

Fee Calculation

\$2,000 (Flat Fee) + \$250.00 (legal fee) + \$66.00 (CLUR) + (\$20.00 Per Acre of Land Under Review) (13.842 acres) = \$2,592.84

**CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION**

Seven (7) copies of submitted drawings are required

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

SECTION A: (To be completed by applicant)

1. Type of review (check one):
- Concept Development Plan (includes Utilization of an Underlying Zone in a Planned Development)
 - Change in an Approved Concept Development Plan
 - Long Range Planning Committee Review (as stated in the Houston-Donaldson Study)
 - Long Range Planning Committee Review (as stated in the Union Town Plan)
 - Zone Change Committee Review of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
 - Zoning Administrator Review (as stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
 - Zoning Administrator Review (as stated in the Mall Road District Study)

2. Name of Project: Park 275 Building #3
3. Location of Project: Langley Drive (Lot 23A - Airpark West)
4. Total Acreage of Project: 13.842 acres
5. Current Zoning of Property: I-1/CD
6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable):
Previous plan was approved in 2006

7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission Yes No
If yes, indicate the name of the study: _____

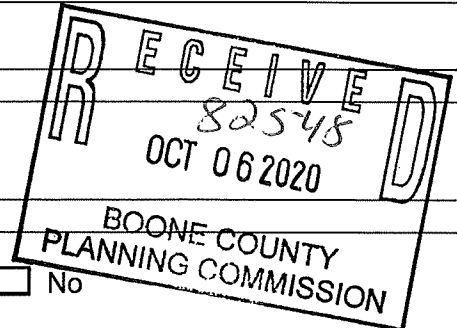
8. Proposed Use(s) (specify each use):
Industrial warehouse.

9. Proposed Building Intensities (specify for each building):
196,000 +/-sf - 14,200 sf per acre

10. Have you submitted a Concept Development Plan: Yes No

11. Are you applying for any of the following (check all that apply):
 Conditional Use Permit Variance

12. Current Owner: Prologis LP



Address: 1800 Wazee Street

<u>Denver</u>	<u>CO</u>	<u>80202</u>
City	State	Zip Code

Phone Number: 513-346-6302 Fax Number: n/a

Email: mmeyer5@prologis.com

13. Applicant: Viox & Viox, Inc.

Address: 466 Erlanger Road

EXHIBIT

“ A ”

STAFF REPORT

#3

Request of Viox & Viox, Inc. (applicant) for Prologis LP (owner) for a Change in Concept Development Plan in a Industrial One (I-1) zone for a 13.842 acre site located on the west side of Langley Drive, to the east of the property at 3680 Langley Drive, to the north of the property at 3720 Langley Drive, and south of the Bullock Lane cul-de-sac, Boone County, Kentucky. The request is for a Change in Concept Development Plan to allow modifications in the placement of an industrial building and outside storage.

November 4, 2020

REQUEST

The applicant has submitted a Change in Concept Development Plan application to allow the following changes on lot 23-A of Airpark West Subdivision:

1. Allow the side building setback of a proposed 195,000 square foot (672' x 290') office/warehouse building to be reduced from approximately 200 feet to 139.57 feet from the zone change boundary line.

Note - The approved 2001 Concept Development Plan shows that Building C would be located approximately 200' from the northern zone change boundary line. It should be noted that the Bullock Lane cul-de-sac was required to be built over the zone change boundary line per the conditions of approval. The cul-de-sac bulb was later dedicated to Boone County.

2. Allow the 2001 outside storage area condition to be changed. The condition requires:

Outdoor storage areas must be screened and located so they adjoin a building façade within the development. Outside storage areas shall not extend more than 50 feet from the façade from which it adjoins.

Outdoor storage cannot be visible from any point from the residential properties adjoining or near this development.

Note – The submitted Concept Development Plan shows that outside storage is proposed in the western parking lot in an approximate 60' x 600' area. The proposed location is approximately 135' from the western building façade and 183' from the northern property line. The entire rear parking lot is secured with a fence.

APPLICABLE REGULATIONS

Section 314 of the Boone County Zoning Regulations states that major amendments to the terms of an approved Zoning Map Amendment, including a Concept Development Plan, that involve substantial or significant changes in the development concept, uses, intensity, supplemental conditions of approval, or other plan elements of substantive effect must be submitted to the Planning Commission and shall conform to the procedure and requirements described in Sections 301-310. Minor amendments to the approved Concept Development Plan

that do not involve changes in the development concept, uses, intensity, supplemental conditions of approval, or other plan elements of substantive effect may be approved by the Zoning Administrator.

Section 3635 of the Boone County Zoning Regulations states that loading/unloading areas, storage areas, utility and mechanical equipment and trash collection areas shall be screened from any public street right-of-way or if visible to an adjoining property. This screening shall be accomplished by continuous solid closed fence or wall if such a structure is permitted on the affected portion of the site by sections 3153 and 3655, earthen berm, hedging, evergreen plant materials or combination thereof which is high enough to effectively screen the items mentioned above from view. Any wall or fence shall be the same or compatible, in terms of texture and quality, with the material and color of the principle building. This section does not apply to sites within the I-1 and I-2 zones when the activities noted above are located on a site so that they abut other I-1 or I-2 zoned sites, or abut a local or subcollector street when the area across the street is zoned I-1 or I-2; this section does apply to I-1 and I-2 zoned sites, or portions thereof, where neither of these circumstances exist (also refer to SECTION 3154).

PERTINENT SITE HISTORY

1. In 2001, Boone County Fiscal Court approved a Zoning Map Amendment application, which rezoned a 103 acre site from Rural Suburban Estates (RSE) to Industrial One (I-1). The Boone County Fiscal Court Ordinance indicates the approval is based on a Committee Report which was considered but not adopted by the Planning Commission and supplemental conditions (see attachments).
2. In 2012 and 2013, Boone County Planning Commission approved Major Site Plans allowing Amazon to construct temporary seasonal parking on the subject lot. The plans show a total of 356 parking stalls. The plans also show that Amazon occupied a 313,608 square foot tenant space in the adjoining office/warehouse at 3680 Langley Drive.
3. In 2020, the Zoning Administrator determined that Buildings B and C (137,500 square feet each) shown on the approved 2001 Concept Development Plan could be combined into one larger building but that the setback proposed reduction could not be approved administratively.

SITE CHARACTERISTICS

The 13.842 acre site is located in Airpark West Subdivision and has 1,076.69 feet of road frontage on the west side of Langley Drive. The property currently contains 356 overflow parking spaces for the office/warehouse located at 3380 Langley Drive. Boone County G.I.S. shows that the topography of the lot falls from 900' above sea level near the northwest property line to 876' above sea level at the southeast property corner. Water and sanitary sewer mains exist on the northern part of the site.

ADJACENT LAND USES AND ZONING

North: Bullock Lane Cul-de-Sac Bulb (I-1), Single-Family Residential Dwellings Fronting on Bullock Lane (SR-1), and Office/Warehouse Fronting on Langley Drive (I-1)

South: Office/Warehouse Fronting on Langley Drive (I-1)
East: Langley Drive and McClane Food Service (I-1)

West: Office/Warehouse Fronting on Langley Drive (I-1)

RELATIONSHIP TO COMPREHENSIVE PLAN

1. Our Boone County – Plan 2040 “2040 Future Land Use Plan” designates the site in question for Business Park uses. This designation is described as “a mix of office warehouse, research, office, and light industrial uses in a park-like, office campus setting with large building setbacks, low floor area ratio, integrated pedestrian and recreation facilities, consistent architectural and signage theme, extensive landscaped areas, and attractive entrance treatment. This land use is recommended for high visibility areas and transition areas between industrial and residential land uses.”
2. The following Our Boone County – Plan 2040 Goals and Objectives apply to this application:
 - A. Boone County shall strive to achieve diversity and balance in land use while protecting natural resources and natural systems (Overall Goal A, Objective 3).
 - B. 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).
 - C. 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).
 - D. An evaluation of environmental factors identified in this Plan will be part of any development review process (Environment Goal A, Objective 1).
 - E. 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).
 - F. Employment opportunities for a highly skilled and educated workforce shall be encouraged and promoted for the residents and businesses of Boone County (Economy Goal A, Objective 1).
 - G. Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).
 - H. Boone County shall evaluate and promote business and economic sectors of the future and explore ways to encourage existing industry to be competitive in a regional and global economy (Economy Goal A, Objective 3).
 - I. Boone County shall seek a combination of land uses that balances revenues generated from those uses with the expenditures required to support them (Economy Goal A, Objective 8).

- J. 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 Goal B, Objective 1).
 - K. 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).
 - L. 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).
 - M. Provisions shall be made for proper control of industrial uses that involve processes or products that could be hazardous to human life and property (Economy Goal B, Objective 8).
 - N. Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system across jurisdictions (Transportation Goal A, Objective 1).
 - O. Roadway capacity shall be preserved by utilizing access management policies and guidelines (Transportation Goal B, Objective 4).
 - P. New land development shall be closely coordinated with the local transportation system to assure efficiency and continuity within Boone County and with the regional multi-modal transportation system (Transportation Goal B, Objective 9).
 - Q. Air quality, noise, and storm water runoff impacts from transportation improvements and the existing network shall be minimized (Transportation Goal B, Objective 10).
 - R. Traffic impact analysis should be used as a tool to address impacts to the existing transportation system (Transportation Goal C, Objective 3).
3. The following excerpts from the Future Land Use Development Guidelines:
- A. Utilization of Existing Vegetation and Topography: 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 (page 95).
 - B. Buffering: Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or

vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; where appropriate, existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact. Appropriate wooded areas and stream valleys should remain as open space within developments and between developments. Developments proposed adjacent to planned or established open spaces should provide pedestrian access where appropriate. Natural green space benefits the community as well as encourages developers to create innovative development designs through clustering of buildings and impermeable area. Typically, buffering is required and provided between both like and unlike land uses. However, as the development of Boone County fills in previously rural areas, different lot sizes and designs of residential development sometimes impact each other. Where an appropriate gradation of lot size and setbacks cannot be designed into a proposed residential subdivision development of a significantly higher density than existing adjacent residential uses, deliberate vegetation buffering may need to be incorporated into the design to help protect low density residential areas. Buffer areas should use and supplement existing site features where possible (page 95-96).

- C. Landscaping: 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 (page 96)
- D. Stormwater Management and Erosion Control: Developments in Boone County must recognize the potential impacts of stormwater runoff. Developments must design and incorporate adequate provisions for the channelization and control of the rate of stormwater flow on and from the site. One goal is to construct and maintain stormwater facilities to slow the rate of flow using new and effective methods to control runoff. Another goal of local storm water programs should be to minimize the amount of storm water runoff generated by decreasing the amount of pavement, increasing on-site infiltration, and encouraging green rooftops. Control and mitigation practices for erosion associated with developments must be provided. At a minimum, developments must reestablish ground cover on all graded areas and provide siltation controls. Stormwater management and erosion control measures must be concurrent with site work in order to be effective. Stormwater management officials must also consider the cumulative effects

of increased development runoff in watersheds. Developments must obtain all required stormwater permits and comply with the permit requirements. Again, Northern Kentucky's Storm Water Best Management Practices Manual should also be utilized (page 96).

- E. Access Management: Developments in Boone County must recognize the potential impacts of associated traffic on adjoining properties and transportation systems. The need exists to protect the capacity of the existing roadway network and to plan improvements to accommodate new development and travel patterns. Access management provisions include the coordination of curb cuts, adequate corner clearance and sight distance for access points, adequate spacing between access points, shared access points and parking facilities, provisions for access connections to adjoining properties, and dedication of public right-of-way. In subdividing property, arterial or collector streets should not be used for direct access to lots, rather a system of local streets should feed into the collector and arterial street system. Connections between and within commercial and industrial developments allow for more efficient provision of transit service. In addition, the amount of travel time saved for services relying on routing (such as school buses, waste collection, mail, and other delivery services) is invaluable, not to mention the importance of simply connecting neighborhoods and people to each other. More importantly, the connectivity between developments promotes safety as emergency response vehicles have multiple ways of gaining access to a property during an emergency (page 96).
- F. Transportation and Pedestrian Network: Developments in Boone County must be designed, where appropriate, to improve the County's transportation network system of roadways and functional classifications must be used in the planning for and designing of new developments. Collector roadways should be extended and developed to provide for the safe movement of traffic through and between subdivisions. Development along existing arterials and collector roadways should not have direct driveway access, but be served by a local street. Appropriate road connections should be constructed to provide alternate routes for traffic to and through specific projects and to enhance the capacity of existing streets. The traditional grid system can provide an alternative to typical suburban design. Parallel and frontage roads should be used to minimize impacts of individual sites on collector and arterial roadways. The issue of semitractor trailer on-street parking and queuing must also be considered when examining the impacts of existing and proposed industrial developments on the functionality of all affected roadways. Industrial logistic developments should be designed to accommodate significant truck traffic, staging, and parking on-site. The idea of developing regional staging areas should be encouraged in order to provide a safe place for trucks waiting for delivery times. Appropriate pedestrian networks should be incorporated into the design of developments which will generate or experience significant pedestrian use. These networks should not only provide internal paths, but also connections to adjoining uses where appropriate so commuters will not be forced to rely on just a few main roads to reach their destination, but rather have multiple options; thus reducing traffic congestion. In addition, public open space and recreation sites should be connected to each other by bicycle and pedestrian paths where appropriate (page 96-97).
- G. Design, Signs, and Cultural Resource Preservation: 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. Utility lines should be placed underground wherever possible, and junction boxes screened from public view (page 97).

4. The following excerpt from the Hebron Future Land Use Geographical Area text relates to the request:

The KY 20 and KY 237 intersection area should contain a variety of commercial and higher density residential uses to establish the location as a future service center connected to the older town of Hebron. Open space and landscaping should be an integral part of development design at this important Boone County intersection to give the appearance of coordinated development. Further Urban Residential uses planned behind the Hebron Commercial Mart development must utilize a site design that pays attention to building orientation and landscaping in order to enable an adequate visual transition from KY 20 and into older single-family areas to the north. These established residential neighborhoods will eventually be surrounded by commercial, industrial, and higher density residential development, and need some degree of visual protection. The commercial uses at this intersection should be consistent in architectural design and landscaping with adjacent residential uses. The planned Urban Residential uses should not develop until adequate elementary school space is available. Small roads in the area are not suitable for serving subdivision or industrial traffic and must be upgraded or bypassed in such developments.

STAFF COMMENTS

1. The Change in Concept Development Plan was required because of the proposed changes to the northern side yard building setback and outdoor storage condition.
2. Staff would like the applicant's team to address the following:
 - A. Can the future tenant(s) of the building be disclosed?
 - B. On October 26, 2020, the applicant provided Staff with an email indicating that a portion of the rear parking lot would be secured with black tubular aluminum fencing. Vertical slats could be installed in the fence if the Planning Commission or Fiscal Court thinks it's needed to screen the storage area. The property owners feels the slats are not needed because of the existing landscape buffer that exists along the northern property line.
 - How tall is the proposed fence?
 - What types of materials will be stored in this area?
 - Could the storage materials be taller than the proposed fence?
 - Will the fence still be installed if the area isn't used for storage?
 - Can some pictures of the proposed fence (with and without slat options) be provided?

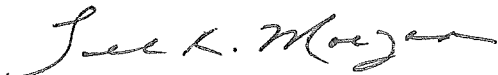
The Planning Commission and Fiscal Court should analyze Section 3635 of the Zoning Regulations once the applicant answers these questions to determine if the proposed storage enclosure and existing landscaping along the northern property line meet code.

- C. A significant portion of the car parking on site (118 stalls) is located to the west of the proposed fence. Is this parking lot proposed to serve lot 23-A, 23-B, or both? Sidewalk connections should be analyzed if this lot is intended to serve the proposed building (23-A).
3. The Concept Plan does not show the Langley Drive street frontage buffer, southern property line, VUA landscaping (front yard only), or building landscaping. This landscaping will be required once a Site Plan application is submitted for review.
4. Staff observed that the houses on Bullock Lane are all well screened from Airpark West Subdivision by the grade change and existing vegetation along the northern property line. Staff's only recommendation regarding this buffer is that some supplemental evergreens be installed immediately to the south of the Bullock Lane cul-de-sac bulb.

CONCLUSION

The Change in Concept Development Plan application needs to be evaluated by the Boone County Planning Commission and Boone Fiscal Court in terms Article 3 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area.

Respectfully submitted,



Todd K. Morgan, AICP
Senior Planner

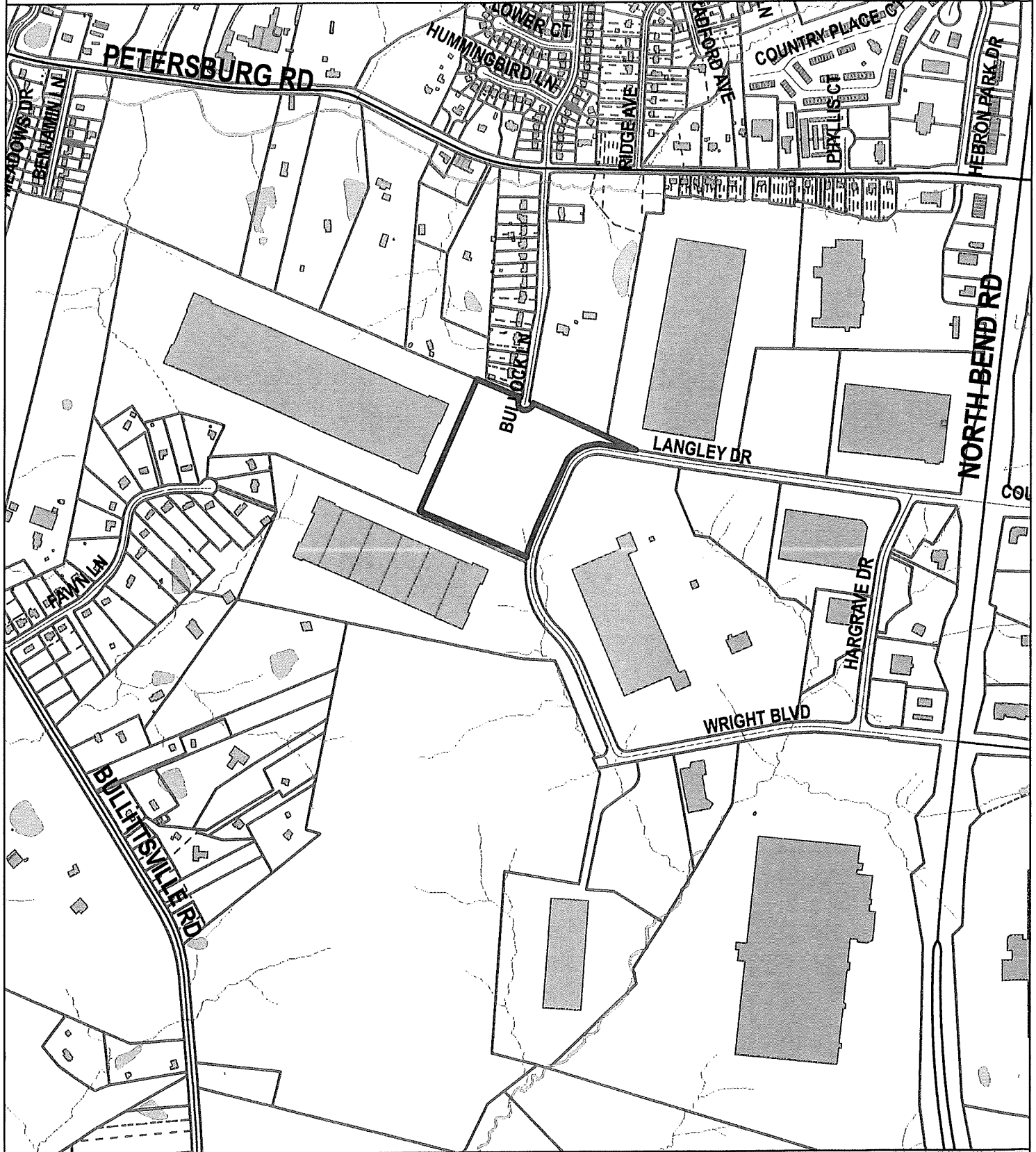
TKM/ss

Attachments:

- *Site Vicinity Map
- *Zoning Map
- *2040 Future Land Use Map
- *Noise Contour Map
- *Topographical Map
- *2020 Aerial Map
- *Proposed Concept Development Plans
- *9/2/20 Email From Kevin Wall
- *10/26/20 Email from Adrian Yanes
- *2001 Concept Development Plan
- *2001 Boone County Fiscal Court Ordinance and Attached Conditions
- *2001 Boone County Planning Commission Committee Report for Approval
- *Application

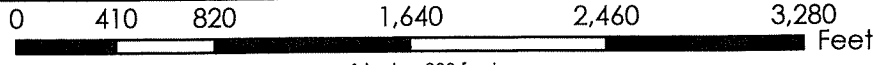
SITE VICINITY MAP

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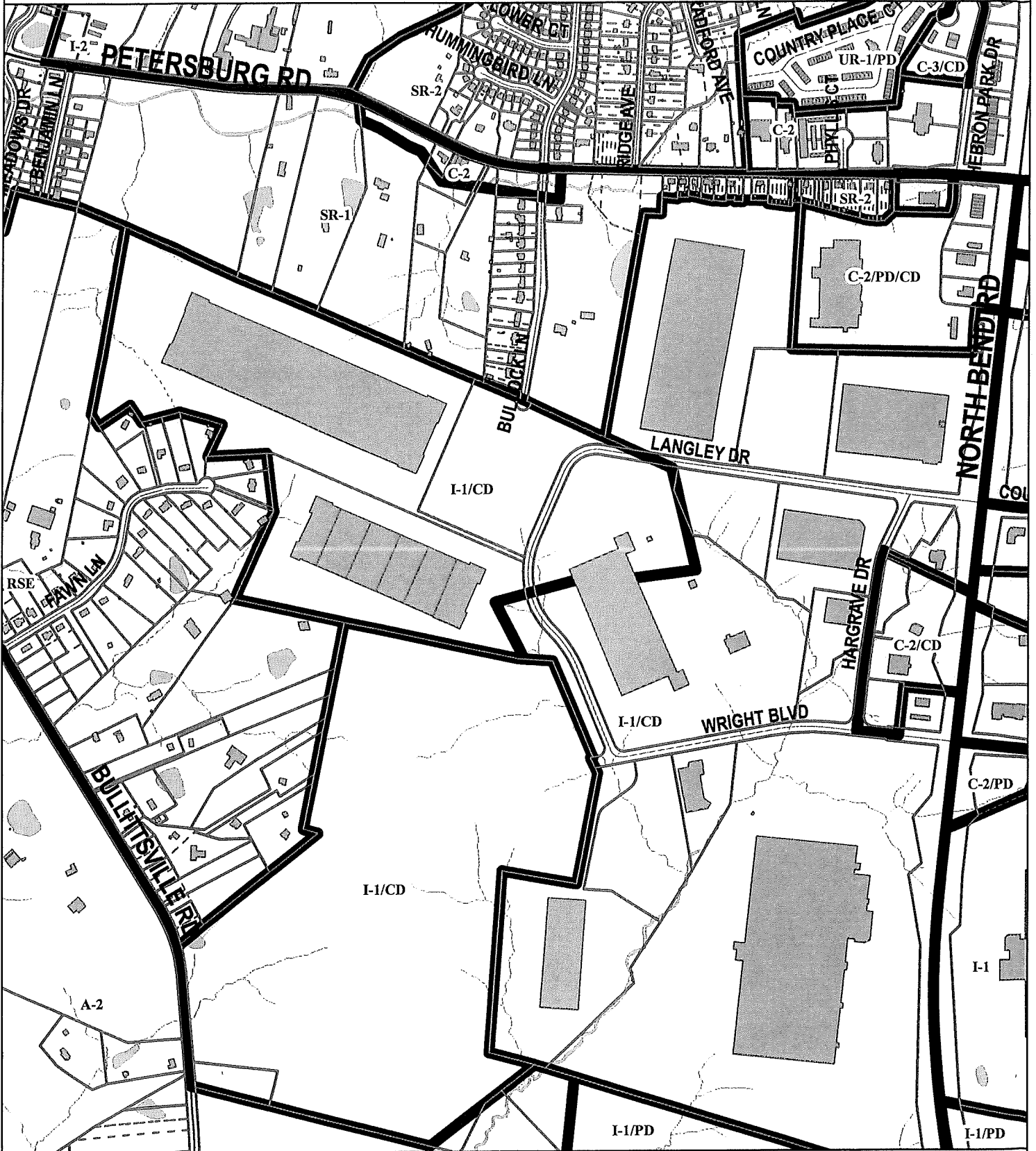
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: xx/xx/2020

Map File: xx/xx/2020.mxd
ArcMap Document: 1.mxd

ZONING MAP

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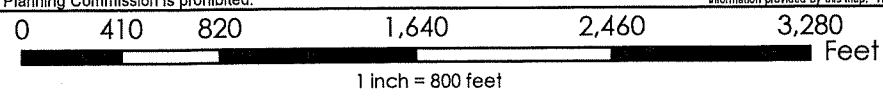


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Boone

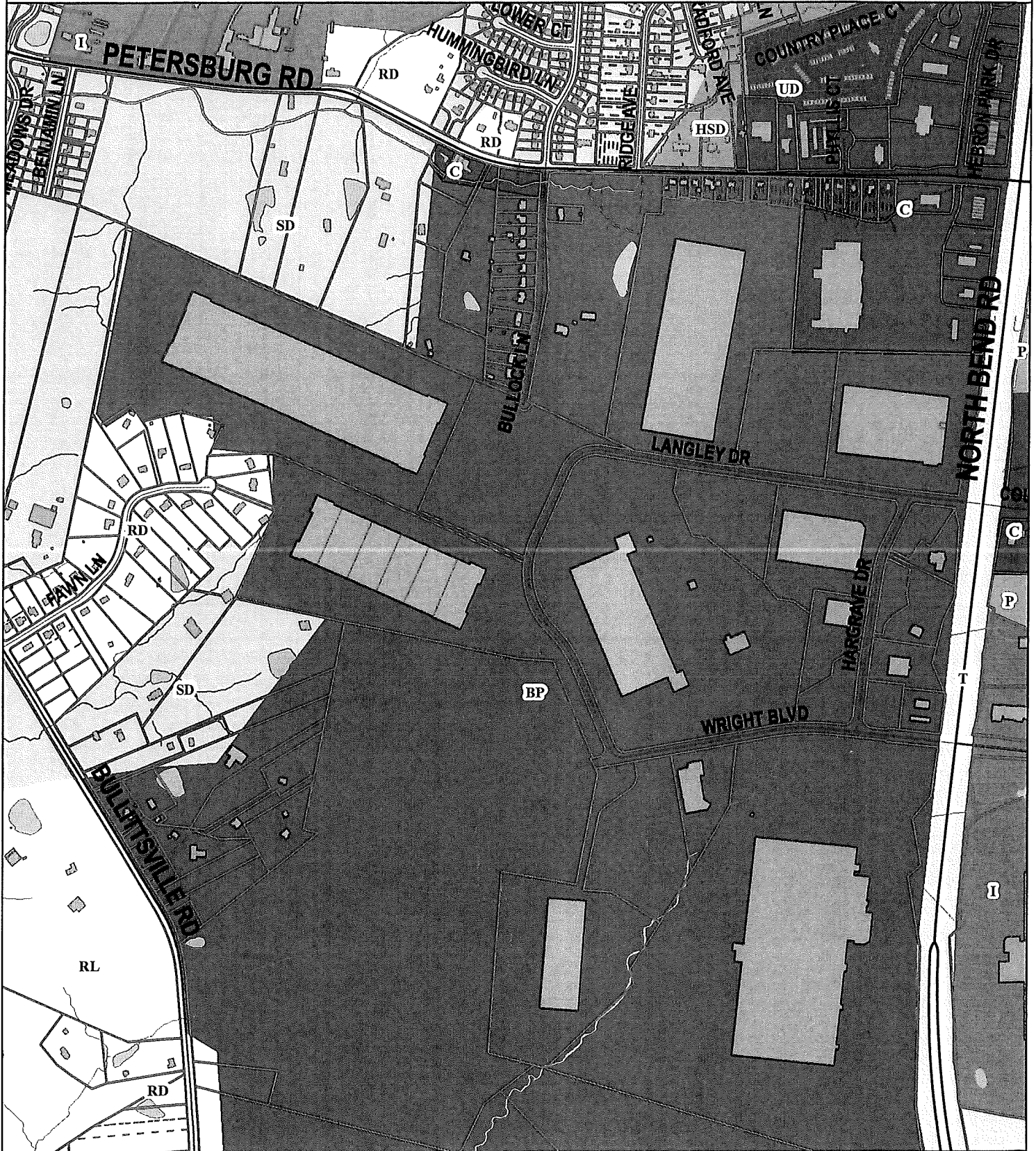


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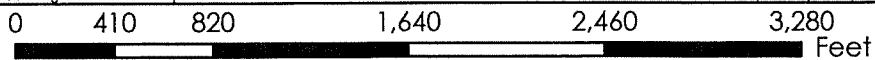
2040 FUTURE LAND USE MAP

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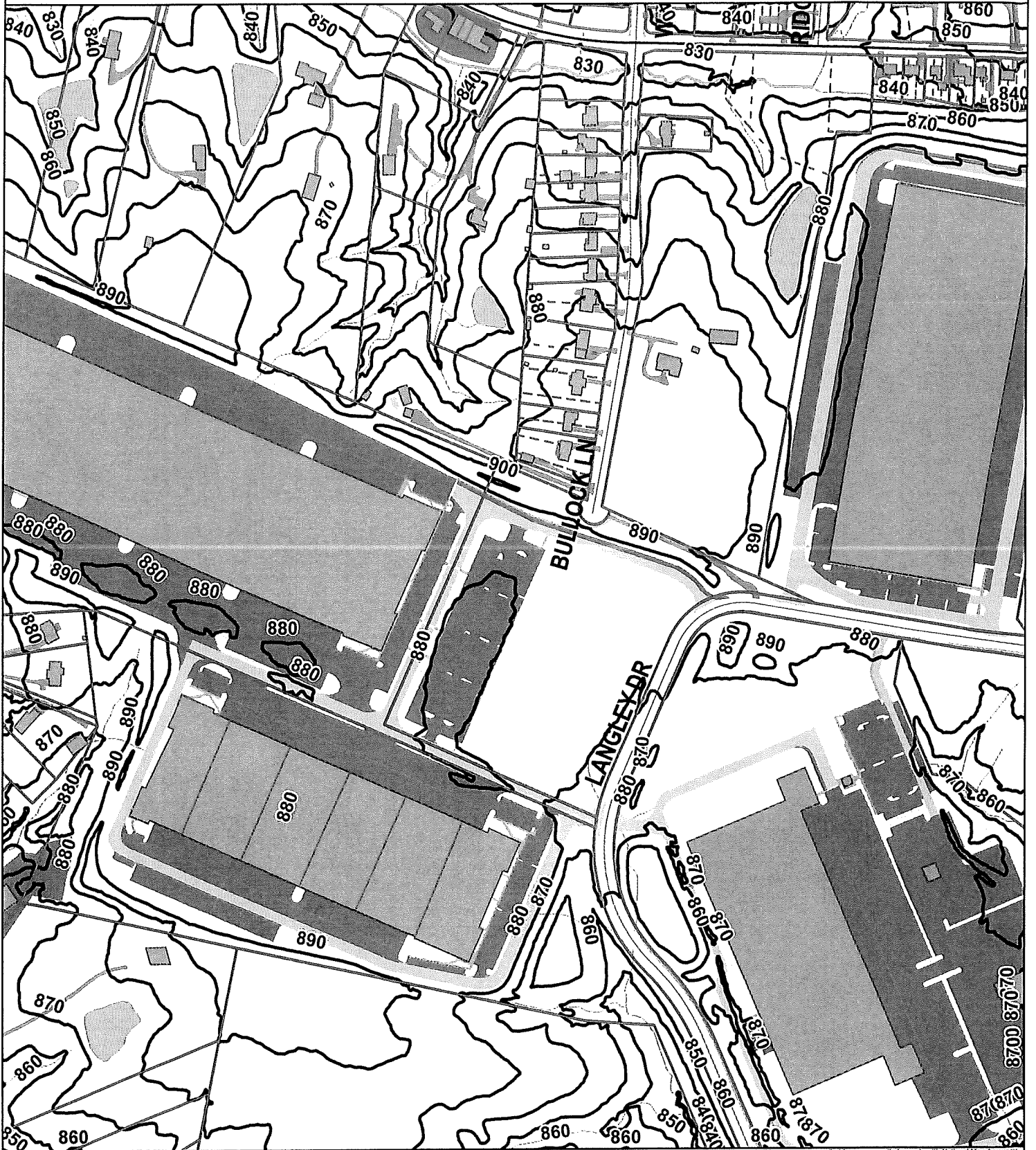


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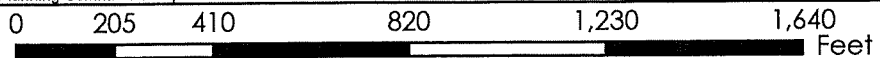
TOPOGRAPHICAL MAP

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1 inch = 400 feet

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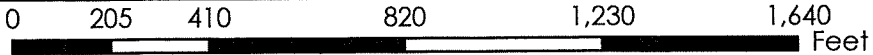
2020 AERIAL MAP

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Map Created: xx/xx/2020

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PARK 275 BUILDING 3 SHELL CONCEPT DEVELOPMENT PLAN

LANGLEY DRIVE
BOONE COUNTY, KENTUCKY

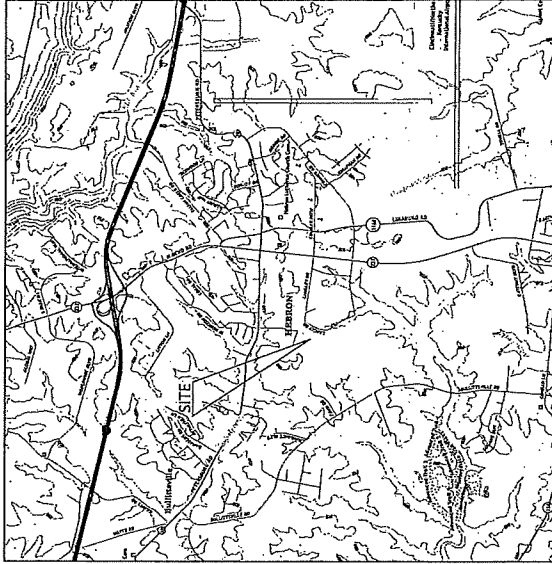
SITE DATA

Parcel ID = 048.00-07-023.01
Parcel Address = 3620 Langley Drive, Hebron, Ky. 41048
Current Owner = PROLOGIS LP
Owner Address = 1800 Wazee St. Denver, Co. 80202
Total Acreage of Site = 14.07 Ac.
Current Zone = I-1/CD

SITE ZONING DATA

Proposed Zone: I-1/CD
Minimum Lot Size = 20,000 sq ft
Existing Lot Size = 14.07 AC
Proposed Lot Size = 14.07 AC
Maximum Intensity = 25,000 sq ft of gfa/acre
Minimum Frontage = 150 Ft
Maximum Height = 50 Ft
Minimum Front Yard Setback = 50 Ft
Minimum Rear Yard Setback = 30 Ft
Minimum South Side Yard Setback = 10 Ft
Minimum North Side Yard Setback = 50 Ft

Buffer Yard Requirements
Adjoining S11 = Buffer Yard "D" - 80' or 40 Ft with 6' berm.
Adjoining Street Frontage = Buffer Yard "A" - 10 Ft



VICINITY MAP
SCALE: 1" = 100'

Sheet Number	Sheet Title
COVER	COVER SHEET
1	LAYOUT PLAN
2	SIGHT LINE PLAN AND CROSS SECTIONS

RECEIVED
 OCT 06 2020
 BOONE COUNTY
 PLANNING COMMISSION

VIOXX & VIOX

Civil Engineers, Surveyors, and Landscape Architects
 48 E. Main Street, Lexington, Kentucky 40502
 Phone: (606) 253-1333 • Fax: (606) 253-1000
 www.vioxx.com

CONCEPT DEVELOPMENT PLAN
 PARK 275 BUILDING 3 SHELL
 LANGLEY DRIVE
 BOONE COUNTY, KENTUCKY
 COVER SHEET

NO.	DATE	BY	DESCRIPTION

COVER

CONCEPT DEVELOPMENT PLAN
 PARK 275 BUILDING 3 SHELL
 LANGLEY DRIVE
 BOONE COUNTY, KENTUCKY

SIGHT LINE PLAN AND CROSS SECTIONS

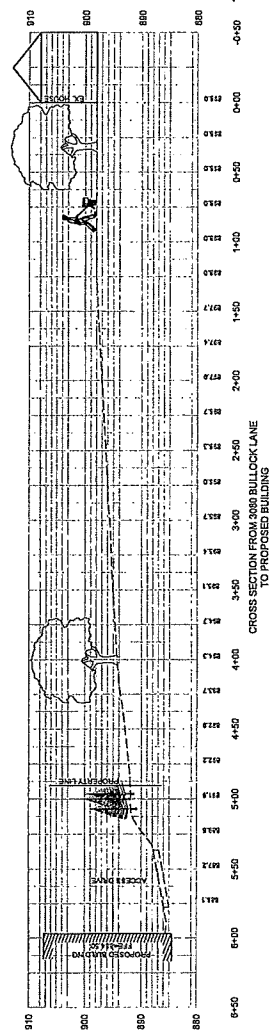
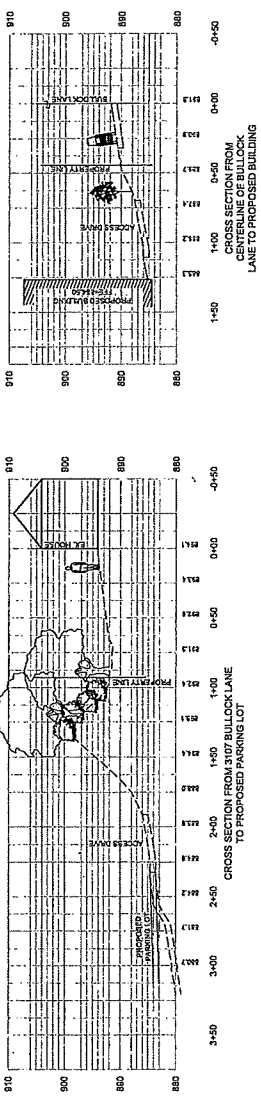
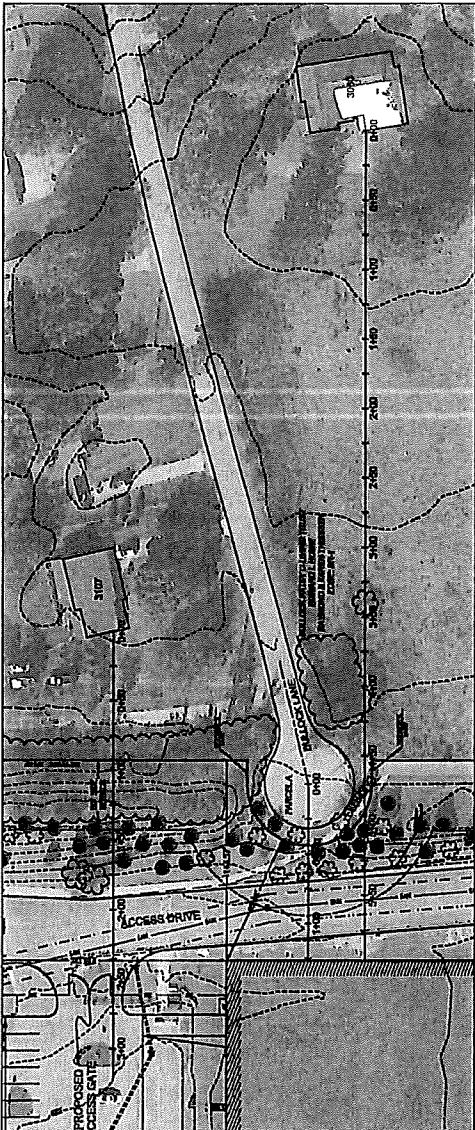


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 www.viox.com

DATE	DESCRIPTION

SCALE: 1" = 40'

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SCALE:
 HORIZONTAL - 1"=40'
 VERTICAL - 1"=10'

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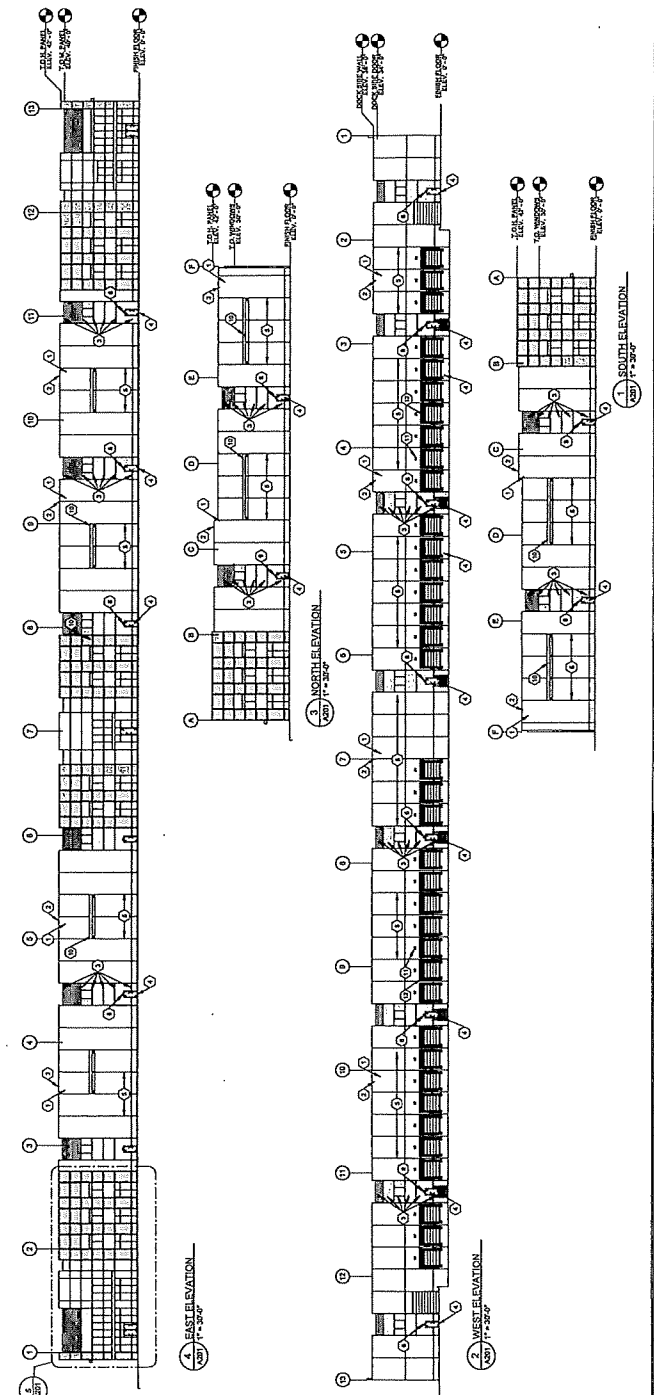
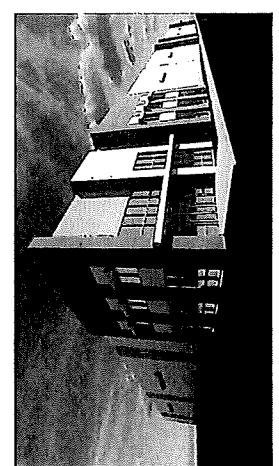
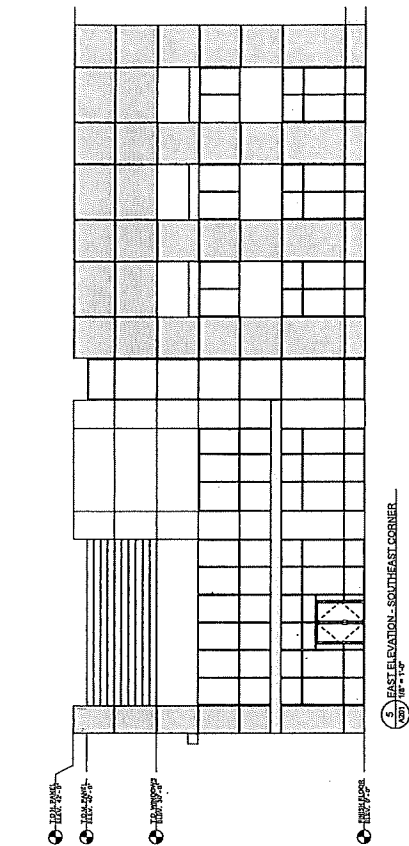
DOOR, WINDOW, AND STOREFRONT LEGENDS

SEE SHEET A011 FOR WINDOW ELEVATION

SEE SHEET A011 FOR DOOR ELEVATION

NAME	DESCRIPTION	PAINT NAME	ACCENT COLOR	COORDINATE	NOTES
A	WINDOW	WILLIAMS	10	10	FIELD COLOR SAME
B	WINDOW	WILLIAMS	10	10	FIELD COLOR SAME
C	WINDOW	WILLIAMS	10	10	FIELD COLOR SAME
D	WINDOW	WILLIAMS	10	10	FIELD COLOR SAME

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE TO CENTERLINE OF FINISHED SURFACES. REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION, DEPTH, SETBACK, AND STRENGTH.
 2. ALL DIMENSIONS ARE TO CENTERLINE OF FINISHED SURFACES. REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION, DEPTH, SETBACK, AND STRENGTH.
 3. ALL DIMENSIONS ARE TO CENTERLINE OF FINISHED SURFACES. REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION, DEPTH, SETBACK, AND STRENGTH.
 4. SEE SHEET A011 FOR WINDOW AND WINDOW ELEVATIONS.
 5. SEE SHEET A011 FOR DOOR AND DOOR ELEVATIONS.
 6. COORDINATE WITH FOUNDATION DRAWINGS FOR ALL FOUNDATIONS.
 7. METAL SURFACE COLOUR TO MATCH FIELD COLOUR.
- KEYNOTE LEGEND**
1. ROOM USE SYMBOL
 2. PREPARED METAL, COLOUR SAME, COLOUR TO MATCH ACCENT COLOURS
 3. METAL TYPE 'X'
 4. PAINT METAL SURFACE AND FRAME TO MATCH SURROUNDING ACCENT COLOUR
 5. PANEL LIGHT TYPE
 6. ALL LIGHTING ABOVE DECKING SHALL BE TYPICAL
 7. SHALL INCLUDE LED LIGHT FIXTURES, TYPE, SEE ELECTRICAL
 8. SHALL INCLUDE LED LIGHT FIXTURES, TYPE, SEE ELECTRICAL
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Kevin Wall

From: Kevin Wall
Sent: Wednesday, September 02, 2020 3:17 PM
To: 'Adrian Yanes'
Cc: Michelle Bollman
Subject: RE: Prologis Park 275 Building #3, Hebron KY

Adrian:

I looked at some of these plans yesterday and (aside from the 2001 concept development plan) did not see where the Planning Commission had actually approved a building or building footprint on this site. Future improvements are often shown on plans for reference or orientation purposes, but are not part of the scope of work submitted for approval, which is the case here (it does not indicate any type of "pre-approval"). Relative to building pads in particular, they can be shown larger than the eventual building footprint for the purpose of a grading plan. Per the submitted plan and the representations on the application form, the Major Site Plan for 3680 Langley was just for the larger building. I don't have any creative solutions other than to adjust the current proposal to meet the concept development plan. As noted yesterday, there is not an issue with the building size, but rather the setback from the north property line. Buffering and building setbacks from the neighboring residential areas was a prominent issue when the zone change was approved by the Fiscal Court in 2001 (the Planning Commission had actually recommended denial of the application) and the substantial landscape areas immediately along the north facades of Building B and C were part of the solution. Overall, I am not authorized under Section 314 of the zoning regulations to administratively approve substantial departures from approved concept development plans.

kw

From: Adrian Yanes [mailto:ayanes@vioxinc.com]
Sent: Wednesday, September 02, 2020 2:20 PM
To: Kevin Wall
Cc: Michelle Bollman
Subject: RE: Prologis Park 275 Building #3, Hebron KY

EXTERNAL MESSAGE

Kevin,

I have attached previously approved plans for this property. One is a page from an overall grading plan for the Airpark West Section 5 property back in 2005. It shows a building footprint similar to what we are proposing now approximately 150' off of the northern property line. The other pages were taken from the approved site plan for Building #2 (large building in the back). These pages are the site development plan and the landscape plan. The site development plan shows the building footprint, similar to what we have now, approximately 150' off of the northern property line. The landscape shows the buffer yard that was designed and approved for Building #3, our current building we are working on. There is a large existing berm with a fairly heavy buffer of large trees there right now.

Everything that has been turned in, reviewed, and approved regarding the development of this property has shown the Building #3 footprint being approximately 150' off of the northern property line. This is what our client has been anticipating and planning for. They have made an agreement with a tenant while not expecting to have to go through any kind of public hearing process for this.

Is there anything that we can do or provide that would allow us to keep the building footprint where we currently have it without having to go through the change in concept development plan?

Todd Morgan

From: Adrian Yanes <ayanes@vioxinc.com>
Sent: Monday, October 26, 2020 3:18 PM
To: Todd Morgan
Subject: Prologis Park 275 Building 3 Change in Concept

EXTERNAL MESSAGE

Todd,

The proposed fence around the rear portion of the property is proposed to be Square Tubular black aluminum fence. They could also install vertical slats in the fence to help with screening of the materials they want to store onsite but they would prefer to just keep it as the standard square tubular fence as they believe there is plenty of screening from the existing landscape/tree buffer along the property line.

Adrian Yanes, EIT
Design Engineer



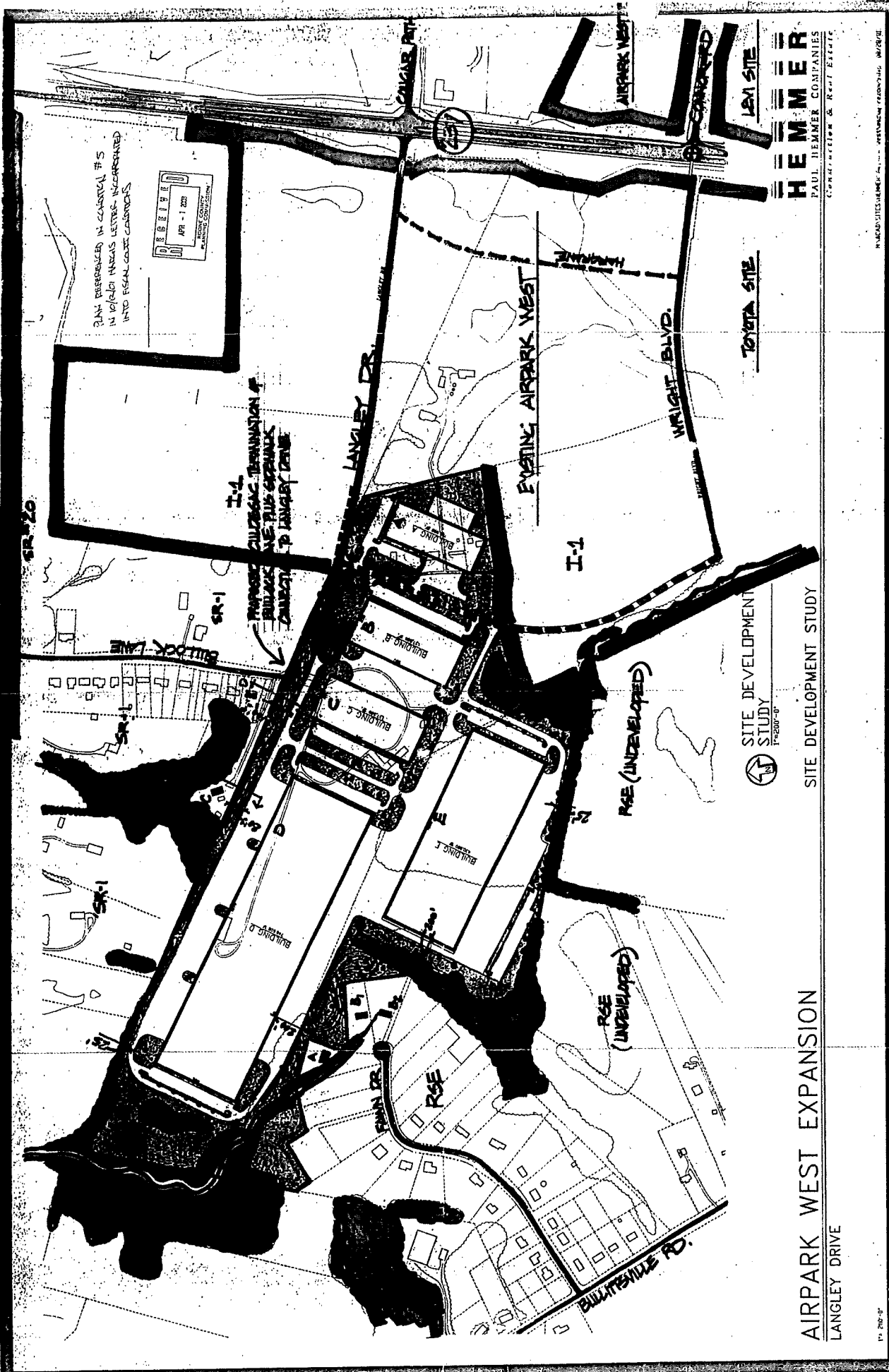
T: 859.727.3293

C: 513-850-1327

ayanes@vioxinc.com | www.vioxinc.com

466 Erlanger Road | Erlanger, KY 41018

~Celebrating 75 years of business in Greater Cincinnati~



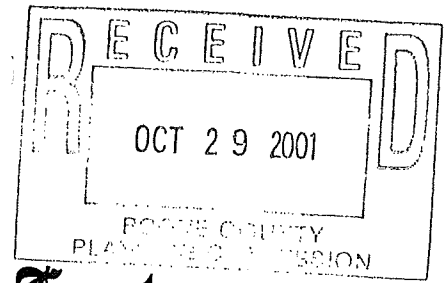
HEMMER
 PAUL HEMMER COMPANIES
 COMMUNICATION & REAL ESTATE

SITE DEVELOPMENT STUDY
 17-2307-01

AIRPARK WEST EXPANSION
 LANGLEY DRIVE

17-2307-01

**Ordinance
Of
The Boone County Fiscal Court**



Ordinance No. 01-22

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT APPROVING A REQUEST OF PAUL HEMMER DEVELOPMENT COMPANY III (APPLICANT) FOR PAUL HEMMER DEVELOPMENT III, R. FRAZIER ESCUE, DOROTHY B. ESCUE, ELMER L. JACOBS, HELEN C. JACOBS, HERMAN W. BEARD, MARY SUE BEARD AND RAYMOND THIESSEN (OWNERS) FOR A ZONING MAP AMENDMENT, SUCH ZONING MAP AMENDMENT BEING A ZONE CHANGE FROM RURAL SUBURBAN ESTATES (RSE) TO INDUSTRIAL ONE (I-1) ON AN APPROXIMATE 103 ACRE SITE LOCATED AT 3145 BULLOCK LANE, A VACANT AREA IMMEDIATELY SOUTH OF 3145 BULLOCK LANE, 3222 BULLOCK LANE, 3242 BULLOCK LANE, 3247 BULLOCK LANE, 3250 BULLOCK LANE AND 3255 BULLOCK LANE, BOONE COUNTY, KENTUCKY.

WHEREAS, the Boone County Fiscal Court received a request for a Zoning Map Amendment to the Boone County Zoning Map and such Zoning Map Amendment being a zone change from Rural Suburban Estates (RSE) to Industrial One (I-1) on an approximate 103 acre site located at 3145 Bullock Lane, a vacant area immediately south of 3145 Bullock Lane, 3222 Bullock Lane, 3342 Bullock Lane, 3247 Bullock Lane, 3250 Bullock Lane and 3255 Bullock Lane, 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 denial for the Zoning Map Amendment.

WHEREAS, the Boone County Fiscal Court believes that the map amendment should be approved.

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

SECTION I

That the request for a Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby approved, this Zoning Map Amendment being a zone change from Rural Suburban Estates (RSE) to Industrial One (I-1) on an approximate 103 acre site located at 3145 Bullock Lane, a vacant area immediately south of 3145 Bullock Lane, 3222 Bullock Lane, 3342 Bullock Lane, 3247 Bullock Lane, 3250 Bullock Lane and 3255 Bullock Lane, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in a Rural Suburban Estates (RSE) zone is more particularly described in DEED BOOKS 167, 668, 762, 762, 559 & 556, PAGE NOS. 363, 04, 178, 181, 175, 317 & 277, respectively (as supplied by the applicant) as recorded in the Boone County Clerk's office.

Ordinance
Of
The Boone County Fiscal Court

Ordinance No. 01-22

SECTION II

That as a basis for the recommendation of approval for a Zoning Map Amendment request are the findings of fact of the Committee Report which were considered by the Boone County Planning Commission, but not adopted, and which are attached hereto and are hereby incorporated by reference as if fully set out in this Ordinance and marked as "Exhibit A".

In addition to the conditions agreed to by the applicant before the Planning and Zoning Commission, this approval is subject to the additional conditions attached hereto as "Exhibit B", and an additional condition agreed to at the Fiscal Court meeting regarding diminution in value for the Lucille and Calvin Caple property, 3107 Bullock Lane, Hebron, Kentucky.

SECTION III

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

Introduced and given first Reading on the 2nd day of October, 2001.

Adopted by the Fiscal Court of Boone County at a regular meeting on the 16th day of October, 2001, and on the same occasion signed in open session by the County Judge/Executive as evidence of his approval, attested by the County Fiscal Court Clerk and declared to be in full force and effect.




GARY W. MOORE
BOONE COUNTY JUDGE/EXECUTIVE

ATTEST:



ROBYN R. COBB
FISCAL COURT CLERK



LARRY J. CRIGLER
BOONE COUNTY ATTORNEY

10/25/01

PUBLISHED DATE



MEMMER COMPANIES

Construction & Real Estate

Exhibit "B"

P.O. Box 47310
250 Grandview Drive
Fort Mitchell, KY 41017-0310
859-341-8300
859-341-8817 Fax
www.mmlhvac.com
Email: memmer@mlhvac.com

October 12, 2001

Mr. James Parsons
County Administrator
Boone County Fiscal Court
P. O. Box 900
Burlington, KY 41005

RE: Airpark West Expansion Zoning

Dear Mr. Parsons:

I am writing in response to our review meeting on October 11, 2001 in which we discussed several issues relevant to the subject zoning action. We hereby agree to the following items:

1. The maximum building height for any building located on this property will be 40' above finish floor level.
2. The proposed buildings will be constructed using architectural masonry or decorative tilt-up concrete wall panels. Metal building panels will not be used except for temporary expansion walls.
3. No building will be located closer than 200' from property located within the Fawn Drive residential subdivision.

Driveways and truck dock paving is permitted to be located within this 200' buffer area.
4. There will be no parking permitted on the west side of Building E as shown on the proposed development plan. This parking will be relocated to the south or east of the building as required.
5. The total square footage of the building will be in accordance with the revised Site Development Plan dated October 12, 2001.
6. No building will be larger than Building D which will be limited to a total of 750,000 square feet.

Mr. James Parsons
County Administrator
Boone County Fiscal Court
October 12, 2001
Page 2

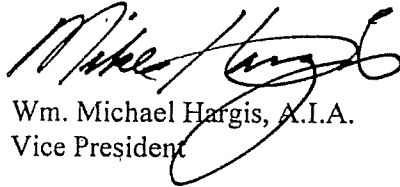
I trust that our agreement with the proceeding items will meet your main concerns regarding our rezoning application.

If you have additional comments or questions, please contact my office prior to the Fiscal Court meeting on October 16, 2001.

Thank you for your assistance and consideration of this matter.

Sincerely,

PAUL HEMMER COMPANIES



Wm. Michael Hargis, A.I.A.
Vice President

WMH:klm

***This Committee Report was read but not adopted.
Findings for denial were presented at the Business Meeting.***

#1

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: David Zimmer, Chairman

DATE: July 18, 2001

RE: Request of **Paul Hemmer Development Company III (applicant)** for **Paul Hemmer Development Company III, R. Frazier Escue, Dorothy B. Escue, Elmer L. Jacobs, Helen C. Jacobs, Herman W. Beard, Mary Sue Beard, and Raymond Thiessen (owners)** to consider a Zoning Map Amendment from Rural Suburban Estates (RSE) to Industrial One (I-1) for an approximate 103 acre area located at 3145 Bullock Lane, a vacant area immediately south of 3145 Bullock Lane, 3222 Bullock Lane, 3242 Bullock Lane, 3247 Bullock Lane, 3250 Bullock Lane, and 3255 Bullock Lane, Boone County, Kentucky. The request is for a zone change to allow light industrial and office uses.

REMARKS:

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

FINDINGS OF FACT

1. The Committee has concluded that the proposed Zoning Map Amendment is in agreement with the 2000 Boone County Comprehensive Plan. Specific facts that support this conclusion include the following.
 - A. The 2000 Boone County Comprehensive Plan's Future Land Use Map designates the eastern part of the site for Business Park uses. This designation is described by the Comprehensive Plan as a "mix of office warehouse, research, office, and light industrial uses in a park like setting with large building setbacks, low floor area ratio, integrated pedestrian and recreation facilities, constant architectural and signage theme, extensive landscaped areas, and attractive entrance treatment. This land use is recommended for high visibility areas and transition areas between industrial and residential land uses." It is the Committee's conclusion that the proposed Concept Development Plan with the agreed conditions outlined below, fulfill the Business Park definition, especially when considering that

the proposal is for a light industrial and office development which serves as a transition to adjoining residential areas. The western part of the site is designated for Suburban Density Residential uses on the Future Land Use Map, however, the Committee has concluded that the entire tract should be interpreted for Business Park uses when considering the conceptual nature of the Map and when considering that the larger Escue tract is bisected by the Business Park/Suburban Density Residential boundary. A strict, "mechanical" reading of the Map would result in a landlocked remainder tract at the west end of the overall site which would be hindered for residential development.

- B. The Land Use Element states that "industrial developments should be designed to direct truck traffic to collector roads and away from KY 20" and "small roads in the area, such as Bullock Lane, are not suitable for serving subdivision or industrial traffic and must be upgraded or bypassed in such development." The Concept Development Plan and agreed conditions of approval require that vehicular access be provided only from the existing Airpark West development to the east, which connects directly to KY 237. Truck traffic is directed away from KY 20 and will not affect nearby Bullock Lane or Fawn Drive.
- C. The Housing Element states "property on the north side of KY 20 and near existing and planned Airport runways should be developed with a planned combination of industrial and office uses if existing and future land uses are properly buffered from adjoining uses." The project site is near existing and planned Airport runways and the development will include light industrial and office uses. Based on the Concept Development Plan and the agreed conditions, the Committee has concluded that the development will be properly buffered from adjoining uses.
- D. The Goals and Objectives state "compact, efficient development patterns shall be encouraged for business districts (e.g. industrial, commercial and office) with appropriately sized and well maintained buffer spaces between the business use and other land usage" and "industrial development shall be encouraged to locate near railroad lines, highways, the Ohio River, the Airport and on Airport owned land. Future industrial development must be located where infrastructure exists or is planned. Future industrial districts shall be identified in advance of residential development so that the potential impacts are known and can be addressed." The proposed light industrial

and office development provides an efficient development pattern which directly accesses KY 237. As noted above, the Committee has concluded that appropriate buffering will be provided. Additionally, much of the adjoining area is currently undeveloped, thus, the landscape buffer areas will be maturing when these adjoining areas are developed.

- E. The Committee has concluded that the proposal, with the agreed conditions, fulfill the applicable Future Land Use Development Guidelines in the Land Use Element and the applicable Goals and Objectives. Specific references to the Guidelines and Goals and Objectives are outlined in the staff report for this application. The conditions in question pertain to landscape buffering, architectural requirements, lighting requirements, use limitations, and access restrictions.
2. The Committee has concluded that the existing zoning classification is inappropriate and that the proposed zoning classification is appropriate due to the following reasons.
- A. The property has been the subject of two failed rezoning attempts for residential development. These attempts were unsuccessful largely due to access problems which could not be successfully resolved and incompatibility with the adjoining areas.
 - B. The only reasonable vehicular access to the property is through the developing Airpark West industrial park to the immediate east. As mentioned previously, the site is essentially landlocked otherwise, especially since the Comprehensive Plan appropriately dictates that smaller streets such as Bullock Lane and Fawn Drive are not suitable for subdivision traffic. Additionally, vehicular access between this site and the original Hemmer/Escue zone change site, which is now part of the I-1 zoned Airpark West, was required as a condition of approval of that zone change. Thus, when considering the strong interrelationship between the two properties, and the lack of an interrelationship with the other adjoining properties, the Committee has concluded that the proposed zoning classification is appropriate.

1. The Committee has concluded that the attached conditions are necessary to achieve consistency with the Business Park designation and the specific goals, objectives, and policies of the 2000 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 property owners have signed a letter demonstrating agreement with these conditions.

CONDITIONS

1. A standard residential cul-de-sac shall be constructed at the proposed dead end at the south end of Bullock Lane, at the developer's expense.
2. Buffering shall be provided around the perimeter of the site in accordance with the revised Concept Development Plan drawings received by the Planning Commission on May 23, 2001 and the applicable requirements of the Zoning Regulations. The buffer along the north property line and area adjacent to Fawn Drive shall include undulating and/or meandering berms which are from 0 feet to at least 8 feet higher than the adjoining property line; and the buffer shall include natural appearing groves and clusters of trees, versus a single continuous berm with repetitious plantings. The initial 10 feet adjoining the property lines in the buffer areas adjoining residential areas shall remain undisturbed. The residential sides of the bermed buffer areas shall be seeded with a natural appearing ground cover which includes trees and/or pasture grasses, and the side facing the interior of the development shall be covered with a grass turf.
3. Each development, including all buildings, will be subject to a design review process that is similar to the design review process required for all buildings within the Houston-Donaldson Study area. Buildings shall be oriented so that loading docks are not directly facing any public road except for Bullock Lane, and screened in accordance with condition #2. Additionally, to reduce the appearance of the mass and scale of the buildings as seen from the adjoining residential areas, the roof lines of the buildings shall be staggered, and landscape islands shall be provided along the facades of the buildings to create three dimensional breaks and spaces along the exterior walls. Trees which will grow to at least the height of the specific building in question shall be planted within the spaces created by the landscape islands along the facades.
4. The development shall not use Bullock Lane or Fawn Drive for vehicular access.

5. The north-south vehicular connection between Langley Drive and Wright Boulevard shall be constructed in the alignment generally depicted by the hatched line on the revised Concept Development Plan drawing received by the Planning Commission on May 23, 2001. This connection is required by the zone change approval for the original 210 acre section of Airpark West, although a specific alignment had not been previously required.
6. Driveway connections shall be provided between the various lots within the development to insure that there are at least two vehicular routes to and from each building. The driveway connections shall eventually connect each building site to Langley Drive and the north-south connection described in Condition #5.
7. All freestanding light fixtures shall be limited to 15 feet in height and shall be downlit. Wall pack fixtures shall be shielded so that the luminaries are not visible from adjoining properties. Lighting shall be controlled so that there is no measurable light (less than one footcandle) at the interior edges of the landscape buffers that are required around the perimeter of the site.
8. Outside storage must be screened and located so that it adjoins a building facade within the development, and any outside storage area shall not extend more than 50 feet from the facade which it adjoins. Outside storage cannot be visible from any point from the residential properties adjoining or near this development.
9. The property owner agrees to the following use restrictions.
 - A. The following uses that are normally permitted in the I-1 zone shall be prohibited in this development.
 - I. Principally Permitted Use #2: Food and kindred products, including the manufacture or processing of grain, sugar, oil, fat, glues, grease, tallow, lard gelatin, vinegar, yeast, starch, dextrin, glucose and sauerkraut but excluding the primary manufacture of meat and fish, which includes the stocking and storing of live animals or garbage, offal or dead animal reduction or dumping of any tanning, curing or storage of rawhides or skins;
 - II. Principally Permitted Use #44: Truck stops;
 - III. Principally Permitted Use #45: Recycling centers;
 - IV. Accessory Use #3: Railroad right-of-way including switching and marshaling trackage and freight terminals;
 - V. Accessory Use #4: Marine freight terminals;
 - VI. Conditional Use #1, "a" through "h": Uses in which the primary business activity involves the following:

- a. The storage of explosives or fireworks according to State law, gas, or petroleum;
 - b. Bag cleaning;
 - c. Blast furnaces, cupolas, rolling mills, coke ovens, forging, foundering, refining or smelting;
 - d. Creosote treatment;
 - e. Distillation of bones, coal or wood;
 - f. Enameling, japanning or lacquering;
 - g. Radium or radioactive elements;
 - h. Crushing or other reduction or waterproofing;
- VII. Conditional Use #2: Poultry and small game dressing and packing;
- VIII. Conditional Use #3: Wholesale trade of non-containerized paints, varnishes, chemicals and allied products;
- IX. Conditional Use #5: Gasoline filling stations and auto repair facilities;
- X. Conditional Use #6: Eating and drinking establishments including alcoholic beverages and with drive-thru facilities;
- XI. Conditional Use #10: Hotels and motels.
- B. The following uses categories normally permitted in the I-1 zone shall be restricted in the manners described below.
- I. Principally Permitted Use #10: "Soaps and detergents"; uses involving these products shall be limited to wholesale distribution and storage only, and shall not involve manufacture or assembly;
 - II. Principally Permitted Use #33: "Scientific research services and laboratories"; this use category shall not include the cremation or disposal of lab animals on the property.
 - III. Principally Permitted Use #40: "Equipment rental and leasing services including automobiles and trucks"; automobiles and trucks shall be excluded from this use category;

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 Committee Vote.

Fee Calculation

\$2,000 (Flat Fee) + \$250.00 (legal fee) + \$66.00 (CLUR) + (\$20.00 Per Acre of Land Under Review) (13.842 acres) = \$2,592.84

**CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION**

Seven (7) copies of submitted drawings are required

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

SECTION A: (To be completed by applicant)

- 1. Type of review (check one):
 - Concept Development Plan (includes Utilization of an Underlying Zone in a Planned Development)
 - Change in an Approved Concept Development Plan
 - Long Range Planning Committee Review (as stated in the Houston-Donaldson Study)
 - Long Range Planning Committee Review (as stated in the Union Town Plan)
 - Zone Change Committee Review of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
 - Zoning Administrator Review (as stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
 - Zoning Administrator Review (as stated in the Mall Road District Study)

2. Name of Project: Park 275 Building #3
 3. Location of Project: Langley Drive (Lot 23A - Airpark West)
 4. Total Acreage of Project: 13.842 acres
 5. Current Zoning of Property: I-1/CD
 6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable):
Previous plan was approved in 2006

7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission Yes No
 If yes, indicate the name of the study: _____

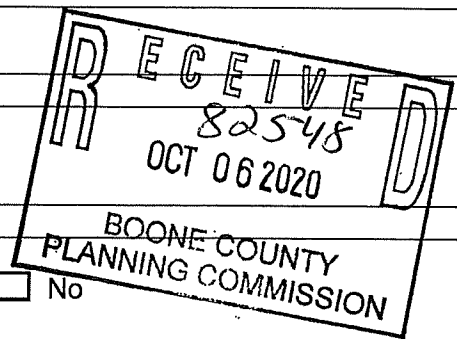
8. Proposed Use(s) (specify each use):
Industrial warehouse.

9. Proposed Building Intensities (specify for each building):
196,000 +/-sf - 14,200 sf per acre

10. Have you submitted a Concept Development Plan: Yes No

11. Are you applying for any of the following (check all that apply):
 Conditional Use Permit Variance

12. Current Owner: Prologis LP



Address: 1800 Wazee Street

Denver CO 80202
 City State Zip Code

Phone Number: 513-346-6302 Fax Number: n/a

Email: mmeyer5@prologis.com

13. Applicant: Viox & Viox, Inc.

Address: 466 Erlanger Road

Erlanger KY 41018
City State Zip Code

Phone Number: 859-727-3293 Fax Number: n/a

Email: ayanes@vioxinc.com

14. Are there any existing buildings on the site: Yes No
If yes, indicate how many: _____

15. 895 587 2007
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16. Have you had a pre-application meeting with the BCPC staff: Yes No

17. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

Prior to construction of improvements, the applicant is recommended to submit copies of the Site Plan to the appropriate organizations/agencies prior to approval by the Boone County Planning Commission.

- Boone County Building Department
- Boone County Public Works Department
- Boone County Water District
- Cincinnati Bell
- Cincinnati/Northern Kentucky International Airport (Kentucky Airport Zoning Commission for height restrictions near the airport)
- Duke Energy
- Florence Public Services Department
- Kentucky Division of Water
- Kentucky Transportation Cabinet
- Local Fire District
- Local School District
- Northern Kentucky Health Department
- Owen Cooperative Electric, Inc.
- Sanitation District No. 1
- USDA NRCS/Boone County Conservation District
- Other: _____

18. Concept Development Plan Jurisdiction/Location (check all that apply):
 Unincorporated Boone Florence Walton Union

19. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:
In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on 1/7/2021

ORIGINAL Property Owner's Signature: M. L. May AS AUTHORIZED AGENT FOR OWNER
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: M. L. May AS AUTHORIZED AGENT FOR OWNER
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted) Ayanes, Viox + Viox, P

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

#2

TO: Boone County Planning Commission

FROM: Kim Patton, Chairman

DATE: December 2, 2020

RE: Request of Viox & Viox, Inc. (applicant) for Prologis LP (owner) for a Change in Concept Development Plan in a Industrial One (I-1) zone for a 13.842 acre site located on the west side of Langley Drive, to the east of the property at 3680 Langley Drive, to the north of the property at 3720 Langley Drive, and south of the Bullock Lane cul-de-sac, Boone County, Kentucky. The request is for a Change in Concept Development Plan to allow modifications in the placement of an industrial building and outside storage.

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 Change in Approved Concept Development Plan request is in agreement with Our Boone County Plan 2040 for the following reasons:
 - A. The 2040 future land use plan designates the site in question for "Business Park" uses. This future land use designation is described as "a mix of office warehouse, research, office, and light industrial uses in a park-like, office campus setting with large building setbacks, low floor area ratio, integrated pedestrian and recreation facilities, consistent architectural and signage theme, extensive landscaped areas, and attractive entrance treatment."
 - B. The proposal is in agreement with the following Goals and Objectives:
 - Boone County shall strive to achieve diversity and balance in land use while protecting natural resources and natural systems (Overall Goal A, Objective 3).
 - 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).
 - 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).

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

Viox & Viox, Inc./Prologis LP

December 2, 2020

Page 2

- 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).
- C. The proposal is in agreement with the following future land use development guidelines:
- Utilization of Existing Vegetation and Topography: 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 (page 95).
 - Buffering: Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; where appropriate, existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact. (pages 95-96).

The Committee concluded the proposed Change in Concept Development Plan is in agreement with the passages above based on the following:

- A. The site is located within Airpark West Subdivision and is well buffered from adjoining residential properties by existing trees and a berm.
- B. The northern driveway aisle on the site is not being altered.
- C. All of the loading docks are shown on the western building façade.
- D. The Boone County Zoning Regulations currently require a 50' side yard building setback between when a developing Industrial One (I-1) property adjoins a residential zone. The proposed setback well exceeds this requirement.
- E. The 2001 approved Concept Development Plan would have allowed two office/warehouse buildings to be developed on the subject site with a truck court between them. This could have created further noise impacts.
- F. Conditions are being imposed which will require further buffering and screening to help shield the future building, parking lots, and outside storage area from residential view.

2. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of Our Boone County Plan 2040 and Article 3 "Amendment" 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. A U-Shaped PVC or vinyl privacy fence which is 6' tall shall be built near the terminus of the Bullock Lane cul-de-sac. This fence can have a break in it to accommodate the existing sidewalk. The landscape plantings in the cul-de-sac bulb area shall be upgraded to Buffer Yard D requirements.
2. The rear parking lot shall be secured with the following fencing if any tenant has outside storage:
 - A. South and west sides - 8' tall black metal tubular fence as shown during the public hearing.
 - B. North side – 8' tall metal fencing. This side of the fence shall have the pickets closer together to help screen the outdoor storage area from the residential area to the north.
3. The two landscaping islands located immediately to the north of the rear parking lot shall contain evergreen trees from Plant List D to help screen the rear parking lot and any outside storage from the residential area to the north.
4. Outside storage shall be limited to 8' in height.
5. All proposed fences shall be maintained.
6. All exterior lighting shall comply with the 2001 conditions.
7. The property owner and Planning Commission Staff shall evaluate Mr. Ray Thiessen's comments that were provided at the 11/18/20 Zone Change Committee Meeting and determine if any fence removal, tree branch removal, or berm restoration needs take place on the subject site or adjoining property at 3680 Langley Drive. This evaluation shall occur as part of the Major Site Plan application for the proposed building.

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 Development Plan Committee Vote.

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission
FROM: Kim Patton, Chairman
DATE: November 18, 2020

CHANGE IN CONCEPT DEVELOPMENT PLAN – Kim Patton, Chairman, Todd Morgan, Staff

2. Request of **Viox & Viox, Inc. (applicant)** for **Prologis LP (owner)** for a Change in Concept Development Plan in a Industrial One (I-1) zone for a 13.842 acre site located on the west side of Langley Drive, to the east of the property at 3680 Langley Drive, to the north of the property at 3720 Langley Drive, and south of the Bullock Lane cul-de-sac, Boone County, Kentucky. The request is for a Change in Concept Development Plan to allow modifications in the placement of an industrial building and outside storage.

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
Abstain Deferred

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



**Recorded Vote by Todd
Morgan, Senior Planner**

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

COMMISSION MEMBERS PRESENT:

Mr. Kim Bunger, Secretary/Treasurer
Ms. Corrin Gulick
Mr. Steve Harper
Mrs. Lori Heilman
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Don McMillian
Mrs. Katie Nolan
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman
Mr. Brad Shipe
Mr. Tom Szurlinski
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mr. Randy Bessler
Mr. Bob Schwenke

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

STAFF MEMBERS PRESENT:

Kevin P. Costello, AICP, Executive Director
Mr. Kevin T. Wall, AICP, Director, Zoning Services
Mr. Todd K. Morgan, AICP, Senior Planner
Mr. Michael Schwartz, Planner
Mr. John Harney, GISP, GIS System Administrator

Chairman Rolfsen introduced the third item on the Agenda at 8:39 p.m.

CHANGE IN CONCEPT DEVELOPMENT PLAN – Todd Morgan, Staff

3. Request of **Viox & Viox, Inc. (applicant)** for **Prologis LP (owner)** for a Change in Concept Development Plan in a Industrial One (I-1) zone for a 13.842 acre site located on the west side of Langley Drive, to the east of the property at 3680 Langley Drive, to the north of the property at 3720 Langley Drive, and south of the Bullock Lane cul-de-sac, Boone County, Kentucky. The request is for a Change in Concept Development Plan to allow modifications in the placement of an industrial building and outside storage.

Staff Member, Todd Morgan, presented the Staff Report, which included a PowerPoint presentation. The 13.842 site is located on Lot 23-A of Airport West Subdivision off Langley Drive. In 2001, the Boone County Fiscal Court approved a Zoning Map Amendment application to rezone a 103 acre site to Industrial One (I-1). In 2020, the Zoning Administrator determined that Buildings B & C shown on the original Concept Development Plan could be combined into one larger building but that the proposed setback reduction could not be approved administratively. Also, the applicant would like to change a 2001 condition that requires outside storage areas be screened and located so they adjoin a building facade and not extend more than 50 feet from the facade from which it adjoins. Originally, the Planning Commission denied the 2001 application and the Boone County Fiscal Court overturned the recommendation with several conditions.

Mr. Morgan referred to the submitted Concept Development Plan. The applicant wants to construct a 195,000 square foot building and reduce the side yard building setback from 200 feet to about 140 feet. The second request is to allow outside storage to be located approximately 135 feet from the western building facade and 183 feet from the northern property line. The applicant has provided some cross sections from 3107 Bullock Lane and 3080 Bullock Lane. In addition, a building elevation drawing was submitted. The proposed building will be 42 feet tall. The existing parking lot was built for the benefit of Amazon when it was located next to the site. The site is located in the 55 DLN Noise Contour. Mr. Morgan showed photographs of the site, adjoining properties, including the Bullock Lane cul-de-sac area and existing landscaping buffer. The Comprehensive Plan's Future Land Use Map designates the site as Business Park (BP). References to the Comprehensive Plan are noted on Pages 3-7 of the Staff Report.

In regard to Staff Comments, the applicant should address the following items:

1. The reasons for the Change in Concept Development Plan as it relates to the northern side yard building setback and outdoor storage condition.
2. Staff would like the applicant to address the following:
 - A. Can the future tenant(s) of the building be disclosed as it related to outside storage?
 - B. On October 26, 2020, the applicant provided Staff with an email indicating that a portion of the rear parking lot would be secured with black tubular aluminum fencing. Vertical

C. slats could be installed in the fence if the Planning Commission or Fiscal Court thinks it's needed to screen the storage area. The property owner feels the slats are not needed because of the existing landscape buffer that exists along the northern property line. In addition, there are several questions about the request.

- How tall is the proposed fence?
- What types of materials will be stored in this area?
- Could the storage materials be taller than the proposed fence?
- Will the fence still be installed if the area isn't used for storage?
- Can some pictures of the proposed fence (with and without slat options) be provided?

The Planning Commission and Fiscal Court should analyze Section 3635 of the Zoning Regulations once the applicant answers these questions to determine if the proposed storage enclosure and existing landscaping along the northern property line meet code requirements.

- D. A significant portion of the car parking on site (118 stalls) is located to the west of the proposed fence. Is this parking lot proposed to serve lot 23-A, 23-B, or both? Sidewalk connections should be analyzed if this lot is intended to serve the proposed building (23-A).
3. The Concept Development Plan does not show the Langley Drive street frontage buffer, southern property line, VUA landscaping (front yard only), or building landscaping. This landscaping will be required once a Site Plan application is submitted for review.
4. Staff observed that the houses on Bullock Lane are all well screened from Airpark West Subdivision by the grade change and existing vegetation along the northern property line. Staff's only recommendation regarding this buffer is that some supplemental evergreens be installed immediately to the south of the Bullock Lane cul-de-sac bulb.

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

Mr. Adrian Yanes, Viox & Viox, Inc., stated that the developer is Prologis, who has been in Boone County since the late 1990s. He referred to his PowerPoint presentation. They accommodate 44 employers and 2,700 jobs in Boone County alone. The owner needs to change the building setback from 200 feet to 140 feet in order to construct the building. The storage condition is pretty strict. They need more area to possibly store more material in the rear area and would like to store materials anywhere in the rear parking lot. They would like more flexibility to better accommodate tenants. There are many mature trees already planted along the northern property line. They are in good shape. Mr. Morgan is recommending more landscaping be added around the cul-de-sac. The developer is willing to add additional landscaping to better screen the area.

The existing parking in the back is for the other building next to the proposed building. It is not for the building under review. Some of the existing auto parking might become trailer/truck parking. Essentially, they would like to remove the storage condition and just comply with the standard storage requirements. Originally, the Concept Development Plan showed 2 buildings totaling 275,000 square feet but now they are proposing one 196,000 square feet. It has been 19 years since the original proposal. The market has changed. The buildings are built wider now. They are not as deep. It provides more room for trailer parking and more bays. Mr. Yanes showed photos of the existing berm and vegetation as well as 3 cross sections. The fence is proposed to be a square tubular black fence. It will be 8 feet tall. The materials stored on the site won't be taller than the 8 foot high fence. The fence won't be installed unless they store materials. He can't identify a tenant but one that is looking at the site stores home building materials outside – trim, cabinetry, siding, etc. There isn't a need for additional landscaping since there is a sufficient amount already present. He concluded his presentation by showing a building elevation.

Chairman Rolfsen asked how many square feet of outside storage would your client like to have with this building? Mr. Yanes replied that it would be the entire rear yard. It doesn't have exact measurements. Chairman Rolfsen stated that generally outside storage is not considered until the tenant is known. Mr. Yanes responded that the current condition is very restrictive. The code allows for outside storage in an I-1 zoning district. The current restriction only allows them to store materials 50 feet from the building façade. They want more leeway for storage. He identified the parking and storage areas and limits. Mr. Ben Burwinkel, Prologis, emphasized that all they want is some flexibility to allow more storage for potential tenants.

At this time, Chairman asked if there was anyone in the audience who wanted to speak in favor or against the Change in Concept Development Plan? Ray Thiessen, 3131 Bullock Lane, referred to the photos in the PowerPoint presentation. He identified his property next to the site. Due to the poor connection and ability to understand his comments, Mr. Costello advised Mr. Thiessen to submit his comments or questions in writing to Mr. Morgan in order for them to be entered into the record and be addressed by the applicant.

Mr. Patton noted that the property owner can dial into the scheduled Committee Meeting in two weeks at 4:30 p.m. in order to make sure his concerns are addressed.

Mrs. Nolan asked the applicant about their stormwater management plan? Mr. Yanes referred to the Site Plan. The overall subdivision has several detention basins near the site in question. All the storm water from the site will be directed to an existing storm sewer pipe on the south side of the proposed building. Mrs. Nolan stated that it addresses water quality but what about water quantity and peak flow? What about quantity control? Mr. Yanes responded that the existing detention basins were designed in a way that assured the subject site was 100% impervious or paved. The detention basin was designed to handle the additional impervious area or the elimination of the grass area. Mrs. Nolan asked if the applicant will be applying for an SD-1 LDP (Land Disturbance Permit). Mr. Yanes replied yes. SD-1 will review both the quantity and quality of the storm water from this site. Mr. Costello mentioned that the Planning Commission also reviews the planned storm water system to make sure it is consistent with the original approval.

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

Mr. Bungler stated that the proposed fence will require a high level of maintenance due to trucks parking against it. The proposed fence will not buffer the outside storage. Perhaps another type of fence could be considered – more durable and be more effective in terms of screening?

Chairman Rolfsen also inquired about lighting the storage area, especially when leaves come off the trees. Mr. Morgan responded that Staff would evaluate the lighting plan at the Site Plan Review stage. He mentioned that he would review the previous conditions. Mr. Bungler asked if the original 2001 building setback requirement was the reason to provide an adequate buffer to neighbors? If so, could the existing berm be heightened in light of the reduced setback request? Raising the berm might help along with planting additional trees. Chairman Rolfsen even suggested the possibility of adding a fence to the berm.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on November 18, 2020 at 4:30 P.M. via Live Video Teleconference. This item will be on the Agenda for the Business Meeting on December 24, 2020 at 7:00 p.m. If someone wants to observe the Committee Meeting please contact the office and provide the necessary information for logging into the meeting. The Chairman closed the Public Hearing at 9:17 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

COMMISSION MEMBERS PRESENT:

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Ms. Corrin Gulick
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Mrs. Lori Heilman
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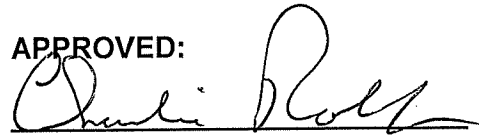
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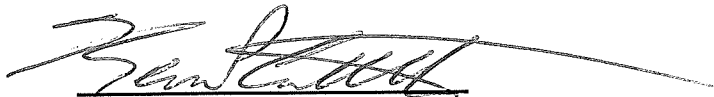
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APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
VIA LIVE VIDEO TELECONFERENCE
BURLINGTON, KENTUCKY
BUSINESS MEETING
DECEMBER 2, 2020
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:13 p.m. and welcomed everyone to the Planning Commission's December 2, 2020 Business Meeting. The Boone County Planning Commission, pursuant to KRS 61.826, Kentucky Senate Bill 150 and OAG 20-05, is conducting its regularly scheduled meeting on Wednesday, December 2, 2020 at 7:00 p.m. via live video teleconference. This meeting format has been necessitated due to the state of emergency regarding the threats to public health presented by the novel Coronavirus (COVID-19) pandemic.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mr. Kim Bunger, Secretary/Treasurer
Ms. Corrin Gulick
Mr. Steve Harper
Mrs. Lori Heilman
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Don McMillian
Mrs. Katie Nolan
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Brad Shipe
Mr. Tom Szurlinski
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Todd K. Morgan, AICP, Senior Planner
Mr. Michael D. Schwartz, Planner
Mr. John Harney, GISP, GIS Systems Administrator

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the November 18, 2020 Business Meeting and Public Hearing. Chairman Rolfsen asked if there were any other comments or corrections? **Mr. Patton moved to approve the Minutes as presented. Mr. Schwenke seconded the motion and it carried unanimously.**

BILLS:

Mr. Kevin P. Costello, AICP, Executive Director, advised the Commissioners of the **Bills to be Paid**, which included a list of **Expenses** and **Salaries and Benefits** for a time period between November 5, 2020 and December 2, 2020.

EXPENSES:

Accounting Fees	\$ 606.90
Attorney Fees	4,000.00
Consultant/Professional Svcs Fees	2,070.00
Filing Fees (CLURs)	550.00
Legal Ads/Recruitment	117.20
Miscellaneous Expense	99.70
Office & Board Meeting Supplies	431.58
Office/Equipment Maintenance	72.66
Office Equipment/Expense	307.00
Office/Liability Insurance	527.32
Postage Expense	1,005.00
Printing/Pub/Dues/Subscriptions	1,095.95
Refunds	<u>250.00</u>

TOTAL: \$11,133.31

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 6,227.16
Health/Dental/Life/LTD	14,991.03
Retirement – BCPC Portion	20,434.65
Salaries – Staff Expenses	85,390.88
Salaries – BCPC	<u>1,630.00</u>

TOTAL: \$128,673.72

GRAND TOTAL: \$139,807.03

Mr. McMillian moved that the bills (expenses and salaries and benefits) be approved and paid as presented and indicated approval of those items, which have been previously paid. Mr. Patton seconded the motion and it carried unanimously.

ZONING MAP AMENDMENT – Brad Shipe, Chairman, Michael Schwartz, Staff

1. Request of **Great Development Properties Inc. (applicant)** for **Smoky Acres LLC (owner)** for a Zoning Map Amendment from Agriculture (A-1) and Agricultural Estate (A-2) to Rural Suburban Estates (RSE) for an approximate 95.93 acre site located at 9696 Camp Ernst Road, Boone County, Kentucky. The request is for a zone change to allow a subdivision for detached single family dwellings.

Chairman Rolfsen announced that the applicant has submitted a letter via email withdrawing the above application. No further action is required.

CHANGE IN CONCEPT DEVELOPMENT PLAN – Kim Patton, Chairman, Todd Morgan, Staff

2. Request of **Viox & Viox, Inc. (applicant)** for **Prologis LP (owner)** for a Change in Concept Development Plan in a Industrial One (I-1) zone for a 13.842 acre site located on the west side of Langley Drive, to the east of the property at 3680 Langley Drive, to the north of the property at 3720 Langley Drive, and south of the Bullock Lane cul-de-sac, Boone County, Kentucky. The request is for a Change in Concept Development Plan to allow modifications in the placement of an industrial building and outside storage.

Staff Member, Todd Morgan, read the Committee Report, which recommended approval based upon Findings of Fact and subject to Conditions (see Committee Report). He gave a summary of the Findings of Fact. Mr. Morgan noted the Committee voted unanimously to approve the request with Mr. Bunger, Mrs. Kegley, Mr. Lunnemann, Mr. Patton and Mr. Shipe voting in favor of the request.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request? Mr. Adrian Yanes, Viox & Viox, Inc., thanked the Committee and said he looked forward to moving on to develop the site. Seeing no one else, Chairman Rolfsen asked if there was a motion to take action? **Mr. Patton moved to approve the Change in Concept Development Plan by Resolution to the Boone County Fiscal Court based upon the Committee Report and subject to the Findings of Fact and Conditions.** Mr. Shipe seconded the motion and it passed unanimously.

ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT – Kim Bunger, Chairman, Michael Schwartz, Staff

3. Request of **Burlington Baptist Church (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 0.29 acre site located on the southwest corner of the Washington Street (KY 18)/Jefferson Street (KY 338) intersection, Boone County, Kentucky. The request is for a Special Sign District in a Suburban Residential Two/Small Community Overlay (SR-2/SC) zone to allow an electronic message center on a freestanding sign.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval based upon Findings of Fact and subject to Conditions (see Committee Report). He gave a summary of the Findings of Fact. Mr. Schwartz noted the Committee voted unanimously to approve the request with Mr. Bungler, Mrs. Kegley, Mr. Lunnemann, Mr. Patton and Mr. Shipe voting in favor of the request.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request? The applicant was not present at the Business Meeting. Seeing no one, Chairman Rolfsen asked if there was a motion to take action. **Mr. Bungler moved to approve the Zoning Map Amendment by Resolution to the Boone County Fiscal Court based upon the Committee Report and subject to the Findings of Fact and Conditions. Ms. Gulick seconded the motion and it passed unanimously.**

TECHNICAL/DESIGN REVIEW – Lori Heilman, Chairwoman, Todd Morgan, Staff

4. Twin Peaks Restaurant – 6835 Houston Road

Staff Member, Todd Morgan, referred to a Power Point presentation. The site is the former Logan's Road House restaurant on Houston Road in front of Walmart. Twin Peaks wants to occupy the building. The site is located in the "lawsuit settlement area" and is based on building elevation prototypes dating back to 1997. It dealt with building materials and there was also a color palette included in the original approval. Mr. Morgan showed photographs of the existing restaurant. The dumpster will not change and the business has a panel on the existing shopping center free-standing sign. Mr. Morgan highlighted the proposed changes – a new covered patio, a new entry feature, a new elk statue, and an addition for beer keg storage. Mr. Morgan showed a layout of the interior of the restaurant. Proposed materials are stone veneer, wood timbers, a green standing seam metal roof and a signage package. The elk will be placed in a landscaped bed off to the side of the entrance. Stone and timbers will be used on the covered patio. A stone chimney will cover the fire pit exhaust. The total signage on the front of the building is 157.14 square feet in 2 sign areas. This requires a waiver since it is usually one sign area. The sign on the back of the building is compliant. No signs will appear on the northeast side of the building. On the southwest side, letters will be installed totaling 25.5 square feet. The proposed total signage is 239.95 square feet. Normally, the applicant would be allowed 400 square feet in 2 sign areas. The Technical/Design Review Committee met earlier this evening and recommended approval with the following conditions:

1. The elk is allowed as permitted.
2. The building mounted signage is allowed as permitted.
3. The patio columns will be upgraded to 100% stone.
4. The entry feature will be wood timbers but stone is required two-thirds of the way up to the roof deck line.

The applicant showed the revised patio drawing with 100% stone columns in the patio area.

Chairman Rolfsen asked if the elk was considered part of their signage? Mr. Morgan replied that the elk is not a corporate trademark but rather a landscaping feature. He said technically it might be but the Committee was okay with it since the business doesn't have a monument sign. There are some restaurant locations without the elk. Mrs. Heilman stated that the Committee felt it was distinguishable from a Big Boy restaurant because it didn't have a corporate trademark.

Chairman Rolfsen asked if there was a motion to act on the request? Mrs. Heilman moved to approve the request based upon the Technical/Design Review Committee recommendation and subject to the conditions previously mentioned by Mr. Morgan. Mr. Harper seconded the motion and it passed unanimously.

NEW BUSINESS:

ZONING MAP AMENDMENT - Michael Schwartz, Staff

5. Request of **Great Development Properties Inc. (applicant)** for **Smoky Acres LLC (owner)** for a Zoning Map Amendment from Agriculture (A-1) to Rural Suburban Estates (RSE) for an approximate 45.1 acre portion of the approximate 95.93 acre site located at 9696 Camp Ernst Road, Boone County, Kentucky. The request is for a zone change to allow a subdivision for detached single family dwellings.

Mr. Patton moved to schedule the Public Hearing for Item #5 on January 6, 2021 at 7:30 p.m. Mrs. Kegley seconded the motion and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Kevin P. Costello, AICP, mentioned that he sent a Memo dated November 23, 2020 with a list of 2021 dates for Planning Commission holidays, Business Meetings, Public Hearings, Committee Meetings and Board of Adjustment Meetings. He noted that the meetings could be held virtually and that the Planning Commission would meet twice a month based upon development activity levels.

Mr. Patton moved to approve the dates outlined in Mr. Costello's November 23, 2020 Memo. Mr. Bungler seconded the motion and is passed unanimously.

CHAIRMAN'S REPORT:

Chairman Rolfsen mentioned that it is the time of year to think about the Election of Officers for 2021. The Election of Officers will be held at the January 6, 2021 Business Meeting. As a result, he asked Bob Schwenke and Janet Kegley to serve as the Nominating Committee. If anyone is interested in running for the office of Chair, Vice-Chair, Secretary-Treasurer or Temporary Presiding Officer, then contact Mr. Schwenke or Mrs. Kegley before January 6, 2021.

OTHER: None

There being no further business to come before the Planning Commission, Mr. Patton moved to adjourn the meeting. Mr. McMillian seconded the motion. The meeting was adjourned by unanimous consent at 7:41 P.M.

APPROVED



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION



BOONE COUNTY PLANNING COMMISSION

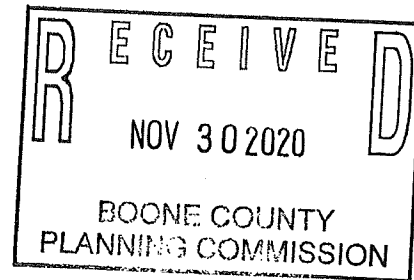
www.boonecountyky.org/pc
www.boonecountygis.com

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

November 25, 2020

Mr. Adrian Yanis
Viox & Viox, Inc.
466 Erlanger Road
Erlanger, KY 41018



RE: Request of Viox & Viox, Inc. (applicant) for Prologis LP (owner) for a Change in Concept Development Plan in a Industrial One (I-1) zone for a 13.842 acre site located on the west side of Langley Drive, to the east of the property at 3680 Langley Drive, to the north of the property at 3720 Langley Drive, and south of the Bullock Lane cul-de-sac, Boone County, Kentucky. The request is for a Change in Concept Development Plan to allow modifications in the placement of an industrial building and outside storage.

Dear Mr. Yanis:

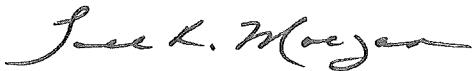
The following represents the recommended conditions of approval for the above referenced application as discussed by the Planning Commission's Zone Change Committee at their November 18, 2020 meeting. Please have the property owner sign the space provided at the end of this letter if you are in agreement with these conditions. Please return the original signed letter to the Planning Commission office by Monday, November 30, 2020.

CONDITIONS

1. A U-Shaped PVC or vinyl privacy fence which is 6' tall shall be built near the terminus of the Bullock Lane cul-de-sac. This fence can have a break in it to accommodate the existing sidewalk. The landscape plantings in the cul-de-sac bulb area shall be upgraded to Buffer Yard D requirements.
2. The rear parking lot shall be secured with the following fencing if any tenant has outside storage:
 - A. South and west sides - 8' tall black metal tubular fence as shown during the public hearing.
 - B. North side - 8' tall metal fencing. This side of the fence shall have the pickets closer together and a weave to help screen the outdoor storage area from the residential area to the north.
3. The two landscaping islands located immediately to the north of the rear parking lot shall contain evergreen trees from Plant List D to help screen the rear parking lot and any outside storage from the residential area to the north.

4. Outside storage shall be limited to 8' in height.
5. All proposed fences shall be maintained.
6. All exterior lighting shall comply with the 2001 conditions.
7. The property owner and Planning Commission Staff shall evaluate Mr. Ray Thiessen's comments that were provided at the 11/18/20 Zone Change Committee Meeting and determine if any fence removal, tree branch removal, or berm restoration needs take place on the subject site or adjoining property at 3680 Langley Drive. This evaluation shall occur as part of the Major Site Plan application for the proposed building.

Sincerely,

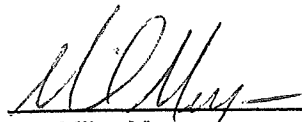


Todd K. Morgan
Senior Planner

TKM/ss

AGREEMENT

I, the authorized representative for the property owner of the approximate, 13.842 acre site located on the west side of Langley Drive, to the east of the property at 3680 Langley Drive, to the north of the property at 3720 Langley Drive, and south of the Bullock Lane cul-de-sac, Boone County, Kentucky. Boone County, agree to the conditions listed herein for the above referenced Change in Concept Development Plan.



Mr. Mike Meyers
Vice President, Market Officer of Prologis

11/27/2020
Date

Todd Morgan

From: Sara Smith
Sent: Wednesday, November 18, 2020 2:35 PM
To: Todd Morgan
Subject: FW: Re[2]: REMINDER - BCPC Zone Change Committee Agenda & Link; 11-4-20 PH Minutes

From: ray@ktwsllc.com [mailto:ray@ktwsllc.com]
Sent: Wednesday, November 18, 2020 1:20 PM
To: Sara Smith
Subject: Re[2]: REMINDER - BCPC Zone Change Committee Agenda & Link; 11-4-20 PH Minutes

EXTERNAL MESSAGE

Hi Sara,

Please note that in item #6, it was Owen Electric, not Duke Energy, that cut back dead limbs

Thanks,

Ray

--

Sent from myMail for Android

Wednesday, 18 November 2020, 01:10PM -05:00 from ray@ktwsllc.com:

Hi Sara,

Thank you for your email.

Could you please forward the following concerns to Todd Morgan that I have in reference to the request for zone change on Langley Drive in Hebron.

My name is Ray Thiessen, 3131 Bullock Lane, Hebron, Ky.

My property line goes approximately 800 ft alongside of the current berm that Prologis originally built.

To keep it brief, I am against the builders request to put the building or parking any closer than what is already zoned.

Here is why:

1. The trucks to the old Amazon bldg shake the ground, our house and windows as they move aroundboth day and night

2. Employees that play their radios in their cars during their breaks shake my house windows
3. The trucks run all night (dieselling) causes fumes to be strong around our house and it is very uncomfortable to be outside.
4. The back up horns and beepers on the forklifts and yard trucks are so loud that they keep most of the family awake at night
5. The original Escue farm property fence is still in place down our property line. Prologis did not remove it when building the berm. It is rotting and falling over and needs to be cleaned up by the property owner.
6. There are several old trees on the prologis property that needs to be removed. Duke energy had to go down the property line to trim because the dead limbs were falling on our property lines.
7. Part if the original berm washed out during construction. It was never filled back in so as we sit on our back deck, or stand in rooms on the 1st floor of our house and can see the parking lot, trucks, dockdoors, and employees walking and talking, etc. Would appreciate it if they would fix that too.

I understand that these are concerns from an earlier project that Prologis was involved with but I also see it as an opportunity to have them remedy what they originally avoided.

I was having reception and low signal during the last meeting.

I can be reached at 859-957-5325, or ray@ktwsllc.com

Thank you for your time.

Kind Regards,

Ray Thiessen

--

Sent from myMail for Android

Wednesday, 18 November 2020, 10:18AM -05:00 from Sara Smith ssmith@boonecountyky.org:

REMINDER -

Attached please find the Agenda and Minutes for the Zone Change Committee Meeting scheduled tonight.

The Zoom Meeting Link is below:

Boone County Planning Commission is inviting you to a scheduled Zoom meeting.

Prologis Park 275 Building #3

Legal Description

Being all of Lot 23-A of the Resubdivision of Airpark West Lots 23 & 24 Section 5 Subdivision recorded in Plat Cabinet 5, Page 487, 487A, 487B and 487C in the office of the Boone County Clerk, in Burlington, Kentucky.

SPECIAL WARRANTY DEED

Group: 4712

KNOW ALL MEN BY THESE PRESENTS:

That **AIRPARK WEST, LLC**, a Kentucky limited liability company, for and in consideration of **FOUR MILLION FIVE HUNDRED TWO THOUSAND NINE HUNDRED TWENTY-FOUR AND 00/100 DOLLARS (\$4,502,924.00)** paid to it by the Grantee herein, the receipt of which is acknowledged, does hereby bargain, grant, sell and convey, with special warranty covenants to **PROLOGIS**, a **Maryland real estate investment trust**, its successors and forever, the following described real estate located in Boone County, Commonwealth of Kentucky, to-wit:

Group No. 2007, 4712
Present Street Address: None (Langley Drive, Airpark West, Boone County, Kentucky)
Grantee's Mailing Address: 14100 E. 35th Place, Aurora, Colorado 80011
Grantor's Mailing Address: 250 Grandview Drive, Suite 400, Ft. Mitchell, Kentucky 41017

Being all of **Lot No. 23, Section 5 of Airpark West Subdivision**, as shown and filed at Plat Cabinet 5 Page 192 (the "Plat"), Boone County Clerk's records at Burlington, Kentucky, and containing 59.249 acres. Subject to easements, limitations, conditions and restrictions of record.

Subject to conditions, covenants, restrictions, right of ways and easements in existence, including, but not limited to the Buffer Easement Area and the fifty-foot (50') wide Conservation and Drainage Surface Easement Area, and those in prior instruments of record; legal highways and zoning ordinances.

This conveyance and Grantees' interest in the Real Estate is further subject to and/or benefited by the Declaration of Protective Covenants of Airpark West ("Protective Covenants") which are dated February 12, 1999 and recorded at Book 729, Page 65, of the Boone County Clerk's Records at Burlington, Kentucky and incorporated herein by reference. The Protective Covenants, as amended, shall run with the land herein conveyed to Grantee.

Being part of the same property conveyed to the Grantor herein by deed dated October 11, 2002, and recorded in Deed Book 839, page 75, of the Boone County Clerk's records at Burlington, Kentucky.

Also being part of the same property conveyed to the Grantor herein by deed dated April 1, 2003, and recorded in Deed Book 851, page 108, of the Boone County Clerk's records at Burlington, Kentucky.

Also being part of the same property conveyed to the Grantor herein by deed dated May 13, 2005, and recorded in Deed Book 895, page 582 of the Boone County Clerk's records at Burlington, Kentucky.

GRANTEE, its successors and assigns, shall be subject to, among all other conditions, covenants, restrictions, right of ways and easements in existence, including, but not limited to, the Buffer Easement Area, as described on said Plat. Grantee shall not construct any improvements on or over the Buffer Easement Area, and shall maintain the landscaping thereon in good condition.

GRANTEE, its successors and assigns, shall be subject to, among all other conditions, covenants, restrictions, right of ways and easements in existence, including, but not limited to, the fifty-foot (50') wide Conservation and Surface Drainage Easement Area (the "Conservation Area") as described on said Plat. Grantee shall not construct any improvements on, over, under or through the Conservation Area, nor obstruct the Conservation Easement in any way. The Conservation Area is authorized by the Department of the Army, Permit Number: ID NO. 200201047 to compensate for the impact of filling approximately 1,000 linear feet (lf) of an intermittent, unnamed tributary to Woolper Creek, 525 lf of an ephemeral, unnamed tributary to Woolper Creek, 0.4 acre of adjacent wetland, and 2.4 acres of open water for the construction of 5 warehouse buildings and associate infrastructure. The Conservation Area serves to relocate impacted stream channel on site and to restore wetland and open water at an off-site location.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging.

TO HAVE AND TO HOLD the same to the said ProLogis, a Maryland real estate investment trust, its successors and assigns forever, the Grantor, its successors and assigns, HEREBY COVENANTING with the Grantee, its successors and assigns, that the said premises are free and clear from all encumbrances made by the said Grantor, and that it will forever warrant and defend the same against the lawful claims of all persons, claiming by, through or under the Grantor herein but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set its signature, this 13th day of May in the year 2005.

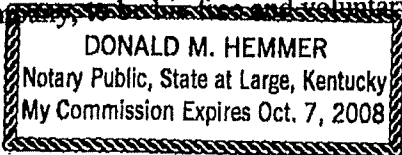
AIRPARK WEST, LLC
A Kentucky limited liability company

By: Paul Hemmer Development Company, III
a Kentucky corporation
Its Sole Member

By: Barry G. Kenzle
Barry G. Kenzle
Title: Treasurer

COMMONWEALTH OF KENTUCKY
COUNTY OF KENTON

The foregoing instrument was acknowledged and sworn to before me this 13th day of May, 2005 by Barry G. Kienzle, as Treasurer of Paul Hemmer Development Company, III, a Kentucky corporation, sole member of Airpark West, LLC, a Kentucky limited liability company, to his free and voluntary act and deed.



Donald M. Hemmer

NOTARY PUBLIC
My Commission Expires: _____

CERTIFICATE AS TO CONSIDERATION

Airpark West, LLC, a Kentucky limited liability company, whose address is 250 Grandview Drive, Suite 400, Ft. Mitchell, Kentucky 41017, Grantor herein, and ProLogis, a Maryland real estate trust, whose address is 14100 E. 35th Place, Aurora, Colorado 80011, Grantee herein, do hereby certify, pursuant to KRS 382.135, that the above-stated consideration in the amount of \$4,502,924.00 is the true, correct and full consideration paid for the property herein conveyed.

AIRPARK WEST, LLC
A Kentucky limited liability company

PROLOGIS, a Maryland real estate investment trust

By: Paul Hemmer Development Company, III
a Kentucky corporation, Its Sole Member

By: *Scott Hance*

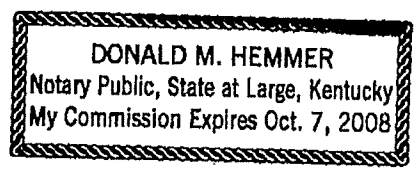
Title: Vice President

By: *Barry G. Kienzle*

Barry G. Kienzle
Title: Treasurer

COMMONWEALTH OF KENTUCKY
COUNTY OF KENTON

The foregoing certification was acknowledged, subscribed and sworn to before me this 13th day of May, 2005 by Barry G. Kienzle as Treasurer of Paul Hemmer Development Company, III, a Kentucky corporation, the Sole Member of Airpark West, LLC, a Kentucky limited liability company, on behalf of Airpark West, LLC.

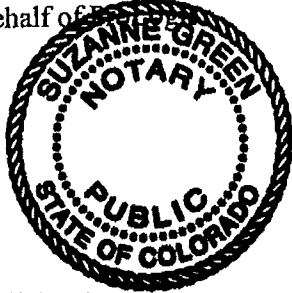


Donald M. Hemmer

NOTARY PUBLIC
My Commission Expires: _____

STATE OF COLORADO
COUNTY OF ADAMS

12th The foregoing certification was acknowledged, subscribed and sworn to before me this day of May, 2005 by Scott W. Strine as Vice President of ProLogis, a Maryland real estate investment trust, on behalf of



Suzanne Green
NOTARY PUBLIC
My Commission Expires: 02/07/2009

This instrument prepared by: **My Commission Expires 02/07/2009**

Michael J. Keeney
Michael J. Keeney, Esq.
HEMMER PANGBURN DEFRANK PLLC
250 Grandview Drive, Suite 200
Fort Mitchell, Kentucky 41017
(859) 344-1188
153291.1

BOONE COUNTY
D895 PG 590

DOCUMENT NO: 382518
RECORDED ON: MAY 13, 2005 03:53:51PM
TOTAL FEES: \$14.00
TRANSFER TAX: \$4583.00
GROUP : 4712
COUNTY CLERK: MARILYN K ROUSE
COUNTY: BOONE COUNTY CLERK
DEPUTY CLERK: KARLA HORNBECK
BOOK D895 PAGES 587 - 590

25-518

ORDINANCE NO. 2021 - 03

AN ORDINANCE RELATING TO THE BOONE COUNTY FISCAL COURT, KENTUCKY, APPROVING, WITH CONDITIONS, A REQUEST OF VIOX & VIOX, INC. (APPLICANT) FOR PROLOGIS LP (OWNER) FOR A CHANGE IN CONCEPT DEVELOPMENT PLAN IN A INDUSTRIAL ONE (I-1) ZONE FOR A 13.842 ACRE SITE LOCATED ON THE WESTSIDE OF LANGLEY DRIVE, TO THE EAST OF THE PROPERTY AT 3680 LANGLEY DRIVE, TO THE NORTH OF THE PROPERTY AT 3720 LANGLEY DRIVE, AND SOUTH OF THE BULLOCK LANE CUL-DE-SAC, BOONE COUNTY, KENTUCKY.

WHEREAS, the Boone County Planning Commission received a request for a Change in Concept Development Plan in an Industrial One (I-1) zone for a 13.842 acre site located on the west side of Langley Drive, to the east of the property at 3680 Langley Drive, to the north of the property at 3720 Langley Drive, and south of the Bullock Lane cul-de-sac, 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 Change in Concept Development Plan.

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

Section One

That the request for a Change in Concept Development Plan for the real estate which is more particularly described below shall be and is hereby approved, with conditions, for a 13.842 acre site located on the west side of Langley Drive, to the east of the property at 3680 Langley Drive, to the north of the property at 3720 Langley Drive, and south of the Bullock Lane cul-de-sac, Boone County, Kentucky. The real estate, which is the subject of this request for a Change in Concept Development Plan Map Amendment and is more particularly described in DEED BOOK. 895, PAGE NO. 587 (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 Concept Development Plan 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."

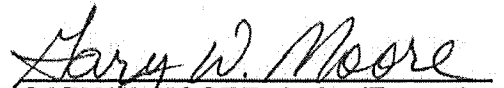
Section Three

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


First Reading the 22nd day of December, 2020

Second Reading - the 26th day of January, 2021

Adopted this 26th day of January, 2021. Yes 4 No 0


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

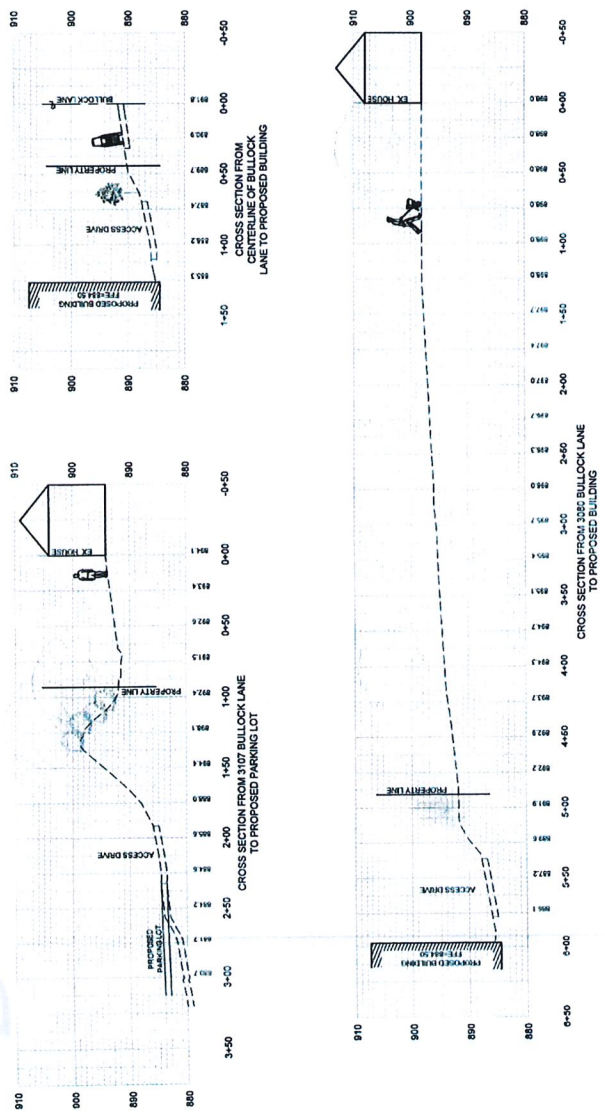
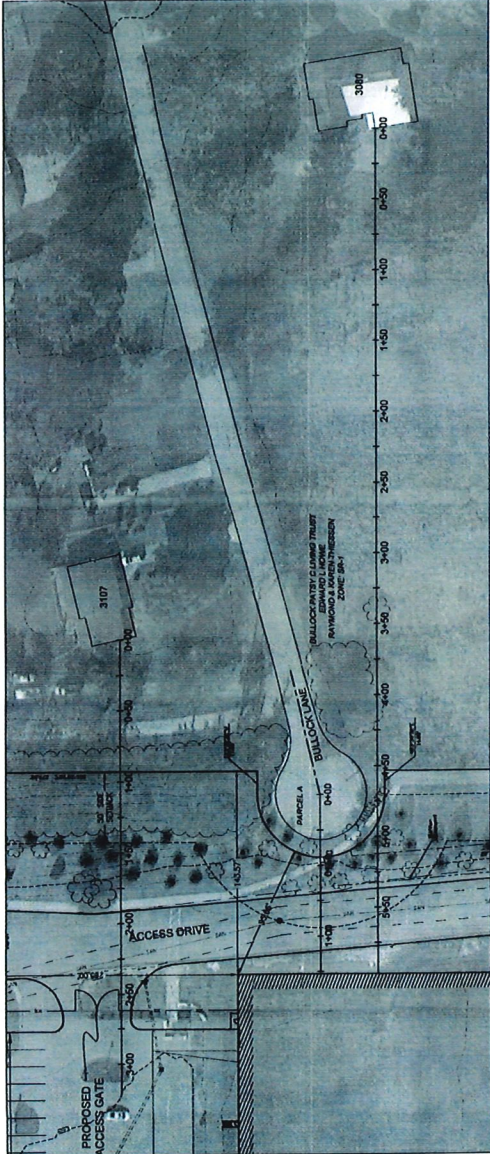
Attest:


Sharon Burcham,
Fiscal Court Clerk

CONCEPT DEVELOPMENT PLAN
PARK 275 BUILDING 3 SHELL
LANGLEY DRIVE
BOONE COUNTY, KENTUCKY
SIGHT LINE PLAN AND CROSS SECTIONS

VIOXX & VIOX
 CIVIL ENGINEERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
 405 Cooper Drive • Bowling Green, Kentucky 41010
 Ph: 502/877-3283 • Fax: 502/877-1000
 WWW.VIOXX.COM

DATE: _____ BY: _____
 REVISION: _____
 SCALE: 1" = 40'



SCALE:
HORIZONTAL - 1"=40'
VERTICAL - 1"=10'

This drawing and the design concepts presented in it are the property of VIOXX & VIOX, Inc. and may not be used, reproduced, or copied for any purpose without the prior written authorization of VIOXX & VIOX, Inc.

Revision Record

Revision Number	Revision Description	Revision Date
1	ISSUED FOR PERMITS	11.13.2020

**PARK 275
BUILDING 3
SHELL**

LANKLEY DRIVE
HEBRON KENTUCKY 41048

Date: 10.5.2020
Project No.: CN101200

Sheet Title: BUILDING ELEVATIONS

Sheet No.: **A201**

Released for Construction
Not Released for Construction

DOOR, WINDOW, AND STOREFRONT LEGENDS

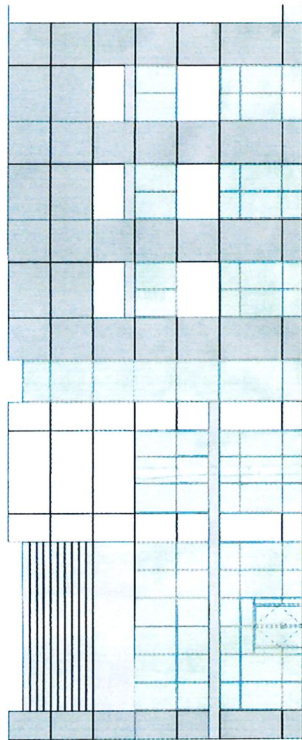
PAINT COLOR SCHEDULE	MS COLOR	COLOR NAME	NOTES
A	100% WHITE	EXTRA WHITE	FILL COLOR
B	100% WHITE	EXTRA WHITE	ACCENT
C	100% WHITE	EXTRA WHITE	ACCENT
D	100% WHITE	EXTRA WHITE	ACCENT

GENERAL NOTES:

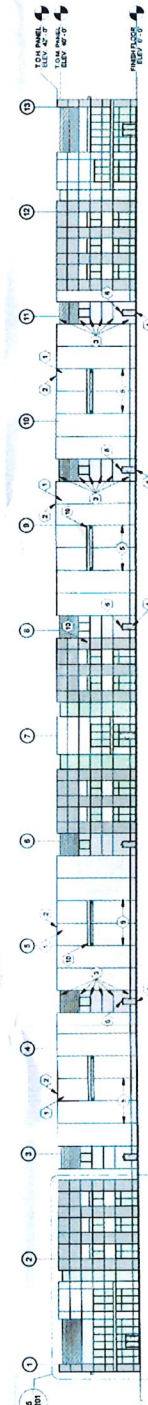
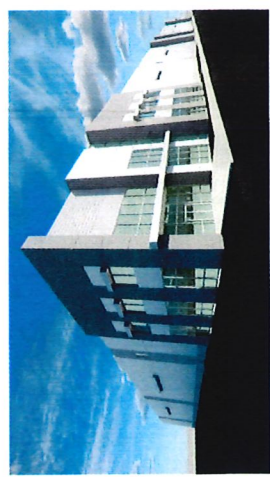
- ALL DIMENSIONS ARE TO CENTERLINE OF MEMBER UNLESS NOTED. REFER TO STRUCTURAL DRAWINGS FOR DIMENSIONS OF STRUCTURAL MEMBERS.
- REFER TO ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
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KEYNOTE LEGEND

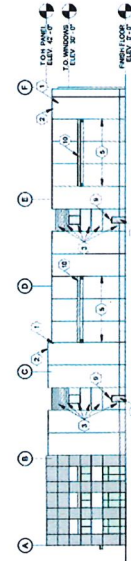
- ROOF LINE EXTENSION
- PREPARED METAL COPING/CLIP COLOR TO MATCH ACCENT COLOR BAND
- RECALL TYPE 'X'
- PAINT METAL ROOF AND FRAME TO MATCH SURROUNDING ACCENT COLOR
- PAINT/COAT TYPE
- PREPARED METAL COPING/CLIP COLOR TO MATCH SURROUNDING ACCENT COLOR
- PREPARED METAL COPING/CLIP COLOR TO MATCH SURROUNDING ACCENT COLOR
- WALL MOUNTED LIGHT FIXTURE TYP. SEE ELECTRICAL
- WALL MOUNTED LIGHT FIXTURE UNMOUNT. TYP. SEE ELECTRICAL
- PREPARED METAL COPING/CLIP COLOR TO MATCH SURROUNDING ACCENT COLOR
- LOCKING DOOR HANDLE WITH POLARON GLASS, BRASS STANDING SIGN
- DOOR SEAL PER REQUIREMENT (SEE SCHEDULE) PAINT BEHIND DOOR SEAL TYP.
- WALL MOUNTED LIGHT FIXTURE TYP. SEE ELECTRICAL
- WALL MOUNTED LIGHT FIXTURE UNMOUNT. TYP. SEE ELECTRICAL



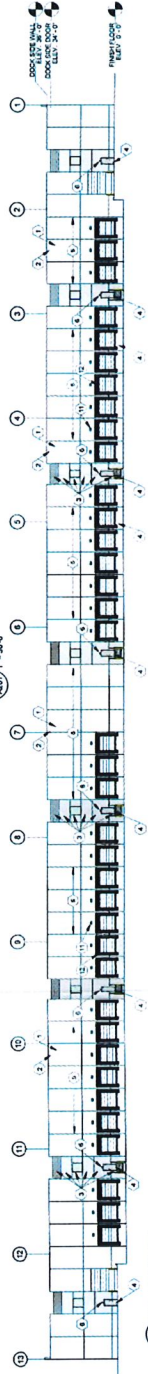
1 EAST ELEVATION - SOUTHEAST CORNER
ASB 11'-0" x 17'-0"



2 EAST ELEVATION
ASB 11'-0" x 30'-0"



3 WEST ELEVATION
ASB 11'-0" x 30'-0"



4 SOUTH ELEVATION
ASB 11'-0" x 30'-0"