design of new transportation facilities (Boone County Transportation Plan, pg. 128 of the 2005 Plan; Boone County Transportation Plan, pg. 144 of the 2010 Plan).
- B. The Transportation Plan is not an amendment to the Comprehensive Plan. Rather, it is intended to be one of many planning tools utilized during the review of applications submitted for development in this county (Boone County Transportation Plan, pg. 128 of the 2005 Plan; Boone County Transportation Plan, pg. 145 of the 2010 Plan).

The 2010 Boone County Comprehensive Plan's Goals and Objectives include the following pertinent statements:

- A. Proper design principles shall be applied in development (Overall, Objective).
- B. Future growth shall be accompanied by adequate infrastructure and services. Existing infrastructure and services shall be monitored, maintained, and improved as needed (Overall, Objective).
- C. Land use planning should fully recognize natural systems (streams, wetlands, forests, etc.) that contribute to the public's safety, health, economic stability, and overall quality of life and carefully consider the impact of development upon such assets (Environment, Goal).
- D. The incremental effects of development on the environment, including, but not limited to storm water, erosion, woodlands, streams, and views shall be evaluated and addressed (Environment, Objective).
- E. Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas (Business Activity, Goal).
- F. 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 usage (Business Activity, Objective).
- G. Commercial uses shall be designed and located to coordinate with surrounding land uses and shall have safe and effective access and ample parking spaces (Business Activity, Objective).

- H. Safe, efficient and environmentally sound public services and facilities shall exist for all development (Public Services and Facilities, Goal).
- I. The incremental effects of developments on public facilities and services shall be evaluated and addressed (Public Services and Facilities, Objective).
- J. The local transportation system in Boone County shall be maintained and improved so that overall safety and level of service will be enhanced. Inefficiencies in the system will be identified and addressed. New land development shall be closely coordinated with the local transportation system to assure efficiency and continuity with the regional multi-modal transportation system (Transportation, Goal).
- K. Priority shall be given toward maintaining, protecting, and improving the capacity and safety of the existing road system (Transportation, Objective).
- L. Proper vehicular and pedestrian access to adjoining property shall be provided and/or retained when a property develops or redevelops (Transportation, Objective).

#### RELATIONSHIP TO THE BOONE COUNTY TRANSPORTATION PLAN 2030

The following passages and information relates to the request:

- A. The current level of service (LOS) on KY 237, between KY 18 and Worldwide Boulevard is LOS A. The average daily trips on this section of road is 18,987 (Exhibit 2-7).
- B. The current LOS on KY 20, between Bullock Lane and KY 237, is LOS C. The average daily trips on this section of road is 5,935.
- C. Recommended Long Range Transportation Improvements (Exhibit 6-1). The recommended improvement is to widen KY 20 from two to four lanes from KY 8 (Idlewild Bypass) to KY 237. The project is needed to serve traffic generated by additional development in this portion of Boone County and to serve as a local, parallel east-west alternative to I-275.

#### PLANNED DEVELOPMENT STANDARDS

The site is zoned Commercial Two/Planned Development (C-2/PD). As a result, the proposal needs to be evaluated against the Planned Development Standards which are found in Section 1514 of the Boone County Zoning Regulations (see attachments). A proposed Concept Development Plan shall fulfill the criteria outlined in this section "unless a portion of the criteria do not apply or relate, in whole or part, to a specific proposal."

#### STAFF COMMENTS

1. The applicant has provided a principally permitted and accessory use list for the subject lot. Principally permitted use 48 would be revised from the 2011 approval if the application is approved. The revised language would no longer require an automotive repair facility to be developed in conjunction with an another principally permitted use.
2. Article 40, Section 4000 of the Boone County Zoning Regulations defines an automotive repair facility as a business establishment that repairs, rebuilds, reconditions, or services automobiles or automotive parts, including but not limited to any of the following activities: body and paint work; engine repair or rebuilding; installation, repair, or reconditioning of tires, brakes,

transmissions, mufflers, automotive electrical or air conditioning systems, automotive upholstery, or automotive glass, all on an individual vehicle basis; changing of oil, other fluids, and filters; emissions testing.

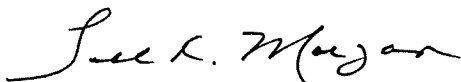
The applicant's principally permitted use list states that body work, paint work, automotive upholstery, and automotive glass work will not be performed if an automotive repair facility develops on site.

3. The applicant submitted a landscaping plan, photometric plan, and sign drawings with the request and they comply with the Boone County Zoning Regulations (see attachments).
4. Staff would like the applicant to address the following questions:
  - A. What are the proposed hours of business operation?
  - B. Staff took pictures of the new Tire Discounters facility in Walton Towne Center Subdivision and found that the two buildings are similar. Some design differences between the two building include, the main entrances, amount of brick detailing, keystones in the garage door arches, roof design, and round windows on the facades.
    - Why has the building prototype been revised?
    - Why are so many round windows proposed on the side facades?
5. Staff recommends that the following architectural changes should be made to the building:
  - A. Add a keystone in each of the brick arches over the garage bays.
  - B. Eliminate or reduce the number of round windows on the side facades and add more brick detailing.
6. Staff recommends that the Planning Commission and Fiscal Court should review the Planned Development Standards before acting on the request (see attachments).

### CONCLUSION

The request needs to be evaluated by the Boone County Planning Commission and Boone County Fiscal Court in terms of Articles 3 and 15 of the Boone County Zoning Regulations. The Future Land Use Map does not need to be amended if the request is approved.

Respectfully Submitted,



Todd K. Morgan, AICP  
Senior Planner, Zoning Services

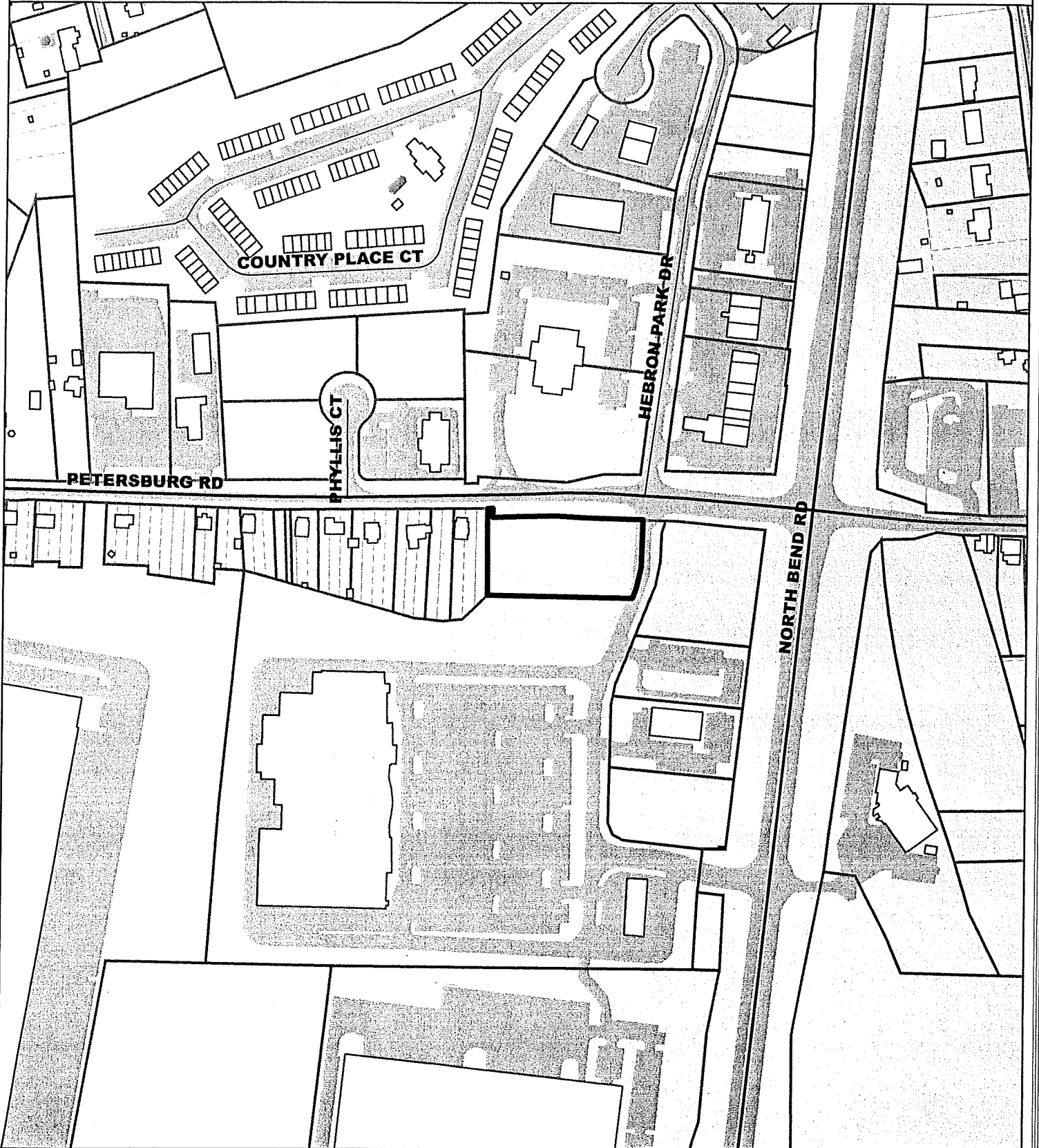
TKM/vlm

Attachments:

- \*Site Vicinity Map
- \*2006 Concept Development Plan
- \*2006 Conditions of Approval
- \*2008 Concept Development Plan
- \*2008 Elevation Drawings
- \*2011 Concept Development Plan
- \*2011 Landscaping Plan
- \*2011 Elevation Drawings
- \*2011 Conditions of Approval
- \*2012 Concept Development Plan (Proposal)
- \*2012 Grading Plan (Proposal)
- \*2012 Landscaping Plan (Proposal)
- \*2012 Photometric Plan (Proposal)
- \*2012 Floor Plan (Proposal)
- \*2012 Architectural Rendering of Front Facade (Proposal)
- \*2012 Building Elevations (Proposal)
- \*2012 Rooftop Equipment Plan (Proposal)
- \*2012 Sign Drawings (Proposal)
- \*2012 Principally Permitted and Accessory Use List
- \*2009 Aerial Map
- \*Zoning Map
- \*2030 Future Land Use Map
- \*2035 Future Land Use Map
- \*Planned Development Standards
- \*Application

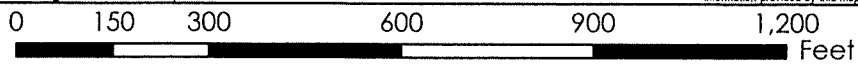
# SITE VICINITY MAP

www.boonecountygis.com



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



PROJECT NO. 2004-01  
DATE: 12/6/06  
SCALE: 1" = 20'

NO.	DATE	DESCRIPTION
1	12/6/06	ISSUED FOR PERMITTING
2	12/6/06	ISSUED FOR PERMITTING
3	12/6/06	ISSUED FOR PERMITTING
4	12/6/06	ISSUED FOR PERMITTING
5	12/6/06	ISSUED FOR PERMITTING
6	12/6/06	ISSUED FOR PERMITTING
7	12/6/06	ISSUED FOR PERMITTING
8	12/6/06	ISSUED FOR PERMITTING
9	12/6/06	ISSUED FOR PERMITTING
10	12/6/06	ISSUED FOR PERMITTING

STUDY PLAT #0

REVISIONS

DATE

BY

APPROVED

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

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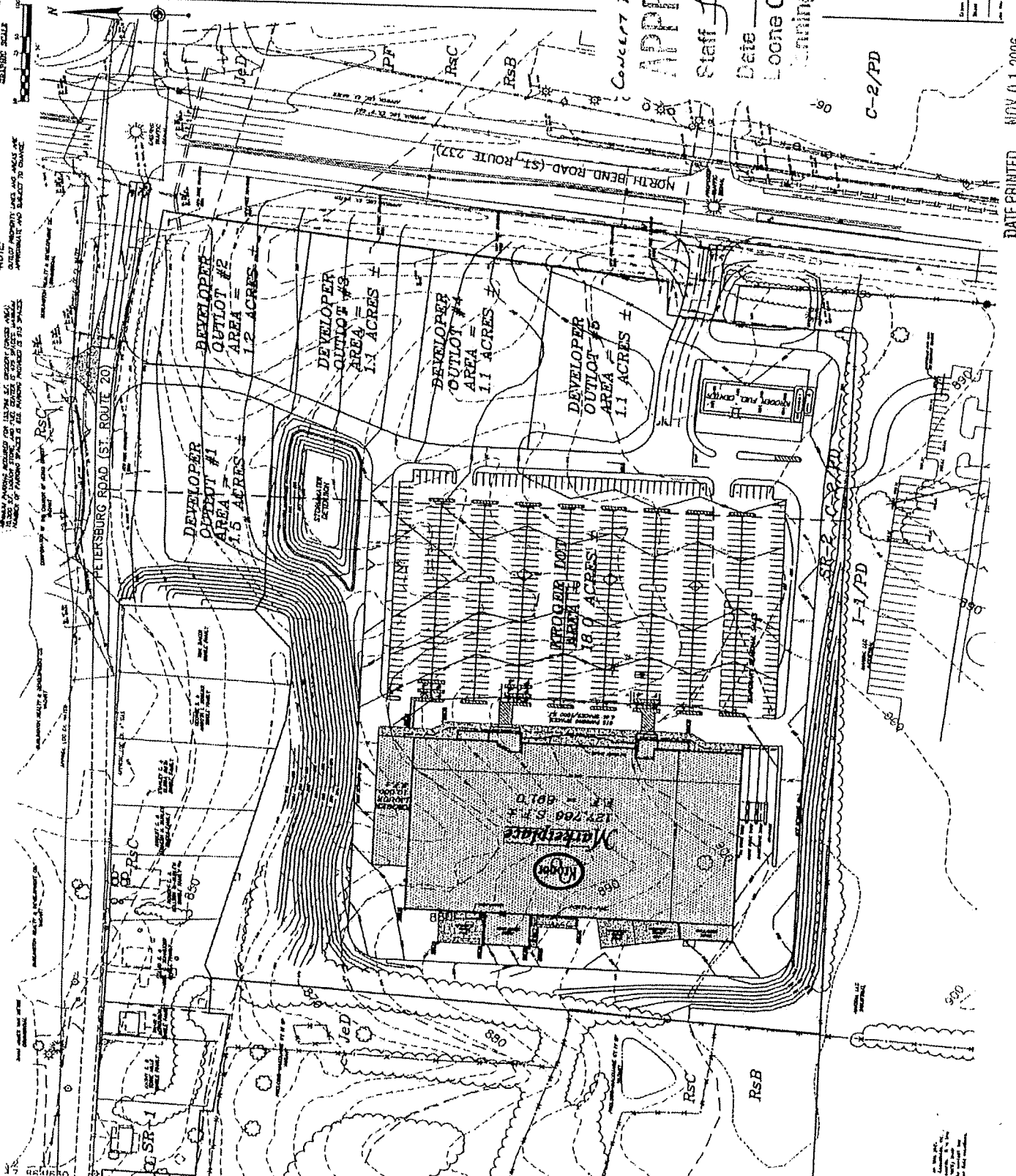
BY

DATE

BY

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BY



DATE PRINTED NOV 01 2006



# BOONE COUNTY PLANNING COMMISSION

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

December 5, 2006

Mrs. Anne F. McBride  
McBride Dale Clarion  
5725 Dragon Way, Suite 220  
Cincinnati, OH 45227

RE: Request of Anne F. McBride, McBride Dale Clarion (applicant) for Michael A. Conner and Linda H. Conner (owners) for a Zoning Map Amendment from Suburban Residential Two (SR-2) to Commercial Two/Planned Development (C-2/PD) for approximately 15.3 acres of an approximate 24 acre site located on the southwest corner of the KY 20/KY 237 intersection, Boone County, Kentucky; and the request of Anne F. McBride, McBride Dale Clarion (applicant) for Michael A. Conner and Linda H. Conner (owners) for a Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for approximately 8.7 acres of an approximate 24 acre site located on the southwest corner of the KY 20/KY 237 intersection, Boone County, Kentucky. Both applications are to allow a retail/commercial development.

Dear Mrs. McBride:

The following represents the conditions of approval for the above referenced Zoning Map Amendment and Concept Development Plan applications as agreed to by the Boone County Planning Commission's Zone Change/Concept Development Plan Committee. If you, as applicant, agree to these conditions, please have the property owners sign the appropriate spaces on the last page of this letter. Please return this letter with the property owners original signatures to the Boone County Planning Commission office by December 6, 2006.

## CONDITIONS

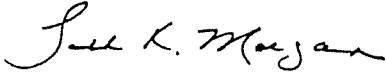
1. The applicant agrees to the following transportation improvements:
  - A. The developer shall pay for road improvements KY 237 on KY 20. The road improvements on KY 237 shall comply with the traffic study exhibit that was submitted at the Public Hearing (see attachments). The road improvements on KY 20 shall comply with the "Phase 3" traffic study exhibit that was submitted at the November 29, 2006 Zone Change Committee Meeting (see attachments). All KY 237 and KY 20 road improvements shall be constructed and open to the public before the Kroger Marketplace building and/or outlot buildings receive Certificate of Occupancy permits from Boone County Building Department.

- B. The approval is based on the approved Concept Plan that was submitted at the November 1, 2006 Zone Change Committee Meeting. This plan shows a driveway connection to Galerie-au-Chocolate (see attachments).
  - C. The developer shall pay for a traffic signal at the KY 237/Conner Crossing/Hebron Fire Station intersection. The signal will include a pre-empt button which allows Hebron Fire to change the traffic signal during an emergency run.
2. The applicant agrees to the following architectural/design conditions:
- A. The Kroger Marketplace building will be constructed in accord with the submitted elevation drawings (see attachments) and materials sample board.
  - B. All outlot building facades shall be constructed of brick, stone, glass, and EIFS. The amount of EIFS on any given building facade shall correlate to the amount of EIFS shown on the front facade of the Kroger Marketplace building. The brick, stone, and EIFS used in the outlot buildings shall all be in the same color family as the Kroger Marketplace building (see submitted material board).
  - C. The front facade of the buildings on outlots 2-5 shall be oriented towards KY 237. The front facade of the building on outlot 1 shall be oriented towards KY 20 or KY 237.
  - D. The outlot buildings shall be constructed with flat roofs or hipped pitched roofs (mansard roofs are not permitted). All buildings that use the hipped pitched roof option shall have a similar pitch. All outlot buildings with visible roofing shall use standing seam metal roofing which matches the color of the standing seam metal roofing being used on top of the Kroger Marketplace gables.
  - E. All roof equipment on Kroger Marketplace and the outlot buildings shall be screened from view from all adjoining public right-of-ways and adjoining residential properties.
  - F. The design of the gasoline canopy shall follow the Concept Plan that was submitted at the November 15, 2006 Zone Change Committee Meeting (see attachments). The metal faces will be painted a color which matches the E.I.F.S. used in the Kroger Marketplace building.
  - G. Any outside trash storage areas proposed on the outlots shall be constructed with brick or stone which matches the principal building on the lot. All gates must be constructed with solid wood.
  - H. Kroger's emergency generator shall be located to the south side of the enclosed dock on the rear facade of the building. The generator shall be screened by the enclosed dock.

3. The gasoline canopy can contain signage on three elevations of the canopy. Gasoline prices advertised on the canopy may be electronically changeable copy. The sign square footage on any elevation shall not exceed 25% of the fascia area.
4. The Kroger Marketplace tenant space can have up to 6 building mounted signs on the front facade but they must be located within 5 sign areas.
5. The following free-standing signage is permitted in the development:
  - A. The Kroger Marketplace lot shall be permitted an architectural free-standing sign which is up to 30' tall and 200 square feet in area (dependant upon road frontage). The architectural free-standing sign shall be constructed in close proximity to the KY 237 access point and shall be located in an area which is zoned Commercial Two/Planned Development (C-2/PD). Electronically changeable gasoline prices shall be permitted on the sign. No other electronically changeable copy or manually changeable copy shall be permitted. Outlot 1 shall be able to advertise on this sign in exchange for the outlot monument sign that is referenced below.
  - B. Outlots 1-5 shall each be permitted a monument sign. The monument signs shall be limited to 8' in height and 42.39 square feet in area. Outlot 1 shall not be permitted a monument sign if the tenant(s) advertises on the architectural free-standing sign.
6. The building setback variances which were sought for the outlots have been withdrawn.
7. The overall height of all light poles and fixtures shall not exceed 37.5 feet. All light poles along residential property lines shall be equipped with cut-off shields. The maximum permitted footcandle measurements along the residential property lines shall be in general conformance with the photometric plan that was submitted at the November 29, 2006 Zone Change Committee Meeting.
8. Temporary outside storage trailers shall be prohibited in the development. This condition shall be eliminated if the Boone County Zoning Regulations are changed to allow temporary outside storage trailers in Unincorporated Boone County.
9. The development shall have a sidewalk system which connects Kroger Marketplace and the outlots to KY 20 and KY 237.
10. An attachment lists the uses which are permitted on outlots 1-5.

Mrs. Anne F. McBride  
December 5, 2006  
Page 4

Sincerely,



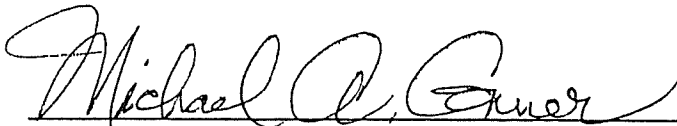
Todd K. Morgan, AICP  
Senior Planner, Zoning Services

TKM\pr

Attachments

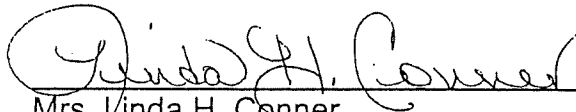
AGREEMENT

We, Michael A. Conner and Linda H. Conner, agree to the listed conditions of approval for the Zoning Map Amendment and Concept Development Plan applications which were submitted on an approximate 24 acre site described on the first page of this letter.



Mr. Michael A. Conner

Dec 6, 2006  
MC Date



Mrs. Linda H. Conner

Dec 6 '06  
Date

## Principally Permitted Uses

1. Business and personal credit services, holding services and title services;
2. Security brokers, dealers and flotations services, investment services, insurance agents, brokers and services, and finance companies;
3. Photographic services;
4. Direct mailing and advertising services, including direct mail;
5. Business and management consulting services and associations;
6. Physician, optical and dental services including medical, optical, dental laboratories and clinics;
7. Legal, engineering, architectural, education and scientific research services;
8. Accounting, auditing and bookkeeping services;
9. Hardware stores;
10. Eating and drinking establishments including alcoholic beverages (With the condition that no more than 2 outlots shall contain eating and drinking establishments with accessory drive-through facilities);
11. Grocery stores and supermarkets;
12. Stores with retail sales of meat, fish, seafood, dairy and poultry products;
13. Fruit and vegetable stores; bakeries, candy, nut and confectionery stores;
14. Liquor, beverage, drug and proprietary stores;
15. Banking services, savings and loan associations, credit unions and other credit services;
16. Insurance carriers and agents;
17. Real estate operators, agents, lessors and real estate sub-dividing and developing services, operative builders and related services;
18. Postal services and packaging services provided the use is essential for pick-up and delivery convenience and not storage or transfer activities more appropriate to an employment district;
19. Veterinary services and pet grooming services but not including the boarding of animals;
20. Beauty and barber services and tanning salons;
21. Laundering, dry cleaning and dyeing services including self-service;
22. Alteration and garment repair and custom tailoring;
23. Shoe repair, shoe shining and hat cleaning services;
24. Jewelry stores;
25. Radio, t.v., music supplies, cameras, photographic supplies and specialty household appliances;
26. Art, craft and hobby supplies and products, gifts and novelties;
27. Books, stationery, newspapers and magazines;
28. Florists excluding greenhouses;
29. Sporting goods including bicycles;
30. Draperies, curtains, upholstery and floor coverings;
31. Child and adult care centers;
32. Paint, glass and wallpaper stores;
33. Photo finishing services;
34. Video Stores;
35. Department stores, mail order houses, direct retail selling organizations of general merchandise;
36. Furniture, home furnishings, including specialty and floor coverings;
37. Apparel stores
38. Household appliances, china, glassware and metal ware;
39. Radio, t.v., watch, clock and jewelry repair;

40. Photographic, stenographic and other duplicating and mailing services;
41. Travel arranging, transportation ticket and public event or promotional booking agencies;
42. Art and craft galleries and similar exhibit space;
43. Aquariums, botanical gardens and other natural exhibitions;
44. Recreation centers, gymnasiums, clubs and similar athletic uses and recreational facilities;
45. Motorcycle sales or bike shops excluding outside storage;
46. Auto parts and accessories stores
47. Wash services for vehicles

**Accessory Uses**

Accessory uses, buildings and structures customarily incidental and subordinate to the purposes of the district including:

1. Accessory uses for an office facility;
2. Signage (See Article 34);
3. Parking (See Article 33);
4. Temporary buildings incidental to construction;
5. Drive-up photo finishing services and automatic teller services;
6. Garment and furniture centers (See Article 31);
7. Drive-through facilities operated in conjunction with a permitted use, and which are conducted in accordance with Section 3155.
8. Garden and landscape sales.

CORPORATION OF THE CHURCH OF JESUS CHRIST  
VACANT

PETERSBURG ROAD

BURLINGTON REALTY & DEVE  
COMMERCIAL

KYRT 20

BUFFER YARD "D"

50'

36 PARKING SPACES

LOT #1

PROPOSED BUILDING

TRUCK ROUTE

WASTE ENCLOSURE

PROPOSED PAVEMENT AREA

REQUIRED 5' BUFFER YARD

LOT #2  
AREA =  
1.314 AC

NEW SAN MH  
I = 878.50  
INV = 864.00

NEW SAN MH  
I = 842.00  
INV = 878.55  
NEW SAN MH  
I = 878.55  
INV = 878.55

EX. SAN MH  
I = 873.00  
INV = 850.42  
NEW SAN MH  
I = 878.50  
INV = 864.00  
PROP. 60' STM.  
I = 870.00  
INV = 853.36  
PROP. 80' STM.  
I = 870.00  
INV = 853.36  
EX. SAN MH  
I = 873.00  
INV = 850.42  
NEW SAN MH  
I = 878.50  
INV = 864.00  
PROP. 60' STM.  
I = 870.00  
INV = 853.36

RICHARD P. BROWN LANDSCAPE ARCHITECTS - LAND PLANNING P.O. BOX 114 PLAINFIELD, MISSOURI 63081-114 PHONE (636) 241-4444 FAX (636) 241-4444	PROPERTIES OF TRUDA FROM 64 WARREN CORNER ROAD SUITE 214 LOVELAND, OHIO 45140	CENTER CROSSING PROPOSED RETAIL DEVELOPMENT BOON COUNTY, MISSOURI PLANNING ROUTE 2 & KENTWOOD HOUSING 237	SUMMEREEL TREES LOT # 1 1.420 ACRES	PLOT # 1 LS-1 PREPARED BY THE DATE
---	---	--	---	---

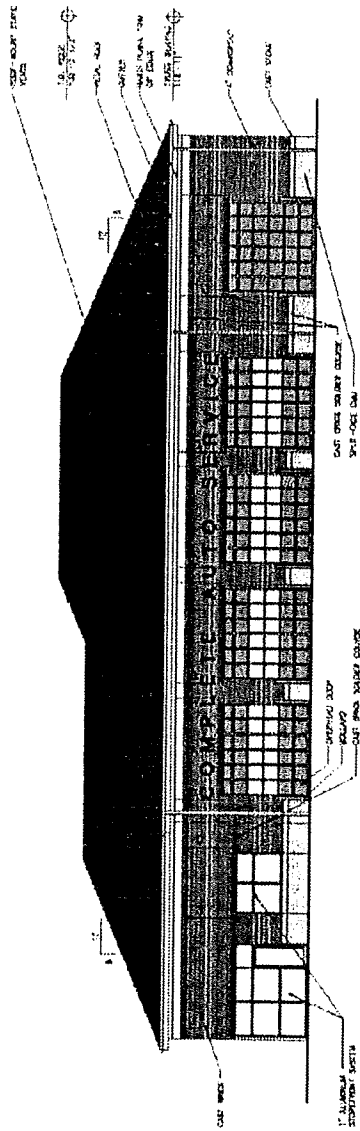
February 18, 2008

PROPOSED SITE PLAN SHOWN AT 2.20.08 PLANNING  
COMMISSION MEETING. BASE  
REVISED 3.5.08 ZC COMMITTEE.

SCALE: 1"=60'

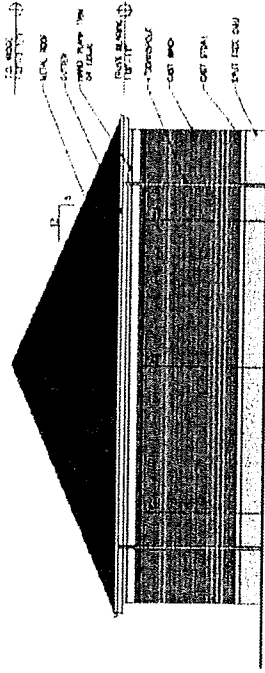
2008 Change in Approved  
Concept Development Plan  
Withdrawn

# 2008 CHANGE IN APPROVED CONCEPT DEVELOPMENT PLAN



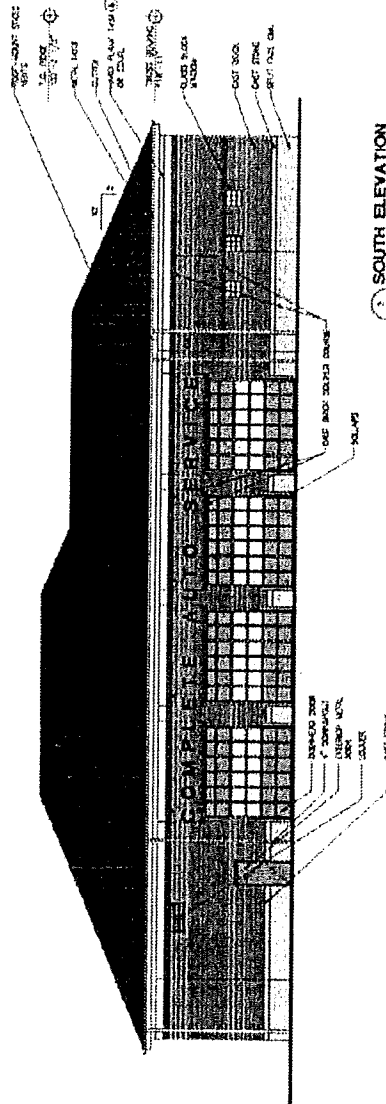
**WEST ELEVATION**  
12-11-10

**Facing Residential Property**



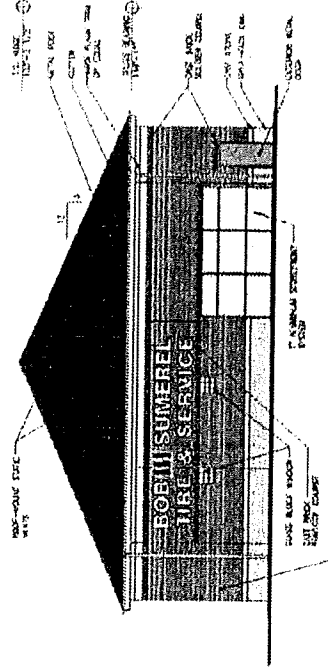
**EAST ELEVATION**  
12-11-10

**Facing Shared Driveway**



**NORTH ELEVATION**  
12-11-10

**Facing Kroger Marketplace**



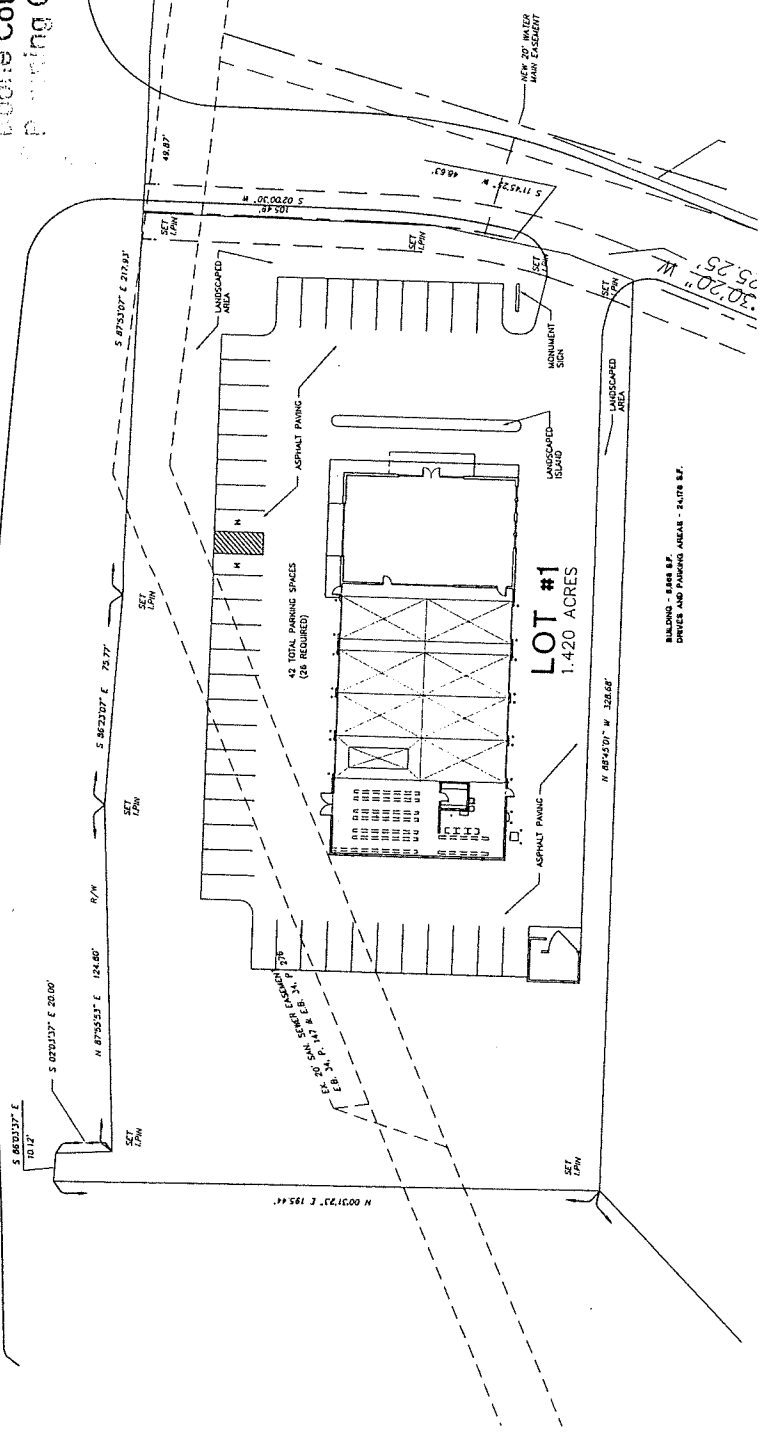
**SOUTH ELEVATION**  
12-11-10

Concept Development Plan  
**APPROVED**  
 WITH  
 CONDITIONS

Staff *J. L. L. Morgan*  
 Date *9/7/11*

Boone County  
 Planning Commission

PETERSBURG ROAD (S.R. 20)



BUILDING - 888 SF.  
 DRIVES AND PARKING AREAS - 24178 SF.

**SITE PLAN**  
 1" = 30'



HEBRON  
 AAA  
 TRAVEL INSURANCE  
 BOB SUMMEREL  
 TIRE AND SERVICE



Hub + Weber  
 Architects, PLC  
 515 Greenup Street  
 Cincinnati, OH 45202  
 Ph: 616-971-3844  
 Fx: 616-655-3243  
 h@hubweber.com

ISSUED: 09.07.11  
 Revised:

ARCHITECTURAL  
 SITE PLAN

C101

1009.044



RTN/NO.	BY	DATE	DESCRIPTION

EVANS ENGINEERING  
 1340 ALBERT ROAD, SUITE 110  
 CINCINNATI, OHIO 45225  
 (612) 221-1166  
 (612) 221-1728 FAX  
 ATTN: JONATHAN R. KVAAS, P.E.



HEBRON  
 AAA INSURANCE  
 SUMMER TREE  
 PRELIMINARY LANDSCAPE PLAN

SCALE	1" = 20'
DATE	JUNE 2011
FILE NO.	11-20082
SHEET NO.	

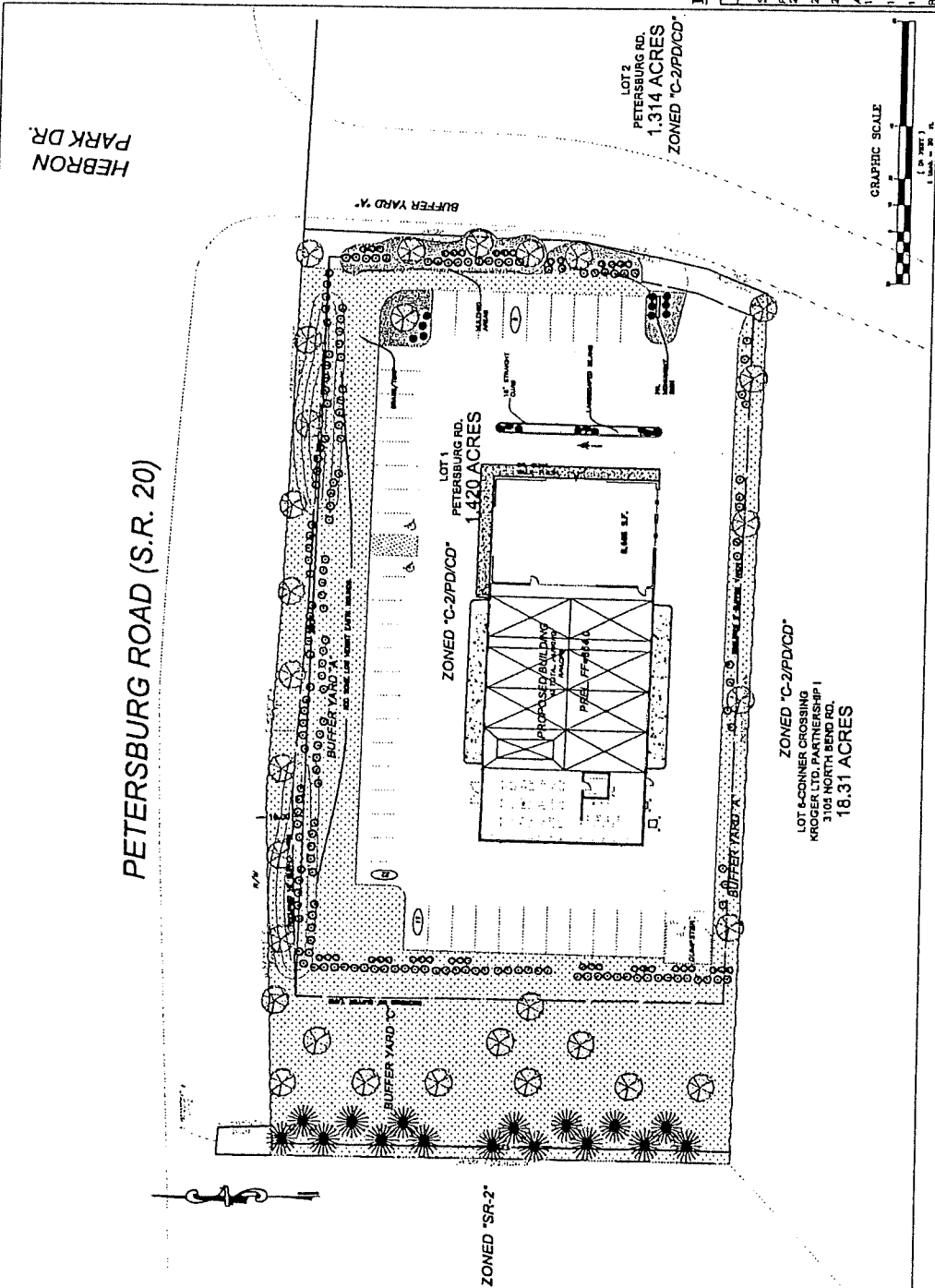
SHEET NO. \_\_\_\_\_  
 L-1

**BUFFER YARD TYPES:**

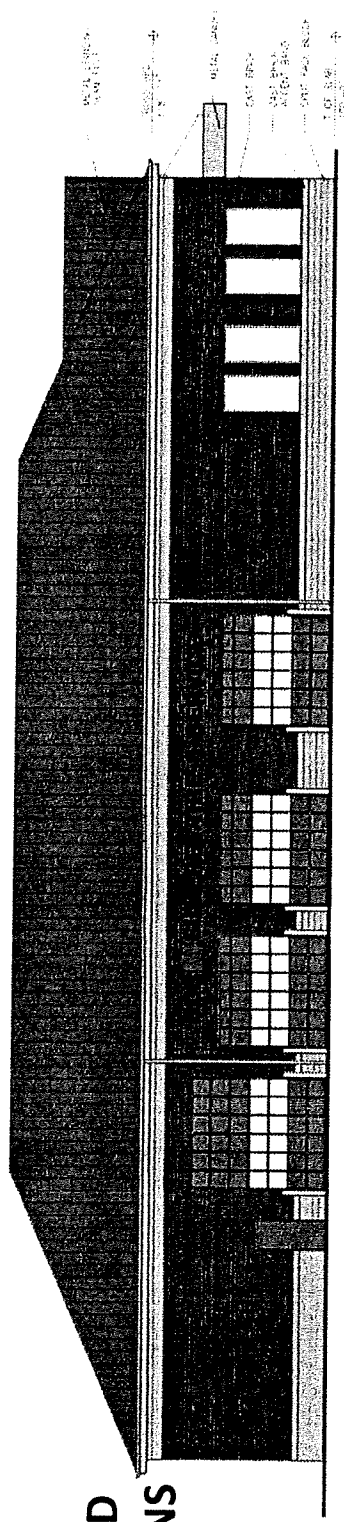
- BUFFER YARD A-10 FOOT WIDTH**  
 LANDSCAPE REQ. FOR LOT 1 & 2 IS 10 FT. WIDE  
 1 SMALL TREE-PLANT LIST C OR  
 2-PLANT LIST A, B, OR C  
 3-PLANT LIST A, B, OR C  
 4-PLANT LIST A, B, OR C  
 5-PLANT LIST A, B, OR C  
 6-PLANT LIST A, B, OR C  
 7-PLANT LIST A, B, OR C  
 8-PLANT LIST A, B, OR C  
 9-PLANT LIST A, B, OR C  
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 95-PLANT LIST A, B, OR C  
 96-PLANT LIST A, B, OR C  
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 98-PLANT LIST A, B, OR C  
 99-PLANT LIST A, B, OR C  
 100-PLANT LIST A, B, OR C

**LANDSCAPING SUMMARY:**

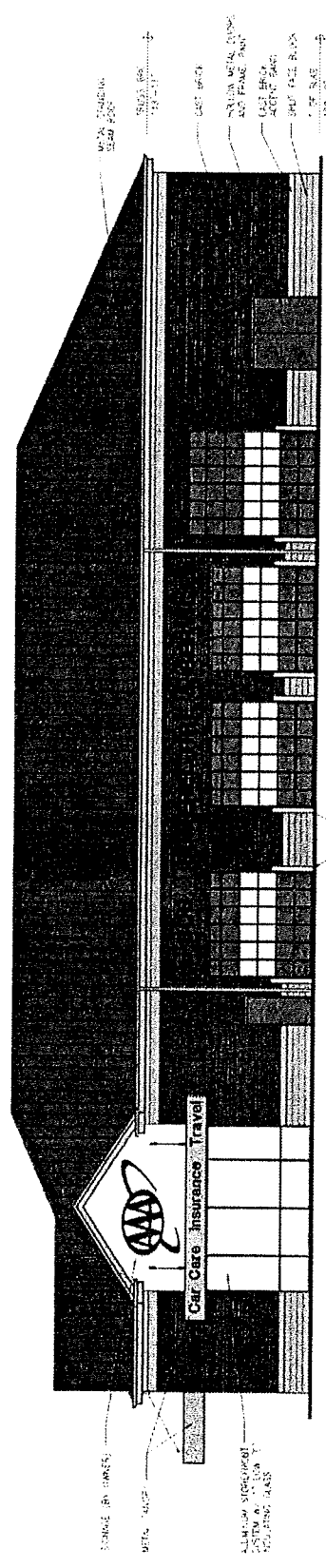
ITEM	# REQUIRED	# PROVIDED
<b>STREET FRONTIAGE:</b>		
PETERSBURG RD.-290 FT	15 Small Trees	
2,940 Large/Medium/Evergreen-8.7	9 Trees	
OR	87 Small Shrubs	
2,940 Small Shrubs-87		
ACCESS DR.-178'-25" Access-154 FT	8 Small Trees	
1,540 Large/Medium/Evergreen-4.82	9 Trees	
OR	47 Small Shrubs	
1,540 Small Shrubs-47		
<b>BUFFER YARDS:</b>		
BUFFER C (WEST P.L.)-175 FT	15 Small Trees	
OR	9 Trees	
1,750 Large/Medium/Evergreen-8.7	87 Small Shrubs	
2,940 Small Shrubs-87		



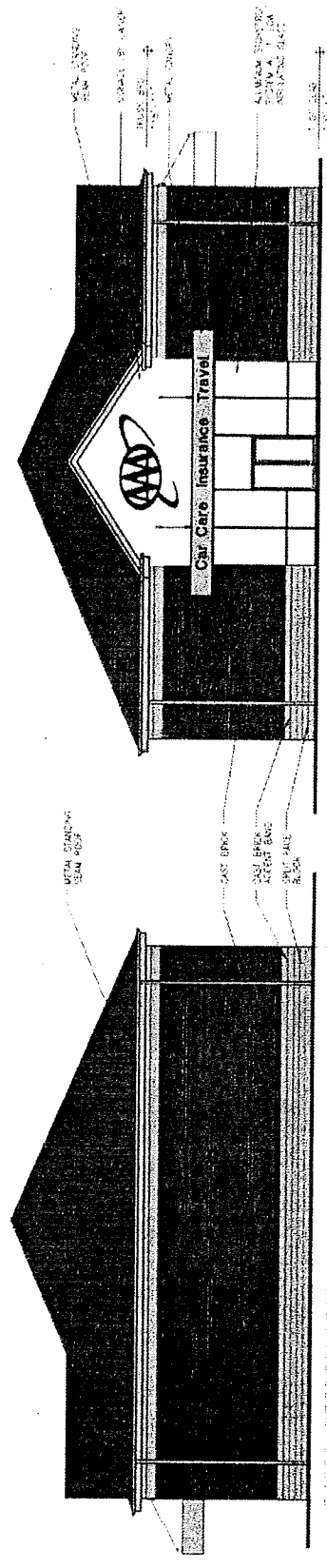
**2011  
APPROVED  
ELEVATIONS**



**VIEW FROM KROGER PARKING LOT**  
SOUTH ELEVATION  
VP - P-0



**VIEW FROM KY 20**  
NORTH ELEVATION  
VP - P-0



**VIEW FROM ACCESS DRIVE**  
EAST ELEVATION

**VIEW FROM SINGLE-FAMILY RESIDENCE**  
WEST ELEVATION



# BOONE COUNTY PLANNING COMMISSION

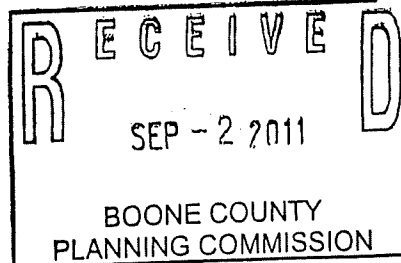
www.boonecountyky.org/pc  
www.boonecountygis.com

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@boonecountyky.org

August 18, 2011

Mrs. Anne F. McBride  
McBride Dale Clarion  
5725 Dragon Way, Suite 220  
Cincinnati, OH 45227



RE: Request of Anne F. McBride, McBride Dale Clarion (applicant) for Terra Firma Conner Crossing LLC (owner) for a Change in Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 1.42 acre lot at the southwest corner of the Petersburg Road/Hebron Park Drive intersection, Boone County, Kentucky (Lot 1, Conner Crossing Subdivision). The request is for a change in an approved Concept Development Plan to allow automotive repair to be added to the list of principally permitted uses for the subject lot.

Dear Mrs. McBride:

The following letter represents the conditions of approval for the above referenced request. The property owner and you need to sign the appropriate lines on the last page of this letter if you are in agreement with the conditions. Please return this letter to the Boone County Planning Commission office by September 6, 2011.

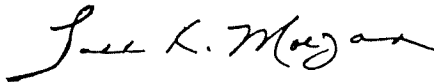
## CONDITIONS

1. Any proposed automotive repair facility on outlot 1 shall meet the following conditions:
  - A. The facility must be developed in conjunction with another principally permitted use.
  - B. Body, paint, glass, or upholstery work is prohibited.
  - C. Tow trucks cannot be kept on site.
  - D. The following types of vehicles cannot be serviced at the facility:
    - Vehicles used for employment or business purposes that are larger than a full size pick-up or a full size van (larger than one ton), or commercial style vehicles, trailers, implements, and equipment regardless of size such as dump trucks, tow trucks, Bobcat style implements, and trailers.
    - Recreational vehicles.
  - E. Vehicles cannot be stored in the parking lot for more than 72 hours.
  - F. Vehicles cannot be sold from the lot.

Mrs. Anne F. McBride  
August 18, 2011  
Page 2

- G. Outside storage or display of automotive parts or accessories is prohibited.
- H. The site shall be constructed per the submitted plans and elevation drawings that were shown at the August 3, 2011 Public Hearing.
- I. All applicable conditions from the 12/5/06 Condition Letter are still valid and in effect (see Staff Report).

Sincerely,



Todd K. Morgan, AICP  
Senior Planner, Zoning Services

TKM\dw

AGREEMENT

I, Anne F. McBride, do hereby agree to the listed conditions of approval for the Change in Approved Concept Development Plan which is described on the first page of this letter.



Mrs. Anne F. McBride  
McBride Dale Clarion

8-31-11

Date

I, Richard A. Haglage, do hereby agree to the listed conditions of approval for the Change in Approved Concept Development Plan which is described on the first page of this letter.



Mr. Richard A. Haglage  
Terra Firma Conner Crossing LLC

9-1-11

Date



THOMAS GRAHAM ASSOCIATES, INC.  
 ENGINEERS & SURVEYORS  
 803 Compton Road  
 Louisville, KY 40221  
 503-231-1100  
 Fax / 503-231-2438

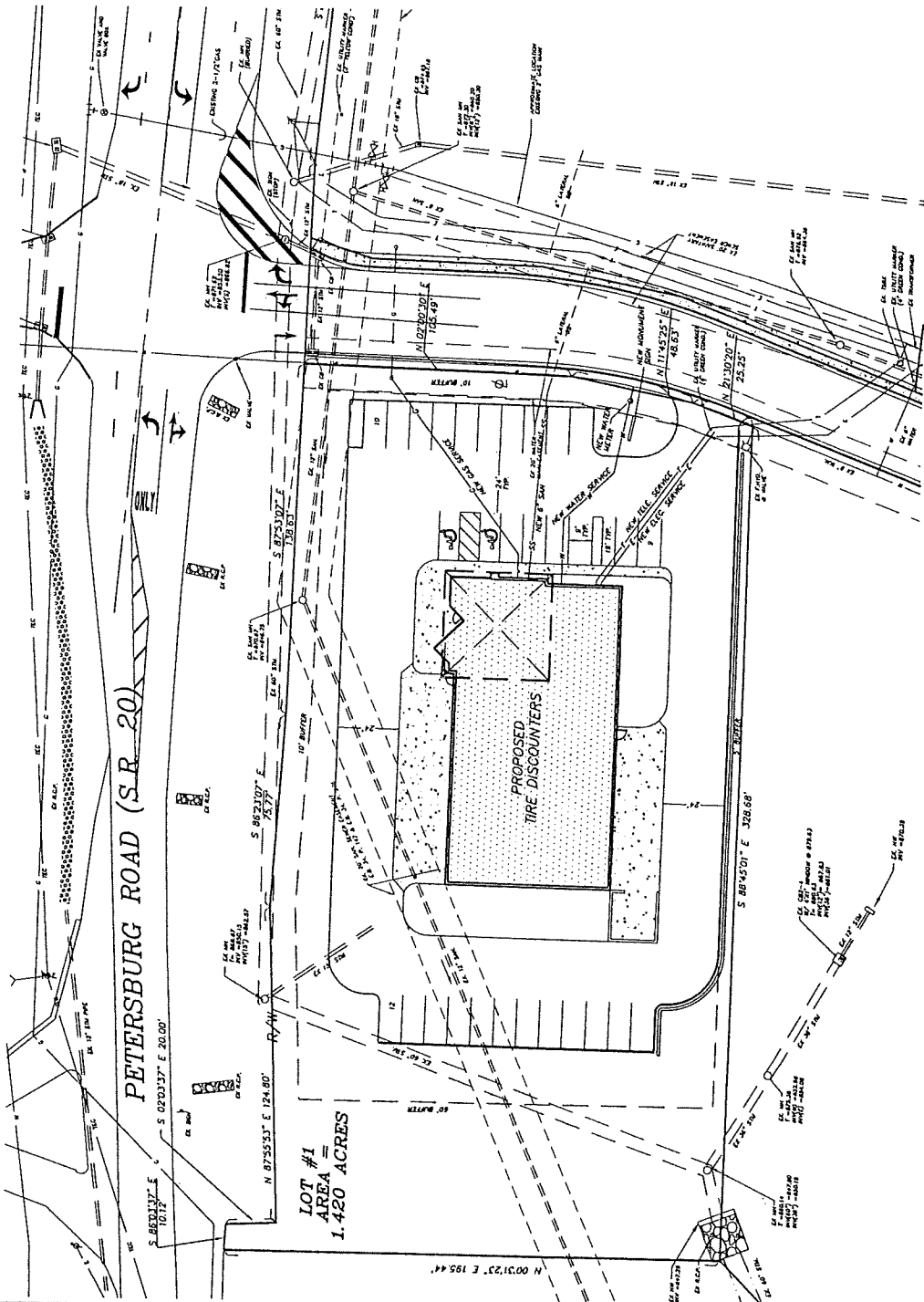
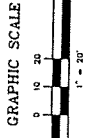
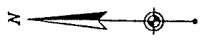
Date: JUNE 5, 2012  
 Scale: 1" = 20'  
 Job No.: 7800  
 Revision: \_\_\_\_\_  
 Date: \_\_\_\_\_

**SITE LAYOUT AND UTILITY PLAN**

PETERSBURG RD & NORTH BEND RD.  
 HERSON, KENTUCKY

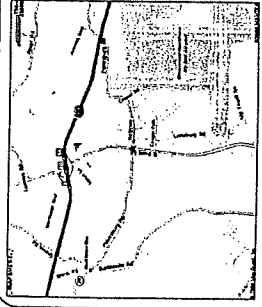
ACAD TEMPLATE 7800 STUDY.DWG

Drawn By: S.M. BREWSTER  
 Sheet: 01  
 Job No: 7800\_12



PETERSBURG ROAD (S.R. 20)

LOT #1  
 AREA =  
 1.420 ACRES



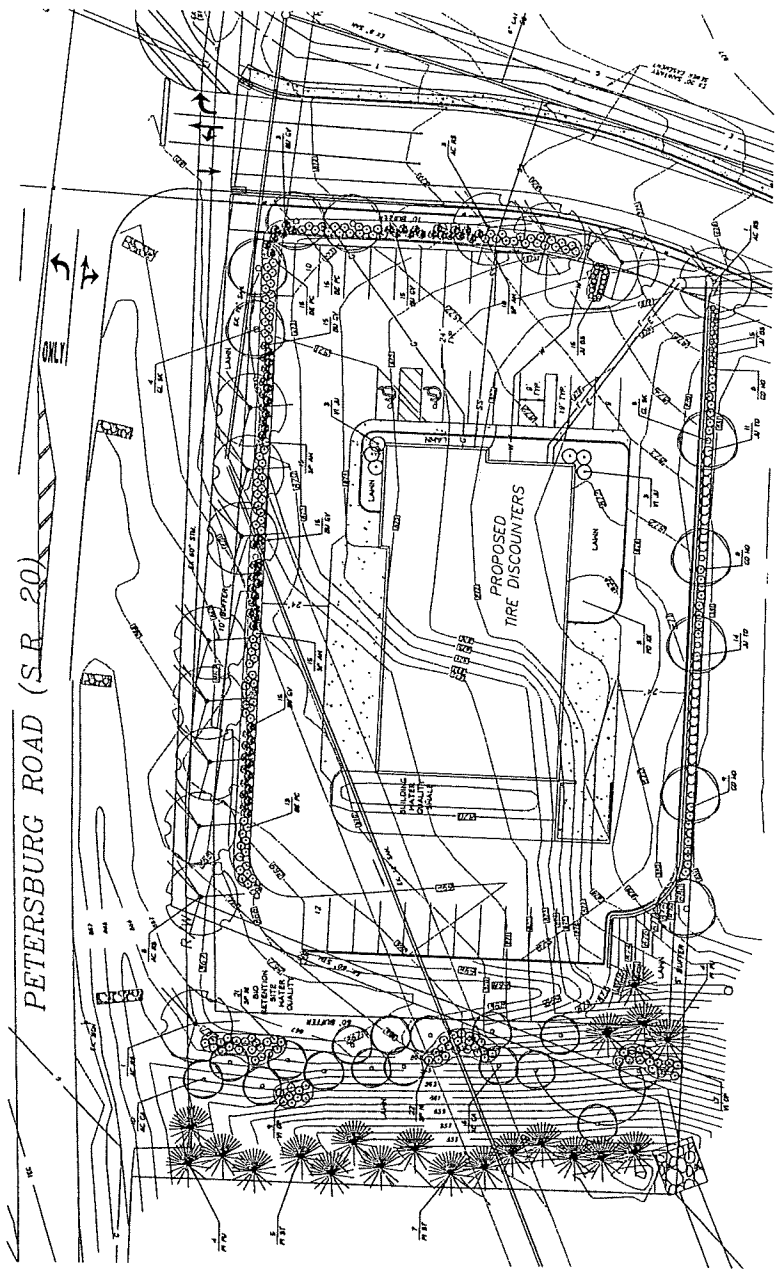
NOTE: Public Services  
 are not part of the surveying activities  
 shown on this plan. The utility  
 information shown on this plan  
 was obtained from existing records. It is the  
 responsibility of the client to verify the  
 existence and location, and to contact the  
 appropriate utility company for field locations.



2012 Concept Development Plan



Common Name	Botanical Name	Size	Qty.	Cont.	Remarks
<b>Trees</b>					
Red Maple	<i>Acer rubrum</i>	2" Cal	18	BAB	Headed to 5'
Red Sunburst Maple	<i>Acer rubrum 'Franksford'</i>	2" Cal	13	BAB	Headed to 5'
Shade Tree Maple	<i>Acer glabrum</i>	2" Cal	9	BAB	Headed to 5'
Eastern White Pine	<i>Pinus strobus</i>	6" Ht	12	BAB	Unshaded
Colorado Spruce	<i>Picea colorata</i>	6" Ht	9	BAB	Unshaded
<b>Shrubs</b>					
Green Violet Bluewood	<i>Baccharis viridis</i>	24" Ht	67	Cont.	
Blue Star Juniper	<i>Juniperus horizontalis 'Blue Star'</i>	24" Ht	43	Cont.	
Blue Star Juniper	<i>Juniperus horizontalis 'Blue Star'</i>	24" Ht	25	Cont.	
Youngblood Juniper	<i>Juniperus h. Youngblood</i>	24" Ht	25	Cont.	
Anthony Walter Spirea	<i>Spiraea alba 'Anthony Walter'</i>	24" Ht	48	Cont.	
Japanese Spirea	<i>Spiraea nipponica</i>	24" Ht	43	Cont.	
Japanese Spirea	<i>Spiraea nipponica</i>	24" Ht	43	Cont.	
American Cranberrybush	<i>Viburnum opulus</i>	30" Ht	8	Cont.	
American Cranberrybush	<i>Viburnum opulus</i>	30" Ht	8	Cont.	



**TIRE DISCOUNTERS LANDSCAPE REQUIREMENTS**

- Street Trees = 1 per 47' Not required per Boone County
- Landscaping Along RWY Bufferzone - Bufferzone A (15' - 100' - 5' trees from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C or 15 shrubs from Point Lot C
- Bufferzone B (100' - 150' - 5' trees from Point Lot A/B and 20 shrubs from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C
- Bufferzone C (150' - 160' - 5' trees from Point Lot A/B and 20 shrubs from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C
- Bufferzone D (160' - 170' - 5' trees from Point Lot A/B and 20 shrubs from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C
- Bufferzone E (170' - 180' - 5' trees from Point Lot A/B and 20 shrubs from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C
- Bufferzone F (180' - 190' - 5' trees from Point Lot A/B and 20 shrubs from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C
- Bufferzone G (190' - 200' - 5' trees from Point Lot A/B and 20 shrubs from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C
- Bufferzone H (200' - 210' - 5' trees from Point Lot A/B and 20 shrubs from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C
- Bufferzone I (210' - 220' - 5' trees from Point Lot A/B and 20 shrubs from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C
- Bufferzone J (220' - 230' - 5' trees from Point Lot A/B and 20 shrubs from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C
- Bufferzone K (230' - 240' - 5' trees from Point Lot A/B and 20 shrubs from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C
- Bufferzone L (240' - 250' - 5' trees from Point Lot A/B and 20 shrubs from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C
- Bufferzone M (250' - 260' - 5' trees from Point Lot A/B and 20 shrubs from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C
- Bufferzone N (260' - 270' - 5' trees from Point Lot A/B and 20 shrubs from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C
- Bufferzone O (270' - 280' - 5' trees from Point Lot A/B and 20 shrubs from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C
- Bufferzone P (280' - 290' - 5' trees from Point Lot A/B and 20 shrubs from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C
- Bufferzone Q (290' - 300' - 5' trees from Point Lot A/B and 20 shrubs from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C
- Bufferzone R (300' - 310' - 5' trees from Point Lot A/B and 20 shrubs from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C
- Bufferzone S (310' - 320' - 5' trees from Point Lot A/B and 20 shrubs from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C
- Bufferzone T (320' - 330' - 5' trees from Point Lot A/B and 20 shrubs from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C
- Bufferzone U (330' - 340' - 5' trees from Point Lot A/B and 20 shrubs from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C
- Bufferzone V (340' - 350' - 5' trees from Point Lot A/B and 20 shrubs from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C
- Bufferzone W (350' - 360' - 5' trees from Point Lot A/B and 20 shrubs from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C
- Bufferzone X (360' - 370' - 5' trees from Point Lot A/B and 20 shrubs from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C
- Bufferzone Y (370' - 380' - 5' trees from Point Lot A/B and 20 shrubs from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C
- Bufferzone Z (380' - 390' - 5' trees from Point Lot A/B and 20 shrubs from Point Lot C) must have 1 tree from Point Lot A/B and 20 shrubs from Point Lot C

**Total Plant Material Required**

- 18 Trees - 2" Cal Point Lot A/B
- 13 Trees - 2" Cal Point Lot A/B
- 9 Trees - 2" Cal Point Lot A/B
- 12 Shrubs - 6" Ht Point Lot A/B
- 9 Shrubs - 6" Ht Point Lot A/B

**Plant Material Provided**

- 18 Trees - 2" Cal from Point Lot A
- 13 Trees - 2" Cal from Point Lot A
- 9 Trees - 2" Cal from Point Lot A
- 12 Shrubs - 6" Ht from Point Lot A
- 9 Shrubs - 6" Ht from Point Lot A

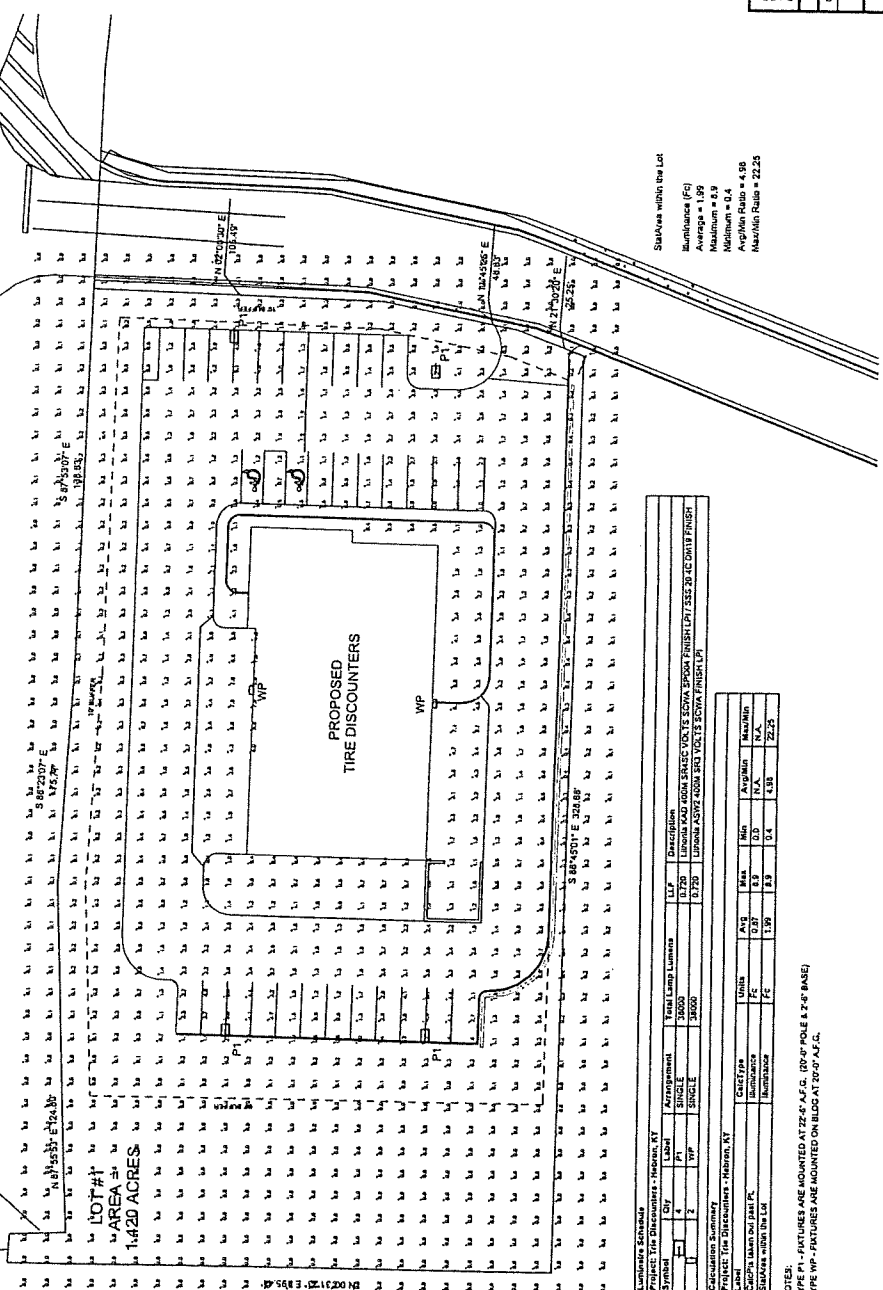
LANDSCAPE PLAN  
SCALE: 1" = 30'

2012 - Landscaping Plan

PETERSBURG ROAD (S.R. 20)

S 84°03'37" E 10.17'

S 02°03'37" E 20.00'



Start Area within the Lot  
 Illuminance (Fc)  
 Average = 1.99  
 Minimum = 0.4  
 Max/Min Ratio = 4.99  
 Max/Min Ratio = 22.25

Project	Proposed	Existing	Net
Foot Lamp Lumens	38000	0	38000
Foot Lamp Lumens	0	0	0
Foot Lamp Lumens	38000	0	38000

Calculation Summary	Grid Type	Units	Avg	Max	Min	Average	Minimum
Foot Lamp Lumens	FC	Foot Candles	1.99	4.99	0.4	1.99	0.4
Foot Lamp Lumens	FC	Foot Candles	1.99	4.99	0.4	1.99	0.4

NOTES:  
 TYPE P1 - FIXTURES ARE MOUNTED AT 22'-6" A.F.G. (8'-6" POLE & 7'-6" BASE)  
 TYPE WP - FIXTURES ARE MOUNTED ON BLDG AT 20'-0" A.F.G.

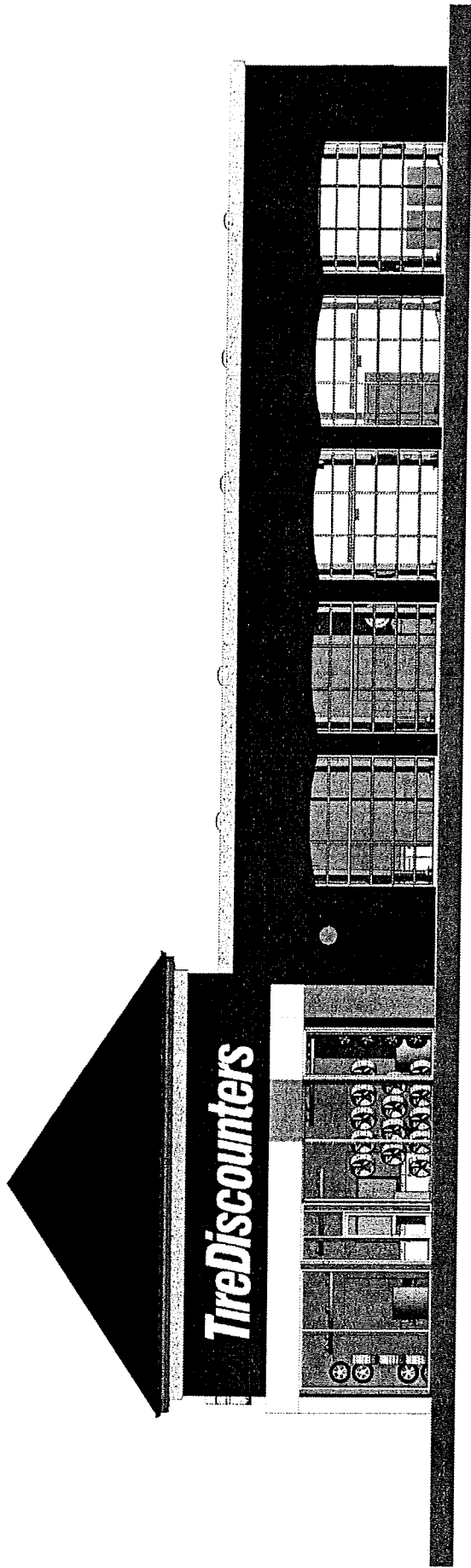
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 PROJECT: 10-10-10-10-10  
 DRAWING: 10-10-10-10-10  
 DATE: 10/10/10  
 DESIGNER: J.J.  
 CHECKED: J.J.  
 DATE: 10/10/10  
 SHEET: 10/10/10

**King Lighting, Inc.**  
 100 King Street  
 (800) 391-2111 (in NJ) 973-441-4444

Lighting Calculations for  
 Tire Discounters  
 10/10/10

2012 - Photometric





2012 - Architectural Rendering

2012 - Building Elevations

DRAWING A200

ELEVATIONS

COMMISSION NO. P118

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CHECKED BY CHINA

DRAWN BY ALMA

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ARCHITECTURE BY TIRE DISCOUNTERS, INC.  
1000 EAST KENTUCKY AVENUE  
PETERSBURG, KY 40375  
WWW.TIREDISCOUNTERS.COM

7-513 891-4600

7-513 891-4600

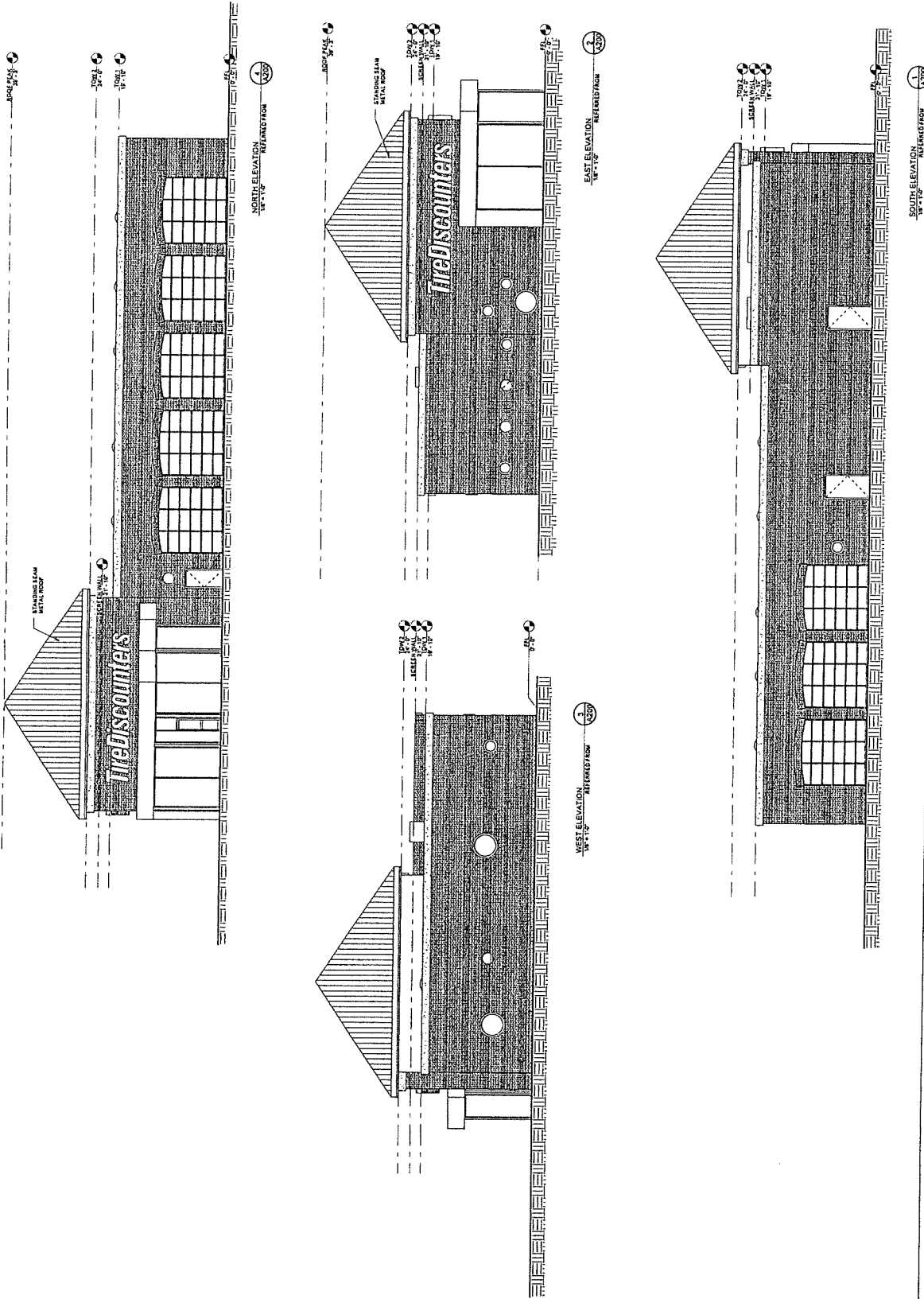
always going beyond

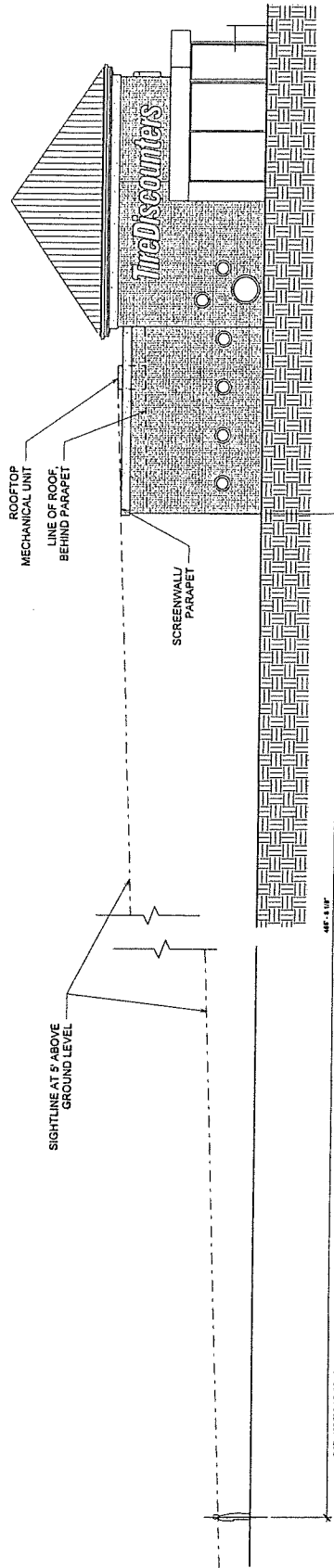
**tire**  
ARCHITECTS, INC.

TIRE  
DISCOUNTERS  
HEBRON  
PETERSBURG AND  
NORTH BEND ROADS

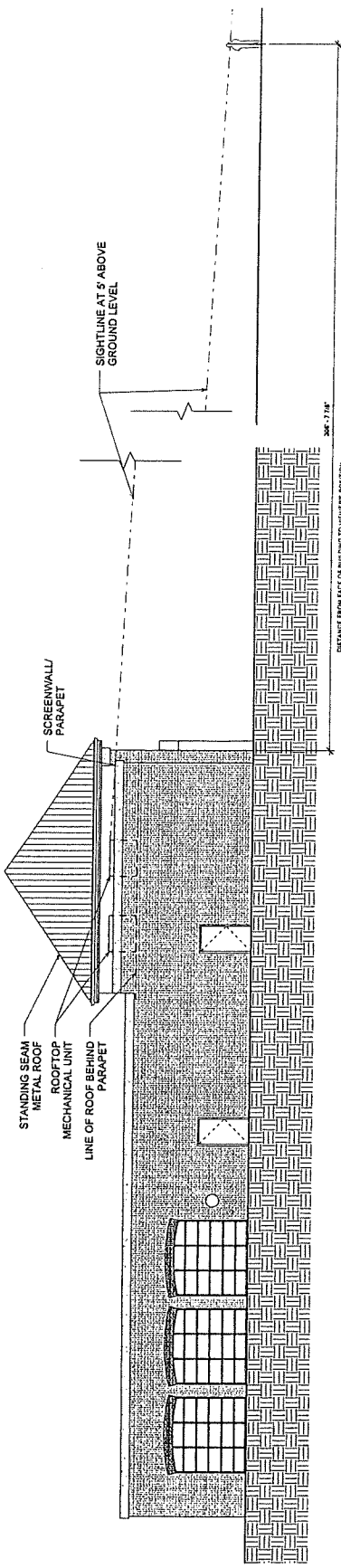
TIRE DISCOUNTERS  
2000 EAST KENTUCKY AVENUE  
PETERSBURG, KY 40375

DATE \_\_\_\_\_ ISSUE \_\_\_\_\_





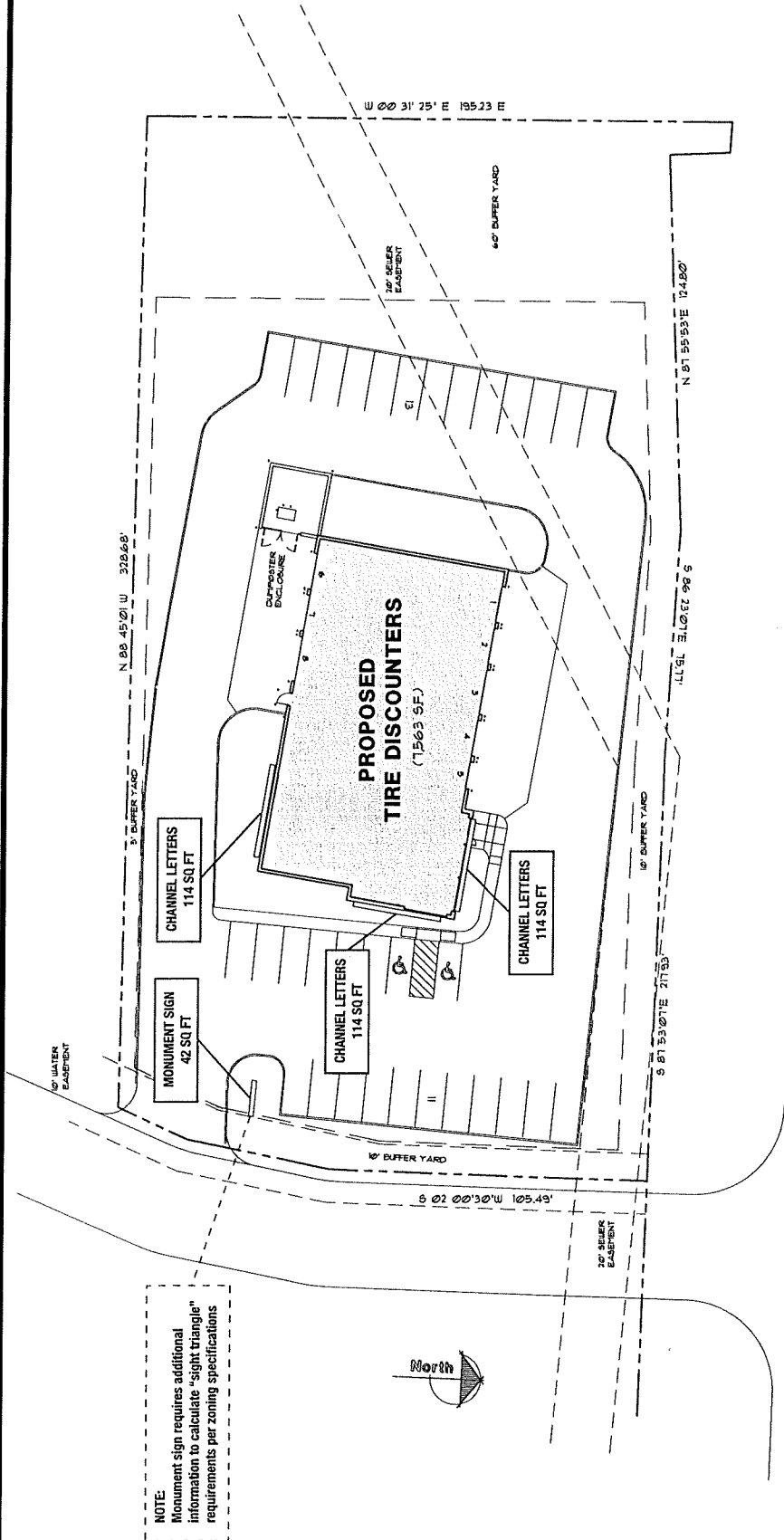
1  
 SIGHTLINE EAST ELEVATION  
 MECHANICAL UNIT  
 WEST SIDE



2  
 SIGHTLINE SOUTH ELEVATION  
 MECHANICAL UNIT  
 EAST SIDE

2012 - Rooftop Equipment

# SITE MAP



**NOTE:**  
Monument sign requires additional information to calculate "sight triangle" requirements per zoning specifications

## PETERSBURG ROAD (IST. RT. 20)

<p>Please read carefully and check appropriate box:</p> <p><input type="checkbox"/> Sketch OK as is <input type="checkbox"/> Sketch OK with changes</p> <p><input type="checkbox"/> New sketch required</p> <p>Date: _____ Signature: _____</p> <p><small>2005 Triumph Signs &amp; Consulting, Inc. / All rights reserved. This drawing is the property of Triumph Signs &amp; Consulting, Inc. and cannot be reproduced or used without the written consent of Triumph Signs &amp; Consulting, Inc.</small></p>	<p><b>Electrical:</b></p> <p>Sign electrical disconnect to comply with NEC 600-6 Sign grounding per NEC 600-7 All wiring and fixtures to be suitable for damp locations LOADS: Wind-90 mph, 17.5 psf</p>	<p><b>Engineering Notes:</b></p> <p>2005 OBC to govern construction Steel to be A-36, primed Bolts to be A-325 Weep holes as necessary</p>	<p><b>Notes:</b></p>	<p><b>Specifications:</b></p>
<p><b>Client:</b> <i>TireDiscounters</i></p> <p><b>Scale:</b> 3/8" = 1'</p> <p><b>Date:</b> 5/27/12</p> <p><b>Location:</b> 2035 Petersburg Rd Hebron, NY 41048</p> <p><b>Drawing by:</b> TW</p>	<p><b>TRIUMPH</b> signs &amp; consulting, inc.</p> <p>4593 Ashland Farm Ln. • Millersville, OH 43103 Phone: 614-575-8300 • Fax: 614-575-8095</p>			

Scale: 3/8" = 1'-0"

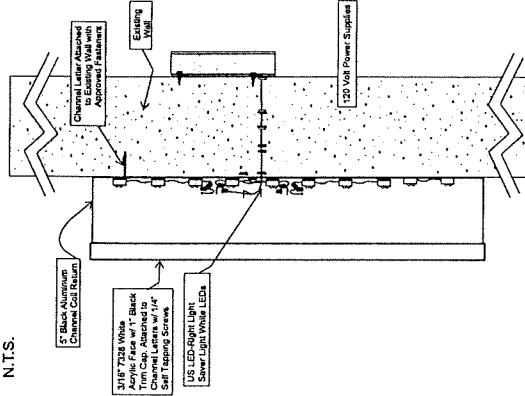
114 SQ FT Proposed • 118 SQ FT Allowed

29' 8-5/8"

# TireDiscounters®

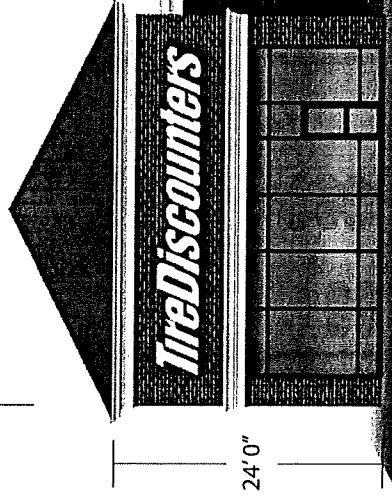
3' 10"

Side View  
N.T.S.



NORTH ELEVATION  
FACING PETERSBURG RD

117' 4"



24' 0"

20' 0"

**\*\*FOR PERMITTING\*\***

**Client:** *TireDiscounters*  
**Scale:** 3/8" = 1"  
**Date:** 5/21/12  
**Location:** 3045 Petersburg Rd  
 Florence, KY 41048  
**Drawing by:** TW

**Specifications:**  
 Regulates sign to meet NEC and local codes to Existing Facade w/ 1/2" Aluminum Channel Fasteners.

Notes:

Engineering Notes:

Electrical:

2005 OBC to govern construction  
 Steel to be A-36, primed  
 Bolts to be A-325  
 Weep holes as necessary

Sign electrical disconnect to comply with NEC 600-6 Sign grounding per NEC 600-7 All wiring and fixtures to be suitable for damp locations  
 LOADS: Wind-90 mph, 17.5 psf

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 Sketch OK with changes  
 New sketch required

Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
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 453 Johnson Drive, Suite 100, Cincinnati, OH 45230  
 Tel: 513.576.8500 Fax: 513.576.8505  
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**TRIUMPH**  
 signs & consulting, inc.  
 453 Johnson Drive, Suite 100 • Cincinnati, OH 45230  
 (513) 576-8500 • Fax: 513-576-8505

Scale: 3/8" = 1'-0"

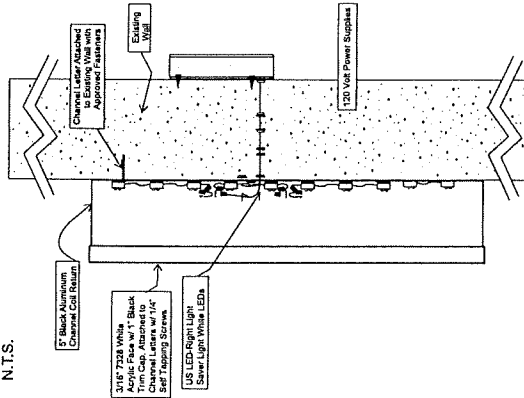
114 SQ FT Proposed • 134 SQ FT Allowed

29' 8-5/8"

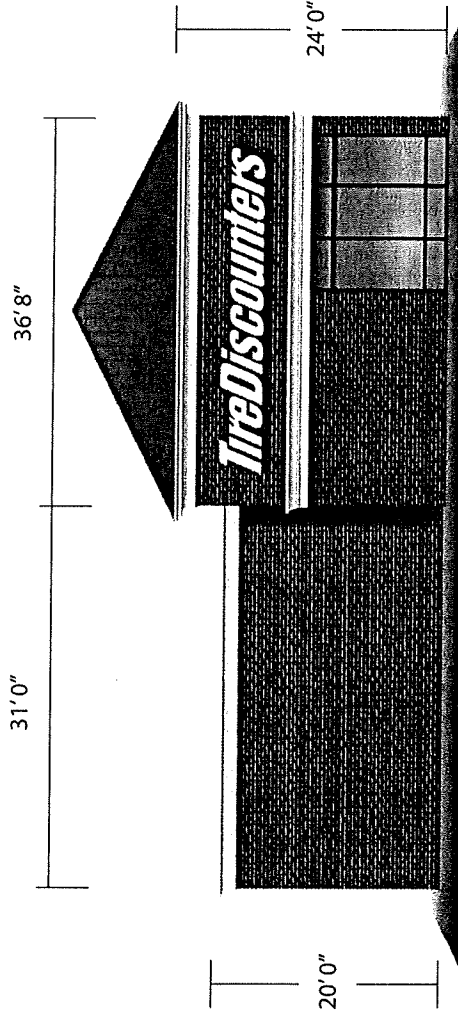
# TireDiscounters®

3' 10"

Side View  
N.T.S.



EAST ELEVATION  
FACING NORTH BEND RD



**\*\*FOR PERMITTING\*\***

Specifications:  
Registered Logo: 1/2" White PVC or Black Vinyl Lettering  
to Existing Face w/ 1/8" Aluminum or  
Stainless Steel



Client: **TireDiscounters**  
Scale: 3/8" = 1'  
Date: 5/2/12  
Location: 2045 Petersburg Rd  
Hebron, KY 41048  
Drawing By: TW

**TRIUMPH**  
SIGN & COMMUNICATIONS, INC.  
2831 Parkside Dr., Suite 101 • Millersburg, OH 43041  
Phone: 614.275.4343 • Fax: 614.275.4345

Engineering Notes:

2005 OBC to govern construction  
Steel to be A-36, primed  
Bolts to be A-325  
Weep holes as necessary

Sign electrical disconnect to comply  
with NEC 600-6 Sign grounding per  
NEC 600-7 All wiring and fixtures to be  
suitable for damp locations  
LOADS: Wind-90 mph, 17.5 psf

Electrical:

Please read carefully and check appropriate  
box:  
 Match OK as is  
 Match OK with  
changes  
 New Match required

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

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Scale: 3/8" = 1'-0"

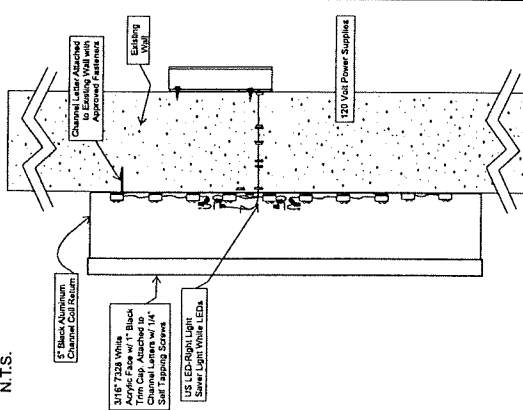
114 SQ FT Proposed • 118 SQ FT Allowed

29' 8-5/8"

# TireDiscounters®

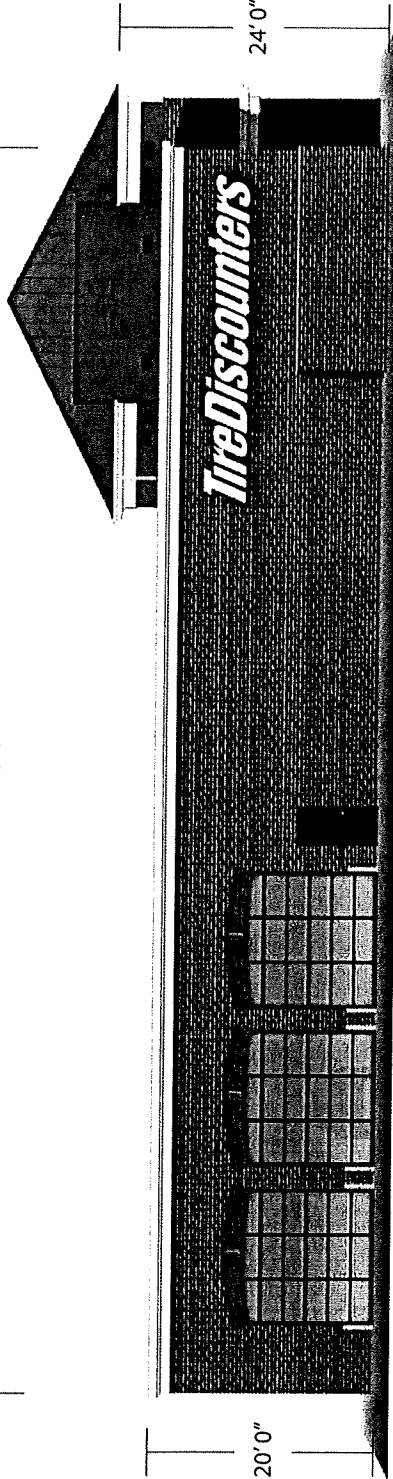
3' 10"

Side View  
N.T.S.



SOUTH ELEVATION  
FACING KROGER PARKING LOT

113' 0"



20' 0"

**\*\*FOR PERMITTING\*\***

**Specifications:**  
Requires Logo 1/2" Wide H/C w/ 1/2" Stroke  
to Existing Face w/ 1/4" Allowance at  
Bottom Stud.



**Client:** TireDiscounters  
**Scale:** 3/8" = 1'  
**Date:** 5/2/12  
**Location:** 2065 Peferburg Rd  
Hebron, KY 41048  
**Drawing by:** TW

**TRIUMPH**  
SIGN & CONSTRUCTION, INC.  
450 Parkway Plaza • Millersville, OH 43102  
Phone: 614-273-4000 • Fax: 614-273-8005

**Engineering Notes:**

2005 OBC to govern construction  
Steel to be A-36, primed  
Bolts to be A-325  
Weep holes as necessary

**Electrical:**

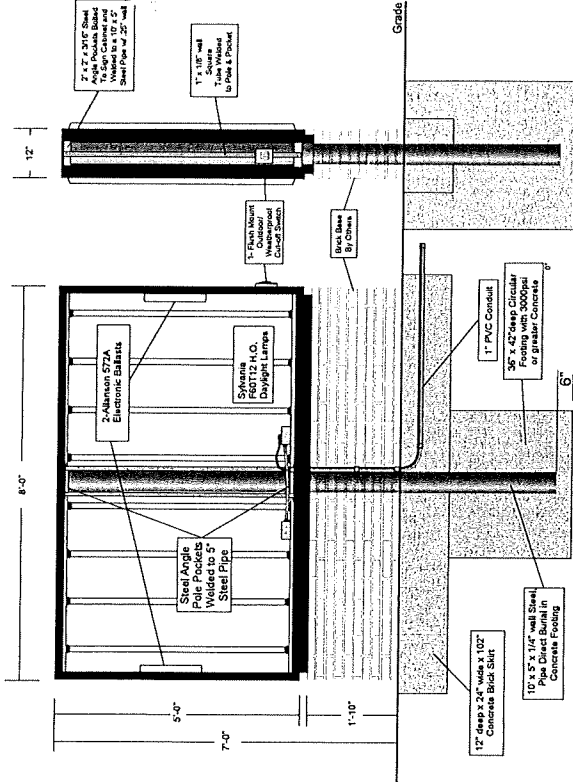
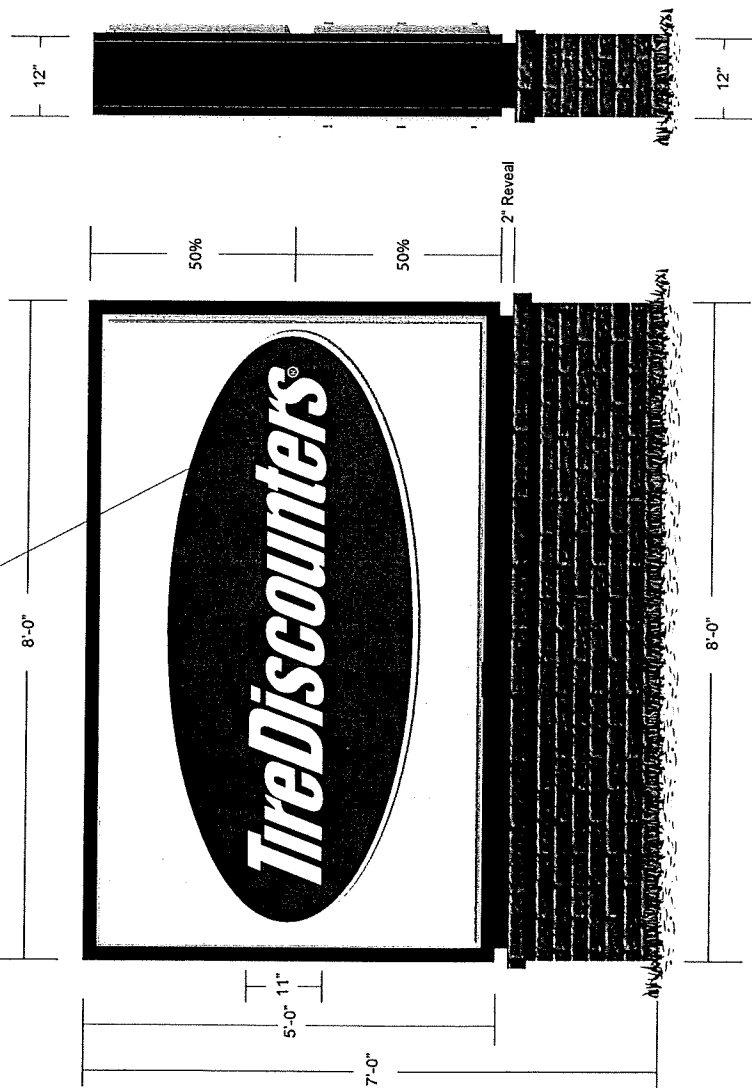
Sign electrical disconnect to comply  
with NEC 600-6 Sign grounding per  
NEC 600-7 All wiring and fixtures to be  
suitable for damp locations  
LOADS: Wind-90 mph, 17.5 psf

Please read carefully and check appropriate  
box:  
 Sketch OK as is  Sketch OK with  
changes  
 New sketch required  
**Date:** \_\_\_\_\_ **Signature:** \_\_\_\_\_  
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**40 SQ FT Proposed • 42.39 SQ FT Allowed**

Readerboard area not to exceed 50% of sign face area

Pan Formed Faces w/ Embossed "Cloud" Logo w/ Tomato Red Translucent vinyl applied 1st surface



**\*\*FOR PERMITTING\*\***

Client: **TireDiscounters**  
 Scale: 3/8" = 1'  
 Date: 5/27/12  
 Location: 2065 Petersburg Rd  
 Hebron, NY 41048  
 Drawing by: TW

**TRIUMPH**  
 SIGNS & CONSULTING, INC.  
 420 Parkwood Parkway, LLC • Allentown, PA 18106  
 Phone: 610-477-8100 • Fax: 610-477-6675

**Specifications:**

- D/F UL Listed, Internally Illuminated with H.O. Daylight lamps
- Pan Formed Faces w/ Embossed "Cloud" Logo w/ Tomato Red Translucent vinyl applied 1st surface
- Sign to be center pole mounted w/ brick base (by others) Weatherproof, flush mounted elec. switch

**Engineering Notes:**

- 2005 OBC to govern construction
- Steel to be A-36, primed
- Bolts to be A-325
- Weep holes as necessary

**Electrical:**

- Sign electrical disconnect to comply with NEC 600-6 Sign grounding per NEC 600-7 All wiring and fixtures to be suitable for damp locations
- LOADS: Wind-90 mph, 17.5 psf

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## Conner Crossing

### Out Lot 1

#### Principal Permitted Uses:

The following uses are permitted:

1. Business and personal credit services, holding services and title services;
2. Security brokers, dealers and flotation services, investment services, insurance agents, brokers and services, and finance companies;
3. Photographic services;
4. Direct mailing and advertising services, including direct mail;
5. Business and management consulting services and associations;
6. Physician, optical and dental services including medical, optical, dental laboratories and clinics;
7. Legal, engineering, architectural, education and scientific research services;
8. Accounting, auditing and bookkeeping services;
9. Hardware stores;
10. Eating and drinking establishments including alcoholic beverages (With the condition that no more than 2 outlots shall contain eating and drinking establishments with accessory drive-through facilities);
11. Grocery stores and supermarkets;
12. Stores with retail sales of meat, fish, seafood, dairy and poultry products;
13. Fruit and vegetable stores; bakeries, candy, nut and confectionery stores;
14. Liquor, beverage, drug and proprietary stores;
15. Banking services, savings and loan associations, credit unions and other credit services;
16. Insurance carriers and agents;
17. Real estate operators, agents, lessors and real estate sub-dividing and developing services, operative builders and related services;
18. Postal services and packaging services provided the use is essential for pick-up and delivery convenience and not storage or transfer activities more appropriate to an employment district;
19. Veterinary services and pet grooming services but not including the boarding of animals;
20. Beauty and barber services and tanning saloons;
21. Laundering, dry cleaning and dyeing services including self-service;
22. Alteration and garment repair and custom tailoring;
23. Shoe repair, shoe shining and hat cleaning services;
24. Jewelry stores;
25. Radio, t.v., music supplies, cameras, photographic supplies and specialty household appliances;
26. Art, craft and hobby supplies and products, gifts and novelties;
27. Books, stationery, newspapers and magazines;
28. Florists excluding greenhouses;

29. Sporting goods including bicycles;
30. Draperies, curtains, upholstery and floor coverings;
31. Child and adult care centers;
32. Paint, glass and wallpaper stores;
33. Photo finishing services;
34. Video stores;
35. Department stores, mail order houses, direct retail selling organizations of general merchandise;
36. Furniture, home furnishings, including specialty and floor coverings;
37. Apparel stores;
38. Household appliances, china, glassware and metal ware;
39. Radio, t.v., watch, clock and jewelry repair;
40. Photographic, stenographic and other duplicating and mailing services;
41. Travel arranging, transportation ticket and public event or promotional booking agencies;
42. Art and craft galleries and similar exhibit space;
43. Aquariums, botanical gardens and other natural exhibitions;
44. Recreation centers, gymnasiums, clubs and similar athletic uses and recreational facilities;
45. Motorcycle sales or bike shops excluding outside storage;
46. Auto parts and accessories stores;
47. Wash services for vehicles; and
- 48. Automotive repair facilities with the Condition that the facility shall not perform any body or paint work, automotive upholstery or automotive glass work.**

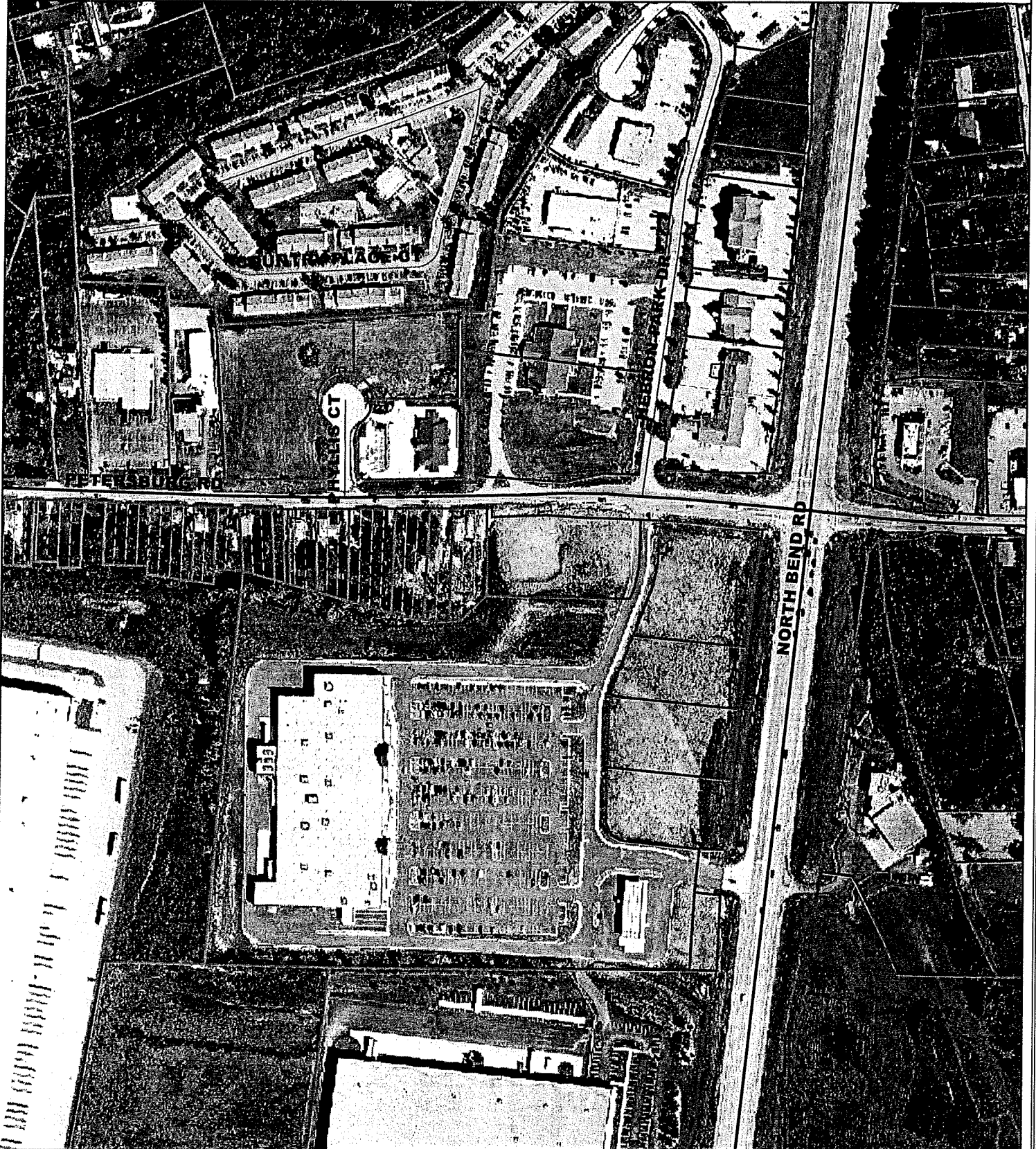
**Accessory Uses:**

Accessory uses, buildings and structures customarily incidental and subordinate to the purposes of the district including:

1. Accessory uses for an office facility;
2. Signage (See Article 34);
3. Parking (See Article 33);
4. Temporary buildings incidental to construction;
5. Drive-up photo finishing services and automatic teller services;
6. Garment and furniture centers (See Article 31);
7. Drive-through facilities operated in conjunction with a permitted use, and which are conducted in accordance with Section 3155; and
8. Garden and landscape sales.

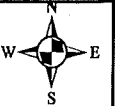
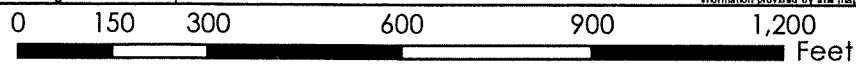
# 2009 AERIAL MAP

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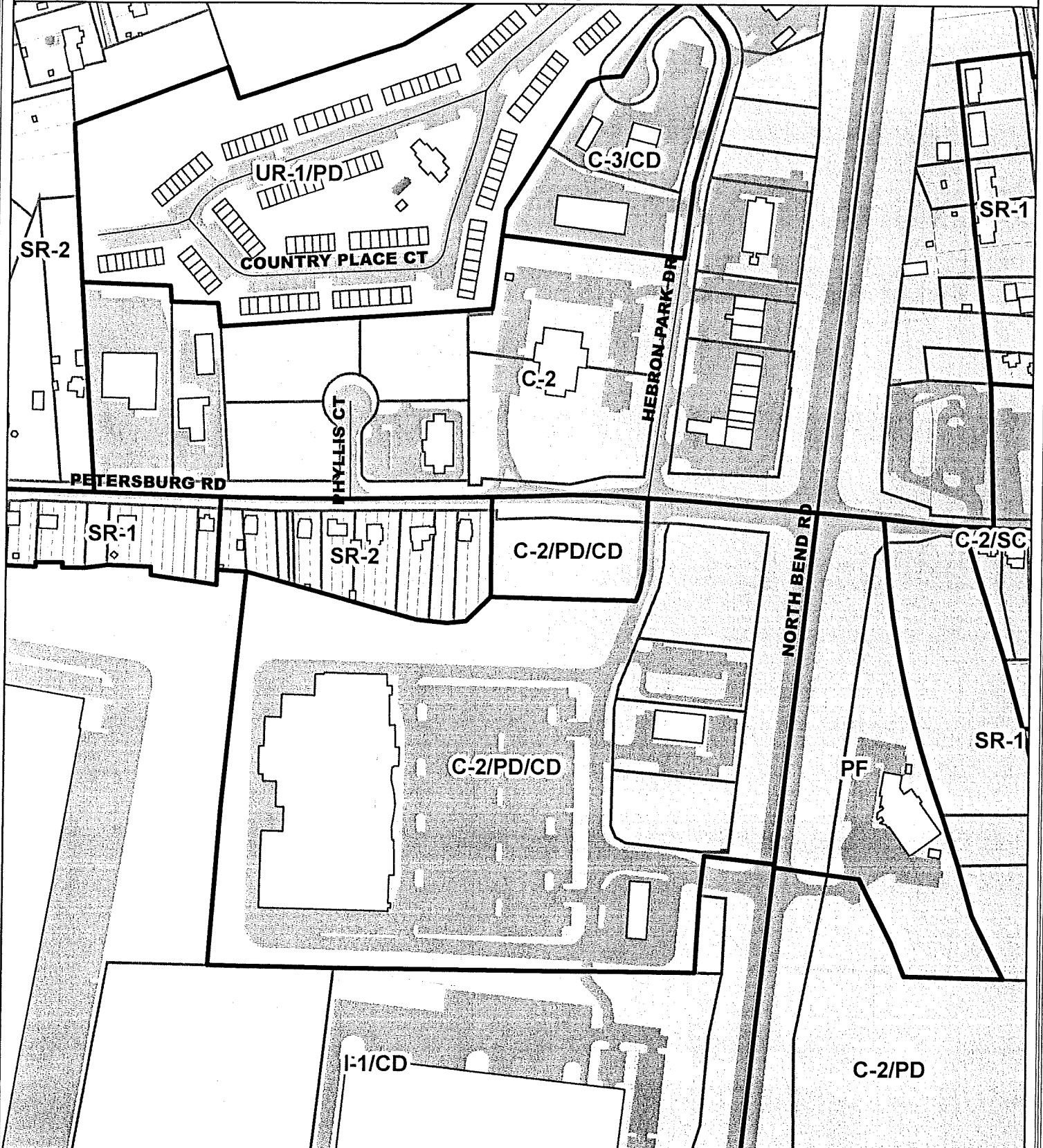
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**Boone County GIS - Putting Northern Kentucky on the Map**

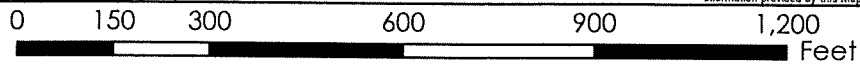
# ZONING MAP

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1 inch = 300 feet



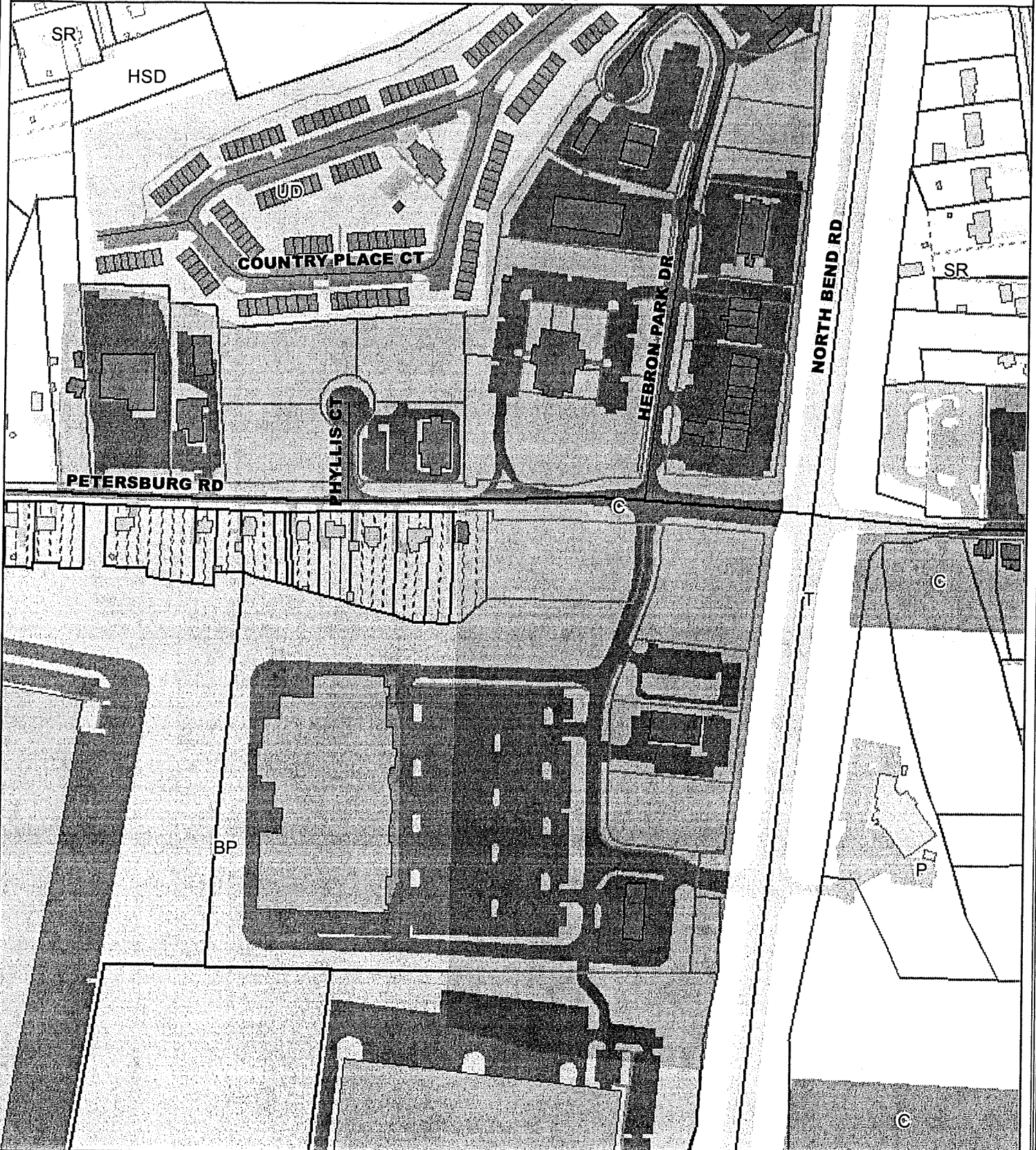
**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: 01/01/2008

Boone County GIS  
ArcMap Document: \*.mxd

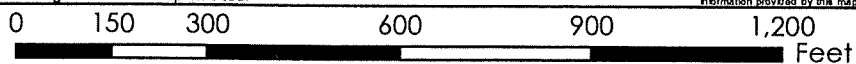
# 2030 FUTURE LAND USE MAP

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1 inch = 300 feet



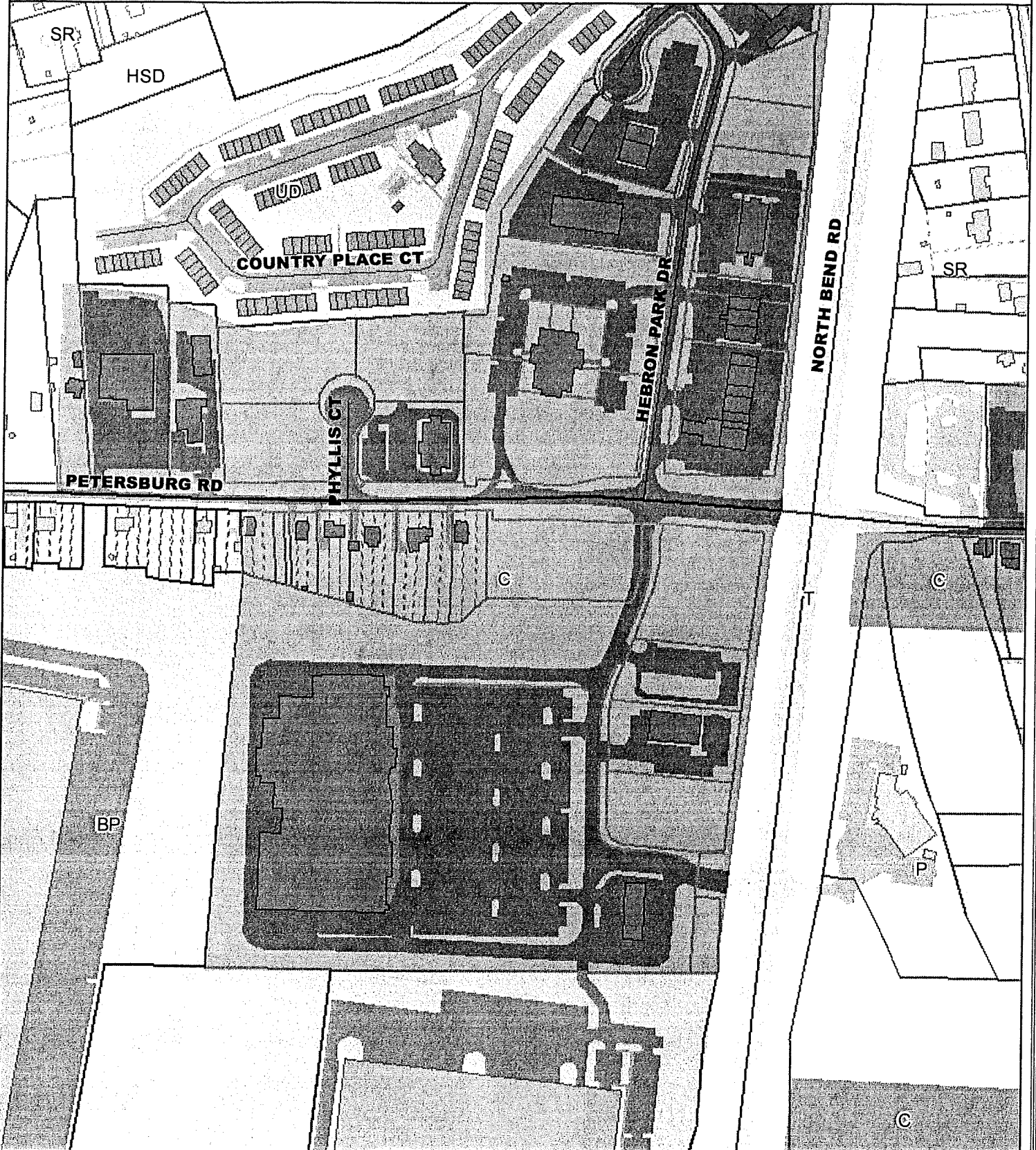
**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: 01/01/2008

Map Document: \*.msd

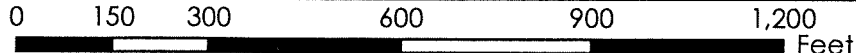
# 2035 FUTURE LAND USE MAP

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1 inch = 300 feet



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

## SECTION 1514

### Planned Development Criteria

Concept Development Plan proposals in a Planned Development shall be primarily evaluated against the criteria listed below. The Concept Development Plan shall fulfill the following criteria unless a portion of the criteria do not apply or relate, in whole or part, to a specific proposal. The examples listed in this section are for illustrative purposes. Specific solutions used to fulfill these criteria are contingent upon the size, scale, site conditions, design, uses and impacts of a proposed development.

1. **Mixed Use Development and Pedestrian Orientation:** Planned Developments shall generally have a mixed use orientation (combination of differing types of residential, commercial, and/or industrial uses) both within the development itself and relative to the relationship between the proposed planned development and adjacent sites. The additional intensity allowed in a Planned Development by Section 1500 shall only be permitted when a true mixed use and/or an amenity - oriented development with community and recreation facilities as described in this standard is provided.

In general, planned developments shall have a pedestrian orientation, where it is possible to live, work, shop, and play in the same immediate vicinity without a required dependance on the automobile. This may be accomplished through the use of comprehensive pedestrian circulation networks including multi-purpose paths and walks along main routes and open spaces such as stream corridors, between major destinations within the development and adjoining areas, secondary walk connections to the multi-purpose paths, the creation of a designed pedestrian environment including street trees in addition to other required landscaping, decorative street lights and other street furniture, and seating areas, and the use of integral curb walks where appropriate along streets. Disruptions in major paths due to street and drive intersections shall be minimal. Additionally in commercial areas, pedestrian orientation can be accomplished by placing buildings in close proximity to the street with parking areas to the side and rear of buildings, mixing uses within the same multi-story buildings, building entrances directly facing streets with reduced setbacks, architectural design which employs display windows, projecting signs, and awnings at street level, and designed outdoor seating and gathering spaces at the street level. Each development proposal must demonstrate in detail how the project will be made walkable throughout.

2. **Compatibility of Uses:** Measures shall be taken to assure compatibility of land uses within a planned development itself and adjacent sites. Such measures may include the provisions of buffer zones, common open space areas and landscape features, transitional land uses, or a mixed-use development in which no specific type of land use is dominate. When applicable, the design methods recommended in the "Development Layout, Lot Sizes, and Setbacks" section of the Comprehensive Plan's Land Use Element shall be employed. Compatibility measures/mitigation measures shall exceed the usual minimum standards of this order when needed to address impacts of the proposed development.
3. **Open Space:** Useable open space(s), in an amount over and above setback and buffer yard areas and open areas required by the underlying zone, shall be provided. These spaces may be provided in the form of greenways, parks, plazas, arcades, commons, trails, sports courts or other athletic and recreational areas, outdoor areas for the display of sculptural elements, etc. Land reservations for community facilities may be considered in lieu of useable open space. The use of single loaded streets to provide greenways with multi-purpose paths, park areas, or to protect stream corridors, may be proposed for this purpose. Open Space areas are encouraged to have street frontage and visibility. Any site proposed to be publically dedicated or donated for park or open space purposes shall comply with the appropriate legislative body's requirements for acceptance of such dedications or donations.
4. **Multi-Modal Transportation System:** Planned developments shall incorporate multi-modal transportation elements through the development, depending on the foreseeable needs of future residents and users of the site, and the relationship of the project site to the community at large. Such multi-modal elements may include provisions for mass transit stops or stations, car pooling lots, pedestrian and bicycle paths and lanes, bicycle parking areas, etc. Multi-modal facilities are encouraged to be combined with the pedestrian systems and open spaces described in Sections 1 and 3.

5. Preservation of Existing Site Features: Existing topography, significant tree cover, tree lines along property lines, cemeteries, and water courses and water bodies shall be largely preserved and incorporated into the project design, where appropriate and consistent with the remainder of this article. The retention of such features may also fulfill portions of the requirements in Section 3 "Open Space" and Section 6 "Landscaping."
6. Landscaping: Substantial landscaping shall be provided in a planned development with emphasis given to street scape areas, buffer zones, and the provision of significant landscaping (in terms of size of landscape areas, and quantity and quality of landscape materials) within the developed portions of the site. The use of landscape design guidelines is required for multi-phased projects. The retention of existing healthy, substantial trees should occur wherever possible. Properly designed street tree plantings may be permitted to fulfill some landscaping requirements as part of an overall amenity package.
7. Architecture: Sites which are subject to architectural requirements through adopted overlay districts or land use studies shall follow said requirements. For all other sites, a consistent architectural theme shall be provided in planned developments. The theme shall largely use traditional, regionally influenced architectural forms and elements and shall allow variations within it. Traditional styles such as Georgian, Federal, I-House, Cape Cod, Craftsman, Tudor, Queen Anne, Italianate, early 20th century commercial structures, and local farm structures may be used as models. The architectural theme shall also relate to existing structures on the project site and adjacent sites, especially if such existing structures are historic.

For attached or multi-family residential developments and commercial or office developments, the predominant building materials shall have a solid appearance, such as could be achieved with brick, stone, and architectural grade cast concrete products designed to replicate natural materials. Roof designs shall have a finished appearance through the use of three dimensional pitched roof forms with architectural grade roofing and/or the use of defined parapets with cornice lines. Long building facades and roof planes shall be interrupted through the use of three dimensional jogs in the building footprint and secondary roof forms such as hips, dormers, and gables. Such buildings shall include architectural detailing for cosmetic enhancement, largely use natural colors, and use a consistent design treatment on all facades. The use of architectural guidelines or building prototypes is required for all multi-phased projects.

Developments should be mixed-use in character with multi-level buildings where commercial services are proposed. Walkability must be planned for when locating commercial and residential uses in proximity to each other. Office and residential uses are strongly advocated above commercial uses in business districts to decrease dependence on the automobile.

8. Historic and Prehistoric Features: Historic and prehistoric features on the project site shall be retained, utilized, and incorporated into the overall project design if physically and economically feasible.
9. Signage: A consistent signage theme shall be provided within a planned development. Building mounted signs shall be the predominate signage on the project site. Freestanding signs shall be monument style and of a limited size and height. Signage shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors. The use of signage design guidelines is required for multi-phased projects.
10. Transportation Connections and Entry Points: The provision of transportation connections (street connections, pedestrian paths, multi-purpose trails, sidewalks, and bicycle facilities) shall be provided in all planned development unless physically unfeasible or unsafe. This shall include connections to adjoining properties and developments, and inter-connectivity within the development itself, and contain minimal use of cul-de-sacs or other dead-end types of streets only when necessary. Transportation connections shall account for the County's adopted Transportation Plan and any adopted greenway, trails, bikeway, and/or pedestrian plans. In addition, the various entry points (streets, paths, etc.) into a planned development shall be marked or otherwise defined through the use of landscaping, low-key signage on retaining walls, architectural or sculptural elements, archways, markers, etc. Any structures used to demarcate entry points shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors.

11. Conformance with Comprehensive Plan: All planned developments shall conform to the provisions of the adopted Comprehensive Plan and take into account the limitations of existing or planned infrastructure.

Further, Concept Development Plan proposals within areas that are subject to a specific land use or corridor study shall be evaluated against the criteria or requirements of such study as well as the criteria in this section.

A Planned Development and its uses, buildings or structures shall be minimally subject to the supplemental performance and development standards of this order, unless superseded by any special requirements, conditions, variances or other particulars imposed by the Planning Commission during the concept or preliminary application and hearing phases described in this article. Such special conditions may include provisions governing, common open space, lands or facilities, disposition of open land, infrastructure provisions including any physical design and/or any other requirement found to be necessary, appropriate or desirable for the purposes of this district.

Such conditions shall be made a part of the terms under which the development is approved. Any violation of such conditions shall be deemed a violation of this order.

## **SECTION 1515**

### **Procedure**

After review and recommendation by the Planning Commission and upon approval by the legislative body or Fiscal Court, a planned development zoning district or classification may be applied to any other existing district in this order. The zoning of property with a Planned Development overlay district and an underlying zone can occur without approval of a Concept Development Plan, however, a Concept Development Plan must be approved before a Planned Development overlay district can be utilized. Upon approval of a Concept Development Plan, the Official Zoning Map shall be annotated for the land area involved so that the district name includes the notation, "CD", which gives notice that a development for that property has been approved pursuant to this article. Planned Development districts shall be approved by the legislative body or Fiscal Court. Planned Development districts may originate from the Planning Commission, appropriate legislative unit or a private property owner. Applications for a Concept Development Plan review and approval shall originate from the property owner.

For development plans on sites within the Houston-Donaldson Study Area, the recommended Implementation procedure in that study shall be followed. This may result in a development not following the normal Planned Development process if those development plans are consistent with the recommendations of the Houston-Donaldson Study. This shall be determined through a Long Range/Comprehensive Planning Committee (or equivalent committee) recommendation to the full Planning Commission at the next regular Business Meeting. Decision as to the review process to be followed shall be by simple majority vote.

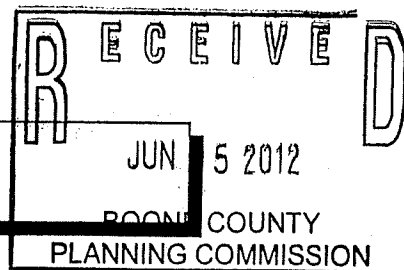
## **SECTION 1516**

### **Pre-Application Meeting**

If a property owner proposes a Planned Development district, he or she shall meet with an appropriate staff person of the Planning Commission prior to the submission of a Concept Development Plan. The purpose of the meeting will be to discuss early and informally the purpose and effect of this order and the criteria and standards which may apply, and to familiarize the developer with the detailed objectives of the Comprehensive Plan and its elements, this order and this article.

For development plans within the Houston-Donaldson Study Area, a pre-application meeting of the applicant with the Long Range/Comprehensive Planning Committee (or equivalent committee) of the Planning Commission shall also be held. The purpose of this meeting is to arrive at a recommendation to the full Planning Commission as to whether or not the developer's plans are consistent with the recommendations of the Houston-Donaldson Study. The Long Range/Comprehensive Planning Committee meeting may be held immediately prior to a Business Meeting, and recommendation of the committee may be verbal.

APPLICATION FORM



CONCEPT DEVELOPMENT PLAN  
BOONE COUNTY PLANNING COMMISSION

(See Boone County Zoning Regulations)

**SECTION A** (To be completed by applicant)

1. Check One:

- Concept Development Plan (Includes Utilization of an Underlying Zone in a Planned Development)
- Change in an Approved Concept Development Plan
- Long Range Planning Committee Review (As stated in the Houston-Donaldson Study)
- Long Range Planning Committee Review (As stated in the Union Town Plan)

- 2. Name of Project Conner Crossing
- 3. Location of Project Southwest corner of North Bend Road (KY 20) and Petersburg Road (KY 237)
- 4. Total Acreage of Site 1.42 acres (Lot 1)
- 5. Current Zoning C-2 / PD
- 6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable) November 15, 2011
- 7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? (If so, indicate the name of the Study) No
- 8. Proposed Uses (please specify each use) Tire Discounters
- 9. Proposed Building Intensities (please specify) 7,918 Square Feet
- 10. Have you submitted a Concept Development Plan? Yes
- 11. Are you also applying for:  
 No Conditional Use Permit  
 No Dimensional Variance
- 12. Name of Applicant(s) Anne F. McBride - McBride Dale Clarion  
Phone Number 513-561-6232 Fax No. 513-561-1615
- 13. Address of Applicant(s) 5725 Dragon Way, Suite 220  
Cincinnati Ohio 45227  
City State Zip
- 14. Name of Property Owner(s) Terra Firma Conner Crossing LLC  
Phone Number 513-703-2990 Fax No. 513-576-0268
- 15. Address of Property Owner(s) 424 Wards Corner Road, Suite 300  
Loveland Ohio 45140  
City State Zip
- 16. Are there any existing buildings on the site? No (Lot 1)  
How many? -0-
- 17. Deed Book 943 Page No. 217 Group No. 2007
- 18. Have you had a pre-application meeting with BCPC Staff? Yes

(over)

**COMMISSION MEMBERS PRESENT:**

Mr. Mike Ford, Vice Chairman  
Mr. Mark Hicks  
Mr. Jim Longano  
Mr. Don McMillian  
Ms. Lisa Reeves  
Ms. Susan Schultz  
Mr. Bob Schwenke

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Randy Bessler  
Mr. Ben Brandstetter, Temporary Presiding Officer  
Mr. Greg Breetz  
Mr. Kim Bunger, Secretary/Treasurer  
Mrs. Janet Kegley  
Mr. Charlie Reynolds  
Mr. Charlie Rolfsen, Chairman  
Mr. Steve Turner

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Todd Morgan, AICP, Senior Planner

Mr. Mike Ford, Vice-Chairman called the Public Hearing to order at 8:00 p.m. and introduced the first item on the Agenda:

**CHANGE IN CONCEPT DEVELOPMENT PLAN - Todd Morgan, Staff**

2. Request of **Anne F. McBride - McBride Dale Clarion (applicant)** for **Terra Firma Conner Crossing LLC (owner)** for a Change in Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 1.42 acre lot at the southwest corner of the Petersburg Road/Hebron Park Drive intersection, Boone County, Kentucky (Lot 1, Conner Crossing Subdivision). The request is to modify the previous conditions of approval to allow automotive repair on this lot.

Staff Member, Todd Morgan, presented the Staff Report, which included a Powerpoint presentation. Mr. Morgan explained that the site is Lot 1 in the existing Conner Crossing Subdivision. The request involves constructing a 7,912 square foot building for a proposed Tire Discounters store. The request would include 8 overhead doors. The main reason why the applicant is back before the Planning Commission is because Bob Sumerel Tire/AAA decided not to purchase the lot and the proposed Tire Discounters store cannot comply with all of the 2011 conditions. The applicant is requesting a few changes to the conditions. The first change involves developing the property without another principally permitted use. The second change involves constructing the building based upon a new set of plans and elevation drawings. The proposed building is smaller in size (7,918 versus 8,668 square feet) and it will have a flat roof. It also has fewer parking spaces. Mr. Morgan reviewed the history of the site and previous applications (see Staff Report). The applicant is proposing to eliminate the approved berm on the north side in order to create a bio retention facility. Mr. Morgan showed photographs of the adjoining land uses and zoning. The 2030 and 2035 Future Land Use Map designates the site as Commercial (C).

In terms of Staff comments, the applicant has provided a list of uses for the subject lot. Principally permitted use #48 would be revised from the 2011 approval if the application is approved. The revised language would no longer require an automotive repair facility to be developed in conjunction with another principally permitted use. Second, Article 40, Section 4000 of the Zoning Regulations defines an automotive repair facility. The applicant's principally permitted list states that body work, paint work and automotive upholstery and automotive glass work will not be performed if the automotive repair facility develops on site. The Staff would like to know the hours of operation and why the building prototype was revised when compared with the new Walton facility. The differences involve the main entrance, the amount of brick detailing, key stones in the garage door arches, roof design and round windows on the facades. The Staff is recommending that the key stones be added to the brick arches and that the number of round windows on the side facades be reduced or be eliminated. Finally, Mr. Morgan stated that the request should be evaluated by the Planning Commission and the Fiscal Court based on the Planned Development Standards.

At this time, Vice-Chairman Ford asked if the applicant wanted to proceed with its presentation?

Ms. Anne McBride, McBride Dale Clarion (Applicant) for Terra Firma Conner Crossing LLC (Owner) stated that representatives for Tire Discounters and the property owner were present and could answer any questions. Ms. McBride explained that the Change in Concept Development Plan was submitted because Bob Sumerel/AAA decided not to locate in Conner Crossing and the conditions were geared towards them. They were fortunate enough to secure Tire Discounters. The proposed building is smaller and there will be a retail sales area for auto parts - wheels, tires and wiper blades, etc. It is an accessory use, which is a permitted use. The second reason for the change is that the applicant has proposed a flat roof for Tire Discounters. Taco Bell and Auto Zone also have flat roofs. Originally, the Bob Sumerel facility had a pitched roof and they wanted to change it but couldn't because the flat roof was not presented at the Public Hearing. The third change involves the color of the roof. They are requesting a red roof

since it represents Tire Discounters versus a green roof matching the Kroger store. Ms. McBride also submitted a letter from Harold and July Walton dated May 18, 2012 indicating no objection to the proposal (see Exhibit A). Ms. McBride noted that the proposed Tire Discounters facility is set back 145 feet from the western property line, or the single-family residence, versus 117 feet with the previous application. The new store is smaller in size and the proposed grounded mounted sign is smaller in size (total square feet) and in height. The submitted landscaping plan is different than the previous application. The new plan shows 313 shrubs versus 215 shrubs and 20 evergreen trees versus 16 evergreen trees and an additional 8 canopy trees. The hours of operation will be 8:00 a.m. to 7:00 p.m. Monday through Friday, 8:00 a.m. to 4:00 p.m. on Saturday. They are closed on Sunday. The proposed store is a new prototype and they are still developing its design. She offered to discuss the Staff comments about the prototype with the architect for Tire Discounters.

Mr. Longano asked what else does Tire Discounters sell? Mr. Forry Hargitt, Tire Discounters, responded wiper blades, wheels, batteries, etc. They will not do heavy work like transmission work.

Mr. McMillian asked if AAA was still going on the site? Ms. McBride stated no since Bob Sumerel decided not to buy the lot. Ms. McBride noted that Tire Discounters is committed to this site only. In response to a question from Mr. Costello, the north elevation facing KY 20 has 5 overhead doors, while the south elevation has only 3 overhead doors. She stated there will be no wrecked vehicles stored overnight in the parking lot. She offered to stipulate it as a potential condition.

At this time, Vice-Chairman Ford asked if there was anyone in the audience who wanted to speak in favor or against the request? Seeing no one, Vice-Chairman Ford asked if there were any additional questions or comments from the Board Members?

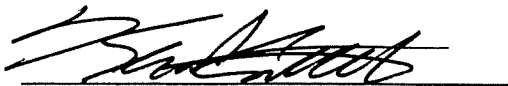
Mr. Schwenke stated that he preferred the pitched roof and the Bob Sumerel building design over the proposed Tire Discounters building.

**There being no further questions or comments, Vice-Chairman Ford announced that the Committee Meeting for this item will be on July 18, 2012 at 5:00 P.M. in this room. This item will be on the Agenda for the Business Meeting on August 1, 2012 at 7:00 P.M. Vice-Chairman Ford closed the Public Hearing at 8:21 P.M.**

APPROVED:

  
Mike Ford  
Vice-Chairman

Attest:

  
Kevin P. Costello, AICP  
Executive Director

Attachment

Exhibit A - May 18, 2012 Letter from Harold & Judy Walton

2077 Petersburg Road  
Hebron, KY 41048

May 18, 2012

Mr. Kevin Costello, AICP  
Boone County Planning Commission  
2950 Washington Street, Room 317  
Burlington, KY 41005

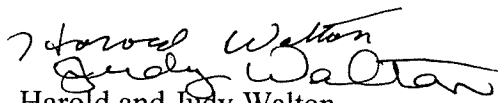
RE: Tire Discounters Development/SR 20

Dear Mr. Costello:

We are the owners of the single family residence located at 2077 Petersburg Road which is immediately adjacent to the Connors Crossing Development. It is our understanding that a request is being made to allow Lot 1 of the development, which directly abuts our property to the east, to be used for a Tire Discounters facility.

As adjacent property owners, we have no objection to the development as proposed.

Sincerely,

  
Harold and Judy Walton

**BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY ADMINISTRATION BUILDING  
FIRST FLOOR FISCAL COURTROOM  
BUSINESS MEETING  
AUGUST 1, 2012  
7:00 P.M.**

---

Chairman Rolfsen welcomed the audience to the Planning Commission's August 1st Business Meeting. He invited everyone to join him in reciting the Pledge of Allegiance.

**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Mr. Ben Brandstetter, Temporary Presiding Officer  
Mr. Greg Breetz  
Mr. Kim Bunger, Secretary/Treasurer  
Mr. Mike Ford, Vice Chairman  
Mr. Mark Hicks  
Mr. Jim Longano  
Mr. Don McMillian  
Ms. Lisa Reeves  
Mr. Charlie Reynolds  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke

**COMMISSION MEMBERS NOT PRESENT:**

Mrs. Janet Kegley  
Ms. Susan Schultz  
Mr. Steve Turner

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Todd K. Morgan, AICP, Senior Planner

**Approval of the Minutes:**

Mr. Rolfsen stated that the Commissioners received copies of the Minutes of the July 3, 2012 Business Meeting and Public Hearings. He asked if there were any comments or corrections. There being no changes to the minutes, **Mr. Ford moved that the Minutes be approved as written. Mr. Reynolds seconded the motion and it carried unanimously.**

**ACTION ON PLAN REVIEWS:**

**CONCEPT DEVELOPMENT PLAN AND ZONING MAP AMENDMENT - Kevin Wall, Staff; Ben Brandstetter, Chairman**

1. Request of **Jeff Talkers, Land Consultants (applicant)** for **Bob Patel, Heritage Bros. LLC (owners)** for a Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 3.223 acre site at the southeast corner of the North Bend Road/Petersburg Road intersection, Boone County, Kentucky; and the request of **Jeff Talkers, Land Consultants (applicant)** for **Hebron Fire Protection District (owner)** for a Zoning Map Amendment from Public Facilities (PF) to Commercial Two/Planned Development (C-2/PD) for 0.603 acres at the northern end of the property at 3120 North Bend Road, Boone County, Kentucky. Both applications are for a total 3.826 acre site to allow a multi-building commercial development.

Chairman Rolfsen announced that this request will be deferred this evening. **Mr. McMillian moved to defer the request until the September 5, 2012 Business Meeting.** Ms. Reeves seconded the motion and it carried unanimously.

**CHANGE IN CONCEPT DEVELOPMENT PLAN - Todd Morgan, Staff; Susan Schultz, Chairwoman**

2. Request of **Anne F. McBride - McBride Dale Clarion (applicant)** for **Terra Firma Conner Crossing LLC (owner)** for a Change in Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 1.42 acre lot at the southwest corner of the Petersburg Road/Hebron Park Drive intersection, Boone County, Kentucky (Lot 1, Conner Crossing Subdivision). The request is to modify the previous conditions of approval to allow automotive repair on this lot.

Staff Member, Todd Morgan, read the Committee Report, which recommended approval with conditions (see Committee Report). He noted the Committee voted 2 - 1 to approve the request with Mrs. Kegley and Ms. Schultz voting in favor of the request and Mr. Breetz voting against the request.

At this time, Chairman Rolfsen asked if there was anyone in the audience, who wanted to speak in favor or against the request for a 5 minute time limit?

Ms. Anne F. McBride, applicant, summarized the request of Tire Discounters replacing the Bob Sumerel/AAA project. She explained that Tire Discounters does have a retail component. It is a smaller building by about 800 square feet. The building will have a flat roof, which is permitted in Conner Crossing development. The Autozone, Taco Bell and Kroger fuel station have flat roofs. The proposed store has an architectural feature or a tower. They are requesting the tower to be red instead of green. It is over 400 feet away. The red is a trademark color. The building will be located almost 30 feet further from the closest residence. The owner of the residence has submitted a letter of support for the

project. There will be a smaller sign. The landscaping plan includes a 31% increase in shrubs and a 21% increase in trees. The revised building elevations include brick detailing and arches and keystone over the bay doors. A few of the windows have also been removed. She stated that the developer has agreed to all of the conditions, which includes the business being closed on Sundays.

Chairman Rolfsen asked if there was anyone else who wanted to speak in favor or against the request? Seeing no one, **Mr. Hicks moved that the request be approved with conditions by Resolution to the Boone County Fiscal Court based upon the Committee Report. Mr. Reynolds seconded the motion.** Chairman Rolfsen asked if there were any questions or comments?

Mr. Breetz explained that he voted against the request at the Committee level because the operation involves the garage doors open all day. The overhead doors are oriented towards KY 20 instead of internal to the development. He expressed a concern about noise and there is a church across KY 20.

Mr. Ford asked where the air conditioning units will be located? Ms. McBride answered they would be located on the roof. They will be screened from view because it was a condition on the original Conner Crossing project.

Mr. Bunger asked the Staff if they would show the elevations of the original approval with Bob Sumerel. Mr. Morgan described the design of the proposed project and the previous project. The 2011 Bob Sumerel plan showed the overhead bay doors facing KY 20.

Mr. Brandstetter asked if the operation of the Sumerel plan is different than the Tire Discounters plan? Mr. Morgan stated that the main difference is the AAA office use with the 2011 plan. There was no commitment of the doors being closed all the time due to OSHA requirements. Mr. Morgan reviewed the history of the site from 2006 - 2012 as Conner Crossing Subdivision developed. With the Sumerel project, there was no condition about the hours of operation or of the garage bay doors being kept down during business hours.

Mr. Bunger asked if the amount of brick being used when comparing the 2011 approval and the proposed project was the same? Mr. Morgan responded yes.

In response to Mr. Reynold's questions, Mr. Morgan stated the garage doors will be facing the same direction as Bob Sumerel. The proposed building will have a flat roof but with an architectural feature that would be red and the hours of operation would be curtailed by not being open on Sundays.

**Chairman Rolfsen asked for a vote on the motion previously made by Mr. Hicks and seconded by Mr. Reynolds. Mr. Bessler, Mr. Bunger, Mr. Ford, Mr. Hicks, Mr. Longano, Mr. Reynolds, Mr. Rolfsen and Mr. Schwenke voted in favor of the request and Mr. Brandstetter, Mr. Breetz, Mr. McMillian and Ms. Reeves voted against the request. The motion passed 8 - 4 in favor of the request.**

**EXHIBIT**

**“B”**

## ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

**TO:** Boone County Planning Commission

**FROM:** Susan Schultz, Chairwoman

**DATE:** August 1, 2012

**RE:** Request of Anne F. McBride - McBride Dale Clarion (applicant) for Terra Firma Conner Crossing LLC (owner) for a Change in Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 1.42 acre lot at the southwest corner of the Petersburg Road/Hebron Park Drive intersection, Boone County, Kentucky (Lot 1, Conner Crossing Subdivision). The request is to modify the previous conditions of approval to allow automotive repair on this lot.

### REMARKS:

We, the Committee, recommend approval of the above referenced request based on the following findings of fact and with the following conditions:

### FINDINGS OF FACT

1. The Committee concluded that the request is in agreement with the 2005 and 2010 Boone County Comprehensive Plans for the following reasons:

- A. The 2030 and 2035 Future Land Use Maps designate the site for commercial uses. This designation is defined as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.
- B. The proposal is in agreement with the following passage from the Land Use Element:

The KY 20 and KY 237 intersection area should contain a variety of commercial and higher density residential uses to establish the location as a future service center connected to the older town of Hebron. Open space and landscaping should be an integral part of development design at this important Boone County intersection to give the appearance of coordinated development (Hebron Area, pg. 155 of 2005 Plan; Hebron Area, pg. 179 of the 2010 Plan).

The Committee determined that the proposal is a minor change to the 2011 Change in Concept Development Plan approval, which permitted an eight (8) bay Bob Sumerel automotive repair facility with a AAA office on the subject lot. Perimeter landscaping that exceeds code will be installed when the lot develops. Architectural conditions will remain in effect which will give the subdivision a coordinated appearance.

- C. The proposal is in agreement with the following passage from the Business Activity Element:

Commercial development in Hebron will center around the intersection of new KY 237 and KY 20 with a limited amount of convenience and neighborhood commercial uses north of the I-275 interchange to serve the SouthPark Industrial Park, Park West Industrial Park, and the growing number of residential subdivisions along North Bend Road (Recommended Areas of Commercial Activity, pg. 64 of the 2005 Plan; Recommended Areas of Commercial Activity, pg. 69 of the 2010 Plan).

Conner Crossing Subdivision is located at the southwest corner of the KY 237/KY 20 intersection and is a large scale commercial development that was anticipated by the comprehensive plan.

- D. The project is in agreement with the following 2010 Goals and Objectives:

Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas (Business Activity, Goal).

Conditions have been imposed which limit the permitted hours of operation and require the site to be developed per the plans that were shown at the July 3, 2012 Public Hearing and July 18, 2012 Zone Change Committee meetings. These plans show the width of the landscaping buffer along the residential property line will be increased from 60 feet to 80 feet and the western building facade will be a solid brick wall without man doors or overhead garage bays. It should also be noted that the property owners of the adjoining house submitted a letter at the Public Hearing indicating that they have no objections to the request.

2. The proposal conforms with the following Planned Development (PD) Standards:

- Landscaping: Substantial landscaping shall be provided in a planned development with emphasis given to street scape, buffer zones, and the provision of significant landscaping (in terms of size of landscape area, and quantity and quality of landscape materials) within the developed portions of the site. The use of landscape design guidelines is required for multi-phased projects.
- "Architecture: A consistent architectural theme shall be provided in planned developments. The theme shall largely use traditional, regionally oriented influenced architectural forms and elements and shall allow variations within it. The architectural theme shall also relate to existing structures on the project site and adjacent sites, especially if such existing structures are historic. The use of architectural guidelines is required for multi-phased projects."

3. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of the 2005 and 2010 Boone County Comprehensive Plans. The Committee has also concluded that the attached conditions are necessary to mitigate any foreseeable community impacts that may be created by the development. The applicant and property owner have signed a letter demonstrating agreement with these conditions.

### CONDITIONS

1. Any proposed automotive repair facility on outlot 1 shall meet the following conditions:
  - A. The following hours of operation are permitted:
    - Monday through Friday - 8:00 AM to 7:00 PM
    - Saturday - 8:00 AM - 4:00 PM
    - Sunday - Closed for business
  - B. Body, paint, glass, or upholstery work is prohibited.
  - C. Tow trucks cannot be kept on site.
  - D. The following types of vehicles cannot be serviced at the facility:
    - Vehicles used for employment or business purposes that are larger than a full size pick-up or a full size van (larger than one ton), or commercial style vehicles, trailers, implements, and equipment regardless of size such as dump trucks, tow trucks, Bobcat style implements, and trailers.
    - Recreational vehicles.
  - E. Vehicles cannot be stored in the parking lot for more than 72 hours.
  - F. Vehicles cannot be sold from the lot.
  - G. Outside storage or display of automotive parts or accessories is prohibited.
  - H. The site layout, grading, and landscaping of the site shall follow the plans that were shown at the July 3, 2012 Public Hearing. The building shall be constructed per the revised elevation drawings that were presented at the July 18, 2012 Zone Change Committee meeting.
  - I. All applicable conditions from the 12/5/06 Condition Letter that have not been changed by this application and still valid and in effect.

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.

**COMMISSION MEMBERS PRESENT:**

Mr. Mike Ford, Vice Chairman  
Mr. Mark Hicks  
Mr. Jim Longano  
Mr. Don McMillian  
Ms. Lisa Reeves  
Ms. Susan Schultz  
Mr. Bob Schwenke

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Randy Bessler  
Mr. Ben Brandstetter, Temporary Presiding Officer  
Mr. Greg Breetz  
Mr. Kim Bungler, Secretary/Treasurer  
Mrs. Janet Kegley  
Mr. Charlie Reynolds  
Mr. Charlie Rolfsen, Chairman  
Mr. Steve Turner

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Todd Morgan, AICP, Senior Planner

Mr. Mike Ford, Vice-Chairman called the Public Hearing to order at 8:00 p.m. and introduced the first item on the Agenda:

**CHANGE IN CONCEPT DEVELOPMENT PLAN - Todd Morgan, Staff**

2. Request of **Anne F. McBride - McBride Dale Clarion (applicant)** for **Terra Firma Conner Crossing LLC (owner)** for a Change in Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 1.42 acre lot at the southwest corner of the Petersburg Road/Hebron Park Drive intersection, Boone County, Kentucky (Lot 1, Conner Crossing Subdivision). The request is to modify the previous conditions of approval to allow automotive repair on this lot.

Staff Member, Todd Morgan, presented the Staff Report, which included a Powerpoint presentation. Mr. Morgan explained that the site is Lot 1 in the existing Conner Crossing Subdivision. The request involves constructing a 7,912 square foot building for a proposed Tire Discounters store. The request would include 8 overhead doors. The main reason why the applicant is back before the Planning Commission is because Bob Sumerel Tire/AAA decided not to purchase the lot and the proposed Tire Discounters store cannot comply with all of the 2011 conditions. The applicant is requesting a few changes to the conditions. The first change involves developing the property without another principally permitted use. The second change involves constructing the building based upon a new set of plans and elevation drawings. The proposed building is smaller in size (7,918 versus 8,668 square feet) and it will have a flat roof. It also has fewer parking spaces. Mr. Morgan reviewed the history of the site and previous applications (see Staff Report). The applicant is proposing to eliminate the approved berm on the north side in order to create a bio retention facility. Mr. Morgan showed photographs of the adjoining land uses and zoning. The 2030 and 2035 Future Land Use Map designates the site as Commercial (C).

In terms of Staff comments, the applicant has provided a list of uses for the subject lot. Principally permitted use #48 would be revised from the 2011 approval if the application is approved. The revised language would no longer require an automotive repair facility to be developed in conjunction with another principally permitted use. Second, Article 40, Section 4000 of the Zoning Regulations defines an automotive repair facility. The applicant's principally permitted list states that body work, paint work and automotive upholstery and automotive glass work will not be performed if the automotive repair facility develops on site. The Staff would like to know the hours of operation and why the building prototype was revised when compared with the new Walton facility. The differences involve the main entrance, the amount of brick detailing, key stones in the garage door arches, roof design and round windows on the facades. The Staff is recommending that the key stones be added to the brick arches and that the number of round windows on the side facades be reduced or be eliminated. Finally, Mr. Morgan stated that the request should be evaluated by the Planning Commission and the Fiscal Court based on the Planned Development Standards.

At this time, Vice-Chairman Ford asked if the applicant wanted to proceed with its presentation?

Ms. Anne McBride, McBride Dale Clarion (Applicant) for Terra Firma Conner Crossing LLC (Owner) stated that representatives for Tire Discounters and the property owner were present and could answer any questions. Ms. McBride explained that the Change in Concept Development Plan was submitted because Bob Sumerel/AAA decided not to locate in Conner Crossing and the conditions were geared towards them. They were fortunate enough to secure Tire Discounters. The proposed building is smaller and there will be a retail sales area for auto parts - wheels, tires and wiper blades, etc. It is an accessory use, which is a permitted use. The second reason for the change is that the applicant has proposed a flat roof for Tire Discounters. Taco Bell and Auto Zone also have flat roofs. Originally, the Bob Sumerel facility had a pitched roof and they wanted to change it but couldn't because the flat roof was not presented at the Public Hearing. The third change involves the color of the roof. They are requesting a red roof

since it represents Tire Discounters versus a green roof matching the Kroger store. Ms. McBride also submitted a letter from Harold and Judy Walton dated May 18, 2012 indicating no objection to the proposal (see Exhibit A). Ms. McBride noted that the proposed Tire Discounters facility is set back 145 feet from the western property line, or the single-family residence, versus 117 feet with the previous application. The new store is smaller in size and the proposed grounded mounted sign is smaller in size (total square feet) and in height. The submitted landscaping plan is different than the previous application. The new plan shows 313 shrubs versus 215 shrubs and 20 evergreen trees versus 16 evergreen trees and an additional 8 canopy trees. The hours of operation will be 8:00 a.m. to 7:00 p.m. Monday through Friday, 8:00 a.m. to 4:00 p.m. on Saturday. They are closed on Sunday. The proposed store is a new prototype and they are still developing its design. She offered to discuss the Staff comments about the prototype with the architect for Tire Discounters.

Mr. Longano asked what else does Tire Discounters sell? Mr. Forry Hargitt, Tire Discounters, responded wiper blades, wheels, batteries, etc. They will not do heavy work like transmission work.

Mr. McMillian asked if AAA was still going on the site? Ms. McBride stated no since Bob Sumerel decided not to buy the lot. Ms. McBride noted that Tire Discounters is committed to this site only. In response to a question from Mr. Costello, the north elevation facing KY 20 has 5 overhead doors, while the south elevation has only 3 overhead doors. She stated there will be no wrecked vehicles stored overnight in the parking lot. She offered to stipulate it as a potential condition.

At this time, Vice-Chairman Ford asked if there was anyone in the audience who wanted to speak in favor or against the request? Seeing no one, Vice-Chairman Ford asked if there were any additional questions or comments from the Board Members?

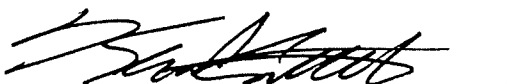
Mr. Schwenke stated that he preferred the pitched roof and the Bob Sumerel building design over the proposed Tire Discounters building.

There being no further questions or comments, Vice-Chairman Ford announced that the Committee Meeting for this item will be on July 18, 2012 at 5:00 P.M. in this room. This item will be on the Agenda for the Business Meeting on August 1, 2012 at 7:00 P.M. Vice-Chairman Ford closed the Public Hearing at 8:21 P.M.

APPROVED:

  
Mike Ford  
Vice-Chairman

Attest:



Kevin P. Costello, AICP  
Executive Director

Attachment

Exhibit A - May 18, 2012 Letter from Harold & Judy Walton

## **ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE**

TO: Boone County Planning Commission

FROM: Susan Schultz, Chairwoman

DATE: July 18, 2012

RE: **CHANGE IN CONCEPT DEVELOPMENT PLAN - Todd Morgan, Staff**

Request of **Anne F. McBride - McBride Dale Clarion (applicant)** for **Terra Firma Conner Crossing LLC (owner)** for a Change in Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 1.42 acre lot at the southwest corner of the Petersburg Road/Hebron Park Drive intersection, Boone County, Kentucky (Lot 1, Conner Crossing Subdivision). The request is to modify the previous conditions of approval to allow automotive repair on this lot.

### 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.

*Susan H. Schultz*  
**Susan Schultz, Chairwoman**  
For Project  Absent   
Against Project   
Abstain  Deferred

**Ben Brandstetter**  
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 K. Kegley*  
**Janet Kegley**  
For Project  Absent   
Against Project   
Abstain  Deferred

**Charlie Reynolds (Alternate)**  
For Project  Absent   
Against Project   
Abstain  Deferred

**Mark Hicks (Alternate)**  
For Project  Absent   
Against Project   
Abstain  Deferred

**Jim Longano (Alternate)**  
For Project  Absent   
Against Project   
Abstain  Deferred

TOTAL:  DEFERRED 2 FOR PROJECT  ABSENT  
1 AGAINST PROJECT  ABSTAIN

# **SUPPORTING INFORMATION**



# BOONE COUNTY PLANNING COMMISSION

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

July 19, 2012

Mrs. Anne F. McBride  
McBride Dale Clarion  
5725 Dragon Way, Suite 220  
Cincinnati, OH 45227

RE: Request of **Anne F. McBride - McBride Dale Clarion (applicant)** for **Terra Firma Conner Crossing LLC (owner)** for a Change in Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 1.42 acre lot at the southwest corner of the Petersburg Road/Hebron Park Drive intersection, Boone County, Kentucky (Lot 1, Conner Crossing Subdivision). The request is to modify the previous conditions of approval to allow automotive repair on this lot.

Dear Mrs. McBride:

The following letter represents the conditions of approval for the above referenced request. The property owner and you need to sign the appropriate lines on the last page of this letter if you are in agreement with the conditions. Please return this letter to the Boone County Planning Commission office by July 31, 2012.

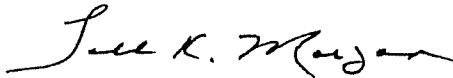
## CONDITIONS

1. Any proposed automotive repair facility on outlot 1 shall meet the following conditions:
  - A. The following hours of operation are permitted:
    - Monday through Friday - 8:00 AM to 7:00 PM
    - Saturday - 8:00 AM - 4:00 PM
    - Sunday - Closed for business
  - B. Body, paint, glass, or upholstery work is prohibited.
  - C. Tow trucks cannot be kept on site.
  - D. The following types of vehicles cannot be serviced at the facility:
    - Vehicles used for employment or business purposes that are larger than a full size pick-up or a full size van (larger than one ton), or commercial style vehicles, trailers, implements, and equipment regardless of size such as dump trucks, tow trucks, Bobcat style implements, and trailers.
    - Recreational vehicles.
  - E. Vehicles cannot be stored in the parking lot for more than 72 hours.
  - F. Vehicles cannot be sold from the lot.

Mrs. Anne F. McBride  
July 19, 2012  
Page 2

- G. Outside storage or display of automotive parts or accessories is prohibited.
- H. The site layout, grading, and landscaping of the site shall follow the plans that were shown at the July 3, 2012 Public Hearing. The building shall be constructed per the revised elevation drawings that were presented at the July 18, 2012 Zone Change Committee meeting.
- I. All applicable conditions from the 12/5/06 Condition Letter that have not been changed by this application and still valid and in effect.

Sincerely,

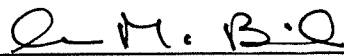


Todd K. Morgan, AICP  
Senior Planner, Zoning Services


TKM/vlm

AGREEMENT

I, Anne F. McBride, do hereby agree to the listed conditions of approval for the Change in Approved Concept Development Plan which is described on the first page of this letter.

7-23-12  
\_\_\_\_\_  
Mrs. Anne F. McBrideDate  
McBride Dale Clarion

I, Richard A. Haglage, do hereby agree to the listed conditions of approval for the Change in Approved Concept Development Plan which is described on the first page of this letter.

7-23-12  
\_\_\_\_\_  
Mr. Richard A. HaglageDate  
Terra Firma Conner Crossing LLC



CONSIDERATION CERTIFICATE

Grantors and Grantee, being duly sworn, certify that the consideration stated in the foregoing deed is the full consideration paid for the transfer of the Property.

*Michael A. Conner*  
MICHAEL A. CONNER  
*Linda L. Conner*  
LINDA L. CONNER

TERRA FIRMA-CONNER CROSSING, LLC,  
an Ohio limited liability company

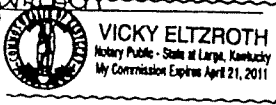
By *[Signature]*  
Print RAHIGLAGE  
Its PRESIDENT

COMMONWEALTH OF KENTUCKY )

COUNTY OF Kenton )

) SS:

The foregoing instrument was acknowledged before me on October 23<sup>rd</sup>, 2007 by Michael A. Conner and Linda L. Conner, husband and wife.

*Vicky Eltzroth*  
Notary Public  VICKY ELTZROTH  
Notary Public - State of Large, Kentucky  
My Commission Expires April 21, 2011

STATE OF OHIO )

COUNTY OF HAMILTON )

) SS:

The foregoing Consideration Certificate was acknowledged before me on October 23<sup>rd</sup>, 2007 by Richard A. Hays, the President of Terra Firma-Conner Crossing, LLC, an Ohio limited liability company, on behalf of the limited liability company.

*[Signature]*  
\_\_\_\_\_  
Notary Public

This instrument was prepared by:

*Andrew D. Graf*  
Andrew D. Graf, Esq.  
Griffin Fletcher & Herndon LLP  
3500 Red Bank Road  
Cincinnati, Ohio 45227  
513/421-1313



RICHARD J. HERNDON  
Attorney at Law  
Notary Public, State of Ohio  
Commission Has No Expiration  
Date, Section 147.03 O.R.C.

L:\Clients\proptefirm\Hebron KY - Conner\Gen. War. Deed (102207).doc

N

GRAPHIC SCALE

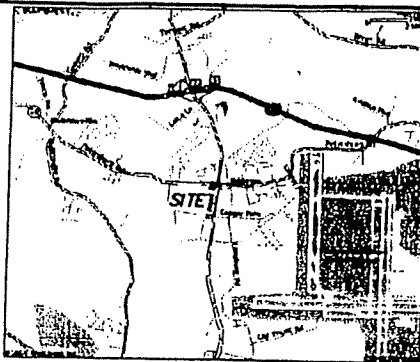
200 0 100 200 400

1" = 200'

BASIS OF BEARINGS

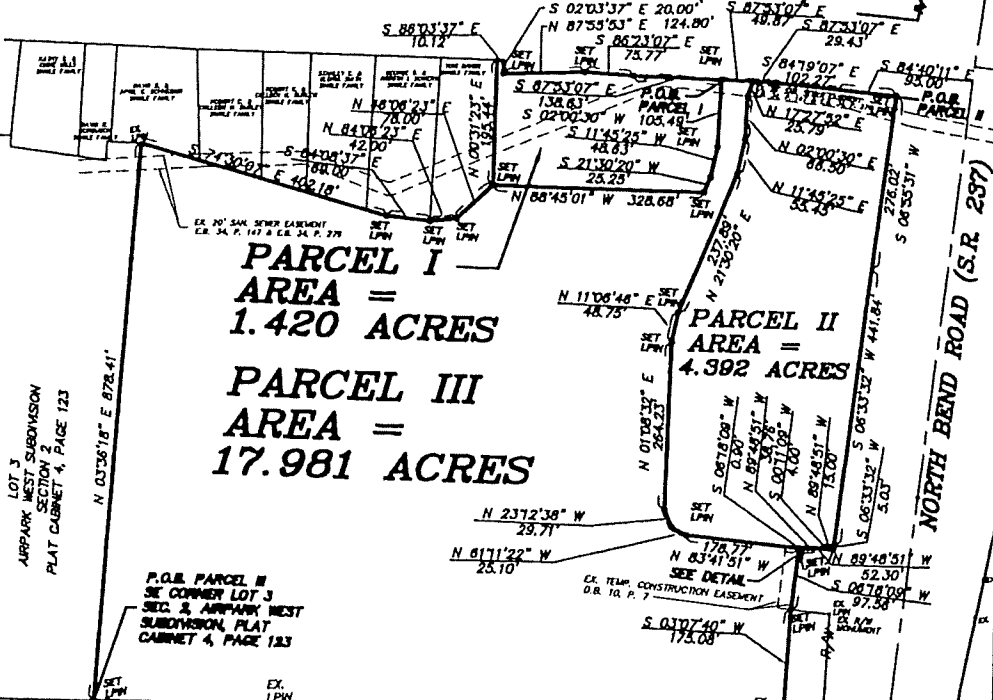
BEARINGS BASED ON RECORD PLAT FOR AIRPARK WEST SUBDIVISION AS RECORDED IN PLAT CABINET 4, PAGE 123, BOONE COUNTY CLERK'S RECORDS AT BURLINGTON, KENTUCKY

THIS PLAT SHALL BE VOID IF NOT FILED WITH THE BOONE COUNTY CLERK FOR RECORDING PURPOSES WITHIN TWO (2) YEARS OF PLANNING COMMISSION APPROVAL



VICINITY MAP N.T.S.

PETERSBURG ROAD (S.R. 20)



PARCEL I AREA = 1.420 ACRES

PARCEL III AREA = 17.981 ACRES

PARCEL II AREA = 4.392 ACRES

LOT 3 AIRPARK WEST SUBDIVISION SECTION 2 PLAT CABINET 4, PAGE 123

P.O.B. PARCEL # SEC 2 AIRPARK WEST SUBDIVISION, PLAT CABINET 4, PAGE 123

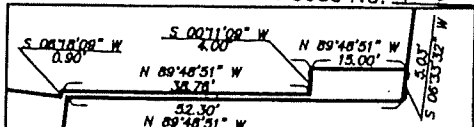
BOONE COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE

Approved for recording the transfer of the property only by the Boone County Planning Commission the day of September 2007.

FOR BUILDABLE LOTS LAND SURVEYOR'S CERTIFICATE I certify that I have examined the records of the Boone County Court Clerk and find that this is the first conveyance made under the present ownership of the parent tract.

Signature of Surveyor: Robert W. Trenkamp 9/9/07 DATE

LOT 1 AIRPARK WEST SUBDIVISION SECTION 2 PLAT CABINET 4, PAGE 123 P & Z Code No. 4652



BOUNDARY DETAIL 1" = 20' PLAT OF PROPERTY MICHAEL A. CONNER & LINDA A. CONNER PETERSBURG RD. & NORTH BEND RD. BOONE COUNTY HEBRON, KENTUCKY

Thomas Graham Associates, Inc. logo and contact information: 803 Compton Road Cincinnati, Ohio 45231 513-521-4780 Fax # 521-2439

Table with columns: Date (SEPT. 4, 2007), Scale (1" = 200'), Job No. (7550), Revisions, No., Date.

STATE OF KENTUCKY ROBERT W. TRENKAMP 2824 LICENSED PROFESSIONAL LAND SURVEYOR

D943 PG 219

DATE PRINTED SEP 04 2007

Exhibit A

August 14, 2007

Legal Description: Parcel I, (1.420 Acres)

Situated in the City of Hebron, Boone County, Kentucky and being more particularly described as follows:

Commencing at a set iron pin at the intersection of the southerly right of way line of Petersburg Road (S.R. 20) and the westerly right of way line of North Bend Road (S.R. 237); thence along the said southerly right of way line, North 84° 40' 11" West, 95.00 feet; thence North 84° 19' 07" West, 102.27 feet; thence North 87° 53' 07" West, 79.30 feet to the point of beginning of the tract herein described; thence departing the said southerly right of way line, South 02° 00' 30" West, 105.49 feet; thence South 11° 45' 25" West, 48.63 feet; thence South 21° 30' 20" West, 25.25 feet; thence North 88° 45' 01" West, 328.68 feet; thence North 00° 31' 23" East, 195.44 feet to the said southerly right of way line of Petersburg Road (S.R. 20); thence along the said southerly right of way line, South 86° 03' 37" East, 10.12 feet; thence South 02° 03' 37" East, 20.00 feet; thence North 87° 55' 53" East, 124.80 feet; thence South 86° 23' 07" East, 75.77 feet; thence South 87° 53' 07" East, 138.63 feet to the point of beginning.

The above described tract contains 1.420 Acres of land and is subject to all easements and restriction of record.

This description was prepared by Robert W. Trenkamp, Licensed #2524 in Kentucky and is based on a survey made by Thomas Graham Associates, Inc. dated August 14, 2007.

Group 2007 # 83

71500DocParcelI.1420Acres.wpd

Exhibit A continued

August 14, 2007

**Legal Description:** Parcel II, (4.392 Acres)

Situated in the City of Hebron, Boone County, Kentucky and being more particularly described as follows:

Beginning at a set iron pin at the intersection of the southerly right of way line of Petersburg Road (S.R. 20) and the westerly right of way line of North Bend Road (S.R. 237); thence along the said westerly right of way line of North Bend Road (S.R. 237), South 06° 55' 31" West, 276.02 feet; thence South 06° 33' 32" West, 441.84 feet; thence departing the said westerly right of way line, North 89° 48' 51" West, 15.00 feet; thence South 00° 11' 09" West, 4.00 feet; thence North 89° 48' 51" West, 38.76 feet; thence South 06° 18' 09" West, 0.90 feet; thence North 83° 41' 51" West, 178.77 feet; thence North 61° 11' 22" West, 25.10 feet; thence North 23° 12' 38" West, 29.71 feet; thence North 01° 08' 32" East, 264.23 feet; thence North 11° 06' 46" East, 48.75 feet; thence North 21° 30' 20" East, 237.89 feet; thence North 11° 45' 25" East, 55.45 feet; thence North 02° 00' 30" East, 66.50 feet; thence North 17° 27' 52" East, 25.79 feet to the said southerly right of way line of Petersburg Road (S.R. 20); thence along the said southerly right of way line, South 87° 53' 07" East, 29.43 feet; thence South 84° 19' 07" East, 102.27 feet; thence South 84° 40' 11" East, 95.00 feet to the point of beginning.

The above described tract contains 4.392 Acres of land and is subject to all easements and restriction of record.

This description was prepared by Robert W. Trenkamp, Licensed #2524 in Kentucky and is based on a survey made by Thomas Graham Associates, Inc. dated August 14, 2007.

Group 2007 & 83

7350DmsParcel2\_4.392Acres.vpd

Exhibit A continued

August 14, 2007

**Legal Description:** Parcel III, (17.981 Acres)

Situated in the City of Hebron, Boone County, Kentucky and being more particularly described as follows:

Beginning at a set iron pin at the south east corner of Lot 3 of Airpark West Subdivision, Section 2, as recorded in Plat Cabinet 4, Page 123, Boone County Clerks Records at Burlington Kentucky; thence North 03° 36' 18" East, 878.41 feet to an existing iron pin; thence South 74° 30' 07" East, 402.18 feet; thence South 84° 08' 37" East, 69.00 feet; thence North 84° 06' 23" East, 42.00 feet; thence North 46° 06' 23" East, 78.00 feet; thence South 88° 45' 01" East, 328.68 feet; thence North 21° 30' 20" East, 25.25 feet; thence North 11° 45' 25" East, 48.63 feet; thence North 02° 00' 30" East, 105.49 feet to the southerly right of way line of Petersburg Road (S.R. 20); thence with the said southerly line, South 87° 53' 07" East, 49.87 feet; thence departing the said southerly line, South 17° 27' 52" West, 25.79 feet; thence South 02° 00' 30" West, 66.50 feet; thence South 11° 45' 25" West, 55.45 feet; thence South 21° 30' 20" West, 237.89 feet; thence South 11° 06' 46" West, 48.75 feet; thence South 01° 08' 32" West, 264.23 feet; thence South 23° 12' 38" East, 29.71 feet; thence South 61° 11' 22" East, 25.10 feet; thence South 83° 41' 51" East, 178.77 feet; thence North 06° 18' 09" East, 0.90 feet; thence South 89° 48' 51" East, 38.76 feet; thence North 00° 11' 09" East, 4.00 feet; thence South 89° 48' 51" East, 15.00 feet to the westerly right of way line of North Bend Road (S.R. 237); thence with the said westerly line, South 06° 33' 32" West, 5.03 feet to a set iron pin; thence North 89° 48' 51" West, 52.30 feet; thence South 06° 18' 09" West, 97.56 feet; thence departing the said westerly right of way line, South 03° 07' 40" West, 175.08 feet to an existing iron pin; thence North 88° 51' 28" West, 1079.82 feet to the point of beginning.

The above described tract contains 17.981 Acres of and is subject to all easements and restrictions of record.

This description was prepared by Robert W. Trenkamp, Licensed #2524 in Kentucky and is based on a survey made by Thomas Graham Associates, Inc. dated August 14, 2007.

Group 2007 \$ 83

BOONE COUNTY  
D943 PG 222

DOCUMENT NO: 441855  
RECORDED ON: OCTOBER 26, 2007 01:27:15PM  
TOTAL FEES: 126.00  
TRANSFER TAX: 13276.00  
GROUP : 2007  
COUNTY CLERK: RENNA PING  
COUNTY: BOONE COUNTY CLERK  
DEPUTY CLERK: JULIE  
BOOK D943 PAGE 214 - 222

1/2007

## ORDINANCE 12-18

**AN ORDINANCE RELATING TO THE BOONE COUNTY FISCAL COURT, APPROVING, WITH CONDITIONS, A REQUEST OF ANNE F. MCBRIDE, MCBRIDE DALE CLARION (APPLICANT) FOR TERRA FIRMA CONNER CROSSING LLC (OWNER) FOR A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT (C-2/PD) ZONE FOR A 1.42 ACRE LOT GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE PETERSBURG ROAD/HEBRON PARK DRIVE INTERSECTION, BOONE COUNTY, KENTUCKY.**

**WHEREAS**, the Boone County Planning Commission received a request for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 1.42 acre lot generally located at the southwest corner of the Petersburg Road/Hebron Park Drive intersection, 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 a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 1.42 acre lot generally located at the southwest corner of the Petersburg Road/Hebron Park Drive intersection, Boone County, Kentucky.

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

### SECTION I

That the request for a Change in an Approved Concept Development Plan for the real estate which is more particularly described below shall be and is hereby

approved, with conditions, in a Commercial Two/Planned Development (C-2/PD) zone for a 1.42 acre lot generally located at the southwest corner of the Petersburg Road/Hebron Park Drive intersection, Boone County, Kentucky. The real estate which is the subject of this request for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone is more particularly described in DEED BOOK 943, PAGE NO. 217, respectively (as supplied by the applicant) as recorded in the Boone County Clerk's office.

## **SECTION II**

That as a basis for of approval, with conditions, for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 1.42 acre lot generally located at the southwest corner of the Petersburg Road/Hebron Park Drive intersection, Boone County, Kentucky, are the findings of fact 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."

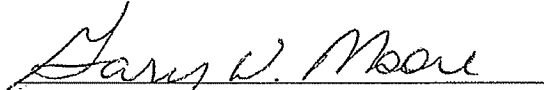
The Committee recommended approval for this request based on the findings of fact and conditions as set forth in the Committee Report and said report is marked as "Exhibit B."

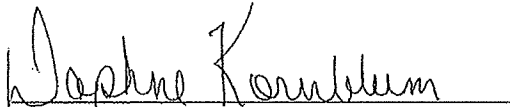
### SECTION III

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

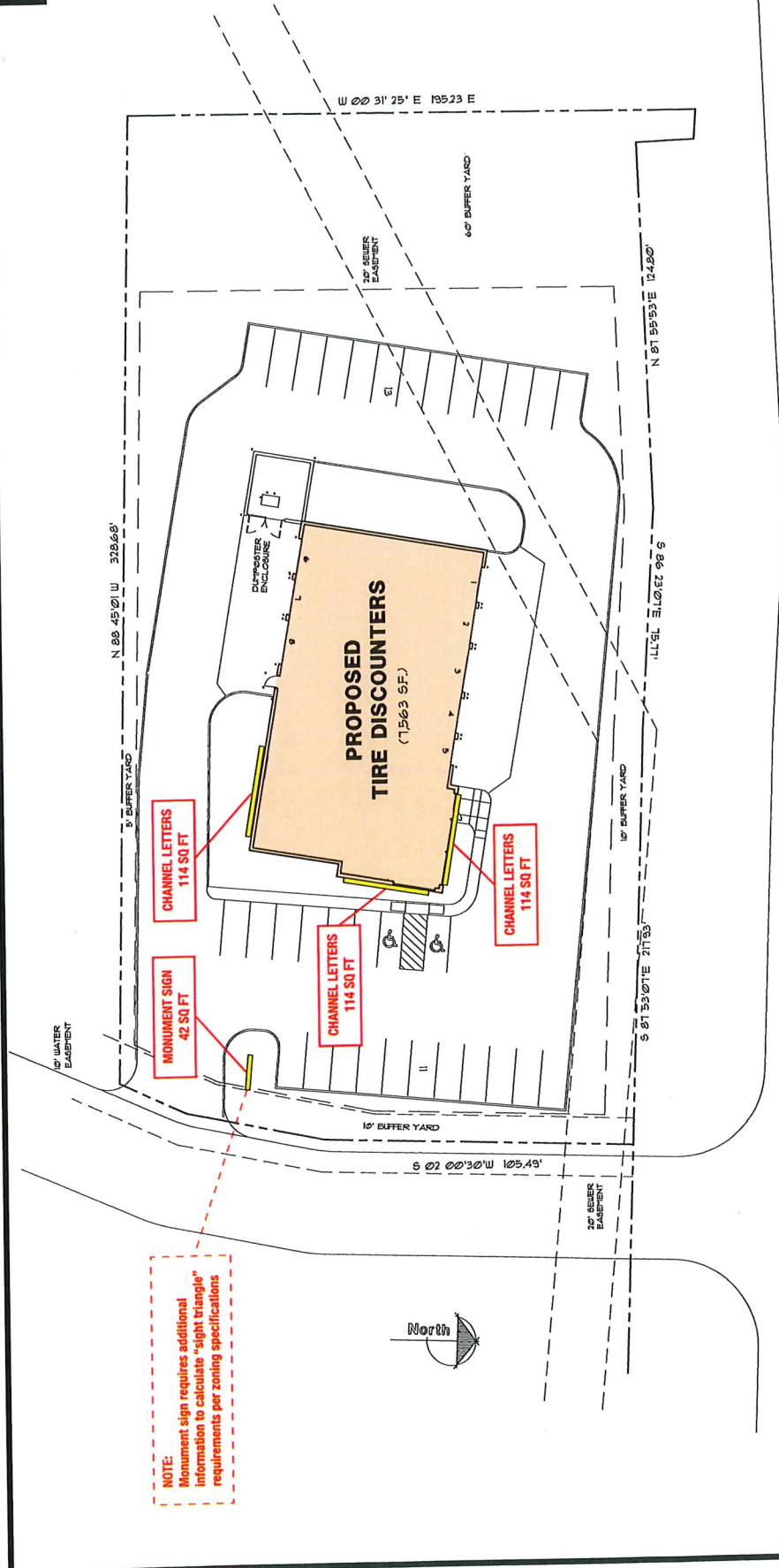
Introduced and given First Reading on the 18<sup>th</sup> day of September, 2012.

Adopted by the Fiscal Court of Boone County after Second Reading at a regular meeting on the 9<sup>th</sup> day of October, 2012 and signed 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

  
DAPHNE KORNBLUM  
FISCAL COURT CLERK

# SITE MAP



## PETERSBURG ROAD (IST. RT. 20)

<p>Please read carefully and check appropriate box:</p> <p><input type="checkbox"/> Sketch OK as is</p> <p><input type="checkbox"/> Sketch OK with changes</p> <p><input type="checkbox"/> New sketch required</p> <p>Date: _____</p> <p>Signature: _____</p> <p>2005 Triumph Signs &amp; Consulting, Inc. / All rights reserved.          This drawing was created by Triumph Signs &amp; Consulting, Inc. and contains architectural design elements of Triumph Signs &amp; Consulting, Inc. It is not to be reproduced or further used without the written consent of Triumph Signs &amp; Consulting, Inc.</p>	<p><b>Electrical:</b></p> <p>Sign electrical disconnect to comply with NEC 600-6 Sign grounding per NEC 600-7 All wiring and fixtures to be suitable for damp locations  <b>LOADS: Wind-90 mph, 17.5 psf</b></p>
<p><b>Engineering Notes:</b></p> <p>2005 OBC to govern construction          Steel to be A-36, primed          Bolts to be A-325          Weep holes as necessary</p>	<p><b>Notes:</b></p>
<p><b>Specifications:</b></p>	<p><b>Client:</b> <i>Tire Discounters</i></p> <p><b>Scale:</b> 3/8" = 1'</p> <p><b>Date:</b> 5/21/12</p> <p><b>Location:</b> 2045 Petersburg Rd Hebron, KY 41048</p> <p><b>Drawing by:</b> TW</p> <p><b>TRIUMPH</b> signs &amp; consulting, inc.</p> <p>425 W. Main Street • Middleburg, OH 44130          Phone: 513.575.8990 • Fax: 513.575.8985</p>

114 SQ FT Proposed • 118 SQ FT Allowed

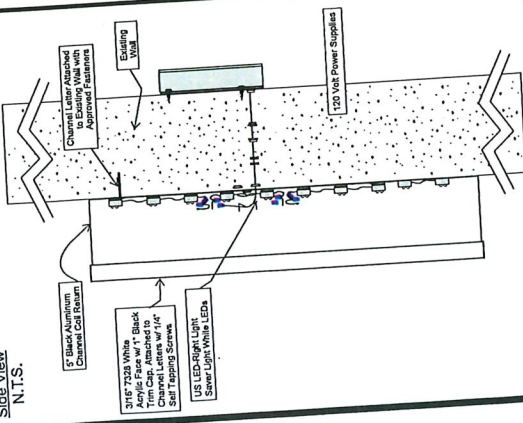
Scale: 3/8" = 1'-0"

29' 8-5/8"

# TireDiscounters®

3' 10"

NORTH ELEVATION  
FACING PETERSBURG RD



117' 4"



20' 0"

24' 0"

**\*\*FOR PERMITTING\*\***

Electrical:

Sign electrical disconnect to comply with NEC 600-6 Sign grounding per NEC 600-7 All wiring and fixtures to be suitable for damp locations  
LOADS: Wind-90 mph, 17.5 psf

Engineering Notes:

2005 OBC to govern construction  
Steel to be A-36, primed  
Bolts to be A-325  
Weep holes as necessary

Notes:

Specifications:  
1/2" Weep PVC, 1/2" Weep PVC, 1/2" Weep PVC  
Registered Logo: 1/2" Weep PVC, 1/2" Weep PVC, 1/2" Weep PVC  
Zinc-plated Steel



Client: **TireDiscounters**  
Scale: 3/8" = 1'  
Date: 5/27/12  
Location: 2045 Petersburg Rd  
Hebron, KY 41048  
Drawing by: TW

**TRIUMPH**  
signs & construction, inc.  
20300 State Route 44 • Columbus, OH 43123  
Phone: 614.525.8624 • Fax: 614.525.8274

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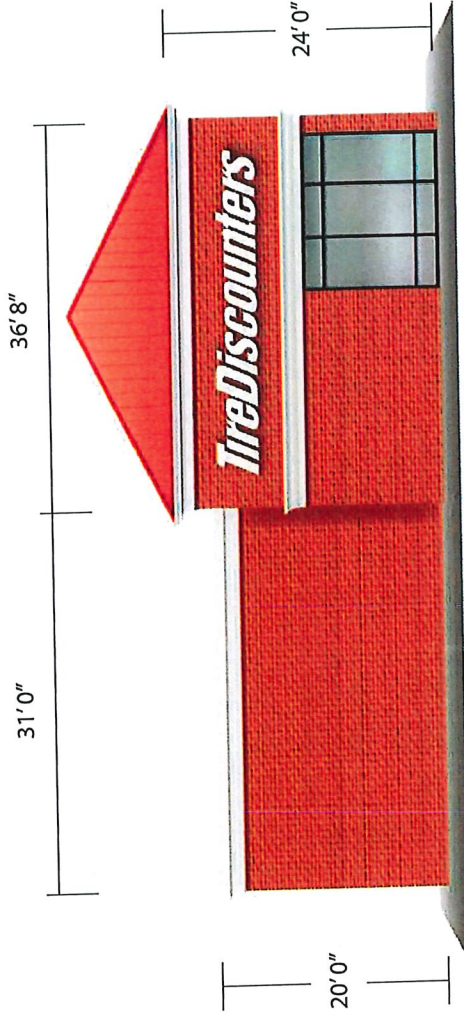
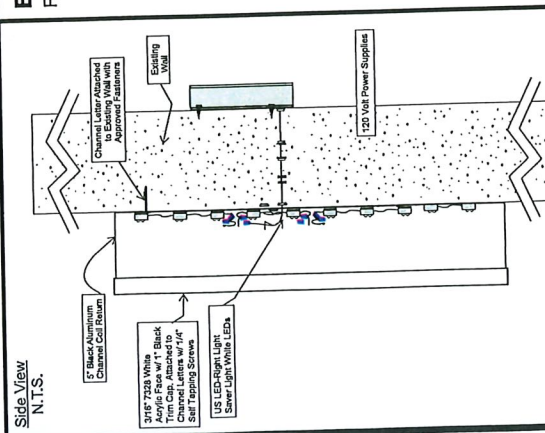
114 SQ FT Proposed • 134 SQ FT Allowed

Scale: 3/8" = 1'-0"

29' 8-5/8"

# TireDiscounters®

**EAST ELEVATION**  
FACING NORTH BEND RD



**\*\*FOR PERMITTING\*\***

**Engineering Notes:**

2005 OBC to govern construction  
Steel to be A-36, primed  
Bolts to be A-325  
Weep holes as necessary

Sign electrical disconnect to comply with NEC 600-6 Sign grounding per NEC 600-7 All wiring and fixtures to be suitable for damp locations  
LOADS: Wind-90 mph, 17.5 psf

Please read carefully and check appropriate box:

- Sketch OK as is
- Sketch OK with change
- New sketch required

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Signature: \_\_\_\_\_  
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**Specifications:**

Registered logo: 1" or White PVC or Black Vinyl Mounted to Existing Face w/ 1/4" Aluminum or Stainless Steel.



Client: **TireDiscounters**

Scale: 3/8" = 1'

Date: 5/21/12

Location: 2045 Pelotouburg Rd  
Herron, IN 41046

Drawing by: TW

**TRIUMPH**  
signs & consulting, inc.  
4800 Wood Parkway • Dallas, TX 75279  
972-313-5733 • fax 972-313-5735

Scale: 3/8" = 1'-0"

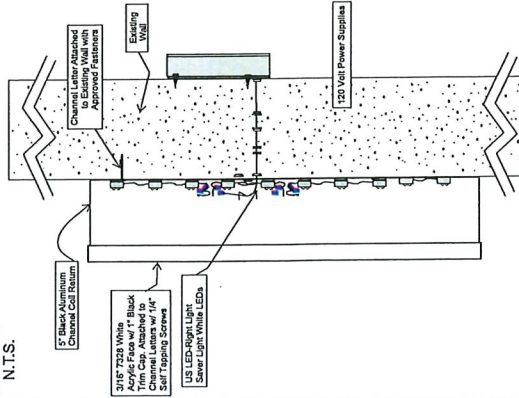
114 SQ FT Proposed • 118 SQ FT Allowed

29' 8-5/8"

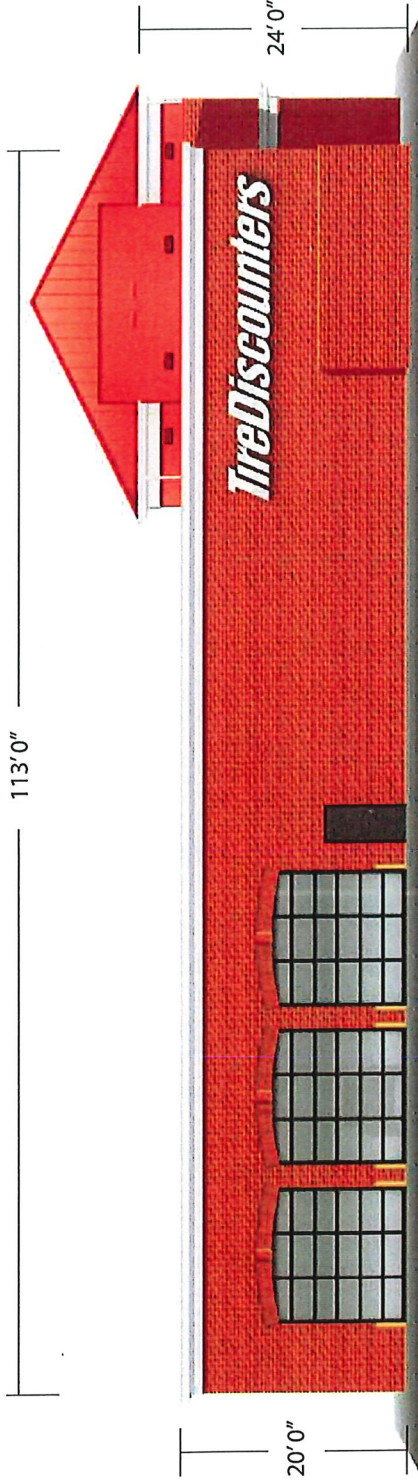
# TireDiscounters®

3' 10"

Side View  
N.T.S.



**SOUTH ELEVATION**  
FACING KROGER PARKING LOT



**\*\*FOR PERMITTING\*\***

**Specifications:**  
Registered Logo: 1/2" White PVC or Black Vinyl Mounted on 1/2" Aluminum or Black Steel.



**Notes:**

**Engineering Notes:**

2005 OBC to govern construction  
Steel to be A-36, primed  
Bolts to be A-325  
Weep holes as necessary

Sign electrical disconnect to comply with NEC 600-6 Sign grounding per NEC 600-7 All wiring and fixtures to be suitable for damp locations  
LOADS: Wind-90 mph, 17.5 psf

Plans need carefully and check appropriate local codes.

Sketch OK as is  Sketch OK with changes  
 New sketch required

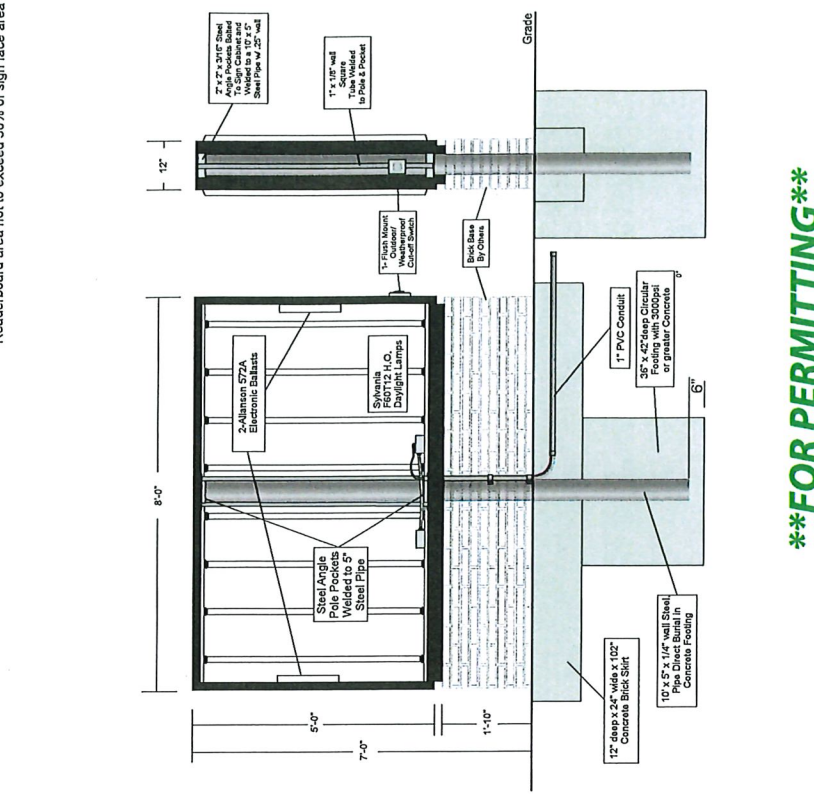
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**Client:** TireDiscounters  
**Scale:** 3/8" = 1'  
**Date:** 02/11/12  
**Location:** 2045 Petersburg Rd  
Hebron, KY 41048  
**Drawing by:** TW

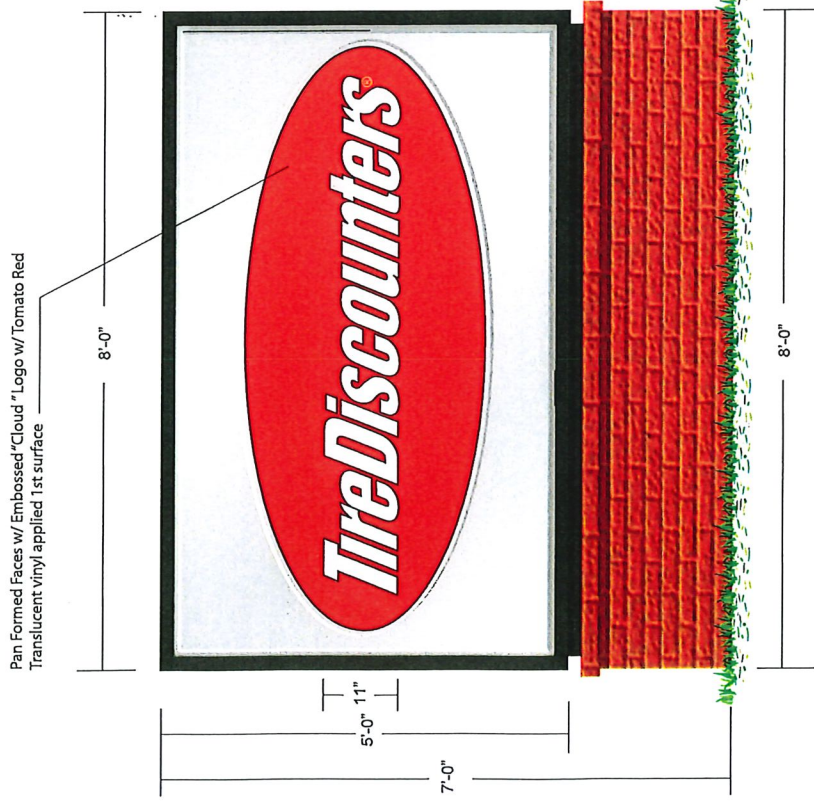
**TRIUMPH**  
signs & consulting, inc.  
480 Bedford Pike, Suite 100 • Millington, OH 45150  
Phone: 513.573.8290 • Fax: 513.573.8035

**40 SQ FT Proposed • 42.39 SQ FT Allowed**

Readerboard area not to exceed 50% of sign face area



**\*\*FOR PERMITTING\*\***



Pan Formed Faces w/ Embossed "Cloud" Logo w/ Tomato Red Translucent vinyl applied 1st surface

Please read carefully and check appropriate box:  
 Sketch OK as is  
 Sketch OK with changes  
 New sketch required  
 Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
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**Electrical:**  
 Sign electrical disconnect to comply with NEC 600-6 Sign grounding per NEC 600-7 All wiring and fixtures to be suitable for damp locations  
 LOADS: Wind-90 mph, 17.5 psf

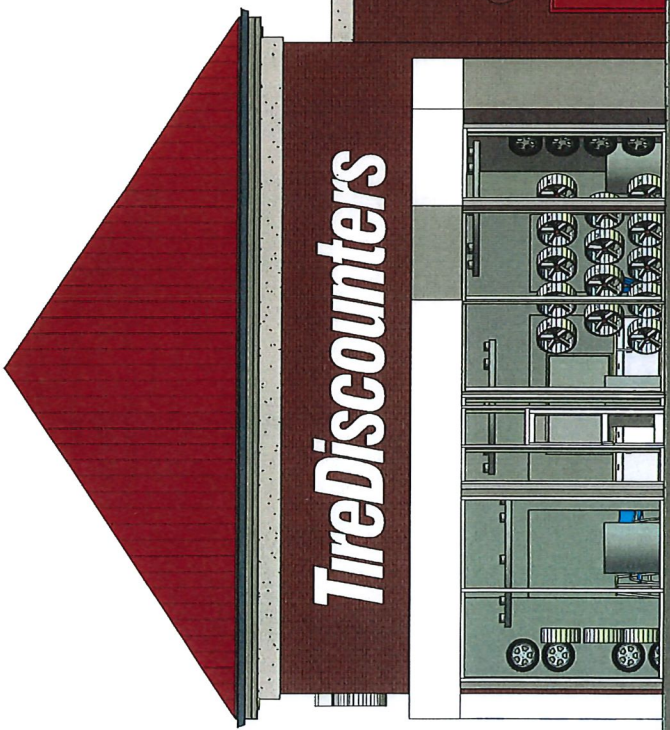
**Engineering Notes:**  
 2005 OBC to govern construction  
 Steel to be A-36, primed  
 Bolts to be A-325  
 Weep holes as necessary

**Specifications:**  
 • D/F/UL Listed, Internally Illuminated with H.O. Daylight lamps  
 • Pan Formed Faces w/ Embossed "Cloud" Logo w/ Tomato Red Translucent vinyl applied 1st surface  
 • Sign to be center pole mounted w/ brick base (by others)  
 Weatherproof, flush mounted elec. switch

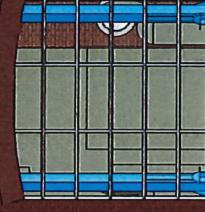
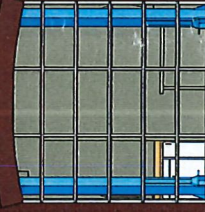
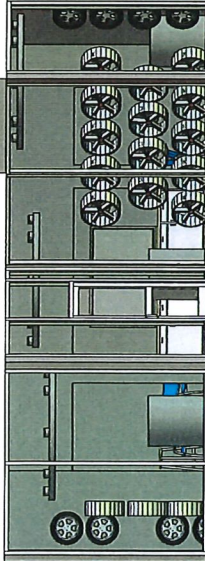
Client: **TireDiscounters**  
 Scale: 3/8" = 1'  
 Date: 5/21/12  
 Location: 2045 Peterburg Rd  
 Hebron, KY 41048  
 Drawing by: TW

**TRIUMPH**  
 SIGN & CONSULTING, INC.  
 450 Madison Parkway • Louisville, OH 45110  
 Phone: 513.534.4400 • Fax: 513.574.8045





*TireDiscounters*





DATE	ISSUE

TIRE DISCOUNTERS  
2020 EAST KEMPERS RD  
CROFTON, OH 43111

# TIRE DISCOUNTERS

PROTOTYPE DESIGN



Always going beyond

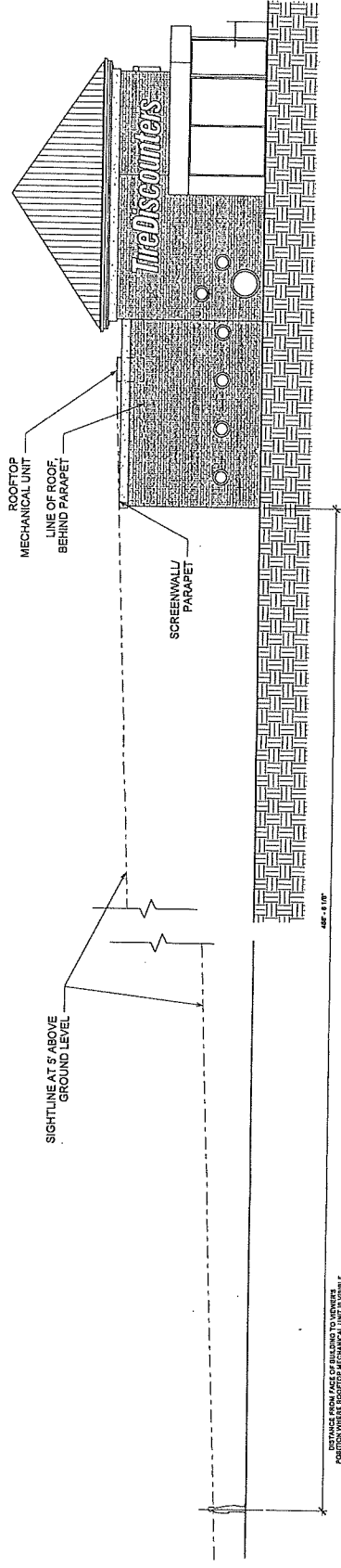
T-513 891.4625  
F-531 891.0382

ARCHITECTURE AND INTERIORS  
DESIGN AND CONSTRUCTION  
SERVICES

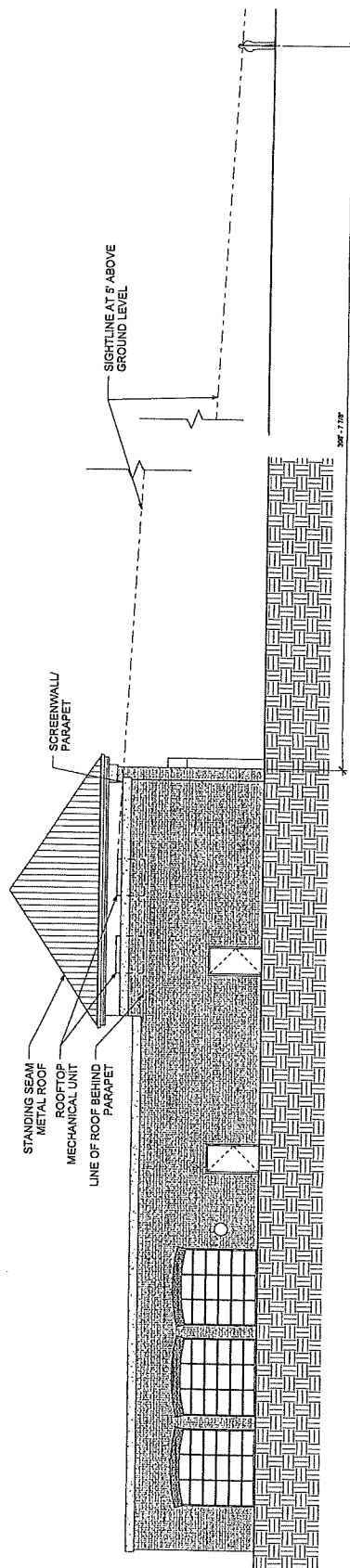
DESIGNED BY	CKW
CHECKED BY	CK
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COMMISSION NO.	
PROJECT	

MECH UNIT SIGHTLINES

DRAWING SK1



1  
SIGHTLINE EAST ELEVATION  
REFERENCED FROM PART SK1  
"UP" = 1/2"



2  
SIGHTLINE SOUTH ELEVATION  
REFERENCED FROM PART SK1  
"UP" = 1/2"

DISTANCE FROM FACE OF BUILDING TO VIEWLINE POSITION WHERE ROOFTOP MECHANICAL UNIT BECOMES VISIBLE

46'-6 1/2"

46'-6 1/2"