

APPLICATION FORM

CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION

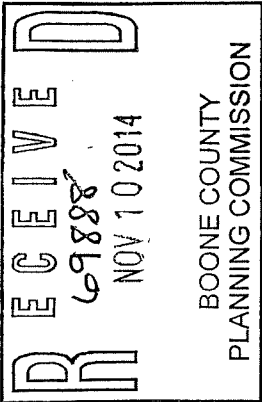
FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(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)
Zone Change Technical Design Committee Review of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
Zoning Administrator Review (As stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
Zoning Administrator Review (As stated in the Mall Road District Study)



- 2. Name of Project Alterations for Cristo Rey Parish
3. Location of Project Kentucky 18 25 CAULIER BOULEVARD
4. Total Acreage of Site 5.239 per Boone County PVA; it is actually two sites
5. Current Zoning C-3/PD/CD/TRO
6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable)
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)
8. Proposed Uses (please specify each use) Church Facility and Practice Athletic Facility
9. Proposed Building Intensities (please specify)
10. Have you submitted a Concept Development Plan? This is our submission
11. Are you also applying for: Conditional Use Permit Dimensional Variance
12. Name of Applicant(s) Diocese of Covington c/o Don Knochelmann@covdio.org
Phone Number 859-392-1588 Fax No. E-Mail dknochelmann@covdio.org
13. Address of Applicant(s) 1125 Madison Avenue, Covington, Kentucky 41011
14. Name of Property Owner(s) SAME AS # 12
Phone Number Fax No. E-Mail
15. Address of Property Owner(s)
16. Are there any existing buildings on the site? Yes
How many? Two fire areas constructed in four or five phases
17. Deed Book 1041 Page No. 1 Group No. 2034 A

(over)

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

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

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. ORIGINAL Property Owner's Signature [Signature]  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

22. ORIGINAL Applicant's Signature [Signature]  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

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

1. Date Received 11/10/14 Fee Received \$2,386.78 R#69888
2. Check what has been submitted:  
 Application  Fee  Legal Description  
 Concept Development Plan  Addresses of Adjoining Property Owners  
6 No. of copies of plan received \*\*
3. Date Application is Administratively Complete as Defined in KRS 100.211 \_\_\_\_\_
4. Staff Reviewer TODD MORGAN
5. Committee Chairperson \_\_\_\_\_
6. Scheduled Public Hearing Date 1/7/15
7. Boone County Planning Commission Action:  
 Approved 2/4/15 Approved With Conditions  
 Denied \_\_\_\_\_ Resolution # \_\_\_\_\_
8. Other: \_\_\_\_\_

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

**ADDENDUM TO ZONING MAP AMENDMENT OR  
CONCEPT DEVELOPMENT PLAN APPLICATION  
CURRENTLY UNDER REVIEW BY THE BOONE COUNTY PLANNING COMMISSION**

***Waiver of 60 Day Time Requirement by Originator  
for Final Planning Commission Action***

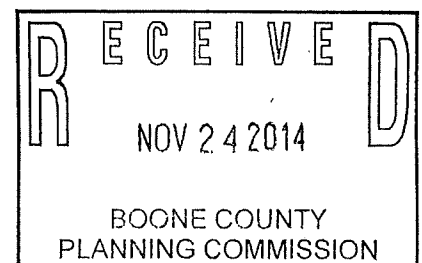
1. Name of Project Alterations to Cristo Rey Parish
2. Location of Project Kentucky 18
3. Names of Applicant(s) Don Knochelmann  
Phone No. 392-1588 Fax No. \_\_\_\_\_ E-Mail dknochelmann@covdio.org
4. Address of Applicant(s) 1125 Madison Avenue  
Covington, Kentucky 41011  
City State Zip
5. Name of Property Owner(s) Diocese of Covington, Most Reverend Roger J. Foys, Bishop

In accordance with the provisions in KRS 100.211, the applicant(s) and property owner(s) or originators above, hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment and/or Concept Development Plan\* application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on 2/5/15.

6. ORIGINAL Property Owner's Signature + Roger J. Foys  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)
- ORIGINAL Applicant's Signature Don Knochelmann  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

**Note:**

\*The 60-day time limit applies to Concept Development Plan applications if the site was originally subject to a Zoning Map Amendment request as part of an individual request, county-wide Zoning Update or a land use/zoning study or plan.

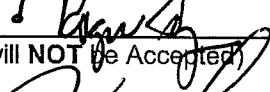
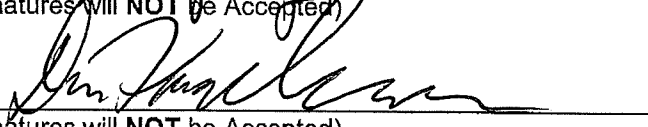


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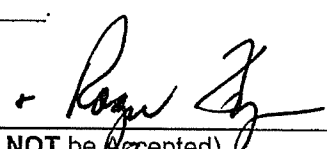
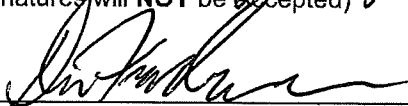
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# EXHIBIT

“A”

## STAFF REPORT

Request of **Diocese of Covington c/o Don Knochelmann (owner)** for a Change in an Approved Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) and Office Two/Planned Development (O-2/PD) zone for a 6.1305 acre site located at 25 Cavalier Boulevard, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow an existing recreation/sports facility to be converted into a church.

January 7, 2015

### Request

The applicant has submitted a Change in an Approved Concept Development Plan to allow an existing recreation/sports facility located at 25 Cavalier Boulevard to be used as a church. The Concept Development Plan provides the following information for the 6.1305 acre site:

Area A – The 15,660 square foot recreational building located in the northern portion of the site will remain and become Cristo Rey Parish. Notes on the plan indicate that the church will be designed to seat 420 people. Access will be provided from the existing curb cuts on KY 18 and Cavalier Boulevard. One hundred and nineteen (119) parking spaces are shown in this area.

Area B – The plan states that the applicant does not have any need for the restaurant located in the center of the site and is leaning towards demolishing the structure. The plan shows the restaurant and central recreational building being demolished (12,250 square feet total). A future driveway connection is shown between the northern and northeastern parking lots and an additional thirty-four (34) parking spaces are shown. A future twenty-four (24) stall parking lot addition is also shown in this area in the event that more parking is needed.

Area C - The 26,575 square foot gymnasium shown in the southwestern portion of the site will remain and a couple options are being considered. Option 1 is to retain the gym and allow various local Catholic schools to use it as a practice gym. Option 2 is to sell the building to another entity. New property lines would be established to separate the building and parking lot from the church property. One hundred and twenty-five (125) parking spaces are shown in this area. Some of these parking stalls cross the property line and are located the Boone County High School campus.

### Pertinent Site History

In 1986, Change in Approved Concept Development Plan and Zoning Map Amendment applications are approved for an approximate 54.8 acre site (Turfway Commercial Park). The 5.2 acre site shown on the southwest corner of KY 18 and Cavalier Boulevard is shown as a 55,000 square foot retail building.

In 1991, a Change in Approved Concept Development Plan is approved for the 5 acre site located at the corner of KY 18 and Cavalier Boulevard. The approved plan shows a 15,000 square foot retail center, 36 hole miniature golf course, and outdoor batting cages. Several conditions were imposed on the approval (see the 1/16/91 Committee Report).

On November 20, 1991, Boone County Planning Commission approves a Site Plan allowing the construction of a 14,400 square foot commercial recreational building and a 36 hole miniature golf course.

On January 20, 1993, Boone County Planning Commission approves a Site Plan allowing a 9,080 building addition to be constructed on the southwest side of Sports of All Sorts.

On June 16, 1993, Boone County Planning Commission approves a Site Plan allowing a 1,050 square foot building addition.

In 1995, a Change in Approved Concept Development Plan application is approved allowing electronically powered bumper boats to be permitted in conjunction with the Sports of All Sorts facility. The approval also allows a 5,000 square foot office/med building to be constructed at the rear of the site (building is now addressed as 45 Cavalier Boulevard). Some landscaping conditions were imposed on the approval (see the 4/19/95 Committee Report).

In 1998, a Change in Approved Concept Development Plan application is approved for Lot 9 of Turfway Commercial Park. The Committee Report indicates that a 25,000 square foot indoor soccer/athletic field is being approved. The rest of the property is approved with three office buildings or four baseball fields (see 1/21/98 Committee Report).

On June 9, 1998, Boone County Planning Commission approves a Site Plan allowing a 25,000 square foot addition (indoor soccer field), outdoor soccer field, and parking addition. The plans show a driveway easement extending to Cavalier Boulevard.

### Site Characteristics

The 6.1305 acre property is located at the southwest corner of KY 18 and Cavalier Boulevard and contains the approximate 54,485 square foot Midwest Hoops Sports Complex, with outdoor miniature golf and sand volleyball courts, and 251 parking stalls. The property has approximately 306 feet of frontage on KY 18 and 500 feet of frontage on Cavalier Boulevard. Access to the property is provided from access points on KY 18 and Cavalier Boulevard. Except for the restaurant area, all of the buildings are constructed with concrete block, metal panels, and metal roofing. Boone County GIS shows that the topography of the parcel falls from 930 feet above sea level along at the KY 18/Cavalier Boulevard intersection to 920 feet above sea level at the northern and southwestern property lines. Water and sanitary sewer mains exist along the KY 18 frontage. Public sidewalks exist along the KY 18 and the Cavalier Boulevard frontages. Street trees exist along KY 18.

Adjacent Land Uses and Zoning

- North: Cavalier Boulevard, Remke Market (C-3/PD), Baymont Inn (C-3/PD), Value Place Hotel (O-2/PD), Pediatric and Adolescent Medicine (C-3/PD)
- South: Brynwood Plantation Apartments (O-2/PD) and Boone County High School (PF)
- East: KY 18, Florence Park Care Center (PF/PD), Dental Development Center (C-2/PD), Emerald International Corporation and Bel Flex Staffing (C-2/PD)
- West: Multi-Tenant medical buildings fronting on Cavalier Boulevard (O-2/PD) and undeveloped property (O-2/PD)

Relationship to the Comprehensive Plan

The 2010 Boone County Comprehensive Plan's "2035 Land Use Plan" designates the site for "Recreation" uses. This designation is described as "public and commercial outdoor recreation including golf courses, parks, race tracks, private reserves, wooded areas that serve an established recreation use, etc."

The Land Use Element (Florence Commercial Area, pg. 166)) makes the following statements regarding the general area:

- A. "The Turfway Road area between U.S. 25 and KY 18 will see some redevelopment as a result of the reconstruction and widening of Turfway Road. Access management guidelines need to be adhered to. Development in the area west of I-75 should follow the guidelines of the Houston-Donaldson Study. Likewise, the Dream Street Study should be followed for its area. The Parkway Corridor Study was written in 2008 as the Central Florence Strategic Plan. It is a land use study and zoning document that encompasses the area bound by I-71/75 to the north and west, Shaun Alexander Way and Russell Street to the east, and Industrial Road (near Carole Lane) to the south. The overall study area is divided into eight unique sub-areas or neighborhoods, and outlines land use and zoning recommendations, transportation improvements, architectural and design requirements, and signage."

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

- A. Developments in Boone County should begin with an assessment of the existing site features to determine positive and useful attributes, as well as features which should or can be preserved. Development design should incorporate the use of these attributes for the benefit of the development and the County as a whole, rather than leveling an entire site to meet a pre-conceived project design. Development plans should identify such areas, and delineate disturb limits to protect those areas that have been defined. True Open Space subdivision design should be considered to blend new subdivisions in with

areas that have a rural character (Utilization of Existing Vegetation and Topography, pg. 162).

- B. Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact (Buffering, pp. 162-163).
- C. Developments in Boone County must include landscaping to accompany the proposed project. This landscaping should be designed to improve the public view of a development, and should be incorporated into parking lots and other vehicle circulation areas, as well as within open spaces and around structures. Landscaping is intended to minimize the visual impacts of the development from adjoining properties and roadways...

Developments along major roadways in Boone County must include landscaping between the development and the right-of-way in order to promote the aesthetic appearance from the roads and to facilitate the compatibility of differing land uses (Landscaping, pg. 163).

- D. Developments in Boone County must be designed, where appropriate, to improve the County's transportation network system of roadways, and functional classifications must be used in the planning for and designing of new developments. Collector roadways should be extended and developed to provide for the safe movement of traffic through and between subdivisions. Development along existing arterials and collector roadways should not have direct driveway access, but be served by a local street. Appropriate road connections should be constructed to provide alternate routes for traffic to and through specific projects and to enhance the capacity of existing streets. The traditional grid system can provide an alternative to typical suburban design. Parallel and frontage roads should be used to minimize impacts of individual sites on collector and arterial roadways. Appropriate pedestrian networks should be incorporated into the design of developments which will generate or experience significant pedestrian use. These networks should not only provide internal paths, but should provide connections to adjoining uses where appropriate. Public open space and recreation sites should be connected to each other by bicycle and pedestrian paths where appropriate. Transit Oriented Development (TOD) is discussed in detail in the Transportation Element, and should be examined as a future direction in Boone County development patterns (Transportation and Pedestrian Network, pp. 163-164).
- E. 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 (Design, Signs, and Historic Preservation, pg. 164).

The Business Activity Element provides the following comments that relate to the general area:

- A. Since the immediate Florence area figures so prominently in Boone County's commercial activity, this region has the momentum to continue dominating any expansion of commercial activity. Currently, "big box" retail has been overbuilt in the county. As a result, building vacancies and tenant changes are visible along the major commercial corridors in Florence. The market and infrastructure impacts of future large scale or regional commercial uses on the existing Florence commercial districts must be considered. Furthermore, it is important to encourage the reuse of vacant commercial buildings and ongoing maintenance and rehabilitation of older business districts, instead of creating new commercial districts. Four studies, the Houston-Donaldson Study, the Central Florence Strategic Plan, the Main Street Study, and the Mall Road District Study, have defined the scale and type of commercial uses in the City of Florence and surrounding area. The Houston Road area will mature with expansion of the retail and office base, and expansions of St. Elizabeth-Florence Hospital. The Main Street area will experience a rebirth as a result of an expanded population in the area and public improvements. Existing business districts need to be supported through market analysis and realistic recommendations. Overall the commercial economy of Boone County has become more diversified (Recommended Areas of Commercial Activity, pg. 67).
- B. Many problems with the location and arrangement of commercial uses have emerged, especially along the KY 18 and U.S. 42 corridors. Commercial developments along KY 18 and U.S. 42 west of Mall Road should not be regionally oriented nor should they attract additional traffic, but rather be served by the existing or future population of the area. A mix of commercial, office, and residential uses, along with limited access, should be encouraged along KY 18. Along the entire KY 18 corridor east of Burlington, there are traffic congestion problems that can be worsened by adding commercial access points (Recommended Areas of Commercial Activity, pg. 68).

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

- A. New development or redevelopment shall attempt to design sites utilizing existing topography and vegetation, and encourage preservation of the existing character of the land. Development design should minimize grading work as opposed to clearing the entire site. Existing trees and pasture land shall be evaluated during the design and construction process as a visual and economic benefit to the community (Environment, Goal).
- B. Existing vegetation shall be considered as both an important site characteristic and a community resource (Environment, Goal).

- C. Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas (Business Activity, Goal).
- D. Safe, efficient and environmentally sound public services and facilities shall exist for all development (Public Services and Facilities, Goal).
- E. Public facilities and services shall be in locations that are accessible to the population being served. Public information shall be easily accessible through the Internet and similar technology (Public Services and Facilities, Objectives).
- F. Priority shall be given toward maintaining, protecting, and improving the capacity and safety of the existing road system (Transportation, Objective).
- G. Proper vehicular and pedestrian access to adjoining property shall be provided and/or retained when a property develops or redevelops.

#### Planned Development Standards

The Concept Development Plan needs to be evaluated against the Planned Development Standards that are found in Section 1514 of the 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

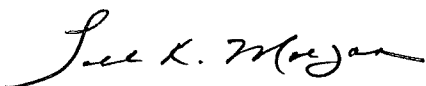
1. Staff recommends that the following Planned Development Standards should be analyzed in more detail before action is taken on the request:
  - A. Mixed Use Orientation and Pedestrian Orientation: This standard states that Planned Developments shall have a pedestrian orientation.  
  
The Boone County Zoning Regulations currently require sidewalks to be installed when a parking lot immediately adjoins a building. The Planning Commission and City of Florence should analyze if any such sidewalks should be installed. Some landscaping will need to be removed along the church building if these sidewalks are installed.
  - B. Landscaping: This standard states that substantial landscaping shall be provided in Planned Developments with emphasis given to streetscape areas and buffer zones.  
  
The Cavalier Boulevard street frontage and parking lots do not comply with the current landscaping regulations.
  - C. Architecture: This standard states that a consistent architectural theme shall be provided in Planned Developments. The theme shall relate to existing structures on the project site and adjacent sites.

2. Staff would like the applicant to address the following issues:
- A. Has the church made a decision if they will demolish the middle section of the building?
  - B. Has the church made a decision if they will retain or sell the gymnasium?
  - C. Are any exterior improvements being proposed to the church?
  - D. How many church services will be held on Sundays?
  - E. The notes on the Concept Plan indicate that the Church is being designed for 420 seats. Is this the total seating in the sanctuary? Will additional seating be provided in Sunday school classrooms?
  - F. Are any additional sidewalks being proposed in the parking lots?
  - G. Is any additional landscaping being proposed on the perimeter of the site or in the parking lots?
  - H. The Concept Plan shows two existing sand volleyball courts. Are these being retained?
  - I. The Concept Plan shows an existing dumpster in the parking lot. Is this dumpster being retained? If so, could it be enclosed with an enclosure that conforms to the Boone County Zoning Regulations.

### CONCLUSION

The request need to be evaluated by the Boone County Planning Commission and Florence City Council in terms of Article 15 of the Boone County Zoning Regulations and the potential impacts on existing and planned uses in the area. The Future Land Use Map needs to be amended if the request is approved.

Respectfully Submitted,



Todd K. Morgan, AICP  
Senior Planner, Zoning Services

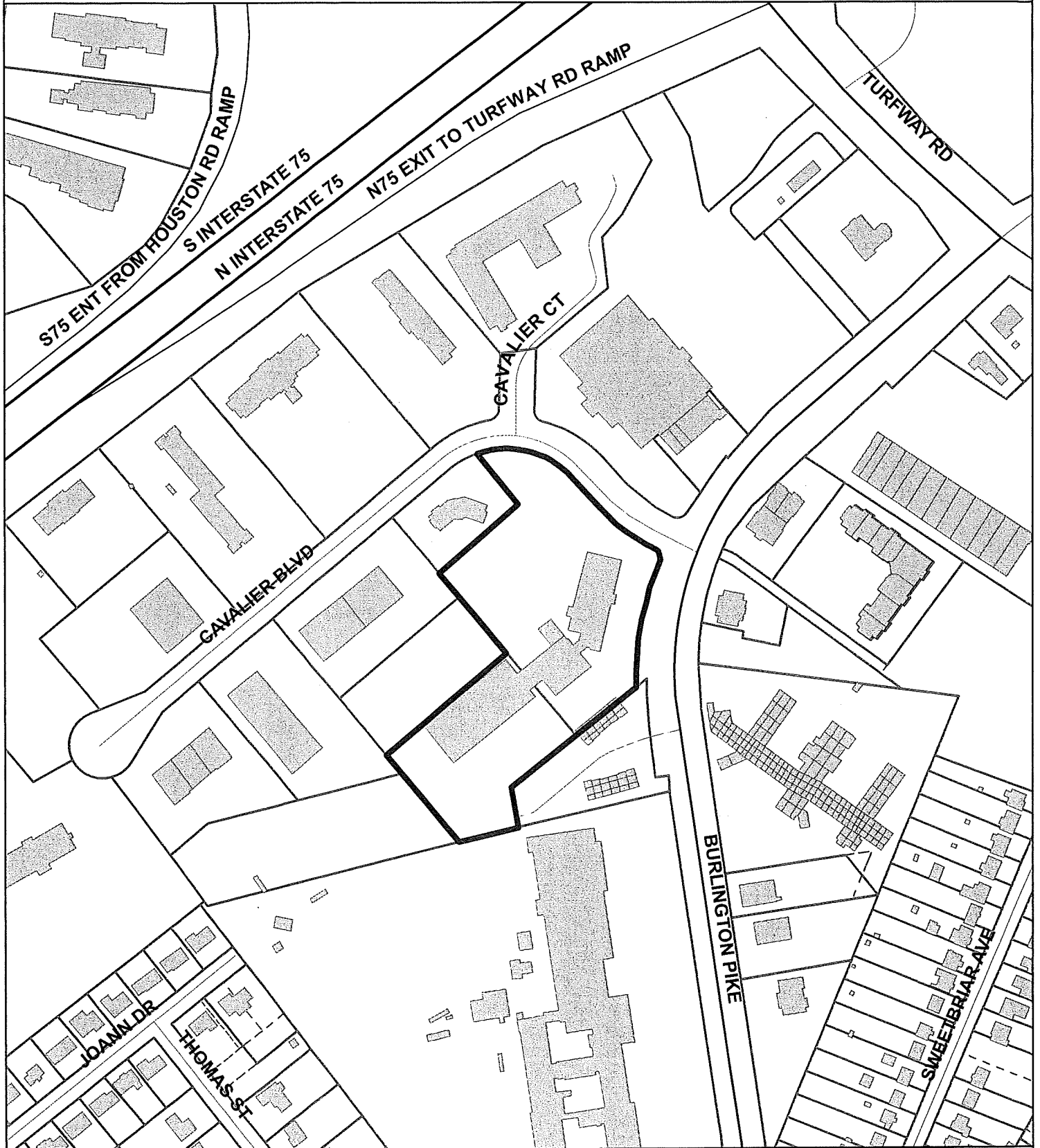
TKM/tlb

Attachments:

- \*Site Vicinity Map
- \*Concept Development Plan
- \*1/16/91 Committee Report and Concept Plan
- \*4/19/95 Committee Report and Concept Plan
- \*1/21/98 Committee Report and Concept Plan
- \*2013 Aerial Map
- \*Zoning Map
- \*Topographical Map
- \*Future Land Use Map
- \*Planned Development Standards
- \*Application

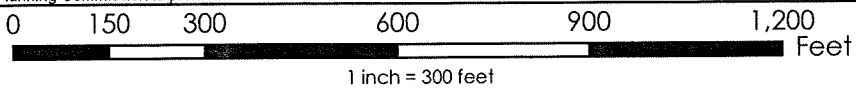
# SITE VICINITY MAP

www.boonecountygis.com



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



Map Created: 07/01/2013

File Path: E:\work\2013\07\01\013.mxd  
ArcMap Document: BooneMap (ite).mxd

**RECEIVED**  
 DEC 26 2014  
 BOONE COUNTY  
 PLANNING COMMISSION

The existing interior/ outdoor sports complex with 7,364 ± sq ft, four phases and totals approximately 54,485 ± sq ft. The area. There are approximately 251 parking spaces. The Diocese of Covington purchased the facility and is now operating it as the Spanish speaking Catholic Church for the Cristo Rey Parish.

The Diocese is currently evaluating what function(s) the balance of the facility will serve the greater Northern Kentucky Catholic community. They are certain that they will continue to operate the gymnasium and the programs currently housed in the center portion of the complex. Therefore, the Diocese is leaning toward removing the portion, which will assemble toward the northern portion of the facility.

Please reference the drawing for the locations of Areas A, B, & C.

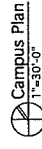
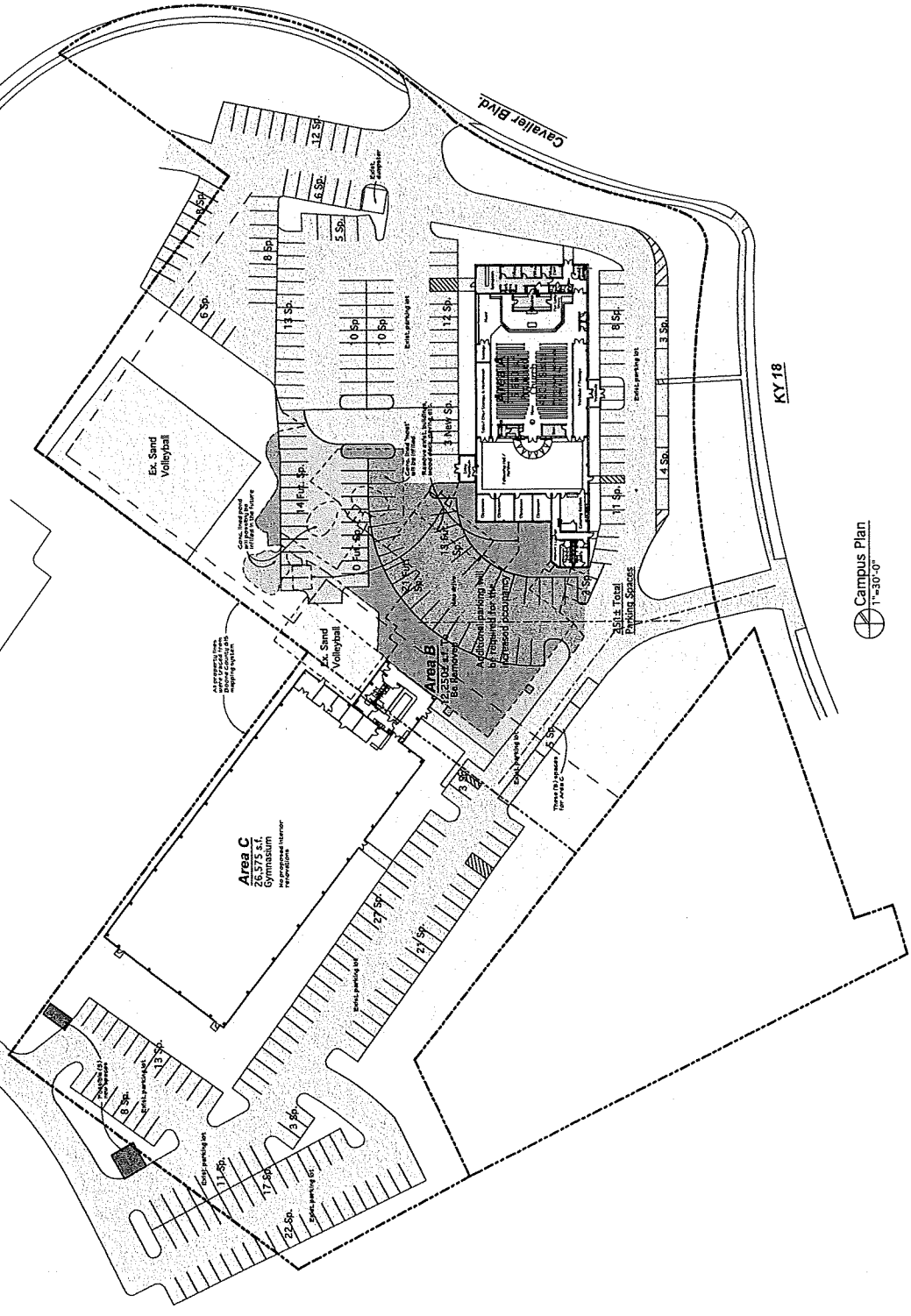
The northern portion, as stated, will be transformed into the Cristo Rey Church (Area A). A couple of options are being considered for the southern building (Area C), which is currently a practice basketball court, gymnasium, offices, and various support spaces. One is to retain it and to continue operating it as a practice gymnasium for the parish. The other option is to sell it to another entity. New property lines would be established to separate the properties & parking. The property lines on this drawing are preliminary and subject to change. There appears to be some conflict with parking and the adjacent properties that will need to be verified and mitigated.

The Cristo Rey portion (Area A) will have an area of 15,662 ± sq ft. The center portion (Area B) to be removed is 11,250 ± sq ft. The remaining balance (Area C), will have an area of 28,573 ± sq ft.

The exterior stairs in the vicinity of Area B that will be removed is approximately 10,000 ± sq ft. This includes an exterior concrete patio, sidewalk, concrete lined "moat" from previous measure golf, etc. Adding the portions of Area B to be removed to the total amount of 11,250 ± sq ft, the total amount of 21,250 ± sq ft. The total amount of 21,250 ± sq ft. The total amount of 21,250 ± sq ft. The total amount of 21,250 ± sq ft.

As stated, there are approximately (251) parking spaces. There will be a small amount lost and a small amount gained. The parking required for the church portion is (410) seats (based on 277 seats). Thus the required parking for Area A (based on 420 seats) is (1,400) spaces. The total amount of 1,400 spaces. The total amount of 1,400 spaces. The total amount of 1,400 spaces.

Additional parking to be provided for the proposed parking for Area B (Batteries). The total amount of 1,400 spaces. The total amount of 1,400 spaces. The total amount of 1,400 spaces.



# COMMITTEE REPORT

#1

TO: Boone County Planning Commission

FROM: Phil Damstrom, Chairman

DATE: January 16, 1991

RE: Request of Gartner, Burdick, Bauer-Nilsen (applicants) for Curtis Smith (owner) for a Change in an Approved Concept Development Plan on Lot 10 in Turfway Commercial Park located off Cavalier Boulevard, Florence, Kentucky. The 5 acre site is zoned Commercial Services/Planned Development (C-3/PD). The proposed uses are a retail center, a batting cage and a miniature golf course.

## REMARKS:

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

## FINDINGS OF FACT

1. The request is consistent with The Turfway Study; it contains uses that should generate less traffic than the previously approved 55,000 square feet of retail space on the site. The Turfway Study recommends that the principle objective of land use plans in the interchange area should be to protect the interchange and to minimize potential for traffic congestion in the area. In addition, the proposed recreation uses will have a seasonal traffic pattern where the 15,000 square foot retail center will be the only traffic generator on the site for approximately five months of the year. Specific references to the Turfway Study are made in the 12/19/90 Staff Report.
2. The applicant has shown that the proposed recreation uses will compliment the restaurant and hotel uses in the Turfway Commercial Park and help lend the park an active and festive character. The result should be that some patrons will make multi-purpose trips to the area.

## CONDITIONS

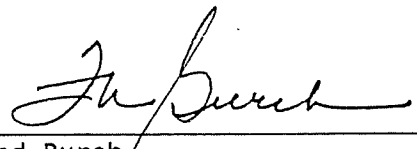
The applicant is being asked to agree to include these items as part of the Concept Development Plan in order to clarify the plan presented at the 12/19/90 Public Hearing. Further, these conditions are intended to clarify the suitable uses and development for the presented plan.

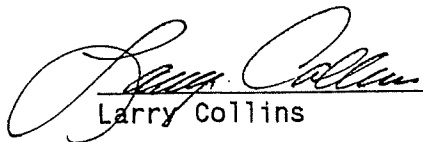
1. The proposed batting cage must receive design approval from the Zone Change Committee upon submittal for Site Plan Review. All chain link fence surrounding the recreation uses and comprising the support structure of the batting cage shall be coated with black plastic as indicated in submitted photographs. The batting cage use shall include a dark-colored net, green-painted or turf-covered floor, and additional landscaping

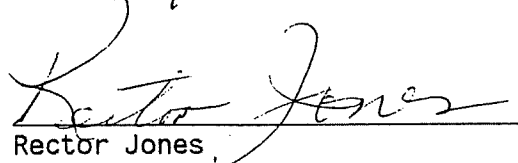
- around the cage for screening purposes and to provide a focal point of the site entryway.
2. The developer shall provide needed lane markings on Cavalier Boulevard to allow for orderly turning movements into and out of the site.
  3. The development shall contain emergency access to KY 18 as required by the City of Florence, as well as to lot #9. In addition, a pedestrian access shall be constructed to lot # 9.
  4. As indicated by the applicant, site lighting will be directed downward and not produce glare on adjacent roadways or on the adjacent apartments.
  5. Dumpster screening shall include both an enclosure and shrubs. The rear of the proposed retail building shall of similar materials as the building front. Trees and shrubs shall be used to screen utilities structures and to provide a visual break in the expanse of the rear wall.
  6. The developer shall complete the sidewalk along Cavalier Boulevard for the frontage of this site.
  7. The height of the site lighting and the batting cage structure shall be generally consistent with comments at the 12/19/90 Public Hearing. Signage shall be consistent with the Turfway Commercial Park Special Sign District.

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.

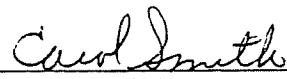
  
\_\_\_\_\_  
Phil Damstrom, Chairman

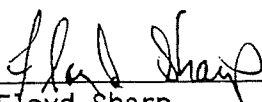
  
\_\_\_\_\_  
Fred Burch

  
\_\_\_\_\_  
Larry Collins

  
\_\_\_\_\_  
Rector Jones

\_\_\_\_\_  
Barry Neltner

  
\_\_\_\_\_  
Carol Smith

  
\_\_\_\_\_  
Floyd Sharp

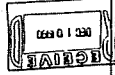
PD:kat

No. Name: Smith-Burlington  
 Date: 12/21/00  
 Drawn By:  
 Checked By:  
 Date: 7 DECEMBER 1999  
 Project:  
 No.

**GRBN**

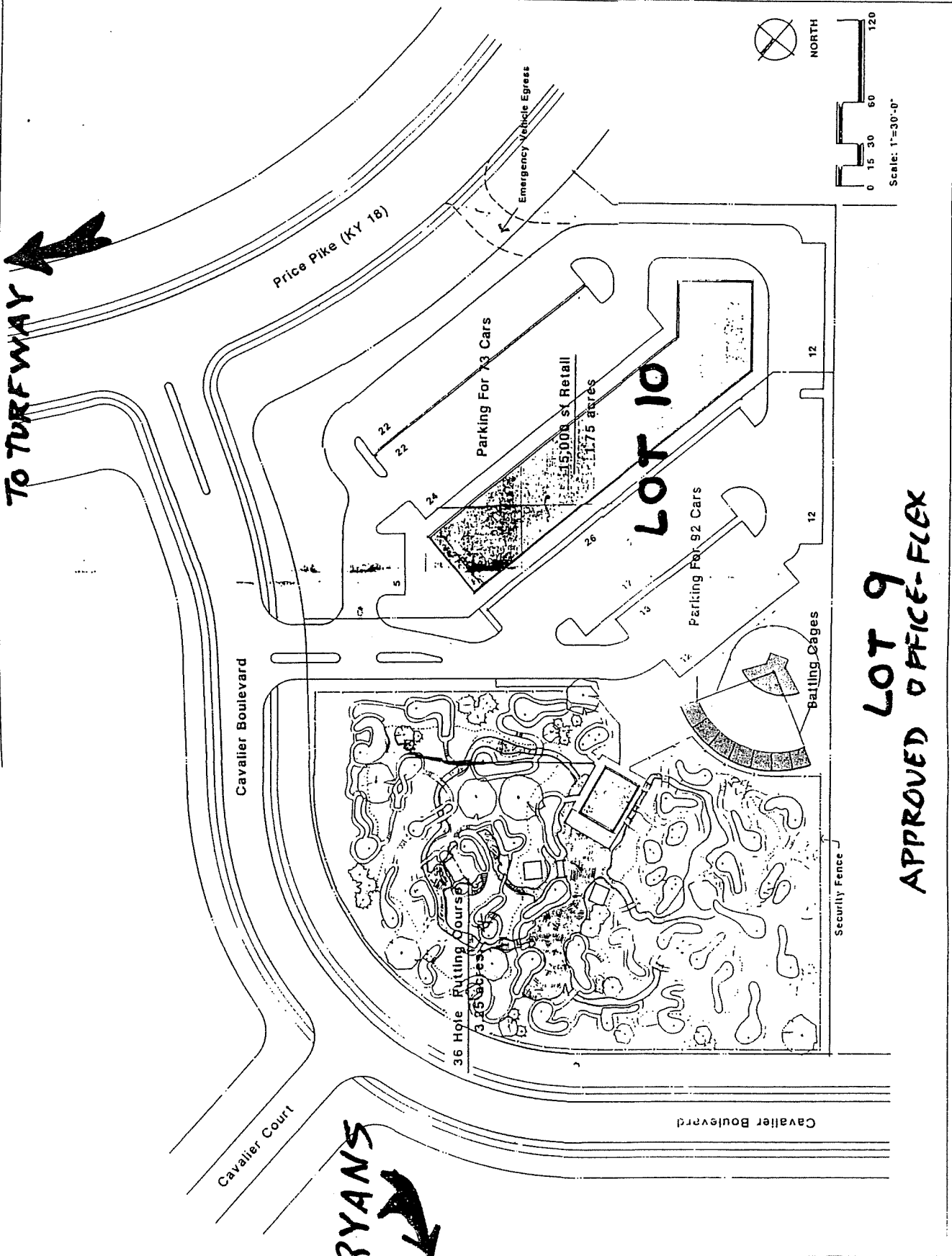
Director, Architects, Engineers, Surveyors, Planners, Interior Designers, Landscape Architects  
 6916 Oakwood Drive, Louisville, Kentucky 40122

SMITH-BURLINGTON  
 CONCEPT DEVELOPMENT PLAN  
 BOONE COUNTY, KENTUCKY



**To TURFWAY** →

**RYANS** →



**LOT 9**  
**APPROVED OFFICE-FLEX**

## COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: William Bailey, Chairman

DATE: April 19, 1995

RE: Request of Bayer Becker Engineers (applicant) for Eugene Daniels (owner) for a Change in Concept Development Plan to allow the construction of an approximately 5,000 square foot medical office building, and to allow "bumper boats" in conjunction with an established commercial recreation use (Sports of All Sorts), at 25 Cavalier Boulevard, Florence, Kentucky. The site is located within a Commercial Three/Planned Development (C-3/PD) zone.

### REMARKS:

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

### FINDINGS OF FACT

1. This request, along with the attached conditions, is in conformance with the 1990 Boone County Comprehensive Plan, which recommends commercial land uses for the site, and the 1995 Boone County Comprehensive Plan Goals and Objectives. The request is also consistent with the mixed commercial character of the existing and approved uses in the immediate area.
2. The attached conditions are necessary to achieve consistency with the Boone County Comprehensive Plan and Article 15, "Planned Development District" of the Boone County Zoning Regulations, and to mitigate foreseeable community impacts that would be created by the proposal that would affect the varying uses on the project site and the varying uses adjacent to the project site. The applicant has signed a letter agreeing to these conditions.

### CONDITIONS

1. The architectural design of the proposed medical office building shall be generally consistent with the architectural concept drawing submitted by the applicant's architect.
2. Continuous landscaping screening (berming, large evergreen and/or deciduous trees, and/or hedging) shall be provided along the south property line of the Sports of All Sorts site adjacent to the bumper boat attraction, and along the rear property line of the medical office building site.
3. Large and/or medium trees shall be provided in the side and rear yard areas of the medical office building site at a rate of at least one tree per 40 linear feet, as measured along the adjacent property line.

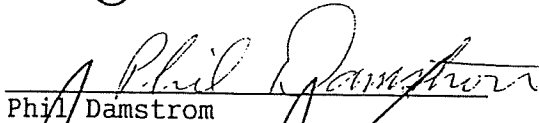
4. A berm shall be provided along the Cavalier Boulevard right-of-way adjacent to the medical office building site's street frontage. Large canopy trees shall be provided along the Cavalier Boulevard right-of-way at a minimum rate of one tree per 40 linear feet of street frontage. The final species selection for the street frontage trees shall be subject to approval by the City of Florence.
5. Any freestanding signage for the medical office building shall be limited to one monument style sign that does not exceed 6 feet in height or 40 square feet in area.

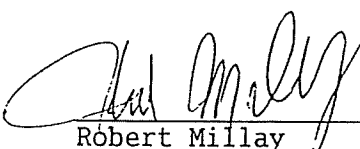
A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request.

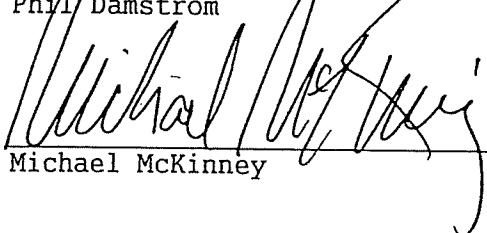
\_\_\_\_\_  
William Bailey, Chairman

  
\_\_\_\_\_  
Barry Nettner

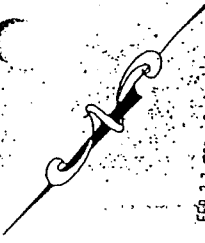
\_\_\_\_\_  
Fred Burch

  
\_\_\_\_\_  
Phil Damstrom

  
\_\_\_\_\_  
Robert Millay

  
\_\_\_\_\_  
Michael McKinney

- NOTES
- 1) EXISTING ZONE: 07-00 A/C
  - 2) PARKING REQUIRED PER 200 S.F. 8.16
  - 3) 5000 - 200 = 25 SPACES
  - 4) PARKING PROVIDED = 29 SP
  - 5) PROPOSED SITE AREA = 0.28 Acres

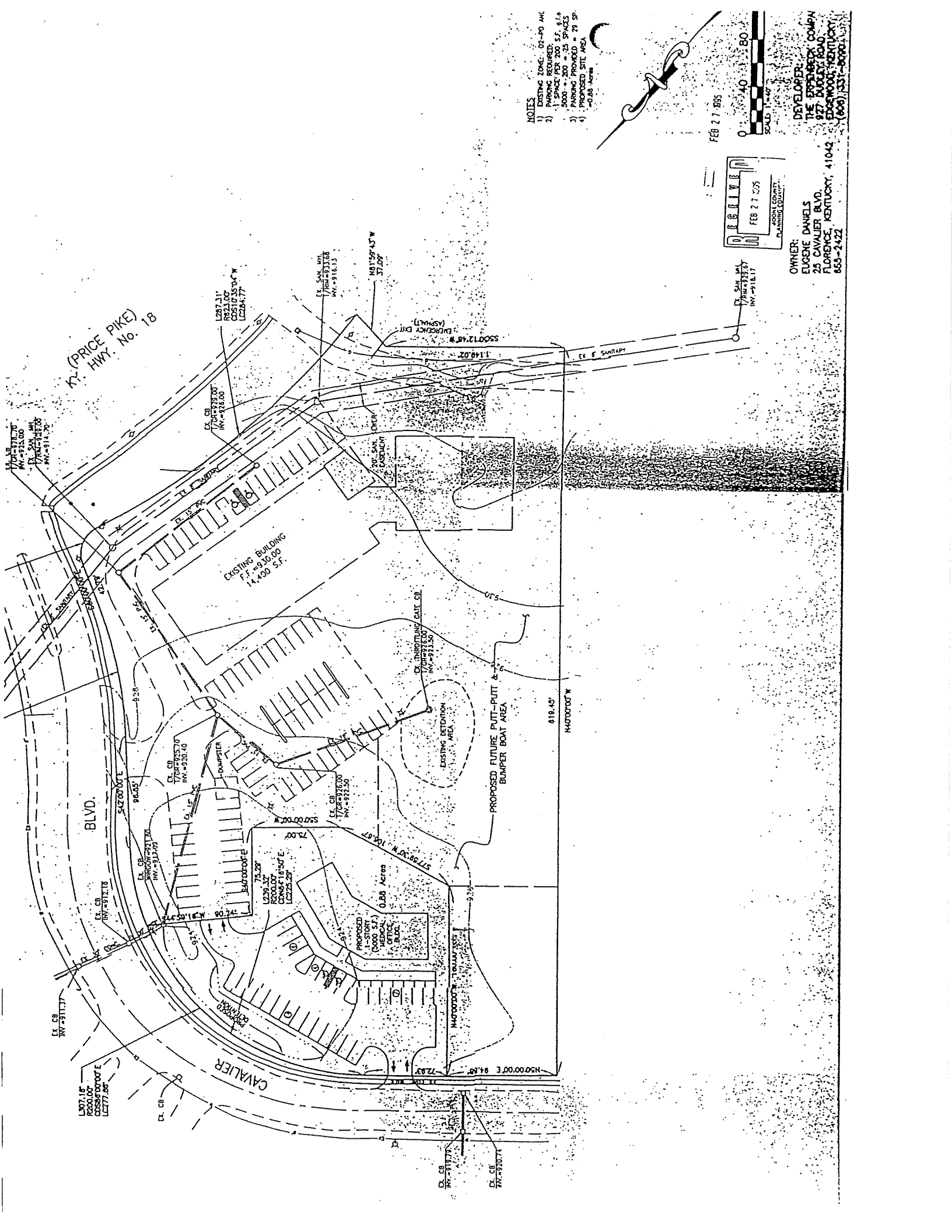
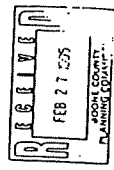


FEB 7 7 89S



DEVELOPER:  
THE FREEMAN COMPANY  
877 MADISON ROAD  
EDGEMOND, KENTUCKY 41042  
(606) 337-8600

OWNER:  
EUGENE DANIELS  
25 CAVALIER BLVD.  
FLORENCE, KENTUCKY 41042  
668-2422



PRICE PIKE  
KY. HWY. No. 18

EXISTING BUILDING  
F.F. 9-9.30.00  
14,400 S.F.

PROPOSED FUTURE PUTT-PUTT & BUMPER BOAT AREA

PROPOSED 1-STORY OFFICE BLDG.  
500 S.F.  
9-9.30.00

CAVALIER

BLVD.

## COMMITTEE REPORT

**TO:** Boone County Planning Commission

**FROM:** Linda Schaffer, Chairperson

**DATE:** January 21, 1998

**RE:** Request of Espey, Huston & Associates (applicant) for Daniels Investments (owners) for a Change in Concept Development Plan in an Office Two/Planned Development (O-2/PD) zone for a 11.16 acre site known as Lot 9, Turfway Commercial Park located on Cavalier Boulevard, Florence, Kentucky. The request is for a Change in Concept Development Plan to allow office, hotel, and indoor and outdoor athletic field uses.

### REMARKS:

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

#### Findings of Fact

1. The Committee has concluded that the proposed Change in Concept Development Plan to allow an outdoor athletic field, a 25,000 square foot indoor soccer/athletic fields, and four (4) office buildings totaling approximately 62,700 square feet is appropriate and conforms with the intent of the 1995 Boone County Comprehensive Plan.
2. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives and policies of the 1995 Boone County Comprehensive Plan. The committee has also concluded that the attached conditions are necessary to mitigate any foreseeable impacts that may be created by the development. The applicant has signed a letter demonstrating agreement with these conditions.

#### Conditions

1. The architectural design of any and all structures on the subject property will be reviewed by the Planning Commissions' Staff through the Site Plan Review process.

- 2. As shown on the proposed concept plan, field #1 will be the only "athletic" field with lights.
- 3. No audio system will be used in conjunction with the uses proposed in this Change in Concept Development Plan.

4. **Amended concept plan is incorporated herein.**  
*to add 5,000 sq. ft to indoor soccer and delete 5,000 sq. ft from office. M*  
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.

*Linda Schaffer*  
Linda Schaffer, Chairperson  
For  Against \_\_\_\_\_  
Abstain \_\_\_\_\_ Absent \_\_\_\_\_

*Arnold Caddell*  
Arnold Caddell  
For  Against \_\_\_\_\_  
Abstain \_\_\_\_\_ Absent \_\_\_\_\_

*Michael McKinney*  
Michael McKinney  
For  Against \_\_\_\_\_  
Abstain \_\_\_\_\_ Absent \_\_\_\_\_

*Robert Millay*  
Robert Millay  
For  Against \_\_\_\_\_  
Abstain \_\_\_\_\_ Absent \_\_\_\_\_

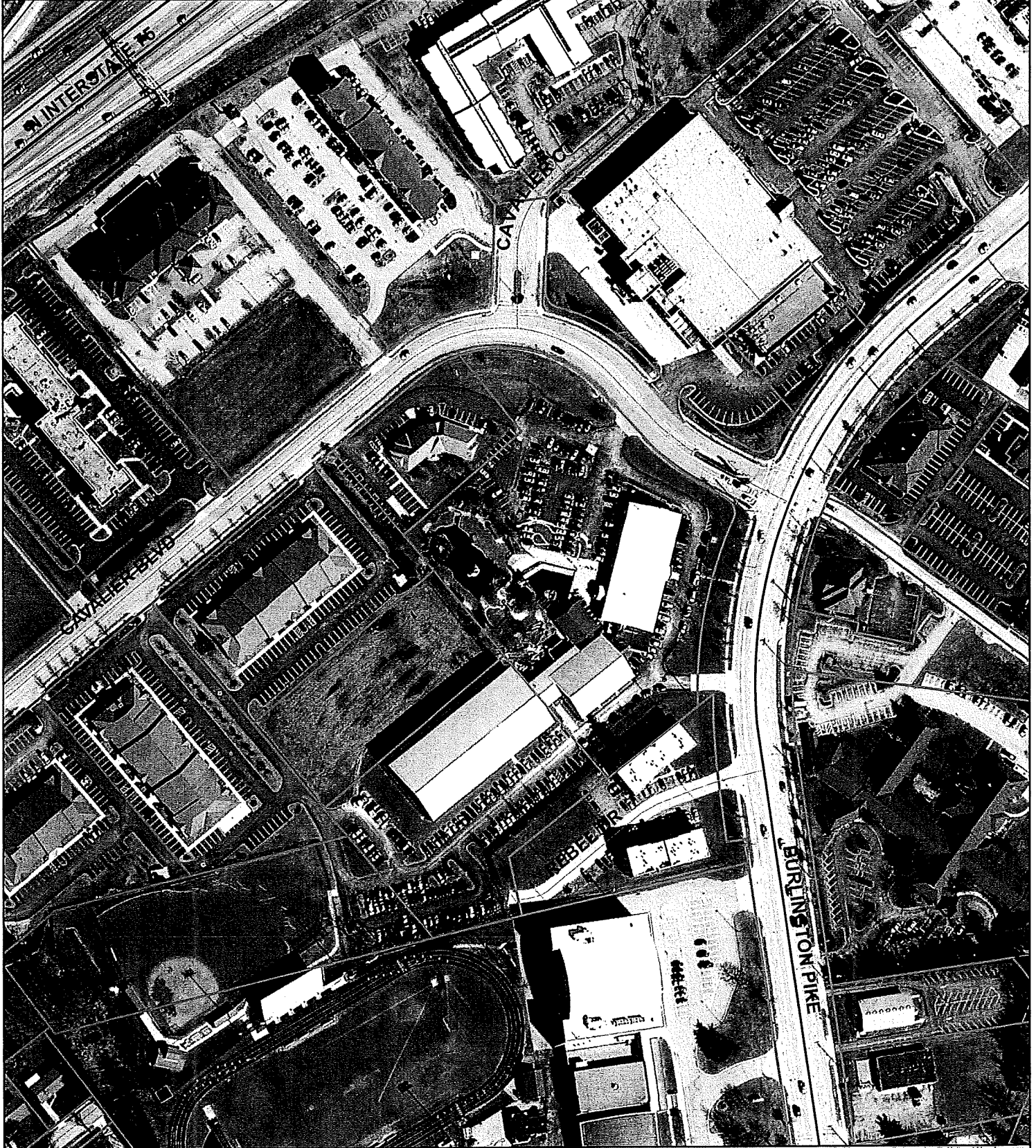
TOTAL: 4 FOR \_\_\_\_\_ AGAINST \_\_\_\_\_ ABSTAIN \_\_\_\_\_ ABSENT \_\_\_\_\_

5. The extended drive along Brynwood Apts. will not be developed as the main access driveway for Sports of all sorts. M



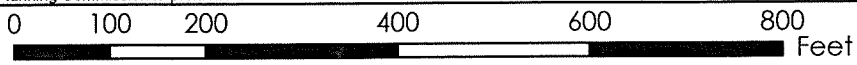
# 2013 AERIAL MA.

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1 inch = 200 feet



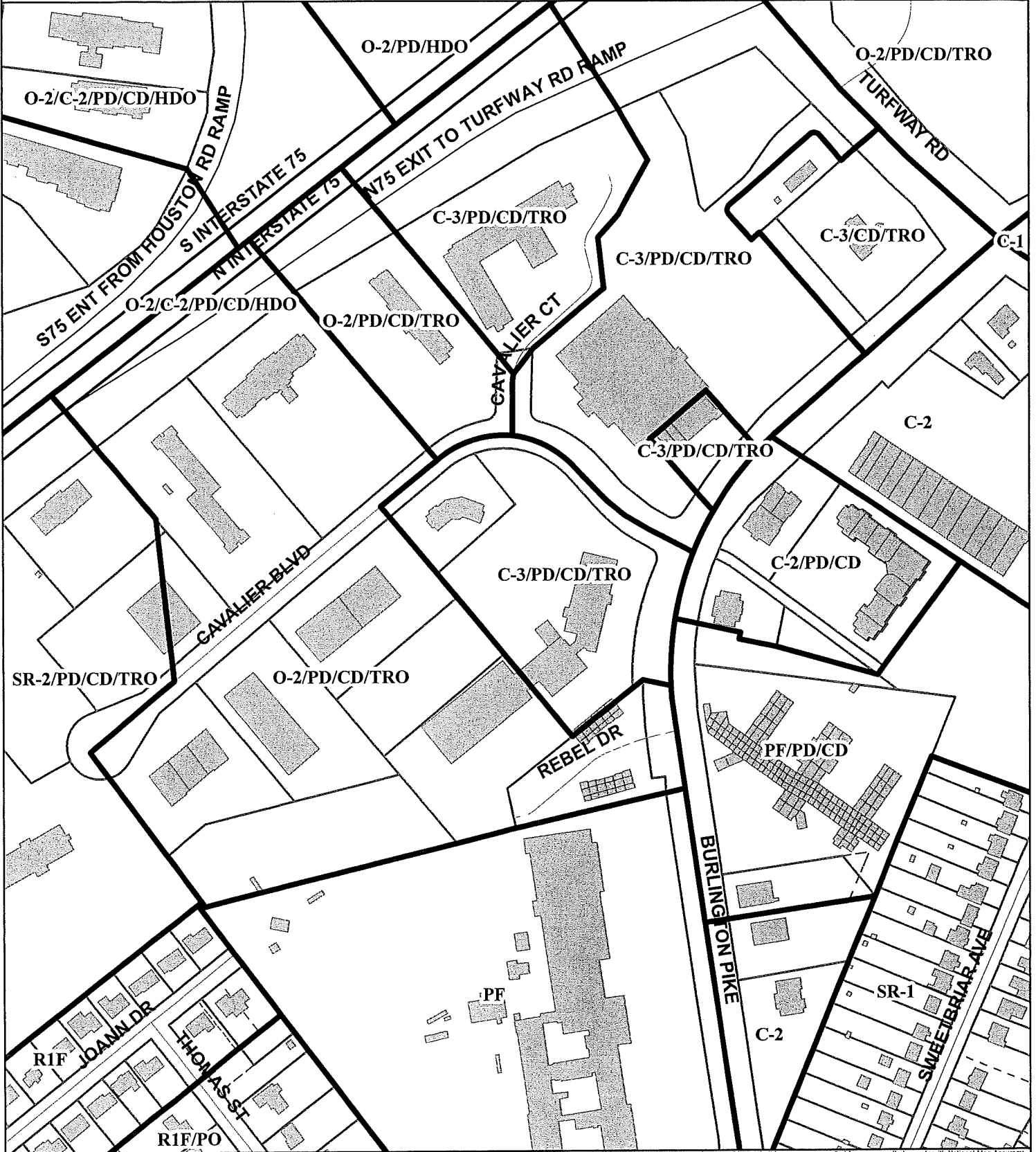
**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: 07/01/2013

2013 Print & Order by 2013 03 15 10:00  
ArcMap Document: BooneMap (lit).mxd

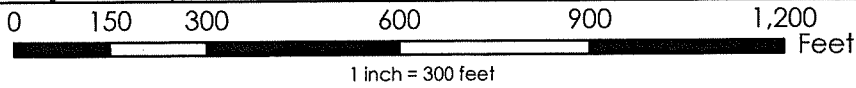
# ZONING MAP

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Map Created: 07/01/2013

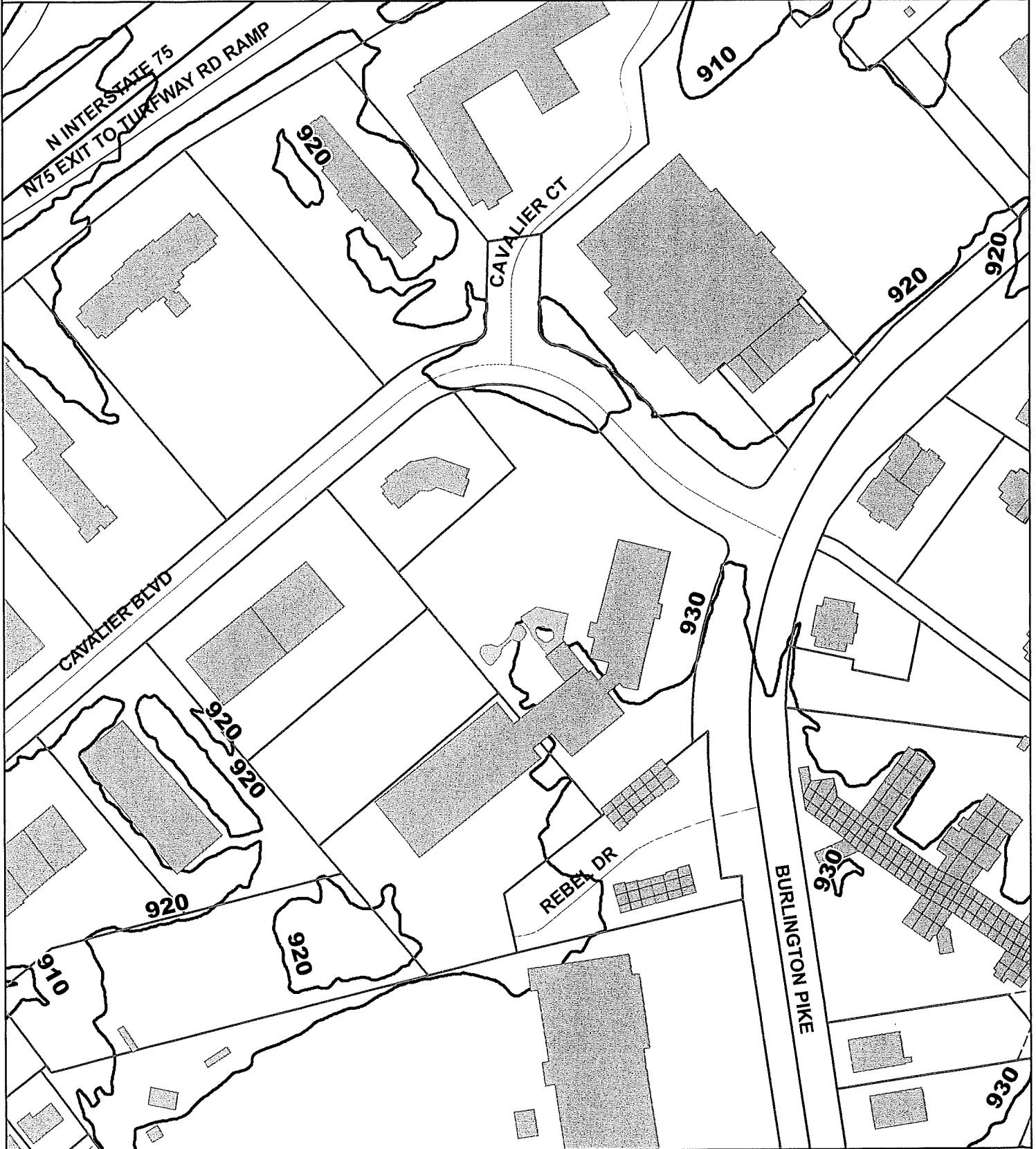
**Boone County GIS - Putting Northern Kentucky on the Map**



Boone County GIS  
ArcMap Document: BooneMap (M6).mxd

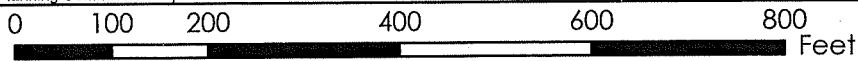
# TOPOGRAPHICAL MAP

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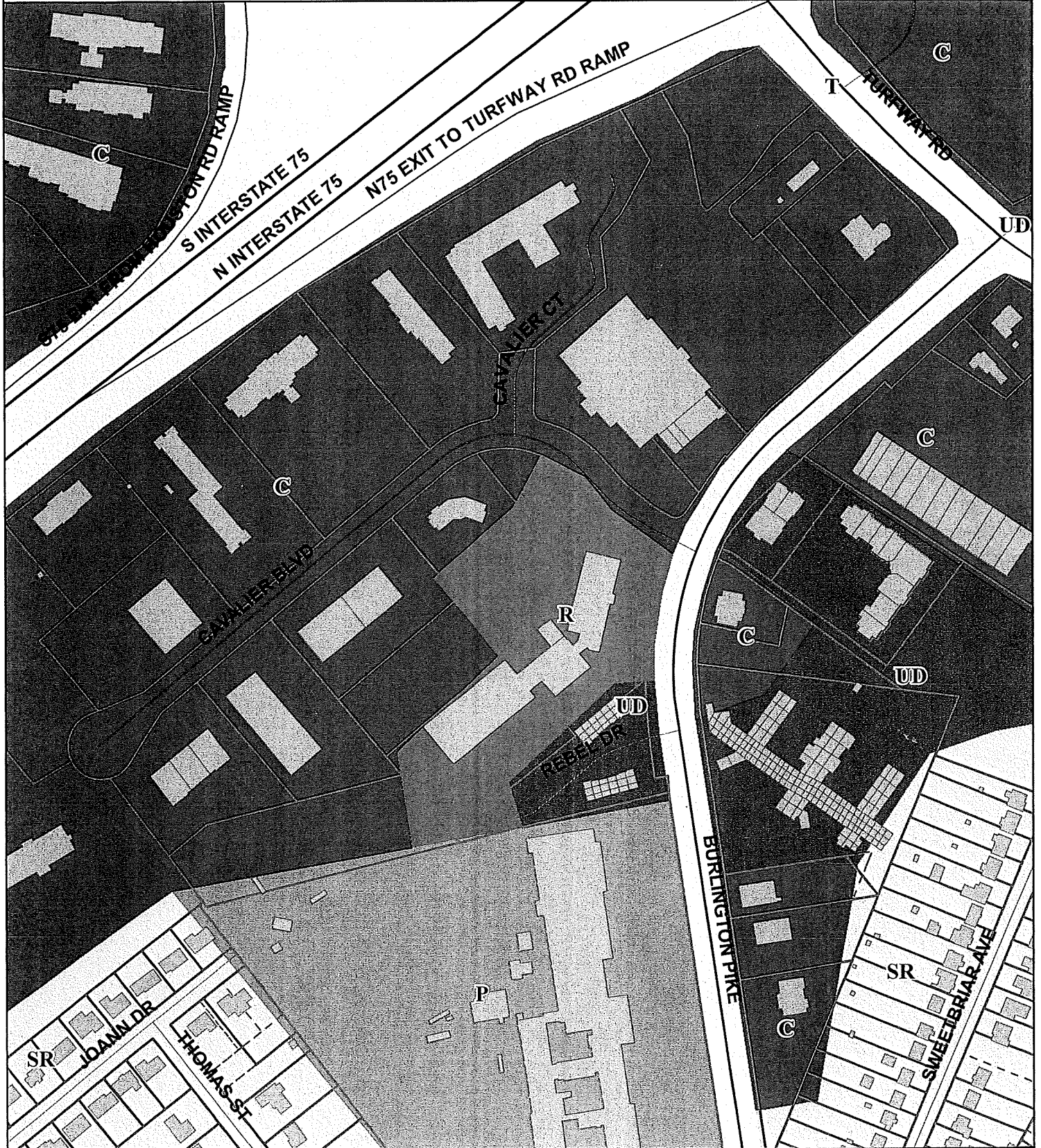
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**Boone County GIS - Putting Northern Kentucky on the Map**

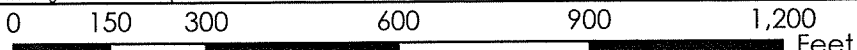
# 203. FUTURE LAND USE MAP

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1 inch = 300 feet



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

Map Created: 07/01/2013

ArchMap Document: BooneMap (file).mxd

3. A development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents the disruption of natural drainage patterns;
4. More efficient use and development of land than is generally achieved through conventional regulations resulting in substantial savings through shorter utilities, streets, and other infrastructure;
5. A development pattern consistent with the adopted Comprehensive Plan and any other appropriate land use studies;
6. A signage package that emphasizes consistency and the minimal use of signs.

#### **SECTION 1510**

##### **Provisions Governing Planned Developments**

Because of the special characteristics of planned developments, special provisions governing the development of land for this purpose are required. Whenever there is a conflict or difference between the provisions of this article and those of other articles of this order, the provisions of this article shall prevail. Subjects not covered by this article shall be governed by the respective provisions found elsewhere in this order.

#### **SECTION 1511**

##### **Permitted Uses**

Uses listed as principally permitted, accessory or conditional uses in the underlying zone are allowed within a Planned Development district as long as the requirements of this article have been met, including approval by the appropriate legislative body or Fiscal Court of a Concept Development Plan. Further, any other uses not listed in the underlying zone are permitted if found to be compatible and of benefit to the community and meet the requirements of this article, including approval for any such use or uses through a Concept Development by the appropriate legislative body or Fiscal Court. Uses proposed for a Planned Development district shall not adversely affect adjacent property, and/or the public health, safety, and general welfare and/or the provisions of the adopted Comprehensive Plan. The review and decision making process under this article identify adverse impacts and address how they may be minimized, if possible, to satisfy the requirements of this article. In no event shall this article on its face or as applied prohibit all use of property zoned with a Planned Development overlay district.

It is also provided that the amount of land devoted to each use in a Planned Development shall be determined through the Concept Development Plan review and approval process. The appropriate legislative body or Fiscal Court shall have final decision making authority and the Planning Commission is a recommending body pursuant to the provisions of this article.

#### **SECTION 1512**

##### **Intensity**

The intensity of use in a Planned Development may exceed by no more than fifty (50) percent the maximum intensity permitted in the underlying zone district.

#### **SECTION 1513**

##### **Minimum Size**

The minimum size or area required for a Planned Development overlay shall be no less than five (5) acres.

#### **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, public or civic, 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 dependence 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 dominant. 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 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 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. Contemporary or transitional styles of comparable quality may also be considered. 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 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.

## **SECTION 1517**

### **Concept Development Plan and Utilization of an Underlying Zone in a Planned Development**

The Planning Commission shall require that a Concept Development Plan be submitted for the development or redevelopment of property located in a Planned Development zone. The Concept Development Plan may be filed to the Planning Commission by the owner(s), owner by contract (option) or lessee of property for which the planned development is proposed. If the Concept Development Plan involves a zone change, then the proposal is subject to the criteria in Section 308 as well as the provisions of this article. If the Concept Development Plan does not involve a zone change, or only involves uses that are permitted in the underlying zone (also called a "Utilization of an Underlying Zone Within a Planned Development"), then the proposal is subject only to the provisions of this article. The contents of the Concept Development Plan submittal shall include the items listed in Section 303.

## **SECTION 1518**

### **Public Hearing by Planning Commission**

Upon receipt of an application for approval of a Concept Development Plan or a Zoning Map Amendment involving the Planned Development Overlay District, the Planning Commission shall hold at least one public hearing, after notice as required for amendment under Kentucky Revised Statutes, Chapter 424, as stated in Section 305 of this order.

APPLICATION FORM

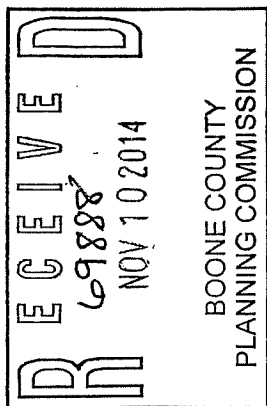
CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION

FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(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)
Zone Change Technical Design Committee Review of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
Zoning Administrator Review (As stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
Zoning Administrator Review (As stated in the Mall Road District Study)



- 2. Name of Project Alterations for Cristo Rey Parish
3. Location of Project Kentucky 18 25 CAHLIER BOULEVARD
4. Total Acreage of Site 5.239 per Boone County PVA; it is actually two sites
5. Current Zoning C-3/PD/CD/TRO
6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable)
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)
8. Proposed Uses (please specify each use) Church Facility and Practice Athletic Facility
9. Proposed Building Intensities (please specify)
10. Have you submitted a Concept Development Plan? This is our submission
11. Are you also applying for: Conditional Use Permit Dimensional Variance
12. Name of Applicant(s) Diocese of Covington c/o Don Knochelmann@covdio.org
Phone Number 859-392-1588 Fax No. E-Mail dknochelmann@covdio.org
13. Address of Applicant(s) 1125 Madison Avenue, Covington, Kentucky 41011
14. Name of Property Owner(s) SAME AS #12
Phone Number Fax No. E-Mail
15. Address of Property Owner(s)
16. Are there any existing buildings on the site? Yes
How many? Two fire areas constructed in four or five phases
17. Deed Book 1041 Page No. 1 Group No.

(over)

# EXHIBIT

## “B”

THIS COMMITTEE REPORT WAS ADOPTED WITH THE WORDING OF CONDITION #7 AMENDED ON THE FLOOR BY THE FULL PLANNING COMMISSION AT ITS FEBRUARY 4, 2015 BUSINESS MEETING.

#2

## ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

**TO:** Boone County Planning Commission

**FROM:** Randy Bessler, Chairman

**DATE:** February 4, 2015

**RE:** Request of Diocese of Covington c/o Don Knochermann (owner) for a Change in an Approved Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) and Office Two/Planned Development (O-2/PD) zone for a 6.1305 acre site located at 25 Cavalier Boulevard, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow an existing recreation/sports facility to be converted into a church.

### 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 general agreement with the Boone County Comprehensive Plan for the following reasons:
  - A. The Boone County Comprehensive Plan's 2035 Future Land Use Map designates the site for Recreation uses. This future land use classification is based on the current indoor and outdoor commercial recreational uses on the property. Churches and commercial recreational uses are both public facilities in terms that they are open to the public and are large assembly uses. It should also be noted that the area surrounding the site is comprised of a mix of commercial, office, and public facility uses.

The Boone County Comprehensive Plan states that the Future Land Use Map is intended to be used in tandem with the Land Use Element text and that the future land use boundaries are approximate and subject to refinement and interpretation by the Planning Commission and county legislative bodies.

- B. The proposal is in general agreement with the following passage from the Land Use Element:

Many problems with the location and arrangement of commercial uses have emerged, especially along the KY 18 and U.S. 42 corridors. Commercial developments along KY 18 and U.S. 42 west of Mall Road should not be regionally oriented nor should they attract additional traffic, but rather be served by the existing or future population of the area. A mix of commercial, office, and

residential uses, along with limited access, should be encouraged along KY 18. Along the entire KY 18 corridor east of Burlington, there are traffic congestion problems that can be worsened by adding commercial access points (Recommended Areas of Commercial Activity, pg. 68).

C. The project is in agreement with the following Goals and Objectives from the 2010 Boone County Comprehensive Plan:

- Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas (Business Activity, Goal).
- Public facilities and services shall be in locations that are accessible to the population being served. Public information shall be easily accessible through the Internet and similar technology (Public Services and Facilities, Objectives).

The Committee determined that the proposal is in agreement with the Land Use Element text and Goals and Objectives outlined above. The proposed church will serve the existing and future population of the area and will be compatible with the surrounding area. In addition, the Comprehensive Plan does not recommend specific locations for future public facilities.

2. The proposal in agreement with the following Planned Development Standards:

A. Mixed Use Orientation and Pedestrian Orientation: This standard states that Planned Developments shall have a pedestrian orientation.

The applicant has agreed to a condition which will require the site to be brought into compliance with the handicapped parking and accessible route requirements.

B. Landscaping: This standard states that substantial landscaping shall be provided in Planned Developments with emphasis given to streetscape areas and buffer zones.

The applicant has agreed to a condition which requires the Cavalier Boulevard street frontage to be brought into compliance with the landscaping regulations. In addition, the building landscaping against the building will be preserved.

C. Architecture: This standard states that a consistent architectural theme shall be provided in Planned Developments. The theme shall relate to existing structures on the project site and adjacent sites.

The applicant has agreed to a condition which requires architectural improvements to be made before the church occupies the building.

3. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of the Boone County Comprehensive Plan and Planned Development Standards, which are found in Section 1514 of the Boone County Zoning Regulations. 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 property owner has signed a letter demonstrating agreement with these conditions.

### CONDITIONS

1. The approval is based on the submitted Concept Development Plan. Minor revisions can be approved by the Zoning Administrator.
2. The metal panels on the church building shall be painted an earth tone color. The roof shall be painted or replaced and have an earth tone color finish that complements the painted metal panels. Paint and/or material samples shall be submitted with the Site Plan application.
3. The outside sand volleyball courts and miniature golf course shall be removed before the church occupies the building.
4. The trash dumpster in the parking lot shall be brought into the conformance with the Section 3151 of the Boone County Zoning Regulations.
5. Street frontage landscaping shall be installed along the Cavalier Boulevard frontage per Section 3620 of the Boone County Zoning Regulations.
6. All exterior signage shall be in conformance with Article 34 of the Boone County Zoning Regulations.
7. The site shall be brought into compliance with the current handicapped parking and signage regulations. In addition, a handicapped accessible pedestrian route shall be provided between the rear building entrance and the public sidewalks on Cavalier Boulevard.

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. Randy Bessler  
Mr. Kim Bunger  
Mr. Mike Ford, Vice Chairman  
Mr. Mark Hicks  
Mrs. Janet Kegley  
Mr. Jim Longano  
Mr. Don McMillian  
Mr. Kim Patton  
Mr. Charlie Rolfsen, Chairman  
Ms. Susan Schultz  
Mr. Bob Schwenke  
Mr. Steve Turner

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Greg Breetz  
Ms. Lisa Reeves  
Mr. Charlie Reynolds

**LEGAL COUNSEL PRESENT:**

Mr. Dale T. Wilson

**STAFF MEMBERS PRESENT:**

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

Chairman Rolfsen called the Public Hearings to order at 8:30 P.M. and introduced the second item on the Agenda:

**CHANGE IN APPROVED CONCEPT DEVELOPMENT PLAN - Randy Bessler, Chairman,  
Todd Morgan, Staff**

2. Request of **Diocese of Covington c/o Don Knochelmann (owner)** for a Change in an Approved Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) zone for a 5.239 acre site located at 25 Cavalier Boulevard, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow an existing recreation/sports facility to be converted into a church.

Staff Member, Todd Morgan, presented the Staff Report, which included a Powerpoint presentation (see Staff Report). He stated that the site is the former Sports of All Sorts facility located off Cavalier Boulevard. The applicant is requesting a Change in an Approved Concept Development Plan for a proposed church. The northern portion of the existing facility is 15,660 square feet in size. Cristo Rey Parish will be relocating into the building. The church will have 420 seats and 119 parking spaces. All this is located in Area A on the concept plan. Area B is the central recreational building and a restaurant on site. Area B is to be demolished. A parking lot connection is being proposed. It will include 34 additional parking spaces and possibly 24 additional spaces in the future. Area C is a 26,575 square foot gymnasium. Option #1 is retain the gym and allow various Catholic Schools to use it as a practice facility. Option #2 is to sell the building to another entity. New property lines would have to be established for option #2. There are 125 parking spaces serving the Area C building. Mr. Morgan gave an overview of the site history. In 1991, the five acre site was approved for a 15,000 square foot retail center, a 36 hole miniature golf course and batting cages. In 1998, a Concept Development Plan was approved to allow the gymnasium, an outdoor soccer field and baseball fields as options versus office space. The northern building is zoned Commercial Services/Planned Development (C-3/PD) and the southern building is zoned Office Two/Planned Development (O-2/PD). Mr. Morgan showed photographs of the site and adjoining properties. He questioned whether the existing volleyball courts would be retained or not? Mr. Morgan noted that the site is projected to be used for recreational purposes based upon the Future Land Use map of the Comprehensive Plan.

In regards to Staff comments, Mr. Morgan mentioned that the Planning Commission and City of Florence should analyze the Planned Development (PD) standards, which are attached to the Staff Report. He recommended the following standards be analyzed in more detail: (1) Mixed Use and Pedestrian Orientation because no sidewalks are located against the building. However, if sidewalks are installed building landscaping will need to be removed. (2) Landscaping because there is only one street tree located along the Cavalier Boulevard frontage; and (3) Architecture because the applicant has not indicated if any exterior improvements are being proposed to the building.

Mr. Morgan asked the applicant to address the following issues: (1) Has the church made a decision if they will demolish the middle section of the building? (2) Has the church made a decision if they will retain or sell the gymnasium? (3) Are any exterior improvements being proposed to the church? (4) How many church services will be held on Sundays? (5) The notes on the Concept Plan indicate that the Church is being designed for 420 seats. Is this the total seating in the sanctuary? Will additional seating be provided in Sunday school classrooms? (6) Are any additional sidewalks being proposed in the parking lots? (7) Is any additional landscaping being proposed on the perimeter of the site or in the parking lots? (8) The Concept Plan shows two existing sand volleyball courts. Are these being retained? Finally, the (9) Concept Plan shows an existing dumpster in the parking lot. Is this dumpster being retained? If

so, could it be enclosed with an enclosure that conforms to the current Boone County Zoning Regulations.

Chairman Rolfsen asked if the applicant was ready to proceed with his presentation? Mr. Don Knochelmann, Director of Building and Property for the Diocese of Covington, stated that the architect for the project, Ehmet Hayes was unable to attend the Public Hearing. Mr. Knochelmann explained that the plan is to demolish the middle section of the building including the restaurant. The new parking and pavement would be put in the same area. There is no plan to sell the gymnasium. It may change in the future. There are no specific changes to the exterior of the building except the demolished area. Church services will be one on Saturday and one on Sunday. There are other services throughout the week and year such as holy days. There is no plan to use the classrooms and church at the same time. The total seating will be for 420 people. The site is very tight to add sidewalks to meet current code but they would try to accommodate it based upon what the Staff recommends. There are quite a few landscaping issues that need to be addressed. The sand volleyball courts will be removed along with the remnants from the miniature golf course. Those areas will become parking. The dumpster will be relocated and the new location will comply with the new regulations.

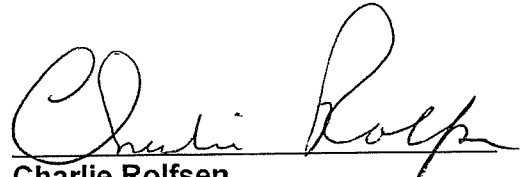
Chairman Rolfsen asked if there was a plan to paint the building? Mr. Knochelmann replied they have not made a decision on what color the building will be painted once it is converted to a church.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request? Seeing no one, Chairman Rolfsen asked if the Board Members had any questions or comments? Mr. Ford asked if the Diocese chose to keep the gymnasium, would the Diocese partner with Boone County High School or the School District on its use? Mr. Knochelmann responded that he approached Boone County High School and the initial feedback was that they didn't need additional space. Mr. Ford stated there are other schools in the area. He suggested that the applicant contact Mr. McArtor, Deputy Superintendent for the Boone County Schools.

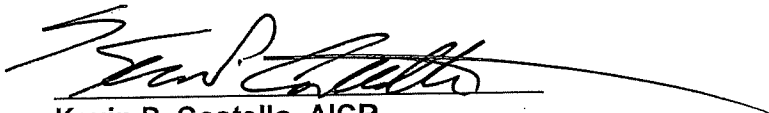
Mr. Patton inquired about signage for the church. Mr. Knochelmann replied that the current signs would come down. They don't have a design for the new sign. Mr. Patton asked if they would like a monument sign? The applicant would not have to design it now but should designate its location and size. Mr. Knochelmann stated that he would discuss it further with the architect.

**There being no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on January 21, 2015 at 5:00 P.M. in this room. This item will be on the Agenda for the Business Meeting on February 4, 2015 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 8:46 P.M.**

APPROVED:

  
Charlie Rolfsen  
Chairman

Attest:

  
Kevin P. Costello, AICP  
Executive Director

## ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Randy Bessler, Chairman

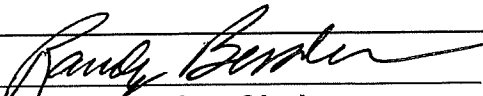
DATE: January 21, 2015

RE: **CHANGE IN APPROVED CONCEPT DEVELOPMENT PLAN - Randy Bessler, Chairman, Todd Morgan, Staff**

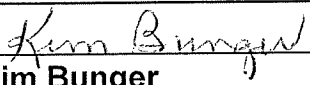
1. Request of **Diocese of Covington c/o Don Knochelmann (owner)** for a Change in an Approved Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) zone for a 5.239 acre site located at 25 Cavalier Boulevard, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow an existing recreation/sports facility to be converted into a church.

### REMARKS:

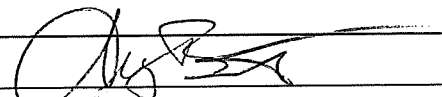
We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

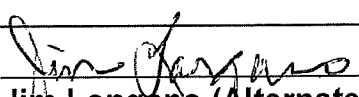
  
\_\_\_\_\_  
**Randy Bessler, Chairman**  
For Project  Absent   
Against Project   
Abstain  Deferred

\_\_\_\_\_  
**Janet Kegley**  
For Project  Absent   
Against Project   
Abstain  Deferred

  
\_\_\_\_\_  
**Kim Bunger**  
For Project  Absent   
Against Project   
Abstain  Deferred

\_\_\_\_\_  
**Charlie Reynolds (Alternate)**  
For Project  Absent   
Against Project

  
\_\_\_\_\_  
**Greg Breetz**  
For Project  Absent   
Against Project   
Abstain  Deferred

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

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

TOTAL:  DEFERRED  FOR PROJECT  ABSENT  
 AGAINST PROJECT  ABSTAIN

# **SUPPORTING INFORMATION**



# BOONE COUNTY PLANNING COMMISSION

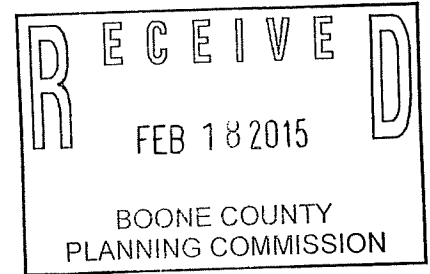
[www.boonecountyky.org/pc](http://www.boonecountyky.org/pc)  
[www.boonecountygis.com](http://www.boonecountygis.com)

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)

February 5, 2015

Diocese of Covington  
c/o - Mr. Don Knochelmann  
1125 Madison Avenue  
Covington, KY 41011



RE: Request of **Diocese of Covington c/o Don Knochelmann (owner)** for a Change in an Approved Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) and Office Two/Planned Development (O-2/PD) zone for a 6.1305 acre site located at 25 Cavalier Boulevard, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow an existing recreation/sports facility to be converted into a church.

Dear Mr. Knochelmann:

The following represents the revised conditions of approval for the above referenced Change in Approved Concept Development Plan application. Condition #7 was revised at the Planning Commission's 2/4/15 Business Meeting. Please sign the appropriate line on the last page of this letter if you agree to the listed conditions. Please return this letter with your original signature to the Boone County Planning Commission as soon as possible.

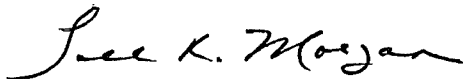
## CONDITIONS

1. The approval is based on the submitted Concept Development Plan. Minor revisions can be approved by the Zoning Administrator.
2. The metal panels on the church building shall be painted an earth tone color. The roof shall be painted or replaced and have an earth tone color finish that complements the painted metal panels. Paint and/or material samples shall be submitted with the Site Plan application.
3. The outside sand volleyball courts and miniature golf course shall be removed before the church occupies the building.

Mr. Don Knochelmann  
February 5, 2015  
Page 2

4. The trash dumpster in the parking lot shall be brought into the conformance with the Section 3151 of the Boone County Zoning Regulations.
5. Street frontage landscaping shall be installed along the Cavalier Boulevard frontage per Section 3620 of the Boone County Zoning Regulations.
6. All exterior signage shall be in conformance with Article 34 of the Boone County Zoning Regulations.
7. The site shall be brought into compliance with the current handicapped parking and signage regulations. In addition, a handicapped accessible pedestrian route shall be provided between the rear building entrance and the public sidewalks on Cavalier Boulevard.

Sincerely,



Todd K. Morgan, AICP  
Senior Planner, Zoning Services

TKMtlb

cc: Ehmet Hayes  
Robert Ehmet Hayes and & Associates  
2512 Dixie Highway  
Fort Mitchell, KY 41017

AGREEMENT

I, Don Knochelmann, 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. Don Knochelmann  
Director of Building and Property for the  
Diocese of Covington

2-12-15

Date

ORDINANCE NO. 0-7-15

**AN ORDINANCE ADOPTING AND APPROVING A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL SERVICES/PLANNED DEVELOPMENT (C-3/PD) ZONE FOR A 5.239 ACRE SITE LOCATED AT 25 CAVALIER BOULEVARD, FLORENCE, KENTUCKY, TO ALLOW AN EXISTING RECREATION/SPORTS FACILITY TO BE CONVERTED INTO A CHURCH. (DIOCESE OF COVINGTON/KNOCHELMANN)**

WHEREAS, the City of Florence, Kentucky, is a member of the county-wide planning unit with a county-wide planning commission known as the Boone County Planning Commission, and

WHEREAS, the Boone County Planning Commission by Resolution No. R-15-004-A recommended approval for a change to an approved concept development plan and for a zoning map amendment, and

WHEREAS, the recommendation for approval by the Boone County Planning Commission is based upon certain findings and conditions attached to the Commission's Resolution, all of which have been reviewed by the City Council for the City of Florence, Kentucky.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

**SECTION I**

That the request of Diocese of Covington c/o Don Knochelmann (Owner), for a change in an approved concept development plan in a Commercial Services/Planned Development (C-3/PD) zone, for a 5.239 acre site located at 25 Cavalier Boulevard, Florence, Kentucky, to allow an existing recreation/sports facility to be converted into a church. The zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be designated to reflect the approval of this change in the concept development plan for this subject property.

**SECTION II**

The approval of this change to the concept development plan and for a zoning map amendment is granted subject to the conditions, terms and provisions of the Boone County Planning Commission recommendation, including its Committee Report, made a part of that recommendation, and all provisions comprising the development plan herein, a copy of that recommendation and Committee Report of the Boone County Planning Commission being attached, marked Exhibit "A" and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-15-004-A of the Boone County Planning Commission, including the exhibits referenced to that Resolution.

**SECTION III**

In addition to those conditions set forth in the recommendation of the Boone County Planning Commission, this approval of the City of Florence, Kentucky, through its City Council, shall be and is hereby subject to those additional conditions that have been agreed to in writing by the property owner/applicant as shown on Exhibit "C", a copy of which is attached and incorporated herein by reference.

**SECTION IV**

This approval is granted based on the Findings of Fact made by the Boone County Planning Commission and contained within its recommendation that is attached and part of the Commission's Resolution No. R-15-004-A, marked Exhibit "A", and attached hereto.

**SECTION V**

If the approval for this change in the concept development plan shall be held invalid, in whole or in part, by any Court of proper jurisdiction, that invalidity shall not affect the validity of any of the other zoning regulations, zoning map, comprehensive plan, or other portions, provisions or terms of the approved concept development plan for this property as they are severable from this Ordinance and are intended to have full force and effect regardless of any invalidity relating to this particular Ordinance.

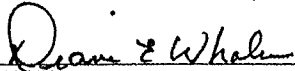
**SECTION VI**

Publication of this Ordinance is hereby authorized to be by summary publication in accordance with Kentucky law.

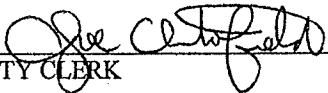
PASSED AND APPROVED ON FIRST READING THIS 24<sup>th</sup> DAY OF March, 2015.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 14<sup>th</sup> DAY OF April, 2015.

APPROVED:

  
\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
CITY CLERK

CITY OF FLORENCE, KENTUCKY  
PLANNING AND ZONING COMMITTEE

IN RE: REPORT AND RECOMMENDATION - REQUEST OF DIOCESE OF COVINGTON C/O DON KNOCHELMANN (OWNER) FOR A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL SERVICES/PLANNED DEVELOPMENT (C-3/PD) ZONE FOR A 5.239 ACRE SITE LOCATED AT 25 CAVALIER BOULEVARD, FLORENCE, KENTUCKY, TO ALLOW AN EXISTING RECREATION/SPORTS FACILITY TO BE CONVERTED INTO A CHURCH.

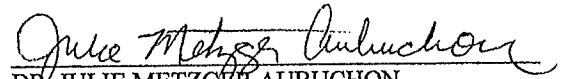
The Committee met in a special meeting on March 17, 2015, at the Florence Government Center Building to consider Resolution No. R-15-004-A of the Boone County Planning Commission which recommended approval of the request described above. The Committee reviewed the record of proceedings before the Boone County Planning Commission, including said Resolution and the exhibits thereto, and the approved Minutes of the public hearing. The Committee determined that the record from the Boone County Planning Commission contains adequate information for consideration of the recommendation and that no need exists for an additional hearing before the City Council.

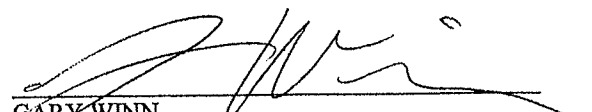
Further, the Committee determined, and the applicant has agreed, that the recommendation for approval should be confirmed, subject to the additional conditions which are attached hereto and incorporated herein marked as Exhibit "A".

NOW, THEREFORE, the Planning and Zoning Committee recommends to the City Council of the City of Florence, Kentucky, as follows:

- a. That this matter be considered solely on the record before the Boone County Planning Commission and that no additional hearings be held; and
- b. That the recommendation of approval from the Boone County Planning Commission be affirmed, and the request described above be approved, subject to the additional conditions attached hereto and incorporated herein.

MEMBERS OF THE COMMITTEE:

  
DR. JULIE METZGER AUBUCHON

  
GARY WINN

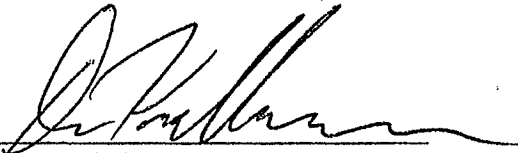
**CITY OF FLORENCE, KENTUCKY  
PLANNING & ZONING COMMITTEE**

**IN RE:      AGREED ADDITIONAL CONDITION** – Request of Diocese of Covington c/o Don Knochelmann (owner) for a change in an approved concept development plan in a Commercial Services/Planned Development (C-3/PD) Zone for a 5.239-acre site located at 25 Cavalier Boulevard, Florence, Kentucky.

The Planning and Zoning Committee has recommended and the owner has agreed that the following additional condition will apply to the request described above:

Any exterior alterations proposed to the building identified in the record as "Area C" (the 26,575 sq. ft. gymnasium) shall be submitted to the City of Florence for review and approval.

Agreed to this 17<sup>th</sup> day of March, 2015.

  
\_\_\_\_\_  
Don Knochelmann  
for the Diocese of Covington

**EXHIBIT**

**“C”**

APPLICATION FORM

CONCEPT DEVELOPMENT PLAN  
BOONE COUNTY PLANNING COMMISSION

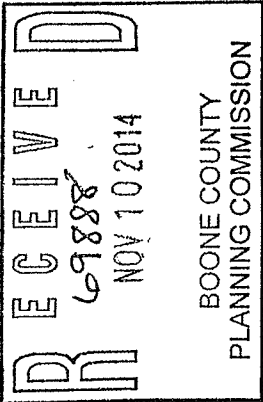
FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(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)
- Zone Change  Technical Design  **Committee Review** of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
- Zoning Administrator Review** (As stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
- Zoning Administrator Review** (As stated in the Mall Road District Study)



- 2. Name of Project Alterations for Cristo Rey Parish
- 3. Location of Project Kentucky 18 **25 CAULIER BOULEVARD**
- 4. Total Acreage of Site 5.239 per Boone County PVA; it is actually two sites
- 5. Current Zoning C-3/PD/CD/TRO
- 6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable) \_\_\_\_\_
- 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) \_\_\_\_\_
- 8. Proposed Uses (please specify each use) Church Facility and Practice Athletic Facility
- 9. Proposed Building Intensities (please specify) \_\_\_\_\_
- 10. Have you submitted a Concept Development Plan? This is our submission
- 11. Are you also applying for:
  - Conditional Use Permit
  - Dimensional Variance
- 12. Name of Applicant(s) Diocese of Covington c/o Don Knochelmann@covdio.org
- Phone Number 859-392-1588 Fax No. \_\_\_\_\_ E-Mail dknochelmann@covdio.org
- 13. Address of Applicant(s) 1125 Madison Avenue, Covington, Kentucky 41011
- City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
- 14. Name of Property Owner(s) SAME AS # 12
- Phone Number \_\_\_\_\_ Fax No. \_\_\_\_\_ E-Mail \_\_\_\_\_
- 15. Address of Property Owner(s) \_\_\_\_\_
- City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
- 16. Are there any existing buildings on the site?  Yes
- How many? Two fire areas constructed in four or five phases
- 17. Deed Book 1041 Page No. 1 Group No. 2034 A

(over)

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

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

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. ORIGINAL Property Owner's Signature [Signature]  
 (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

22. ORIGINAL Applicant's Signature [Signature]  
 (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

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

1. Date Received 11/10/14 Fee Received \$2,386.78 R#69888
2. Check what has been submitted:  
 Application       Fee       Legal Description  
 Concept Development Plan       Addresses of Adjoining Property Owners  
 No. of copies of plan received \*\* 6
3. Date Application is Administratively Complete as Defined in KRS 100.211 \_\_\_\_\_
4. Staff Reviewer TODD MORGAN
5. Committee Chairperson \_\_\_\_\_
6. Scheduled Public Hearing Date 1/7/15
7. Boone County Planning Commission Action:  
 Approved      2/4/15 Approved With Conditions  
 Denied      \_\_\_\_\_ Resolution # \_\_\_\_\_
8. Other: \_\_\_\_\_

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

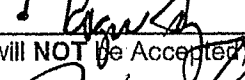
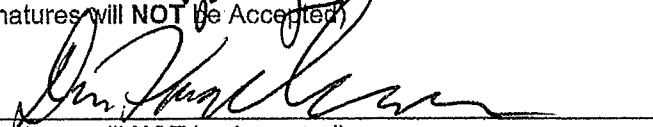
Note: See Boone County Planning Commission Fee Schedule for Concept Development Plan Fees. An application consists of all fees paid in full, submitted drawings and a completed application form.

**ADDENDUM TO ZONING MAP AMENDMENT OR  
CONCEPT DEVELOPMENT PLAN APPLICATION  
CURRENTLY UNDER REVIEW BY THE BOONE COUNTY PLANNING COMMISSION**

***Waiver of 60 Day Time Requirement by Originator  
for Final Planning Commission Action***

1. Name of Project Alterations to Cristo Rey Parish
2. Location of Project Kentucky 18
3. Names of Applicant(s) Don Knochelmann  
Phone No. 392-1588 Fax No. \_\_\_\_\_ E-Mail dknochelmann@covdio.org
4. Address of Applicant(s) 1125 Madison Avenue  
Covington, Kentucky 41011  
City State Zip
5. Name of Property Owner(s) Diocese of Covington, Most Reverend Roger J. Foys, Bishop

In accordance with the provisions in KRS 100.211, the applicant(s) and property owner(s) or originators above, hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment and/or Concept Development Plan\* application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on 2/5/15.

6. ORIGINAL Property Owner's Signature   
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)
- ORIGINAL Applicant's Signature   
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

**Note:**

\*The 60-day time limit applies to Concept Development Plan applications if the site was originally subject to a Zoning Map Amendment request as part of an individual request, county-wide Zoning Update or a land use/zoning study or plan.

**CITY OF FLORENCE, KENTUCKY**  
**SUMMARY OF ORDINANCE NO. O-7-15**

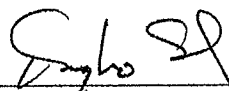
The City of Florence, Kentucky, enacted on second reading Ordinance No. O-7-15 on April 14, 2015. The title of this Ordinance is as follows:  
**AN ORDINANCE ADOPTING AND APPROVING A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL SERVICES/PLANNED DEVELOPMENT (C-3/PD) ZONE FOR A 5.239 ACRE SITE LOCATED AT 25 CAVALIER BOULEVARD, FLORENCE, KENTUCKY, TO ALLOW AN EXISTING RECREATION/SPORTS FACILITY TO BE CONVERTED INTO A CHURCH. (DIOCESE OF COVINGTON/KNOCHELMANN)**

The effect of this Ordinance is to allow an existing recreation/sports facility to be converted into a church in a Commercial Service/Planned Development (C-3/PD) zone.

The full text of Ordinance No. O-7-15, including its exhibits, is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Government Center, 8100 Ewing Blvd., Florence, Kentucky, during regular office hours.

**CERTIFICATION**

I hereby certify that the foregoing is a summary of the contents of Ordinance No. O-7-15 and that it has been prepared by me on the 20<sup>th</sup> day of March, 2015, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.

  
\_\_\_\_\_  
HUGH O. SKEES  
SKEES, WILSON & NIENABER, PLLC  
7699 Ewing Blvd., P.O. Box 756  
Florence, KY 41022-0756  
Phone: (859) 371-7407  
Fax: (859) 371-7407

**RECEIVED**  
 DEC 26 2014  
 BOONE COUNTY  
 PLANNING COMMISSION

The existing indoor/ outdoor sports complex with a bar & restaurant was constructed over several years under at least four different owners. The complex is located in the area. There are approximately 251 parking spaces. The Boone County Planning Commission has been requested by the Diocese of Covington to consider the facility and intends to purchase the facility and convert it into a Spanish speaking Catholic Church for the Cristo Rey Parish.

The Diocese is currently evaluating what function(s) the building of the facility will serve the greater Northern Kentucky area. The Diocese is currently evaluating whether there is a need for the restaurant and some of the other programs currently housed in the center portion of the building. The Diocese is currently evaluating whether the center portion of the building, which will essentially be the main portion of the building, will be converted into two different self-contained buildings, one for the restaurant and one for the church. The Diocese is currently evaluating the feasibility of the conversion of Area A, B, & C.

The northern portion, as stated, will be transformed into the Cristo Rey Church (Area A). A couple of options are being considered for the northern building (Area C), which would be used for the church. The northern portion contains several practice basketball courts, some small offices, and various support spaces. One is to retain it, and another is to demolish it. The Diocese is currently evaluating whether other options to sell it to another entity. There are other options to sell it to another entity. The Diocese is currently evaluating whether to separate the properties & parking. The property lines on the site are currently based on Boone Co. GIS maps and there are some areas that are not clearly defined. The Diocese is currently evaluating whether to separate the adjacent properties that will need to be verified and re-surveyed.

The Cristo Rey portion (Area A) will have an area of approximately 10,000 s.f. This includes an existing building and a new building. The existing building has an area of 12,250 s.f. and the new building will have an area of 26,375 s.f.

The exterior paving in the vicinity of Area B that will be removed is approximately 10,000 s.f. This includes an existing asphalt parking lot, concrete parking lot, and concrete parking lot. The existing asphalt parking lot is approximately 10,000 s.f. The existing concrete parking lot is approximately 10,000 s.f. The existing concrete parking lot is approximately 10,000 s.f.

The proposed "future parking" is 13,225 s.f. Without this proposed "future parking" the total parking spaces would be 251. The proposed "future parking" is 13,225 s.f. Without this proposed "future parking" the total parking spaces would be 251. The proposed "future parking" is 13,225 s.f. Without this proposed "future parking" the total parking spaces would be 251.

As stated, the total amount of (251) parking spaces. There will be a small amount of (251) parking spaces. The parking required for the church portion is approximately 140 spaces. The parking required for the church portion is approximately 140 spaces. The parking required for the church portion is approximately 140 spaces.



**APPROVED**  
 Change in Approved Concept Dev. Plan  
 with Conditions  
 Staff Jessie K. Johnson  
 Date 2/4/15  
 Boone County  
 Planning Commission

Campus Plan  
 1"=30'-0"

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