

APPLICATION FORM

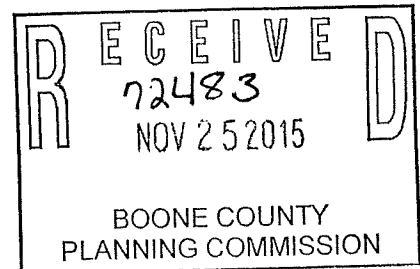
ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Name of Project AIRPORT SHELL / Xpress PARK AND RIDE
2. Location of Project 571 & 591 HUNTER Rd. HERBROW Ky
3. Total Acreage of Site 4.3 (PARCEL #1 - 1.83 / #2 2.49)
4. Current Zoning of Site C-3
5. Proposed Zoning (Classification being requested) C-3
6. Proposed Uses (please specify each use) SPECIAL SIGN DISTRICT TO ALLOW ALTERNATIVE SIGNAGE
7. Names of Applicant(s) C&B Sign Services Inc
Phone No. 513 528-3363 Fax No. 513 248-1111 E-Mail CBSignService@fuse.net
8. Address of Applicant(s) 4152 BRANDOWING DR.
Cincinnati Ohio 45255
City State Zip
9. Name of Property Owner(s) Alex OTHMAN
Phone No. 857-866-5394 Fax No. 857-746-8070 E-Mail Alex.OTHMAN1954@Comcast.com
10. Address of Property Owner(s) # 2306 Keweenaw CT.
Herbrow Ky 41048
City State Zip
11. Proposed Building Intensities (please specify) N/A
12. Are there any existing buildings on the site? yes
How many? _____
13. Deed Book 1022 Page No. 329 Group No. 2021
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:

- _____ 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
- | | |
|---|---------------------------------|
| <input checked="" type="checkbox"/> Unincorporated Boone County | <input type="checkbox"/> Walton |
| <input type="checkbox"/> Florence | <input type="checkbox"/> Union |

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

ORIGINAL Applicant's Signature [Signature] Steve Cipito
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

SECTION B (To be completed by BCPC Staff)

1. Date Received 11/25/15
2. Review Fee \$2,368.00 R# 72483
3. Check what has been submitted:
 - Application
 - Fee
 - Legal Description
 - Concept Development Plan
 - Address of Adjoining Property Owners
 - Number of Copies of Plan Received** 5
4. Date Application is **Administratively Complete** as Defined in KRS 100.211
5. Staff Reviewer NICK LIGHT
6. Committee Chairman _____
7. Scheduled Public Hearing Date _____
8. Boone County Planning Commission Action:
 - 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.

EXHIBIT

“A”

STAFF REPORT

Request of **C&B Sign Services Inc. (applicant)** for **Alex Othman (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 4.3 acre site located at 571 and 591 Hunter Drive, Boone County, Kentucky (Airport Shell/Xpress Park). The request is for a Special Sign District in a Commercial Services (C-3) zone to allow alternative signage.

January 6, 2016

REQUEST

The applicant is requesting a Zoning Map Amendment for a Special Sign District to allow four (4) 100 s.f. (4' x 25') free standing signs 35' high each, three (3) 288 s.f. (12' x 24') free standing signs 22' high each and two (2) 16 s.f. directional signs 8' high each. The applicant is also requesting roof mounted signage on all four (4) elevations of the park and ride building and three (3) 16 s.f. (4' x 4') building mounted sign areas on the front elevation of the convenient store and to allow signage on the fourth (4th) gas canopy elevation.

The Zoning Regulations allow building mounted signage on up to three (3) building elevations at a ratio of 2 s.f. of sign area per lineal foot of building on the front elevation and 1 s.f. of sign area per lineal foot of building on two other elevations. A free standing sign has been approved at 26' high and 120.25 s.f. The maximum size allowed by code is 30' high and 200 s.f. Gas canopy signage is permitted on a maximum of three (3) elevations of the canopy at a ratio of 25% of the fascia area.

SITE HISTORY

January 17, 2014, Major Site Plan to construct the park and ride, convenience store and gas canopy was approved.

April 8, 2015, Sign Permit approved for the gas canopy and free standing sign.

September 9, 2015, the Boone County Board of Adjustment granted a dimensional variance to allow an increase in the permitted square footage on the three (3) fascias of the gas canopy.

ADJACENT ZONING AND LAND USES

North: Val Air property zoned Commercial Services (C-3).

East: Properties owned by Hunter Properties, LLC zoned Commercial Services (C-3) and Suburban Residential One (SR-1) farther east.

South: Across I-275, Kenton County Airport Board property zoned Airport (A).

West: Across KY 212, Chavez property zoned Commercial Services (C-3).

RELATIONSHIP TO COMPREHENSIVE PLAN

The Future Land Use Map shows the subject property as Commercial ©. This classification is defined in the adopted Comprehensive Plan as:

Commercial: "Retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

The Land Use Element text within the 2010 Boone County Comprehensive Plan makes the following statement relating to the area:

"The existing commercial parking lot facilities at KY 20 and KY 212 should eventually redevelop into office, hotel, convention, and travel related commercial uses. Commercial parking uses should be relocated onto airport property, in closer proximity to the airport terminals (14. Airport, pp. 176)."

The Land Use Element does refer to signage by stating:

"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 (Design, Signs, and Historic Preservation, p.164)."

The Business Activity Element states the following regarding the general area:

"The I-275/KY 212 Interchange should experience a decrease in airport related commercial activities due to the economy, as these services and activities may eventually be provided on Airport property. The existing airport related commercial businesses at the KY 20/KY 212 Interchange should evolve into highway related businesses. This area could support office related businesses, particularly properties possessing panoramic views of the Ohio River. Additional commercial growth based upon the expansion of the airport, and subsequent industrial growth, will be located at the Mineola I-275 Interchange as evidenced by the Airport Exchange Business Park and the Circleport Industrial Park (Recommended Areas of Commercial Activity, pg. 69).

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

- A. Proper planning is achieved through accepted land use management tools and coordination with public infrastructure ("Overall," Goal).
- B. Boone County shall be viewed as an integral part of the Cincinnati Metropolitan Area ("Overall," Objective 1).
- C. Development issues shall be viewed in terms of promoting overall quality of life. Mixing of residential and other land uses shall be encouraged within appropriately planned and designed neighborhood developments ("Overall," Objective 2).
- D. Proper design principles shall be applied in development ("Overall," Objective 3).
- E. Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas ("Business Activity," Goal).

STAFF COMMENTS

- 1. The old Hunter Road right-of-way between the subject property and the Val Air property to the north was vacated by Fiscal Court Order on August 27, 1996. While the subject property has the rights to half of the vacated right-of-way, a deed needs to be prepared and recorded with the Boone County Clerk.
- 2. The maximum size allowed by code for a free standing sign in the C-3 zone is 30' high and 200 s.f. A free standing sign has been approved at 26' high and 120.25 s.f. The applicant is requesting an additional four (4) 100 s.f. (4' x 25') free standing signs 35' high each and three (3) 288 s.f. (12' x 24') free standing signs 22' high each.
- 3. "One (1) directional sign shall be permitted near each entrance of a commercial, industrial, or office zoned property with a maximum sign area of six (6) square feet and maximum height of five (5) feet." The applicant is requesting two (2) 8' high 16 s.f. directional signs within the Hunter Road right-of-way.
- 4. Building mounted signage is permitted within three (3) sign areas on a maximum of three (3) elevations. The primary elevation is permitted building mounted signage at a ratio of 2 s.f. of sign area per lineal foot of building and 1 s.f. of sign area per lineal foot of building on two other (secondary) elevations. The applicant is requesting three (3) 16 s.f. building mounted sign areas on the front elevation of the convenient store.

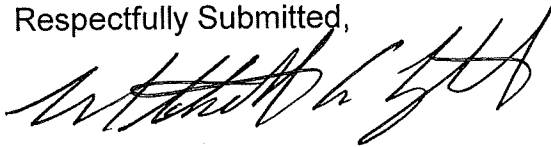
5. Based on the way Staff calculates sign area, the applicant is proposing 600 s.f. of "roof mounted" signage on all four (4) elevations of the park and ride building.
6. Gasoline canopy signage is permitted on a maximum of three (3) elevations of the canopy at a ratio of 25% of the fascia area. The applicant is requesting to allow signage on the fourth (4th) gas canopy elevation.
7. Staff recognizes that this is excessive and would like the applicant to address their reasonable expectations.

CONCLUSION

The Boone County Planning Commission and the Boone County Fiscal Court must review this request on the basis of its relationship to the Comprehensive Plan and in terms of the three (3) criteria necessary for a Zoning Map Amendment.

1. The map amendment request is in agreement with the adopted Comprehensive Plan and any specific study designed to further detail the Boone County Comprehensive Plan for the location in question; or,
2. The existing zoning classification is inappropriate and that the proposed zoning classification is appropriate; or,
3. There have been major changes of an economic, physical, or social nature not anticipated in the adopted Comprehensive Plan that substantially alter the area's character.

Respectfully Submitted,

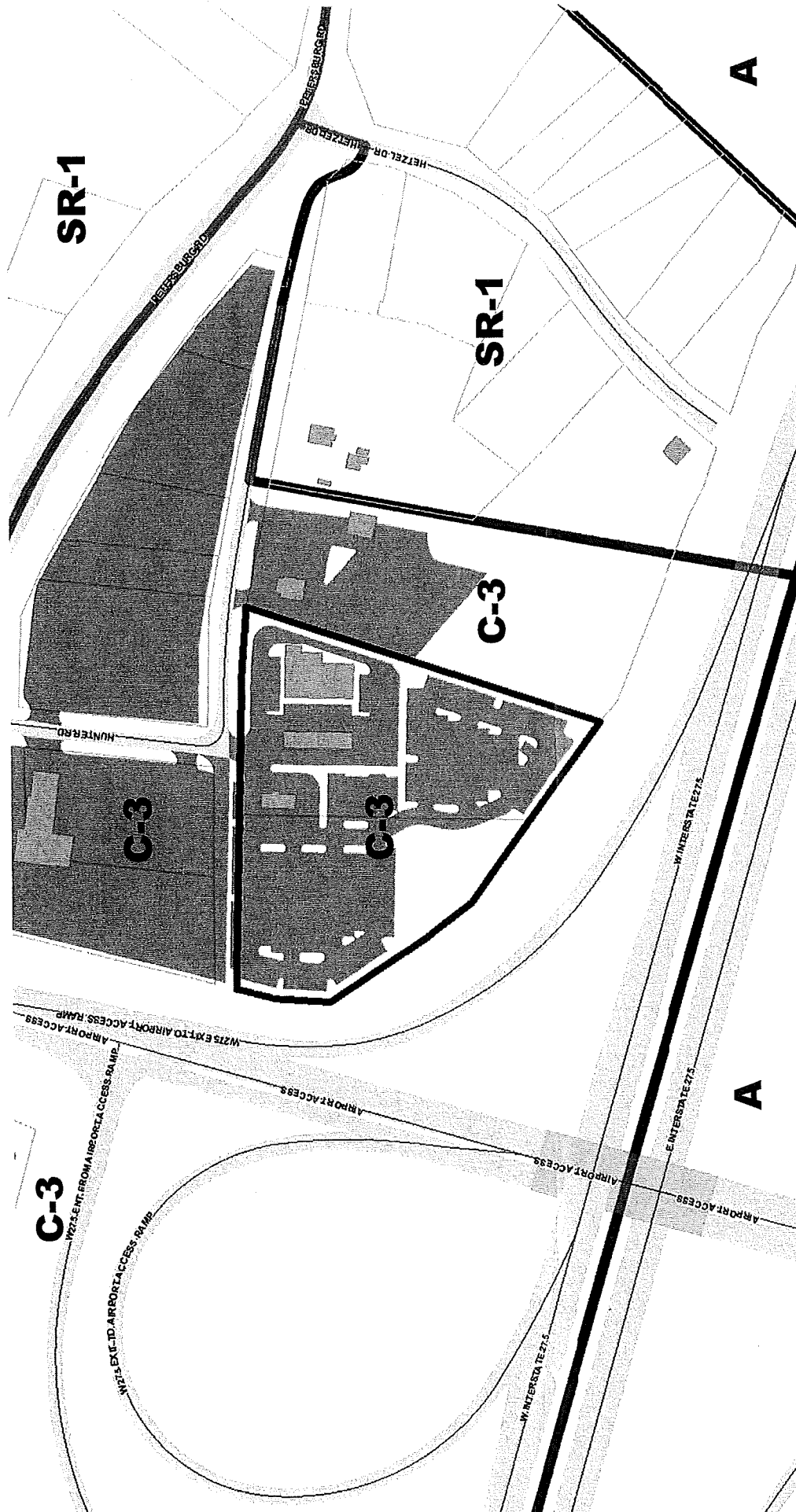


Mitchell A. Light
Asst. Zoning Administrator/Enforcement Officer

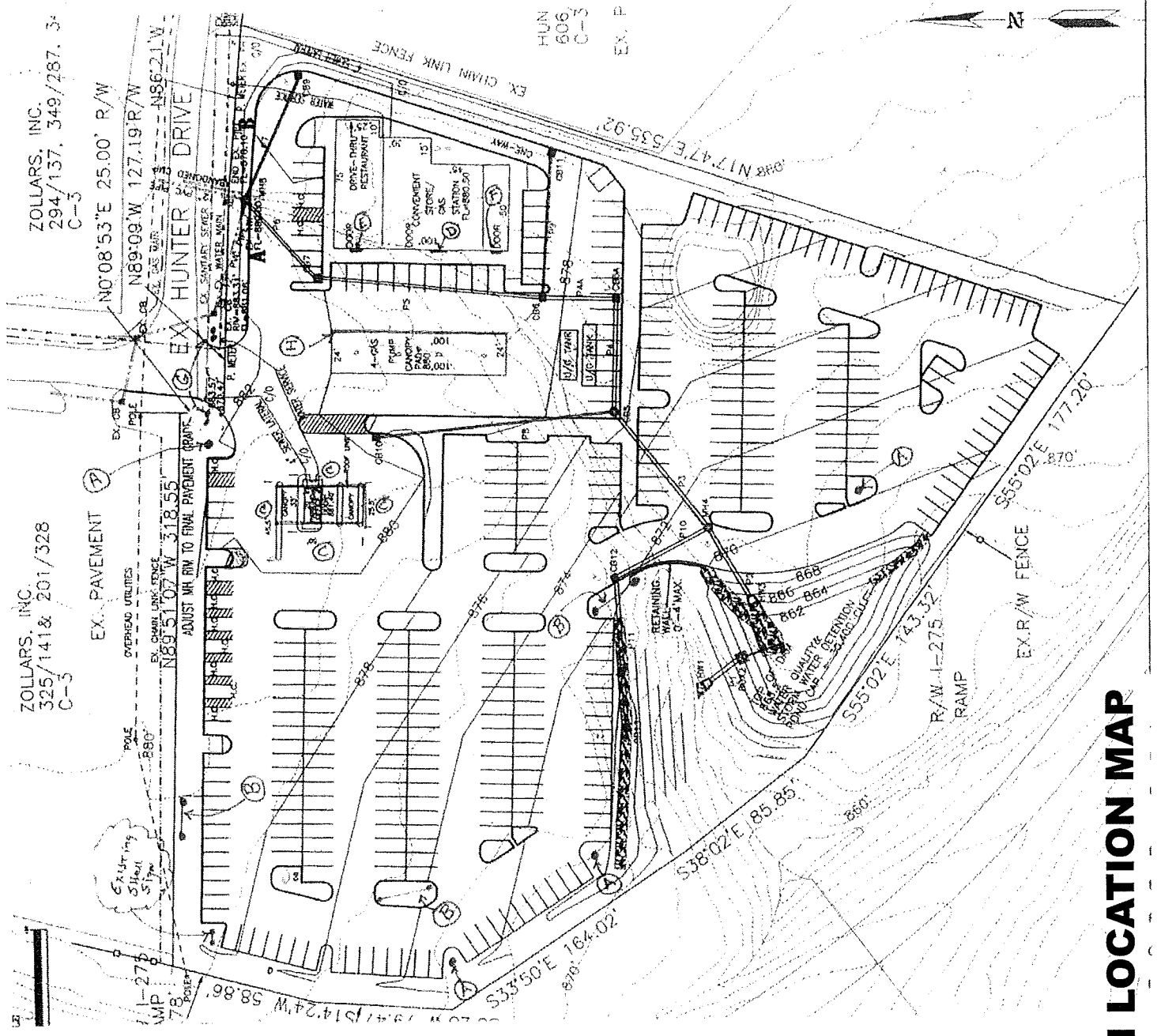
MAL/tlb

Attachments:

- Vicinity Map
- Zoning Map
- Proposed Sign Location Map
- Proposed Sign Drawings
- KYTC Email Comments
- Application



ZONING MAP



ZOLLARS, INC.
325/141& 201/328
C-5

ZOLLARS, INC.
294/137, 349/287, 3-
C-5

EX. PAVEMENT

EX. CHAIN LINK FENCE

ADJUST MIN. RIM TO FINAL PAVEMENT GRADE

HUNTER DRIVE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. R/W FENCE

EX. R/W FENCE

RAMP

RAMP

RETAINING WALL

RETAINING WALL

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

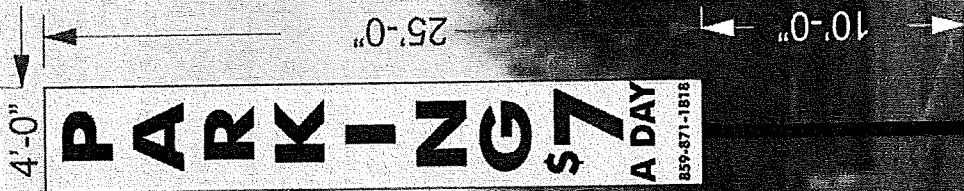
EX. CHAIN LINK FENCE

Proposed Signage

- A - 4' x 25' Triangle (4)
- B - 12' x 24' Single Sided (3)
- C - 4' x 12' Single Sided w/ (4)
4' Sign Band (25'-5" x 50')
- D - Shell Wall Sign (16 sf) (1)
- E - Tenant Wall Sign (16 sf) (1)
- F - Tenant Wall Sign (16 sf) (1)
- G - 4' x 4' Single Sided Directional (2)
- I - 30' x 100' Shell Canopy Fascia (1)
(East Elevation)

PROPOSED SIGN LOCATION MAP

"A" 4 @ 100 s.f. & 35' high each

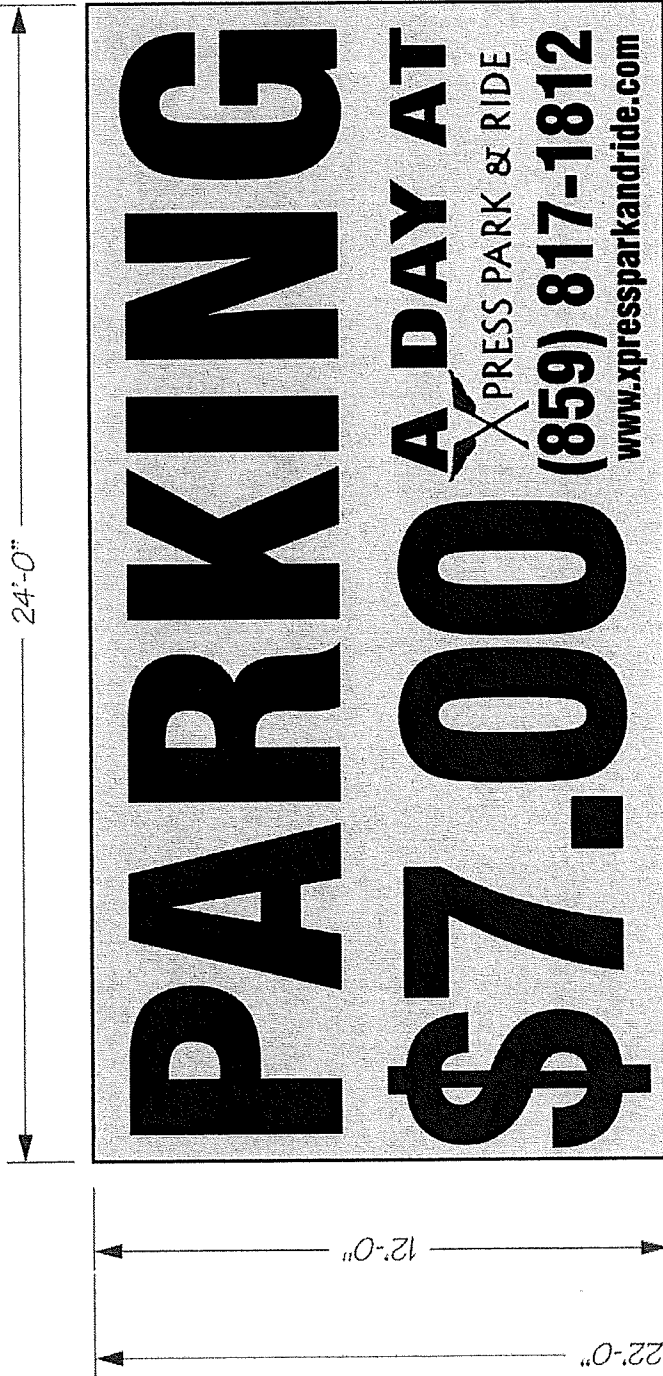


PARKING \$7 A DAY
859-871-1818

"B"

**3 Free
Standing
Signs**

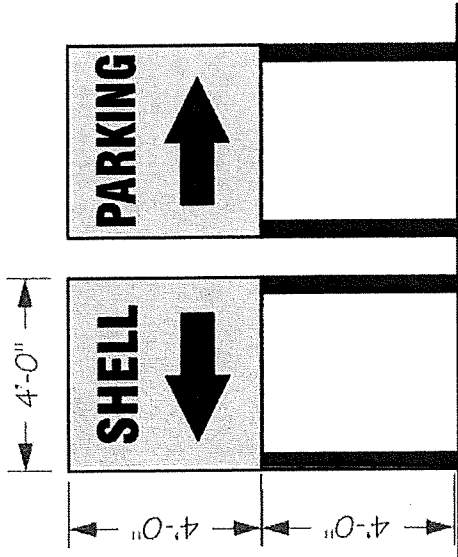
**288 s.f. &
22' high each**



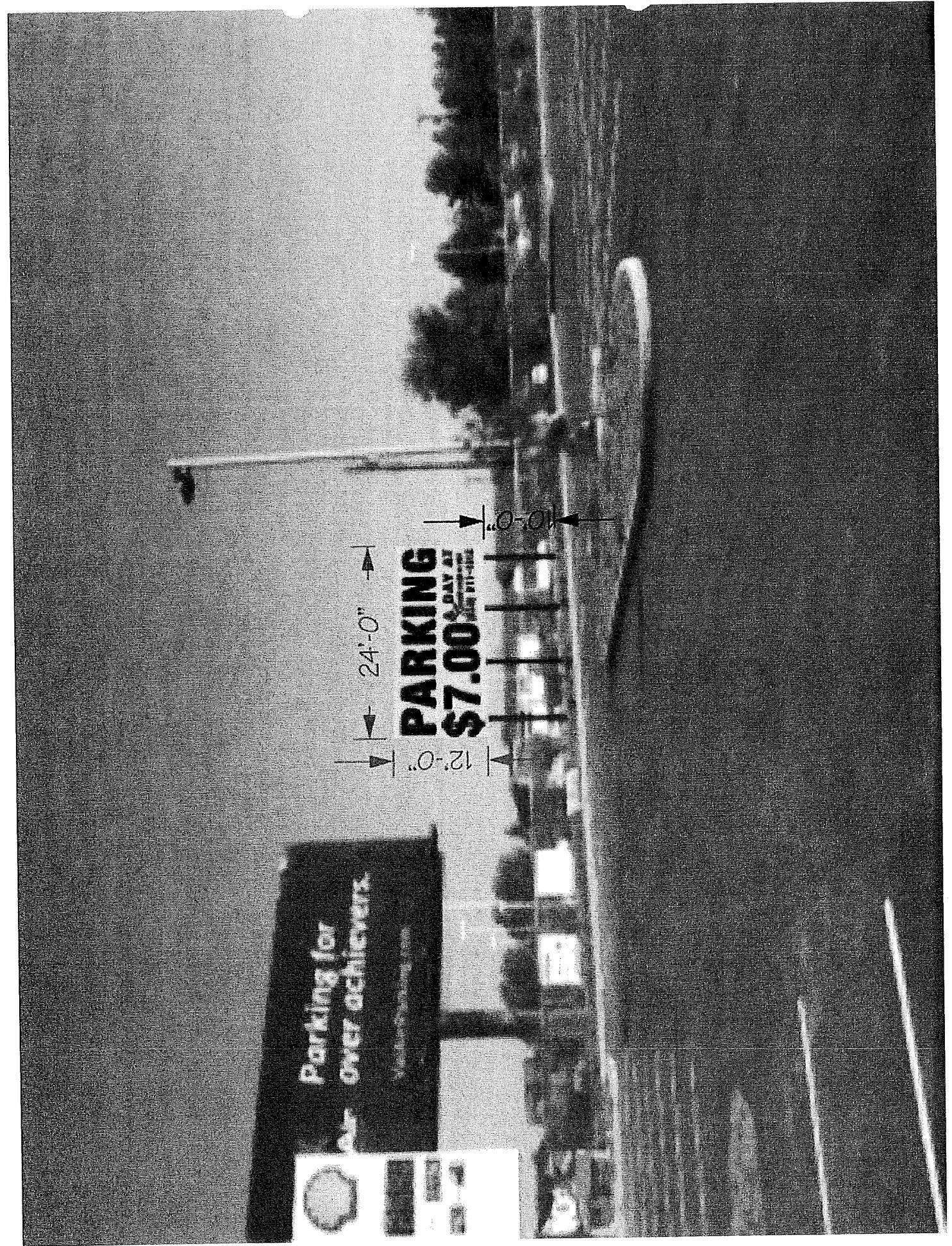
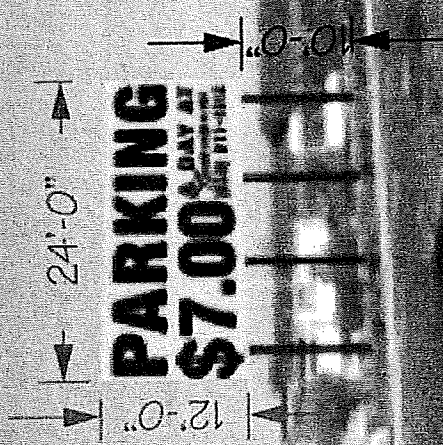
"G"

**2 Directional
Signs**

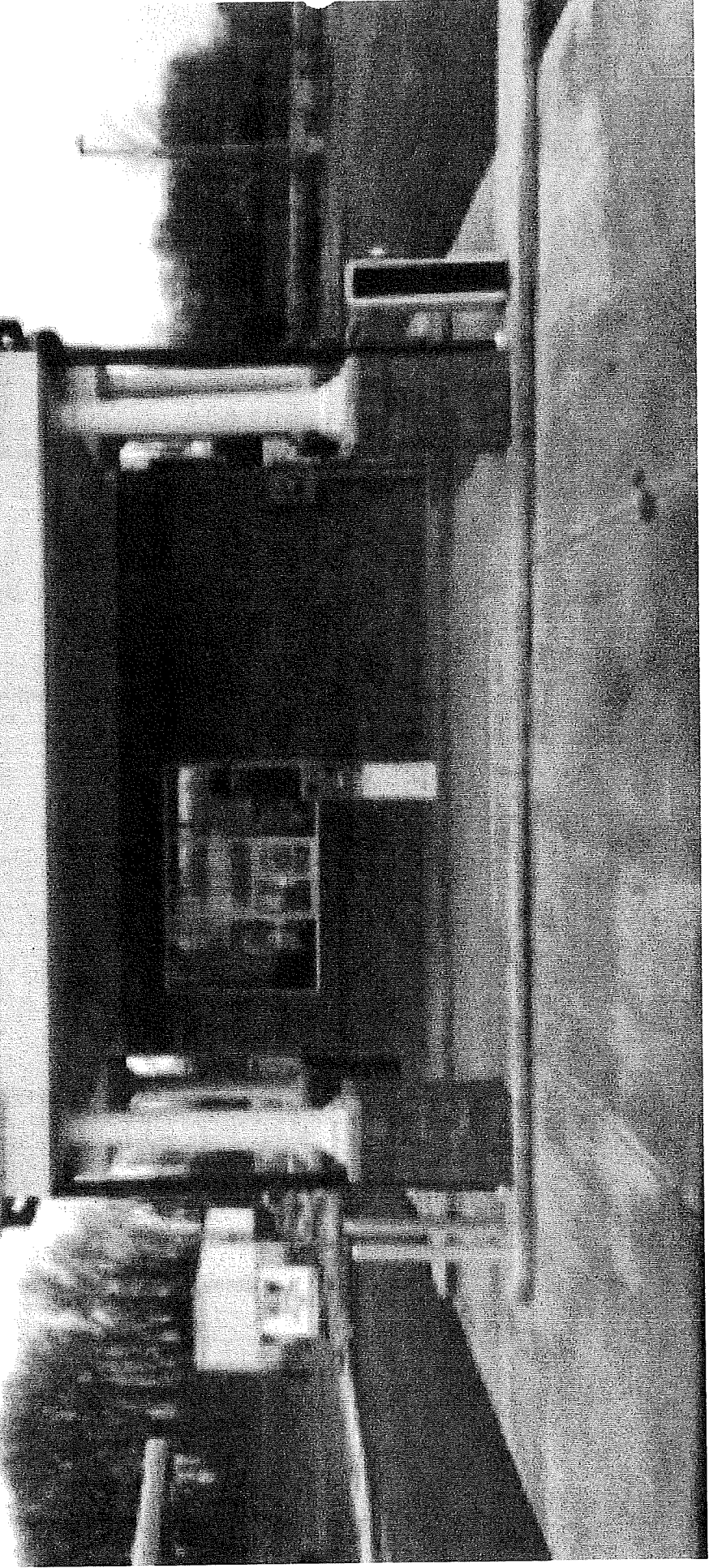
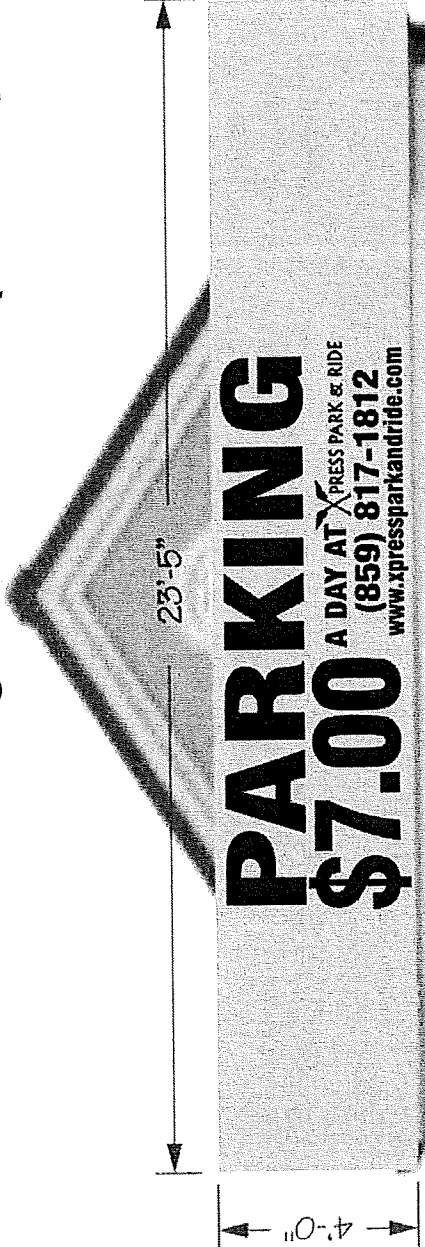
**16 s.f. &
8' high each**



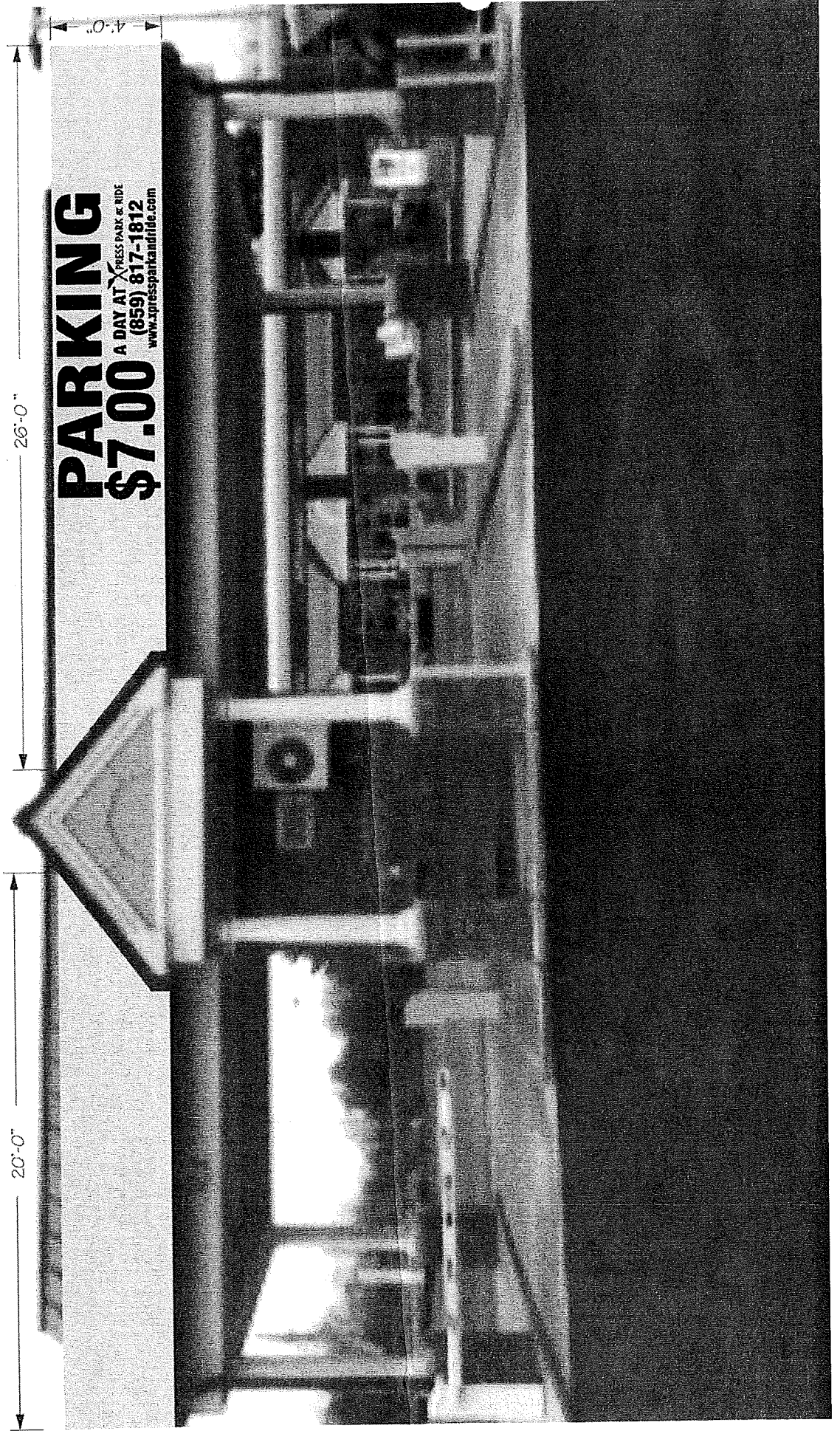
Shell
Parking for
over achievers.



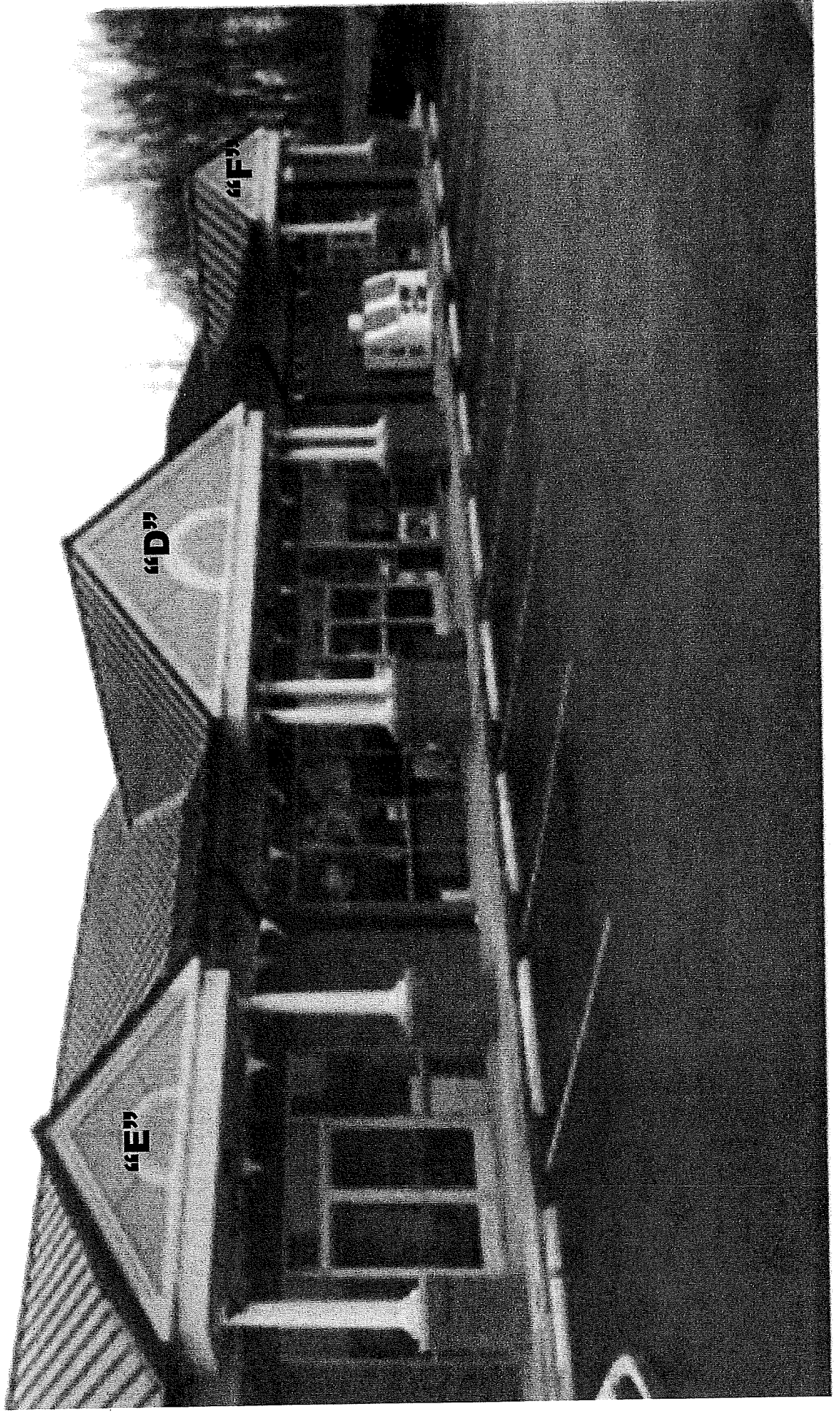
"C" 2 @ 100 s.f. each (4' x 25')



"C" 2 @ 200 s.f. each (4' x 50')



3 @ 16 s.f. each



Approach > Canopy > Role and Design

Clearly Shell

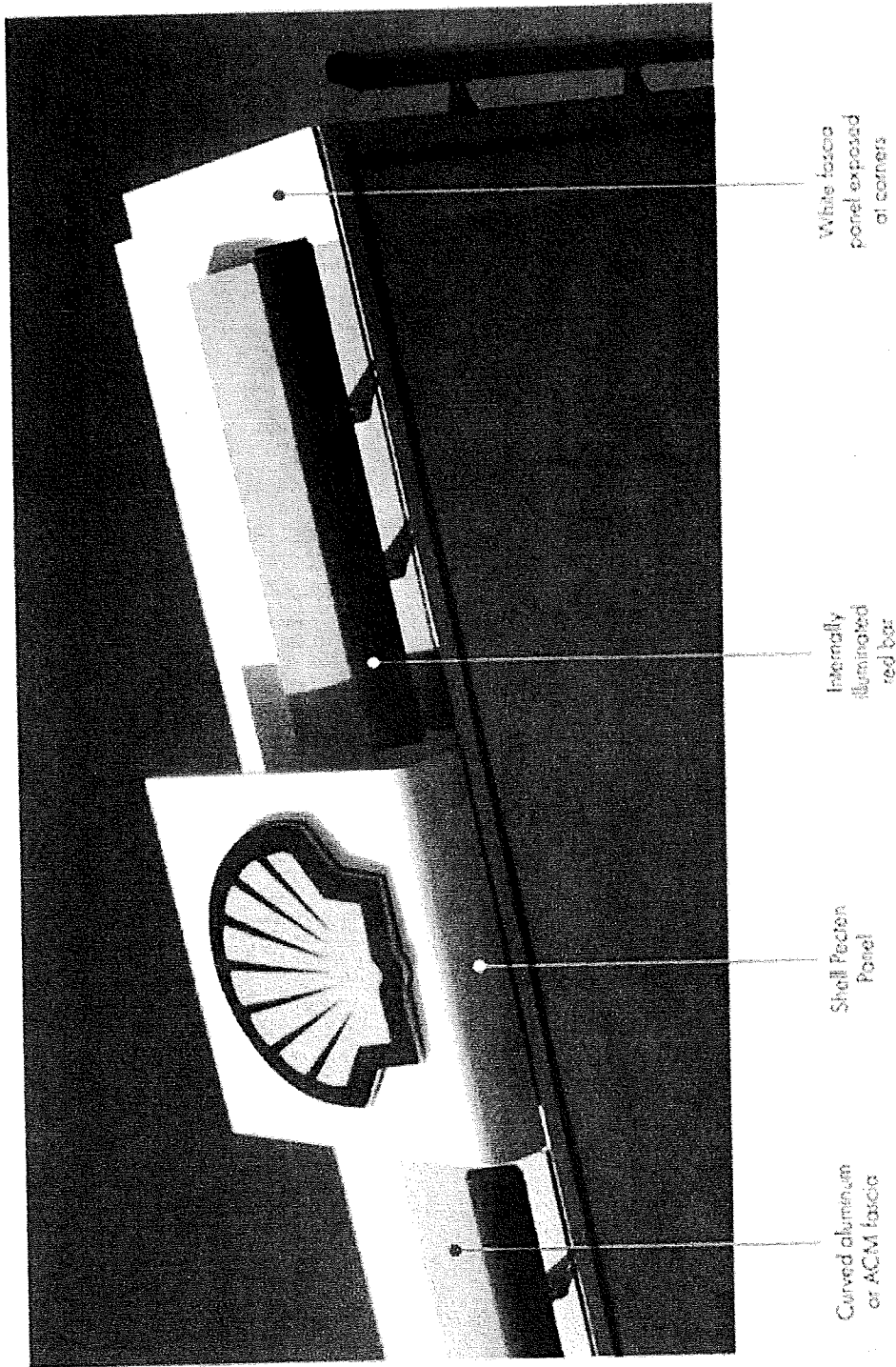
The Canopy edge branding and treatment are a principal means by which our customers recognize Shell sites. The distinctive use of color and the Shell Facion help long-distance identification and contribute to the overall Shell branding.

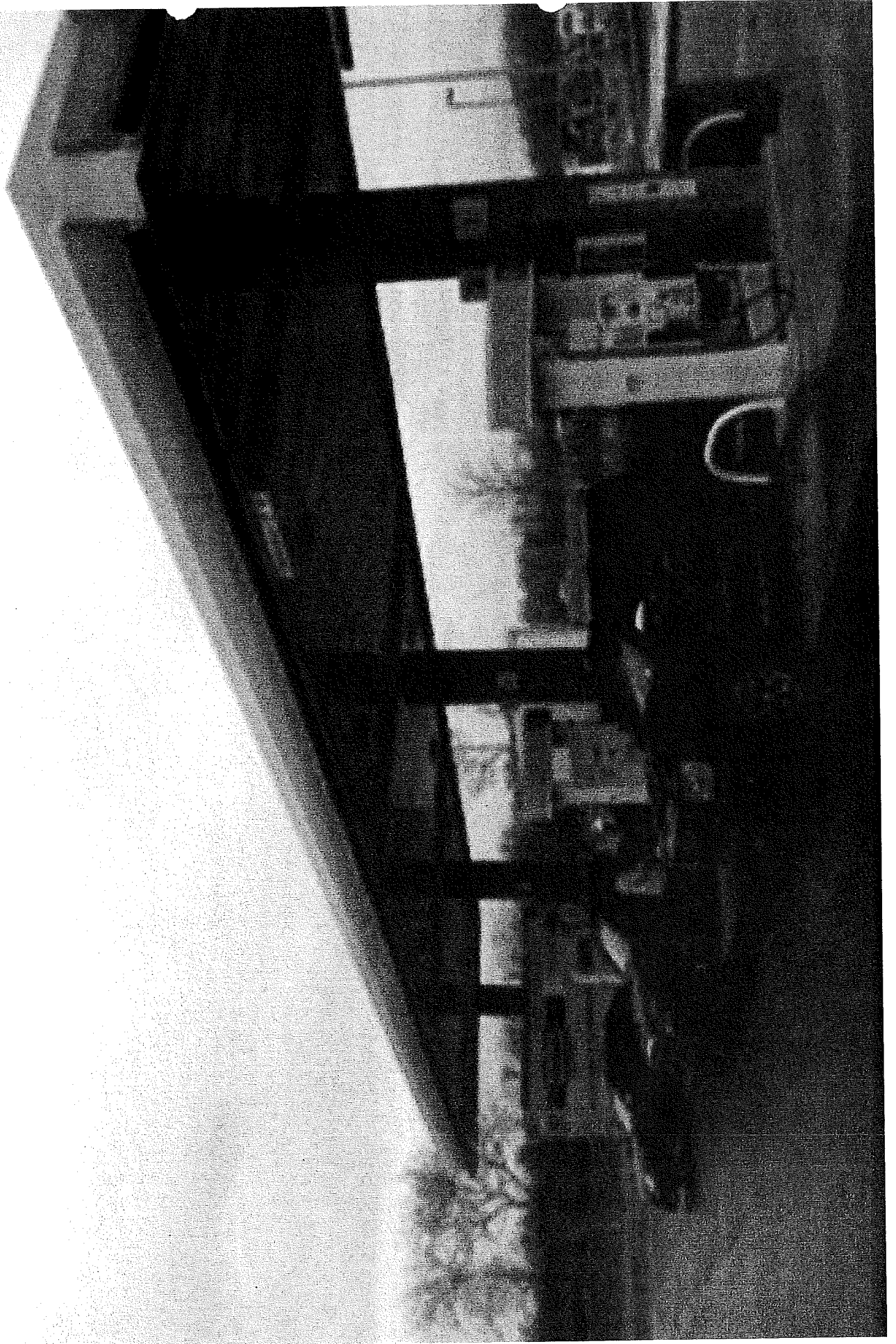
Main Features

The internally-illuminated Facion on a non-illuminated white panel appears on all RVI Evolution levels. The Level 1 Canopy edge treatment consists of a Shell Yellow curved aluminum or ACM fascia panel attached to a Shell White flat ACM fascia, while an internally-illuminated LED Shell Red bar provides both red illumination to the bar and face illumination to the yellow field.

Corners

Both internal and external corners of the Canopy edge should be exposed with the fascia Bonding Strip stopping 300mm [12"] short of the corner.





Mitch Light

From: Bogen, Matthew (KYTC-D06) <Matthew.Bogen@ky.gov>
Sent: Tuesday, December 15, 2015 3:43 PM
To: Mitch Light
Cc: Callan-Ramler, Carol (KYTC-D06)
Subject: Hunter Rd.

Mitch,

D-6 Planning and Permits have reviewed the memo you sent for the Shell station and parking facility on Hunter Rd.

Planning had no comments. From a Permits standpoint, this isn't a comment so much as a heads up to the applicant: on-premise advertising devices do not require a permit from KYTC. However, if their installations involve any tree trimming or removal within the ROW to improve visibility, KYTC is not able to approve vegetation removal permits at this time. We recently had some changes to the KRS and KAR, and one of the new requirements is that a pre-qualified arborist must handle all trimming work. Long story short, Frankfort is still in the process of establishing a pre-qualified list, so we cannot approve any vegetation removal permits until that happens.

Please let me know if you have any questions.

Thanks,

Matt Bogen, PE
KYTC District 6
Permits Section Supervisor
Phone: (859) 341-2700 x304
Cell: (859) 462-8718

APPLICATION FORM

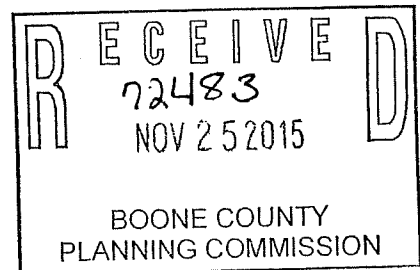
ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Name of Project Airport Shell / Xpress Park and Ride
2. Location of Project 571 & 591 Hunter Rd. Hebron Ky
3. Total Acreage of Site 4.3 (Parcel #1 - 1.83 / #2 2.49)
4. Current Zoning of Site C-3
5. Proposed Zoning (Classification being requested) C-3
6. Proposed Uses (please specify each use) Special Sign District to Allow Alternative Signage
7. Names of Applicant(s) C&B Sign Services Inc
Phone No. 513 528-3363 Fax No. 513 248-1111 E-Mail CBSignService@fuse.net
8. Address of Applicant(s) 4152 BRANDOWINE DR.
Cincinnati Ohio 45255
City State Zip
9. Name of Property Owner(s) Alex OTHMAN
Phone No. 859-866-5394 Fax No. 859-746-8070 E-Mail Alex.OTHMAN@1954.com
10. Address of Property Owner(s) # 2306 Kew York CT.
Hebron Ky 41048
City State Zip
11. Proposed Building Intensities (please specify) N/A
12. Are there any existing buildings on the site? yes
How many? _____
13. Deed Book 1022 Page No. 329 Group No. 2021
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:

- _____ 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)



EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Kim Patton, Chairman

DATE: February 3, 2016

RE: Request of **C&B Sign Services Inc. (applicant)** for **Alex Othman (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 4.3 acre site located at 571 and 591 Hunter Drive, Boone County, Kentucky (Airport Shell/Xpress Park). The request is for a Special Sign District in a Commercial Services (C-3) zone to allow alternative signage.

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 2010 Boone County Comprehensive Plan's Future Land Use Map designates the majority of the site as "Commercial." This designation is described as "Retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."
2. The Committee has concluded that the proposal is in agreement with the following 2010 Boone County Comprehensive Plan's Goals and Objectives:
 - A. Boone County shall be viewed as an integral part of the Cincinnati Metropolitan Area ("Overall," Objective 1).
 - B. Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas ("Business Activity," Goal).
3. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of the 2010 Boone County Comprehensive Plan and 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 property owner agrees that the proposed 10' high and 288 square foot (12' x 24') directional sign will be located a minimum of 20' east (per the attached revised drawing) of the free standing sign on the adjoining property to the north.

2. The property owner agrees that a 30' high and 60 square foot (3' x 20') three-sided free standing sign will be located near his Hunter Road access and along his ramp frontage per the revised concept reviewed at the January 20, 2016 Committee Meeting (attached).
3. The property owner agrees to install the signage on the three (3) elevations of the Park and Ride kiosk per the revised concept reviewed at the January 20, 2016 Committee Meeting (attached).
4. The proposed signage for the convenient store building, gas canopy and directional signs at the Hunter Road entrance will be installed per the January 6, 2016 Public Hearing exhibit.

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

COMMISSION MEMBERS NOT PRESENT:

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

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

ZONING MAP AMENDMENT FOR A SPECIAL SIGN DISTRICT - Mitch Light, Staff

2. Request of **C&B Sign Services Inc. (applicant)** for **Alex Othman (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 4.3 acre site located at 571 and 591 Hunter Drive, Boone County, Kentucky (Airport Shell/Xpress Park and Ride). The request is for a Special Sign District in a Commercial Services (C-3) zone to allow alternative signage.

Staff Member, Mitch Light, presented the Staff Report, which included a PowerPoint presentation (see Staff Report). The applicant is requesting a Special Sign District to allow four 100 square foot free standing signs at 35 feet in height, three 288 square foot signs at 22 feet in height and two 16 square foot directional signs at 8 feet in height. The applicant is also requesting roof mounted signage on all four elevations of the park-n-ride building and three 16 square foot building mounted sign areas on the front elevation of the convenient store and to allow signage on the fourth gas canopy elevation. The Zoning Regulations allow building mounted signage up to three building elevations at a ratio of 2 square foot of sign area per lineal foot of building on the front elevation and 1 square foot of sign area per lineal foot of building on two other elevations. A free standing sign has been approved at 26' high and 120.25 square feet. The maximum size allowed by code is 30' high and 200 square foot. Gas canopy signage is permitted on a maximum of three elevations of the canopy at a ratio of 25% of the fascia area.

Mr. Light gave an overview of the history of the site, which included approval of a Major Site Plan (January 17, 2014), a Sign Permit for the gas canopy and a free standing sign (April 8, 2015) and a dimensional Variance to allow an increase in the permitted square footage on the three fascias of the gas canopy. He showed slides of the adjacent land uses and zoning. The site is surrounded by Commercial Services ©-3) zoning with the exception of the east side, which is zoned Suburban Residential (SR-1). He also showed an aerial photograph and the Future Land Use Map indicated that the site is designated as Commercial. Mr Light also displayed a proposed sign location map and photographs of where the black and yellow signs would be located. He referred to the text of the Land Use Element on pages 2 & 3 of the Staff Report. It suggests redeveloping the existing commercial parking lot facilities and relocating them to Airport property. The text also recommends a minimal use of signs and avoiding confusion and potential negative impacts. There should be an emphasis on the aesthetic impact of the proposed use. He noted that the Type A sign is a three sided triangular sign. The existing park and ride building was not designed for building mounted signage. Mr. Light showed a photo of the existing Shell sign located in the front of the ValAir billboard sign. He also showed a photograph of the existing gasoline canopy and the approved signage by the Boone County Board of Adjustments. He noted that a lot of the Chavez and ValAir signage is grandfathered since it was originally approved years ago.

In terms of Staff Concerns, the old Hunter Road right-of-way between the subject property and the ValAir property to the north was vacated by a Fiscal Court Order on August 27, 1996. While the subject property has the rights to half of the vacated right-of-way, a deed needs to be prepared and recorded with the Boone County Clerk to transfer the property. Neither party has changed ownership of their half of the right-of-way. The maximum size allowed by code for a free standing sign in the C-3 zone is 30' high and 200 square feet. A free standing sign has been approved at

26 feet high and 120.25 square feet. The applicant is requesting an additional four 100 square foot free standing signs 35 feet high each and three 288 square foot free standing signs 22 feet high each. "One directional sign shall be permitted near each entrance of a commercial, industrial, or office zoned property with a maximum sign area of six square feet and maximum height of five feet" as outlined in Article 34 of the zoning regulations. The applicant is requesting two 8 foot high 16 square foot directional signs within the Hunter Road right-of-way. Building mounted signage is permitted within three sign areas on a maximum of three elevations. The primary elevation is permitted building mounted signage at a ratio of 2 square foot of sign area per lineal foot of building and 1 square foot of sign area per lineal foot of building on two other (secondary) elevations. The applicant is requesting three 16 square foot building mounted sign areas on the front elevation of the convenient store. Based on the way Staff calculates sign area, the applicant is proposing 600 square feet of "roof mounted" signage on all four elevations of the park and ride building. Gasoline canopy signage is permitted on a maximum of three elevations of the canopy at a ratio of 25% of the fascia area. The applicant is requesting to allow signage on the fourth gas canopy elevation. Staff recognizes that this is excessive and would like the applicant to address their reasonable expectations.

In conclusion, the Boone County Planning Commission and the Boone County Fiscal Court must review this request on the basis of its relationship to the Comprehensive Plan and in terms of the three criteria necessary for a Zoning Map Amendment as outlined in the Staff Report. Mr. Light noted that the Kentucky Transportation Cabinet emailed comments about the request. Their comments relate to the potential removal of vegetation by the applicant to improve visibility.

At this time, Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Mr. Steve Cupito, with C & B Sign Services, Inc., 805 U.S. 50, Milford, Ohio, stated that Mr. Alex Othman owns the property. He is interested in obtaining more signage for their park-n-ride facility. Currently, the park-n-ride has no signage and is in desperate need of signage. The reason why there is only one sign is that Shell requires them to be "Top Dog" on their sign. The park-n-ride needs ramp access to signage. Some trees have been cleared from the site allowing it to be seen from the interstate. It has good visibility. The main problem is once traffic leaves the ramp, it turns right on KY 20 and then can't figure out how to get the site from Hunter Road. They usually go into the first entrance for ValAir Parking. There is no differentiation between the properties other than the fence. People try to drop off rental cars and they don't rent cars. They need signage throughout the parking lot and on the kiosk.

Mr. Alex Othman, owner, stated that he opened the park-n-ride for 2 months and they have no customers because he has no signage. The other businesses in the area - Chavez and ValAir have signs and do good business. He noted that Mr. Chavez received a permit for new signage a month ago. He is a new business and needs signage. He has a right to ask for additional signage. How is it there is a ton of signage next door and he has none? How many square feet is the Chavez sign?

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

Ms. Cathy Matchinga, owner of ValAir Parking and Econo Park, stated that her businesses occupy about 6 acres. The Econo Park site is also used by Enterprise Car Rental. Enterprise has grown in recent years. There is no confusion for Enterprise customers. There may be some confusion with

other rental car companies coming back to the Shell station to refuel. They also sell fuel. Ms. Matchinga respectfully disagreed with the Business Activity Element. There really is not a decrease with on-airport and off-airport traffic. O & D (Origination and Destination) traffic is up 16%. Fast Park has condensed their 2 operations into one location. They have spent over a million dollars to consolidate operations. Enterprise has entered into their 16th year of their lease operation. They have chosen to be off-airport because it is a benefit. The existing Shell fuel sign is directly in front of her billboard. It is a huge traffic hazard and has caused confusion. People run through her parking lot and then realize there is a fence and they cannot get to the Shell fuel center through her property. It is a hazard since there are people walking around in her lot at all hours since they never close. She is the only insured parking lot at CVG. Shell customers travel fast down Hunter Road. It would be great to have speed bumps. The clustering of flights has created a high volume of customers exiting I-275 from 5:00 - 8:00 a.m. during the week. People are stopped on I-275. There were plans to create a new ramp between the airport exit and the Hebron exit. It hasn't happened. The placement, design and sheer number of signs is outrageous and punitive to her business. The proposed signs will be located close to her billboard. Most of the people are from out of town because they are returning vehicles. They don't have knowledge of the area. There is existing signage for the new parking lot. There are signs on the fence advertising a \$5.00 rate. She referenced several temporary signs currently located in the parking lot. Everyone should be able to advertise. However, the placement of the proposed signs and the planting of evergreens in front of her billboard is very purposeful and will affect her business. The request produces a degrading aesthetic impact as it relates to the design and number of signs. It actually waters down the impact of the business. More repetitive signage dilutes the impact. She doesn't want blockage of her billboard. The current billboard replaced an old billboard. Her site is laid out well. Her sign doesn't interfere with their business. She only has 2 signs on the property. She asked Mr. Othman to move his sign closer to the highway so the sign would not compete with each other. Both signs would have a greater impact.

Chairman Rolfsen asked if any of the Planning Commission Members had any questions or comments?

Chairman Rolfsen asked the applicant if they were adamant about the yellow and black colors? Mr. Othman responded that the color doesn't matter. Mr. Costello inquired about advertising on the existing Shell sign and why is there a need to have so many signs? What is the sign material? Mr. Cupito responded that Shell doesn't want any advertising on their sign. The only panels left on the existing Shell sign are for 2 future tenants (18" x 6' in size). That isn't a whole lot of signage driving down the ramp at 55 mph. Mr. Costello asked if the applicant could produce a letter from Shell stating the limitations? He noted there are other Shell signs in the community that allow other advertising. Mr. Cupito replied that Shell won't necessarily allow or prohibit joint advertising but they don't want it. The signs will be made of steel poles with aluminum fascia. The only lit signs will be the ones on the kiosk building. The lot lights will illuminate the other signs.

Mr. Schwenke asked what was the purpose of the triangular signs? Mr. Cupito responded that most people don't know how to get to the Shell station and the park-n-ride. They need to get to KY 20, Hunter Road and then to the driveway. They can't put directional signage at the intersection of Hunter Road and KY 20 and the driveway. People see the business but they don't know how to get there. Mr. Schwenke asked if the applicant thought about the issue of signage before they built the store and park-n-ride? Mr. Light replied that he had a pre-application meeting with the Engineer and he asked how will people get to the place? There is no signage allowed on KY 20 since they don't own property. People will be stopping at ValAir because they are confused. It was brought to the applicant/owner's attention at the time.

APPROVED:

A handwritten signature in black ink, appearing to read "Charlie Rolfsen", written over a horizontal line.

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Kim Patton, Chairman

DATE: January 20, 2016

ZONING MAP AMENDMENT FOR A SPECIAL SIGN DISTRICT - Kim Patton, Chairman, Mitch Light, Staff


3. Request of **C&B Sign Services Inc. (applicant)** for **Alex Othman (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 4.3 acre site located at 571 and 591 Hunter Drive, Boone County, Kentucky (Airport Shell/Xpress Park and Ride). The request is for a Special Sign District in a Commercial Services (C-3) zone to allow alternative signage.

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.

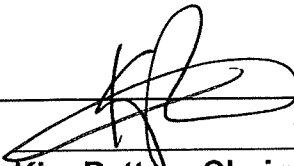
C & B/Othman

January 20, 2016



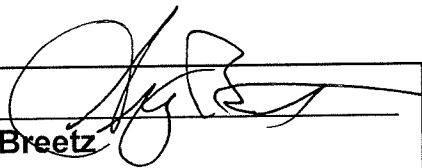
Randy Bessler

For Project Absent
 Against Project
 Abstain Deferred



Kim Patton, Chairman

For Project Absent
 Against Project
 Abstain Deferred



Greg Breetz

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

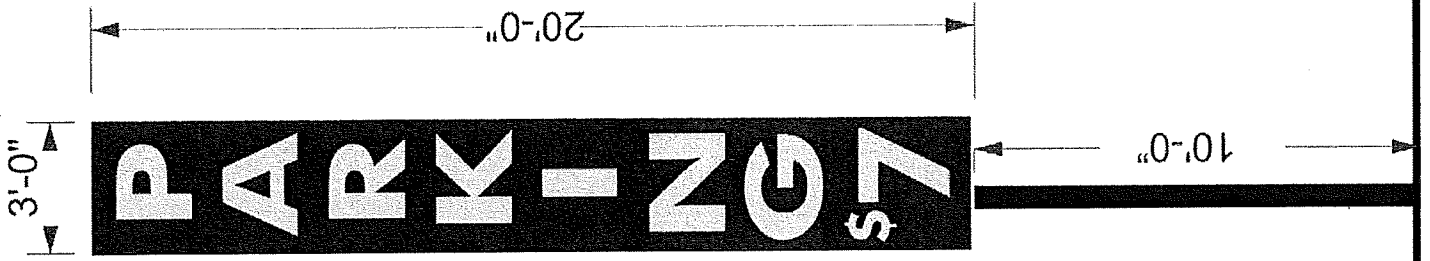
Janet Kegley

For Project Absent
 Against Project
 Abstain Deferred

Mark Hicks (Alternate)

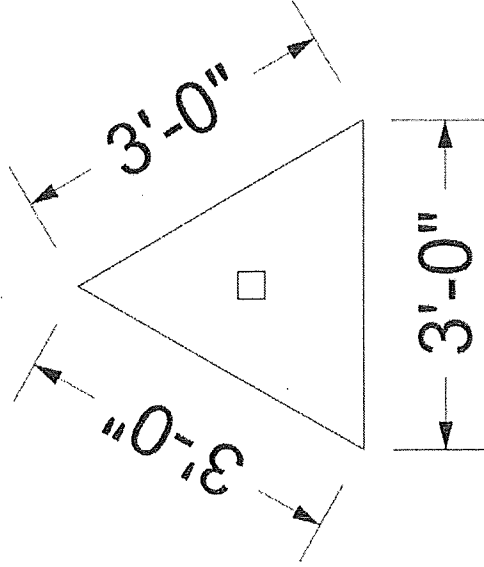
For Project Absent
 Against Project
 Abstain Deferred

TOTAL: DEFERRED FOR PROJECT ABSENT
 AGAINST PROJECT ABSTAIN

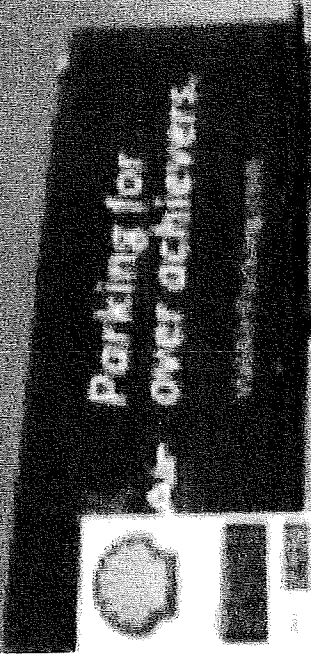
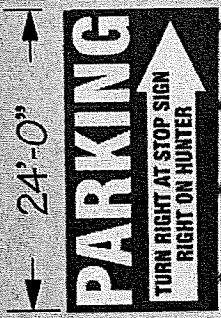


"A"

Top View



"B"



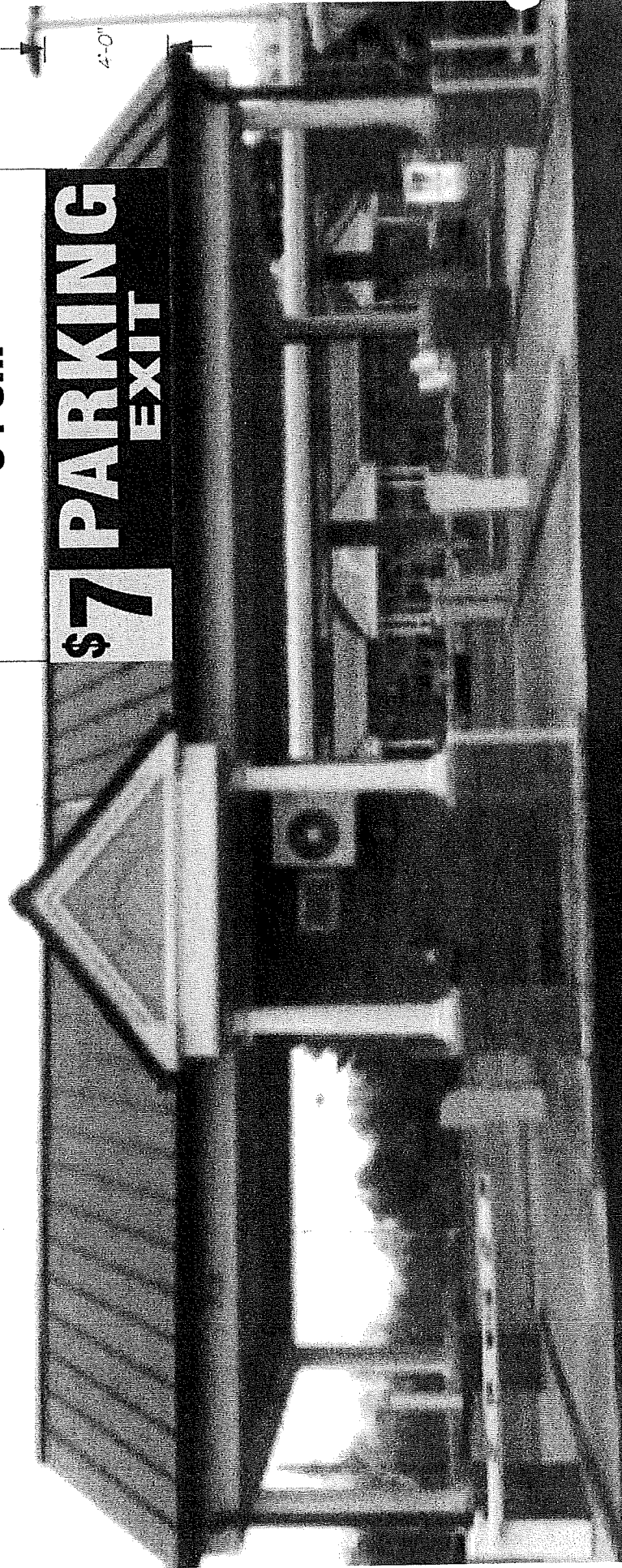
“C”

16'-0"

64 s.f.

\$7 PARKING
EXIT

4'-0"



1/20/16

“C”

16'-0"

64 s.f.

\$7 **PARKING**
ENTRANCE

4'-0"

1/20/16

13'-8 1/4"

"D"

1'-0"

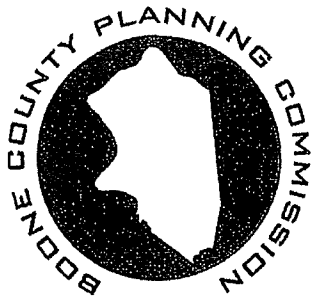
27.38 s.f.



2' EXPRESS PARK & RIDE

1/20/16

SUPPORTING INFORMATION



BOONE COUNTY PLANNING COMMISSION

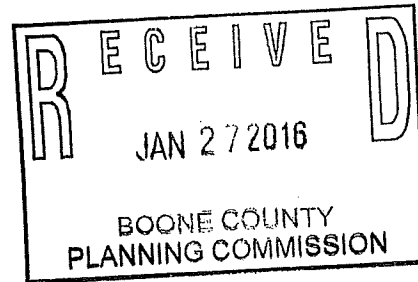
www.boonecountyky.org/pc
www.boonecountygis.com

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

January 25, 2016

Mr. Steve Cupito
C&B Sign Services Inc.
4152 Brandonmore Drive
PO Box 175710
Cincinnati, OH 45255



RE: Request of **C&B Sign Services Inc. (applicant)** for **Alex Othman (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 4.3 acre site located at 571 and 591 Hunter Drive, Boone County, Kentucky (Airport Shell/Xpress Park). The request is for a Special Sign District in a Commercial Services (C-3) zone to allow alternative signage.

Dear Mr. Cupito:

The following represents the condition of approval for the above referenced application as recommended by the Boone County Planning Commission at their January 20, 2016, Zone Change Committee Meeting. Please provide the property owner's signature in the space provided at the end of this letter and return to the Planning Commission office by Friday, January 29, 2016.

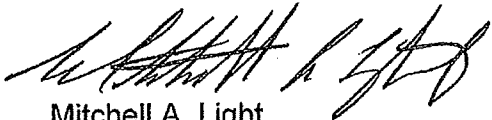
CONDITIONS

1. The property owner agrees that the proposed 10' high and 288 squarefoot (12' x 24') directional sign will be located a minimum of 20' east (per the attached revised drawing) of the free standing sign on the adjoining property to the north.
2. The property owner agrees that a 30' high and 60 square foot (3' x 20') three-sided free standing sign will be located near his Hunter Road access and along his ramp frontage per the revised concept reviewed at the January 20, 2016 Committee Meeting (attached).

Mr. Steve Cupito
January 25, 2016
Page 2

3. The property owner agrees to install the signage on the three (3) elevations of the Park and Ride kiosk per the revised concept reviewed at the January 20, 2016 Committee Meeting (attached).
4. The proposed signage for the convenient store building, gas canopy and directional signs at the Hunter Road entrance will be installed per the January 6, 2016 Public Hearing exhibit.

Sincerely,

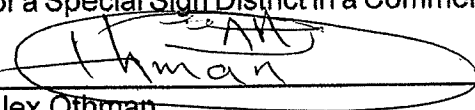


Mitchell A. Light
Assistant Zoning Administrator

MAL/tlb

AGREEMENT

I, Alex Othman, do hereby agree to the recommended condition of approval stated above for a Special Sign District in a Commercial Services (C-3) zone to allow alternative signage.



Alex Othman
(owner)

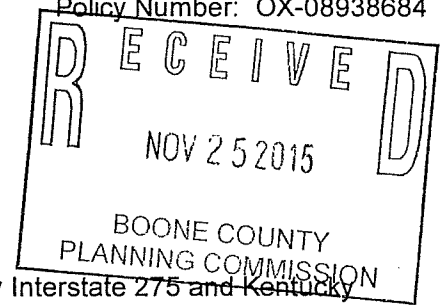
01-25-2016

Date

EXHIBIT A

File Number: 13-04-00068

Policy Number: OX-08938684



The Land referred to in this policy is described as follows:

PARCEL I:

Located on the south side of Old Kentucky #20 and bounded on the west by Interstate 275 and Kentucky #1334 Interchange, Boone County, State of Kentucky, and more particularly described as follows:

Beginning at the intersection of the southerly right of way line of Old Kentucky #20, 20.0 feet from the center line of said highway, and the easterly right of way line of Ramp Y of the I-275 and Kentucky #1334 Interchange; thence from said place of beginning along the right of way line of said ramp, South 14 deg. 24' West, 58.86 feet to a point; thence South 3 deg. 28' West, 79.47 feet to a point; thence South 33 deg. 50' East, 164.02 feet to a point; thence South 38 deg. 02' East, 85.85 feet to a point; thence South 55 deg. 02' East, 143.32 feet to a point; thence departing from said ramp along a new division line, North 1 deg. 01' East, 418.14 feet to a point in the southerly right of way line of said Old Kentucky #20; thence along said right of way line, North 89 deg. 09' West, 250.00 feet to a point, the place of beginning. Containing 1.83549 acres.

FOR INFORMATION: GROUP NO. 2021; PIDN # 059.00-00-027.00

PARCEL II:

Located on the south side of Old Kentucky #20 at Riverview Drive, Boone County, State of Kentucky, and more particularly described as follows:

Beginning at a point in the south line of Old Kentucky #20, 25.0 feet south of the center line of said highway, said point being South 89 deg. 09' East, 250 feet from the intersection of said south line of said highway with the easterly right of way line of Ramp Y of the I-275 and Kentucky #1334 interchange; thence from said place of beginning along the southerly line of Old Kentucky #20, South 89 deg. 09' East, 202.14 feet to a point; thence continuing along said right of way line, South 86 deg. 21' East, 99.52 feet to a point; thence departing from said highway along the easterly boundary line of the grantor's property, South 17 deg. 47' West, 535.92 feet to a point in the northerly line of said Ramp Y; thence along said right of way line of said ramp, North 55 deg. 02' West, 177.20 feet to a point; thence departing from said ramp along a new division line, North 1 deg. 01' East, 418.14 feet to a point, the place of beginning. Containing 2.49995 acres.

FOR INFORMATION: GROUP NO. 2021; PIDN: 059.00-00-027.01

PARCEL III:

Located in Boone County, Kentucky, lying west of the intersection of Old Kentucky 20 and Hunter Road and being a portion of Old Kentucky 20 to be closed by the Boone County Fiscal Court is more particularly described as follows:

Beginning at an iron pin (set) at the northwest right-of-way intersection of Old Kentucky 20 and Hunter Road, and being the southeast corner of Zollars, Inc. (Deed Book 201, page 328); thence S. 00-08-53 W 25.00 feet to the centerline of Old Kentucky 20 and the TRUE POINT OF BEGINNING; thence S 00-08-53 W 25.00 feet to an iron pin (set) in the south right-of-way line of Old Kentucky 20 and the north line of Roy E. Winegardner et al (Deed Book 205, page 125); thence with said right-of-way line and the north line of Winegardner and another parcel owned by Roy E. Winegardner, et al (Deed Book 206, page 53) N 89-51-07 W 324.95 feet to an iron pin (set) in the east right-of-way line of Kentucky Highway 1334; thence with said right-of-way line N

EXHIBIT A
(Continued)

File Number: 13-04-00068

Policy Number: OX-08938684

14-17-11 E 25.78 feet to an iron pin (set) in the centerline of Old Kentucky 20; thence with said centerline S 89-51-07 E 318.55 feet to the TRUE POINT OF BEGINNING. Containing 0.1846 acre.

FOR INFORMATION: GROUP NO. 2021; PIDN # 059.00-00-027.01

ORDINANCE NO. 2016 - 04

AN ORDINANCE RELATING TO THE BOONE COUNTY FISCAL COURT, APPROVING WITH CONDITIONS, A REQUEST OF C&B SIGN SERVICES INC. (APPLICANT) FOR ALEX OTHMAN (OWNER) FOR A ZONING MAP AMENDMENT ESTABLISHING A SPECIAL SIGN DISTRICT FOR PROPERTY ZONED COMMERCIAL SERVICES (C-3) FOR AN APPROXIMATE 4.3 ACRE SITE LOCATED AT 571 AND 591 HUNTER DRIVE, BOONE COUNTY, KENTUCKY (AIRPORT SHELL/XPRESS PARK AND RIDE).

WHEREAS, the Boone County Planning Commission received a request for a Zoning Map Amendment to establish a Special Sign District for property zoned Commercial Services (C-3) for an approximate 4.3 acre site located at 571 and 591 Hunter Drive, Boone County, Kentucky (Airport Shell / Xpress Park and Ride), 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 THE COUNTY OF BOONE, COMMONWEALTH OF KENTUCKY:

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, the Zoning Map Amendment establishing a Special Sign District for property zoned Commercial Services (C-3) for an approximate 4.3 acre site located at 571 and 591 Hunter Drive, Boone County, Kentucky (Airport Shell / Xpress Park and Ride). The real estate which is the subject of this request for a Zoning Map Amendment in a Commercial Services (C-3) zone is more particularly described in DEED BOOK 1022, PAGE NO. 329 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

Section Two

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

The Boone County Planning Commission Committee recommended approval for this request based on the findings of fact and conditions as set forth in the Committee Report and same are marked as "Exhibit B."

Section Three

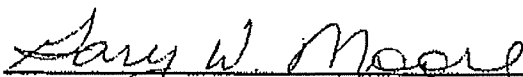
This ordinance shall be in effect and in full force from and after its passage, publication and recording, according to law.

ADOPTED THIS 5th DAY OF APRIL, 2016.

First Reading was given on the 15th day of March, 2016.

Second Reading was given on the 5th day of April, 2016. Yes 4 No 0

BOONE COUNTY FISCAL COURT


**GARY W. MOORE, JUDGE/EXECUTIVE
BOONE COUNTY FISCAL COURT**

ATTEST:

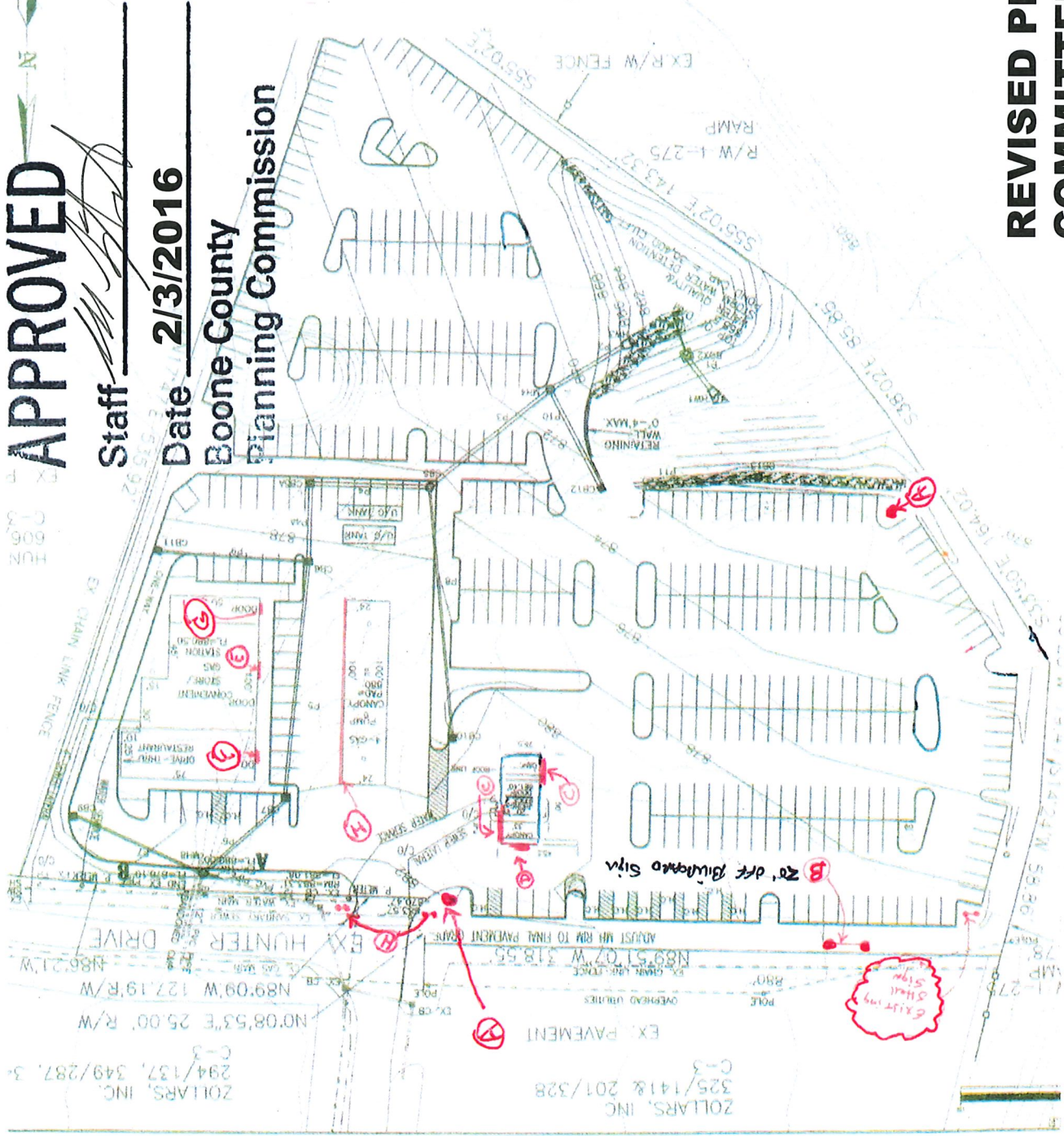

**SHARON BURCHAM
FISCAL COURT CLERK**

CONCEPT DEVELOPMENT PLAN APPROVED

Staff [Signature]

Date 2/3/2016

Boone County
Planning Commission



- Proposed Signage**
- A - 3' x 20' Triangle Sign (2)
 - B - 12' x 24' Single Sided Sign (1)
 - C - 4' x 16' Roof Sign on Kiosk (2)
 - D - 24' x 13'-8" Kiosk Building Letters (1)
 - E - Shell Wall Sign - 16 sf (1)
 - F - Tenant Sign - 16 sf (1)
 - G - Tenant Sign - 16 sf (1)
 - H - 4' x 4' Single Sided Directionals (2)
 - I - 20' x 100' Gas Canopy Image (1)

**REVISED PER THE 1/20/16
COMMITTEE MEETING**

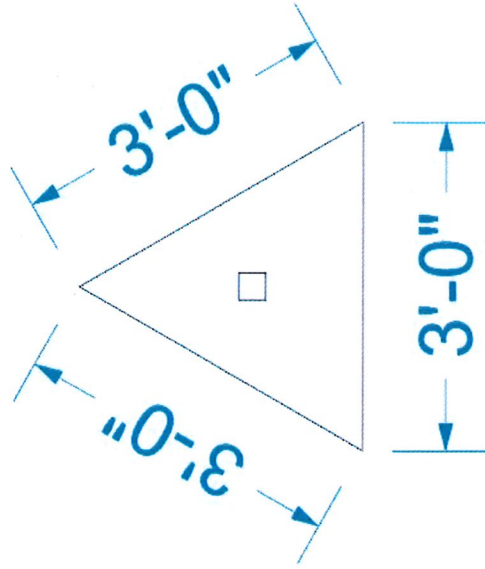
ZOLLARS, INC.
294/137, 349/287, 3
C-3

ZOLLARS, INC.
325/1418, 201/328
C-3



“A”

Top View





“B”

24'-0"

PARKING
TURN RIGHT AT STOP SIGN
RIGHT ON HUNTER

12'-0"

20'-0"

10'-0"

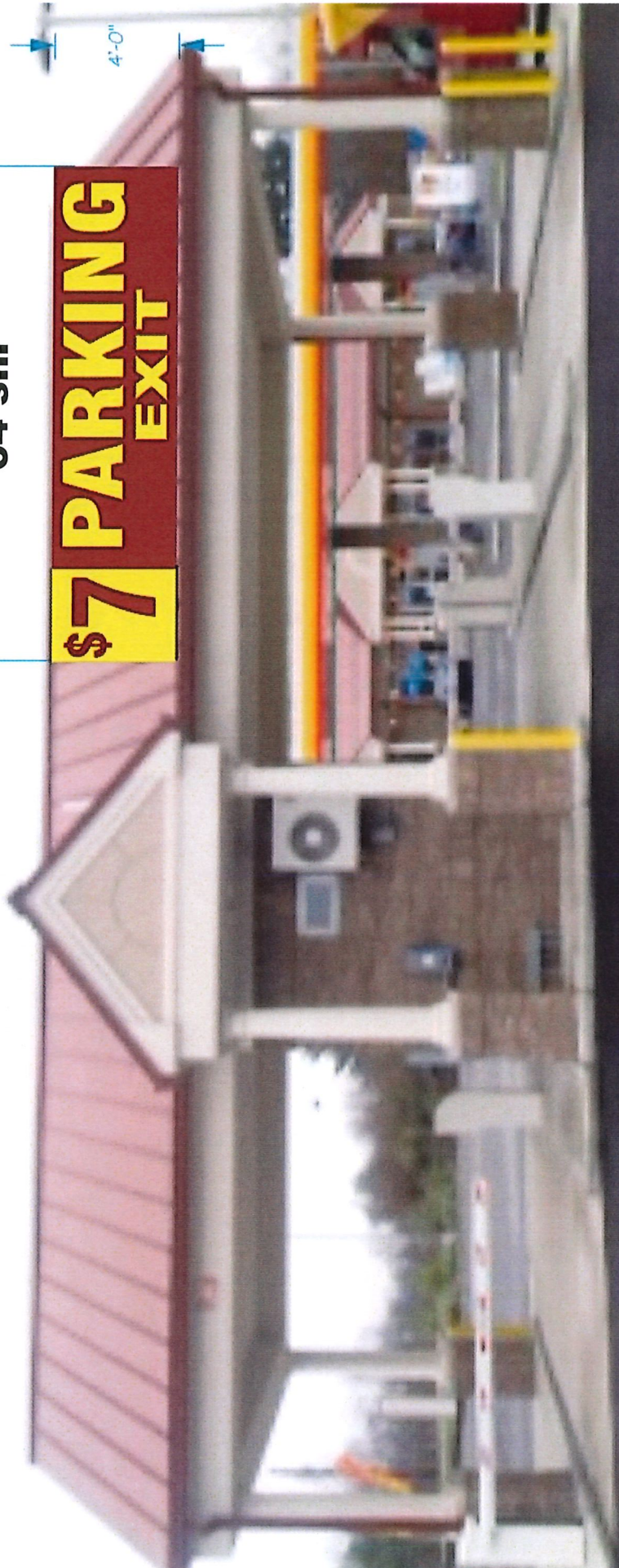
“C”

16'-0"

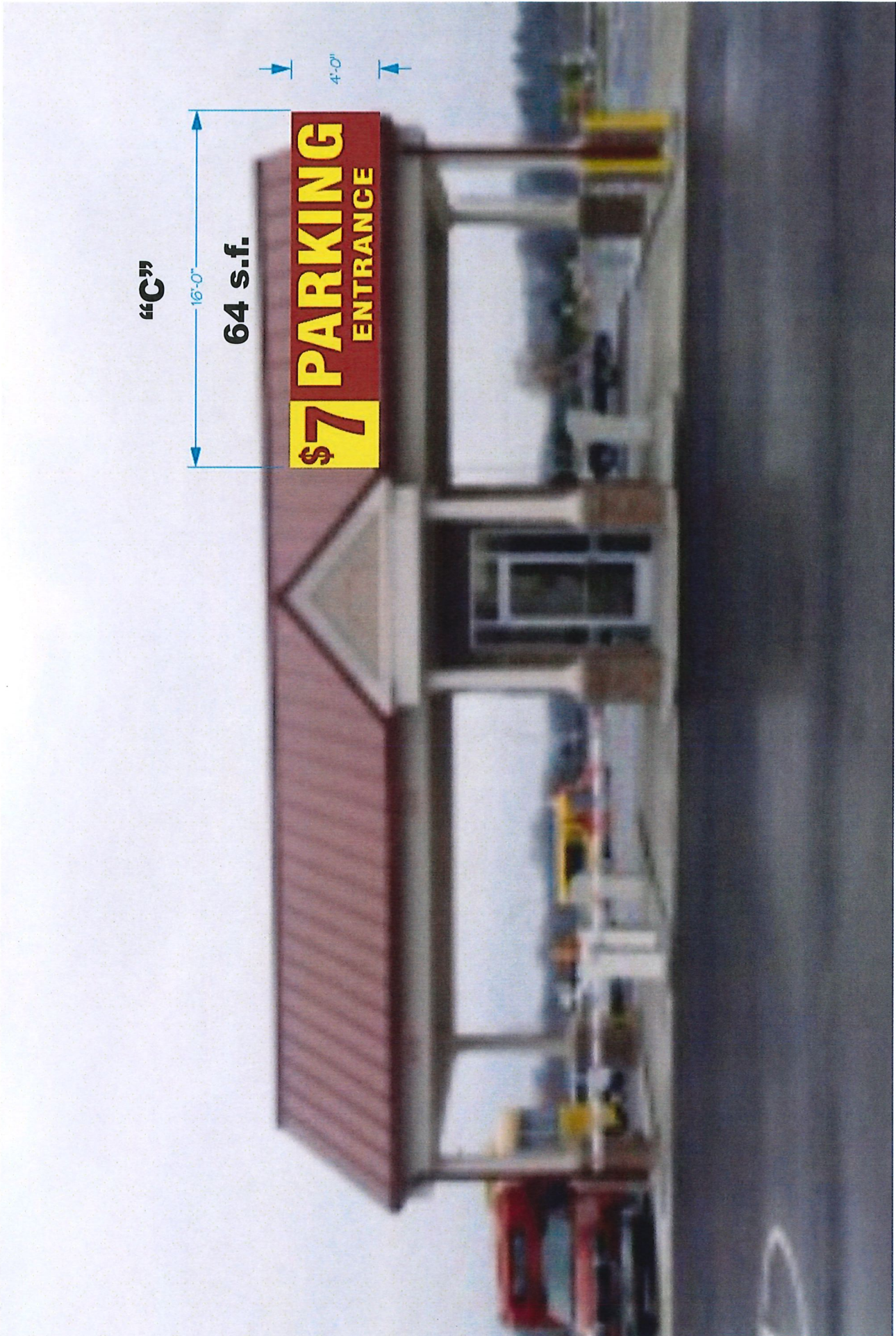
64 s.f.

\$7 **PARKING**
EXIT

4'-0"



1/20/16



“C”

16'-0"

64 s.f.

\$7 **PARKING**
ENTRANCE

4'-0"

1/20/16

13'-8 1/4"

"D"

1'-0"

27.38 s.f.

2'



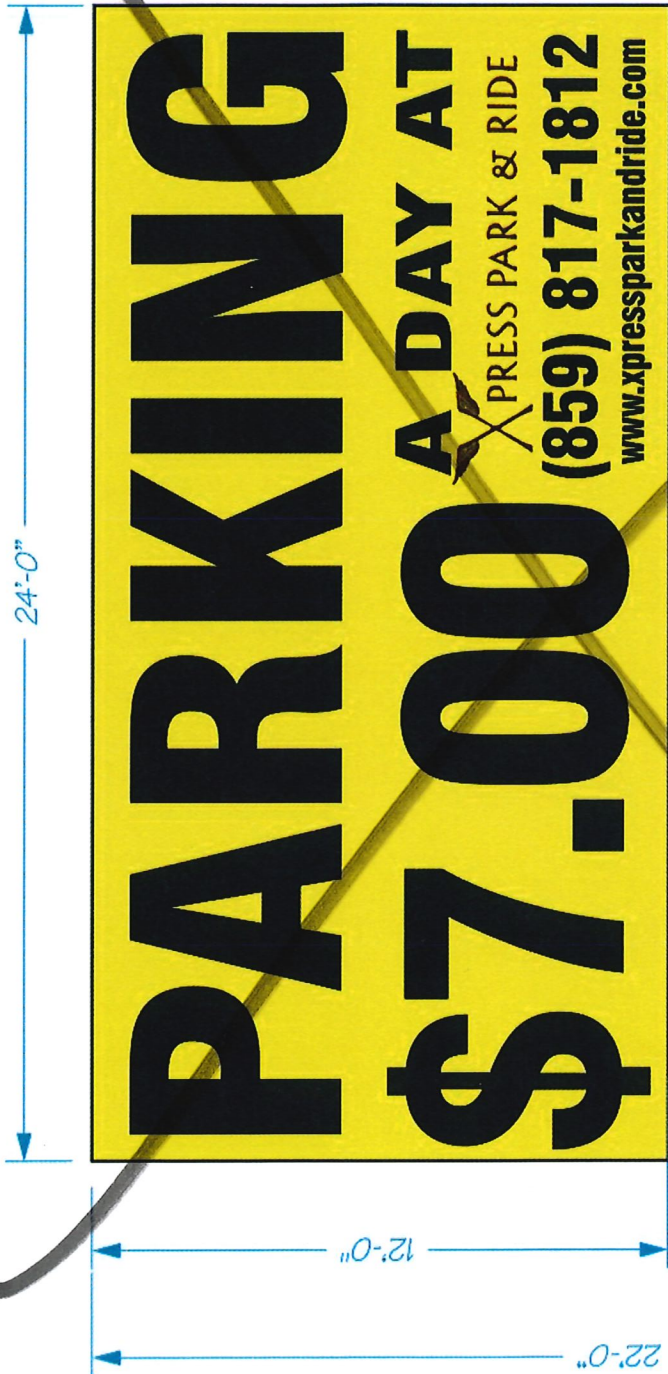
EXPRESS PARK & RIDE



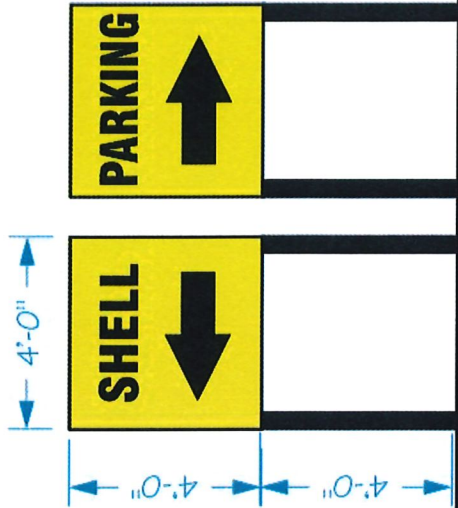
1/20/16

3 @ 16 s.f. each

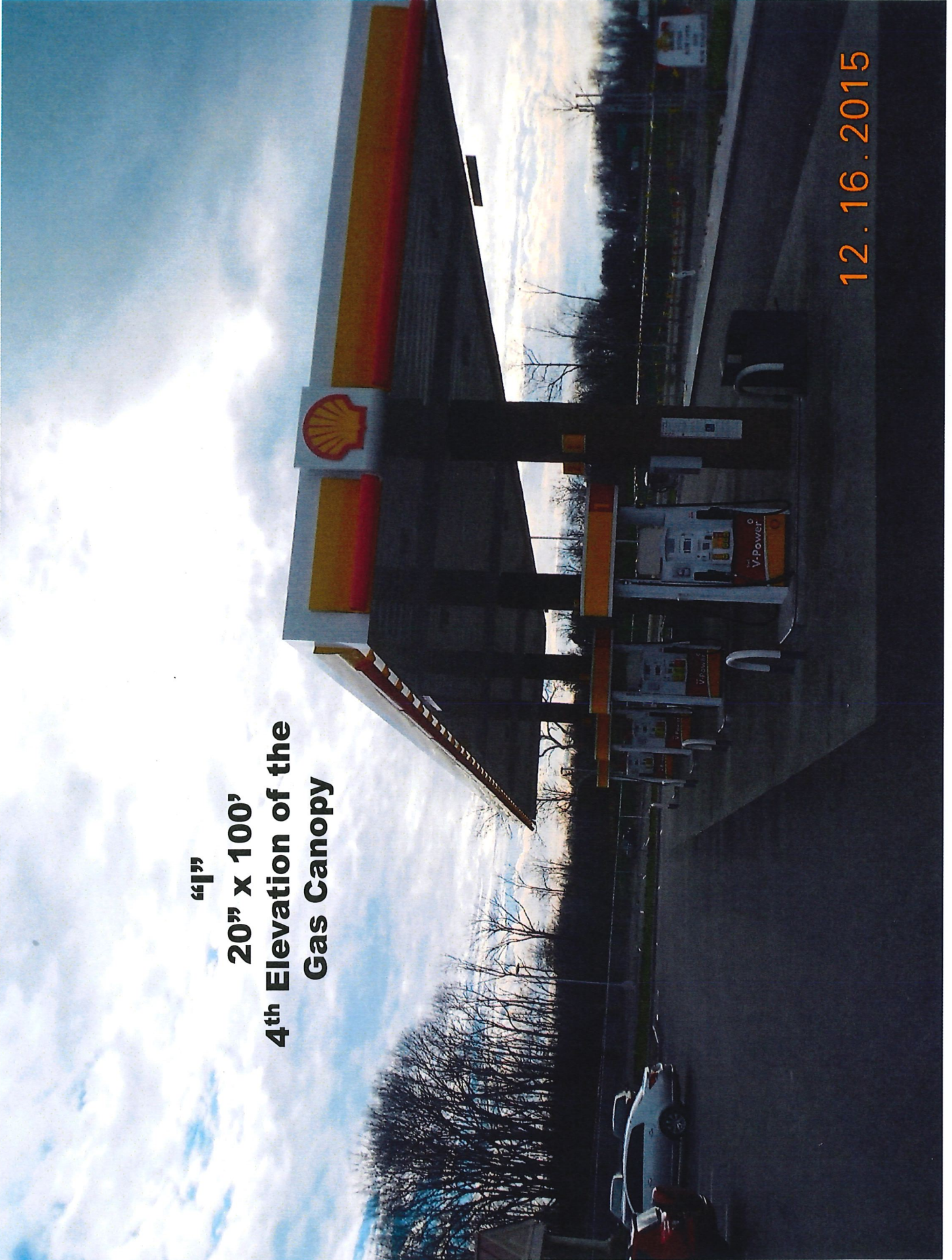




"H"
2 Directional
Signs
16 s.f. &
8' high each



**“1”
20” x 100’
4th Elevation of the
Gas Canopy**



12.16.2015