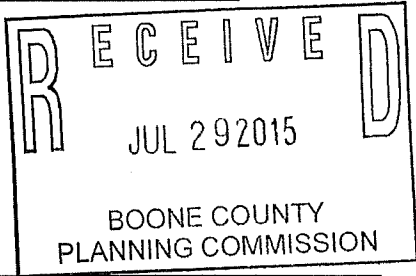


APPLICATION FORM

ZONING MAP AMENDMENT
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. Name of Project JEWEL CRAFT ADDITION
2. Location of Project 3324 BOONLAND TRAIL / 3322 BOONELAND TRAIL
3. Total Acreage of Site .92 ACRES / 1.84 ACRES = 2.76 TOTAL ACRES + 3 Acres
4. Current Zoning of Site RS
5. Proposed Zoning (Classification being requested) I-1
6. Proposed Uses (please specify each use) EXPANSION OF EXISTING JEWEL CRAFT CAMPUS
7. Names of Applicant(s) WESDORP PROPERTIES
8. Address of Applicant(s) 4122 OLYMPIC BLVD, ERLANGER, KY 41018
9. Name of Property Owner(s) RONALD GLENN MORITH / MELVIN F & MARIE MORRISON
10. Address of Property Owner(s) 3324 BOONELAND TRAIL / 3322 BOONELAND TRAIL, ERLANGER, KY 41018
11. Proposed Building Intensities (please specify) EXPANSION OF EXISTING PARKING LOT PROPOSED
12. Are there any existing buildings on the site? YES
13. Deed Book 348 / 377 Page No. 116 / 238 Group No. 2014B/2014B
14. Are you also applying for: Conditional Use Permit, Dimensional Variance
15. Have you submitted a Concept Development Plan? YES
16. Have you had a pre-application meeting with BCPC Staff? YES
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months: 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, Cincinnati/N. KY International Airport (KY Airport Zoning Commission for height restrictions near the airport)

**ZONING MAP AMENDMENT
APPLICATION
PAGE 2**

- _____ 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: _____

18. Project Jurisdiction/Location
- _____ Unincorporated Boone County
 - _____ Florence
 - _____ Walton Union

19. **ORIGINAL Property Owner's Signature** Ronald D. Smith
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

ORIGINAL Applicant's Signature Pat Schep (M. K. B. Co.)
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

SECTION B (To be completed by BCPC Staff)

1. Date Received 7-29-15
2. Review Fee 2,392.00 R# 071305
3. Check what has been submitted:
 - Application
 - Fee
 - Legal Description
 - Concept Development Plan
 - Address of Adjoining Property Owners
 - 5 Number of Copies of Plan Received**
4. Date Application is **Administratively Complete** as Defined in KRS 100.211
5. Staff Reviewer TODD MORGAN
6. Committee Chairman _____
7. Scheduled Public Hearing Date _____
8. Boone County Planning Commission Action:
 - 10/7/15 Approval
 - Approval with Conditions
 - Denial
9. Other: _____ Resolution # _____

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

NOTE: An application consists of all fees paid in full, submitted drawings and a completed application form.

**ZONING MAP AMENDMENT
APPLICATION
PAGE 2**

- _____ 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: _____

18. Project Jurisdiction/Location
- _____ Unincorporated Boone County
 - _____ Florence
 - _____ Walton Union
19. **ORIGINAL Property Owner's Signature** Marie Morrison
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)
- 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 7-29-15
2. Review Fee 2,342.00 R# 671305
3. Check what has been submitted:
 - Application
 - Fee
 - Legal Description
 - Concept Development Plan
 - Address of Adjoining Property Owners
 - Number of Copies of Plan Received**
4. Date Application is **Administratively Complete** as Defined in KRS 100.211
5. Staff Reviewer _____
6. Committee Chairman _____
7. Scheduled Public Hearing Date _____
8. Boone County Planning Commission Action:
 - 10/7/15 **Approval**
 - Approval with Conditions**
 - Denial**
9. Other: _____ Resolution # _____

Boone County Planning Commission
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NOTE: An application consists of all fees paid in full, submitted drawings and a completed application form.

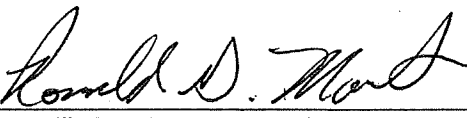
**ADDENDUM TO ZONING MAP AMENDMENT OR
CONCEPT DEVELOPMENT PLAN APPLICATION
CURRENTLY UNDER REVIEW BY THE BOONE COUNTY PLANNING COMMISSION**

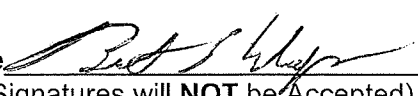
***Waiver of 60 Day Time Requirement by Originator
for Final Planning Commission Action***

1. Name of Project Jewel Craft Addition
2. Location of Project 3324 Booneland Trail
3. Names of Applicant(s) Wesdorp Properties LLC
Phone No. 859-282-2400 Fax No. 859-282-2400 E-Mail Benet@jewel-craft.com
4. Address of Applicant(s) 4122 Olympic Blvd

<u>Erlanger</u>	<u>KY</u>	<u>41018</u>
City	State	Zip
5. Name of Property Owner(s) Ronald Glenn Morith

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 _____.

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

- ORIGINAL Applicant's Signature**  (MEMBER)
(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.

**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: Jewel Craft addition
2. Location of Project 3322 Booneland Trail Erlanger KY 41018
3. Names of Applicant(s) Wesdorp Properties LLC
Phone No. 859-282-2400 Fax No. 859-282-2424 E-Mail benet@jewel-craft.com
4. Address of Applicant(s) 4122 Olympic Blvd

City Erlanger State Zip
41018
5. Name of Property Owner(s) Melvin and Marie Morrison

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 _____.

6. ORIGINAL Property Owner's Signature *Marie Morrison*
Melvin Morrison
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature *Benet Vespa (member)*
(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.

EXHIBIT

“A”

STAFF REPORT

Request of Wesdorp Properties (applicant) for Ronald Glenn Morith, Melvin F. Morrison, and Marie Morrison (owners) for a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) for a 2.76 acre site located at 3322 and 3324 Booneland Trail, Boone County, Kentucky. The request is for a zone change to allow a parking lot.

September 2, 2015

REQUEST

The applicant has submitted an application to rezone the properties at 3322 and 3324 Booneland Trail from Rural Suburban (RS) to Industrial One (I-1) so Jewel Craft can construct a parking lot addition. The Concept Development Plan shows two existing households would be demolished and a new parking lot with 133 stalls would be constructed. The parking lot is shown 89' from the north property line, 90' from the south property line, and 40' from the west property line. While access to the parking lot is shown from Booneland Trail, it should be noted that the applicant has concurrently filed a vacation of right-of-way application with Boone County Public Works.

The applicant provided an email indicating that Jewel Craft services jewelry stores throughout the United States with special orders and repairs. Earlier this year they acquired another licensed jeweler and added about 15 employees. They now employ 190 people and are in need of more floor space and parking.

SITE HISTORY

The 1986 Zoning Map shows the subject properties being zoned Rural Suburban (RS).

SITE CHARACTERISTICS

The 2.76 acre site is lots 49, 50, and 51 of Bel Aire Acres Subdivision. Each lot is 100' wide and 400' deep. One single-family residential dwelling is located on lot 49 (Morith property) and another is located on lots 50 and 51 (Morrison property). Boone County G.I.S. shows that the topography of the site falls from 882' above sea level along the southwest property line to 852' above sea level at the northeast property corner. The site contains significant deciduous and evergreen tree cover.

ADJACENT LAND USES AND ZONING

- Northeast: Single-Family Residential Dwellings Fronting on Erlanger Road (RS)
- Northwest: Three Undeveloped Lots Fronting on Erlanger Road (RS)
- Southeast: Booneland Trail and Jewel Craft (I-1)
- Southwest: Undeveloped Parcel Fronting on Olympic Blvd. and Booneland Trail (RS)

RELATIONSHIP TO COMPREHENSIVE PLAN

The 2010 Boone County Comprehensive Plan's "2035 Land Use Plan" designates the site for Business Park (BP) uses. This designation is described as a mix of office warehouse, research, office, and light industrial uses in a park-like, office campus setting with large building setbacks, low floor area ratio, integrated pedestrian and recreation facilities, constant architectural and signage theme, extensive landscaped areas, and attractive entrance treatment. This land use is recommended for high visibility areas and transition areas between industrial and residential land uses.

The Land Use Element makes the following statements regarding the general area:

- A. This section of Boone County contains the I-275/Mineola Pike interchange, Mineola Pike, Donaldson Road, and Turfway Road. Major developments within this section include the Airport Exchange Business Park, Circleport I and III, the Mineola Industrial Park, Turfway Race Track, and part of the Houston-Donaldson area. This section of the County should experience a wide variety of substantial growth. This area will also be affected by the newly constructed South Airfield Road between the Mineola area and KY 18. To the north, the Mineola Interchange area has experienced, and should continue to experience, significant Business Park development. The Airport Exchange Business Park and Circleport Industrial Parks should continue to develop. As a result of this growth, the residential uses along Mineola Pike and Booneland Trail should eventually be redeveloped in a Business Park manner, similar to the adjoining uses (Airport Area, pp. 176-178).

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

- A. 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. Appropriate wooded areas and stream valleys should remain as open space within developments and between developments. Developments proposed adjacent to planned or established open spaces should provide pedestrian access where appropriate. Natural green space benefits the community as well as encourages developers to create innovative development designs through clustering of buildings and impermeable area. Typically, buffering is required and provided between unlike land uses; however, as the development of Boone County fills in previously rural areas, different lot sizes and designs of residential development sometimes impact each other. Where an appropriate gradation of lot size and setbacks cannot be designed into a proposed residential subdivision development of a significantly higher density than existing adjacent residential uses, deliberate vegetation buffering may need to be incorporated into the design to help protect low density residential areas. Buffer areas should use and supplement existing site features where possible (Buffering, pp. 162-163).
- B. Developments in Boone County must include landscaping to accompany the proposed project. Retention of existing healthy vegetation is considered a component of landscaping

and is encouraged. 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. The amount of heat absorbed by impervious cover from sun radiation is decreased by landscaping, which reduces energy costs. Landscaping helps purify the air of harmful pollutants, thus reducing health impacts. It also helps reduce the quantity and improve the quality of storm water runoff, including temperature. The use of bioretention islands (water filtering basins) and grass swales should be used where possible in place of raised islands. Native species are often heartier than nursery stock and should be used wherever possible to minimize pesticides and other high impact forms of maintenance. 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).

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

- A. The KY 237 and Mineola Pike I-275 Interchanges will experience continued industrial development in addition to the previously outlined commercial/office development. The mixture of uses should be carefully designed and planned to minimize negative impacts. The existing and future residential uses must be adequately buffered from the new development in these two interchange areas (Recommended Areas of Industrial and Office Activity, pp. 70-71).

The following 2010 Boone County Comprehensive Plan's Goals and Objectives are pertinent:

- 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, Objective).
- B. Existing vegetation shall be considered as both an important site characteristic and a community resource (Environment, Objective).
- C. Boone County shall promote a vibrant and sustainable economy that encourages innovation and prosperity with meaningful employment opportunities for all its citizens and respects the physical environment (Economy, Goal).
- D. Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas (Business Activity, Goal).
- E. Industrial development shall be encouraged to locate near railroad lines, highways, the Ohio River, the Airport and on Airport owned land. Future industrial development must be located where infrastructure exists or is planned. Future industrial districts shall be identified in advance of residential development so that the potential impacts are known and can be addressed (Business Activity, Industrial Objective).

- F. Effective site placement, architectural design and landscape design for industrial uses shall enable a favorable relationship with adjoining uses. Industrial nuisances such as smoke, dust, noise and odor shall be kept at a minimum, and site development and enforcement shall be carefully coordinated with necessary approvals of other regulatory agencies (Business Activity, Industrial Objective).

STAFF COMMENTS

- 1. Jewel Craft is located on lot 1-A of Circleport III Subdivision. A Site Plan from 2004 shows that 145 parking spaces located are located on the site. Access to the building and parking lot is currently provided from a single curb cut on Olympic Boulevard.
- 2. Buffer Yard D will be required along the northeast, northwest, and southwest property lines if the Zoning Map Amendment is approved. Buffer Yard D is required when a developing I-1 property adjoins a property that is zoned RS.

The following plantings are required in Buffer Yard D per 100 linear feet:

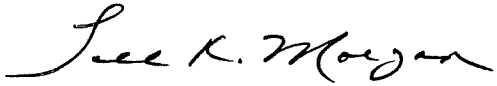
80 FOOT WIDTH OPTION	40 FOOT WIDTH OPTION WITH A 6' HIGH BERM, FENCE, OR MASONRY WALL
20 Evergreens - Plant List D planted in a double row spaced 10 feet on center in an equal lateral triangle configuration	20 Evergreens - Plant List D planted in a double row spaced 10 feet on center in an equal lateral triangle configuration
11 Large Trees - Plant List A	11 Large Trees - Plant List A
40 shrubs - Plant List C	20 shrubs - Plant List C

- 3. On August 24, 2015, Staff received an email from Scott Pennington, the County Engineer, that provides an update on vacation of right-of-way application (see attachments).
- 4. Staff would like the applicant to address the following:
 - A. What type of parking lot lighting is being proposed? Staff recommends that the height and orientation of any light poles should be addressed because there are single-family residential dwellings to the northeast.
 - B. Can the parking lot be designed to save any of the large trees that are located in back of the houses?
- 5. A Site Plan application will be required to construct the parking lot if the Zoning Map Amendment is approved. The Site Plan will address the parking layout, grading, storm water, landscaping, and lighting.

CONCLUSION

The Zoning Map Amendment request needs to be evaluated by Boone County Planning Commission and Boone County Fiscal Court in terms Article 3 of the Boone County Zoning Regulations and the potential impacts on existing and planned uses in the area.

Respectfully Submitted,



Todd K. Morgan, AICP
Senior Planner, Zoning Services

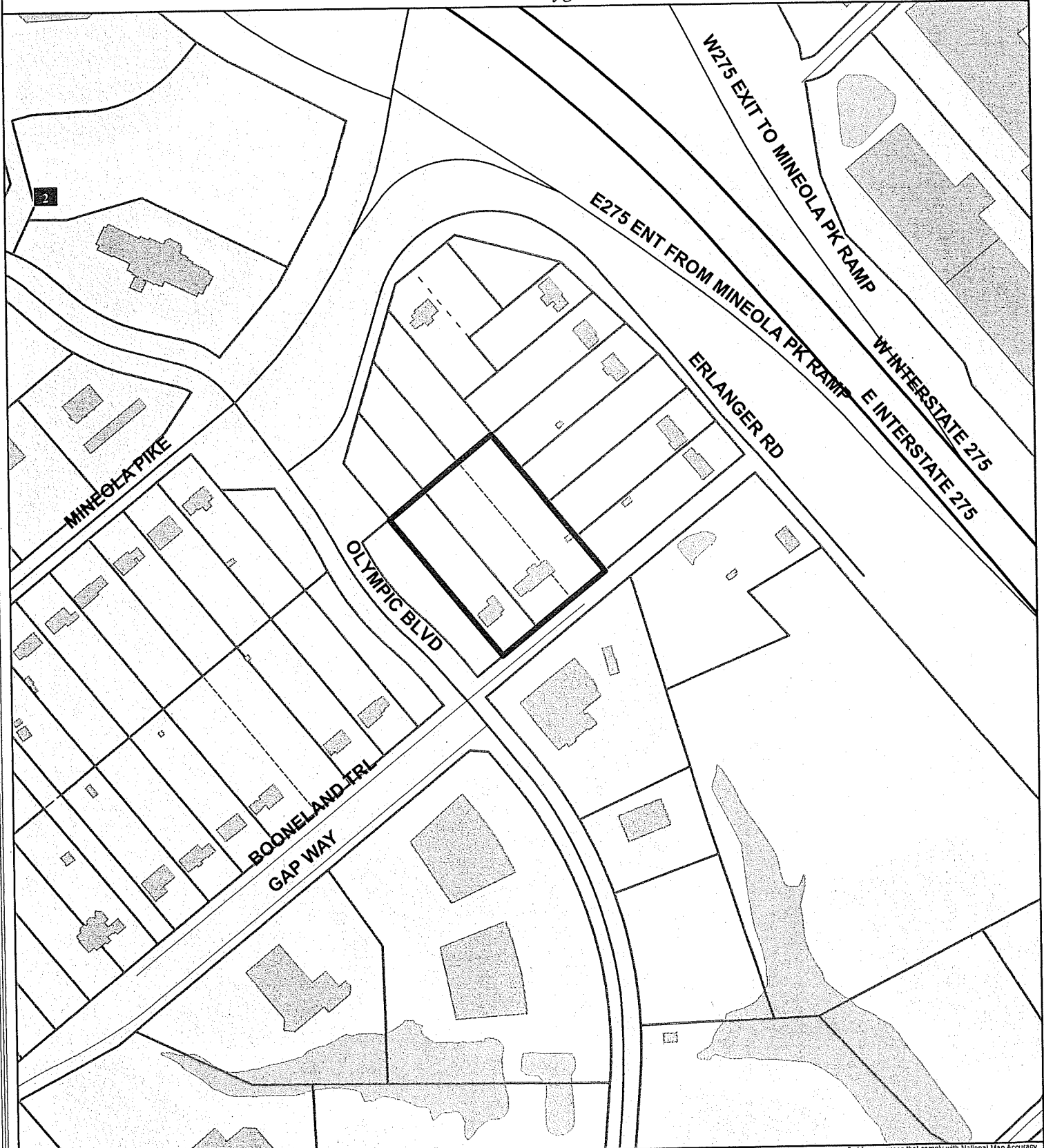
TKM/tlb

Attachments:

- *Site Vicinity Map
- *Concept Development Plan
- *8/10/15 Email from Benet Wesdorp
- *2012 Aerial Map
- *Topographical Map
- *Zoning Map
- *Future Land Use Map
- *Agency Memo
- *8/24/15 Email from Scott Pennington
- *Application

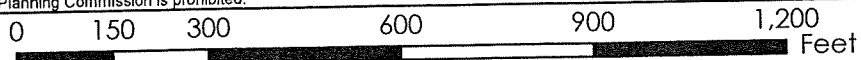
SITE VICINITY MAP

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1 inch = 300 feet



Boone County GIS - Putting Northern Kentucky on the Map



Map Created: 07/01/2013
ArcMap Document: BooneMap (file).mxd

Todd Morgan

From: Benet Wesdorp <benet@jewel-craft.com>
Sent: Monday, August 10, 2015 12:48 PM
To: Todd Morgan
Subject: Zoning change

Todd,

Jewel Craft Inc is a family owned business since 1947 servicing jewelry stores throughout the US for special order and repair of fine jewelry. Our customers are small jewelry stores up to national chain stores including Tiffany & Co. Now in the third generation, we employ 190, moved into this location in 1989, and added on in 2006. We own and occupy a 30,000 sq. ft. building on three acres of land. This year we purchased LogoArt (licensed jewelry) from Herff Jones. Approximately 15 people have been added so far. Our parking lot is full and in need of more space inside and out. We have been looking at new property to move the business due to the need for expansion. Fortunately we are able to purchase 2 lots next door which have 3 acres of land combined. This would make it possible to move parking over and add on to our existing building. (approximately 15,000 sq. ft.)

This has been a great location for the past 26 years and we would like to stay for many more. Hopefully , all will benefit from this project.

Thank you,
Benet

Benet Wesdorp | President COO
Jewel-Craft, Inc. | P: 859.282.2400 | TF: 1.800.525.5482 | F: 859.282.2424



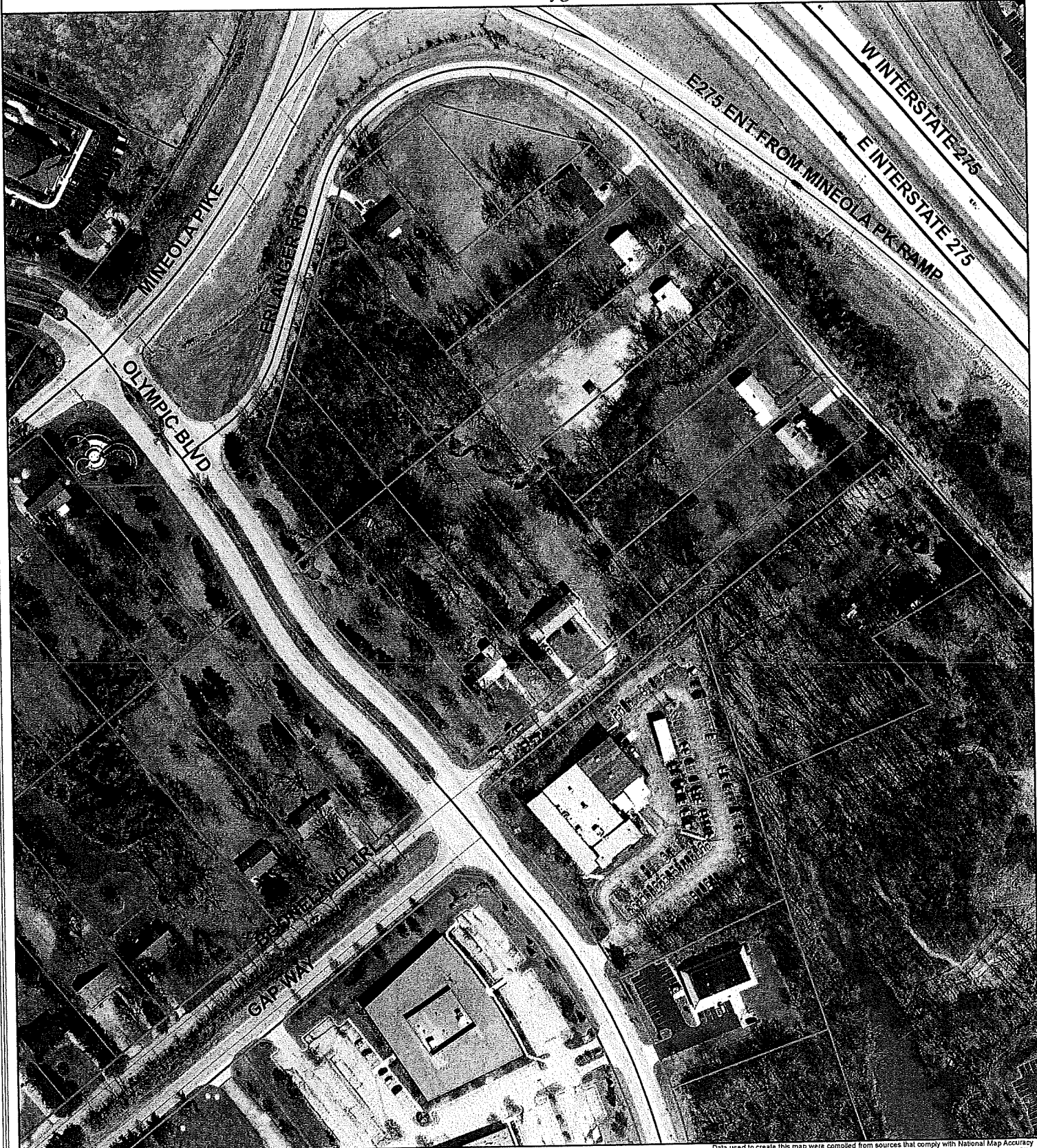
Since 1947

2015 Jewelry Trade Show Schedule:

- JCK Las Vegas (5/29-6/1) Booth# B6348
- RJO St Louis (8/1-8/3)
- SJTA Atlanta (8/8-8/10) Booth# 1042

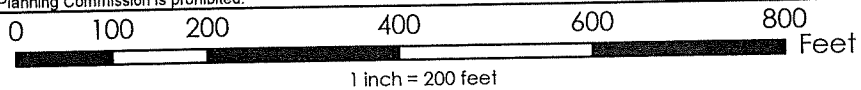
2012 AERIAL MAP

www.boonecountygis.com



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Map Created: 07/01/2013

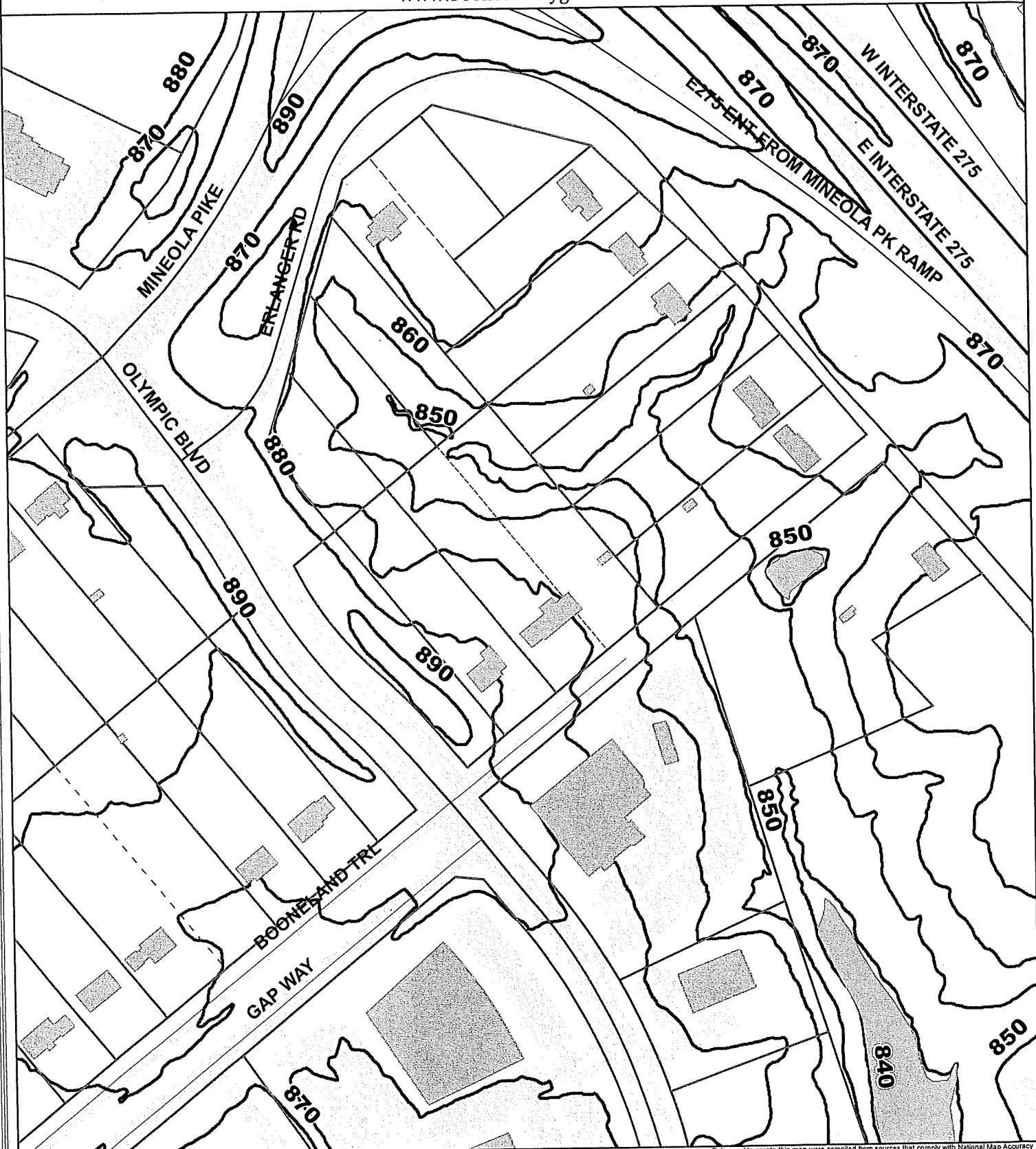
Boone County GIS - Putting Northern Kentucky on the Map



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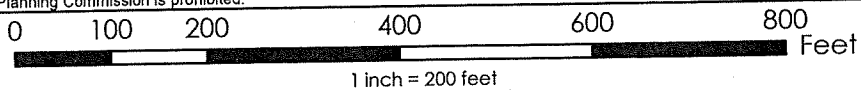
TOPOGRAPHICAL MAP

www.boonecountygis.com



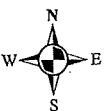
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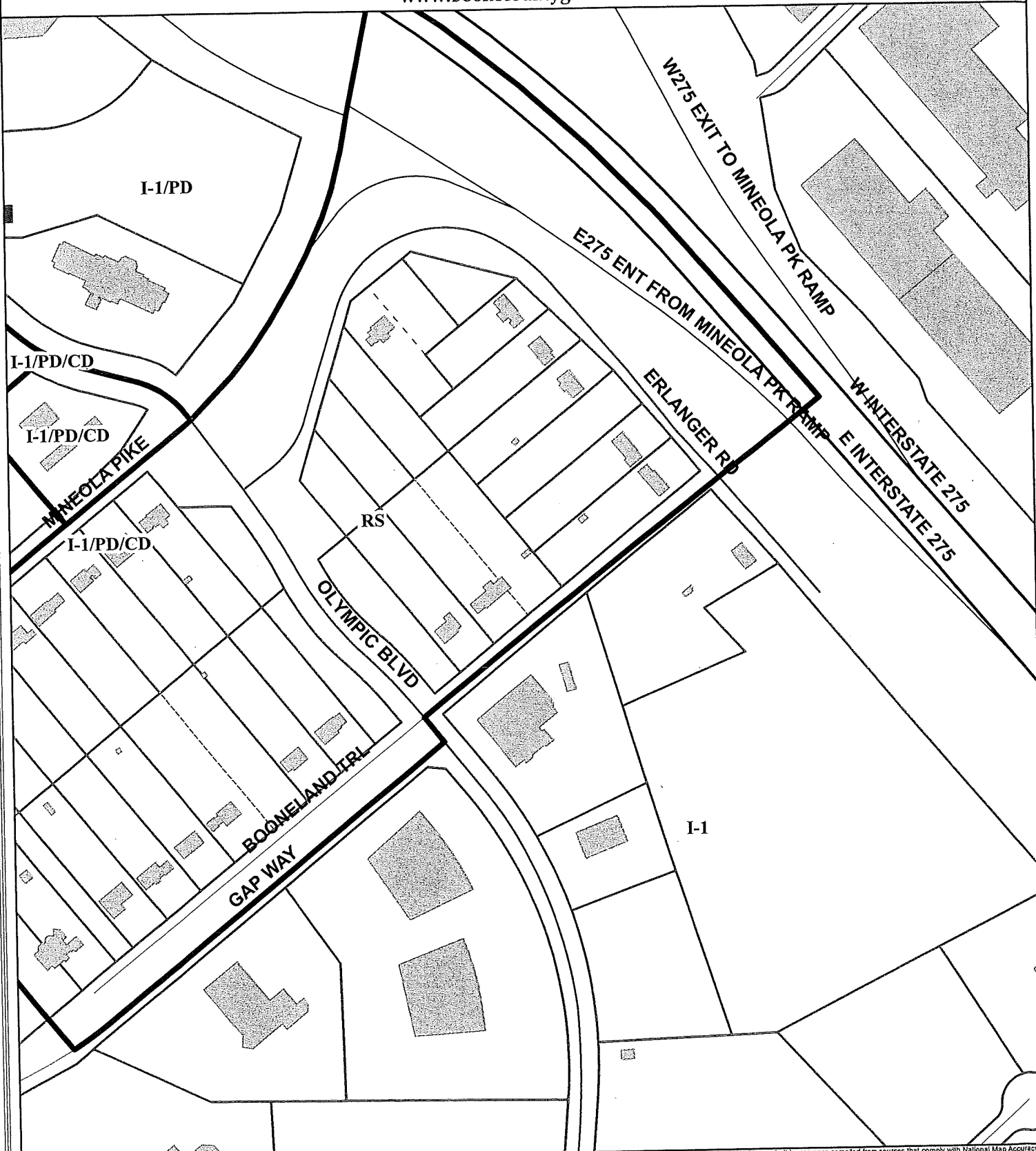
Boone County GIS - Putting Northern Kentucky on the Map



Map Document: BooneMap (14e).mxd

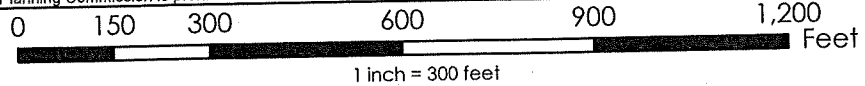
ZONING MAP

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Boone County GIS - Putting Northern Kentucky on the Map

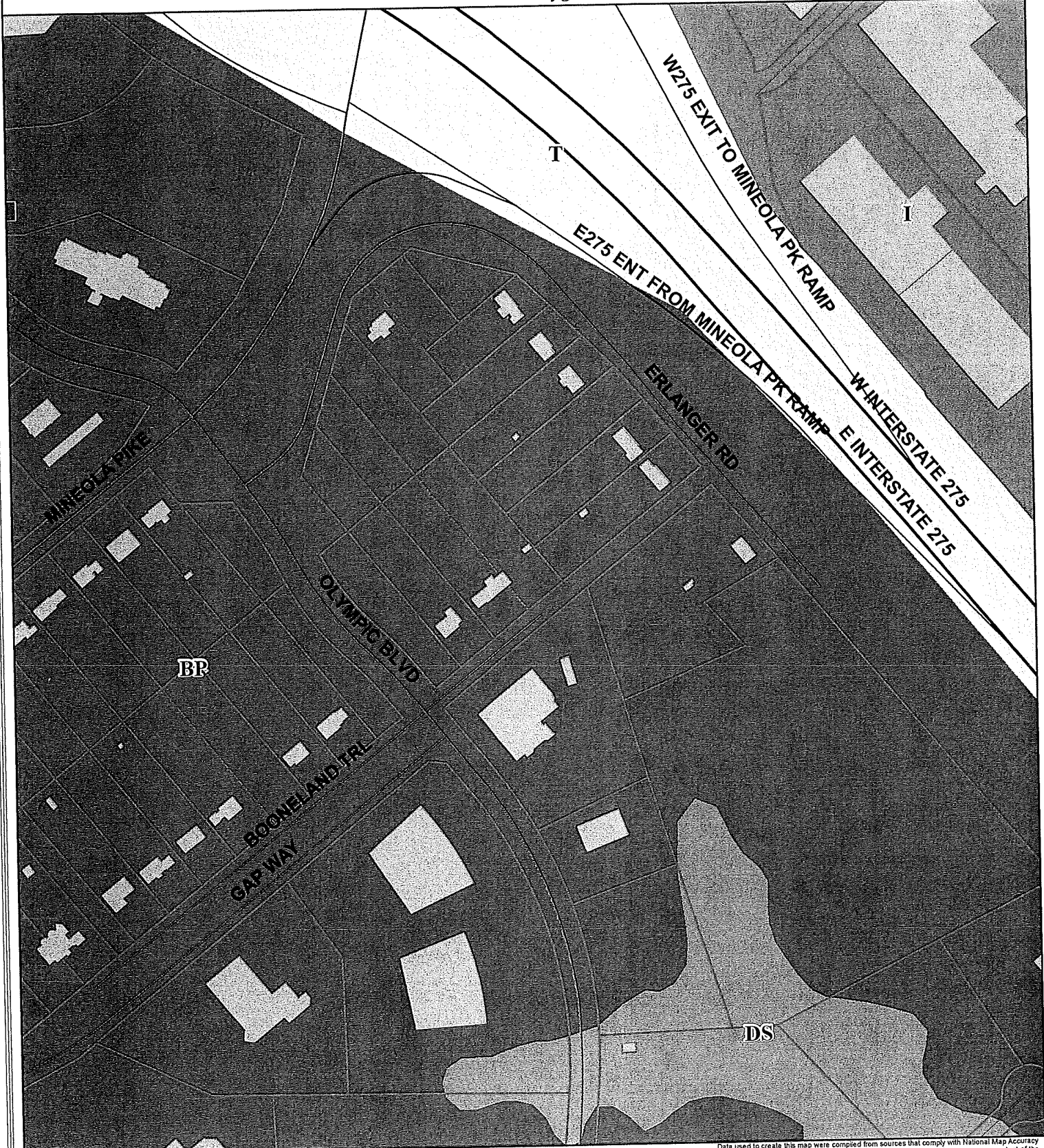


Map Created: 07/01/2013

Map Document: BooneMap (1/16).mxd

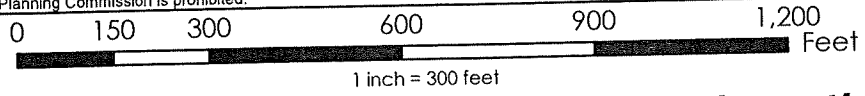
2030 FUTURE LAND USE MAP

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Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

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



BOONE COUNTY PLANNING COMMISSION

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

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

Phone (859) 334-2196; Fax (859) 334-2264
plancom@boonecountyky.org

TO: Jeff Earlywine, County Administrator
Scott Pennington, Boone County Public Works

FROM: Todd K. Morgan, AICP, Senior Planner, Zoning Services *TKM*

DATE: August 10, 2015

RE: Request of **Wesdorp Properties (applicant)** for **Ronald Glenn Morith, Melvin F. Morrison, and Marie Morrison (owners)** for a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) for a 2.76 acre site located at 3322 and 3324 Booneland Trail, Boone County, Kentucky. The request is for a zone change to allow a parking lot.

I have enclosed a copy of the Concept Development Plan for the above referenced application. The plan shows the houses at 3322 and 3324 Booneland Trail would be demolished and Jewel Craft would construct a new employee and customer parking lot. My understanding is that Jewel Craft has also submitted a "Vacation of Right of Way Application" with Boone County Public Works to vacate the subject right-of-way. The public hearing for this application is scheduled for September 2, 2015.

Please review this proposal relative to your agency's policies and service abilities and provide any comments in writing to me by August 26, 2015. Please provide a written response, even if your agency has no comments on the proposal. Comments can be e-mailed to tmorgan@boonecountyky.org or faxed to (859) 334-2264. Your feedback is greatly appreciated.

Todd Morgan

From: Scott Pennington
Sent: Monday, August 24, 2015 11:07 AM
To: Todd Morgan
Subject: RE: Project Review Notice - August 21, 2015

Todd,

No issues w/ KFC.

Concerning Jewel Craft, I've spoken w/ them and told them that if we vacate Booneland Trail R/W, we would prefer to vacate the entire length (to Erlanger Rd). They're working on that. We're looking to appoint a Viewing Committee as part of next week's court meeting. Right off, I don't see any issues w/ vacating the R/W. Assuming the court agrees as we proceed, our vacation would be conditional based upon the zoning change.

If you have questions, please let me know.

Thanks.

Scott D. Pennington, P.E.
County Engineer/Director of Public Works
Boone County Public Works
spennington@boonecountky.org
(O) 859-334-3600

From: Todd Morgan
Sent: Friday, August 21, 2015 8:51 AM
To: Scott Pennington
Subject: RE: Project Review Notice - August 21, 2015

Scott,

Do you have any comments that you want me to include in my Staff Reports for Jewel Craft (Zone Change on Booneland Trail) or Kentucky Fried Chicken (Concept Development request on Centennial Circle)?

If possible, I would like to receive your comments early next week.

Thanks,

Todd

From: Scott Pennington
Sent: Thursday, August 20, 2015 6:49 PM
To: Kevin Wall; Mitch Light; Todd Morgan
Subject: FW: Project Review Notice - August 21, 2015

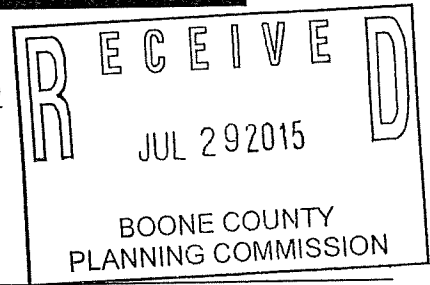
Gentlemen,

I'll be off tomorrow so I won't be at Project Review.

APPLICATION FORM

ZONING MAP AMENDMENT
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. Name of Project JEWEL CRAFT ADDITION
2. Location of Project 3324 BOONLAND TRAIL / 3322 BOONELAND TRAIL
3. Total Acreage of Site .92 ACRES / 1.84 ACRES = 2.76 TOTAL ACRES + 3 Acres
4. Current Zoning of Site RS
5. Proposed Zoning (Classification being requested) I-1
6. Proposed Uses (please specify each use) EXPANSION OF EXISTING JEWEL CRAFT CAMPUS

- 7. Names of Applicant(s) WESDORP PROPERTIES
Phone No. 859-282-2400 Fax No. 859-282-2400 E-Mail BENET@JEWEL-CRAFT.COM
8. Address of Applicant(s) 4122 OLYMPIC BLVD
ERLANGER KY 41018

- 9. Name of Property Owner(s) RONALD GLENN MORITH / MELVIN F & MARIE MORRISON
Phone No. 859-282-9221 Fax No. E-Mail PMORITH@JUNO.COM
10. Address of Property Owner(s) 3324 BOONELAND TRAIL / 3322 BOONELAND TRAIL
ERLANGER KY 41018

- 11. Proposed Building Intensities (please specify) EXPANSION OF EXISTING PARKING LOT PROPOSED

- 12. Are there any existing buildings on the site? YES
How many? 1 EA.

- 13. Deed Book 348 / 377 Page No. 116 / 238 Group No. 2014B / 2014B

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

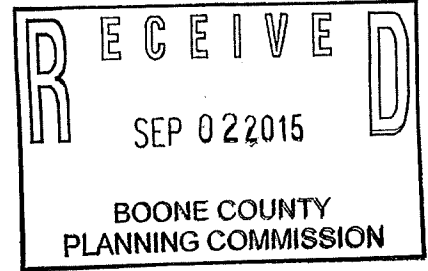
- 15. Have you submitted a Concept Development Plan? YES
16. Have you had a pre-application meeting with BCPC Staff? YES

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

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

Todd Morgan

From: Darryl Moulder <darrylm@lakeviewcc.net>
Sent: Wednesday, September 02, 2015 10:52 AM
To: Todd Morgan
Subject: Response to Wesdrop Properties hearing



To: Todd Morgan AICP

This letter is a follow-up to our phone conversation, Wednesday morning, Sep 2nd. My name is Darryl Moulder, and I own one of the adjoining pieces of property at 1585 Erlanger Road to the property under consideration for a zoning change. I understand that the hearing is taking place tonight, Sep 2nd at 7:30pm. I hereby state that I do not have any opposition to the Request of Wesdrop Properties for a zoning change to allow a parking lot.

If there are any questions I can be reach by cell phone 330-780-8847.

Sincerely,

Darryl L.Moulder

Exhibit

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Greg Breetz, Chairman

DATE: October 7, 2015

RE: Request of **Wesdorp Properties (applicant)** for **Ronald Glenn Morith, Melvin F. Morrison, and Marie Morrison (owners)** for a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) for a 2.76 acre site located at 3322 and 3324 Booneland Trail, Boone County, Kentucky. The request is for a zone change to allow a parking lot.

REMARKS:

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

FINDINGS OF FACT

1. The Committee concluded that the request is in agreement with the Boone County Comprehensive Plan for the following reasons:
 - A. The Boone County Comprehensive Plan's 2035 Future Land Use Map designates the site for Business Park uses. This future land use classification is defined as a mix of office warehouse, research, office, and light industrial uses in a park-like, office campus setting with large building setbacks, low floor area ratio, integrated pedestrian and recreation facilities, constant architectural and signage theme, extensive landscaped areas, and attractive entrance treatment. This land use is recommended for high visibility areas and transition areas between industrial and residential land uses.
 - B. The proposal is in agreement with the following passage from the Land Use Element:

This section of Boone County contains the I-275/Mineola Pike interchange, Mineola Pike, Donaldson Road, and Turfway Road. Major developments within this section include the Airport Exchange Business Park, Circleport I and III, the Mineola Industrial Park, Turfway Race Track, and part of the Houston-Donaldson area. This section of the County should experience a wide variety of substantial growth. This area will also be affected by the newly constructed South Airfield Road between the Mineola area and KY 18. To the north, the Mineola Interchange area has experienced, and should continue to experience, significant Business Park development. The Airport Exchange Business Park and Circleport Industrial Parks should continue to develop. As a result of this growth, the residential uses along Mineola Pike and Booneland Trail should eventually be redeveloped in a Business Park manner, similar to the adjoining uses (Airport Area, pp. 176-178).

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

The KY 237 and Mineola Pike I-275 Interchanges will experience continued industrial development in addition to the previously outlined commercial/office development. The mixture of uses should be carefully designed and planned to minimize negative impacts. The existing and future residential uses must be adequately buffered from the new development in these two interchange areas (Recommended Areas of Industrial and Office Activity, pp. 70-71).

- D. 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).
- Existing vegetation shall be considered as both an important site characteristic and a community resource (Environment, Objective).

The Committee determined that the proposal is in agreement with the passages outlined above. The proposed parking lot will serve a growing business and alternative parking lot layouts have been presented in an attempt to preserve mature vegetation.

2. 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. The Committee has also concluded that the attached conditions are necessary to mitigate any foreseeable community impacts that may be created by the development. The applicant and property owners have signed a letter demonstrating agreement with these conditions.

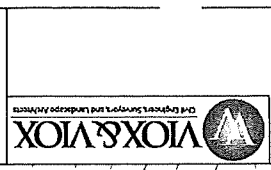
CONDITIONS

1. The parking lot shall be constructed per one of the two alternative Concept Development Plans that were submitted at the September 16, 2015 Zone Change Committee Meeting (see attachments). It is understood that a Variance application will need to be submitted and approved by the Boone County Board of Adjustment if Concept Development Plan C is pursued. The Variance would be needed to reduce the southwestern perimeter buffer from Buffer Yard D to Buffer Yard A.
2. No buildings shall be permitted on the 2.76 acre zone change site.
3. All proposed light poles on 2.76 acre zone change site shall be limited to 20 feet in height and utilize full cut-off fixtures.
4. A striped crosswalk shall be provided across Booneland Trail to complete the pedestrian route between the proposed parking lot and the back of the building. The crosswalk will still be required in the event that Booneland Trail right-of-way is vacated.

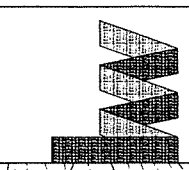
A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request. Attached is the signature page for the Zone Change/Concept Plan Committee Vote.

ISSUED TO: BOONE COUNTY PLANNING COMMISSION
 PROJECT: JEWEL CRAFT NEW EXPANSION
 DATE: 09/16/2015
 DRAWN BY: [Name]
 CHECKED BY: [Name]

RECEIVED
 SEP 16 2015
 BOONE COUNTY
 PLANNING COMMISSION



NEW EXPANSION
JEWEL CRAFT
 4132 OLYMPIC BOULEVARD
 ERLANGER, KY 41018

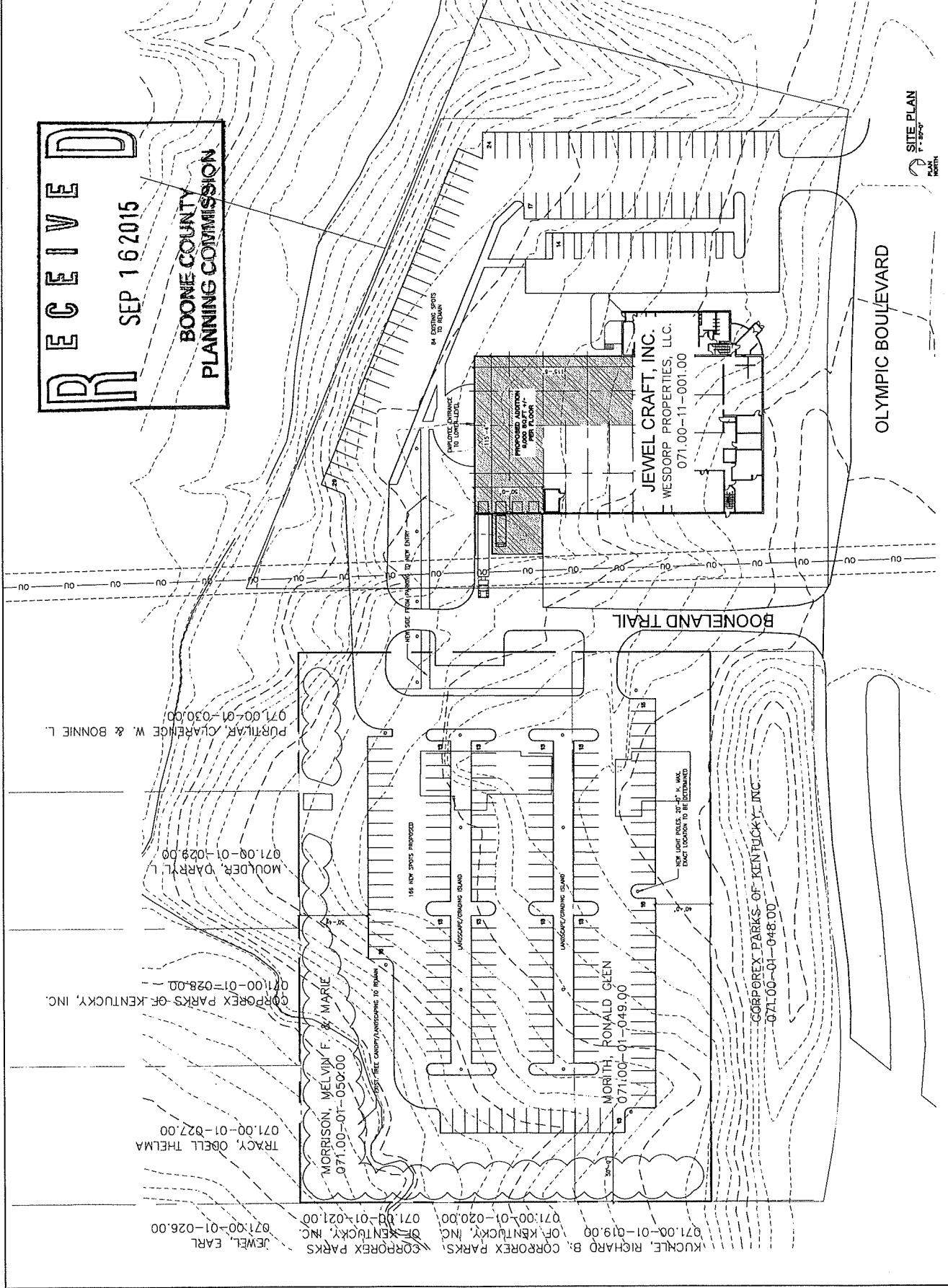


Hub + Weber
 Architects, PLC
 200 West Pike Street
 Covington, KY 41011
 Ph: 858-491-3844
 Fx: 858-655-3243
 hubweberarch.com

Issued: _____ DATE _____
 Revised: _____

CONCEPT PLAN - B

C101-B
 1006030



SITE PLAN
 1006030
 NORTH

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARINGS
SEPTEMBER 2, 2015
7:30 P.M.**

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mr. Greg Breetz
Mr. Kim Bungler, Secretary/Treasurer
Mr. Mike Ford, Vice Chairman
Ms. Lori Heilman
Mr. Mark Hicks
Mr. Jim Longano
Mr. Kim Patton
Ms. Lisa Reeves
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mrs. Janet Kegley
Mr. Don McMillian
Mr. Charlie Reynolds

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Mitchell A. Light, Asst Zoning Administrator, ZEO
Mr. Todd K. Morgan, AICP, Senior Planner

Chairman Rolfsen called the Public Hearing to order at 7:30 P.M. and introduced the first item on the Agenda:

ZONING MAP AMENDMENT - Todd Morgan, Staff

1. Request of **Wesdorp Properties (applicant)** for **Ronald Glenn Morith, Melvin F. Morrison, and Marie Morrison (owners)** for a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) for a 2.76 acre site located at 3322 and 3324 Booneland Trail, Boone County, Kentucky. The request is for a zone change to allow a parking lot.

Staff Member, Todd Morgan, presented the Staff Report, which included a PowerPoint presentation (see Staff Report). He stated that the site was 2.76 acres in size. There are 2 single-family residences located on the 2 lots. Jewel Craft wants to buy both lots and construct a parking lot addition. They have recently acquired another jeweler and they are in need of more floor space and parking. The request is to rezone the site from Rural Suburban (RS) to Industrial One (I-1) to construct 133 parking spaces. The applicant is required to have a significant buffer or Buffer Yard D, where an industrial zone abuts a residential zone. The applicant is also seeking to vacate Booneland Trail right-of-way. It could allow them to make more improvements. The Fiscal Court would have to act on the right-of-way vacation request. Mr. Morgan referred to maps and photographs of the surrounding zoning and land uses. He suggested that the applicant consider preserving some of the oak trees on the site.

In terms of Staff Comments, Jewel Craft is part of the Circleport III Subdivision and the existing site has 145 parking spaces. The applicant wants to pursue some building additions which requires the proposed additional parking. Buffer Yard D is required and the applicant has agreed to provide it. The Staff Report identifies 2 options to meet the buffer yard requirements. The County Engineer has started the Booneland Trail right-of-way process. An e-mail from the County Engineer, Scott Pennington has been provided. The Staff would like the applicant to identify what type of parking lot lighting is being proposed because of the adjoining single-family dwelling units? Can any of the large trees located in the area of the proposed parking lot be preserved? A Site Plan is required to be submitted to the Planning Commission for review should the zone change request be approved. Mr. Morgan announced that he received an e-mail today from Daryl Moulder (see Exhibit A). Mr. Moulder does not object to the proposed zone change proposal.

Chairman Rolfsen asked if the applicant was ready to proceed with his presentation?

Mr. Gene Weber, with Hub and Weber Architects, stated that he was representing the Wesdorps. Jewel Craft is a thriving and growing business. Additional parking is needed for the expanded facility. The building will be expanded by 15,000 square foot at its present location. There will be an adjustment to the existing parking lot to accommodate the expanded building. Because the project involves vacating the street right-of-way, they are making adjustments to the plan. He offered to show these changes at the Committee Meeting. It will also address the issues identified in the Staff Report. This includes specific information about the existing mature trees. In addition, some of the double rows of parking will be separated due to the grade and this will allow more landscaping. Mr. Weber noted that the Comprehensive Plan designates the site as Business Park. Thus, the proposed I-1 moves towards that recommendation. The Comprehensive Plan also refers to the homes along Mineola Pike and Booneland Trail be redeveloped in a Business Park manner similar to what has already been done. The Future Land Use Development Guidelines recommend buffering to address the transition from residential to industrial. Mr. Weber also stated that they will minimize disturbance of the existing

creek located on the north side of the site. Landscaping will be provided per the zoning ordinance. The proposed industrial use has a minimal impact on the area - jewelry repairing versus other types of industrial uses. It is a single shift business so the parking lot activity will be held at a minimum in an industrial area. Mr. Weber referred to the Goals and Objectives of the Comprehensive Plan in terms of minimize grading work and keeping trees. It also supports development where infrastructure already exists. In terms of parking lot lighting, they will use cut-off fixtures at the lowest height possible to get a reasonable distribution of the lighting. The parking lot will be designed to save the large trees. The proposed Zoning Map Amendment is in agreement with the Comprehensive Plan.

At this time, 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 any of the Planning Commission Members had any questions or comments?

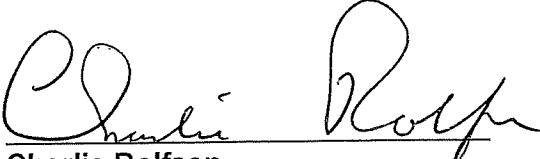
Mr. Patton asked if the applicant could provide a plan showing the proposed building expansion along with the parking lot expansion at the Committee Meeting? Mr. Weber agreed to provide the plans. Mr. Weber also stated there will be no buildings on the proposed parking lot site.

Mr. Breetz asked if there would be any sidewalks constructed from the parking lot to the existing building? Mr. Weber responded yes and it will be shown on the plans. Mr. Breetz asked if there were existing sidewalks in the area? Mr. Weber replied no.

Mr. Rolfsen asked when the building expansion occurs, will all of the existing parking be removed from the existing site? Mr. Weber replied that some parking may be lost behind the building and on the right side. The proposed building addition will be to the north or on the back side. Chairman Rolfsen asked for those employees who are leaving the new parking lot, would they have to make a left turn once they go into the existing lot? Mr. Weber responded yes if that is the direction they are headed.

There being no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on September 16, 2015 at 5:00 P.M. in this room. This item will be on the Agenda for the Business Meeting on October 7, 2015 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 7:44 P.M.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

Exhibit A - Email from Darryl Moulder dated September 2, 2015.

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Greg Breetz, Chairman

DATE: September 16, 2015

ZONING MAP AMENDMENT - Greg Breetz, Chairman, Todd Morgan, Staff

1. Request of Wesdorp Properties (applicant) for Ronald Glenn Morith, Melvin F. Morrison, and Marie Morrison (owners) for a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) for a 2.76 acre site located at 3322 and 3324 Booneland Trail, Boone County, Kentucky. The request is for a zone change to allow a parking lot.

REMARKS:

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

Wesdorp / Morith-Morrison

September 16, 2015

Randy Bessler
 Randy Bessler
 For Project Absent
 Against Project
 Abstain Deferred

Kim Patton
 Kim Patton
 For Project Absent
 Against Project
 Abstain Deferred

Greg Breetz
 Greg Breetz, Chairman
 For Project Absent
 Against Project
 Abstain Deferred

Charlie Reynolds (Alternate)
 For Project Absent
 Against Project

Kim Bunger
 For Project Absent
 Against Project
 Abstain Deferred

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

Janet Kegley
 Janet Kegley
 For Project Absent
 Against Project
 Abstain Deferred

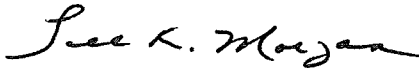
Mark Hicks (Alternate)
 For Project Absent
 Against Project
 Abstain Deferred

TOTAL: DEFERRED FOR PROJECT ABSENT
 AGAINST PROJECT ABSTAIN

SUPPORTING INFORMATION

Mr. Benet Wesdorp
September 17, 2015
Page 2

Sincerely,



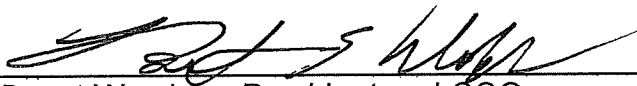
Todd K. Morgan, AICP
Senior Planner, Zoning Services

Attachments

TKMtlb

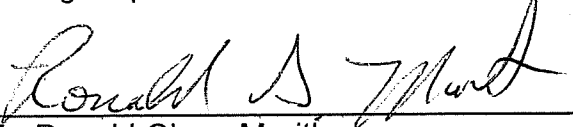
AGREEMENT

I, Benet Wesdorp, do hereby agree to the listed conditions of approval for the Zoning Map Amendment which is described on the first page of this letter.



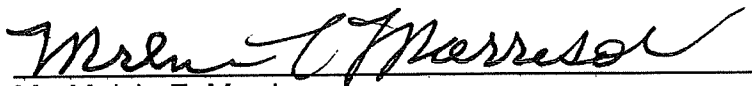
_____ 9/21/15
Date
Mr. Benet Wesdorp, President and COO
Wesdorp Properties

I, Ronald Glenn Morith , do hereby agree to the listed conditions of approval for the Zoning Map Amendment which is described on the first page of this letter.



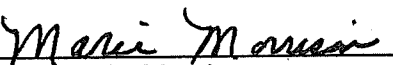
_____ 9/26/15
Date
Mr. Ronald Glenn Morith

I, Melvin F. Morrison, do hereby agree to the listed conditions of approval for the Zoning Map Amendment which is described on the first page of this letter.



_____ 9/22/15
Date
Mr. Melvin F. Morrison

I, Marie Morrison, do hereby agree to the listed conditions of approval for the Zoning Map Amendment which is described on the first page of this letter.



_____ 9/22/15
Date
Mrs. Marie Morrison

DEED BOOK 348 PAGE 116

Know All Men By These Presents:

(This Deed is exempt from transfer tax under K.R.S. 142.050 because it is a transaction between parent and child with only nominal consideration.)

CLERK'S OFFICE
SHORT ★ FORM
DEED

That George E. Morith, an unmarried widower, acting by and through Winifred Walston, his Attorney In Fact, as evidenced by instrument recorded in Miscellaneous Book 188, Page 64 of the Boone County Court Clerk's records, at Burlington, Kentucky, for and in consideration of One dollar and other valuable considerations to them paid by the grantees herein, the receipt of which is acknowledged, do bargain, sell, and convey to: Ronald Glen Morith, his

PROPERTY TRANSFER TAX PAID \$ Exempt
JERRY W. ROUSE, CLERK BC

heirs and assigns forever, the following described Real Estate, in the City of _____;

County of ^{Boone}~~Kenton~~ and Commonwealth of Kentucky, to-wit: Group No. 393

Present Street Address Booneland Trail, Erlanger, KY Plat No. 3/1

Mailing Address 1613 Erlanger Rd. Erlanger, Ky. 41018

Being all of Lot Number Forty-Nine (49) of the Bel-Air Acres Subdivision as shown on the plat of same recorded in Plat Book 3, Page 1 of the records in the Boone County Court Clerk's office at Burlington, Kentucky.

RESTRICTIONS:

The property herein conveyed shall be subject to the same restrictive covenants as shown in deed from The Hope Realty Company to Sybil E. Morgan, dated 8/31/57 and recorded in Deed Book 129, Page 306 of the Boone County Clerk's records.

Being the same property conveyed to George E. Morith and Lorie D. Morith, his wife, with right of survivorship by Sybil E. Morgan and June Belcher Morgan by deed dated the 21st day of July, 1961, and recorded in Deed Book 149, Page 519 of the Boone County Court Clerk's records, at Burlington, Kentucky.

The said Lorie D. Morith died on June 20, 1976, and by virtue of the survivorship clause in the above mentioned deed the fee simple title vested in the grantor herein, George E. Morith.

IN WITNESS WHEREOF, The said Grantor George E. Morith, an unmarried widower, acting by and through Winifred Walston, his Attorney In Fact, as evidenced by instrument recorded in Miscellaneous Book 188, Page 64 of the Boone County Court Clerk's records, at Burlington, Kentucky, hereunto sets his hand, this 11th day of July in the year 1986.

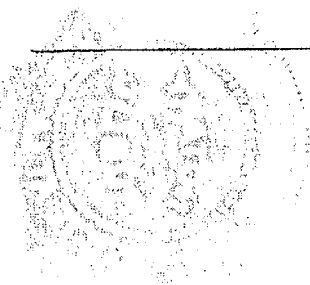
STAMPS

	<u>George E. Morith</u> George E. Morith
	By: <u>Winifred Walston P.O.A.</u> Winifred Walston, Attorney In Fact for George E. Morith

State of Kentucky
County of ~~Kenton~~ Boone

The foregoing instrument was acknowledged before me this 11th day of July, 1986 by

Winifred Walston, as Attorney In Fact, on behalf of George E. Morith.



Patricia A. Russ
Notary Public
(Title)
My commission expires 10/4/89

COMMONWEALTH OF KENTUCKY, } SCT.
~~KENTON~~ COUNTY OF BOONE
I, JERRY W. ROUSE, ~~XXXXXXWOOD~~ Clerk of the County Court, for the aforesaid, do hereby certify that this instrument of writing from George E. Morith

to Ronald Glen Morith

was this day presented to me in my office, certified as above, and this day left for record at 10:35 A. M.
Whereupon the same, the foregoing certificate, and this certificate were duly recorded in my office.
Given under my hand this 14th day of July in the year 1986.
JERRY W. ROUSE
~~XXXXXXWOOD~~, Clerk

By Brenda Cope, D. C.

ED
Clerk
RECORDED
4 AUG 25
W. ROUSE
COUNTY CLERK
age 116
Clerk
attorney
Print

Know All Men by these Presents:

That the Grantors, William B. Shotwell and Ohna Shotwell, husband and wife,

for and in consideration of One Hundred Sixteen Thousand Dollars (\$16,000.00)-----

to them paid by the Grantee.S. herein the receipt whereof is hereby acknowledged, do hereby
BARGAIN, SELL AND CONVEY to the Grantee.S., Melvin F. Morrison and Marie Morrison, husband and wife, with the right of survivorship, his or her

heirs and assigns forever, the following described Real Estate, to wit:

CITY OF _____ COUNTY OF BOONE
STATE OF KENTUCKY and known as 3322 Booneland Trails, Erlanger, Kentucky 41018
The mailing address of the grantees Same

GROUP NO. 393

PLAT BOOK 3/1

PARCEL ONE:

Being all of Lot No. Fifty (50) of the Bel-Air/Subdivision as shown on the plat of same recorded in Plat Book No. 3, page 1 of the records in the Boone County Court Clerk's office at Burlington, Kentucky.

Subject to conditions, restrictions and easements of record and/or those in existence, including but not limited to restrictions in Deed Book 127, page 170 of the Boone County Clerk's records at Burlington, Kentucky.

Being the same property conveyed to the grantors herein by deed from The Hope Realty Company, Inc. dated March 14, 1957, and recorded in Deed Book 127, page 170 of the Boone County Clerk's records at Burlington, Kentucky.

The back reference in the previous deed to the grantors herein shows the above property as being part of the property conveyed to The Hope Realty Company, Inc. by deed recorded in Deed Book 120, page 98 when the back reference should in fact have been Deed Book 122, page 435.

PARCEL TWO:

Being all of Lot Number Fifty-One (51) of the Bel-Air Acres Subdivision as the same is shown on the plat of said subdivision recorded in Plat Book No. 3, page 1 of the records in the Boone County Court Clerk's office at Burlington, Kentucky.

Subject to conditions, restrictions and easements of record and/or those in existence, including but not limited to restrictions in Deed Book 170 at page 362 of said records.

Being the same property conveyed to the grantors herein by deed from Edgar G. Hope, Jr. and Barbara Ronayne Hope, husband and wife, dated January 29, 1966, and recorded in Deed Book 170, page 362 of the Boone County Clerk's records at Burlington, Kentucky.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging.
TO HAVE AND TO HOLD the same to the said Melvin F. Morrison and Marie Morrison, husband and wife, with the right of survivorship, his or her

heirs and assigns forever, with COVENANTS OF GENERAL WARRANTY except real estate taxes for the year 1987 which are to be prorated as of this date.

IN WITNESS WHEREOF, The said Grantor.s, William B. Shotwell and Ohna Shotwell

hereunto set their hand s, this 14th day of December in the year 1987

William B. Shotwell
William B. Shotwell

Ohna Shotwell
Ohna Shotwell

STATE OF KENTUCKY } SCT.
COUNTY OF CAMPBELL }

The foregoing deed was acknowledged before me this 14th day of

December, 19 87 by

William B. Shotwell and Ohna Shotwell

My commission expires
MY COMMISSION EXPIRES
23 MAY 1988
(SEAL)

James H. Wheatfield
Campbell County, Kentucky Notary Public.

COMMONWEALTH OF KENTUCKY, } SCT.
BOONE COUNTY }

I, JERRY W. ROUSE Clerk of the County Court, for the County aforesaid, do hereby certify that this instrument of writing from William B. Shotwell and Ohna Shotwell

to Melvin F. Morrison and Marie Morrison

was this day presented to me in my office, certified as above, and this day left for record at 9:00 A. M.
Whereupon the same, the foregoing certificate, and this certificate were duly recorded in my office.
Given under my hand this 18 day of Dec in the year 1987.

JERRY W. ROUSE Clerk

By *Helen Amst* D. C.

Group No. 393
WARRANTY DEED

From
William B. Shotwell
and
Ohna Shotwell

To
Melvin F. Morrison
and
Marie Morrison
RETURN Marie Morrison

Acknowledged

Clerk
D. C.

Left for Record 12/18/87

9:00 AM
J.W.R. 10-544
T.T. 116-444
Recorded in Deed Book No. 377 Page 238

I HEREBY CERTIFY THAT THIS INSTRUMENT HAS BEEN DRAFTED BY:

D. J. [Signature]

DANIEL J. ZALLA & ASSOCIATES
SUITE 400 - CAMPBELL TOWERS
NEWBORG, KENTUCKY 40361

ORDINANCE 2015 - 19

AN ORDINANCE RELATING TO THE BOONE COUNTY FISCAL COURT WITH CONDITIONS, A REQUEST OF WESDORP PROPERTIES (APPLICANT) FOR RONALD GLENN MORITH, MELVIN E. MORRISON AND MARIE MORRISON (OWNERS) FOR A ZONING MAP AMENDMENT, SUCH ZONING MAP AMENDMENT BEING A ZONE CHANGE FROM RURAL SUBURBAN (RS) TO INDUSTRIAL ONE (I-1) FOR A 2.76 ACRE SITE LOCATED AT 3322 AND 3324 BOONELAND TRAIL, BOONE COUNTY, KENTUCKY,

WHEREAS, the Boone County Planning Commission received a request for a Zoning Map Amendment to the Boone County Zoning Map and such Zoning Map Amendment being a zone change from Rural Suburban (RS) to Industrial One (I-1) for a 2.76 acre site located at 3322 and 3324 Booneland Trail, Boone County, Kentucky, which is more particularly described below; and,

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

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

Section One

That the request for a Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby approved, with conditions, this Zoning Map Amendment being a zone change from Rural Suburban (RS) to Industrial One (I-1) for a 2.76 acre site located at 3322 and 3324 Booneland Trail, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in a Rural (RS) zone is more particularly described in DEED BOOKS 348 & 377, PAGE NOS. 116 & 238, respectively (as supplied by the applicant) as recorded in the Boone County Clerk's office.

Section Two

That as a basis for this approval of a Zoning Map Amendment, the findings of fact and conditions of the Boone County Planning Commission as set forth in its minutes and official records shall be and are hereby incorporated herein by reference as if fully set out in this Ordinance and are marked as "Exhibit A."

The Boone County Planning Commission Committee Report recommending approval is marked as "Exhibit B."

Section Three

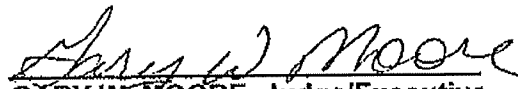
This ordinance shall be in effect and in full force from and after its passage, publication and recording, according to law.

Adopted this 15th day of December, 2015.

First Reading will be the 17th day of November, 2015.

Second Reading the 15th day of December, 2015. Yes 4 No 0

BOONE COUNTY FISCAL COURT


GARY W. MOORE, Judge/Executive
Boone County Fiscal Court

ATTEST:


SHARON BURCHAM,
Fiscal Court Clerk

RECEIVED
 SEP 18 2015
 BOONE COUNTY
 PLANNING COMMISSION



NEW EXPANSION
JEWEL CRAFT
 4122 OLYMPIC BOULEVARD
 ENOLA, KY 40325

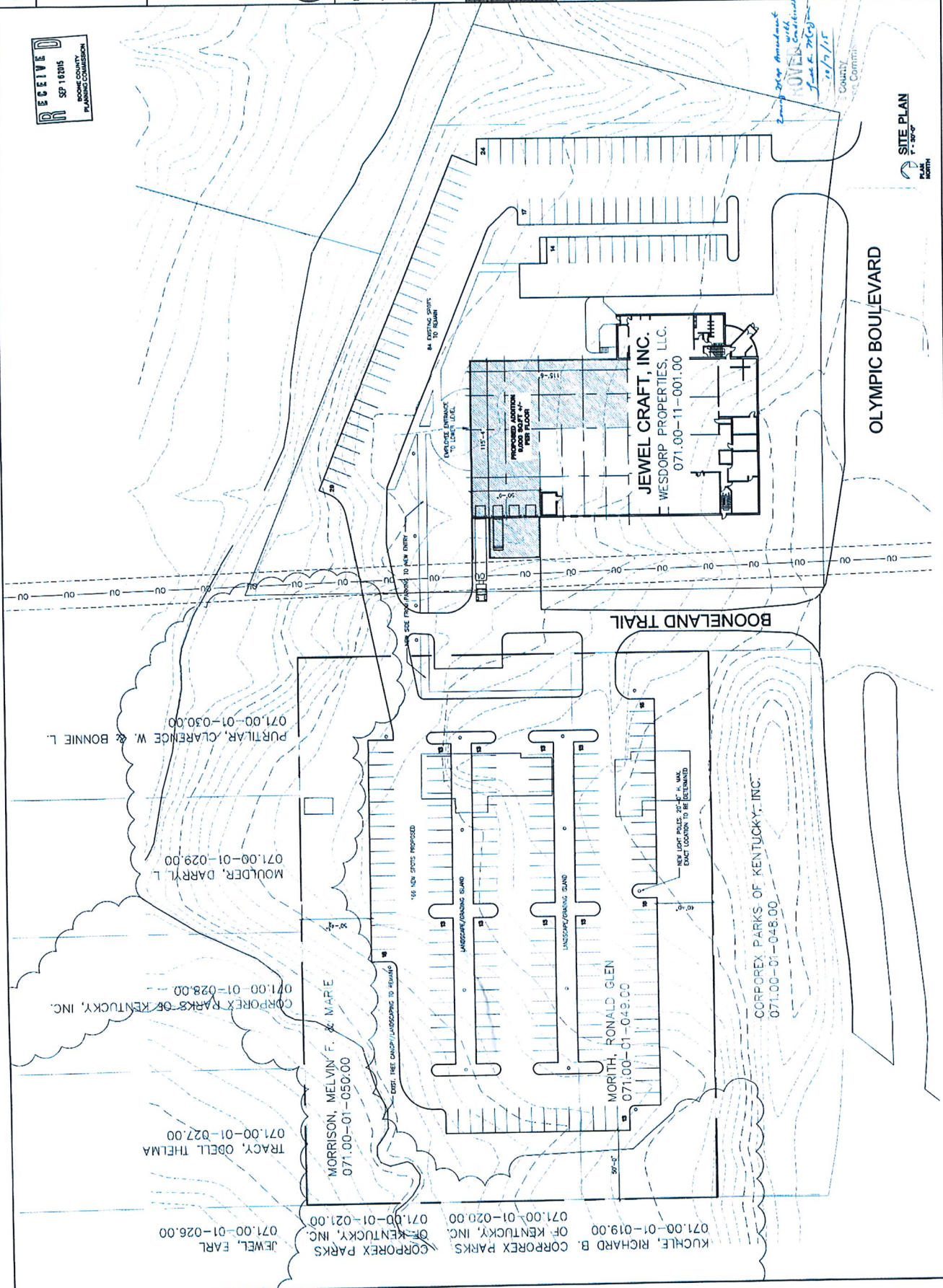
Hub + Weber
Architects, PLLC
 200 West Pike Street
 Covington, KY 41011
 P: 859-471-3444
 F: 859-435-3243
 h@hubweber.com

ISSUED: DATE
 PROJECT: 08181011.ZONING COMMITTEE FILE #14

CONCEPT PLAN - B

C101-B

10051209



SITE PLAN
 1" = 30'-0"
 NORTH

OLYMPIC BOULEVARD

BOONELAND TRAIL

JEWEL CRAFT, INC.
 WESDORP PROPERTIES, LLC.
 071.00-11-001.00

CORPOREX PARKS OF KENTUCKY, INC.
 071.00-01-048.00

MORRIS, RONALD GLEN
 071.00-01-049.00

MORRISON, MELVIN F. & MARE
 071.00-01-050.00

MOULDER, DARRYL L.
 071.00-01-029.00

PURTILAR, CLARENCE W. & BONNIE L.
 071.00-01-030.00

TRACY, OBELL THELMA
 071.00-01-027.00

JEWEL, EARL
 071.00-01-026.00

CORPOREX PARKS OF KENTUCKY, INC.
 071.00-01-021.00

CORPOREX PARKS OF KENTUCKY, INC.
 071.00-01-020.00

KUCHLE, RICHARD B.
 071.00-01-019.00

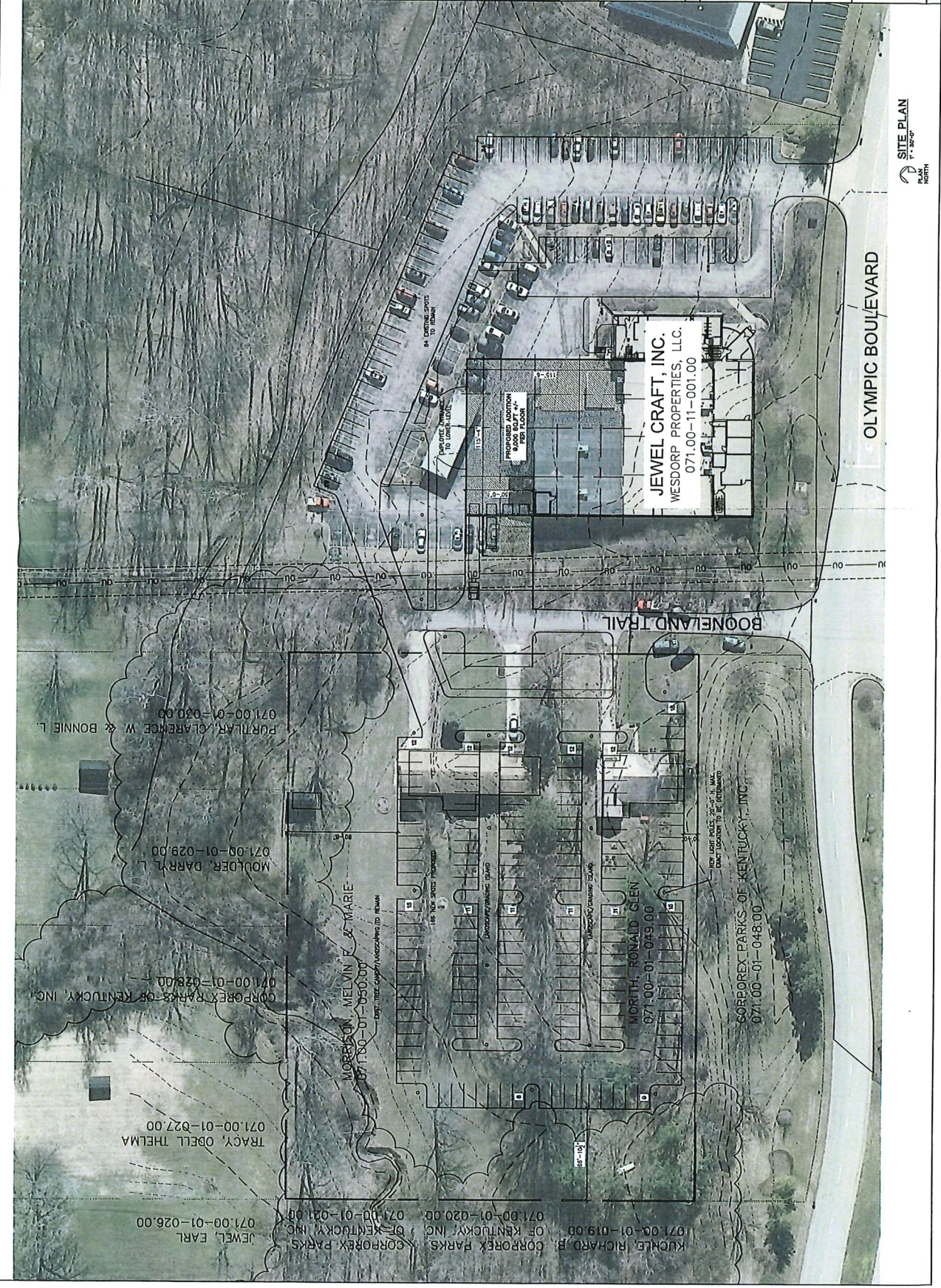
HUB + WEBER ARCHITECTS, PLLC
 200 West Pike Street
 Lexington, KY 40501
 PH: 859-931-3844
 FX: 859-455-3243
 h@hwbwebb.com

NEW EXPANSION
JEWEL CRAFT
 4122 OLYMPIC BOULEVARD
 ENGLAND, KY 41018

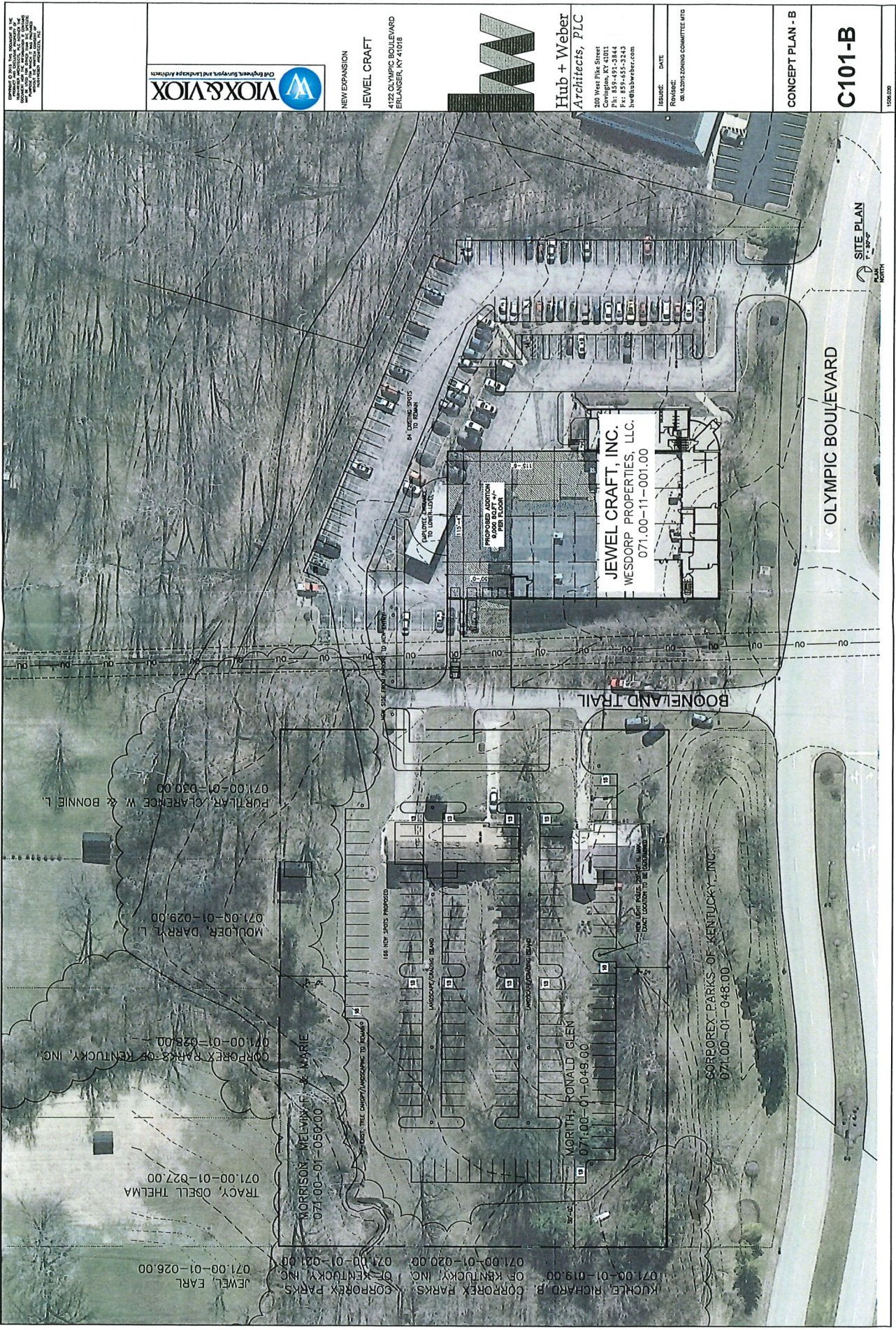
W
Hub + Weber
Architects, PLLC

ISSUE: DATE: _____
 REVISION: _____
 OR LOCAL ZONING COMMITTEE MEETING

CONCEPT PLAN - C
C101-C
 10/01/2019



SITE PLAN
 PLAN NORTH



SITE PLAN
 1508.039

CONCEPT PLAN - B
C101-B

ISSUE: DATE: _____
 REVIEW: _____
 08.10.2015 ZONING COMMITTEE #170

Hub + Weber
 Architects, PLLC
 200 West Pike Street
 Covington, KY 41011
 P.O. Box 859-051-3844
 hwb@hwbweber.com



JEWEL CRAFT
 4122 OLYMPIC BOULEVARD
 EVANSVILLE, KY 47016

NEW EXPANSION



VIOX & VIOX
 Civil Engineers, Surveyors, and Landscape Architects