

APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

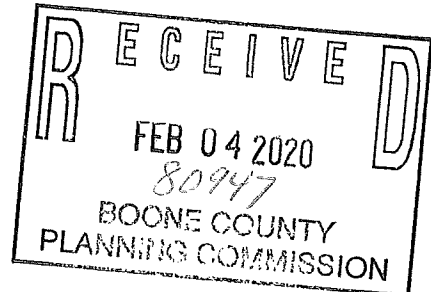
FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. Name of Project D-Crane Rental
2. Location of Project 11061 Dixie Highway
3. Total Acreage of Site 6.63 Acres
4. Current Zoning of Site C-3
5. Proposed Zoning (Classification being requested) I-1
6. Proposed Uses (please specify each use) Office and warehouse/maintenance shop for construction company.
7. Names of Applicant(s) Viox & Viox, Inc.
8. Address of Applicant(s) 466 Erlanger Rd.
9. Name of Property Owner(s) Domaschko Properties, LLC
10. Address of Property Owner(s) 57 Cummings Drive
11. Proposed Building Intensities (please specify) 2,293 SF/AC Phase 1 (15,200 SF/6.63 AC)
12. Are there any existing buildings on the site? yes
13. Deed Book 1122 Page No. 64 Group No. 2065
14. Are you also applying for:
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: _____

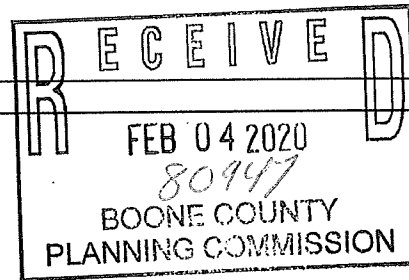
18. Project Jurisdiction/Location
- Unincorporated Boone County _____ Walton
 Florence _____ Union

19. **ORIGINAL Property Owner's Signature** *[Signature]*
(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 2-4-20
2. Review Fee \$2,448.60 R# 80947
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 TODD MORGAN
6. Committee Chairman _____
7. Scheduled Public Hearing Date _____
8. Boone County Planning Commission Action:
 - 6/3/20 **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@boonecountky.org - E-mail
www.boonecountky.org - Web Page

Fee:
\$2,000 Flat Fee
\$250 Legal Ad
\$66 CLUR
\$20/acre * 6.63 AC = \$132.60
Total = \$2,448.60

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

EXHIBIT

“A”

STAFF REPORT

Request of Viox & Viox, Inc. (applicant) for Domaschko Properties, LLC (owner) for a Zoning Map Amendment from Commercial Services (C-3) to Industrial One (I-1) for an approximate 6.63 acre tract located at 11061 Dixie Highway, Boone County, Kentucky. The request is for a zone change to allow a construction company.

March 4, 2020

REQUEST

The applicant has submitted a Zoning Map Amendment application to rezone the property at 11061 Dixie Highway from Commercial Services (C-3) to Industrial One (I-1) so a construction company can operate from the property. A email was submitted with the request that outlines the proposed business operation. D-Crane Rental will occupy the property and they own boom cranes. The cranes are taken to construction sites and are operated by employees of D-Crane Rental until the job is complete. Cranes that are not being used will be stored and maintained on the subject site.

The submitted Concept Development Plan shows the existing office building (+/- 3,200 square feet) will be retained and a new 12,000 (100' x 120') maintenance/storage building will be constructed in the rear portion of the site. A possible 7,000 square foot (100' x 70') addition is shown on the rear of the maintenance/storage building. The plan also shows the parking lot will be redesigned. A 29 stall parking lot is shown in front of the office building and a large storage lot is shown around the new maintenance/storage building.

PERTINENT SITE HISTORY

In 1989, the property was part of a Zoning Map Amendment request. The request rezoned 12.71 acres from Urban Residential One (UR-1) to Commercial Services (C-3) to allow the extension of a commercial subdivision.

In 1998, the Boone County Board of Adjustment approved a Variance so Homemax could increase the size of their directional sign along Dixie Highway. The following conditions were imposed on the approval:

1. The directional sign is limited to a 5' tall, 32 square foot monument style sign.
2. The sign along the Interstate is limited to a 20' tall, 150 square foot freestanding sign.

In 2009, a Major Site Plan was approved so Republic Capital Corporation could add a paved service road and connect it to the rear sales/display truck lot. The rear sales/display truck lot was shown that it would be upgraded to bituminous pavement as part of the scope of work.

SITE CHARACTERISTICS

The 6.768 acre site has 266' of frontage on the west side of Dixie Highway and 538' of frontage on the east side of Interstate I-71/75. The property currently contains an approximate 3,200 square office building and a detached garage. The office building contains a covered front porch and rear deck. The rear deck connects to a sizeable grass courtyard with sidewalks and light fixtures.

Access to the property is provided from a single access point on Dixie Highway. The main driveway that connects to the office building's circular parking lot is paved. A gravel driveway loop extends off of the main driveway and connects to the gravel storage lot in the rear of the site. Some of the gravel driveway loop appears to be on an adjoining property to the southeast. Boone County G.I.S. shows the topography of the site falls from 934' above sea level along the northern property line to 892' above sea level at the rear property line. Two freestanding signs exist on the property. One exists along the Dixie Highway frontage and the other exists along the I-71/75 right-of-way line. Overhead utilities exist near both the Dixie Highway and I-71/75 right-of-way lines.

ADJACENT LAND USES AND ZONING

North: R&M Fence (C-3)

South: Multi Tenant Building (C-3) and Fyda Freightliner (I-1/CD)

East: Dixie Highway and Merchants Cold Storage (I-1)

West: I-71/75, Frogtown Connector Road, and Frontage Road (C-4)

RELATIONSHIP TO COMPREHENSIVE PLAN

1. The following Goals and Objectives are pertinent to the application:
 - A. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall, Goal A, Objective 4).
 - B. Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics, Goal A, Objective 4).
 - C. Development shall attempt to utilize existing topography and vegetation (including mature trees where possible) and preserve the existing character of the land where practical (Environment, Goal A, Objective 7).
 - D. Boone County shall promote a vibrant, diverse, and sustainable economy that both recognizes the value of the environment and encourages and incentivizes innovation and prosperity with meaningful employment opportunities (Economy, Goal A).
 - E. Boone County businesses are developed in appropriate locations and are compatible with surrounding land uses (Economy, Goal B).
 - F. Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well maintained buffer spaces between the business use and other land uses (Economy, Objective).
 - G. Industrial development shall be encouraged to locate near railroad lines, highways, the Ohio River, the Airport, and where infrastructure exists or is planned (Economy, Goal B, Objective 5).

- H. Effective site placement, architectural design, and landscape design for industrial uses shall enable a favorable relationship with adjoining uses. Smoke, dust, noise, and odor impacts shall be kept at a minimum and site development and enforcement shall be carefully coordinated with regulatory agencies (Economy, Goal B, Objective 7).
2. The Land Use Element contains the following Future Land Use Development Guidelines that relate to the proposal:
 - A. Developments in Boone County should begin with an assessment of existing site features to determine positive and useful attributes, as well as features that should or can be preserved. Development design should incorporate the use of these attributes for the benefit of the development and the County as a whole. Development plans should identify such areas, and delineate disturb limits to protect those areas that have been defined. Open Space and Cluster subdivision designs should be considered to blend new subdivisions in with areas that have a rural character (Utilization of Existing Vegetation and Topography, pg. 95).
 - 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 soften 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 as described in Northern Kentucky's Storm Water Best Management Practices Manual (2012). 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. 96)
 3. The land use element contains the following passage regarding the existing and future land use maps:

A Future Land Use Map, projected to the year 2040, and an Existing Land Use Map, accurate through 2017, have been produced with the Boone County Geographic Information System (GIS) and are intended to be used in tandem with the accompanying text in this chapter per the respective geographic areas descriptions included on the following pages. In addition, the recommendations contained in the following geographic area descriptions are the result of the culmination, review, and analysis of information contained in the previous chapters of this document. The individual elements/chapters of the plan are pulled together and considered when composing the conclusions and

recommendations for each individual area, Boone County as a whole, and the Northern Kentucky and Greater Cincinnati region.

The area breakdowns are provided to allow for ease of use in finding text for specific areas of the county. The Future Land Use boundaries are intended to be approximate and subject to refinement and interpretation by the Planning Commission and county legislative bodies. It is important to consult the Land Use Element text to learn of timing or phasing issues that may be present in a particular area. The Future Land Use Map may indicate future land uses for a particular area, however, the area may not be ready for development until certain infrastructure is in place or another area develops first. It is critical to note that the Future Land Use Map is a projection to the year 2040, and is not necessarily intended to commit areas to development immediately. In some areas, phasing may be used to make sure development is supported by infrastructure, and in others, development may be delayed until planned infrastructure is provided (Description and Purpose of Land Use Maps, pg. 99).

4. The 2040 Future Land Use Map designates the majority of the site for Commercial (C) uses. This future land use designation is defined as corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc. (pg. 98).
5. The Land Use Element makes the following statements regarding the Richwood East geographical area:
 - A. There are several major influences behind the anticipated growth in this area, including the Northern Kentucky Industrial Park to the north, the new Mt. Zion interchange, Weaver Road, development pressures along U.S. 25, the extension of public sanitary sewer service, and the Norfolk & Southern Railroad Line. Because of the development pressure, all necessary types of infrastructure should increase in scale. This area is bisected by U.S. 25, a major corridor for growth, extending from urbanized Florence to Walton. The fact that it runs parallel to I-75, and is located between the interstate and the railway, makes it an ideal transportation connector. Because of the various existing and future land uses along U.S. 25, it will carry a high volume of mixed traffic types. For this reason, any traffic-intensive or truck-oriented uses shall locate near connections to the interstate, and access management shall be an important consideration on all development along U.S. 25. (pp. 139-140).
 - B. Industrial growth can occur around the northbound I-75 rest stop, but should provide a buffer to hide outside storage and pavement areas from the rest stop and interstate. The U.S. 25 and Frogtown Road intersection should support locally-oriented commercial uses. However, special attention should be given to controlling and coordinating access points with this area. Multiple street connections are critical in the area south of the Mt. Zion interchange and west of I-75 to avoid burdening specific connections with too much traffic (pp. 139-140).
 - C. Commercial uses should develop in the northeast quadrant of the Richwood interchange, but further truck oriented commercial uses in this area should be discouraged because of the existing traffic congestion and topographical constraints of the interchange. The commercial areas need to be adequately buffered from the existing residential areas, and should not include uses which require outside display of products. The area to the north of the interstate commercial area and south of the existing mobile home park should develop as commercial uses that are consistent

in design and serve the single family residential developments in this area. Care must be taken to mitigate any of the adverse impacts of commercial development, due to the proximity of the interstate and residential uses (pg 140).

BOONE COUNTY TRANSPORTATION PLAN

The Boone County Transportation Plan shows that the widening of Dixie Highway, between Industrial Road and Winning Colors Drive, is an unscheduled need (phase 3 improvement - implemented after 2040). The project description indicates the road should be upgraded from two to four lanes with a multi-use path.

ZONE CHANGE CRITERIA

Section 308 of the Boone County Zoning Regulations states that before any map amendment is granted, the Planning Commission and legislative body shall use the following criteria:

1. The map amendment 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.

STAFF COMMENTS

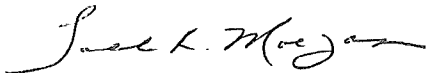
1. A Zoning Map Amendment application is required because D-Crane is a building construction contractor. This use is principally permitted in the Industrial One (I-1) district.
2. Staff sent Kentucky Transportation Cabinet an email regarding the application to see if they had any comments regarding the proposed use. Staff still had not received any comments at the time the Staff Report was finalized.
3. Staff would like the applicant or D-Crane to address the following:
 - A. Approximately how many employees will work from this site?
 - B. The Concept Plan shows that the driveway loop is being removed from the southern part of the property and the adjoining property? Is this correct?
 - C. What parts of the parking lot will be paved? Section 3314 of the Boone County Zoning Regulations requires all parking and loading spaces and outdoor storage areas to be paved to provide a durable and dust free surface. The Zoning Administrator has approved some Waivers when a business has tracked vehicles that will break up pavement.
 - D. Where is landscaping proposed? At a minimum, Staff would like to see street frontage landscaping required along both street frontages. This landscaping would need to be located a little further into the site than typical because both street frontages contain overhead utilities.

- E. Will any site lighting (light poles or building wall packs) be added on site?
- F. Can building elevations be provided for the proposed building?
- G. The plan indicates that the freestanding sign near the Interstate will be reused? Will the existing sign near the Dixie Highway access point be reused?
- H. Is building mounted signage proposed on the maintenance/storage building?
- I. D-Crane had several pieces of machinery and some equipment on site when Staff took pictures of the site. Is this machinery and equipment shown in the pictures representative of what would be stored on site? How much machinery and equipment could be expected to be stored outside once the maintenance and storage building was constructed?
- J. The zone change criteria.

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. The Future Land Use Map will need to be amended if the application is approved.

Respectfully Submitted,



Todd K. Morgan, AICP
Senior Planner, Zoning Services

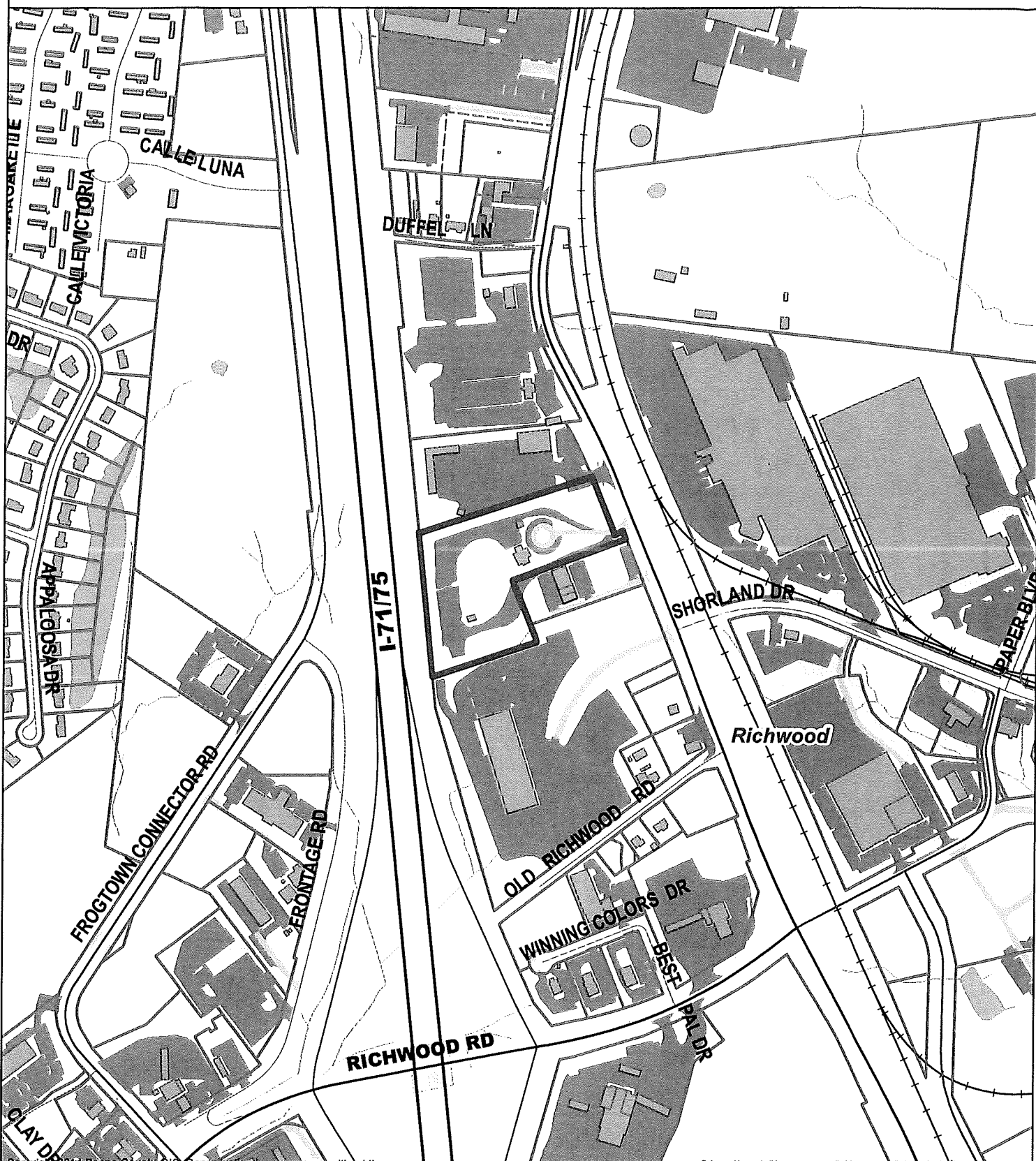
TKM/ss

Attachments:

- *Site Vicinity Map
- *2/5/20 Email From Applicant Outlining Proposed Business
- *Concept Development Plan
- *Zoning Map
- *2040 Future Land Use Map
- *Topographical Map
- *2016 Aerial Map
- *2/13/20 Email to Linzy Brefeld and Mark Brannon with Kentucky Transportation Cabinet
- *Application

SITE VICINITY MAP

www.boonecountygis.com

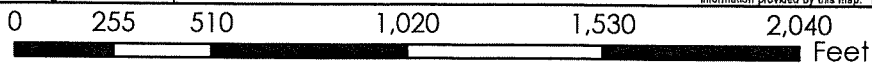


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Boone



Todd Morgan

From: Marc Gloyeske <mgloyeske@vioxinc.com>
Sent: Wednesday, February 05, 2020 5:41 PM
To: Todd Morgan
Subject: D-Crane Rental
Attachments: STPLN-D CRANE-2020-Layout1.pdf

EXTERNAL MESSAGE

Todd,

See attached for zone change plan. Here is a description of the company and proposed lot use:

D-Crane Rental is a construction sub-contracting company that owns and operates boom cranes. The cranes are driven to construction sites by employees of D-Crane and are operated by those employees while on site. The cranes will remain on construction sites until they are no longer needed. During the times when the cranes are not in use, they will be stored at the subject site. The 12,000 SF building will be used for both crane storage and maintenance. Cranes may be stored outdoors on a few occasions while they are waiting to be dispatched to a job or during times when cranes are being moved in and out of buildings. The intent is for cranes to be stored in doors most of the time.

Let me know if you need any more info.

Thanks,

Marc D. Gloyeske, P.E.
Director of Operations, Ohio



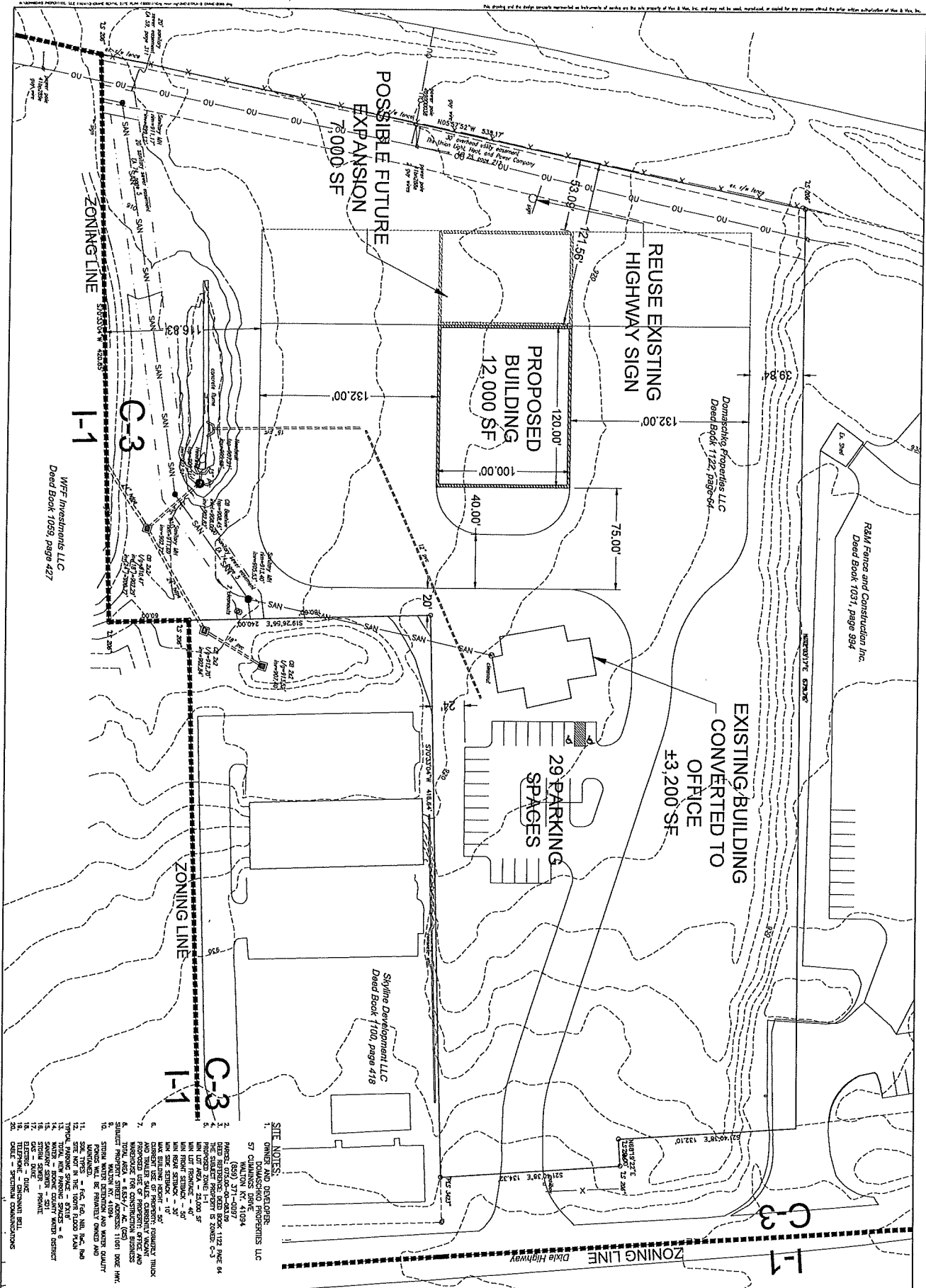
T: 513.576.1000

M: 859.250.1721

mgloyeske@vioxinc.com | www.vioxinc.com

602 Lila Avenue | Milford, Ohio 45150

~Celebrating 75 years of business in Greater Cincinnati~



SITE NOTES:
 1. OWNER AND DEVELOPER: 57 CUMINGS LN, FLORENCE, KY 40304
 WALTON, KY 41094
 (859) 371-0077
 2. DEED REFERENCE: DEED BOOK 1122 PAGE #4
 3. PROPOSED ZONE: C-3
 4. LOT AREA: 22,000 SF
 5. LOT DIMENSIONS: 120.00' x 183.00'
 6. FRONT SETBACK: 50'
 7. SIDE SETBACK: 20'
 8. REAR SETBACK: 20'
 9. MAX BUILDING HEIGHT: 10' 0"
 10. MAXIMUM USE: RESIDENTIAL TRUCK TRAILER STORAGE
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D-CRANE RENTAL
 11061 DIXIE HIGHWAY
 WALTON, BOONE COUNTY, KENTUCKY
LAYOUT PLAN

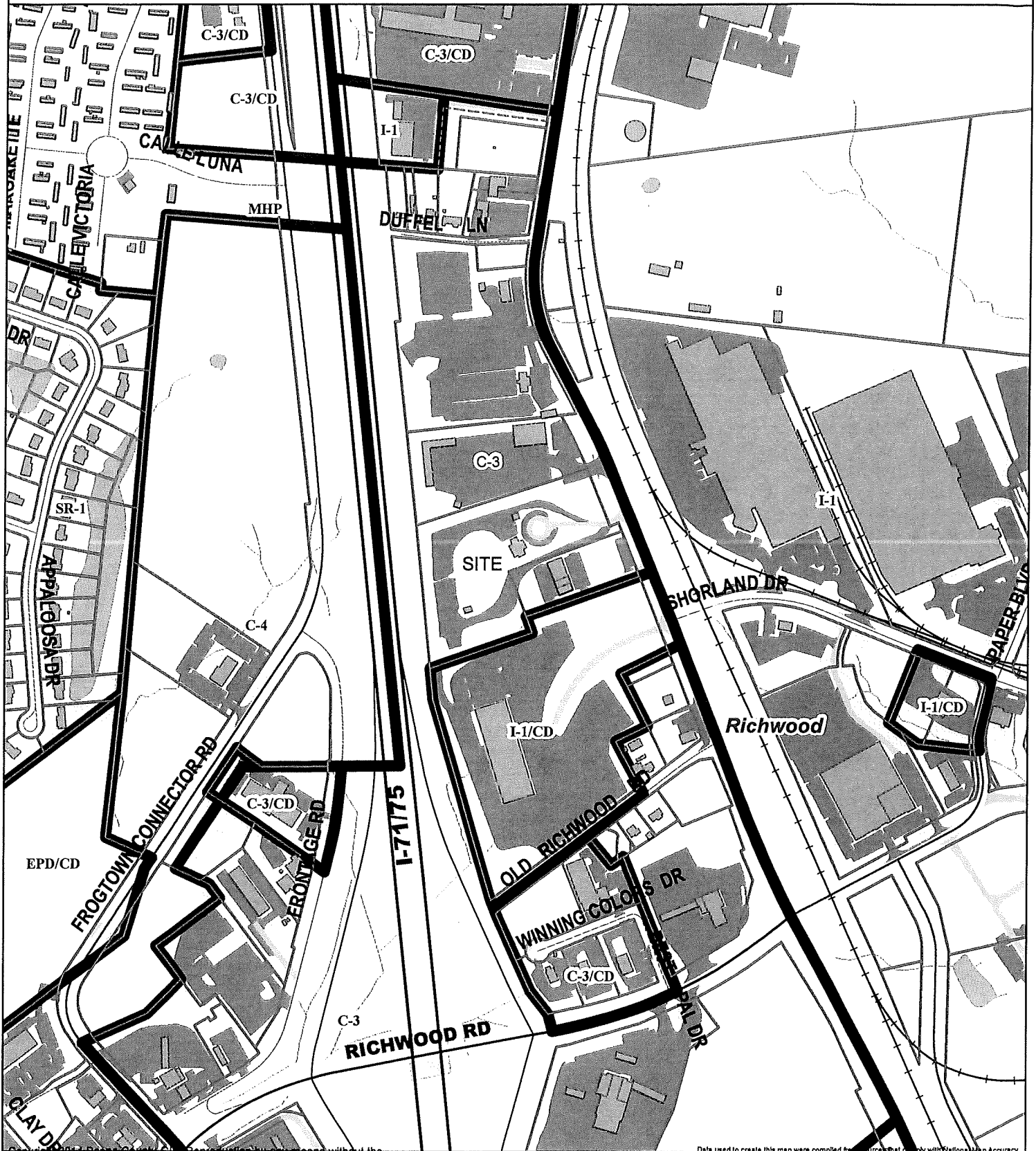
VIOX & VIOX
 Civil Engineers, Surveyors, and Landscape Architects
 456 Edgar Road # Edgar, Kentucky 41018
 2158 Main Street # 109, Dixie, KY 41010
 Ph Edgar (513) 727-3233 • Ph Dixie (513) 727-1000
 www.vioxinc.com

NO.	REVISION	DATE	BY	CHK.

Scale: 1" = 20'
 North Arrow

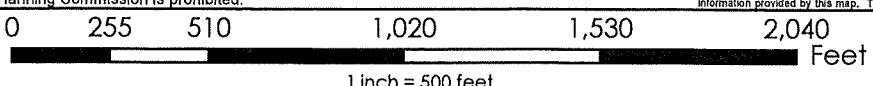
ZONING MAP

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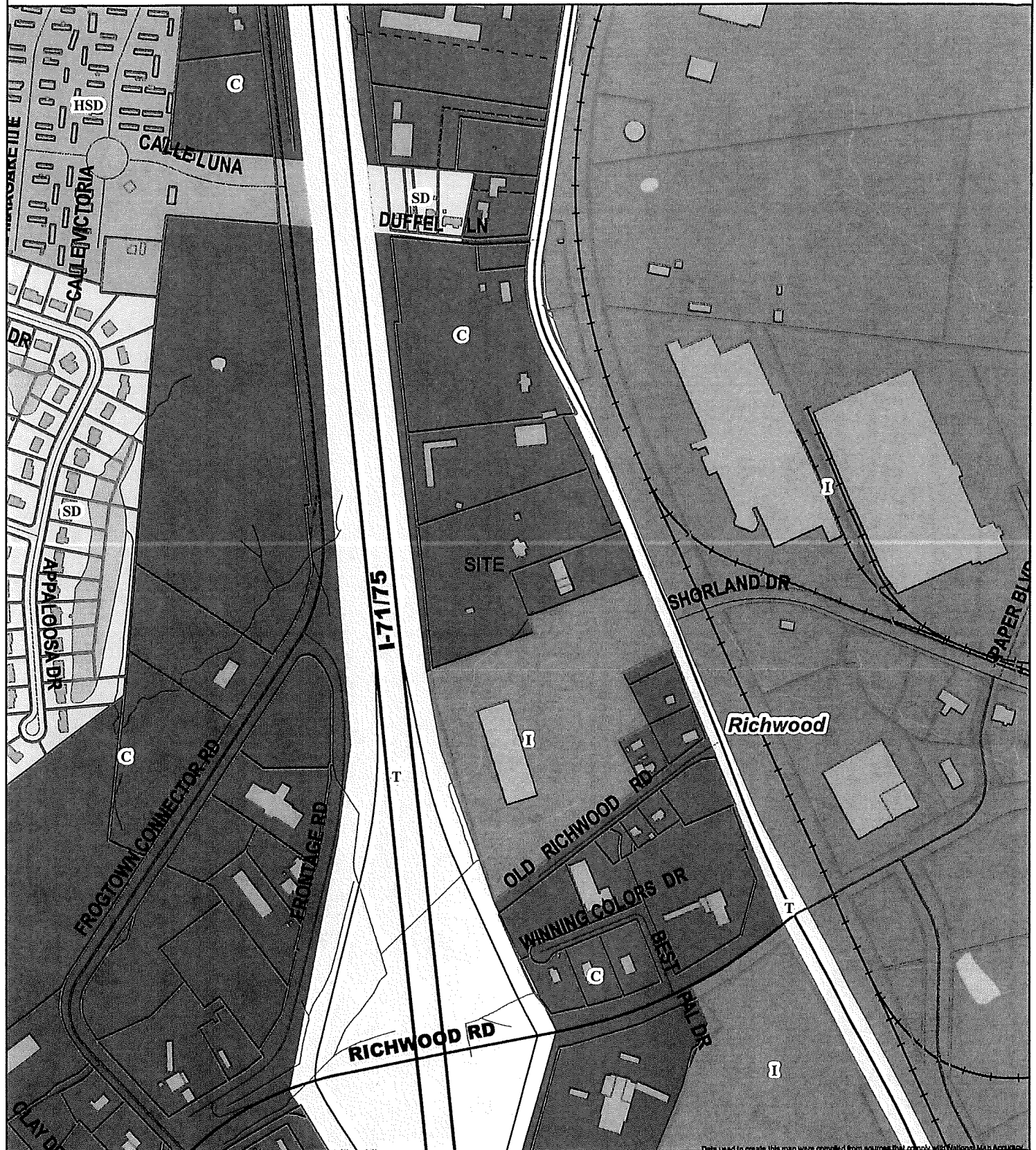
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

Map File Path: \\gis\maps\Richwood.mxd
ArcMap Document: BooneMap (14e).mxd

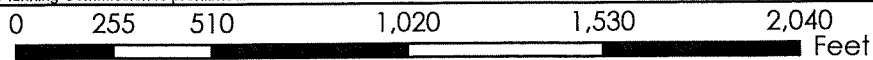
2040 FUTURE LAND USE MAP

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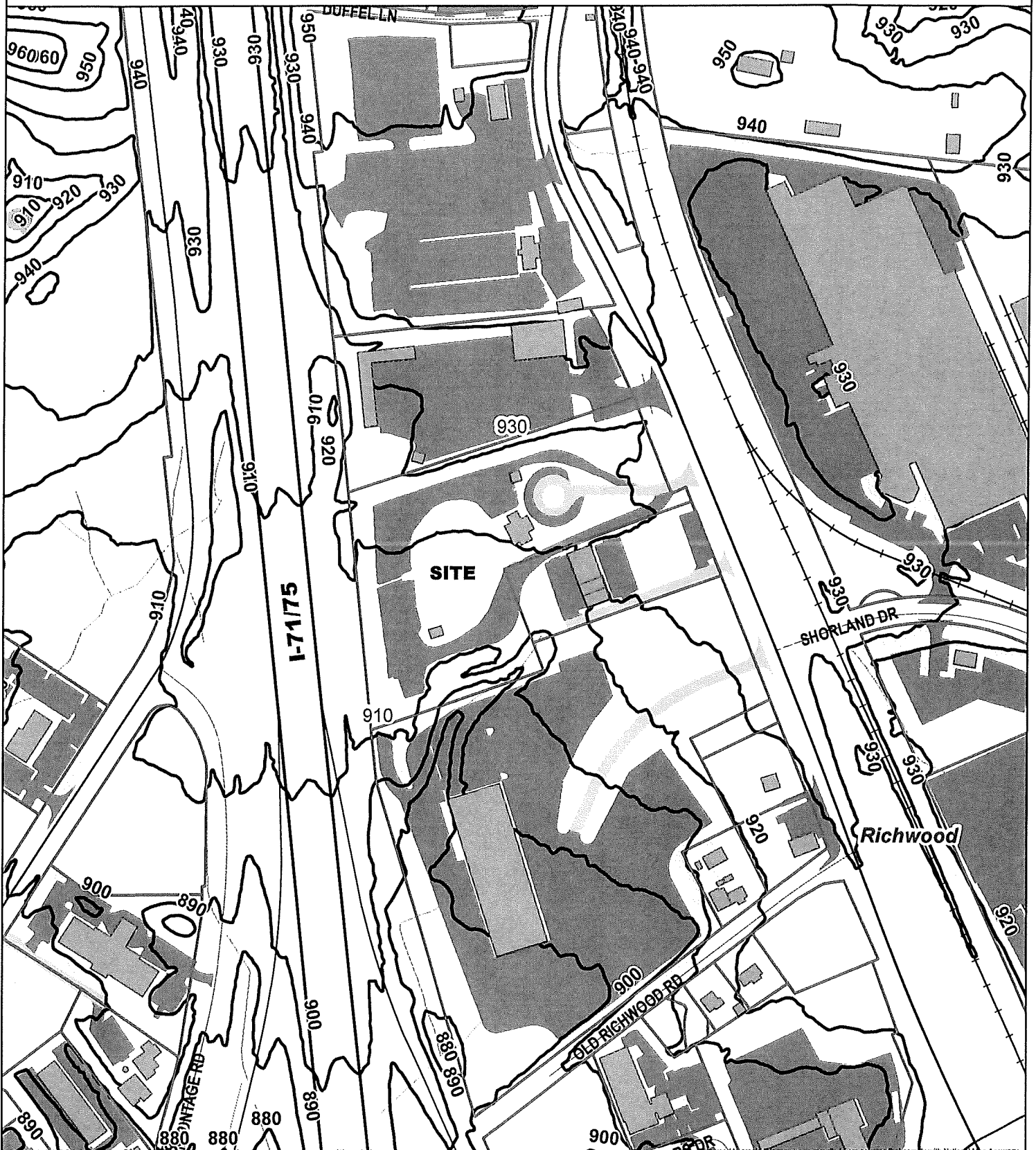
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

ArchMap Document: BooneMap (16).mxd

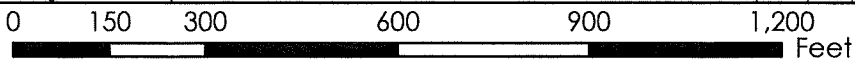
TOPOGRAPHICAL MAP

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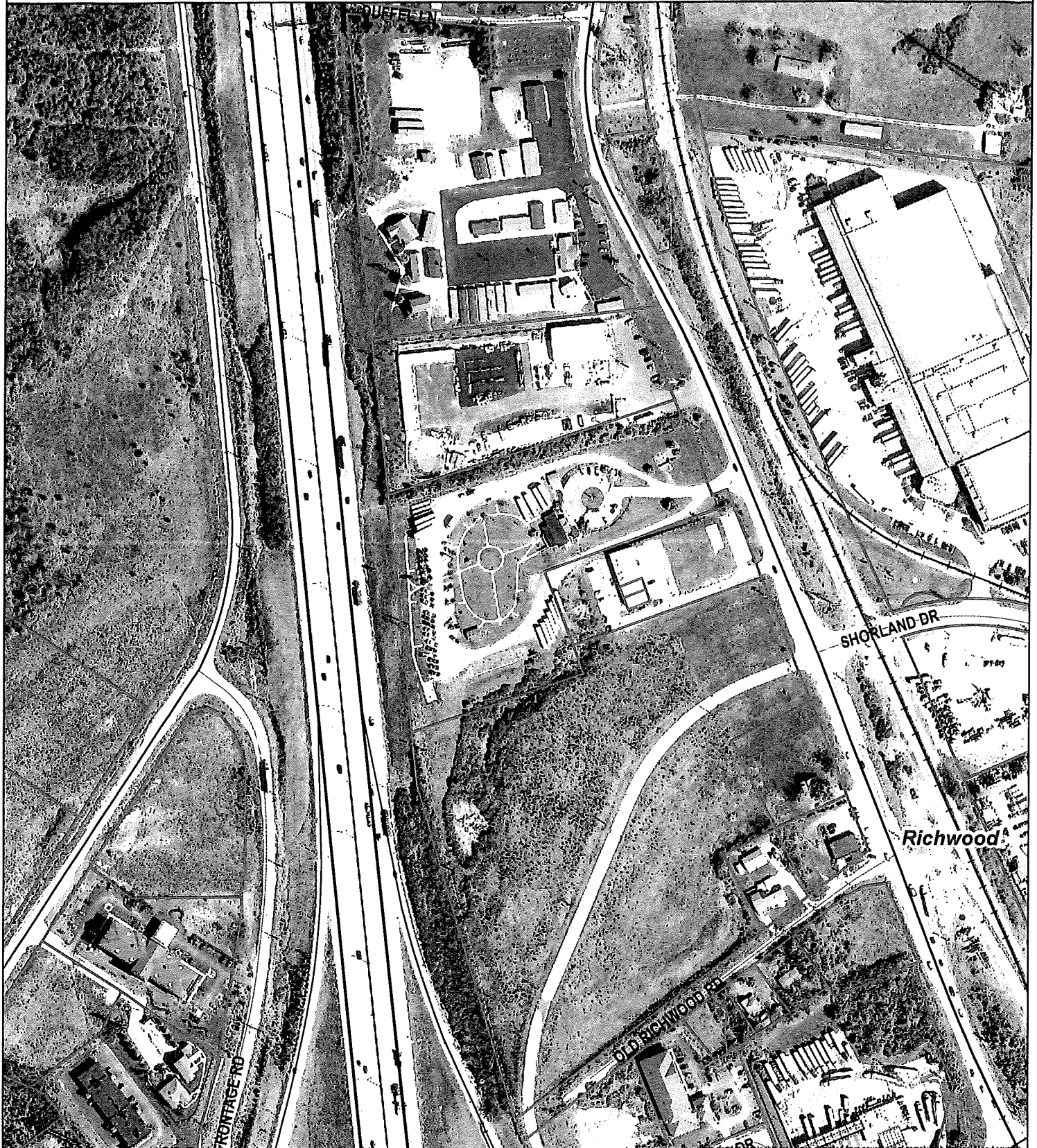
1 inch = 300 feet



Boone County GIS - Putting Northern Kentucky on the Map

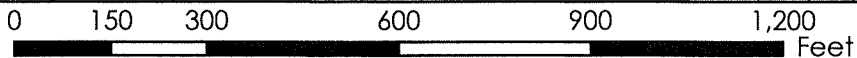
2016 AERIAL MAP

www.boonecountygis.com



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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: Todd Morgan
Sent: Thursday, February 13, 2020 2:44 PM
To: 'linzy.brefeld@ky.gov'; 'Brannon, Mark K (KYTC-D06)'
Subject: Zone Change Request at 11061 Dixie Highway, Boone County, KY
Attachments: 20200213144740590.pdf

Linzy and Mark,

I wanted to make you aware that Viox & Viox has submitted a Zoning Map Amendment request to rezone the property at 11061 Dixie Highway from Commercial Services (C-3) to Industrial One (I-1). The proposal would allow a construction company that specializes in boom cranes to occupy the property. I have attached a copies of the business description and the Concept Development Plan. Please let me know if you have any comments regarding the proposal. The public hearing is scheduled for March 4, 2020, at 7:30 P.M.

Thanks for your help.

Todd K. Morgan, AICP
Senior Planner, Zoning Services
Boone County Planning Commission
(859) 334-2196

APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

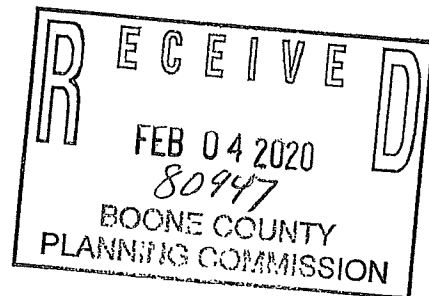
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(See Boone County Zoning Regulations)

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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: June 3, 2020

RE: Request of **Viox & Viox, Inc. (applicant)** for **Domaschko Properties, LLC (owner)** for a Zoning Map Amendment from Commercial Services (C-3) to Industrial One (I-1) for an approximate 6.63 acre tract located at 11061 Dixie Highway, Boone County, Kentucky. The request is for a zone change to allow a construction company.

REMARKS:

We, the Committee, recommend approval of the above referenced application based on the following findings of fact:

Findings of Fact

1. The Committee concluded the request is in general agreement with the Boone County Comprehensive Plan for the following reasons:
 - A. Although the 2040 Future Land Use Map forecasts the site for Commercial (C) uses, the Boone County Comprehensive Plan text states "the Future Land Use boundaries are intended to be approximate and subject to refinement and interpretation by the Planning Commission and county legislative bodies" (Description and Purpose of Land Use Maps, pg. 99).

The Committee concluded the Dixie Highway/Richwood Road/I-71/75 corridor contains a mix of industrial and commercial uses. The proposed industrial use, with the attached conditions, is appropriate.
 - B. The proposal is in agreement with the following future land use development guideline:
 - "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 soften the visual impacts of the development from adjoining properties and roadways"...(Landscaping, pg. 96).

The Committee recommendation includes conditions which require perimeter landscaping and the screening of all outside storage areas.

- C. The Land Use Element text states "there are several major influences behind the anticipated growth in this area, including the Northern Kentucky Industrial Park to the north, the new Mt. Zion interchange, Weaver Road, development pressures along U.S. 25, the extension of public sanitary sewer service, and the Norfolk & Southern Railroad Line. Because of the development pressure, all necessary types of infrastructure should increase in scale. This area is bisected by U.S. 25, a major corridor for growth, extending from urbanized Florence to Walton. The fact that it runs parallel to I-75, and is located between the interstate and the railway, makes it an ideal transportation connector. Because of the various existing and future land uses along U.S. 25, it will carry a high volume of mixed traffic types. For this reason, any traffic-intensive or truck-oriented uses shall locate near connections to the interstate, and access management shall be an important consideration on all development along U.S. 25" (Richwood East, pp. 139-140).
- D. The proposal is an agreement with the following Goals and Objectives:
- Boone County businesses are developed in appropriate locations and are compatible with surrounding land uses (Economy, Goal B).
 - Industrial development shall be encouraged to locate near railroad lines, highways, the Ohio River, the Airport, and where infrastructure exists or is planned (Economy, Goal B, Objective 5).
2. The Committee has concluded the attached conditions are necessary to achieve consistency with 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 owner have signed a letter demonstrating agreement with the conditions.

Conditions

1. The approval is based on the following drawings:
 - A. The concept development plan and concept landscaping plan shown at the March 4, 2020 Public Hearing.
 - B. The building elevations shown at the virtual May 20, 2020 Zone Change Committee meeting.

Minor revisions to these plans can be approved by the Zoning Administrator.

Note - The applicant and property owner informed the Committee the existing 3,200 square foot office building would probably be removed from site. The Committee was okay if this building remained or was removed from site as long as the striped parking lot was in close proximity to the principal building entrance.

2. The only principal use that is being approved as part of the zone change is building construction and general contracting. Vehicle/equipment repair and outside storage are also permitted as an accessory use.
3. Any business on site shall not operate as a junkyard as defined by Article 40 of the Boone County Zoning Regulations.
4. All outside storage areas shall be clearly defined when the Major Site Plan application is submitted for review. All such areas shall be screened from Interstate 71/75 by landscaping and fencing that complies with Section 3635 of the Boone County Zoning Regulations. Evergreen trees shall be required to wrap the ends of the fence to further prevent the visibility of any outside storage from the Interstate.
5. Per Section 3314 of the Boone County Zoning Regulations, all parking and storage areas on site must be hard surfaced to provide a durable and dust free surface. The Zoning Administrator may approve a Waiver to allow some gravel surfacing if tracked vehicles will be stored on site.
6. The rear elevation of the proposed building must contain some windows to help soften the aesthetics of the facade from the Interstate.
7. The 5' tall, 32 square foot directional sign located near the Dixie Highway access point can be relocated closer to the access point as long as it doesn't create a sight distance issue. The sign shall be reconstructed with a base per the 1998 Board of Adjustment approval.

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.

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Kim Patton, Chairman

DATE: May 20, 2020

ZONING MAP AMENDMENT - Kim Patton, Chairman, Todd Morgan, Staff

Request of **Viox & Viox, Inc. (applicant)** for **Domaschko Properties, LLC (owner)** for a Zoning Map Amendment from Commercial Services (C-3) to Industrial One (I-1) for an approximate 6.63 acre tract located at 11061 Dixie Highway, Boone County, Kentucky. The request is for a zone change to allow a construction company.

REMARKS:

We, the Committee Members were present via live video teleconference 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.

Kim Bunger

For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Lori Heilman (Alternate)

For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

Janet Kegley

For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Steve Turner (Alternate)

For Project _____ Absent _____
Against Project _____

Rick Lunnemann

For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Randy Bessler (Alternate)

For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

Kim Patton (Chairman)

For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Katie Nolan (Alternate)

For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

Brad Shipe

For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Todd Morgan

Recorded Vote by Todd Morgan, AICP

TOTAL: _____ DEFERRED 5 FOR PROJECT _____ ABSENT
_____ AGAINST PROJECT _____ ABSTAIN

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Ms. Corrin Gulick
Mr. Steve Harper
Mr. Rick Lunnemann
Mr. Don McMillian
Mrs. Katie Nolan
Mr. Kim Patton
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Brad Shipe
Mr. Tom Szurlinski
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mr. Kim Bungler, Secretary/Treasurer
Mrs. Lori Heilman
Mrs. Janet Kegley

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

STAFF MEMBERS PRESENT:

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

Chairman Rolfsen introduced the second item on the Agenda at 8:43 p.m.

ZONING MAP AMENDMENT - Kim Patton, Chairman, Todd Morgan, Staff

2. Request of **Viox & Viox, Inc. (applicant)** for **Domaschko Properties, LLC (owner)** for a Zoning Map Amendment from Commercial Services (C-3) to Industrial One (I-1) for an approximate 6.63 acre tract located at 11061 Dixie Highway, Boone County, Kentucky. The request is for a zone change to allow a construction company.

Staff Member, Todd Morgan, presented the Staff Report, which included a PowerPoint presentation. The site is the former RES Truck Sales property. He described the adjoining land uses and businesses. Fyda Freightliner is located south of the site. The site fronts on Dixie Highway and I-75. The applicant is requesting a zone change from Commercial Services (C-3) to Industrial One (I-1) to allow a contracting company. D-Crane Rental will occupy the property. They own boom Cranes. The cranes are taken to construction sites and operated by employees until job construction is complete. When cranes are not being used, they are brought back to the site for storage or maintenance. The applicant submitted a Concept Development Plan. The existing parking lot would be reworked. The existing looped driveway system would be eliminated. The existing 3,200 square foot office building would be retained. A new 12,000 square foot maintenance storage building is proposed. This building could be expanded by 7,000 square feet in area in the future. The site slopes towards the interstate. Mr. Morgan described the surrounding zoning and showed photographs of the site and adjacent properties. He also showed a photograph of an existing directional sign that was part of a previous variance request. The sign was supposed to have a base but was never installed. The existing grass area would be removed where the maintenance building will be located. Mr. Morgan also showed a photo of the existing free-standing sign. It was limited to 20 feet in height in exchange for a larger directional sign.

The Comprehensive Plan's Future Land Use Map designates the site as Commercial (C) based upon the existing zoning of the property. Other references to the Comprehensive Plan are made on pages 2-4 of the Staff Report. The Staff Report also includes the Zone Change criteria.

In terms of Staff Comments, a Zoning Map Amendment application is required because D-Crane is a building construction contractor. This use is principally permitted in the Industrial One (I-1) district. Staff sent Kentucky Transportation Cabinet an email regarding the application to see if they had any comments regarding the proposed use and access. Staff still had not received any comments at the time the Staff Report was finalized.

Staff would like the applicant or D-Crane to address the following:

- A. Approximately how many employees will work from this site?
- B. The Concept Plan shows that the driveway loop is being removed from the southern part of the property and the adjoining property? Is this correct?
- C. What parts of the parking lot will be paved? Section 3314 of the Boone County Zoning Regulations requires all parking and loading spaces and outdoor storage areas to be paved to provide a durable and dust free surface. The Zoning

Administrator has approved some Waivers when a business has tracked vehicles that will break up pavement.

- D. Where is landscaping proposed? At a minimum, Staff would like to see street frontage landscaping required along both street frontages. This landscaping would need to be located a little further into the site than typical because both street frontages contain overhead utilities.
- E. Will there be any site lighting (light poles or building wall packs) be added on site?
- F. Can building elevations be provided for the proposed building? There is a concern about a blank metal wall.
- G. The Plan indicates that the freestanding sign near the interstate will be reused? Will the existing sign near the Dixie Highway access point be reused?
- H. Is building mounted signage proposed on the maintenance/storage building?
- I. D-Crane had several pieces of machinery and some equipment on site when Staff took pictures of the site. Technically, this is not allowed because the zoning is not in place. Is this machinery and equipment shown in the pictures representative of what would be stored on site? How much machinery and equipment could be expected to be stored outside once the maintenance and storage building was constructed?

Finally, the applicant should address the Zone Change criteria.

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

Mr. Marc Gloyeske, Viox & Viox, Inc. stated that D-Crane Rental started in 2003 and moved to Cummings Drive off old Lexington Pike in 2014. The company provides crane rental services for large scale construction projects throughout Northern Kentucky, Cincinnati, Dayton, Lexington and Louisville. They also have a facility in Georgetown. The company has seen tremendous growth. They have outgrown their space on Cummings Drive and are pursuing a larger site. Mr. Gloyeske introduced his PowerPoint presentation as he showed an aerial of the site. Even though there is commercial zoning in the area, the existing uses are industrial by nature. There is a fence business with outside storage, mobile home sales, the flea market, etc. in the area. The proposed use blends in with the existing uses in the area. The site is 6.63 acres in size and they are requesting I-1 zoning for the proposed use. The Future Land Use Map designates the area for industrial and commercial uses. The site is surrounded by industrial uses on the south and east sides. The interstate is located on the west side of the site. Mr. Gloyeske referred to the Plan 2040 Comprehensive Plan. Goal A of the Economy Element states that "Boone County shall promote a vibrant, diverse and sustainable economy that both recognizes the value of the environment and encourages and incentivizes innovation and prosperity with meaningful employment opportunities." Goal B states that "Boone County businesses are developed in appropriate locations and are

compatible with surrounding land uses.” He also referred to some of the Objectives of the Comprehensive Plan that his client meets. Under Goal A, he felt that his client met Objectives 2, 3 and 9. D-Crane is a regionally based company as they dispatch their vehicles from both of their facilities and travel anywhere in the region. It helps that they locate near an interchange. The rebuilt interchange will help their company have better access to the interstate. It is a small business and one of the Objectives is to promote small businesses in Boone County. It is a Boone County business that is growing. Mr. Gloyeske referred to Goal B and Objectives stated on his PowerPoint presentation. The applicant is utilizing the existing building on the site and improving part of the site next to the interstate. More of the industrial use will be located towards the interstate and the office is located closer to Dixie Highway. Mr. Gloyeske reviewed the submitted Concept Development Plan. He is recommending more landscaping on the site. They will utilize what landscaping is on the site and then fill in the gaps. The proposed building will be a pre-engineered metal frame building with metal siding. The final color has not been determined but will utilize earth tones such as the ones shown. It will be similar to the fence company next door. The number of employees will vary by day and where the company has their jobs. The minimum number of employees at the Richwood location will be 10 and at most 20. The applicant is proposing 30 parking spaces. The existing loop road will be removed and they will install new pavement for the new facility and parking. The vehicles will be parked on pavement and not gravel. It most likely will be concrete. Lighting on the site will be wall packs. They may be able to provide building elevations at the Committee Meeting but emphasized the examples he previously showed. The existing interstate sign will remain. The applicant does not plan to use the existing Dixie Highway sign since it is not a type of business that attracts customers. They plan on putting building mounted signage on the interstate side. They are open to discussing the size of it. They don't expect to store any machinery/equipment outside due to the construction of the new building. Also, a lot of the equipment will be at construction sites. The proposed building can hold a minimum of 6 cranes and a maximum of 10 cranes. Mr. Gloyeske stated while the proposed use doesn't meet the Future Land Use Map designations, the request meets several of the Goals and Objectives of the Comprehensive Plan.

Chairman Rolfsen asked if any maintenance activities occurred in the proposed building? Mr. Gloyeske responded yes. The building will be used for maintenance and storage. Chairman Rolfsen asked why are there cranes on the site now when the zone change request has not been approved? Mr. Gloyeske replied that the owner purchased the site and their existing site is crowded. The owner wants to clean up the site for his business. Chairman Rolfsen asked if he was driving down I-75 would he see a crane raised with a sign dangling from its boom? Mr. Gloyeske responded that he would not.

At this time Chairman Rolfsen asked if any Board members had any questions or comments?

Mr. McMillian asked where the business is located now? Mr. Gloyeske replied that the business is located off Cummings Drive near Old Lexington Pike.

Ms. Gulick asked if the owner has contacted adjoining property owners about the shared access? Mr. Gloyeske responded no and he would investigate if further if necessary.

Mr. Schwenke complimented the owner by noting that there cranes are painted and look good. They look sharp and he doesn't have a problem with them parked outside.

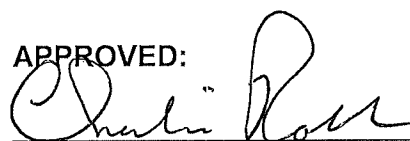
Mr. Patton stated that he supported redeveloping the site. He asked the applicant to look at the Fyda Freightliner site as an example of how to clean up a site. More details on the landscaping and building elevations would help since the site is a gateway into town. Also, he asked the applicant to look at the I-1 uses to determine which uses could be struck. While he is supportive of the proposed business, another I-1 use could be an issue in the future. He thought there would be a condition about outside storage or a "boneyard."

Mr. Rob Domaschko, owner of D-Crane, replied that it is a family owned business. He wants to relocate from Old Lexington Pike to a bigger site and to avoid crossing a railroad line. It is an agricultural area turning into an industrial area. The area is not quite ready. His business is growing and more cranes could come. Mr. Patton expressed a concern that the site doesn't become a scrap yard. Mr. Domaschko reassured him that it would not become one. Mr. Patton stated that if part of the site was a boneyard, it should be sufficiently screened from the public.

Mr. Turner asked if the widening of U.S. 25 affected the project site? Mr. Gloyeske replied that he was aware of the project but wasn't sure of the impact. If it did impact it, it would only move their entrance back.

Seeing no further questions or comments from the audience, Chairman Rolfsen announced that the Committee Meeting for this item will be on March 18, 2020 at 5:00 P.M. in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on April 1, 2020 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 9:12 P.M.

APPROVED:



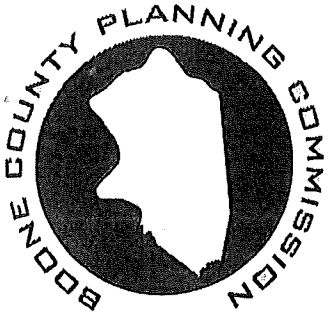
Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

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

May 28, 2020

Domaschko Properties, LLC
c/o - Mr. Rob Domaschko
57 Cummings Drive
Walton, KY 41094

RE: Request of **Viox & Viox, Inc. (applicant)** for **Domaschko Properties, LLC (owner)** for a Zoning Map Amendment from Commercial Services (C-3) to Industrial One (I-1) for an approximate 6.63 acre tract located at 11061 Dixie Highway, Boone County, Kentucky. The request is for a zone change to allow a construction company.

Dear Mr. Domaschko:

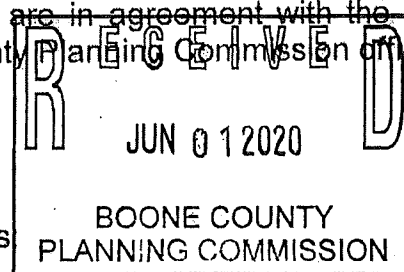
The following represents the conditions of approval for the above referenced Zoning Map Amendment as agreed to by the applicant's team and the Boone County Planning Commission's Zone Change/Concept Development Plan Committee. Please sign the appropriate line on the last page of this letter if you are in agreement with the listed conditions. Please return this letter to the Boone County Planning Commission office by June 2, 2020.

CONDITIONS

1. The approval is based on the following drawings
 - A. The concept development plan and concept landscaping plan shown at the March 4, 2020 Public Hearing.
 - B. The building elevations shown at the virtual May 20, 2020 Zone Change Committee meeting.

Minor revisions to these plans can be approved by the Zoning Administrator.

Note - The applicant and property owner informed the Committee the existing 3,200 square foot office building would probably be removed from site. The Committee was okay if this building remained or was removed from site as long as the striped parking lot was in close proximity to the principal building entrance.



Domaschko Properties, LLC

May 28, 2020

Page 2

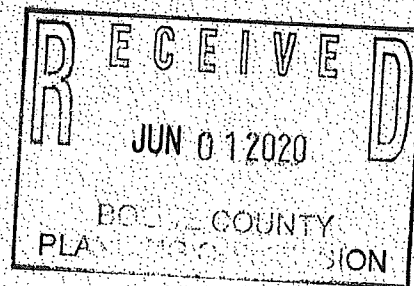
2. The only principal use that is being approved as part of the zone change is building construction and general contracting. Vehicle/equipment repair and outside storage are also permitted as an accessory use.
3. Any business on site shall not operate as a junkyard as defined by Article 40 of the Boone County Zoning Regulations.
4. All outside storage areas shall be clearly defined when the Major Site Plan application is submitted for review. All such areas shall be screened from Interstate 71/75 by landscaping and fencing that complies with Section 3635 of the Boone County Zoning Regulations. Evergreen trees shall be required to wrap the ends of the fence to further prevent the visibility of any outside storage from the Interstate.
5. Per Section 3314 of the Boone County Zoning Regulations, all parking and storage areas on site must be hard surfaced to provide a durable and dust free surface. The Zoning Administrator may approve a Waiver to allow some gravel surfacing if tracked vehicles will be stored on site.
6. The rear elevation of the proposed building must contain some windows to help soften the aesthetics of the facade from the Interstate.
7. The 5' tall, 32 square foot directional sign located near the Dixie Highway access point can be relocated closer to the access point as long as it doesn't create a sight distance issue. The sign shall be reconstructed with a base per the 1998 Board of Adjustment approval.

Sincerely,



Todd K. Morgan, AICP
Senior Planner, Zoning Services


TKM/tlb



Domaschko Properties, LLC
May 28, 2020
Page 3

AGREEMENT

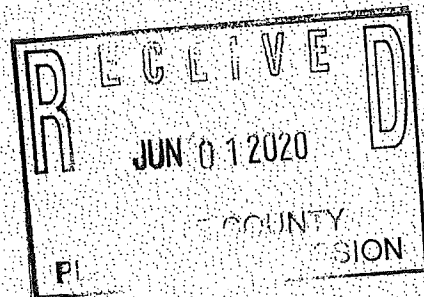
I, Rob Domaschko, do hereby agree to the listed conditions of approval for the Zoning Map Amendment, which is referenced on the first page of this letter.



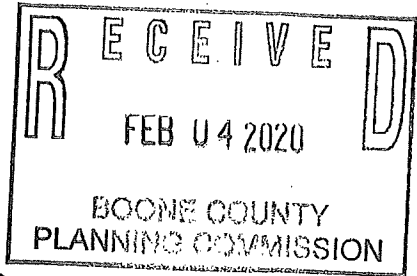
Mr. Rob Domaschko, Property Owner
Domaschko Properties, LLC

5/28/2020

Date



3a



GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, made and entered into this 15 day of February, 2019, by and between B & Z DEVELOPMENT, INC., a Kentucky corporation, having a mailing address of 1671 Park Road, Suite 11, Fort Wright, Kentucky 41017, as grantor ("Grantor"), and DOMASCHKO PROPERTIES, LLC, a Kentucky limited liability company, having a mailing address and an in-care-of address to which the 2019 and all future years' tax bills may be forwarded of 57 ~~Cummins Drive~~, Walton, Kentucky 41094, as grantee ("Grantee").
Cummings Drive (AKA)

WITNESSETH:

That for and in consideration of the sum of \$1,200,000.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has bargained and sold and by these presents does bargain, sell and convey in fee simple unto the Grantee, its successors and assigns forever, the following described real estate:

See Exhibit A attached hereto and incorporated herein.

Being the same property conveyed to Grantor by deed from D.L.W. Associates, a Kentucky general partnership, dated March 20, 1998, and recorded in Deed Book 686, Page 54, of the Boone County Clerk's Records at Burlington, Kentucky.

TO HAVE AND TO HOLD the above described real estate, together with all the appurtenances thereunto belonging, unto the Grantees in fee simple forever, with Covenant of General Warranty, subject to: (i) applicable zoning and subdivision ordinances; (ii) all covenants, conditions, limitations, rights, easements and restrictions of record; (iii) legal highways; (iv) matters that would be shown by an accurate ALTA survey; and (v) taxes and assessments due and payable in 2019 and thereafter which taxes the Grantee assumes and agrees to pay.

The parties hereto do hereby certify that the above-stated consideration is true and is the full consideration paid for the real estate herein conveyed. The Grantee joins in the execution of this deed for the sole purpose of certifying the consideration.

IN TESTIMONY WHEREOF, witness the signatures of the parties hereto this the date first above written.

GRANTOR:
B & Z DEVELOPMENT, INC.

GRANTEE:
DOMASCHKO PROPERTIES, LLC

By: Mark N. Zimmerman
Mark N. Zimmerman,

By: Robert Domaschko
Print Name: Robert Domaschko

RETURN TO: PG 2

EXHIBIT A

PIDN: 075.00-00-083.09

GROUP NO.: 2064
PLAT:

BEGINNING AT A POINT IN THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-75, SAID POINT BEING THE NORTHWEST CORNER OF THE GRANTOR'S PROPERTY AND THE SOUTHWEST CORNER OF OAKWOOD MOBILE HOMES, INC. AS DESCRIBED IN DEED BOOK 464, PAGE 214 OF THE BOONE COUNTY RECORDS; THENCE ALONG THE GRANTOR'S NORTH PROPERTY LINE N-71°-31'-33"-E 681.89 FEET TO A POINT IN THE WEST RIGHT OF WAY LINE OF THE DIXIE HIGHWAY (U.S. HIGHWAY 25); THENCE ALONG THE WEST LINE OF THE DIXIE HIGHWAY S-22°-12'-22"-E 132.10 FEET, N-67°-47'-38"-E 20.00 FEET, AND S-22°-12'-22"-E 134.32 FEET TO A POINT; THENCE LEAVING DIXIE HIGHWAY S-70°-01'-20"-W ALONG THE NORTH LINE OF BRUFORD (DEED BOOK 333, PAGE 137) 416.64 FEET TO A POINT; THENCE S-19°-58'-40"-E ALONG THE WEST LINE OF BRUFORD AND THE EXTENSION THEREOF 240.00 FEET TO A POINT; THENCE S-70°-01'-20"-W 420.85 FEET TO A POINT IN THE EAST LINE OF INTERSTATE HIGHWAY I-75; THENCE ALONG SAME N-6°-29'-40"-W 538.17 FEET TO THE PLACE OF BEGINNING.

CONTAINING 6.7680 ACRES.

0135448.0644060 4810-6240-4742v1

Boone County
D1122 PG 66

DOCUMENT NO: 769894
RECORDED ON: FEBRUARY 21, 2019 10:58:45AM
TOTAL FEES: \$17.00
TRANSFER TAX: \$1200.00
GROUP : 2064
COUNTY CLERK: KENNY BROWN
COUNTY: BOONE COUNTY CLERK
DEPUTY CLERK: BETTANY SLABLE
BOOK D1122 PAGES 64 - 66

ORDINANCE NO. 2020 - 16

AN ORDINANCE RELATING TO THE BOONE COUNTY FISCAL COURT, KENTUCKY APPROVING, WITH CONDITIONS, THE REQUEST OF VIOX & VIOX, INC. (APPLICANT) FOR DOMASCHKO PROPERTIES, LLC (OWNER) FOR A ZONING MAP AMENDMENT, SUCH ZONING MAP AMENDMENT BEING A ZONE CHANGE FROM COMMERCIAL SERVICES (C-3) TO INDUSTRIAL ONE (I-1) FOR AN APPROXIMATE 6.63 ACRE TRACT LOCATED AT 11061 DIXIE HIGHWAY, 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 Commercial Services (C-3 to Industrial One (I-1) for an approximate 6.63 acre tract located at 11061 Dixie Highway, 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 Amendments.

NOW, THEREFORE BE IT ORDAINED BY THE FISCAL COURT OF THE 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 Commercial Services (C-3) to Industrial One (I-1) for an approximate 6.63 acre tract located at 11061 Dixie Highway, Boone County, Kentucky. 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 1122, PAGE NO. 64 (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 request are the findings of fact, and conditions, of the Boone County Planning Commission as set forth in its Minutes and official records for this request and same shall be and are hereby incorporated by reference as if fully set out in this Ordinance and are 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.

First Reading - the 14th day of July, 2020.

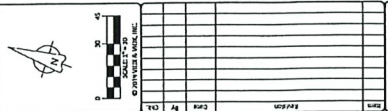
Second Reading - the 11th day of August, 2020

Adopted this 11th day of August, 2020. Yes 4 No 0


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

ATTEST:


Sharon Burcham,
Fiscal Court Clerk

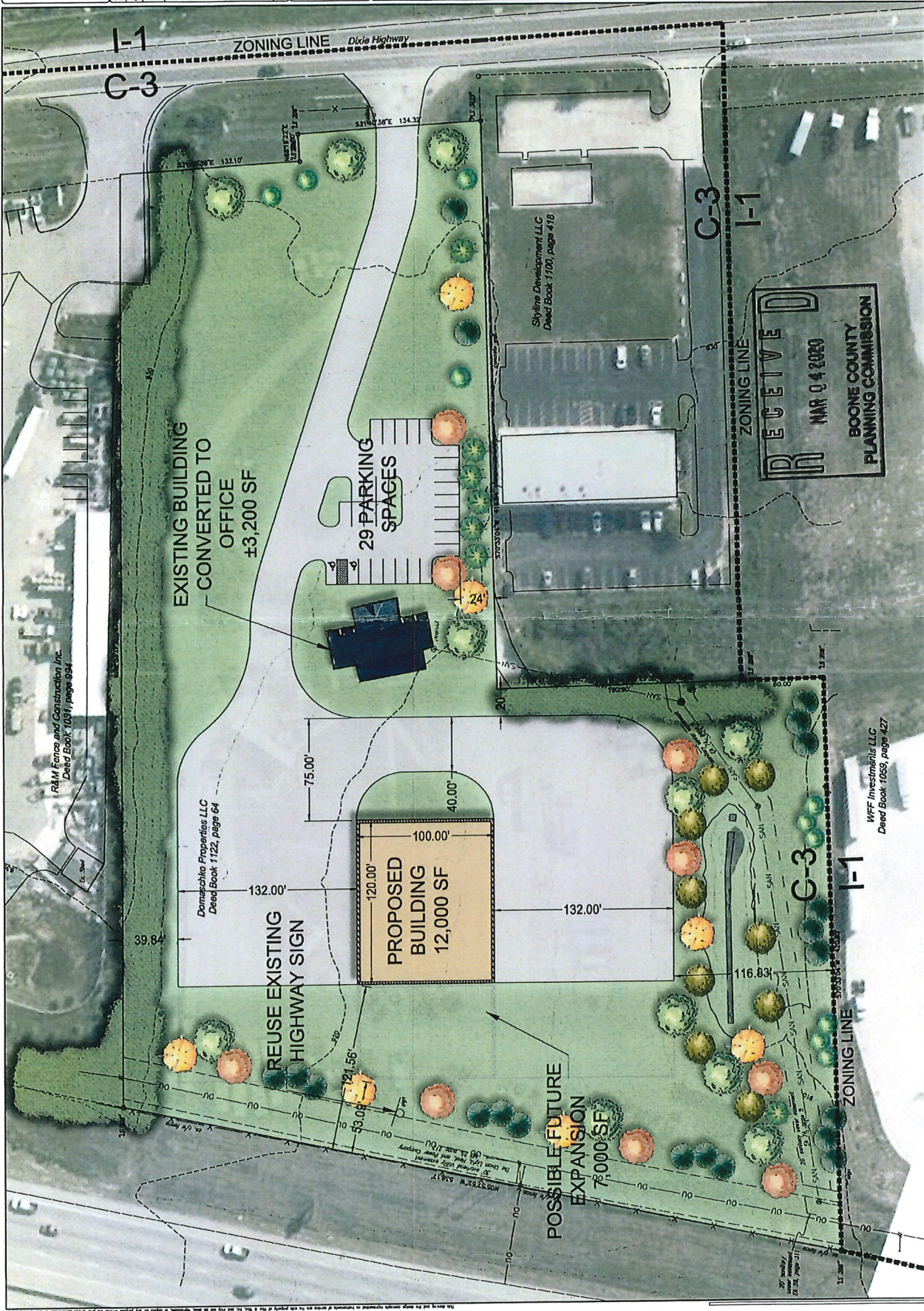


VLOX & VLOX
 CIVIL ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE
 2155 MAIN STREET • SUITE 100 • WATSON, KENTUCKY 40382
 PH: 502.938.2222 • FX: 502.938.1000
 WWW.VLOX.COM

D-CRANE RENTAL
 11061 DIXIE HIGHWAY
 WATSON, BOONE COUNTY, KENTUCKY
 COLOR RENDERED SITE PLAN

PROJECT NO.	DATE	SCALE
11061 DIXIE HWY	03/04/2020	AS SHOWN
CUSTOMER	DATE	SCALE
D-CRANE RENTAL		

Ex-1



RECEIVED
 MAY 20 2020
 BOONE COUNTY
 PLANNING COMMISSION

www.rharch.com
 11051 Dixie Highway
 Walton, KY
 40390

8927 Rossarth Road
 Cincinnati, OH 45236
 513-891-9950 PHONE
 513-891-9953 FAX

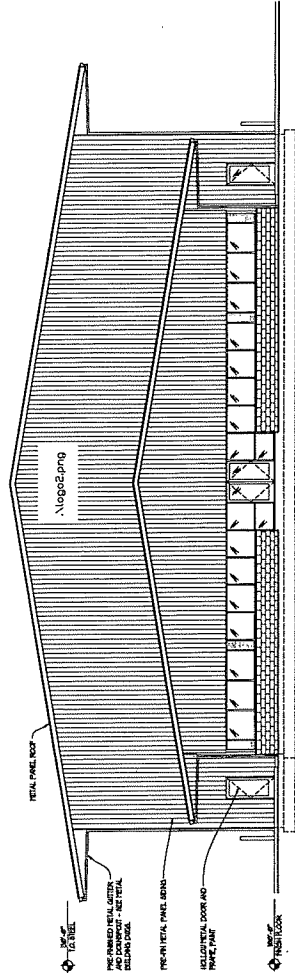
ARCHITECTURE
 COMMERCIAL
 R S L

Wick Commercial Service, Inc.
 1000 Madison Drive
 Cincinnati, OH 45226
 (513) 381-0100

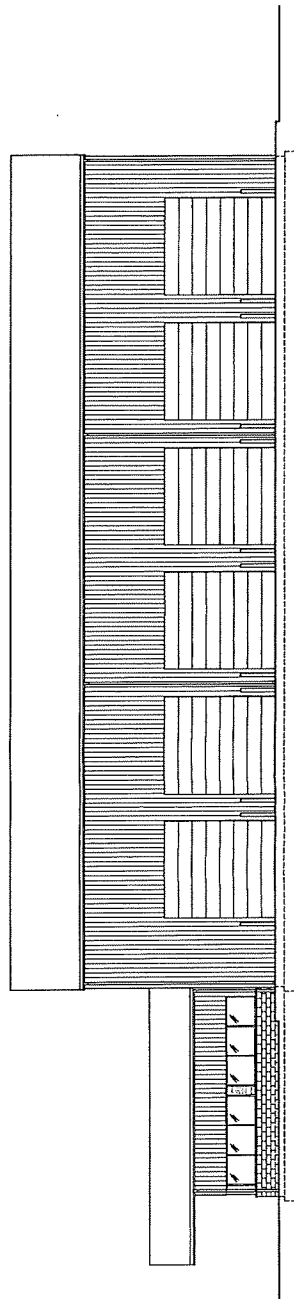
New Building for:
D-Crane Rental

DRAWN BY: JKW
 ISSUE DATE:
 REVISIONS:

EXTERIOR ELEVATIONS
A-2.1
 PROJECT #: 20006



2 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"