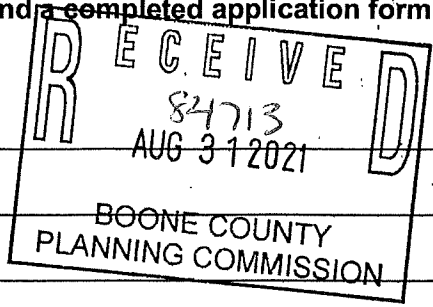


**ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION**

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. Name of Project: U-Haul Moving and Storage of Richwood
2. Location of Project: 10915 Dixie Hwy
3. Total Acreage of Project: 9.55 acres
4. Current Zoning of Property: C3 (Commercial Services)
5. Proposed Zoning of Property (classification being requested): C3/PD (Commercial Services / Planned Development)
6. Proposed Use(s) (specify each use):
Self-storage (existing), Warehousing, U-Haul truck and trailer share (existing), related retails sales (existing), and existing flea market tenant
7. Proposed Building Intensities (specify for each building):
Please see site plan for details
8. Are you applying for any of the following (check all that apply):
 Conditional Use Permit Variance
9. Current Owner: ~~AMERCO~~ AMERCO Real Estate Company
2727
Address: ~~AMERCO~~ N Central Ave 5n
Phoenix _____ AZ _____ 85004 _____
City State Zip Code
Phone Number: (602)263-6555 Fax Number: _____
Email: matt_braccia@uhaul.com
10. Applicant: ~~Stephany Sheekey~~ Stephany Sheekey
Address: SAME AS ABOVE

City State Zip Code
Phone Number: _____ Fax Number: _____
Email: stephany_sheekey@uhaul.com
11. Are there any existing buildings on the site: Yes No
If yes, indicate how many: 1

12. 200 1134 476 2065
Deed Book Page Number Group Number

13. Have you had a pre-application meeting with the BCPC staff: Yes No
14. Have you submitted a Concept Development Plan: Yes No

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

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

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

17. 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 ~~10/20/21~~ 11/4/21 SEE Email From Applicant

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

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

EXHIBIT

“A”

STAFF REPORT

#1

Request of **Stephany Sheekey (applicant)** for **Amerco Real Estate Company (owner)** for a Zoning Map Amendment from Commercial Services (C-3) to Commercial Services/Planned Development (C-3/PD) for a 9.55 acre site located at 10915 Dixie Highway, Boone County, Kentucky. The request is for a zone change to allow self-storage, warehousing, truck and trailer share, retail, and flea market uses, and to allow additional signage and modifications to landscape requirements.

October 6, 2021

REQUEST

- A. The applicant is requesting a zoning map amendment from C-3 to C-3/PD so they can redevelop the site as follows:
1. Construction of a 17,847 square foot building (Building B) to house storage warehousing.
 2. Construction of mini-storage buildings, covered storage areas, and truck/trailer share areas.
 3. Conversion of the existing flea market building to mini-storage.
- B. Through the use of the PD district, the applicant is requesting a second free standing sign.
- C. Through the use of the PD district, the applicant is requesting a reduction of the required landscaping.

SITE HISTORY

- 1986 On December 30, 1986, the Boone County Planning Commission staff approved a sign permit for a 19 foot high free standing sign having a sign area of 168 square feet (220 square feet using current sign area calculation method) (SP-BC-125-1986).
- 1995 On April 25, 1995, the Boone County Fiscal Court adopted Ordinance Number 920.303, changing the zoning of the site from I-1 to C-3 (-95-007-A), subject to the following condition:
1. If the use of the site is expanded or intensified beyond the scope and/or limits of the current flea market use and the auto sales lot proposed with this zone change request, the applicant shall submit a traffic study to determine whether or not left hand turns from northbound US 25 into the site are warranted. The traffic study shall be subject to review and approval by the Planning Commission. If warranted, left hand turn lanes shall be provided for both existing curb cuts on the site prior to any expansion or intensification of the use.
- 2000 On August 9, 2000, the Boone Board of Adjustment approved a Conditional Use Permit

to erect a free standing off-premise sign on the site (BCBOA-00-026) (this sign is now located on the adjoining property and was approved as SP-BC-143-2000).

1996-

2010 Various site plan have been approved by the Boone County Planning Commission staff.

1986-

2015 Various Sign Permits have been approved by the Boone County Planning Commission staff.

APPLICABLE REGULATIONS

- A. Section 308 of the Boone County Zoning Regulations states that before any map amendment is granted, the Planning Commission and legislative body shall use the following criteria:
1. The map amendment is in agreement with the adopted comprehensive plan and any specific study designed to further detail the Boone County Comprehensive Plan for the location in question; or
 2. The existing zoning classification is inappropriate and that the proposed zoning classification is appropriate; or
 3. There have been major changes of an economic, physical, or social nature not anticipated in the adopted comprehensive plan that substantially alter the area's character.
- B. Section 1030 (Commercial Services District) of the Boone County Zoning Regulations states that "the purpose of the Commercial Services district is to provide, control and centralize those types of commercial activities which; a) depend on and generate high vehicular accessibility, visibility and traffic; and/or b) large outdoor single-purpose storage, display and parking areas and c) which do not fit the scale, character, trade area and general objectives of the other commercial districts in this article or the employment districts defined in Article 11. Such districts will generally be organized about regional or major community trade areas. Sites will be of suitable lands which can be appropriately buffered from surrounding urban uses. Districts will be located to have direct visibility from major arterials. District facilities and plans should be organized to accomplish as much clustering of compatible uses, sharing of parking and access, signage, lighting and other spaces and improvements as possible."
- C. Section 1011 of the Boone County Zoning Regulations identifies: (1) commercial parking facilities and commercial recreational parking facilities; (2) mini warehouses; and (3) general retail as principally permitted uses in the C-3 district.
- D. Section 1500 of the Boone County Zoning Regulations states that intent of the PD district is to provide a permissive, flexible and alternative zoning district and procedure for innovative, mixed use residential, commercial, industrial or other type developments or physical design proposals capable of proving substantial benefit to the community over the conventional districting and other regulations in this order but requiring unique consideration, disposition, control and approval. Planned Development (PD) is a special

overlay zoning district, which allows various types of land uses and densities in return for appropriate, flexible, creative and high quality designs consistent with the standards and criteria of this article, including the adopted Comprehensive Plan. Its purpose is to allow development of the land uses on property identified as requiring an extra layer of review or regulation. It enables development of property consistent and coordinated with infrastructure and other appropriate land use factors based upon a proper review.

- E. Section 1511 of the Boone County Zoning Regulations states that uses listed as principally permitted, accessory or conditional uses in the underlying zone are allowed within a Planned Development district as long as the requirements of this article have been met, including approval by the appropriate legislative body or Fiscal Court of a Concept Development Plan. Further, any other uses not listed in the underlying zone are permitted if found to be compatible and of benefit to the community and meet the requirements of this article, including approval for any such use or uses through a Concept Development by the appropriate legislative body or Fiscal Court.
- F. Section 4000 of the Boone County Zoning Regulations provides for the following definition:
 - 1. Warehousing and Distribution: A use engaged in storage, wholesale, transfer and/or distribution of manufactured products, bulk materials, food and drink, supplies, and/or equipment.

SITE CHARACTERISTICS

- A. The site contains 9.55 acres and is located along the west side of Dixie Highway, approximately 1,100 feet south of Frogtown Road.
- B. The site has approximately 900 feet of frontage along Dixie Highway.
- C. The site is currently occupied by a one-story, 53,816 square foot commercial building, a one-story, 6,179 square foot canopy structure, off-street parking, a free standing sign having a height of nineteen (19) feet and a sign area of 220 square feet, and various other signs.
- D. Topographically, the site slopes downward, east to west, at an average grade of 2%.
- E. Access to the site is from a single curb cut onto Dixie Highway.
- F. Interstate 71/75 forms the western boundary of the site.

ADJACENT LAND USES AND ZONING

- North: Indian Motorcycle of Northern Kentucky (C-3/PD)
- South: Helmer Plumbing (C-3 and I-1)
- East: Charles Seligman Distribution Company (I-1)

West: Interstate 71/75 (C-3/PD)

RELATIONSHIP TO COMPREHENSIVE PLAN

- A. Our Boone County – Plan 2040 “2040 Future Land Use Plan” designates the site for Commercial uses which is described as “Retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.”
- B. The following Our Boone County – Plan 2040 Goals and Objectives apply to this application:
1. 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).
 2. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
 3. The needs of an aging population (e.g., access to services, transportation, and support networks) shall be acknowledged and addressed (Demographics Goal A, Objective 2).
 4. 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).
 5. Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).
 6. 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).
 7. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).
 8. 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).
- C. Dixie Highway is a state maintained arterial street providing for two way traffic within two driving lanes. There are no sidewalks along the roadway.

BOONE COUNTY TRANSPORTATION PLAN

- A. The Boone County Transportation Plan indicates the following project that is adjacent to the site in questions:

1. US 25 Widening
Location: Winning Colors Drive to the bridge over the Norfolk Southern Railroad crossing
Type: Roadway Widening/Relocation/New Facility
Total Cost: \$47,800,000
Description: Widen US 25 from two to four lanes with multi-use path to improve mobility and reduce congestion. Project does not include the railroad grade separation at KY 536

CONCEPT PLAN

- A. The applicant is proposing the following:
 1. Construction of an approximate forty-three (43) foot high, 17,847 square foot, warehouse building for U-Haul's 'U-Box' self-storage.
 2. Construction of three (3), approximate eleven (11) foot high, 2,500 square foot, self-storage buildings.
 3. Construction of two (2), 2,591 square foot, truck/trailer share structures.
 4. Conversion of the existing 6,179 square foot roof covered flea market structure to self-storage rooms.
 5. Continued use of approximately 24,800 square feet of the existing main building for U-Haul storage.
 6. Continued use of approximately 24,800 square feet of the existing main building for a flea market (Phase A) and then converting this space to self-storage (Phase B).
 7. Use of some outdoor space for a flea market when the main building is converted to self-storage (Phase B).
 8. Provision for 228 off-street parking spaces.
 9. Provision for an outdoor truck display area.
 10. Provision for landscaping.
 11. Retention of the existing freestanding sign along Dixie Highway.
 12. Installation of exterior lighting.
 13. Installation of a thirty (30) foot high freestanding sign oriented towards Interstate 71/75, having a sign area of 450 square feet, comprised of the following message areas:

- a. U-Haul – 137.25 square feet
- b. Address Panel – 21.33 square feet
- c. Manual Reader Board – 60.83 square feet

ADDITIONAL INFORMATION SUBMITTED BY APPLICANT

- A. The applicant has submitted an Additional Narrative to their request (see attached).

STAFF COMMENTS

- A. The following issues should be addressed and clarified by the applicant:

1. Where will the trash enclosure area be located.
2. What function/activity is going to take place in the open area located in the southeast corner of the site.
3. How the submitted proposal meets the Planned Development Criteria found in Section 1514.
4. What specific areas will be used for storage, display, and loading areas.
5. Staff observed several signs on the property. A review of our records indicates that the only sign permit on file is for the existing free standing sign located along Dixie Highway. The following signs are the ones that do not meet the requirements of the zoning regulations:
 - a. A four (4) foot high, 5.11 square foot free standing sign located along Dixie Highway on the south side of the entrance drive – this sign is located within the right-of-way.
 - b. A 16 square foot sign that is attached to the fence along Dixie Highway on the north side of the entrance drive – signs are not allowed to be attached to fences.
 - c. Several temporary signs within the site – these would be classified as Temporary Advertising Displays and would have time limitations on their duration. It should be noted that these signs are not legible from Dixie Highway or any adjacent property.

The applicant should address whether the existing signs are to remain or if they will bring the entire site into compliance with the current sign regulations.

- B. Since this is a Concept Development Plan submittal, a complete site plan evaluation against the zoning regulations was not conducted. However, Staff has identified the following specific requirements that will need to be addressed:

1. Section 1031 does not identify warehouses as a principally permitted use within the C-3 district. This requirement can be modified through the PD district.
2. The submitted plan does not show a trash area. If there is going to be a designated trash area, it will need to comply with Section 3151.
3. Section 3154.3 states that any outside storage, display, or loading area shall be located within the side or rear yard only. The submitted concept plan shows an open area in the southeast corner of the site, within the front yard. Insufficient information has been submitted to determine if this area is to be used for outside storage, display, or loading. This requirement can be modified through the PD district.
4. Section 3154.4 states that all outside storage, display, or loading areas shall be screened and enclosed with a wall structure. Insufficient information has been submitted to determine compliance with this requirement. This requirement can be modified through the PD district.
5. Section 3316 states that measureable light shall be less than one (1) footcandle at all property lines. The submitted concept plan indicates that light will be one (1) footcandle or more along portions of the north and east property lines. This requirement can be modified through the PD district.
6. Section 3325 requires one (1) parking space for every 300 square feet of self-storage area and one (1) parking space for every 250 square feet of flea market area. Under Phase A, there will be 56,326 square feet of self-storage area and 24,800 square feet of flea market area, requiring 288 off-street parking spaces...228 parking spaces will be provided. Under Phase B, there will be 81,126 square feet of self-storage area and 25,200 square feet of flea market area, requiring 372 off-street parking spaces...137 parking spaces will be provided. This requirement can be modified through the PD district.
7. Section 3413.1 permits the short side of the proposed warehouse building to have a building mounted sign having a maximum sign area of 210 square feet (2 square feet of sign area per lineal foot of building wall width – 105' x 2 sq. ft.). The submitted concept plan indicates that the building mounted sign on the west building elevation, having a building width of 105 feet, will be 331 square feet. This requirement can be modified through the PD district.
8. Section 3413.4.2 permits the site to have one (1) architectural free standing sign having a maximum height of thirty (30) feet and a maximum sign area of 150 square feet. The submitted concept plan indicates: (1) the retention of an existing free standing sign having a height of nineteen (19) feet and a sign area of 220 square feet; and (2) the installation of a second free standing sign having a height of thirty (30) feet and a sign area of 450 square feet. This requirement can be modified through the PD district.
9. Section 3620 requires a Buffer Yard A to be provided along Dixie Highway. The

submitted concept plan indicates that there will be low level landscaping along Dixie Highway. Insufficient information has been submitted to determine if the required plant material will be provided within this Buffer Yard. This requirement can be modified through the PD district.

10. Section 3625 requires a minimum of five percent (5%) of the vehicular use area to be landscaped. The submitted concept plan indicates that less than five percent (5%) of the vehicular use area will be landscaped. This requirement can be modified through the PD district.
 11. Section 3645 requires a Buffer Yard A, having a minimum width of ten (10) feet, to be provided along the north property line. The submitted concept plan shows that the width of the Buffer Yard at the east side along the north property line will be less than ten (10) feet in width. This requirement can be modified through the PD district.
 12. Section 3645 requires a Buffer Yard B, having a minimum width of twenty (20) feet, to be provided along that portion of the south property line that abuts the adjacent I-1 district. The submitted concept plan indicates that the Buffer Yard width in this area will be ten (10) feet in width. This requirement can be modified through the PD district.
 13. Section 3645 requires a specific amount of plant material to be provided within Buffer Yard areas. Insufficient information has been submitted to determine compliance with this requirement. This requirement can be modified through the PD district.
- C. The applicant has provided traffic generation information indicating that an 80,000 square foot U-Haul facility will generate 31 weekday trips 15-16 trips in and 15-16 trips out) and 53 weekend trips (26-27 trips in and 26-27 trips out).
- D. The submitted concept plan shows that the proposed free standing sign that is oriented towards Interstate 71/75 will be located within an existing 20 foot wide sanitary sewer easement. Either the proposed sign will have to be relocated outside of an easement or permission from the easement holder will have to be obtained authorizing the sign to be located within the easement.
- E. In summary, the following modifications are being requested through the PD district:
1. Use of the property for a storage warehouse.
 2. Use of the front yard for outside storage, display, or loading.
 3. Outside storage, display or loading areas not being screened with a wall structure.
 4. Measureable light may exceed one (1) footcandle along portions of the north and east property lines.

5. A reduction in the number of required off-street parking spaces.
 6. Provision for additional signage.
 7. Provide for modifications to required landscaping.
- F. An inter-departmental email was sent to the Boone County Building Department, Boone County Public Works and the Walton Fire District requesting comments pertaining to the request.
1. Jerry Noran, Boone County Building Department, responded that he has no comments.
 2. Rob Franxman, Boone County Public Works, responded that he has no comments.

CONCLUSION

- A. The request for the proposed zoning map amendment needs to be evaluated by the Boone County Planning Commission and Boone County Fiscal Court in terms of Kentucky Revised Statute (KRS) 100.213, Articles 3 and Article 15 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,



Michael D. Schwartz
Planner

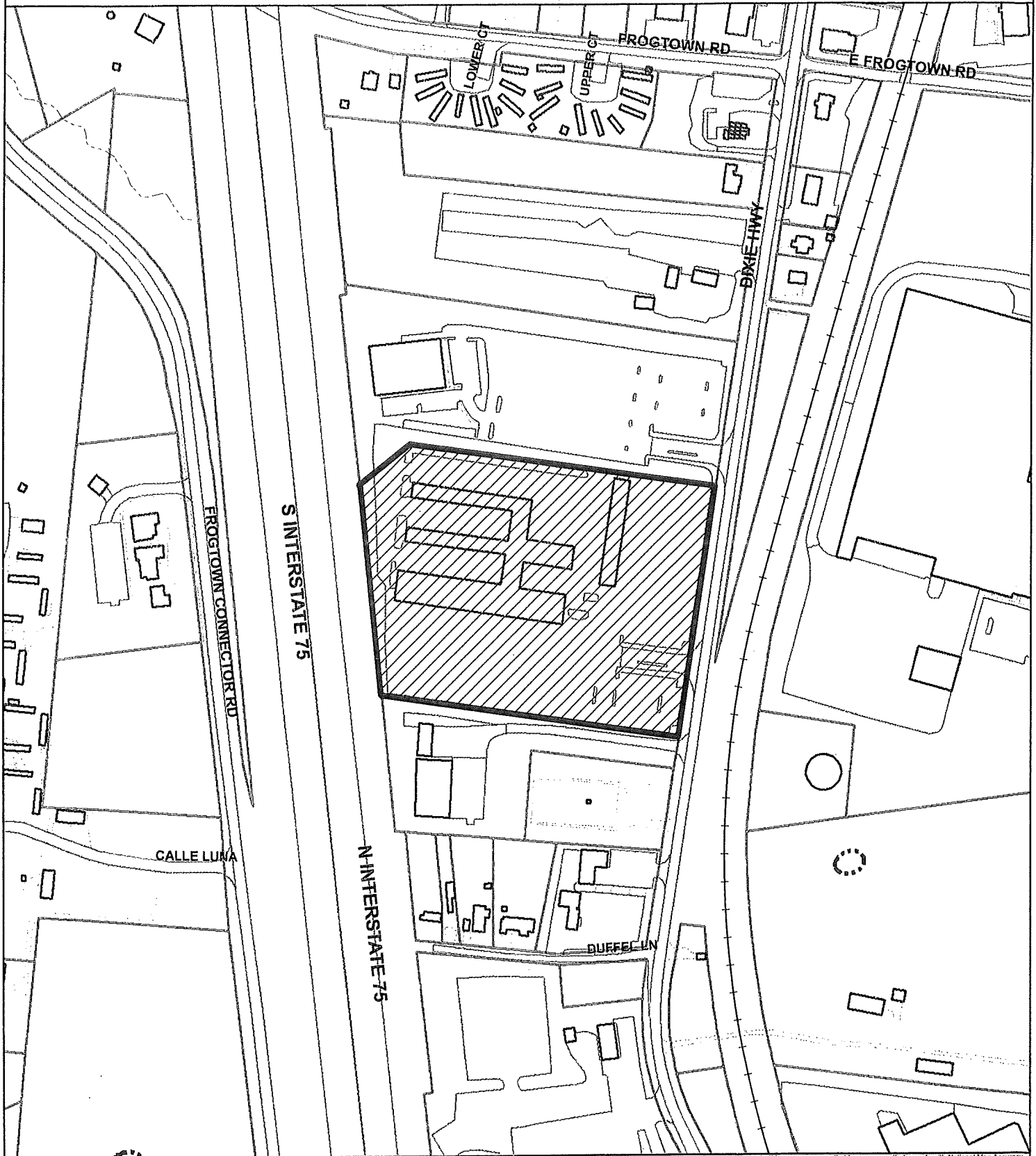
MDS/ss

Attachments:

- *Vicinity Map
- *Aerial Map
- *Topographical Map
- *Zoning Map
- *2040 Future Land Use Map
- *Application
- *Applicant's Additional Narrative
- *Concept Development Plan

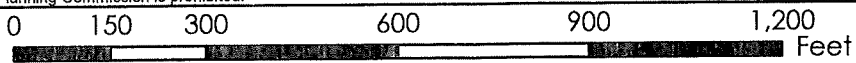
Vicinity Map

www.boonecountygis.com



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1 inch = 300 feet

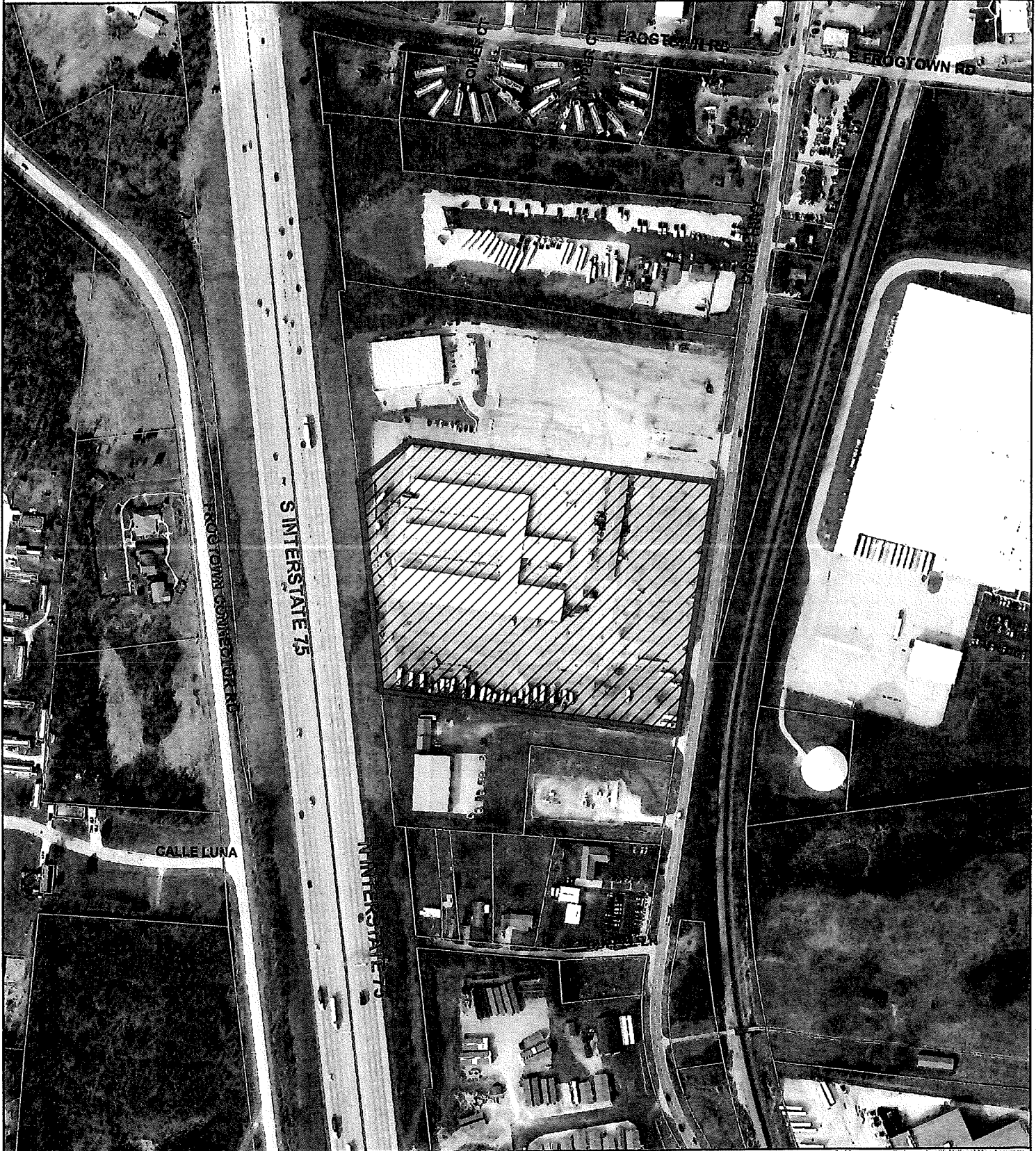


Boone County GIS - Putting Northern Kentucky on the Map



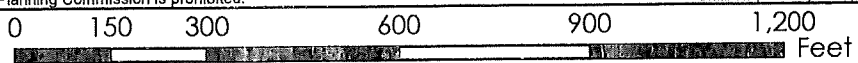
Aerial Map

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1 inch = 300 feet



Boone County GIS - Putting Northern Kentucky on the Map

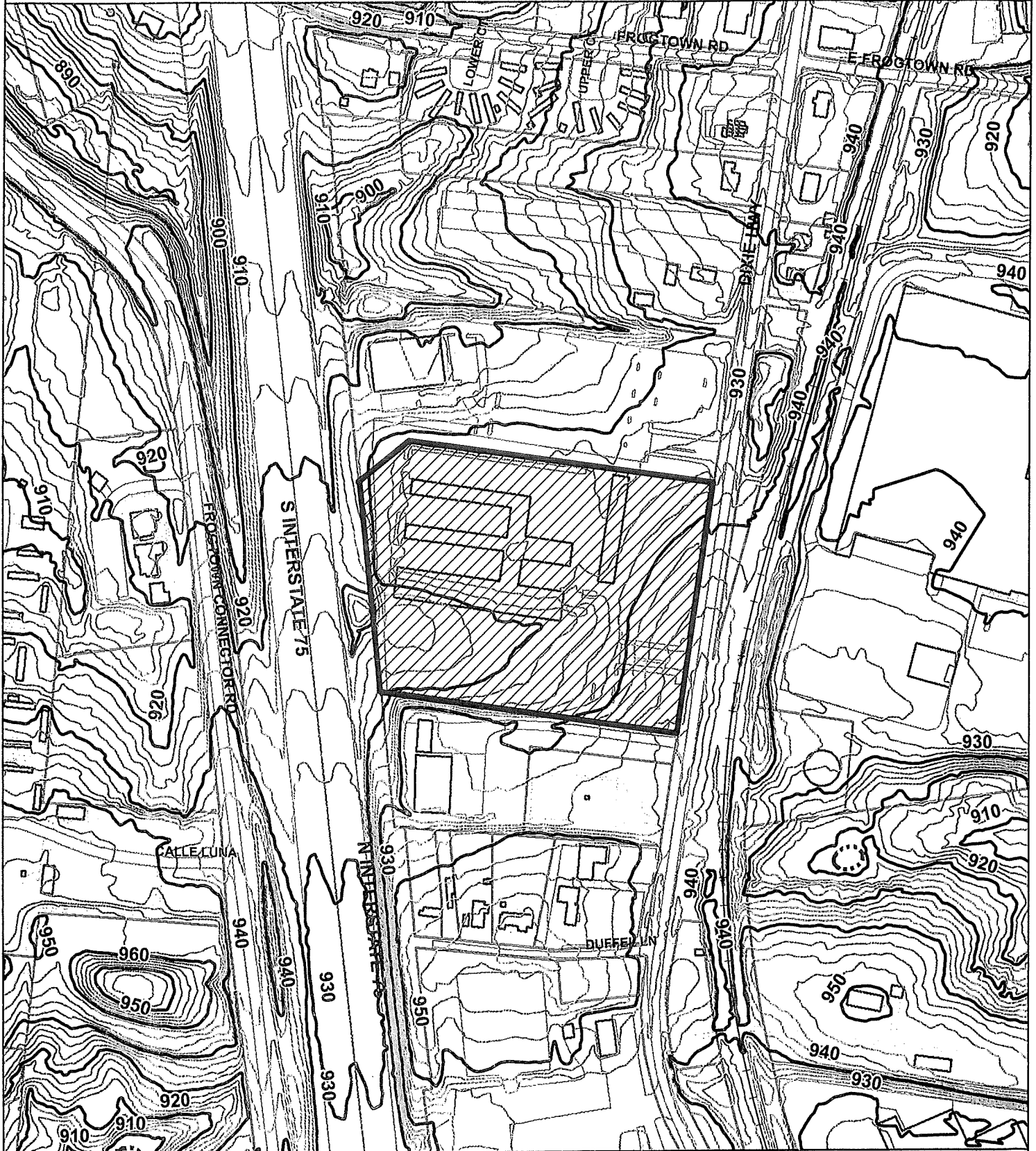


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ArcMap Document: *.mxd

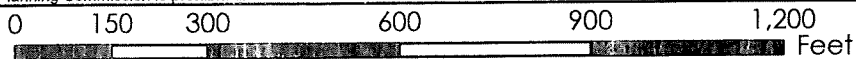
Topographical Map

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Boone



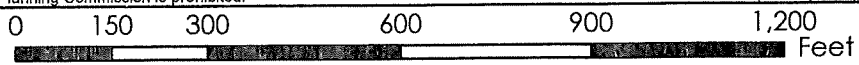
Zoning Map

www.boonecountygis.com



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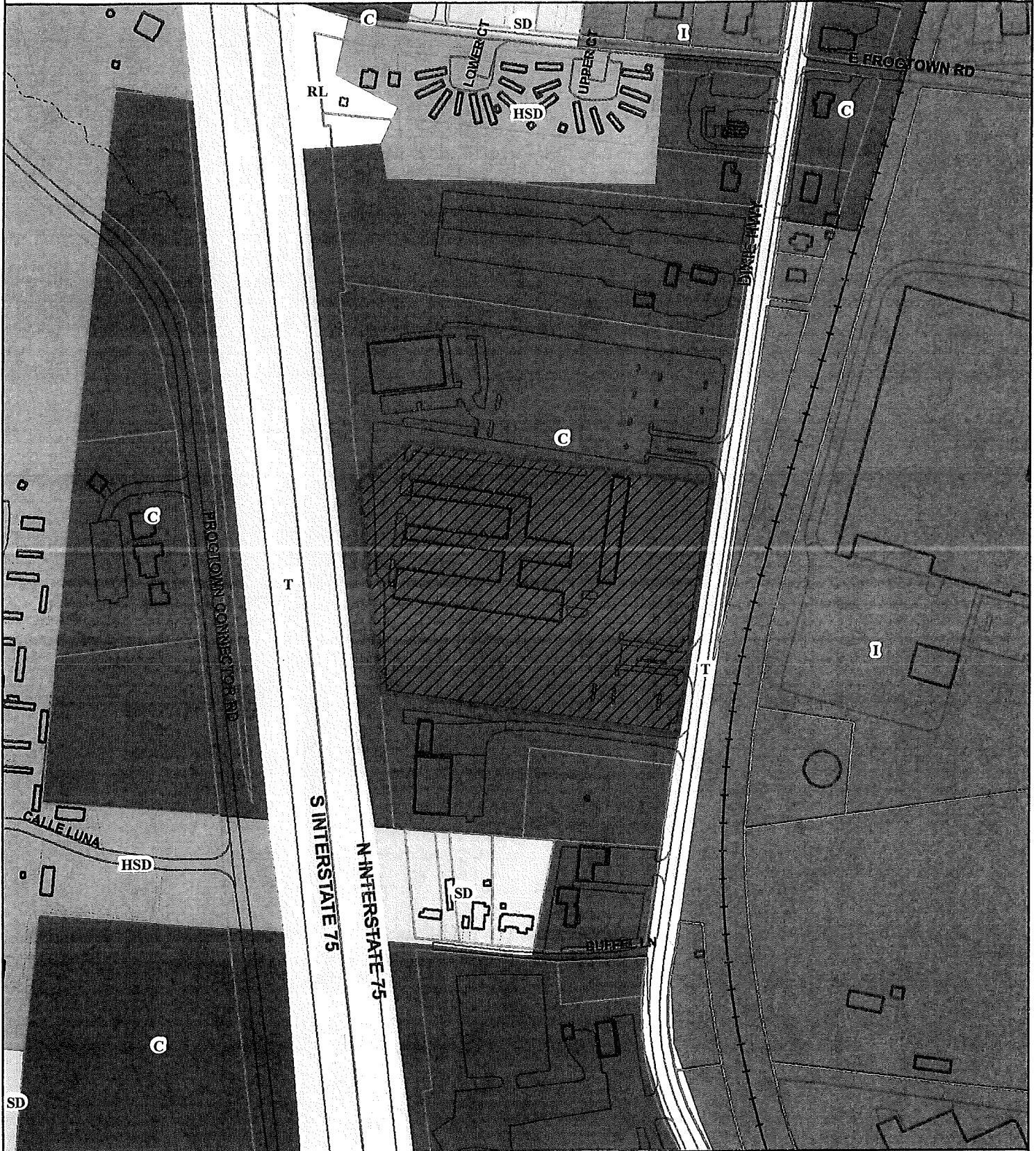


Boone County GIS - Putting Northern Kentucky on the Map



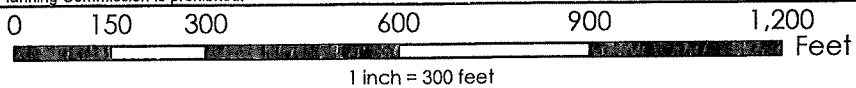
2040 Future Land Use Map

www.boonecountygis.com



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Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 01/01/2018

Map File: 2018_01_01_2018.mxd
ArcMap Document: *.mxd

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13. Have you had a pre-application meeting with the BCPC staff: Yes No

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

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

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

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

17. 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 11/4/21 see email from applicant

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

ORIGINAL Applicant's Signature: _____
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 8/31/21 Fee Received: \$2,507 Receipt #: 84713
2. Number of Copies Received: 7
3. Has the following been submitted (check all that apply):
 - Completed Application
 - Concept Development Plan
 - Legal Description
 - Names and Mailing Addresses of Adjacent Property Owners
4. Date the application is Administratively Complete (as defined in KRS 100.211): _____
5. Staff Reviewer: _____
6. Committee Chairperson: _____
7. Scheduled Public Hearing Date: _____
8. Boone County Planning Commission Action: _____ Date of Action: _____
 - _____ Approved
 - _____ Approved with Conditions
 - _____ Denial
 - _____ Other
9. Resolution Number: _____

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

AMERCO

REAL ESTATE COMPANY

2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824 • Email: stephany_sheekey@uhaul.com

Narrative Project Summary

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive Boone County's participation and counseling in regards to a rezone for the property located at 10915 Dixie Hwy. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed 9.55-acre property is located at 10915 Dixie Hwy. U-Haul has owned and operated this property since October of 2019. To date, our uses have consisted of self-storage, U-Haul truck and trailer share, and related retail sales. Additionally, a portion of the site operates as a flea market. U-Haul is proposing to further develop the site to allow for U-Box and exterior self-storage. This infill development will allow U-Haul to better serve the storage needs of the community and activate a property that is currently underutilized.

U-Haul strives to make moving and storing convenient and easy for our customers. We achieve this by offering a wide range of self-storage options to choose from, one of which is our U-Box program. Customers are able to pick-up their U-Box from a U-Haul self-storage location or have the U-Box delivered to their doorstep where it can be filled with household items at their leisure. When the U-Box is packed and ready, customers can return the U-Box to a U-Haul self-storage location or have it picked up and delivered to any of our self-storage locations throughout the US and Canada. U-Boxes are temporarily stored until the customer decides they are ready to pick up their items or have them returned to them. In the interim, customers are able to access their items as needed from our location.

The existing flea market operation will continue to function as it has historically.

The property is currently zoned C3 (Commercial Services). The use of U-Box and exterior self-storage requires a rezone to C3-PD (Commercial Services – Planned Development). U-Haul is proposing to apply for a rezone to allow these uses.

Project Phasing:

- Phase 1: This phase will include the construction of the U-Box building ("Building B" on corresponding site plan) and the exterior self-storage units ("Mini-Building", "JH Truck Bodies", and "Ext Access Rooms Under

Canopy” on corresponding site plan. This phase will begin immediately upon approval and issuance of permits. Phase 1 is color coded orange on the site plan for reference.

- Phase 2: This phase will include the conversion of the existing interior flea market operation into self-storage. At this time, the flea market operation would be moved to the outdoor vendor area, as depicted on the site plan. This phase is not expected to begin for at least 5 years from the approval and issuance of permits.

Custom site design for every U-Haul store assures that the facility complements the community it serves. Adherence to community objectives is key in order to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is a commercial use that blends well with other retail / commercial uses. Each store serves the residential communities within a 3-5-mile radius. We feel that U-Haul would be an appropriate use for the property as there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents, by our measures, those who live within a four-mile radius of the center.

Community Benefits:

U-Haul is committed to our obligation to the communities we serve and for many years we have focused on the endorsement of social programs by partnering with agencies and events that directly serve the most basic human needs: food, clothing, and shelter. As a veteran-founded company, U-Haul also has an established commitment to supporting many military and veterans’ organizations that benefit the community as a whole. U-Haul helps the organizations we support through in-kind donations of equipment, self-storage, and merchandise.

U-Haul is part of the web of essential infrastructure designed to help communities in need of disaster relief. It is our long-standing policy to assist those in need during natural

disasters & crisis by providing 30 days of free self-storage at participating U-Haul stores. During these times of crisis, U-Haul also partners with the American Red Cross, military, governmental agencies, local police and fire departments, and other organizations to help and support the victims of disasters.

Significant Policies:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.

- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.

- It is against policy for a business to be operated from a U-Haul storage room.

- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so, and are assessed an additional fee.

- Items that may not be stored include: chemicals, flammables, and paints.

- U-Haul stores are non-smoking facilities.

- U-Haul will provide added services and assistance to our customers with disabilities.

Security Features:

- "State-of-the-Art" Burglar/Max Alarm System, includes 24 Hour monitoring and interior motion detectors on all storage floors, stairwells and main showroom.

- Hands Free Intercom System, able to communicate to all Max Stations throughout all floors of storage, specifically designed for customer use

- 24 Hour Digital, HD Video Surveillance, with remote & web base viewing

- Individually Alarmed Rooms, armed & disarmed by a Keypad/Card swipe

- 16+ Color/ HD, Day and Night Cameras, will display facilities interior, exterior and elevator.

- Multiple, Audible Sirens for Storage and Burglar Alarms
- The Exclusive U-Haul patented latch contact used in all storage units

Traffic Study:

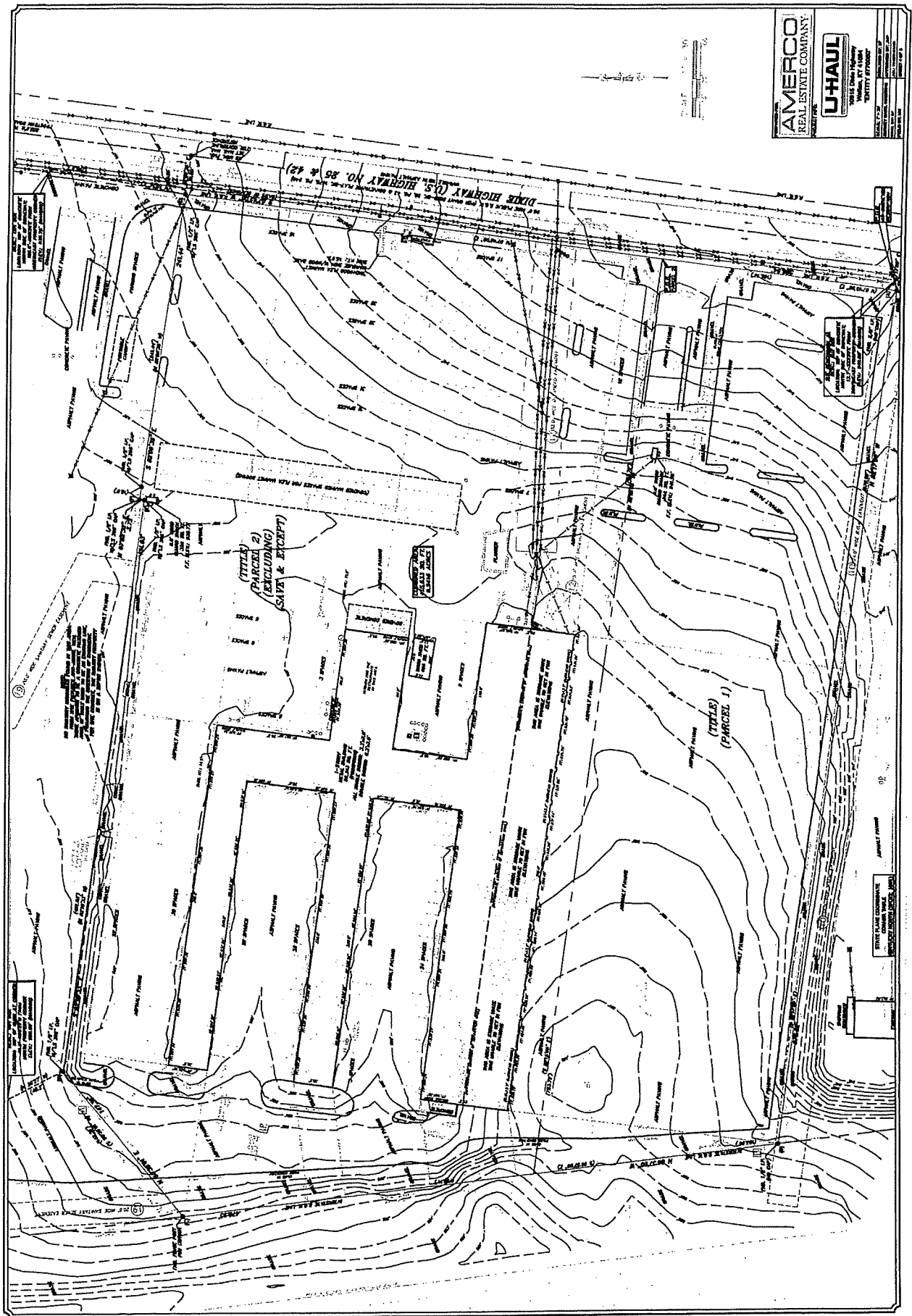
- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally-sound way to conduct business.

USE COMPARISON					
Use	Square Feet	Traffic	Volume	Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

U-Haul looks forward to working with Boone County as you consider the Rezone we are currently submitting.

Sincerely,

Stephany Sheekey
AMERCO Real Estate - Planner



AMERCO
REAL ESTATE COMPANY

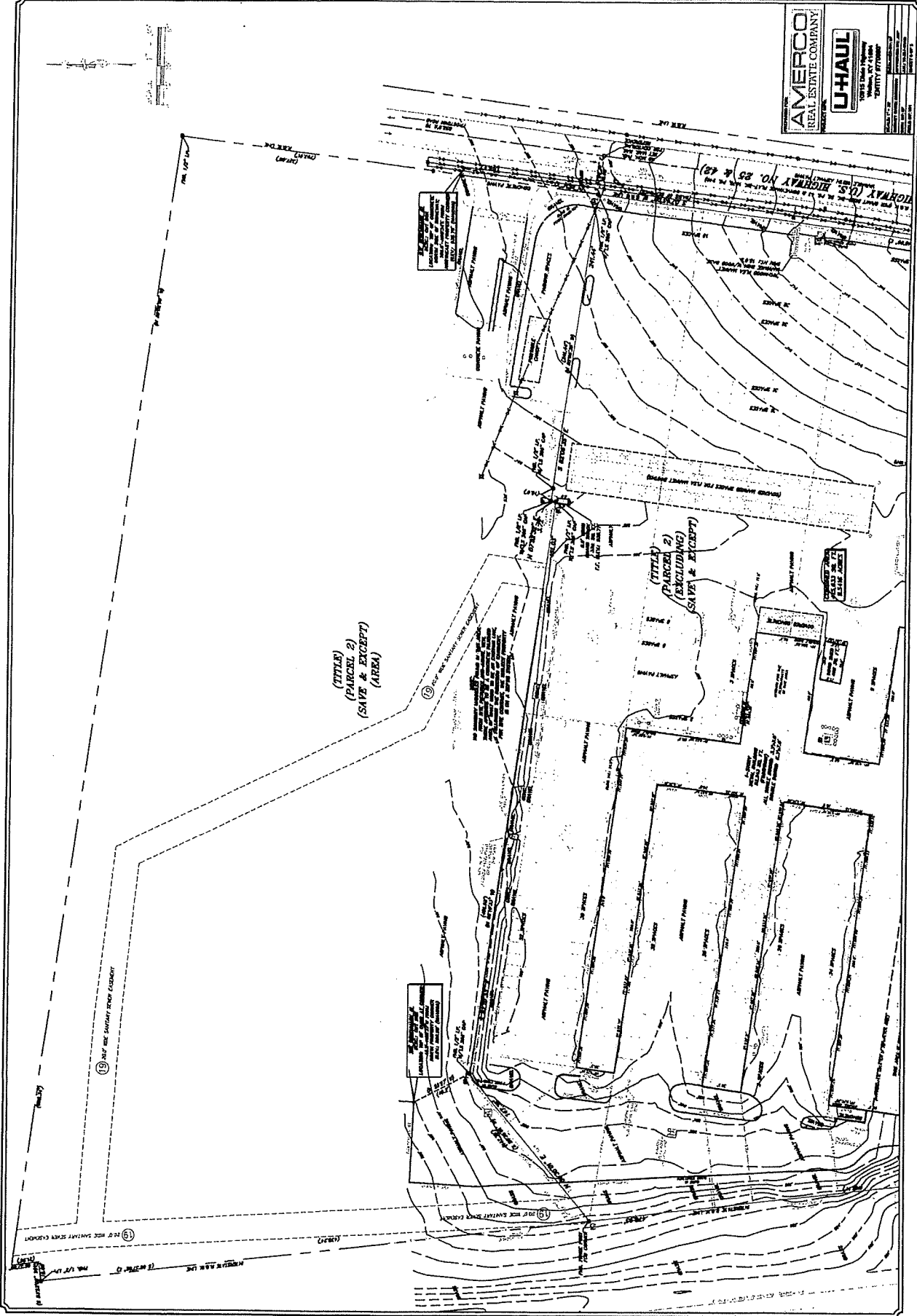
U-HAUL
RENTAL CENTER

AMERCO REAL ESTATE COMPANY
U-HAUL RENTAL CENTER
1000 S. 1000 E.
SALT LAKE CITY, UT 84143
PHONE: 325-1111
FAX: 325-1112

(TITLE)
PARCEL 2
(EXCLUDING
SAPPA & EXCEPT)

(TITLE)
PARCEL 1

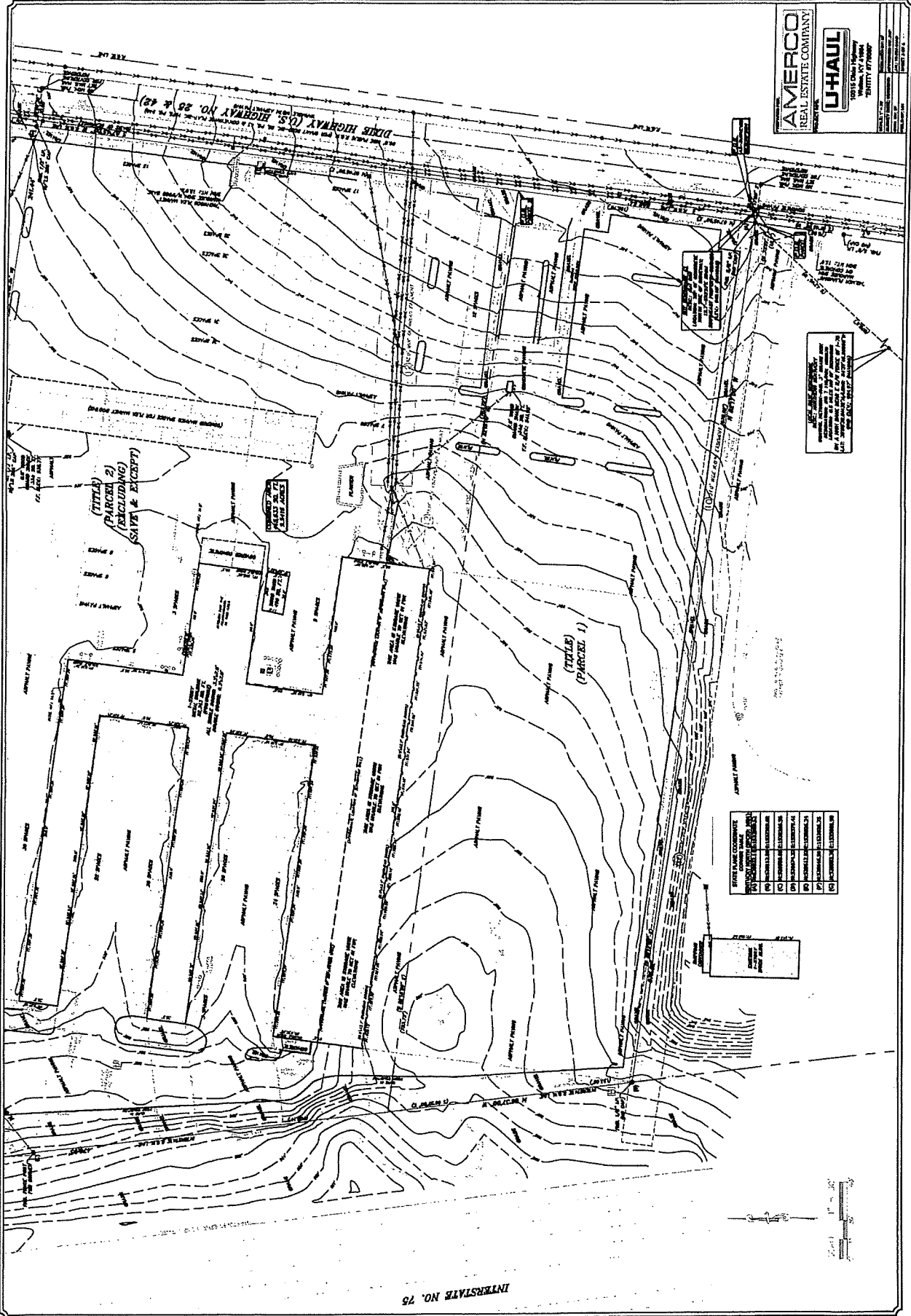
Topographic map showing terrain contours, parcel boundaries, and infrastructure. Key features include 'DIXIE HIGHWAY (U.S. HIGHWAY NO. 85 & 42)' at the top, 'PARCEL 1' and 'PARCEL 2' in the center, and various smaller parcels and structures. The map includes a north arrow and a scale bar in the upper right corner.



AMERCO
REAL ESTATE COMPANY

U-HAUL
ONE HOUR SERVICE
1000 S. GARDEN ST.
DENV. CO. 80202

DATE	12/15/88
BY	J. W. HARRIS
CHECKED BY	J. W. HARRIS
SCALE	AS SHOWN
TITLE	AS SHOWN
PROJECT	AS SHOWN
CLIENT	AS SHOWN
ADDRESS	AS SHOWN
CITY	AS SHOWN
STATE	AS SHOWN
COUNTY	AS SHOWN
SECTION	AS SHOWN
TOWNSHIP	AS SHOWN
RANGE	AS SHOWN
ZONE	AS SHOWN
REMARKS	AS SHOWN



AMERCO
REAL ESTATE COMPANY

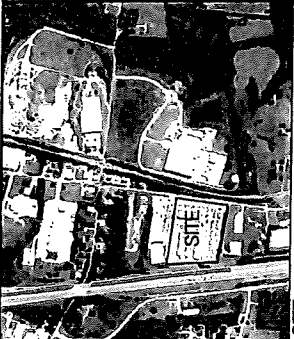
L-HAUL
10000 Dixie Highway
Shelby, TN 38007

(TITLE)
(PARCEL 2)
(EXCLUDING
SALES & EXCEPT)

(TITLE)
(PARCEL 1)

(A)	EXISTING CONCRETE
(B)	EXISTING ASPHALT
(C)	EXISTING GRAVEL
(D)	EXISTING CEMENT
(E)	EXISTING SAND
(F)	EXISTING GRAVEL
(G)	EXISTING ASPHALT
(H)	EXISTING CONCRETE
(I)	EXISTING SAND
(J)	EXISTING GRAVEL
(K)	EXISTING ASPHALT
(L)	EXISTING CONCRETE
(M)	EXISTING SAND
(N)	EXISTING GRAVEL
(O)	EXISTING ASPHALT
(P)	EXISTING CONCRETE
(Q)	EXISTING SAND
(R)	EXISTING GRAVEL
(S)	EXISTING ASPHALT
(T)	EXISTING CONCRETE
(U)	EXISTING SAND
(V)	EXISTING GRAVEL
(W)	EXISTING ASPHALT
(X)	EXISTING CONCRETE
(Y)	EXISTING SAND
(Z)	EXISTING GRAVEL

INTERSTATE NO. 75



SITE SCALE: NTS

ZONING INFORMATION

PROJECT NAME: UNHAUL, WORTHING & STORAGE OF RICHMOND

MUNICIPALITY: BOONE COUNTY

PROJECT ADDRESS: 18951 DORE HWY, WILSON, KY 40394

APR ACRES / AREA: 976.88-978.87 (8.36 ACRES) 416,888 SF.

ZONE: EDWARDS C-3 - COMMERCIAL SERVICES
 PROPOSED: C-3 - COMMERCIAL SERVICES
 PLANNED DEVELOPMENT

ADJACENT ZONES:
 N - C-3 - COMMERCIAL SERVICES
 E - I-1 - INDUSTRIAL ONE
 S - C-3 - COMMERCIAL SERVICES
 W - C-3 - COMMERCIAL SERVICES CD

PERMITTED USES: EQUIP. & TRUCK RENTAL
 RETAIL
 MISC. STORAGE W/ RETAIL (ACCESSORY)

SETBACKS: FRONT YARD: 30 FT.
 SIDE YARD: 10 FT.
 REAR YARD: 30 FT.

HEIGHT LIMIT: 30 FT. MAX

MAX INTENSITY: 15,000 SF / ACRE

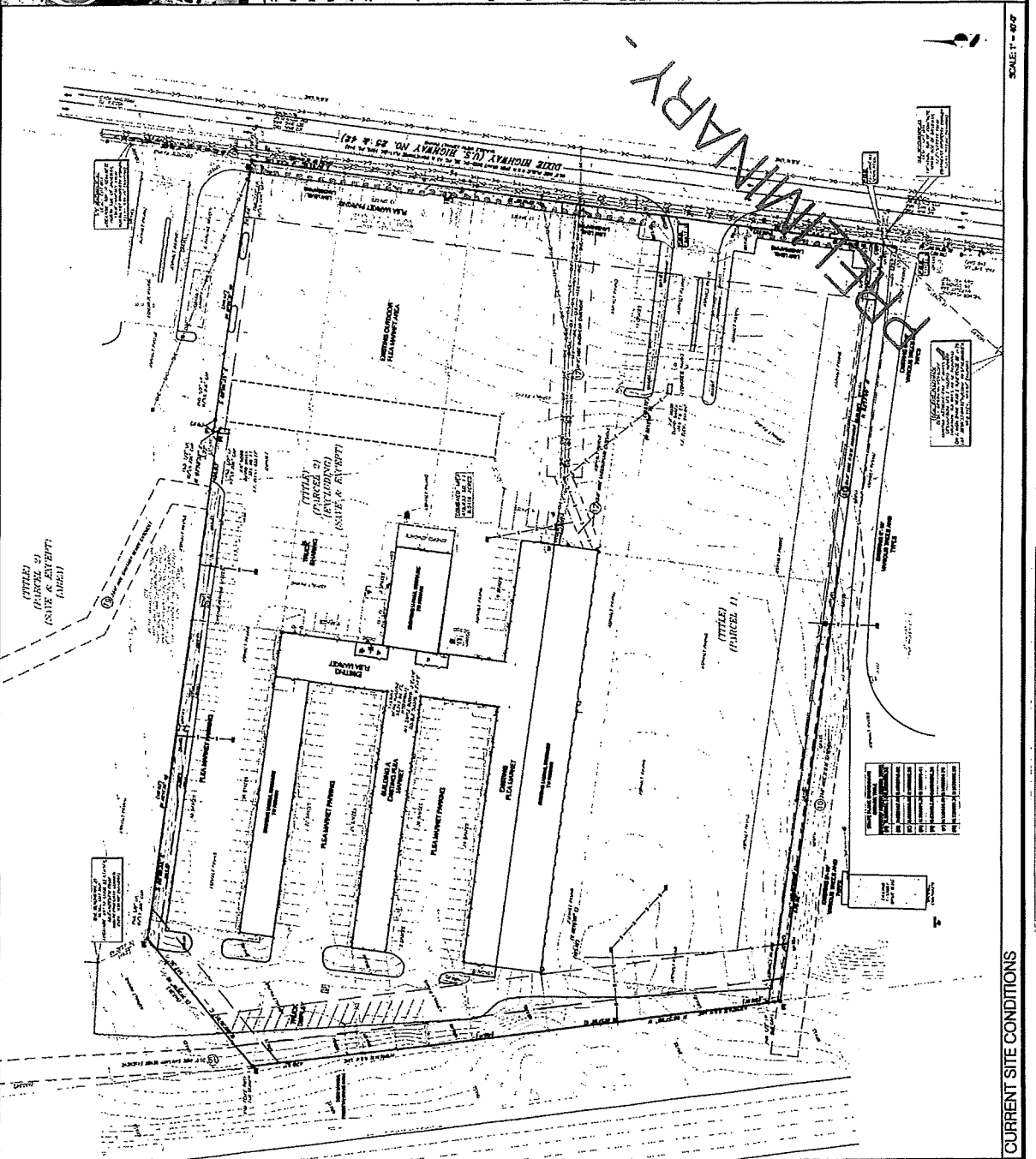
SIZE ACRES X 10,000 SF = 11.100088 MAX TOTAL BUILDING AREA

MAX AREA A = 22,240 SF
MAX AREA B = 10,000 SF
EXTENDED BUILDINGS = 10,000 SF
TOTAL BUILDING AREA = 80,000 SF

PARKING: PROVIDED
 340 SPACES
 7' DIA. (1' W/IN 8")
 8' DIA. (1' W/IN 8")

CONC. USES (SELF-STOR): 4 SPACES UP TO 20,000 SF = 120 SF
 2 SPACES UP TO 10,000 SF = 60 SF

RETAIL = 1 SP/2500 SFA = 150 SF



SCALE: 1" = 40'-0"

CURRENT SITE CONDITIONS

770080	871
AMERCO REAL ESTATE COMPANY	UNHAUL, WORTHING & STORAGE OF RICHMOND WILSON, KY 40394
18951 DORE HWY WILSON, KY 40394	770080
871	871



SITE SCALE: NTS

ZONING INFORMATION

PROJECT NAME: U-HAUL MOVING & STORAGE OF RICHMOND

MUNICIPALITY: BOONE COUNTY

PROJECT ADDRESS: 1818 DIXIE HWY, WALTON, KY 40464

APN/ACRE/AREA: 0718-04-0184 / 15.5 ACRES / 418,968 SF.

ZONE: EXISTING: C-3 - COMMERCIAL SERVICES
 PROPOSED: C-3-CP COMMERCIAL SERVICES
 PLANNED DEVELOPMENT

ADJACENT ZONING:
 N: C-3 - COMMERCIAL SERVICES
 E: C-3 - COMMERCIAL SERVICES
 S: C-3 - COMMERCIAL SERVICES
 W: C-3 - COMMERCIAL SERVICES

PERMITTED USES: EQUIP. & TRUCK RENTAL
 METAL BLDG STORAGE IN RETAIL (ACCESSORY)

SETBACKS: FRONT YARD: 30 FT.
 REAR YARD: 30 FT.
 SIDE YARD: 30 FT.

HEIGHT LIMIT: 30 FT. MAX

MAX INTENSITY: 12,000 SF / ACRE

15.5 ACRES X 12,000 SF = 171,000 SF MAX TOTAL BUILDING AREA

EXISTING BLDG: 10,000 SF

EXISTING BLDG: 10,000 SF

EXISTING BLDG: 10,000 SF

TOTAL BLDG AREA: = 30,000 SF

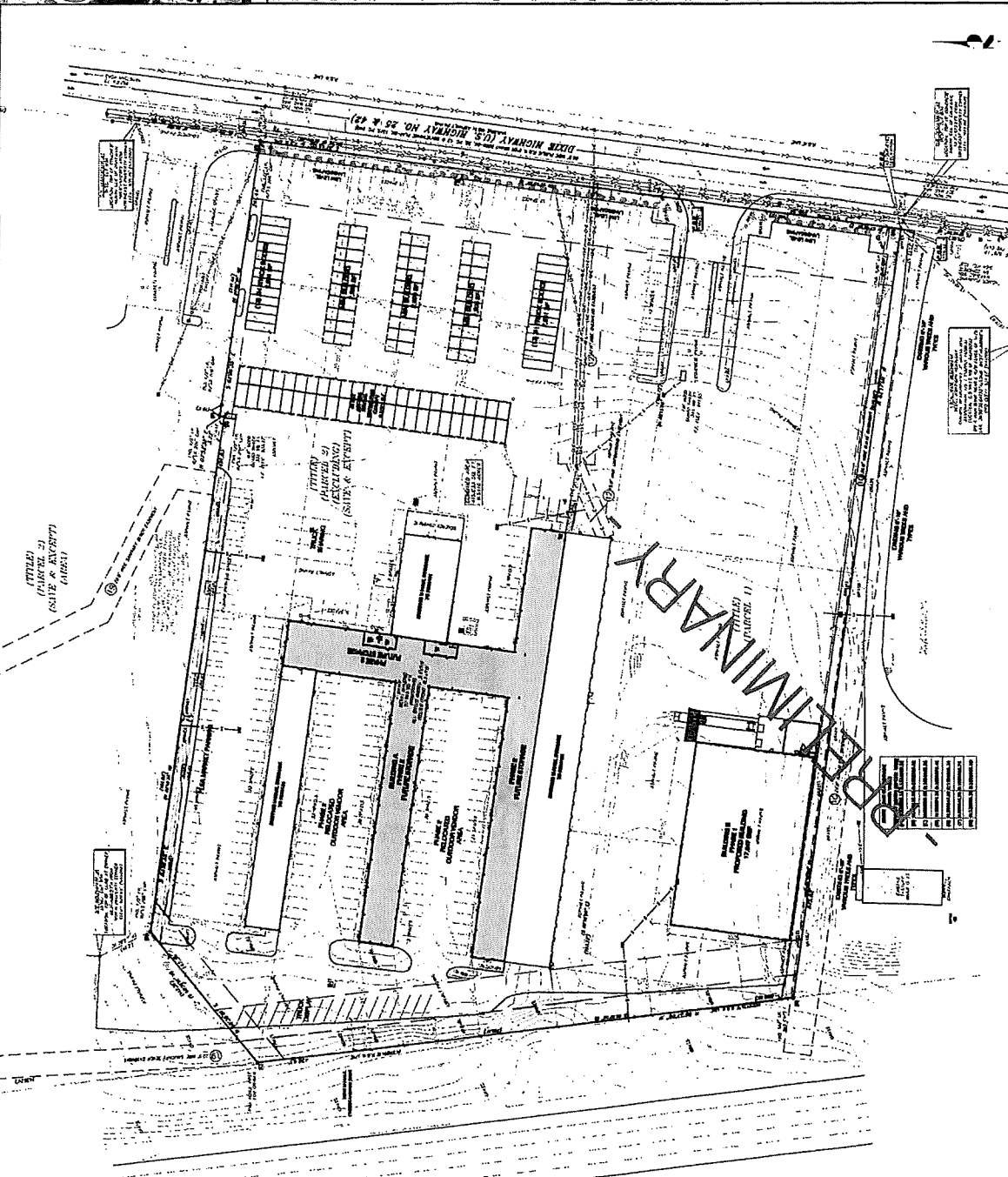
PARKING: REQUIRED: 24 SPACES
 PROVIDED: 6 ADA-1 VEH SP.
 7 (TOTAL 7 VEH SP)

COMPL. USES (BELL-STON): 1,200,000 GFA UP TO 30,000 SF. = 100%
 3,200,000 GFA AFTER C-3-CP.

RETAIL: 1,800,000 GFA = 100%

PROPOSED BLDG

BLDG	TYPE	AREA (SF)	HEIGHT (FT)	INTENSITY (SF/ACR)
1	EXISTING	10,000	10	645
2	EXISTING	10,000	10	645
3	EXISTING	10,000	10	645
4	PROPOSED	10,000	10	645
5	PROPOSED	10,000	10	645
6	PROPOSED	10,000	10	645
7	PROPOSED	10,000	10	645
8	PROPOSED	10,000	10	645
9	PROPOSED	10,000	10	645
10	PROPOSED	10,000	10	645
11	PROPOSED	10,000	10	645
12	PROPOSED	10,000	10	645
13	PROPOSED	10,000	10	645
14	PROPOSED	10,000	10	645
15	PROPOSED	10,000	10	645
16	PROPOSED	10,000	10	645
17	PROPOSED	10,000	10	645
18	PROPOSED	10,000	10	645
19	PROPOSED	10,000	10	645
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98	PROPOSED	10,000	10	645
99	PROPOSED	10,000	10	645
100	PROPOSED	10,000	10	645



SCALE: 1" = 40'-0"

PROPOSED SITE PLAN

7 Position: 10/15/15 10:53:33 AM 10/15/15 10:53:33 AM

AMERCO
 REAL ESTATE COMPANY

1000 W. LEXINGTON
 SUITE 100
 LEXINGTON, KY 40502-1000
 (606) 253-1000

UNIVERSITY OF KENTUCKY
 1000 DIXIE HWY
 WALSHEVILLE, KY 40380
 (606) 253-1000

770080

8/1

8/1

8/1



MOVING & STORAGE AT RICHWOOD
10915 Dixie Hwy. Walton, KY 41094



ADVERTISING & MARKETING ASSOCIATES, INC.

ARCHITECTURAL DESIGN & FACILITY IMAGING

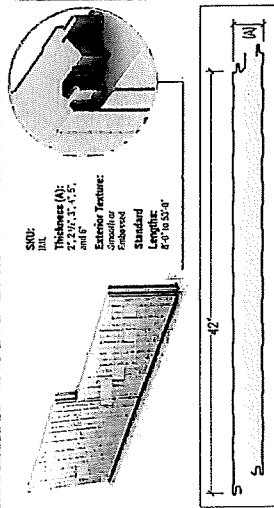
July 8, 2021

Conceptual renderings are subject to change and should not be implemented.



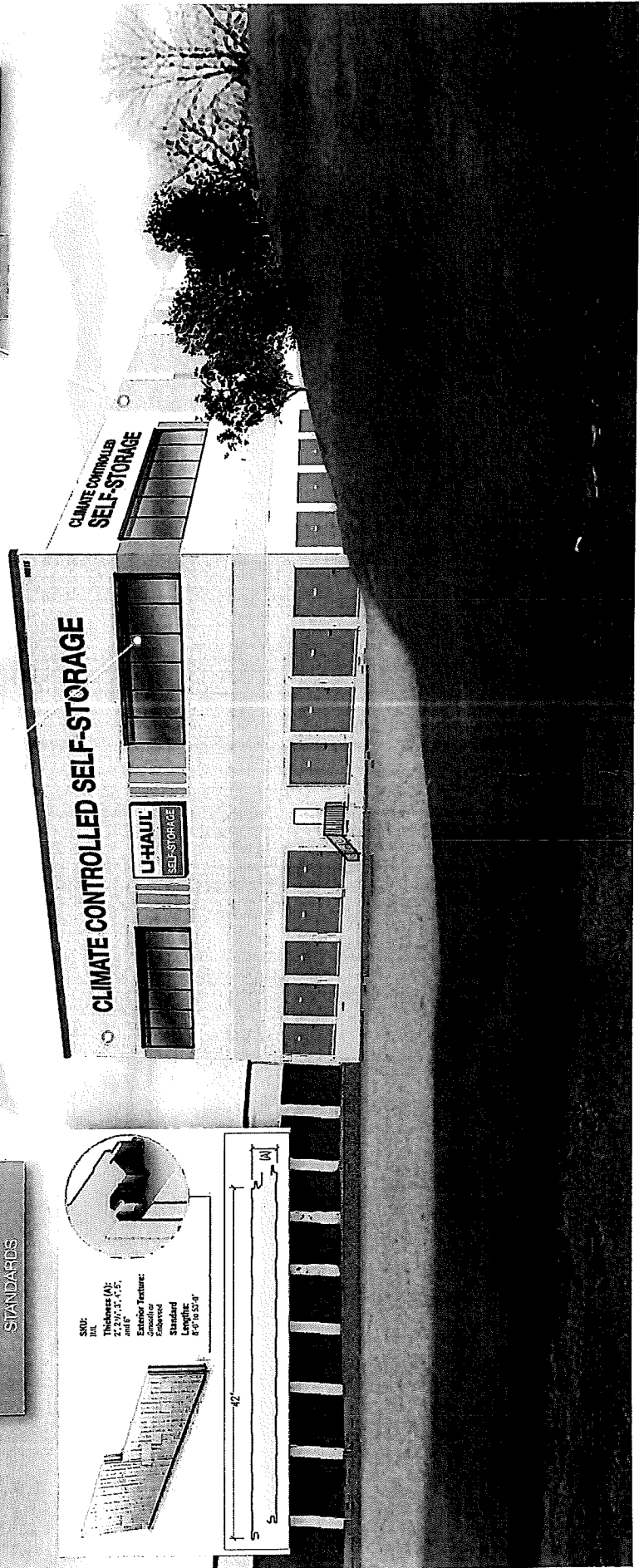
MOVING & STORAGE AT RICHWOOD
10915 Dixie Hwy. Walton, KY 41094

INSULATED METAL PANELING
PROVIDES SUPERIOR R22
INSULATION TO MEET LEED
STANDARDS



ARCHITECTURAL
PENETRATION TO ENHANCE
RETAIL UNIFORMITY IN THE
AREA

CHANGE IN PAINT TO PROVIDE
ARTICULATION TO THE ELEVATION



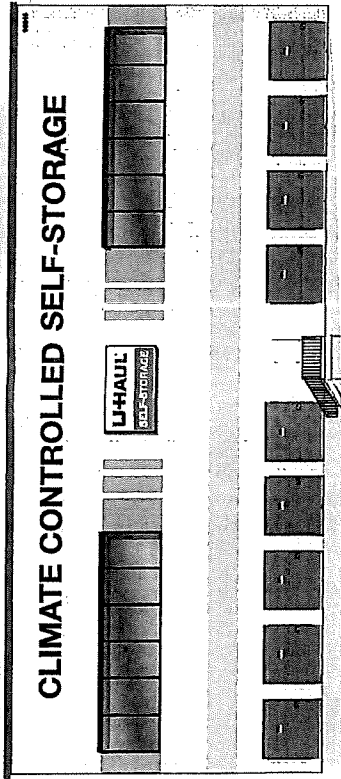
ARCHITECTURAL DESIGN & FACILITY IMAGING

ADVERTISING & MARKETING ASSOCIATES, INC.

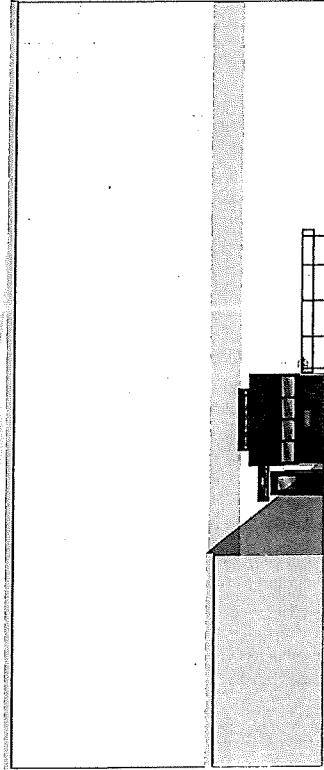
July 8, 2021
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DETAILED

MOVING & STORAGE AT RICHWOOD
10915 Dixie Hwy. Walton, KY 41094



WEST ELEVATION
Scale: 1/16" = 1'



EAST ELEVATION
Scale: 1/16" = 1'



ADVERTISING & MARKETING ASSOCIATES, INC.

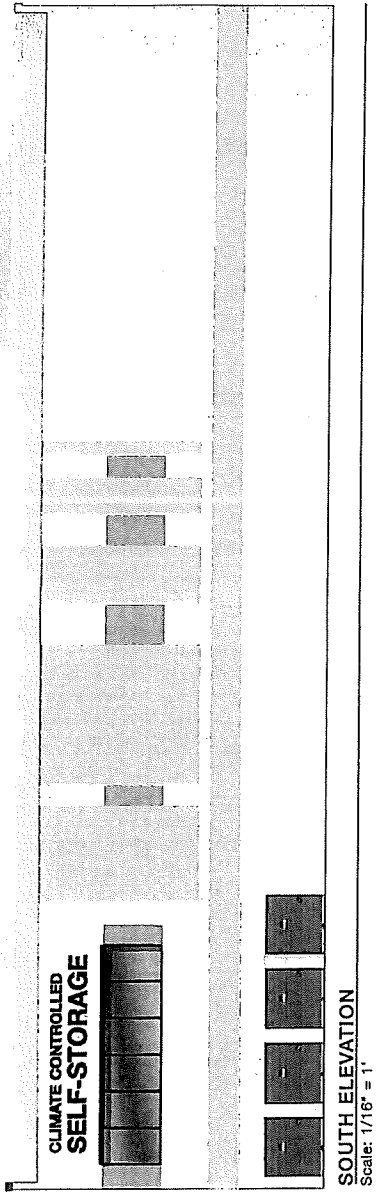
ARCHITECTURAL DESIGN & FACILITY IMAGING

July 8, 2021

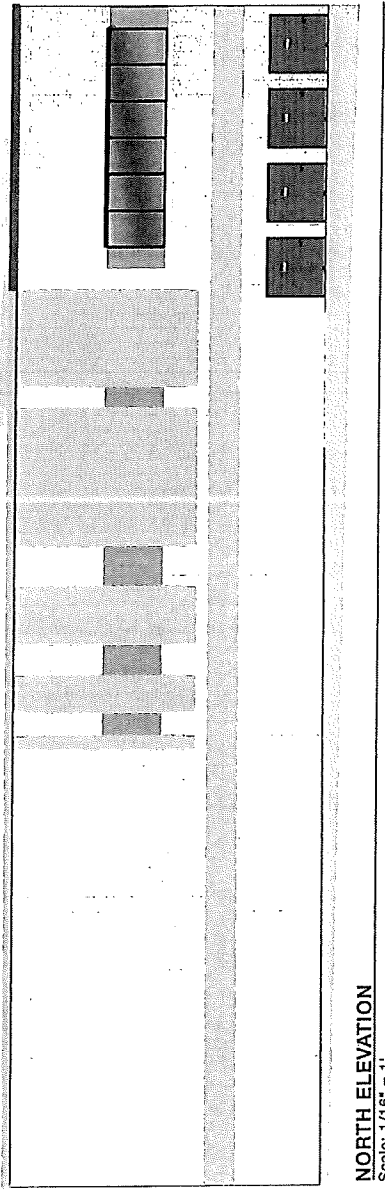
Conceptual renderings are subject to change and should not be implemented.

UPHOLD

MOVING & STORAGE AT RICHWOOD
10915 Dixie Hwy. Walton, KY 41094



SOUTH ELEVATION
Scale: 1/16" = 1'



NORTH ELEVATION
Scale: 1/16" = 1'



ADVERTISING & MARKETING ASSOCIATES, INC.

ARCHITECTURAL DESIGN & FACILITY IMAGING

July 8, 2021

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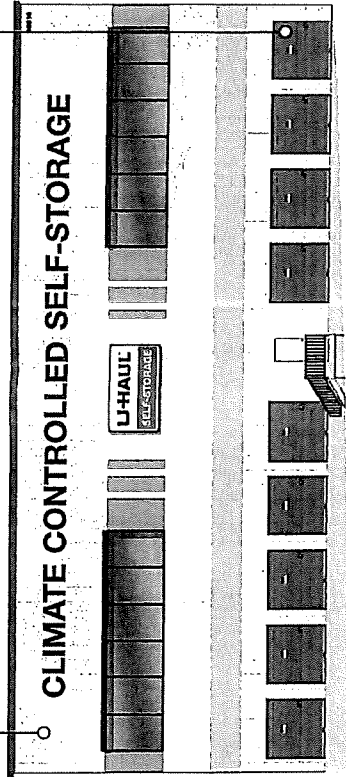


MOVING & STORAGE AT RICHWOOD

10915 Dixie Hwy. Walton, KY 41094

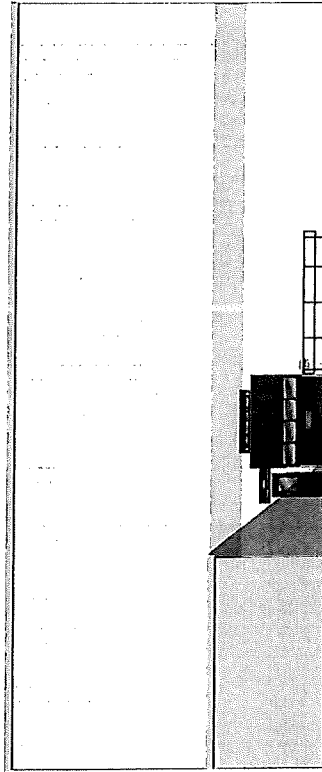
VERTICAL MODULATION EXTENDING THE PARAPET ABOVE THE ROOFLINE

ARCHITECTURAL DETAIL



WEST ELEVATION

Scale: 1/16" = 1'



EAST ELEVATION

Scale: 1/16" = 1'



ADVERTISING & MARKETING ASSOCIATES, INC.

ARCHITECTURAL DESIGN & FACILITY IMAGING

July 8, 2021

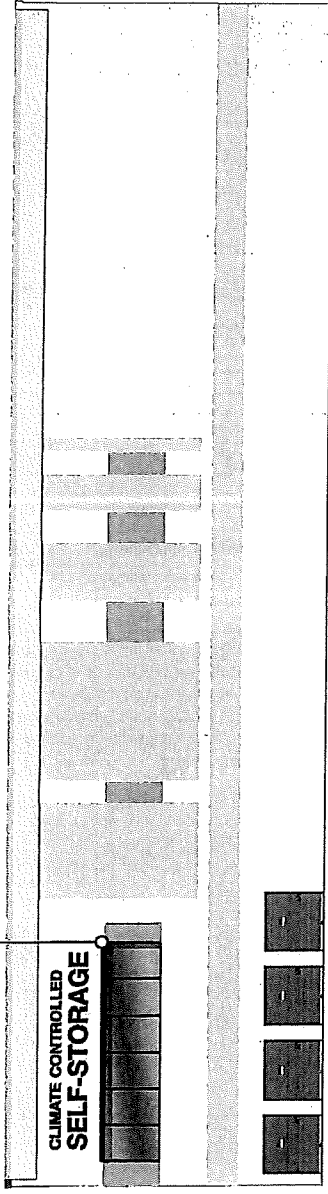
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MOVING & STORAGE AT RICHWOOD

10915 Dixie Hwy, Walton, KY 41094

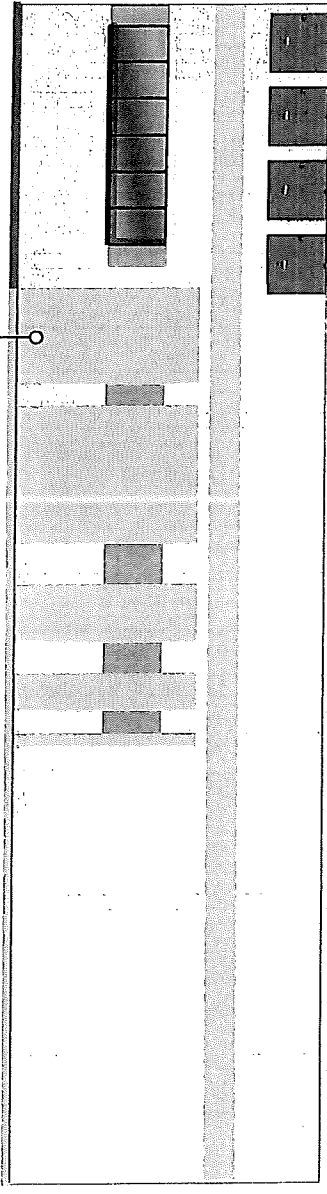
6'H x 3"D WINDOW BROW,
ARCHITECTURAL DETAIL



CLIMATE CONTROLLED
SELF-STORAGE

SOUTH ELEVATION
Scale: 1/16" = 1'

ARTISTIC USE OF MATERIALS AT
THE SKYLINE



NORTH ELEVATION
Scale: 1/16" = 1'



ADVERTISING & MARKETING ASSOCIATES, INC.

ARCHITECTURAL DESIGN & FACILITY IMAGING

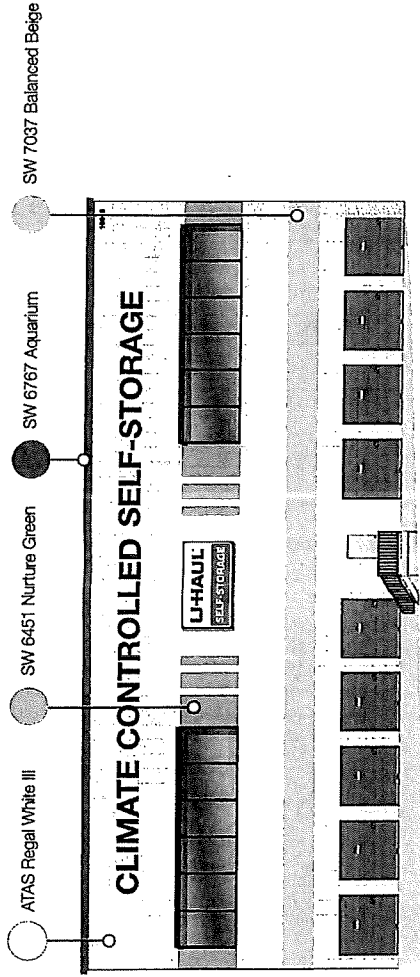
July 8, 2021

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U-HAUL

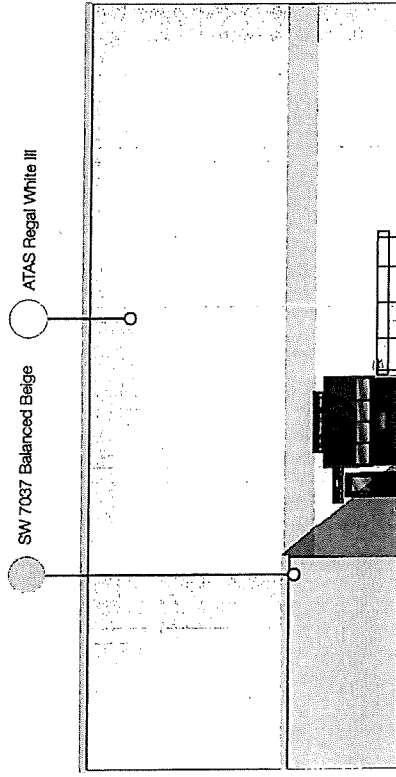
MOVING & STORAGE AT RICHWOOD

10915 Dixie Hwy, Walton, KY 41094



WEST ELEVATION

Scale: 1/16" = 1'



EAST ELEVATION

Scale: 1/16" = 1'



ADVERTISING & MARKETING ASSOCIATES, INC.

ARCHITECTURAL DESIGN & FACILITY MAINTENANCE

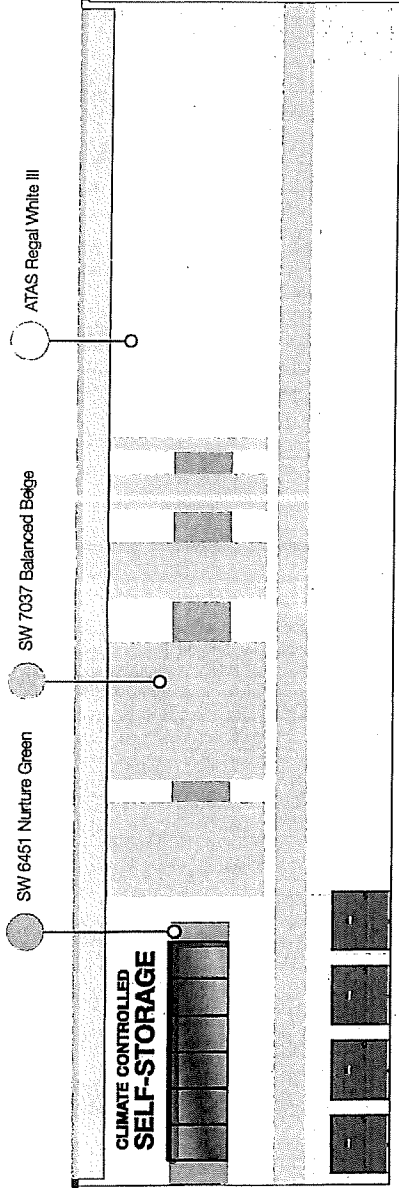
July 8, 2021

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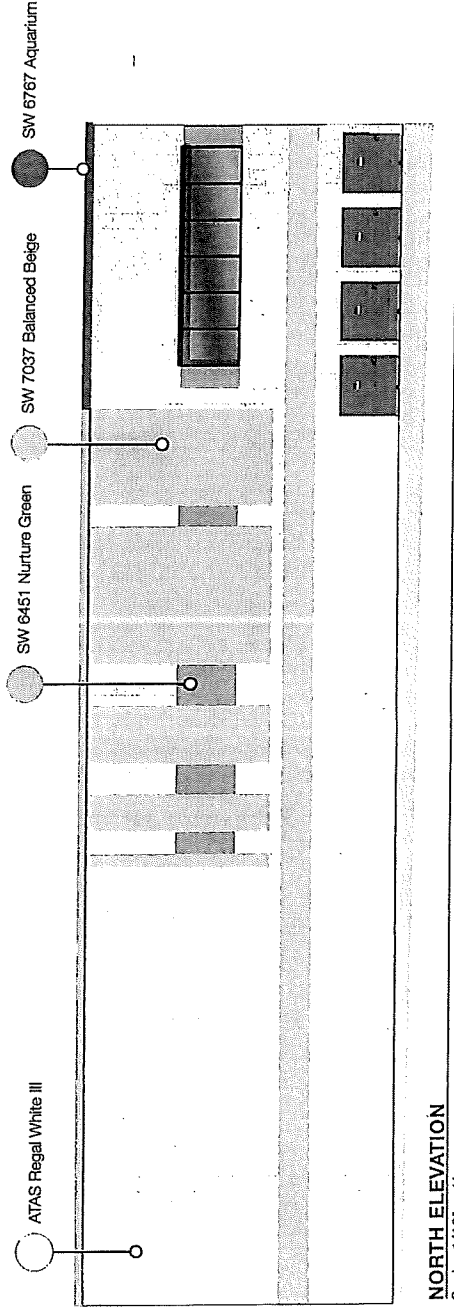
MOVING & STORAGE AT RICHWOOD

10915 Dixie Hwy. Walton, KY 41094



SOUTH ELEVATION

Scale: 1/16" = 1'



NORTH ELEVATION

Scale: 1/16" = 1'



ADVERTISING & MARKETING ASSOCIATES, INC.

ARCHITECTURAL DESIGN & FACILITY IMAGING

July 8, 2021

Conceptual renderings are subject to change and should not be implemented.

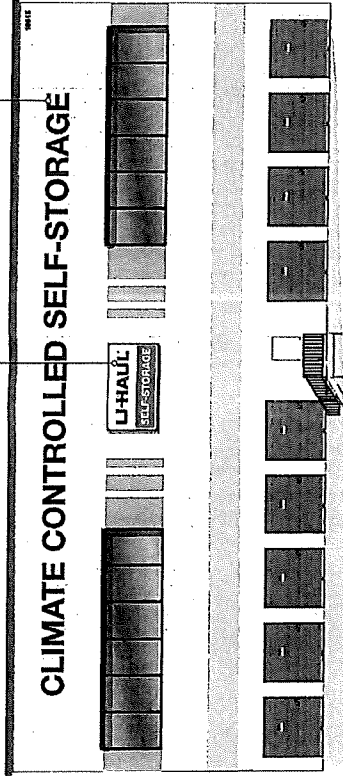


MOVING & STORAGE AT RICHWOOD

10915 Dixie Hwy, Walton, KY 41094

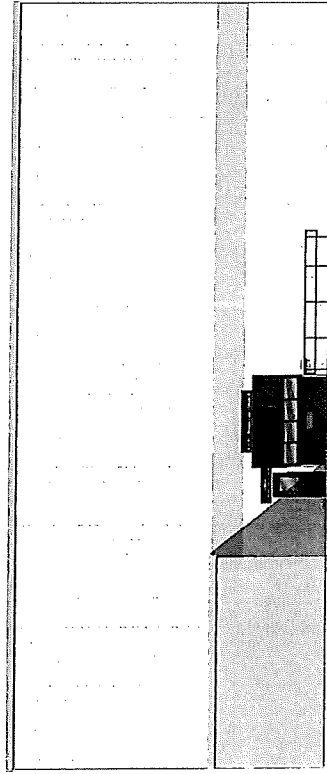
12'W x 7'H
84 SQFT

82'-4"W x 3'H
247 SQFT



WEST ELEVATION

Scale: 1/16" = 1'



EAST ELEVATION

Scale: 1/16" = 1'



ADVERTISING & MARKETING ASSOCIATES, INC.

ARCHITECTURAL DESIGN & FACILITY IMAGING

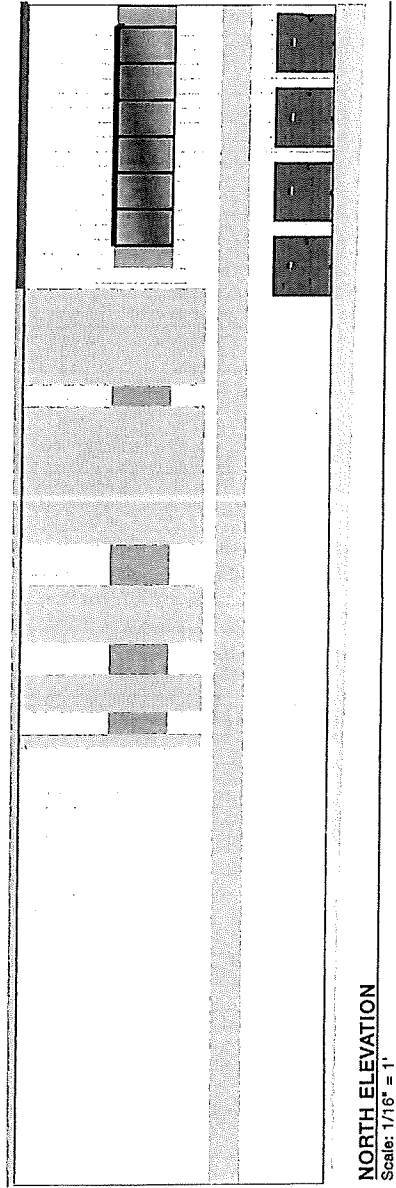
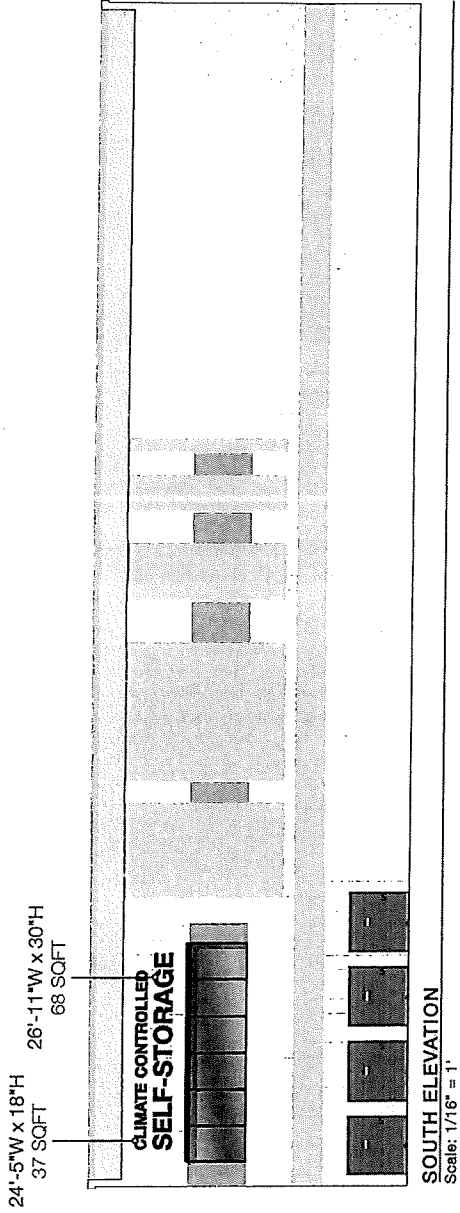
July 8, 2021

Conceptual renderings are subject to change and should not be implemented.



MOVING & STORAGE AT RICHWOOD

10915 Dixie Hwy, Walton, KY 41094



ADVERTISING & MARKETING ASSOCIATES, INC.

ARCHITECTURAL DESIGN & FACILITY MAINTN

July 8, 2021

Conceptual renderings are subject to change and should not be implemented.

770080
 SHEET NO. 12
 DATE: 10/20/11
 CHECKED: [Signature]
 DRAWN: [Signature]

AMERCO REAL ESTATE COMPANY
 1700 WEST 10TH AVENUE
 SUITE 200
 DENVER, CO 80202
 P: (303) 733-6000

SITE ADDRESS:
 U-HALL OF INDEPENDENCE
 108TH DRIVE HWY
 WALTON, KY 40384

SHEET CONTENTS:
 PROPOSED
 ELEVATIONS

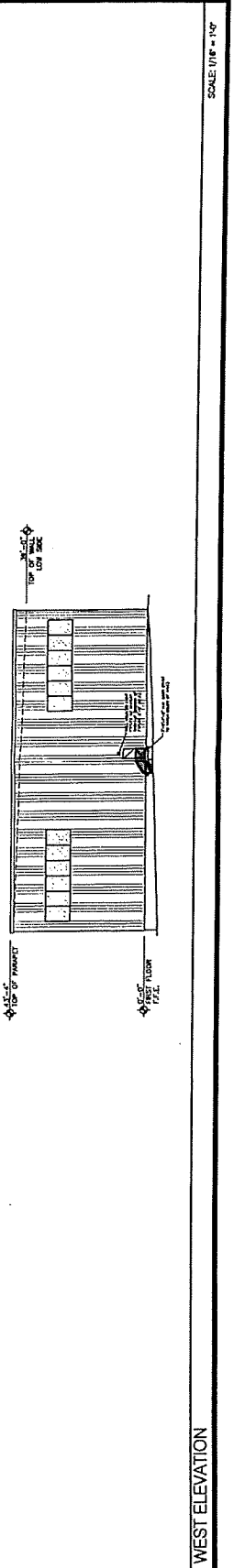
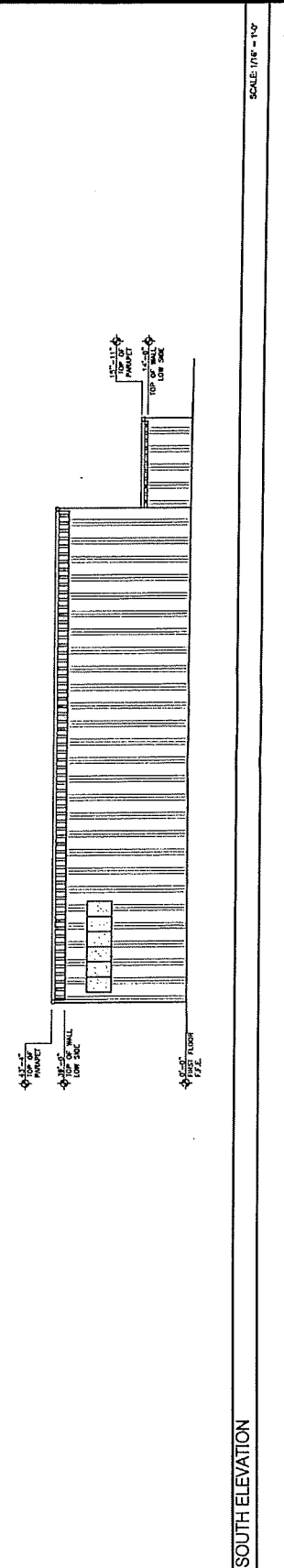
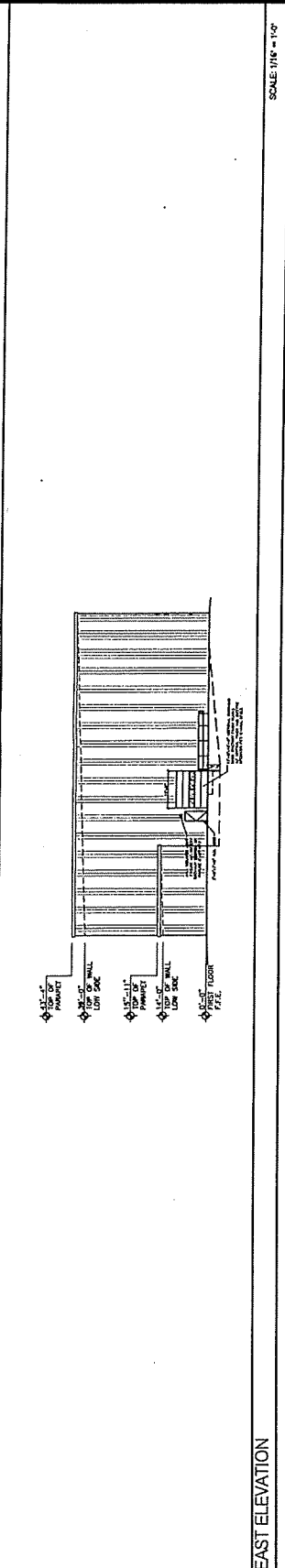
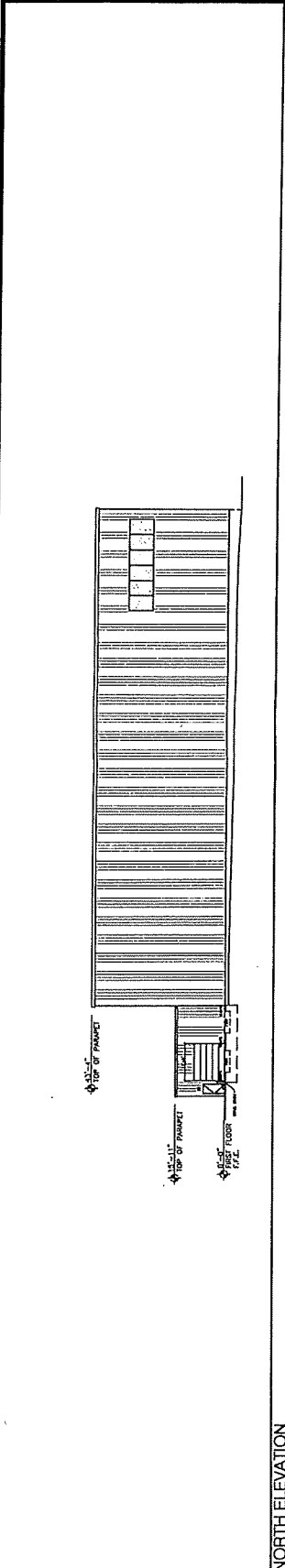
PROFESSIONAL SEAL
 ARCHITECT LICENSE NO. 111111

NO MODIFICATIONS
 TO BE MADE WITHOUT
 THE ARCHITECT'S
 WRITTEN CONSENT

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/20/11	ISSUED FOR PERMITS
2	10/20/11	ISSUED FOR PERMITS
3	10/20/11	ISSUED FOR PERMITS
4	10/20/11	ISSUED FOR PERMITS
5	10/20/11	ISSUED FOR PERMITS
6	10/20/11	ISSUED FOR PERMITS
7	10/20/11	ISSUED FOR PERMITS
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16	10/20/11	ISSUED FOR PERMITS
17	10/20/11	ISSUED FOR PERMITS
18	10/20/11	ISSUED FOR PERMITS
19	10/20/11	ISSUED FOR PERMITS
20	10/20/11	ISSUED FOR PERMITS

SHEET NOTES:



PRELIMINARY DRAWING FOR INFORMATION ONLY

AMERCO REAL ESTATE COMPANY

770080

DATE: 01/11/17

BY: [Signature]

CHECKED: [Signature]

SCALE: 3/32" = 1'-0"

PROPOSED ELEVATIONS

AMERCO REAL ESTATE COMPANY

OPERATOR: LORRAINE S. BROWN

177 WEST LEXINGTON AVENUE

NEW YORK, NY 10036

TEL: (212) 361-4000

SITE ADDRESS:

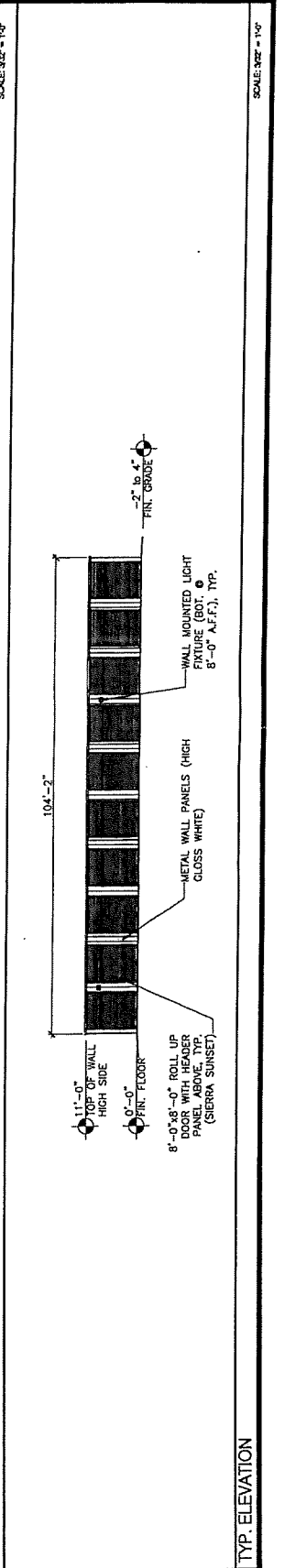
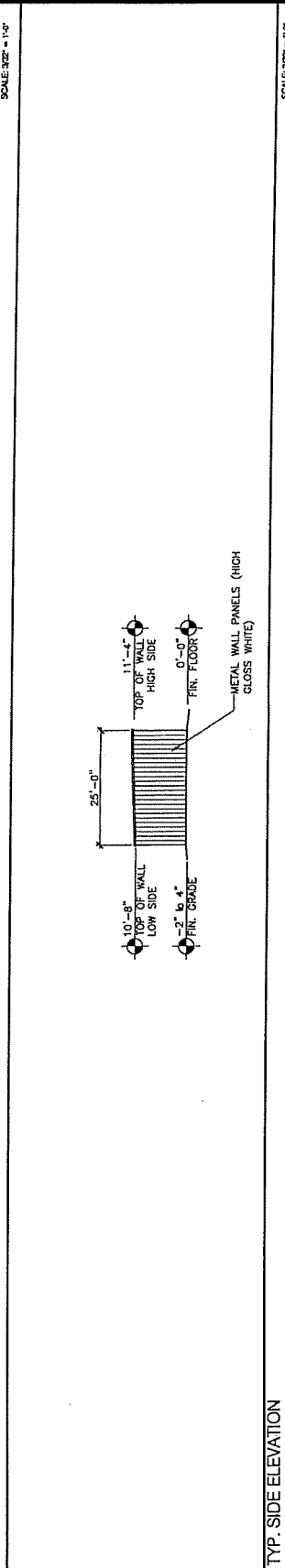
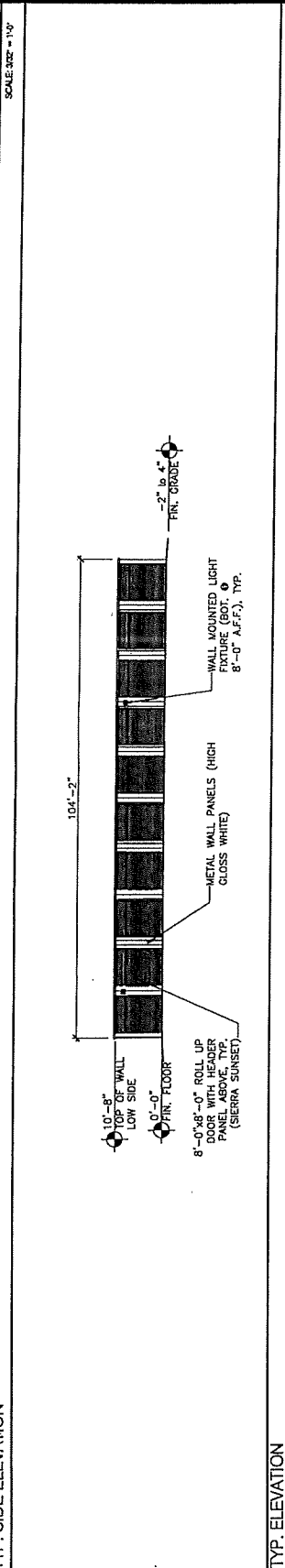
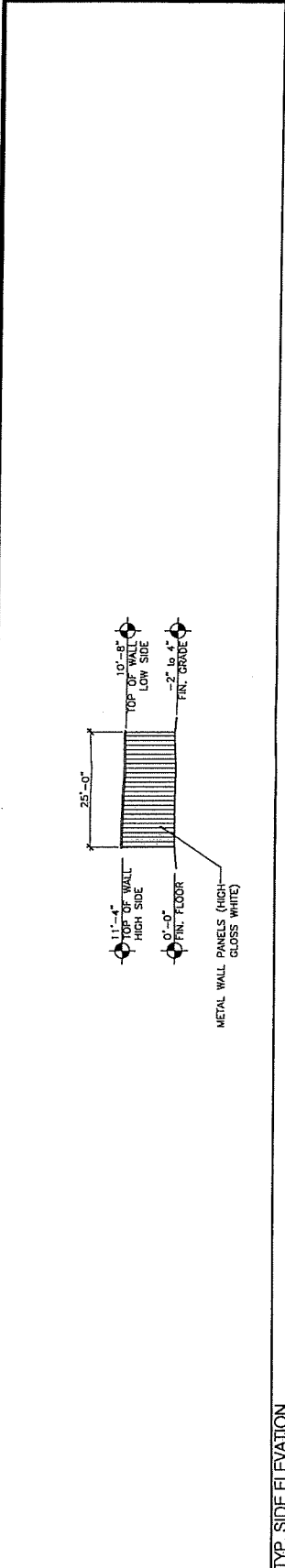
U-HALL OF RICHMOND

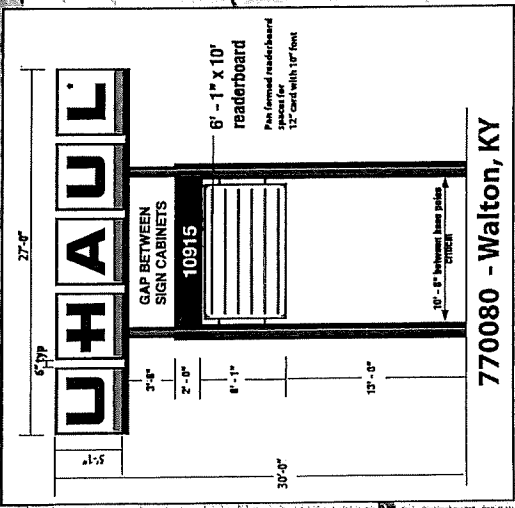
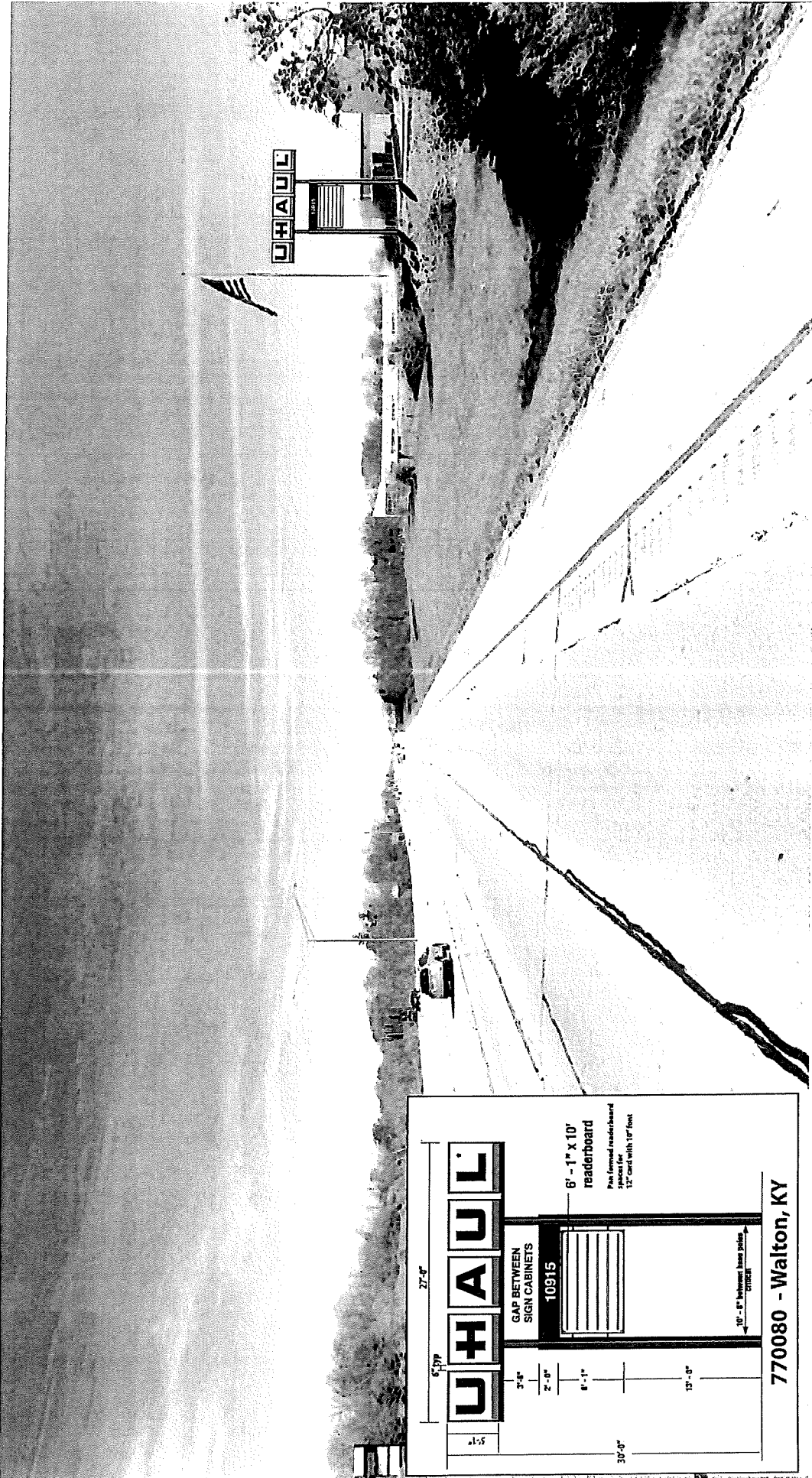
1008 DUNE HWY

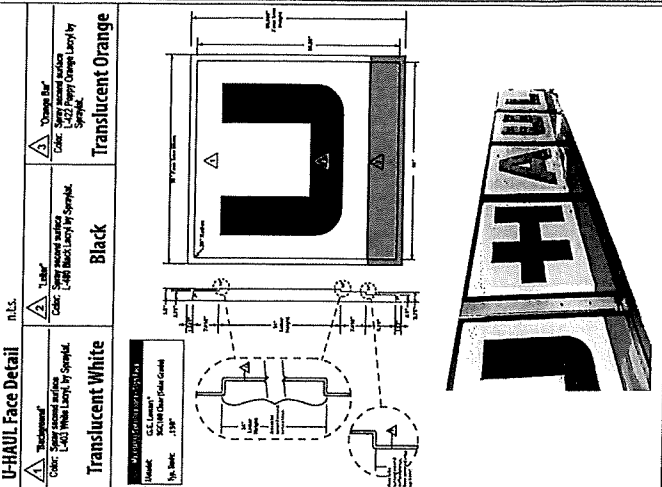
WALTON, KY 40384

SHEET NUMBER: E-3

FORM: 1/2008



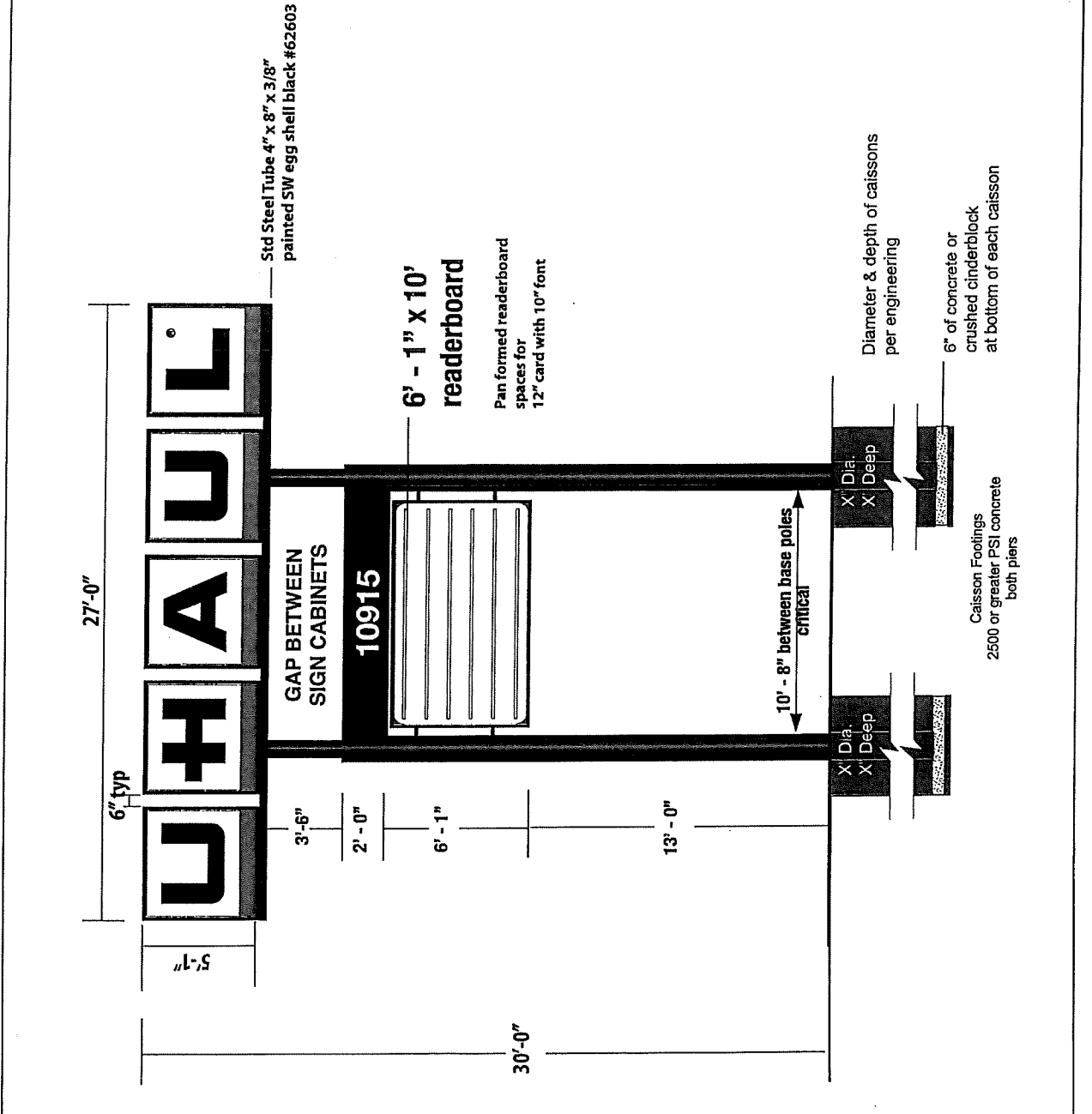




SQUARE FOOTAGE:

U-HAUL: 5'-1" x 27'-0" = 137.5 sqft
 GAP SPACE: 3'-6" x 10'-0" = 35 sqft
 READER BOARD: 6'-1" x 10'-0" = 61 sqft
 TOTAL SQUARE FOOTAGE: 233.5 sqft

NOT TO SCALE



**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARINGS
OCTOBER 6, 2021
7:30 P.M.**

Chairman Rolfsen opened the Public Hearing at 8:30 p.m. and welcomed everyone to the Planning Commission's October 6, 2021 Public Hearing.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Pamela Goetting
Ms. Corrin Gulick
Mr. Steve Harper
Mr. Rick Lunnemann
Mr. Don McMillian
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele
Mr. Tom Szurlinski
Mr. Kenny Vaught

COMMISSION MEMBERS NOT PRESENT:

Mr. Kim Bunger, Secretary/Treasurer
Mrs. Janet Kegley
Mr. Steve Turner, Temporary Presiding Officer

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Todd K. Morgan, AICP, Senior Planner
Mr. Michael D. Schwartz, Planner
Mr. Tom Chaney, Planner

Chairman Rolfsen introduced the first item on the Agenda.

ZONING MAP AMENDMENT – Kim Patton, Chairman, Michael Schwartz, Staff

1. Request of **Stephany Sheekey (applicant)** for **Amerco Real Estate Company (owner)** for a Zoning Map Amendment from Commercial Services (C-3) to Commercial Services/Planned Development (C-3/PD) for a 9.55 acre site located at 10915 Dixie Highway, Boone County, Kentucky. The request is for a zone change to allow self-storage, warehousing, truck and trailer share, retail, and flea market uses, and to allow additional signage and modifications to landscape requirements.

Mr. Michael Schwartz, referred to his PowerPoint presentation. The site contains approximately 9.5 acres along the west side of Dixie Highway and east of I-71/75. It is located approximately 1,100 feet south of Frogtown Road. The site has approximately 900 feet of road frontage and has a lengthy history with the Planning Commission (see pages 1 & 2 of the Staff Report). The site is currently occupied by a one story, 53,800 square foot commercial building and a 6,000 square foot canopy structure. There is a 19 foot high, 168 square foot free standing sign. There are other signs on the property. Access is provided by a single curb cut off Dixie Highway. Mr. Schwartz showed photographs of the site and adjoining properties. The site is currently zoned Commercial Services (C-3), and the applicant would like to add the Planned Development (PD) Overlay Zoning District. The applicable zoning regulations are provided on pages 2 & 3 of the Staff Report. The impetus for the zone change request is the desire to build a 17,847 square foot warehouse building. The site is relatively flat with an average grade of 2%. The 2040 Future Land Use Map designates the site for Commercial (C) use. Page 4 of the Staff Report provides references to the text of the Comprehensive Plan. Mr. Schwartz reviewed the submitted Concept Development Plan.

The applicant is proposing to build a 43' high, 17,847 square foot warehouse building for U-Haul's U-Box self storage. In addition, three 11' foot high, 2,500 square foot, self storage buildings are planned along with the construction of two 2,591 square foot truck/trailer share structures. The plan also calls for the conversion of the existing 6,179 square foot roof covered flea market structure to self-storage room will occur. The existing 53,800 square foot building will be used for U-Haul storage. The indoor flea market will transition to an outdoor flea market. There is a provision for 228 off-street parking spaces, an outdoor truck display area and landscaping. The existing free-standing sign along Dixie Highway will be retained and exterior lighting will be installed. In addition, a 30 foot high free-standing interstate sign of 450 square feet will be installed with the following message areas; U-Haul (137.25 square feet), address panel (21.33 square feet) and a manual reader board (60.83 square feet). Mr. Schwartz showed some elevations of the proposed buildings.

Page 6 of the Staff Report provides a list of Staff comments. Pages 7 and 8 of the Staff Report provide a list of deficiencies in which the Concept Development Plan does not meet the requirements of the Zoning Regulations. The applicant has provided traffic generation information based upon the applicant's other facilities. The proposed interstate free-standing sign is located in an existing 20 foot wide sanitary sewer easement. Mr. Schwartz summarized what the applicant

is requesting through the PD application process. The applicant is requesting that the property be used for a storage warehouse and the use of the front yard for outside storage, display and loading. In addition, the applicant does not want to install a wall screen for outside storage, display or loading areas. Further, the owner is requesting light that may exceed one foot candle along portions of the north and east property lines, a reduction in the number of required off-street parking spaces, a provision for additional signage and modifications to required landscaping.

Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation? Mr. Drew Case, U-Haul Company, stated that it is their desire to improve the site to meet the community standards.

At this time, Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the Concept Development Plan request? Mr. John Helmer, stated that he owns the neighboring property. He asked if the owner could clean-up the trees on the south side of the site. The area is overgrown. He asked the previous owner to clean it up. He also suggested adding a chain link fence. The trees should be removed and the fence would be for security purposes. He submitted pictures of the trees. Chairman Rolfsen asked if the trees would be removed? Mr. Case replied that he could trim them and install some new ones. He explained that they would replace some of the pavement. Mr. Costello inquired about how the site would be cleaned up? Mr. Case replied that they are looking to clean-up the entire site as his company has done a lot of conversion projects like one in Milford, Ohio – a three story building. The goal is for the outside storage to move towards the inside in an effort to control it. He offered to limit the number of parking spaces for boats and recreational vehicles.

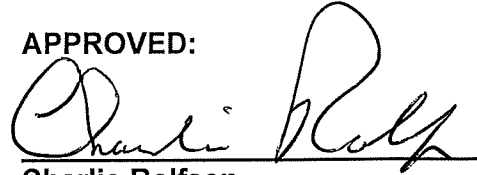
Mr. Patton asked the applicant to be prepared for the Committee Meeting in terms of how the site will look and be organized. He felt uncomfortable with what the applicant is asking for in terms of uses and landscaping exceptions. The applicant is welcome to meet with Staff ahead of time. He encouraged the Board to look at all of his conversion sites.

Mrs. Steele asked if the applicant would still be charging to enter the parking lot? Mr. Case responded that he would look into it.

Mr. Schwenke inquired about the old semi-trailers and campers on the site. Mr. Case agreed to look into the matter. Currently, the facility is not to their standards. U-Haul owns the whole property. Mr. Case stated that he will bring additional drawings to the Committee meeting to show what the site will look like in the future.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on October 20, 2021 at 5:00 P.M. in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on November 3, 2021 at 7:00 p.m. The Chairman Rolfsen closed the Public Hearing at 8:55 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
FIRST FLOOR FISCAL COURTROOM
BUSINESS MEETING
NOVEMBER 3, 2021
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's November 3, 2021 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Ms. Corrin Gulick
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Don McMillian
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele
Mr. Tom Szurlinski
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mr. Kim Bunger, Secretary/Treasurer
Mrs. Pamela Goetting
Mr. Steve Harper
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Todd K. Morgan, Senior Planner
Mr. Michael Schwartz, Planner
Mr. Tom Chaney, Planner

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the October 20, 2021 Business Meeting. Chairman Rolfsen asked if there were any other comments or corrections? Mr. Costello noted that there was a correction on Page 2 of the Minutes. He distributed a highlighted version of the corrected Minutes. A paragraph was added at the suggestion of Mrs. Steele.

Mr. Patton moved to approve the Minutes as presented, which included the added language. Mrs. Kegley 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 October 7, 2021 and November 3, 2021.

EXPENSES:

Accounting Fees	\$ 768.05
Attorney Fees	4,200.00
Auto Expense	71.87
Consultant/Professional Svcs Fees	2,535.00
Filing Fees (CLURS)	850.00
GIS Operations	20,000.00
Legal Ads/Recruitment	383.20
Miscellaneous Expense	364.31
Office & Board Meeting Supplies	1,685.92
Office / Equipment Maintenance	75.08
Office Equipment / Expense	312.50
Postage Expense	516.00
Printing/Pub/Dues/Subscriptions	1,853.45
Professional Development	<u>295.00</u>

TOTAL: \$ 33,910.38

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 6,510.02
Health/Dental/Life/LTD	14,692.86
Retirement – BCPC Portion	27,111.45
Salaries – Staff Expenses	88,672.62
Salaries – BCPC & BOA	<u>1,385.00</u>

TOTAL: \$138,371.95

GRAND TOTAL: \$172,282.33

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. Turner seconded the motion and it carried unanimously.

ZONING MAP AMENDMENT – Kim Patton, Chairman, Michael Schwartz, Staff

1. Request of **Stephany Sheekey (applicant)** for **Amerco Real Estate Company (owner)** for a Zoning Map Amendment from Commercial Services (C-3) to Commercial Services/Planned Development (C-3/PD) for a 9.55 acre site located at 10915 Dixie Highway, Boone County, Kentucky. The request is for a zone change to allow self-storage, warehousing, truck and trailer share, retail, and flea market uses, and to allow additional signage and modifications to landscape requirements.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval based upon Findings of Fact and Conditions (see Committee Report). He noted the Committee voted unanimously with Ms. Gulick, Mr. Lunnemann and Mr. Patton voting in favor of the request. The applicant and developer has signed the Condition Letter.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request for a total of 5 minutes on either side?

Seeing no one, **Mr. Patton 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. Mrs. Steele seconded the motion.**

Chairman Rolfsen asked if any of the Board members had any questions or comments? Mr. Schwenke inquired about the status of the blacktop? Will there be any new paving? Mr. Patton replied that some of the paving has already begun. Mr. Schwenke asked about the storage of old motorhomes and trailers? Mr. Patton responded that some of it will be removed because there will be a new building constructed on the southwest corner of the site. There will also be new fencing and landscaping installed where the old RVs are currently located. The brush is in the process of removal and Buffer Yard A will be installed.

Chairman Rolfsen asked if the applicant was still going to do the \$1.00 parking? Mr. Drew Case replied that the flea market will charge a dollar for parking. Chairman Rolfsen inquired on whether the entire site will be fenced? Mr. Schwenke replied yes.

Chairman Rolfsen asked for a vote on the original motion made by Mr. Patton and seconded by Mrs. Steele. The motion passed unanimously.

CHANGE IN CONCEPT DEVELOPMENT PLAN – Corrin Gulick, Chairwoman, Tom Chaney, Staff

2. Request of **Viox & Viox (applicant)** for **Villas of Fowler's Creek LLC (owner)** for a Change in an Approved Concept Development Plan in a Suburban Residential Two/Union Town Overlay (SR-2/UTO) zone for a 17.743 acre site located at 9172 Royal Oak Lane, Union, Kentucky (Villas of Fowler's Creek Condominiums). The request is for a Change in an Approved Concept Development Plan to allow a right turn, exit only gate at the Royal Oak Lane/Old Union Road intersection.

Staff Member, Tom Chaney, read the Committee Report, which recommended approval based upon Findings of Fact (see Committee Report). He noted the Committee voted unanimously with Ms. Gulick, Mr. Lunnemann and Mr. Patton 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?

Ms. Megan de Sola, applicant, acknowledged that her client was in agreement with the recommendation.

Mr. Ben Mathis, 3049 Deer View Drive, stated that currently people will use this route as a short cut. With the gate, it will result in a safety benefit.

Seeing no further comments, **Ms. Gulick moved to approve the Change in Concept Development Plan by Resolution to the City of Union based upon the Committee Report and subject to the Findings of Fact. Mr. Lunnemann seconded the motion.**

Chairman Rolfsen asked if the applicant has decided how they will activate the gate? Ms. de Sola responded that they are still exploring options and want to use a bar code/sticker on a windshield. Mr. Rolfsen inquired about fire/police access? Ms. de Sola replied there is a lock box that deactivates the gate. Fire departments usually have keys to it but not police departments. Perhaps both could have access. Chairman Rolfsen asked if the site has adequate stacking? Ms. Gulick replied that she visited the site and felt it had adequate stacking.

Chairman Rolfsen asked for a vote on the original motion made by Ms. Gulick and seconded by Mr. Lunnemann. The motion passed unanimously.

ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT – Rick Lunnemann, Chairman, Todd Morgan, Staff

2. Request of **Jihad Hillany; Vision Engineering, LLC (applicant) for City of Florence (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 196.5 acre site located at 7500 Turfway Road, Florence, Kentucky. The request is for amendments to a Special Sign District in a Recreation/Planned Development/Houston Donaldson Study Corridor Overlay (R/PD/HDO) zone to allow alternative signage.

Mr. Patton moved to defer the request to the November 17, 2021 Business Meeting. Mr. Schwenke seconded the motion and it passed unanimously.

TECHNICAL/DESIGN REVIEW – Steve Harper, Chairman, Michael Schwartz, Staff

4. Aerotek – 600 Meijer Drive

Staff Member, Michael Schwartz, referred to a Power Point presentation. It is a request to deviate from the Houston-Donaldson Study sign regulations. The building is located off Meijer Drive and the Technical/Design Review Committee has seen this several times. The proposal is to install a building mounted sign for Aerotek on the interstate side. The deviations include only a maximum of 2 building mounted signs are allowed per elevation and that signage can only be based on the building where the tenant is located. Aerotek is renting space on the first floor in the front part of the building and the proposed sign is located on the 3rd floor on the back side.

It will be the third sign on that part of the building. Mr. Schwartz noted that the Technical/Design Review Committee met prior to the Business Meeting and recommended approval.

Chairman Rolfsen asked if there was a motion to act on the request? Mr. Lunnemann moved to approve the request based upon the Technical/Design Review Committee recommendation as presented. Ms. Gulick seconded the motion and it passed unanimously.

NEW BUSINESS:

ZONING MAP AMENDMENT, Michael Schwartz, Staff

5. Request of **Viox and Viox, per Michelle Bollman (applicant) for BBB Developers, LLC, per J.J. Miller (owner)** for a Zoning Map Amendment from Agricultural Estate (A-2) to Rural Suburban Estate (RSE) for an approximate 31 acre area, being the southern portion of the property located at 2645 Hathaway Road, Boone County, Kentucky. The request is for a zone change to allow a subdivision for detached single family residential dwellings.

Mr. Schwenke moved to schedule the Public Hearing for Item #5 on December 1, 2021 at 7:30 p.m. Mr. Patton seconded the motion and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Kevin P. Costello, AICP, explained that the City of Florence had recently promoted Mr. Jacob Carpenter to be a Code Enforcement Officer. Part of his duties are to enforce the Boone County Zoning Regulations within the City of Florence. As a result, the Planning Commission must appoint/designate Mr. Carpenter as a Zoning Enforcement Office under KRS 100.991 effective immediately.

As a result., Mr. Patton moved to appoint/designate Mr. Jacob Carpenter as a Zoning Enforcement Office for the City of Florence within the city limits based upon Mr. Costello's November 1, 2021 Memo. Mr. Schwenke seconded the motion and it passed unanimously.

COMMITTEE REPORTS:

AIRPORT:

Mr. Bessler noted that the next quarterly Airport Committee Meeting will be on November 16, 2021 at 11:00 a.m. It will be a virtual meeting. Information about the meeting was just sent out.

ADMINISTRATIVE/PERSONNEL: Mr. Lunnemann
No Report

ENFORCEMENT: Mr. Bunger
No Report

LONG RANGE PLANNING/COMPREHENSIVE PLAN: Mr. Schwenke
No Report

TECHNICAL/DESIGN REVIEW: Mr. Harper
No Report

EXECUTIVE: Chairman Rolfsen
No Report

CHAIRMAN:

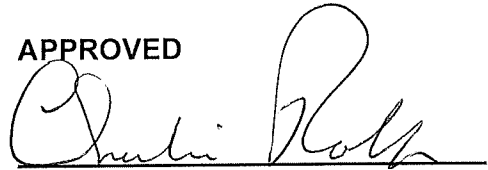
Chairman Rolfsen reminded everyone that the Election of Officers will occur at the January 5, 2022 Business Meeting. The Nominating Committee will be formed at our December 1, 2021 Business Meeting in order to seek possible candidates.

OKI: Mr. Patton
No Report

OTHER:

There being no further business to come before the Planning Commission, **Mrs. Kegley moved to adjourn the meeting. Mr. Bessler seconded the motion and it passed unanimously. The meeting was adjourned at 7:27 P.M.**

APPROVED



Charlie Rolfsen
Chairman

Attest:



for

Kevin P. Costello, AICP
Executive Director

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Kim Patton, Chairman

DATE: November 3, 2021

RE: Request of **Stephany Sheekey (applicant)** for **Amerco Real Estate Company (owner)** for a Zoning Map Amendment from Commercial Services (C-3) to Commercial Services/Planned Development (C-3/PD) for a 9.55 acre site located at 10915 Dixie Highway, Boone County, Kentucky. The request is for a zone change to allow self-storage, warehousing, truck and trailer share, retail, and flea market uses, and to allow additional signage and modifications to landscape requirements.

REMARKS:

1. We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the finding of fact and conditions, if deemed necessary, to complete the Committee Report.
2. FINDINGS OF FACT:
 - a. The Committee has concluded that the proposed C-3/PD district, along with the submitted concept development plan, is consistent with Our Boone County – Plan 2040, which designates the site for commercial uses. The proposed C-3/PD district principally permits a variety of retail, service, and office uses.
 - b. The Committee has concluded that the primary use of the site will be for self storage, which is a principally permitted use within the C-3 district.
 - c. The Committee has concluded that the proposed warehouse facility is not a typical warehouse and that it is more in line with self storage. Additionally, the proposed warehouse building comprises less than ten Percent (10%) of the site.
 - d. The Committee has concluded that the proposed C-3/PD district, along with the proposed concept development plan, is consistent with the following Our Boone County – Plan 2040 Goals and Objectives:
 - (1) 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).
 - (2) Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
 - (3) The needs of an aging population (e.g., access to services, transportation, and support networks) shall be acknowledged and addressed (Demographics Goal A, Objective 2).

- (4) 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).
 - (5) Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).
 - (6) 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).
 - (7) Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).
 - (8) 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).
- e. The Committee has concluded that the proposed Zoning Map Amendment and Concept Development Plan meets the requirements of Article 15 (PD district) of the Boone County Zoning Regulations, except as noted under conditions.
- f. 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 to mitigate foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with these conditions

3. CONDITIONS:

- a. Development shall be consistent with the submitted Concept Development Plan and the graphical representations made at the October 20, 2021 Zone Change/Concept Plan Committee meeting, except as modified by these conditions.
- b. Perimeter landscaping shall be provided in those areas depicted on Sheet L1.0 of the submitted concept development plan.
- c. In addition to the perimeter landscaping depicted on Sheet L1.0, a Buffer Yard A shall be installed along the south property line.
- d. The required plant material for Buffer Yard A shall be provided within the perimeter landscape areas depicted on Sheet L1.0 of the submitted concept development plan.

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

U-Haul Moving and Storage

November 3, 2021

Page 3

- e. Any area that is not paved shall have grass as the ground cover.
- f. A chain link fence, having a maximum height of six (6) feet shall be installed along the south property line, on the outside of the perimeter landscape area.
- g. All parking spaces, vehicular storage areas, and RV/boat storage areas shall be marked and striped.
- h. A parking study shall be submitted to the Zoning Administrator to determine the required amount of off-street parking to be provided on the site.
- i. Building mounted, monument, architectural free-standing, and awning/canopy signs shall be limited to those identified on the submitted Concept Development Plan and the graphical representations made at the October 20, 2021 Zone Change/Concept Plan Committee meeting, except for those that are not legible from a public right-of-way or from an adjoining property.
- j. Exterior lighting poles shall not exceed twenty-five (25) feet in height.
- k. Exterior lighting shall not exceed one (1) footcandle at any property line.
- l. Landscape material, meeting the requirements of Section 3625 of the Boone County Zoning Regulations, shall be installed in all parking islands.
- m. There shall be no outside storage of material pertaining to the flea market operation.

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: October 20, 2021

ZONING MAP AMENDMENT – Kim Patton, Chairman, Michael Schwartz, Staff

Request of **Stephany Sheekey (applicant)** for **Amerco Real Estate Company (owner)** for a Zoning Map Amendment from Commercial Services (C-3) to Commercial Services/Planned Development (C-3/PD) for a 9.55 acre site located at 10915 Dixie Highway, Boone County, Kentucky. The request is for a zone change to allow self-storage, warehousing, truck and trailer share, retail, and flea market uses, and to allow additional signage and modifications to landscape requirements.

REMARKS:

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

Kim Bunger
 For Project Absent
 Against Project
 Abstain Deferred

Corrin Gulick
Corrin Gulick
 For Project Absent
 Against Project
 Abstain Deferred

Janet Kegley
 For Project Absent
 Against Project
 Abstain Deferred

Randy Bessler (Alternate)
 For Project Absent
 Against Project
 Abstain Deferred

Rick Lunnemann
Rick Lunnemann
 For Project Absent
 Against Project
 Abstain Deferred

Steve Turner (Alternate)
 For Project Absent
 Against Project
 Abstain Deferred

Kim Patton
Kim Patton (Chairman)
 For Project Absent
 Against Project
 Abstain Deferred

Recorded by Michael Schwartz,
 Director, Zoning Services

TOTAL: DEFERRED 3 FOR PROJECT 2 ABSENT
 AGAINST PROJECT ABSTAIN

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARINGS
OCTOBER 6, 2021
7:30 P.M.**

Chairman Rolfsen opened the Public Hearing at 8:30 p.m. and welcomed everyone to the Planning Commission's October 6, 2021 Public Hearing.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Pamela Goetting
Ms. Corrin Gulick
Mr. Steve Harper
Mr. Rick Lunnemann
Mr. Don McMillian
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele
Mr. Tom Szurlinski
Mr. Kenny Vaught

COMMISSION MEMBERS NOT PRESENT:

Mr. Kim Bunger, Secretary/Treasurer
Mrs. Janet Kegley
Mr. Steve Turner, Temporary Presiding Officer

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Todd K. Morgan, AICP, Senior Planner
Mr. Michael D. Schwartz, Planner
Mr. Tom Chaney, Planner

Chairman Rolfsen introduced the first item on the Agenda.

ZONING MAP AMENDMENT – Kim Patton, Chairman, Michael Schwartz, Staff

1. Request of **Stephany Sheekey (applicant)** for **Amerco Real Estate Company (owner)** for a Zoning Map Amendment from Commercial Services (C-3) to Commercial Services/Planned Development (C-3/PD) for a 9.55 acre site located at 10915 Dixie Highway, Boone County, Kentucky. The request is for a zone change to allow self-storage, warehousing, truck and trailer share, retail, and flea market uses, and to allow additional signage and modifications to landscape requirements.

Mr. Michael Schwartz, referred to his PowerPoint presentation. The site contains approximately 9.5 acres along the west side of Dixie Highway and east of I-71/75. It is located approximately 1,100 feet south of Frogtown Road. The site has approximately 900 feet of road frontage and has a lengthy history with the Planning Commission (see pages 1 & 2 of the Staff Report). The site is currently occupied by a one story, 53,800 square foot commercial building and a 6,000 square foot canopy structure. There is a 19 foot high, 168 square foot free standing sign. There are other signs on the property. Access is provided by a single curb cut off Dixie Highway. Mr. Schwartz showed photographs of the site and adjoining properties. The site is currently zoned Commercial Services (C-3), and the applicant would like to add the Planned Development (PD) Overlay Zoning District. The applicable zoning regulations are provided on pages 2 & 3 of the Staff Report. The impetus for the zone change request is the desire to build a 17,847 square foot warehouse building. The site is relatively flat with an average grade of 2%. The 2040 Future Land Use Map designates the site for Commercial (C) use. Page 4 of the Staff Report provides references to the text of the Comprehensive Plan. Mr. Schwartz reviewed the submitted Concept Development Plan.

The applicant is proposing to build a 43' high, 17,847 square foot warehouse building for U-Haul's U-Box self storage. In addition, three 11' foot high, 2,500 square foot, self storage buildings are planned along with the construction of two 2,591 square foot truck/trailer share structures. The plan also calls for the conversion of the existing 6,179 square foot roof covered flea market structure to self-storage room will occur. The existing 53,800 square foot building will be used for U-Haul storage. The indoor flea market will transition to an outdoor flea market. There is a provision for 228 off-street parking spaces, an outdoor truck display area and landscaping. The existing free-standing sign along Dixie Highway will be retained and exterior lighting will be installed. In addition, a 30 foot high free-standing interstate sign of 450 square feet will be installed with the following message areas; U-Haul (137.25 square feet), address panel (21.33 square feet) and a manual reader board (60.83 square feet). Mr. Schwartz showed some elevations of the proposed buildings.

Page 6 of the Staff Report provides a list of Staff comments. Pages 7 and 8 of the Staff Report provide a list of deficiencies in which the Concept Development Plan does not meet the requirements of the Zoning Regulations. The applicant has provided traffic generation information based upon the applicant's other facilities. The proposed interstate free-standing sign is located in an existing 20 foot wide sanitary sewer easement. Mr. Schwartz summarized what the applicant

is requesting through the PD application process. The applicant is requesting that the property be used for a storage warehouse and the use of the front yard for outside storage, display and loading. In addition, the applicant does not want to install a wall screen for outside storage, display or loading areas. Further, the owner is requesting light that may exceed one foot candle along portions of the north and east property lines, a reduction in the number of required off-street parking spaces, a provision for additional signage and modifications to required landscaping.

Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation? Mr. Drew Case, U-Haul Company, stated that it is their desire to improve the site to meet the community standards.

At this time, Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the Concept Development Plan request? Mr. John Helmer, stated that he owns the neighboring property. He asked if the owner could clean-up the trees on the south side of the site. The area is overgrown. He asked the previous owner to clean it up. He also suggested adding a chain link fence. The trees should be removed and the fence would be for security purposes. He submitted pictures of the trees. Chairman Rolfsen asked if the trees would be removed? Mr. Case replied that he could trim them and install some new ones. He explained that they would replace some of the pavement. Mr. Costello inquired about how the site would be cleaned up? Mr. Case replied that they are looking to clean-up the entire site as his company has done a lot of conversion projects like one in Milford, Ohio – a three story building. The goal is for the outside storage to move towards the inside in an effort to control it. He offered to limit the number of parking spaces for boats and recreational vehicles.

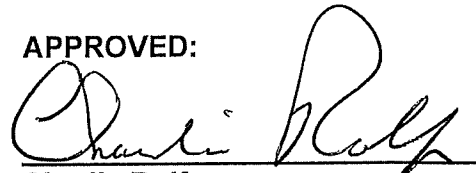
Mr. Patton asked the applicant to be prepared for the Committee Meeting in terms of how the site will look and be organized. He felt uncomfortable with what the applicant is asking for in terms of uses and landscaping exceptions. The applicant is welcome to meet with Staff ahead of time. He encouraged the Board to look at all of his conversion sites.

Mrs. Steele asked if the applicant would still be charging to enter the parking lot? Mr. Case responded that he would look into it.

Mr. Schwenke inquired about the old semi-trailers and campers on the site. Mr. Case agreed to look into the matter. Currently, the facility is not to their standards. U-Haul owns the whole property. Mr. Case stated that he will bring additional drawings to the Committee meeting to show what the site will look like in the future.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on October 20, 2021 at 5:00 P.M. in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on November 3, 2021 at 7:00 p.m. The Chairman Rolfsen closed the Public Hearing at 8:55 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION

TITLE LEGAL DESCRIPTION(S)

Parcel 1

Located in the Commonwealth of Kentucky, County of Boone, about 0.5 mile north of Richwood, Kentucky, on the west side of U.S. 25 and being more particularly described as follows: Beginning at a steel pin in the westerly right-of-way line of U.S. 25, said steel pin also being the northeast corner of the Brinkman Oil Co. Property; thence with the westerly right-of-way line of U.S. 25 N. 7°45' E. 186.73 feet to a steel pin; thence with a new line N. 82°15' W. 723.72 feet to a steel pin in the easterly right-of-way line of 1-75; thence with the easterly right-of-way line of 1-75 S. 6°37' E. 193.06 feet to a steel pin; thence with Brinkman Oil Company northerly line, S. 82°17' E. 675.82 feet to the point of beginning and containing 3.002 acres.

Parcel 2

Located in the Commonwealth of Kentucky, County of Boone, about 0.5 mile north of Richwood, Kentucky, on the west side of U.S. 25 and being more particularly described as follows: Beginning at a steel pin in the westerly right-of-way line of U.S. 25, said steel pin being 186.73 feet north of the northeast corner of the Brinkman Oil Co. Property; thence with the westerly right-of-way line of U.S. 25 N 7°45' E. 707.61 ft. to a steel pin at the southeast corner of the A-1 Mobile Home Property; thence with the A-1 Mobile Home southerly line N. 82°02' W. 890.34 feet to a steel pin in the easterly right-of-way line of 1-75; thence with the easterly right-of-way line of 1-75 S. 6°37' E. 21.96 feet to a steel corner post; thence with the right-of-way line of 1-75, S. 83°23' W. 15.00 feet to a steel corner post; thence with the right-of-way line of 1-75, S. 6°37' E. 708.11 feet to a steel pin; thence with a new line S. 82°15' E. 723.72 feet to the point of beginning and containing 13.256 acres. SUBJECT to easements to the Union Light, Heat and Power Company as set out in Easement Book 8, Page 333 and Misc. Book 25, Page 214 of the Boone County Clerk's records at Burlington, Kentucky. SUBJECT to deeds to the Commonwealth of Kentucky, Department of Highways, as set out in Deed Book 4, Page 483, Deed Book 4, Page 485 and Deed Book 4, Page 487 of the Boone County Clerk's records at Burlington, Kentucky.

Save and Except therefrom the following real property conveyed to C.C.M., LLC in Deed Book 1075, Page 937 of the Boone County, Kentucky Clerk's Records:

Beginning at an iron pin (Found) in the west right-of-way line of Dixie Highway (U.S. Highway 25 & 42), said point being the northeast corner of Miarko, Inc. property as described in Deed Book 353 at Page 84 of the Boone County Clerk's Records at Burlington, Kentucky; thence S 07°45'00" W along the west right-of-way line of Dixie Highway 327.80 feet to an iron pin (set); thence leaving Dixie Highway and running through the Miarko, Inc. property N 82°06'35" W 241.44 feet to an iron pin (set); S 07°52'32" W 3.72 feet to an iron pin (set), N 82°10'33" W 451.03 feet to an iron pin (set), and S 50°35'01" W 147.36 feet to a fence post in the east right-of-way line of Interstate Highway 1-75; thence along the east right-of-way line of 1-75, N 06°37'00" W 430.24 feet to an iron pin (found), N 83°23'00" E 15.00 feet to an iron pin (found), and N 06°37'00" West 21.96 feet to an iron pin (found) at the southwest corner of CMH of KY (a Kentucky corporation) property as described in Deed Book 790, Page 300 of said Records; thence S 82°02'00" East along the north line of the grantor and the south line of CMH of KY a distance of 890.34 feet to the place of beginning. Containing 6.7153 acres.

Being a portion of the same property conveyed to Miarko, Inc., a Kentucky corporation, by deed recorded on October 1, 1986 in Book 353, Page 84, Boone County Clerk's Records.

PIDN: 075.00-00-075.01

THE PROPERTY SHOWN HEREON AND DESCRIBED ABOVE IS THE SAME AS NOTED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. 734120001-5, WITH AN COMMITMENT DATE OF JULY 22, 2019 AT 8.00A.M.



BOONE COUNTY PLANNING COMMISSION

www.boonecountkyky.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@boonecountkyky.org

October 22, 2021

Stephany Sheekey
Amerco real Estate Company
2727 N Central Avenue, 5n
Phoenix, Arizona 85004

RE: Request of Stephany Sheekey (applicant) for Amerco Real Estate Company (owner) for a Zoning Map Amendment from Commercial Services (C-3) to Commercial Services/Planned Development (C-3/PD) for a 9.55 acre site located at 10915 Dixie Highway, Boone County, Kentucky. The request is for a zone change to allow self-storage, warehousing, truck and trailer share, retail, and flea market uses, and to allow additional signage and modifications to landscape requirements.

Dear Ms. Sheekey:

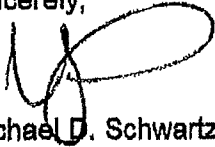
The following represents the recommended conditions of approval for the above referenced application as discussed by the Planning Commission's Zone Change Committee at their October 20, 2021 meeting. If the property owner and developer agree to these conditions, please so indicate by signing in the space provided at the end of this letter and return the original letter to the Planning Commission's office by Monday, November 1, 2021.

CONDITIONS

1. Development shall be consistent with the submitted Concept Development Plan and the graphical representations made at the October 20, 2021 Zone Change/Concept Plan Committee meeting, except as modified by these conditions.
2. Perimeter landscaping shall be provided in those areas depicted on Sheet L1.0 of the submitted concept development plan.
3. In addition to the perimeter landscaping depicted on Sheet L1.0, a Buffer Yard A shall be installed along the south property line.
4. The required plant material for Buffer Yard A shall be provided within the perimeter landscape areas depicted on Sheet L1.0 of the submitted concept development plan.
5. Any area that is not paved shall have grass as the ground cover.
6. A chain link fence, having a maximum height of six (6) feet shall be installed along the south property line, on the outside of the perimeter landscape area.

7. All parking spaces, vehicular storage areas, and RV/boat storage areas shall be marked and striped.
8. A parking study shall be submitted to the Zoning Administrator to determine the required amount of off-street parking to be provided on the site.
9. Building mounted, monument, architectural free-standing, and awning/canopy signs shall be limited to those identified on the submitted Concept Development Plan and the graphical representations made at the October 20, 2021 Zone Change/Concept Plan Committee meeting, except for those that are not legible from a public right-of-way or from an adjoining property.
10. Exterior lighting poles shall not exceed twenty-five (25) feet in height.
11. Exterior lighting shall not exceed one (1) footcandle at any property line.
12. Landscape material, meeting the requirements of Section 3625 of the Boone County Zoning Regulations, shall be installed in all parking islands.
13. There shall be no outside storage of material pertaining to the flea market operation.

Sincerely,

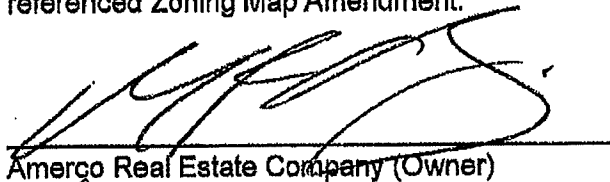


Michael D. Schwartz
Director, Zoning Services

MDS/ss

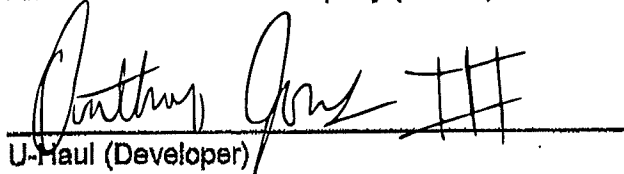
AGREEMENT

We, the property owner and developer of the approximate 9.55 acre site located at 10915 Dixie Highway, Boone County, Kentucky, agree to the conditions listed herein for the above referenced Zoning Map Amendment.



Amerco Real Estate Company (Owner)

10/27/2021
Date



U-Haul (Developer)

10/22/2021
Date

AMERCO[®]

REAL ESTATE COMPANY

2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824 • Email: stephany_sheekey@uhhaul.com

Narrative Project Summary

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive Boone County's participation and counseling in regards to a rezone for the property located at 10915 Dixie Hwy. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed 9.55-acre property is located at 10915 Dixie Hwy. U-Haul has owned and operated this property since October of 2019. To date, our uses have consisted of self-storage, U-Haul truck and trailer share, and related retail sales. Additionally, a portion of the site operates as a flea market. U-Haul is proposing to further develop the site to allow for U-Box and exterior self-storage. This infill development will allow U-Haul to better serve the storage needs of the community and activate a property that is currently underutilized.

U-Haul strives to make moving and storing convenient and easy for our customers. We achieve this by offering a wide range of self-storage options to choose from, one of which is our U-Box program. Customers are able to pick-up their U-Box from a U-Haul self-storage location or have the U-Box delivered to their doorstep where it can be filled with household items at their leisure. When the U-Box is packed and ready, customers can return the U-Box to a U-Haul self-storage location or have it picked up and delivered to any of our self-storage locations throughout the US and Canada. U-Boxes are temporarily stored until the customer decides they are ready to pick up their items or have them returned to them. In the interim, customers are able to access their items as needed from our location.

The existing flea market operation will continue to function as it has historically.

The property is currently zoned C3 (Commercial Services). The use of U-Box and exterior self-storage requires a rezone to C3-PD (Commercial Services – Planned Development). U-Haul is proposing to apply for a rezone to allow these uses.

Project Phasing:

- Phase 1: This phase will include the construction of the U-Box building ("Building B" on corresponding site plan) and the exterior self-storage units ("Mini-Building", "JH Truck Bodies", and "Ext Access Rooms Under

Canopy” on corresponding site plan. This phase will begin immediately upon approval and issuance of permits. Phase 1 is color coded orange on the site plan for reference.

- Phase 2: This phase will include the conversion of the existing interior flea market operation into self-storage. At this time, the flea market operation would be moved to the outdoor vendor area, as depicted on the site plan. This phase is not expected to begin for at least 5 years from the approval and issuance of permits.

Custom site design for every U-Haul store assures that the facility complements the community it serves. Adherence to community objectives is key in order to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is a commercial use that blends well with other retail / commercial uses. Each store serves the residential communities within a 3-5-mile radius. We feel that U-Haul would be an appropriate use for the property as there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents, by our measures, those who live within a four-mile radius of the center.

Community Benefits:

U-Haul is committed to our obligation to the communities we serve and for many years we have focused on the endorsement of social programs by partnering with agencies and events that directly serve the most basic human needs: food, clothing, and shelter. As a veteran-founded company, U-Haul also has an established commitment to supporting many military and veterans’ organizations that benefit the community as a whole. U-Haul helps the organizations we support through in-kind donations of equipment, self-storage, and merchandise.

U-Haul is part of the web of essential infrastructure designed to help communities in need of disaster relief. It is our long-standing policy to assist those in need during natural

disasters & crisis by providing 30 days of free self-storage at participating U-Haul stores. During these times of crisis, U-Haul also partners with the American Red Cross, military, governmental agencies, local police and fire departments, and other organizations to help and support the victims of disasters.

Significant Policies:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.

- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.

- It is against policy for a business to be operated from a U-Haul storage room.

- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so, and are assessed an additional fee.

- Items that may not be stored include: chemicals, flammables, and paints.

- U-Haul stores are non-smoking facilities.

- U-Haul will provide added services and assistance to our customers with disabilities.

Security Features:

- "State-of-the-Art" Burglar/Max Alarm System, includes 24 Hour monitoring and interior motion detectors on all storage floors, stairwells and main showroom.

- Hands Free Intercom System, able to communicate to all Max Stations throughout all floors of storage, specifically designed for customer use

- 24 Hour Digital, HD Video Surveillance, with remote & web base viewing

- Individually Alarmed Rooms, armed & disarmed by a Keypad/Card swipe

- 16+ Color/ HD, Day and Night Cameras, will display facilities interior, exterior and elevator.

- Multiple, Audible Sirens for Storage and Burglar Alarms
- The Exclusive U-Haul patented latch contact used in all storage units

Traffic Study:

- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally-sound way to conduct business.

USE COMPARISON					
Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

U-Haul looks forward to working with Boone County as you consider the Rezone we are currently submitting.

Sincerely,

Stephany Sheekey
AMERCO Real Estate - Planner

ORDINANCE 2021 - 39

AN ORDINANCE RELATING TO THE BOONE COUNTY FISCAL COURT, KENTUCKY, APPROVING WITH CONDITIONS, A REQUEST OF STEPHANY SHEEKEY (APPLICANT) FOR AMERCO REAL ESTATE COMPANY (OWNER) FOR A ZONING MAP AMENDMENT, SUCH ZONING MAP AMENDMENT BEING A ZONE CHANGE FROM COMMERCIAL SERVICES (C-3) TO COMMERCIAL SERVICES/PLANNED DEVELOPMENT (C-3/PD) FOR A 9.55 ACRE SITE LOCATED AT 10915 DIXIE HIGHWAY, BOONE COUNTY, KENTUCKY.

WHEREAS, the Boone County Planning Commission received a request for a Zoning Map Amendment to the Boone County Zoning Map and such Zoning Map Amendment being a zone change from Commercial Services (C-3) to Commercial Services/Planned Development (C-3/PD) for a 9.55 acre site located at 10915 Dixie Highway, Boone County, Kentucky, which is more particularly described below; and,

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

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

Section One

That the request for a Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby approved, with conditions, this Zoning Map Amendment being a zone change from Commercial Services (C-3) to Commercial Services/Planned Development (C-3/PD) for a 9.55 acre site located at 10915 Dixie Highway, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in an Commercial Services (C-3) zone is more particularly described in DEED BOOK; 1134, PAGE NO: 476 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

Section Two

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

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

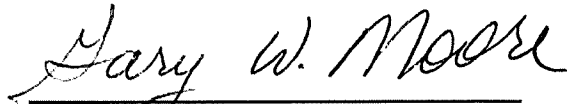
Section Three

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

First Reading - the 7th, day of December, 2021

Second Reading - the 21st day of December 2021

Adopted this 21st day of December, 2021. Yes 4 No 0



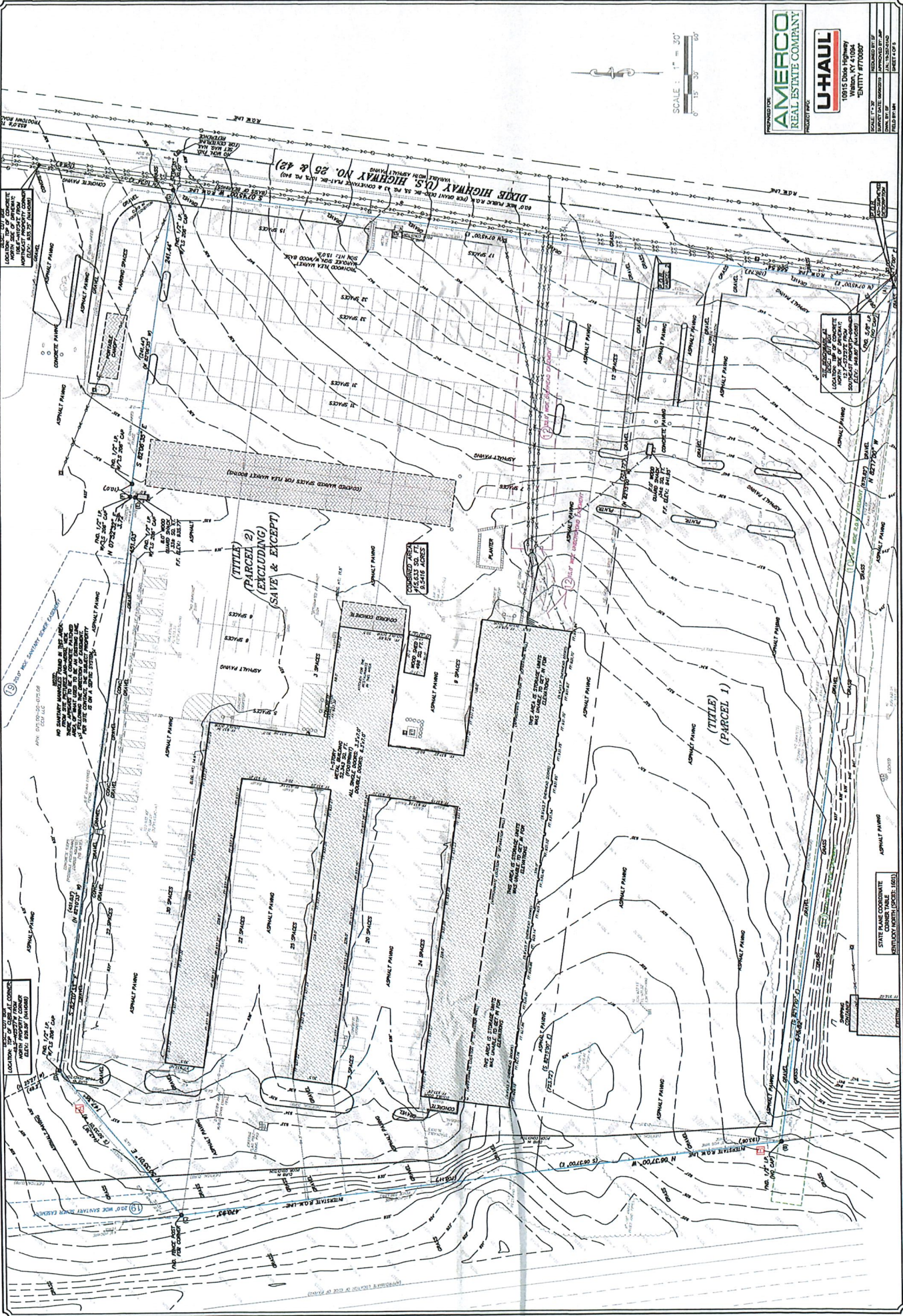
GARY W. MOORE, Judge/Executive
Boone County Fiscal Court

Attest:



Shona Schulkers,
Fiscal Court Clerk

SCALE: 1" = 30'
 0 15 30 45

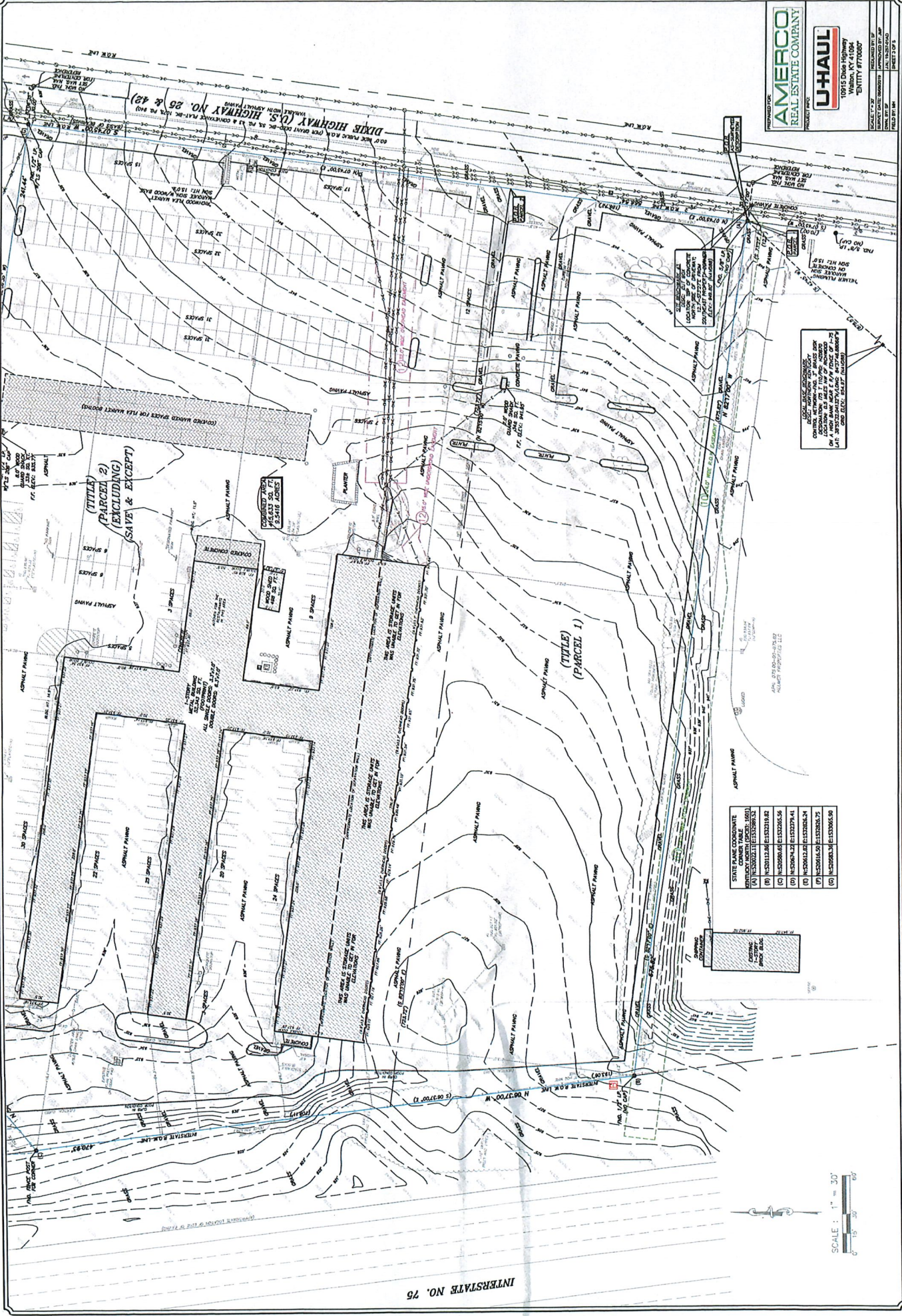


ALL UTILITIES ARE TO BE MAINTAINED AT ALL TIMES. ANY CHANGES TO UTILITIES SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES. THE LOCATION OF ALL UTILITIES SHALL BE SHOWN ON THIS PLAN.

THE EXISTING UTILITIES LOCATED AT THIS SITE SHALL BE MAINTAINED AT ALL TIMES. ANY CHANGES TO UTILITIES SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES. THE LOCATION OF ALL UTILITIES SHALL BE SHOWN ON THIS PLAN.

STATE OF KENTUCKY
 COUNTY OF WARREN
 DISTRICT OF [Name]

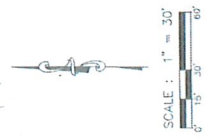
AMERCO
 REAL ESTATE COMPANY
 PROJECT NO. 10015
 U-HAUL
 10015 Dixie Highway
 Walling, KY 41084
 ENTITY #770000



THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY TITLE INSURANCE AND SURVEYING SERVICES. THE CLIENT IS ADVISED THAT THIS SITE PLAN IS NOT A GUARANTEE OF ACCURACY AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

STATE PLANK COORDINATE

(A) N250011.00	E153298.00
(B) N25011.00	E153218.00
(C) N25098.00	E153295.00
(D) N25098.00	E153279.00
(E) N25098.00	E153268.00
(F) N25098.00	E153268.00
(G) N25098.00	E153268.00



INTERSTATE NO. 76

NO.	DATE	DESCRIPTION
1	1/1/17	PRELIMINARY DOCUMENTS FOR CONCEPT PLAN FOR INFORMATION ONLY
2	1/1/17	PRELIMINARY DOCUMENTS FOR CONCEPT PLAN FOR INFORMATION ONLY
3	1/1/17	PRELIMINARY DOCUMENTS FOR CONCEPT PLAN FOR INFORMATION ONLY
4	1/1/17	PRELIMINARY DOCUMENTS FOR CONCEPT PLAN FOR INFORMATION ONLY
5	1/1/17	PRELIMINARY DOCUMENTS FOR CONCEPT PLAN FOR INFORMATION ONLY
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8	1/1/17	PRELIMINARY DOCUMENTS FOR CONCEPT PLAN FOR INFORMATION ONLY
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10	1/1/17	PRELIMINARY DOCUMENTS FOR CONCEPT PLAN FOR INFORMATION ONLY

AMERCO REAL ESTATE COMPANY
 221 NORTH CENTRAL BLVD
 WILSON, KY 40399
 P. (502) 263-1502

U-HAUL OF RICHMOND
 221 NORTH CENTRAL BLVD
 WILSON, KY 40399

PROPOSED SITE PLAN

770080

SP1



SITE SCALE: NTS

ZONING INFORMATION
 U-HAUL MOVING & STORAGE OF RICHMOND
 BOONE COUNTY
 1915 DODD HWY, WILSON, KY 41084
 073-00-073.01 / 9.55 ACRES / 415,988 SF.
 EXISTING: C-3 - COMMERCIAL SERVICES
 PROPOSED: C-301 COMMERCIAL SERVICES / PLANNED DEVELOPMENT

ADJACENT ZONING:
 N - C-3 - COMMERCIAL SERVICES
 E - C-3 - COMMERCIAL SERVICES / PLANNED DEVELOPMENT
 S - C-3 - COMMERCIAL SERVICES / PLANNED DEVELOPMENT
 W - C-3 - COMMERCIAL SERVICES / PLANNED DEVELOPMENT

PERMITTED USES:
 EQUIP. & TRUCK RENTAL
 RETAIL
 MINI-STORAGE W/ RETAIL (ACCESSORY)

SETBACKS:
 FRONT YARD: 50 FT.
 SIDE YARD: 10 FT.
 REAR YARD: 50 FT.
 HEIGHT LIMIT: 50 FT. MAX

HEIGHT LIMIT: 50 FT. MAX

MAX INTENSITY: 18,000 SF / ACRE

9.55 ACRES X 18,000SF = 171,900SF MAX TOTAL BUILDING AREA
 BUILDING A = 52,348 SF
 BUILDING B = 17,747 SF
 TOTAL BUILDINGS = 70,095 SF
 TOTAL BLDG AREA = 88,051 SF

PARKING:
 REQUIRED: 189 SPACES
 PROVIDED: 248 SPACES
 6 ADA+1 VAN SP. 7 ADA (2 VAN SP)

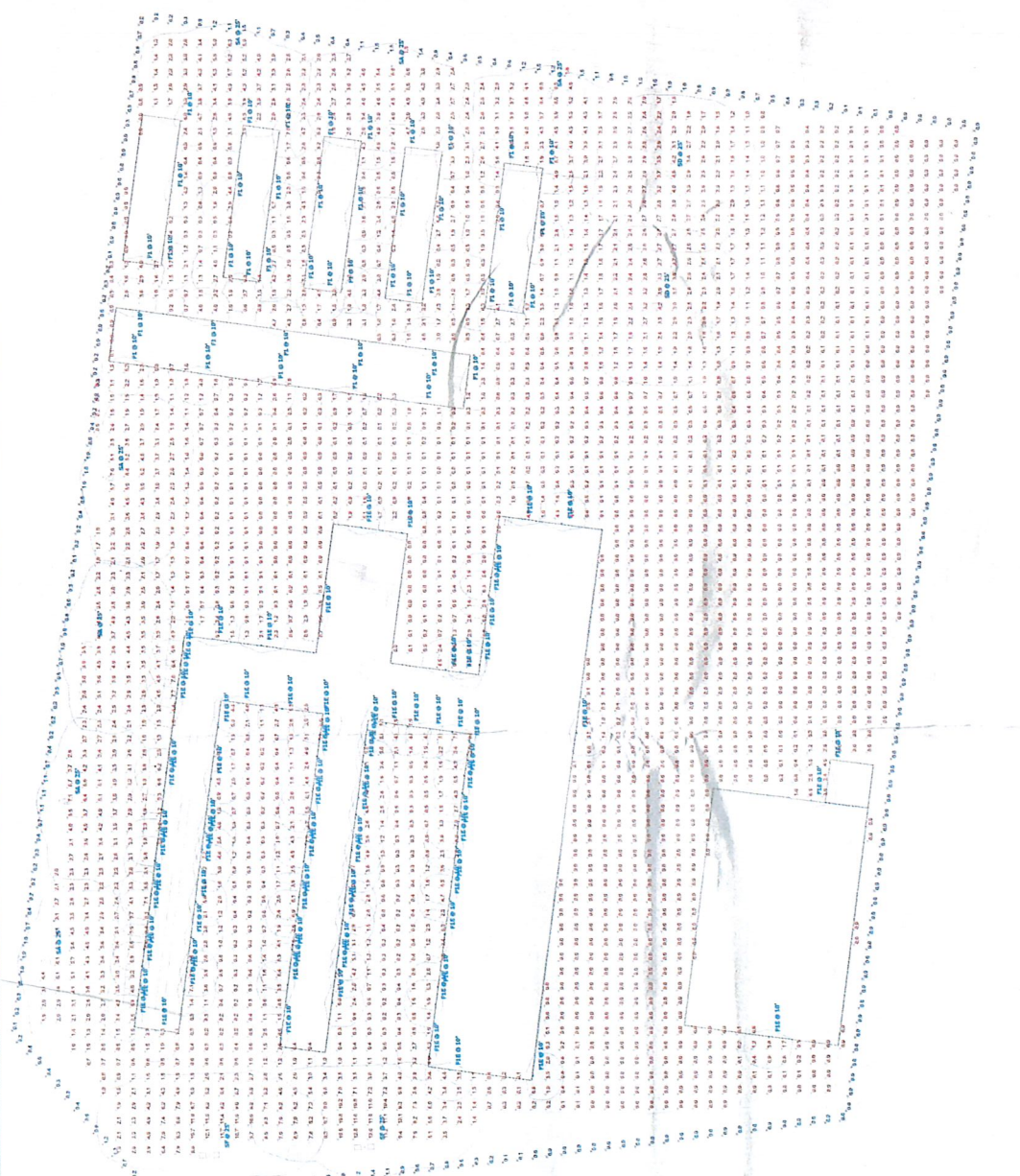
COMPL USES (SELF-STOR):
 4 SPW, 600 GFA UP TO 50,000SF. = 120sp.
 3 SPW, 1,000 GFA AFTER = 80sp.

RETAIL =
 1 SPW, 300 GFA = 10sp.



SCALE: 1" = 40'-0"

CURRENT SITE CONDITIONS



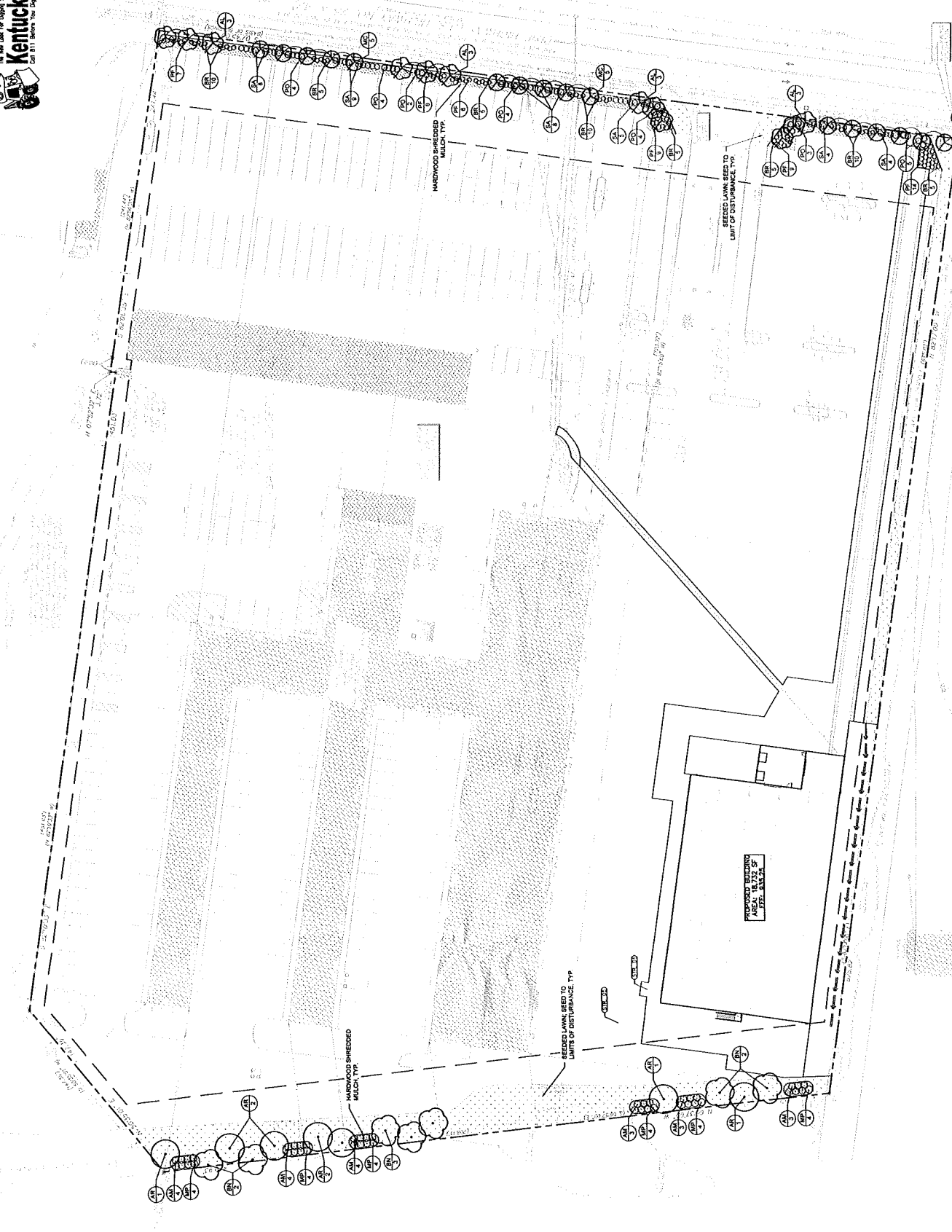
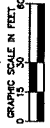
Comments	Approved	Design	Price	Notes	Material	Quantity	Unit	Material	Quantity	Unit
LED - 4000K COLOR	X	0.6	1.5	1.5	0.6	1.5	1.5	0.6	1.5	1.5
LED - 4000K COLOR	X	0.6	1.5	1.5	0.6	1.5	1.5	0.6	1.5	1.5
LED - 4000K COLOR	X	0.6	1.5	1.5	0.6	1.5	1.5	0.6	1.5	1.5

Item	Label	Quantity	Material/Description	Contract Number	Comments	Notes	Material	Quantity	Unit	Material	Quantity	Unit
F1	4	4	Linear Lighting	WT LED P4 400 W PIVOT DIMMABLE	WT LED P4 400 W PIVOT DIMMABLE	WT LED P4 400 W PIVOT DIMMABLE	LED - 4000K COLOR	1600	0.6	1.5	1.5	
PIE	5	5	Linear Lighting	WT LED P4 400 W PIVOT DIMMABLE	WT LED P4 400 W PIVOT DIMMABLE	WT LED P4 400 W PIVOT DIMMABLE	LED - 4000K COLOR	1600	0.6	1.5	1.5	
SA	7	7	Linear Lighting	WT LED P4 400 W PIVOT DIMMABLE	WT LED P4 400 W PIVOT DIMMABLE	WT LED P4 400 W PIVOT DIMMABLE	LED - 4000K COLOR	1600	0.6	1.5	1.5	
SD	2	2	Linear Lighting	WT LED P4 400 W PIVOT DIMMABLE	WT LED P4 400 W PIVOT DIMMABLE	WT LED P4 400 W PIVOT DIMMABLE	LED - 4000K COLOR	1600	0.6	1.5	1.5	
SF	3	3	Linear Lighting	WT LED P4 400 W PIVOT DIMMABLE	WT LED P4 400 W PIVOT DIMMABLE	WT LED P4 400 W PIVOT DIMMABLE	LED - 4000K COLOR	1600	0.6	1.5	1.5	

Designer
Date
Scale
Not to Scale
Drawing No.
Summary

AS NOTED
CREATED BY IDS
KIMLEY-HORN
CREATED BY IDS
KIMLEY-HORN
CREATED BY IDS
KIMLEY-HORN

NO.	REVISIONS	DATE	BY



This document is the property of Kimley-Horn and Associates, Inc. and is not to be used for any other project without the written consent of Kimley-Horn and Associates, Inc. The design and drawings are preliminary and are for informational purposes only. They are not to be used for construction or any other purpose without the written consent of Kimley-Horn and Associates, Inc. The design and drawings are preliminary and are for informational purposes only. They are not to be used for construction or any other purpose without the written consent of Kimley-Horn and Associates, Inc.



NO.	REVISIONS	DATE	BY

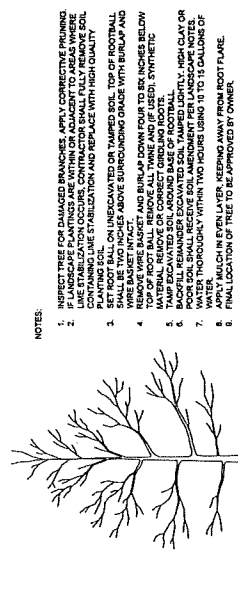
SCALE: AS NOTED
 DESIGNED BY: LRS
 DRAWN BY: LRS
 CHECKED BY: LRS
 DATE: 03/26/2018
 PROJECT: HORN

AMERCO
 LANDSCAPE ARCHITECTS
 1111 E. MAIN ST., SUITE 100
 KY 40202

LANDSCAPE DETAILS
 BUILDING
 NEW STORAGE
 WALTON, KY
 ORIGINAL ISSUE:
 5/23/2021
 RPT. PROJECT NO.:
 17023500
 SHEET NUMBER:
 L1.1

SEEDING LEGEND

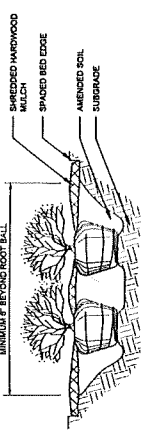
	PERMANENT SEEDING WINTER BLEND TALL FESCUE, APPLY AT A RATE OF 350 LBS/ACRE (8.5/1000 SOFT)
--	--



- NOTES:
- INSPECT TREE FOR DAMAGED BRANCHES. APPLY CORRECTIVE PRUNING CUTS TO BRANCHES TO BE REMOVED. BRANCHES TO BE REMOVED SHALL BE STABILIZED OR SUPPORTED TO PREVENT DAMAGE TO THE TREE. BRANCHES TO BE REMOVED SHALL BE STABILIZED OR SUPPORTED TO PREVENT DAMAGE TO THE TREE.
 - IF STABILIZATION OCCURS, CONTRACTOR SHALL FULLY REMOVE SOIL TO A MINIMUM OF 18" BELOW THE EXISTING GRADE. CONTRACTOR SHALL FULLY REMOVE SOIL TO A MINIMUM OF 18" BELOW THE EXISTING GRADE.
 - SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE AT LEAST 1" ABOVE SURROUNDING GRADE WITH BRUIP AND WIRE BASKET IN CONTACT.
 - REMOVE WIRE BASKET AND BRUIP DOWN FOUR TO SIX INCHES BELOW THE SOIL SURFACE. CONTRACTOR SHALL FULLY REMOVE SOIL TO A MINIMUM OF 18" BELOW THE EXISTING GRADE.
 - REMOVE WIRE BASKET AND BRUIP DOWN FOUR TO SIX INCHES BELOW THE SOIL SURFACE. CONTRACTOR SHALL FULLY REMOVE SOIL TO A MINIMUM OF 18" BELOW THE EXISTING GRADE.
 - MATERIAL REMOVE OR CORRECT OR GROUND TO BE REMOVED SHALL BE REMOVED FROM THE PROJECT AREA. CONTRACTOR SHALL FULLY REMOVE SOIL TO A MINIMUM OF 18" BELOW THE EXISTING GRADE.
 - POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
 - WATER "MOUNDING" WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
 - FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NOTES



- NOTES:
- APPLY CORRECTIVE PRUNING.
 - CONTRACTOR SHALL BE ONE RICH LAYER MULCH AND GRADE TO PLANTING BED DO A DEEPER PIT ONLY FOR THOSE SHRUBS.
 - MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE MULCH AND BACKFILL ON BED PRIOR TO INSTALLATION.
 - REMOVE OR CORRECT OR GROUND TO BE REMOVED SHALL BE REMOVED FROM THE PROJECT AREA.
 - APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

NOTES

PLANT SCHEDULE

TREE TYPE/AL	QTY	BOTANICAL NAME	COMMON NAME	COAT	SIZE	SPACING
BT	8	ACER RUBRUM	OCTOBER GLORY RED MAPLE	8.8 B	2" CAL MIN	24" FT MIN
BT	7	BETULA NERA	DURA HEAT RIVER BIRCH	8.8 B	2" CAL MIN	24" FT MIN
BT	12	AMELANCHIER LAURUS	ALLEGHENY SERRANBERY	8.8 B	6" FT MIN	24" FT MIN
MC	18	MALUS X CORALPURSIT	CORALPURSIT CHERRY	8.8 B	1.5" CAL MIN	24" FT MIN
SHRUB TYPE C	21	ARTEMISA CANADENSIS	AUTUMN MAGIC BLACK CHOCHEBERRY	3 GAL	SEE PLAN	SEE PLAN
MP	24	MYRTICA PENNSYLVANICA	NORTHERN BAYBERRY	3 GAL	SEE PLAN	SEE PLAN
BT	24	QUERCUS LAEVOLENS	WINTER OAK	3 GAL	SEE PLAN	SEE PLAN
PF	51	POTENTILLA FRUTICOSA	ARBORESCENT POTENTILLA	3 GAL	SEE PLAN	SEE PLAN
PO	28	PHYSCOCARPUS OPULIFOLIUS	SUMMER WINE NEWMARK	3 GAL	SEE PLAN	SEE PLAN
SA	36	SPARGANGLA BAMBALDA	ANTHONY WATERER SPINACH	3 GAL	SEE PLAN	SEE PLAN

ORDNANCE CHART

ZONING: C-3/CD	REQUIRED	PROVIDED
STREET FRONTAGE	<ul style="list-style-type: none"> 1-75' 127 LF @ 10' width = 1270 LF • 127 trees • 4.75' x 15' = 71 shrubs • 4.44' x 7.5' = 26 shrubs 	<ul style="list-style-type: none"> • 127 trees • 44 shrubs • 26 shrubs
BUFFER ZONES	<ul style="list-style-type: none"> • 1-15' adjacent to C-3 Buffer Yard B • Buffer Yard B landscaping per 100 LF • 5 trees from Plant List C • 15 shrubs from Plant List C 	<ul style="list-style-type: none"> • 15 South Boundary: 375 LF • Existing vegetation credited to meet requirement • C-3 South Boundary • Existing vegetation credited to meet requirement • North Boundary: None required

LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE PLANS AND FOR THE PROTECTION OF PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT ARE DAMAGED DURING THE MAINTENANCE PERIOD TO CONTINUING WITH THAT PORTION OF WORK.
- ALL NURSERY STOCK SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- ALL NURSERY STOCK SHALL BE HEALTHY, FULLY BRANCHED, HEALTHY, FULLY PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
- ALL NURSERY STOCK SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- PLANTING AREA SOIL SHALL BE TOPSOIL FOR ALL TREES, SHRUBS, ORNAMENTAL GRASS, PERENNIAL, AND ANNUAL. FINISHED GRADE IN TURF AREAS AND A 1" DEPTH IN PLANTING AREAS.
- PLANTING AREAS SHALL BE AMENDED WITH TOPSOIL. TOPSOIL SHALL BE CONFORM TO TECHNICAL SPECIFICATIONS FREE OF HEAVY CLAY, ROCK, AND DIRT CLUMBS OVER 1" IN DIAMETER, AS WELL AS CONTAIN 3% OF ORGANIC MATTER.
- BEFORED LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEEDSOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEEDSOD MIXTURE.
- CONTRACTOR SHALL STAKE INDIVIDUAL TREE AND SHRUB LOCATIONS AND OUTLINE HETEROGENEOUS PLANTING AREAS PRIOR TO PLANTING.
- ALL PLANT BED TAGS SHALL BE REMOVED AFTER INSTALLATION.
- EXCAVATED AREAS SHALL BE REPAIRED WITH TOPSOIL, 1" DEPTH IN PLANTING AREAS, 2" DEPTH IN TURF AREAS. WITH A 1" DEPTH BENEATH MULCH AREAS. MULCH SHALL BE APPLIED TO THE EXCAVATED AREAS. MULCH SHALL BE APPLIED TO THE EXCAVATED AREAS.
- BEFORED AREAS SHALL BE REPAIRED WITH TOPSOIL, 1" DEPTH IN PLANTING AREAS, 2" DEPTH IN TURF AREAS. WITH A 1" DEPTH BENEATH MULCH AREAS. MULCH SHALL BE APPLIED TO THE EXCAVATED AREAS.
- MULCH SHALL NOT BE HELD IN PLACE BY PLASTIC NET OR SPRAYING OF ANY KIND MATERIAL OR ASPHALT EMULSION.
- DO NOT OBTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT MATERIALS THAT ARE OBTAINED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
- WEEDING, LANDSCAPE MAINTENANCE, AND WATERING TO BE THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION. ALL PLANT MATERIALS REQUIRED BY THE SECTION SHALL BE MAINTAINED AS LIVING VEGETATION UNTIL THE CONTRACTOR HAS OBTAINED FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL REQUIRED LANDSCAPING AFTER WARRANTY PERIOD EXPIRES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED.



MOVING & STORAGE AT RICHWOOD

10915 Dixie Hwy. Walton, KY 41094



ARCHITECTURAL DESIGN & FACILITY IMAGING

ADVERTISING & MARKETING ASSOCIATES, INC.

July 8, 2021

Conceptual renderings are subject to change and should not be implemented.



MOVING & STORAGE AT RICHWOOD

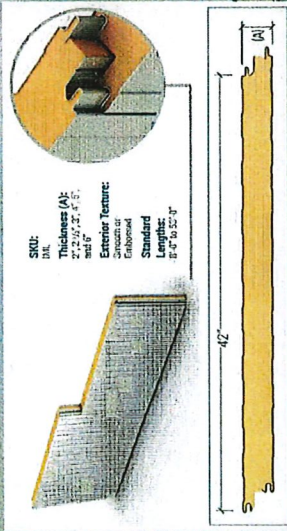
10915 Dixie Hwy, Walton, KY 41094



ARCHITECTURAL FENESTRATION TO ENHANCE RETAIL UNIFORMITY IN THE AREA.

CHANGE IN PAINT TO PROVIDE ARTICULATION TO THE ELEVATION

INSULATED METAL PANELING PROVIDES SUPERIOR R22 INSULATION TO MEET LEED STANDARDS



ARCHITECTURAL DESIGN & FACILITY IMAGING

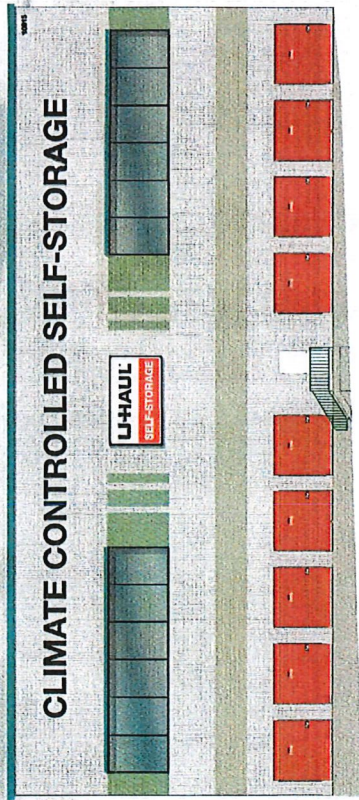
ADVERTISING & MARKETING ASSOCIATES, INC.

July 8, 2021

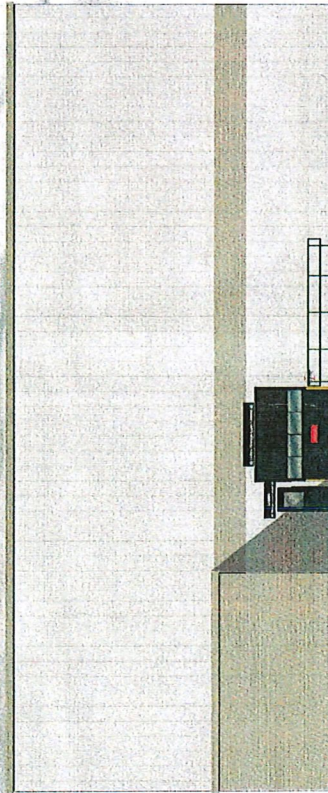
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MOVING & STORAGE AT RICHWOOD
10915 Dixie Hwy. Walton, KY 41094



WEST ELEVATION
Scale: 1/16" = 1'



EAST ELEVATION
Scale: 1/16" = 1'



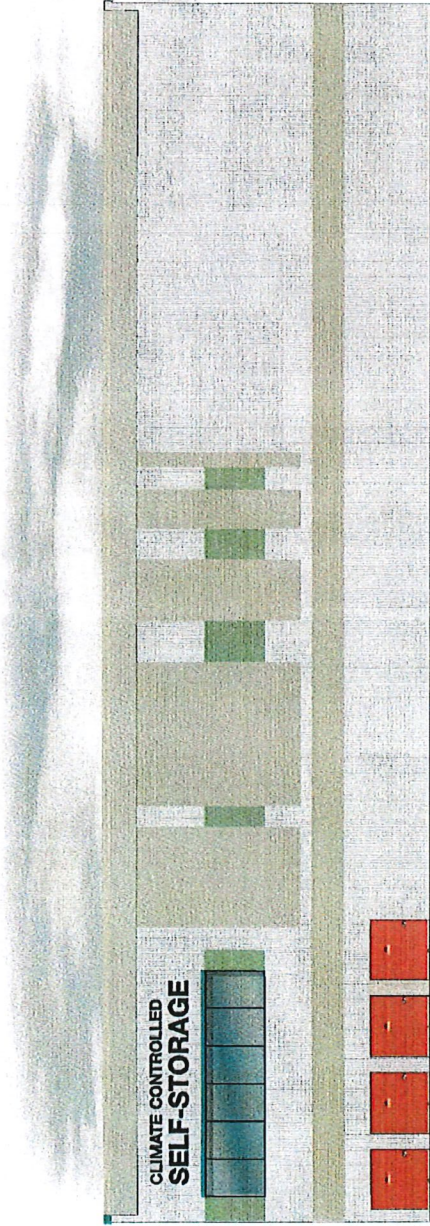
ADVERTISING & MARKETING ASSOCIATES, INC. ARCHITECTURAL DESIGN & FACILITY IMAGING

July 8, 2021
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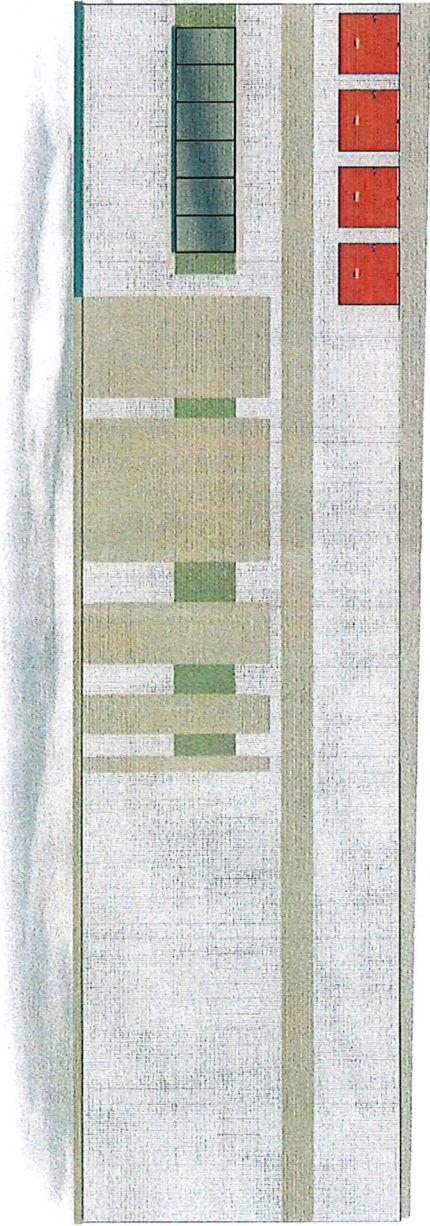
MOVING & STORAGE AT RICHWOOD

10915 Dixie Hwy. Walton, KY 41094



SOUTH ELEVATION

Scale: 1/16" = 1'



NORTH ELEVATION

Scale: 1/16" = 1'



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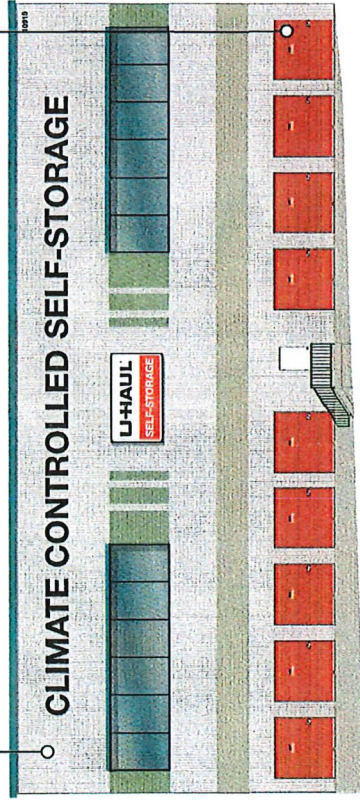


MOVING & STORAGE AT RICHWOOD

10915 Dixie Hwy. Walton, KY 41094

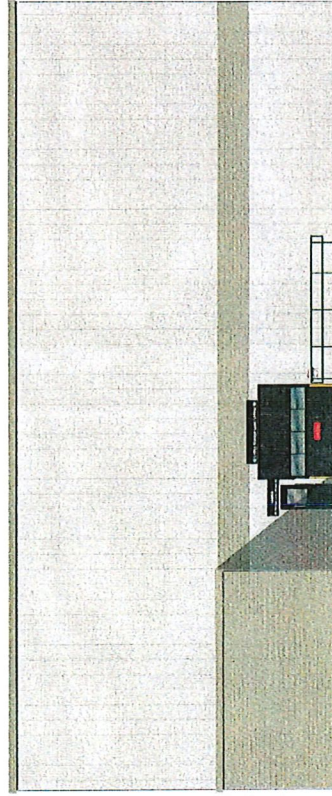
VERTICAL MODULATION EXTENDING THE PARAPET ABOVE THE ROOFLINE

ARCHITECTURAL DETAIL



WEST ELEVATION

Scale: 1/16" = 1'



EAST ELEVATION

Scale: 1/16" = 1'



ARCHITECTURAL DESIGN & FACILITY IMAGING

ADVERTISING & MARKETING ASSOCIATES, INC.

July 8, 2021

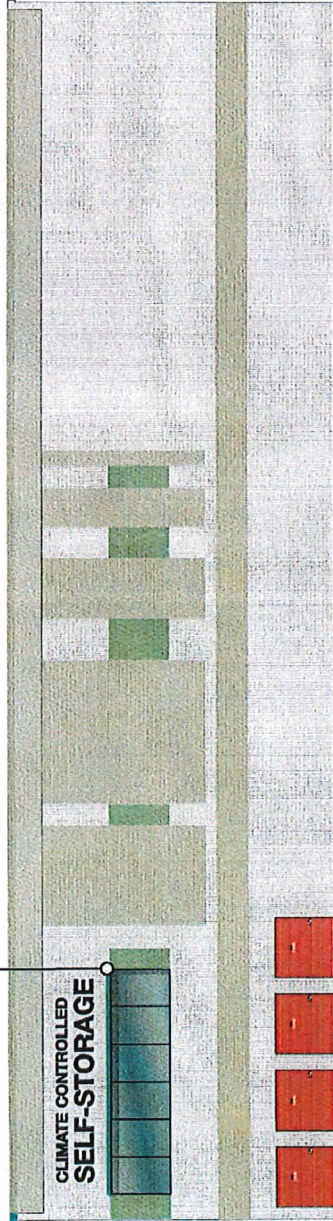
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10915 Dixie Hwy, Walton, KY 41094

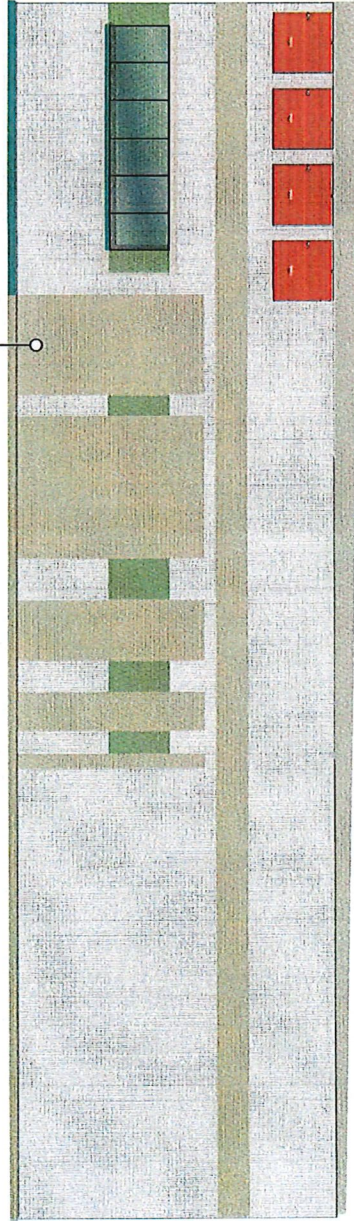
6'H x 3'D WINDOW BROW,
ARCHITECTURAL DETAIL



SOUTH ELEVATION

Scale: 1/16" = 1'

ARTISTIC USE OF MATERIALS AT
THE SKYLINE



NORTH ELEVATION

Scale: 1/16" = 1'



ADVERTISING & MARKETING ASSOCIATES, INC.

ARCHITECTURAL DESIGN & FACILITY IMAGING

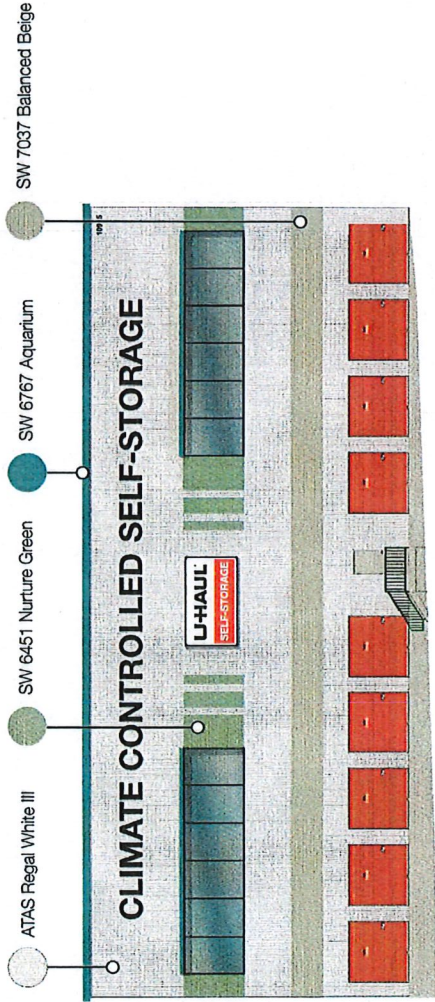
July 8, 2021

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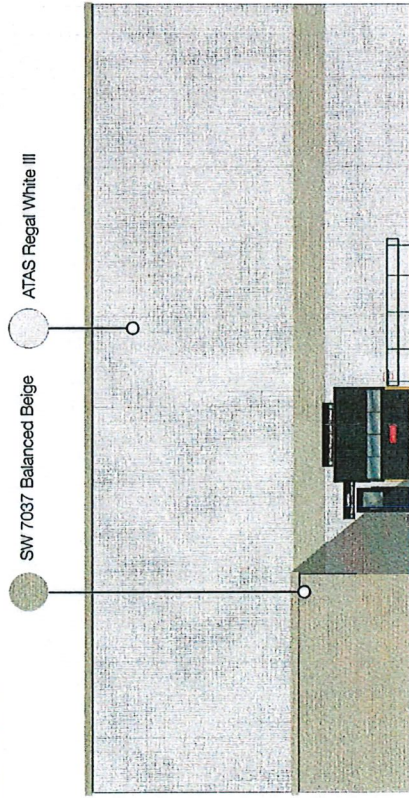


MOVING & STORAGE AT RICHWOOD

10915 Dixie Hwy. Walton, KY 41094



WEST ELEVATION
Scale: 1/16" = 1'



EAST ELEVATION
Scale: 1/16" = 1'



ADVERTISING & MARKETING ASSOCIATES, INC. ARCHITECTURAL DESIGN & FACILITY IMAGING

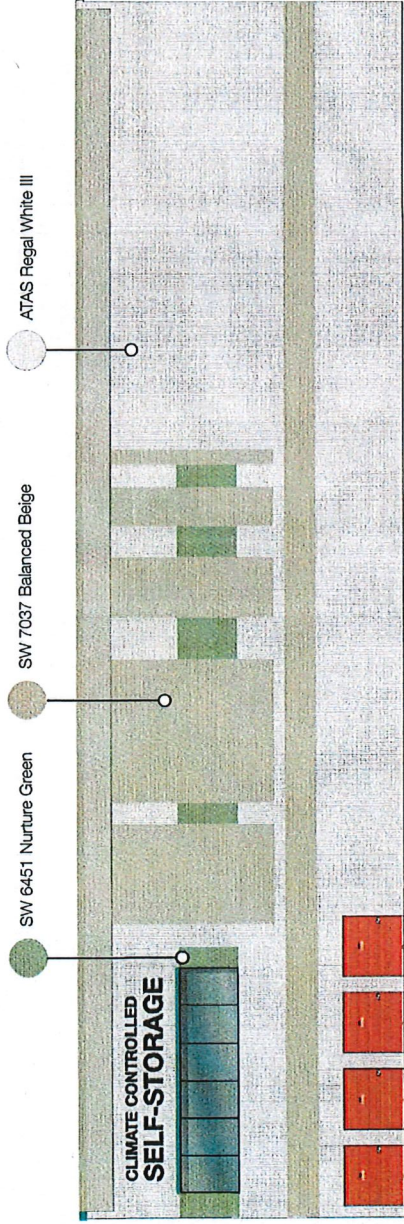
July 8, 2021

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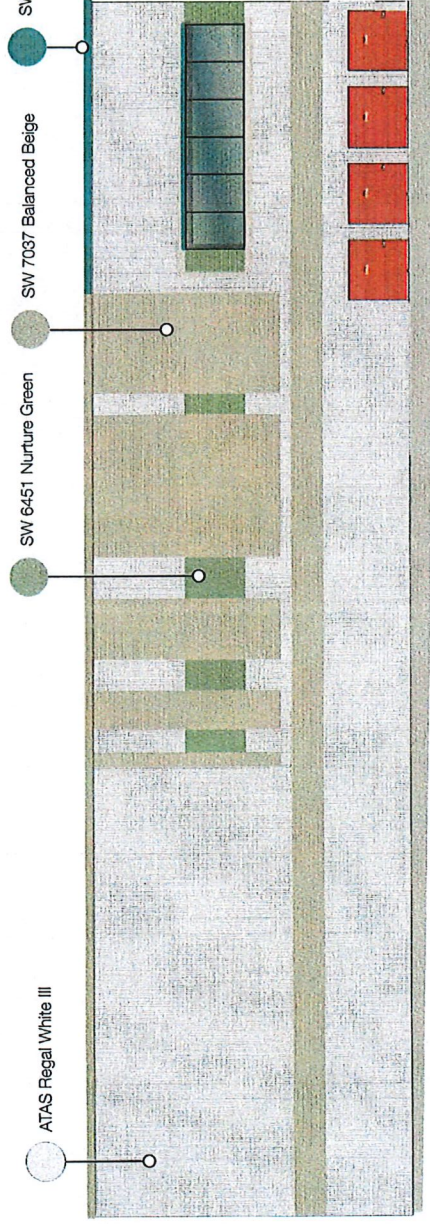
MOVING & STORAGE AT RICHWOOD

10915 Dixie Hwy. Walton, KY 41094



SOUTH ELEVATION

Scale: 1/16" = 1'



NORTH ELEVATION

Scale: 1/16" = 1'



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ARCHITECTURAL DESIGN & FACILITY IMAGING

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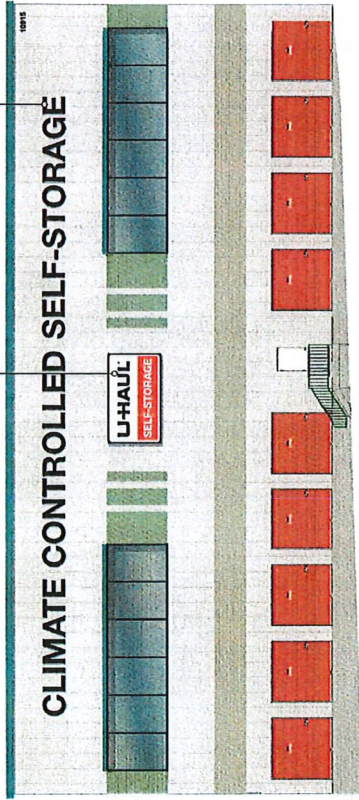


MOVING & STORAGE AT RICHWOOD

10915 Dixie Hwy, Walton, KY 41094

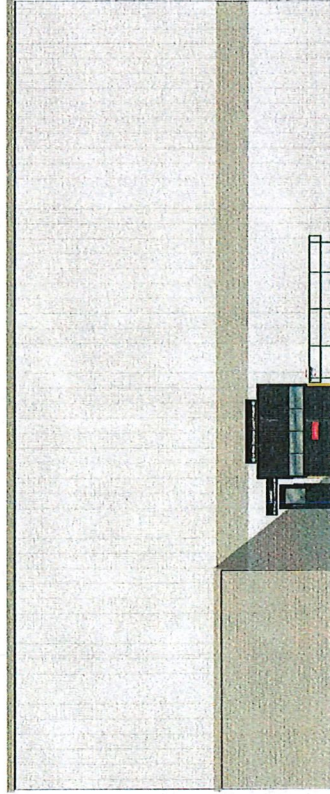
12'W x 7'H
84 SQFT

82'-4"W x 3'H
247 SQFT



WEST ELEVATION

Scale: 1/16" = 1'



EAST ELEVATION

Scale: 1/16" = 1'



ADVERTISING & MARKETING ASSOCIATES, INC.

ARCHITECTURAL DESIGN & FACILITY IMAGING

July 8, 2021

Conceptual renderings are subject to change and should not be implemented.

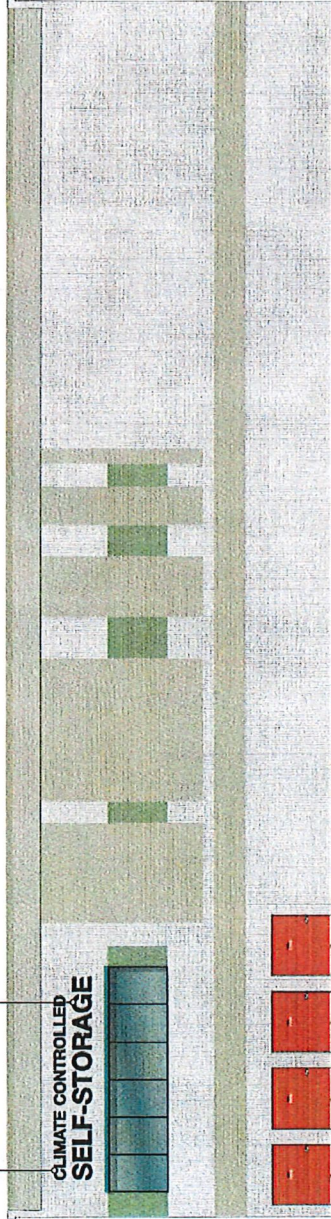


MOVING & STORAGE AT RICHWOOD

10915 Dixie Hwy. Walton, KY 41094

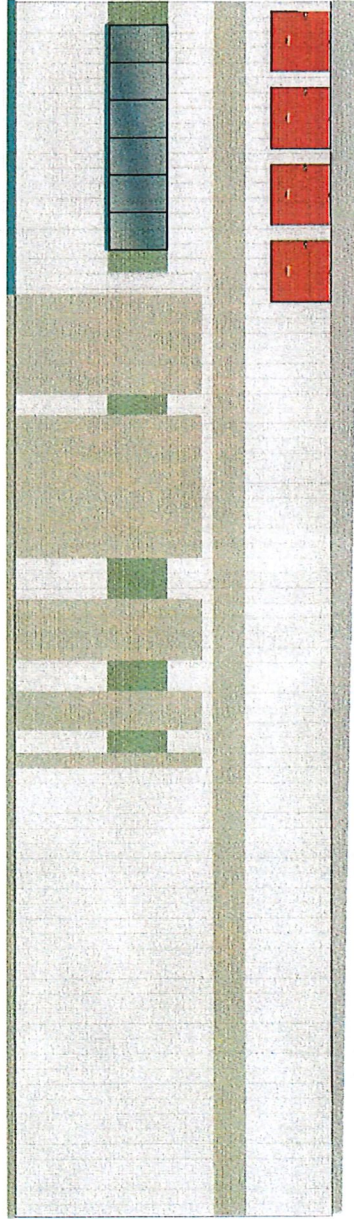
24'-5"W x 18"H
37 SQFT

26'-11"W x 30"H
68 SQFT



SOUTH ELEVATION

Scale: 1/16" = 1'



NORTH ELEVATION

Scale: 1/16" = 1'



ADVERTISING & MARKETING ASSOCIATES, INC.

ARCHITECTURAL DESIGN & FACILITY IMAGING

July 8, 2021

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SHEET NOTES:

NO.	REVISIONS
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PROFESSIONAL SEAL:
 PEPPER, ASSOCIATES
 INC. REGISTERED ARCHITECTS
 FOR INFORMATION ONLY

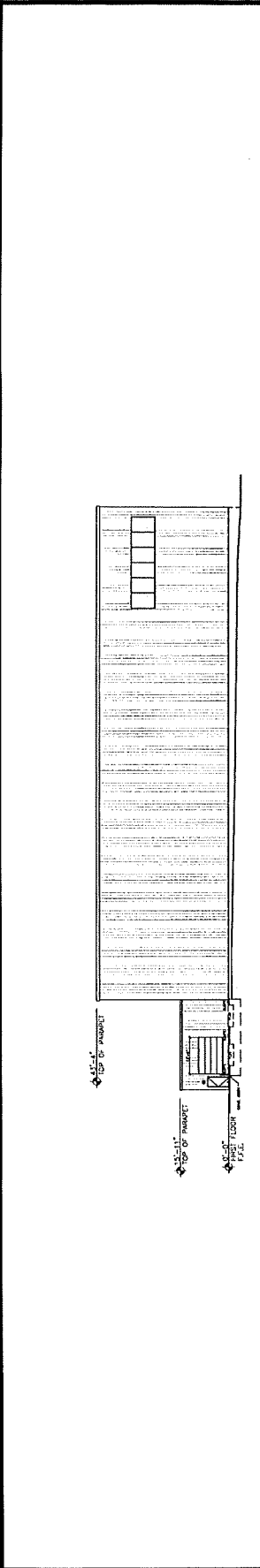
ARCHITECT: LDC:
 DATE: 10/20/2021

AMERCO
 REAL ESTATE COMPANY
 10000 W. HUNTER DRIVE
 SUITE 200
 WASHINGTON, KY 40380
 P: (603) 243-6002

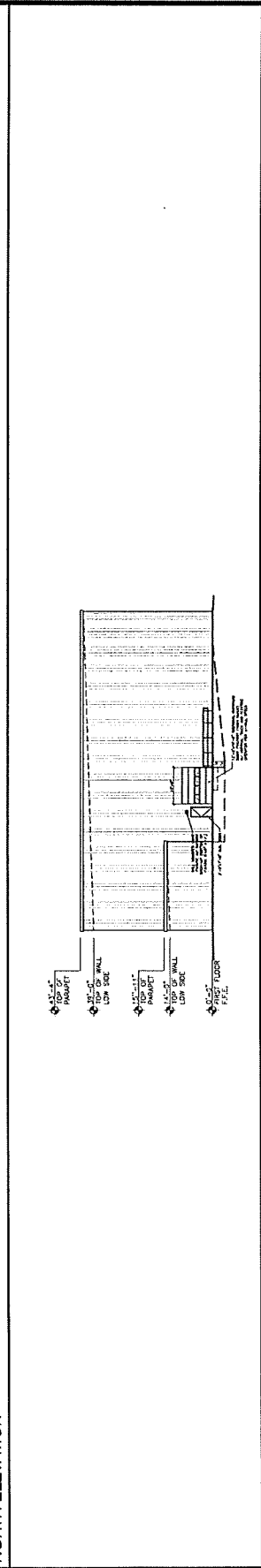
SITE ADDRESS:
 1-HALL OF RICHMOND
 10815 DIXIE HWY
 WALTON, KY 41094

SHEET CONTENTS:
 PROPOSED
 ELEVATIONS

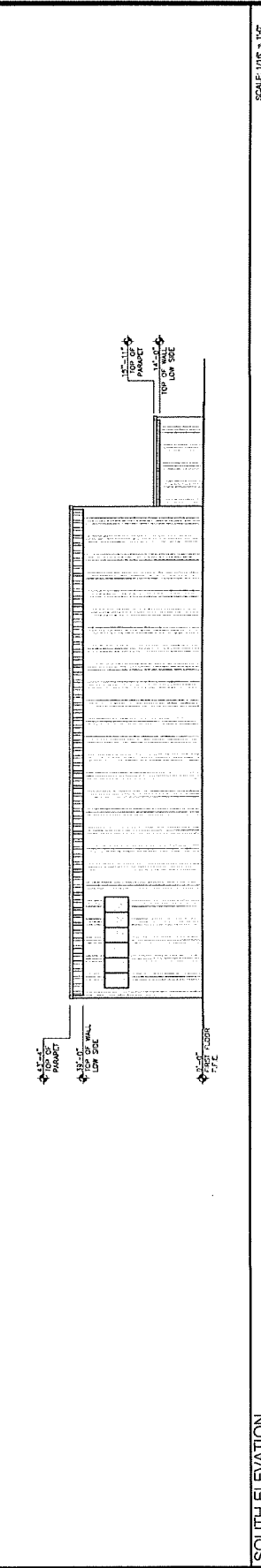
770080
 SHEET NO. 1 of 1
 PROJECT NO. E1-2
 DATE 10/20/2021
 770080 410274C



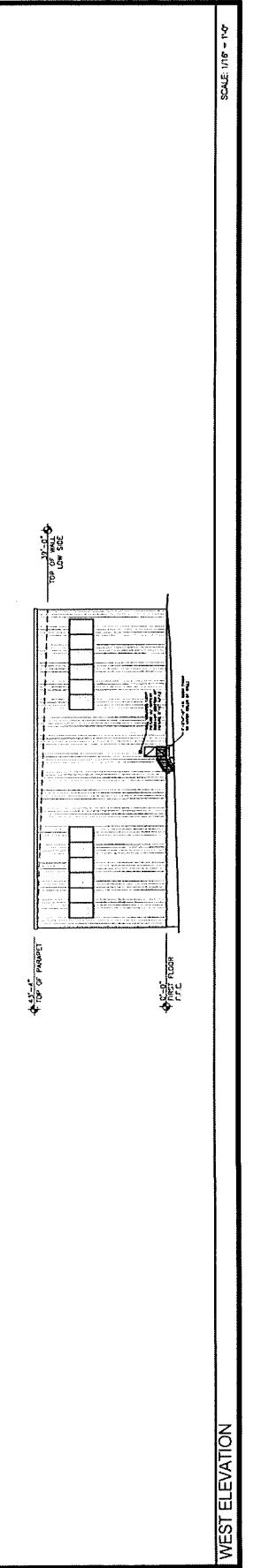
NORTH ELEVATION



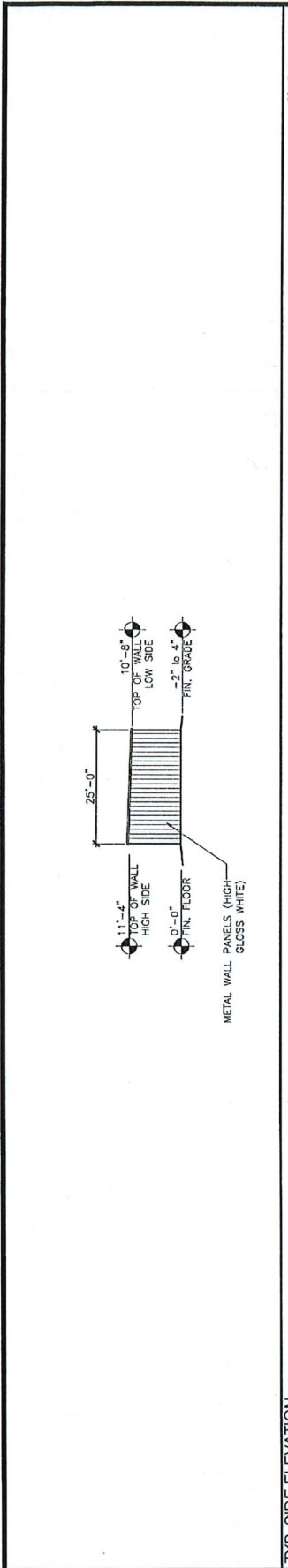
EAST ELEVATION



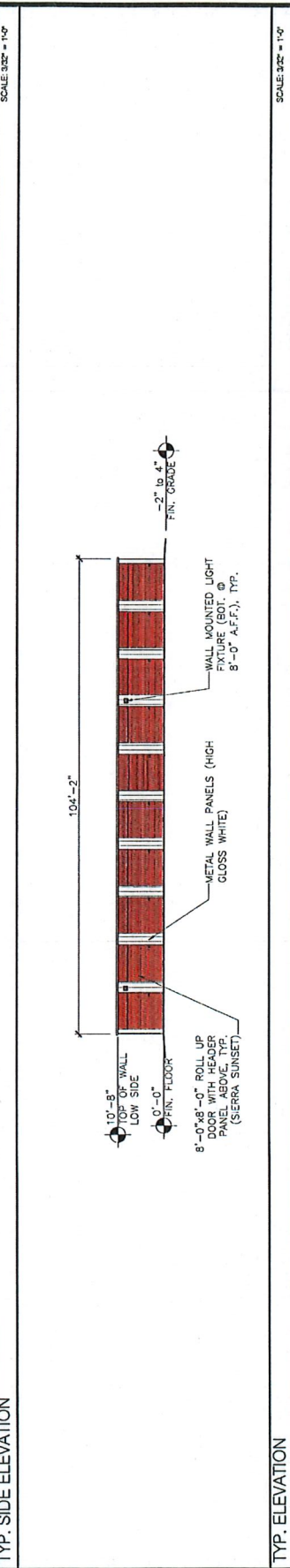
SOUTH ELEVATION



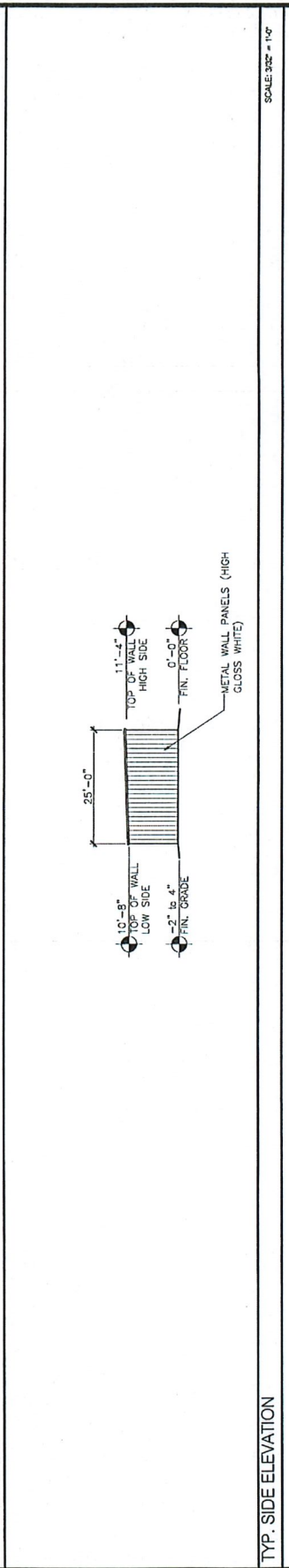
WEST ELEVATION



TYP. SIDE ELEVATION



TYP. ELEVATION



TYP. SIDE ELEVATION

PROFESSIONAL SEAL

NO.	DATE	REVISIONS
1	07/14/21	ISSUED ELEVATIONS
2	07/29/21	ISSUED ELEVATIONS

PREPARED BY: J. B. BROWN

CHECKED BY: J. B. BROWN

DATE: 08/20/21

770080 A/C/D/C

770080

770080 A/C/D/C

AMERCO REAL ESTATE COMPANY

CONSTRUCTION DIVISION

3775 W. BIRCH AVE.

PO BOX 1000

WALTON, KY 41094

P: (602) 252-6522

SITE ADDRESS:

U-HALL OF RICHMOND

10915 DUNE HWY

WALTON, KY 41094

SHEET CONTAINS:

PROPOSED ELEVATIONS

770080

DATE: 08/20/21

EL-3

770080 A/C/D/C

2021 AMERCO REAL ESTATE COMPANY

AMERCO REAL ESTATE COMPANY

CONSTRUCTION DIVISION

3775 W. BIRCH AVE.

PO BOX 1000

WALTON, KY 41094

P: (602) 252-6522

SITE ADDRESS:

U-HALL OF RICHMOND

10915 DUNE HWY

WALTON, KY 41094

SHEET CONTAINS:

PROPOSED ELEVATIONS

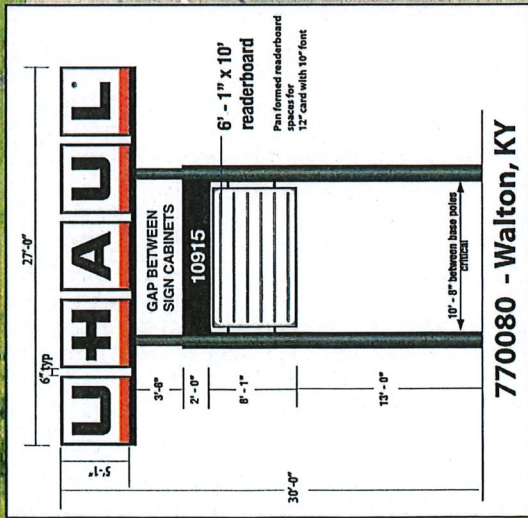
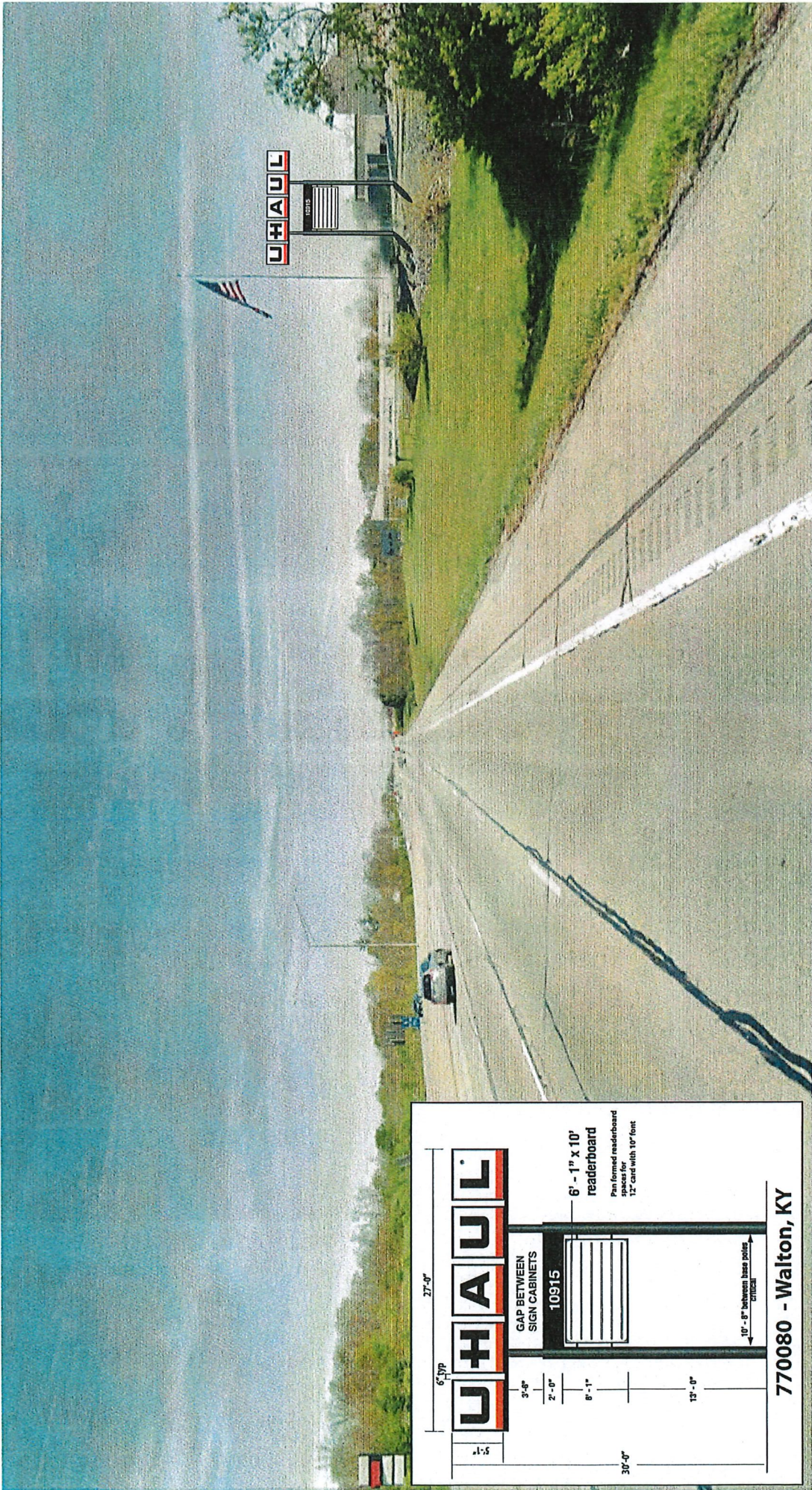
770080

DATE: 08/20/21

EL-3

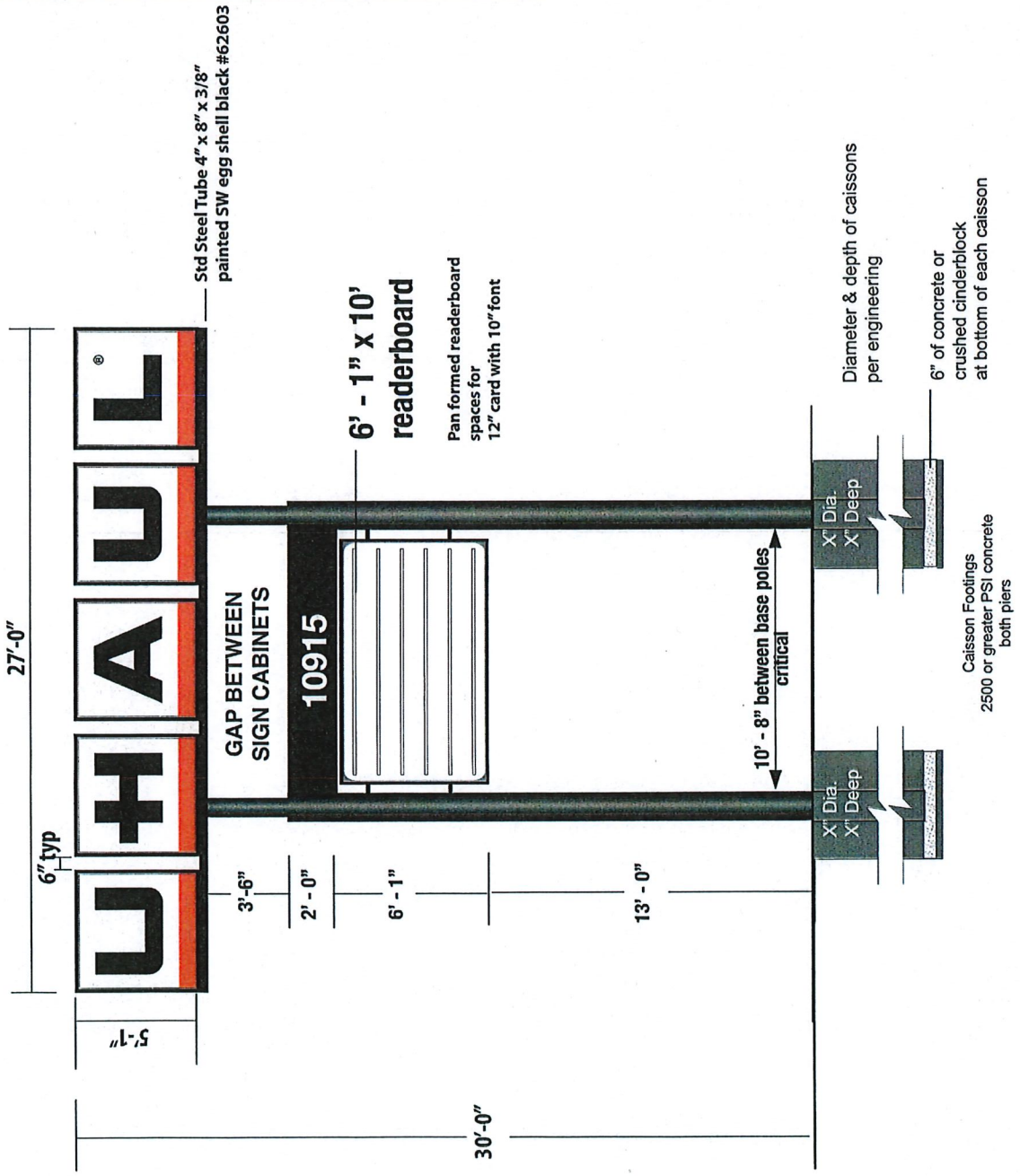
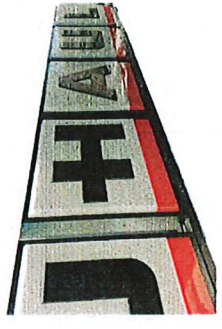
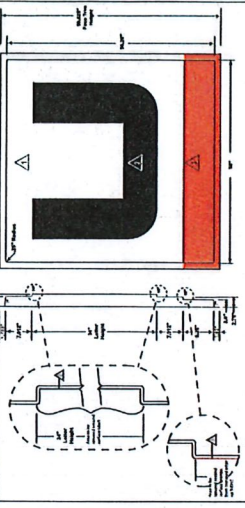
770080 A/C/D/C

2021 AMERCO REAL ESTATE COMPANY



U-HAUL Face Detail N.L.S.	
Background Color: L400 White Lacryl by Sprysat. Translucent White	Letter Color: L400 Black Lacryl by Sprysat. Black
Character Bar Color: L400 Pearly Orange Lacryl by Sprysat. Translucent Orange	

Material: 1/2" x 1/4" x 1/4" (3/8" Thick)
 Name: 10915
 Size: 27'-0" x 3'-0"
 Type: Sign



SQUARE FOOTAGE:
 U-HAUL: 5'-1" x 27'-0" = 137.5 sqft
 GAP SPACE: 3'-6" x 10'-0" = 35 sqft
 READER BOARD: 6'-1" x 10'-0" = 61 sqft
 TOTAL SQUARE FOOTAGE: 233.5 sqft

NOT TO SCALE

GENERAL NOTES:

ENGINEERING DRAWING

AMERCO
 CONSTRUCTION & ENGINEERING
 REAL ESTATE COMPANY
 227 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 241-8822
 F: (602) 271-1822

NO.	DATE	BY	REVISIONS
1	8-27-21	JP	revised sign area

REVISIONS:

DATE: 8-27-21
 BY: JP
 CHECKED BY: JP
 DATE: 7-3-20

SITE ADDRESS
 U-HAUL
 10915 Dixie Hwy,
 WALTON KY 41094

770080



MOVING & STORAGE AT RICHWOOD
10915 Dixie Hwy, Walton, KY 41094



ARCHITECTURAL DESIGN & FACILITY IMAGING

ADVERTISING & MARKETING ASSOCIATES, INC.

October 19, 2021

Conceptual renderings are subject to change and should not be implemented.



MOVING & STORAGE AT RICHWOOD
10915 Dixie Hwy. Walton, KY 41094



CHANGE IN PAINT TO PROVIDE
ARTICULATION TO THE ELEVATION

ARCHITECTURAL DETAIL



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MOVING & STORAGE AT RICHWOOD

10915 Dixie Hwy. Walton, KY 41094



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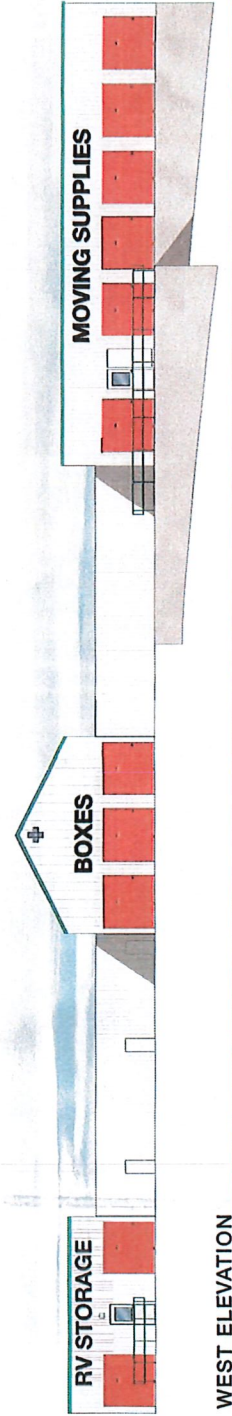
ARCHITECTURAL DESIGN & FACILITY IMAGING

October 19, 2021

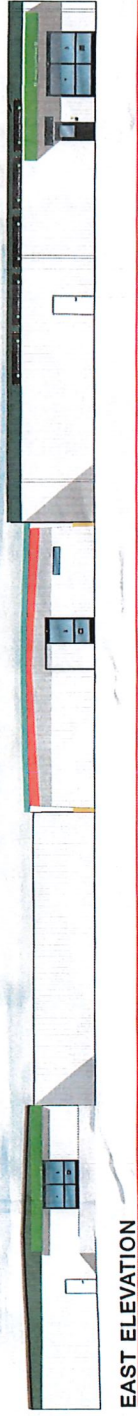
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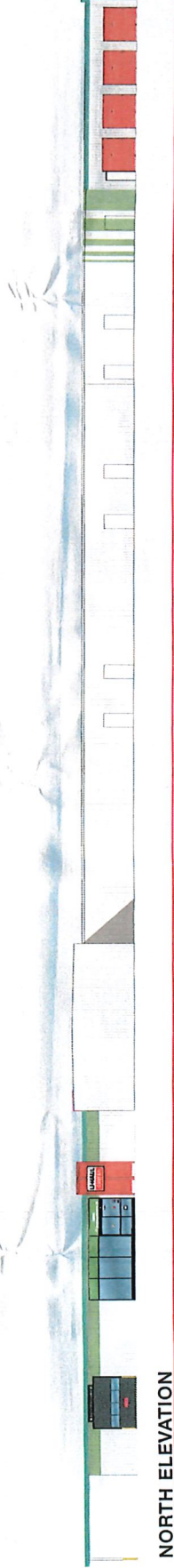
MOVING & STORAGE AT RICHWOOD
10915 Dixie Hwy, Walton, KY 41094



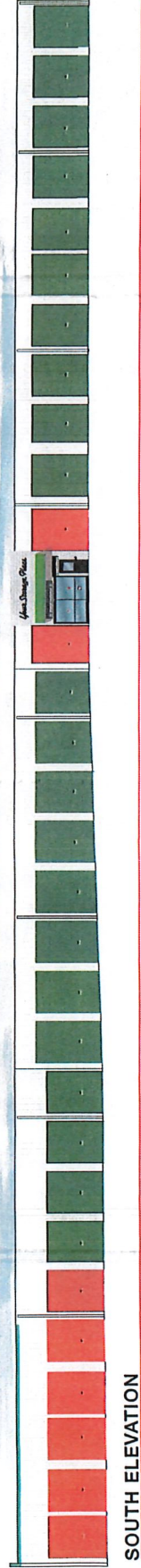
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



ADVERTISING & MARKETING ASSOCIATES, INC.

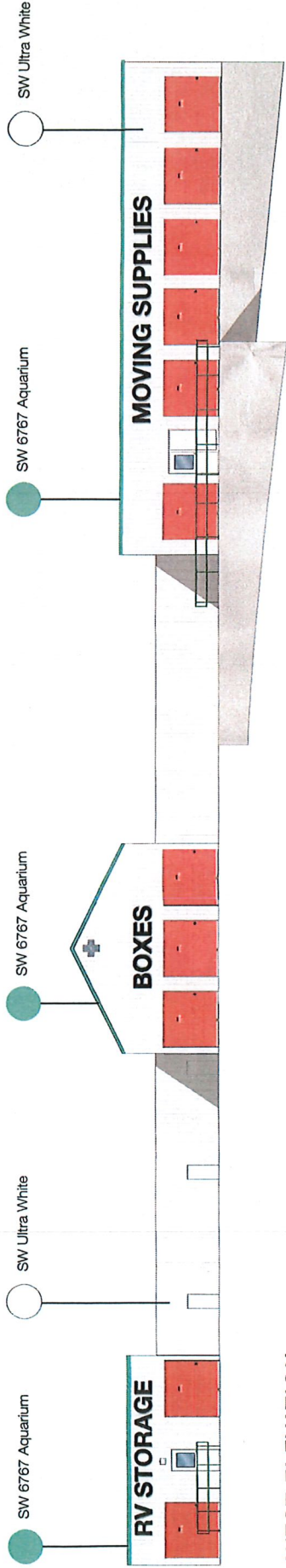
ARCHITECTURAL DESIGN & FACILITY IMAGING

October 19, 2021

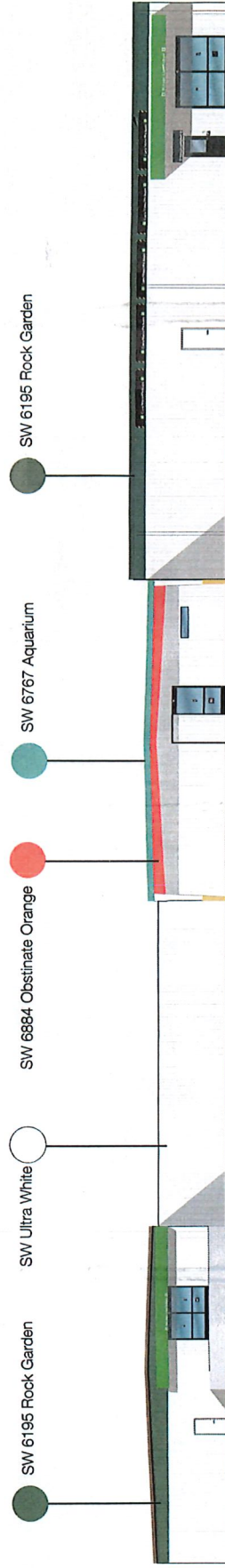
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MOVING & STORAGE AT RICHWOOD
10915 Dixie Hwy. Walton, KY 41094



WEST ELEVATION



EAST ELEVATION



ADVERTISING & MARKETING ASSOCIATES, INC.

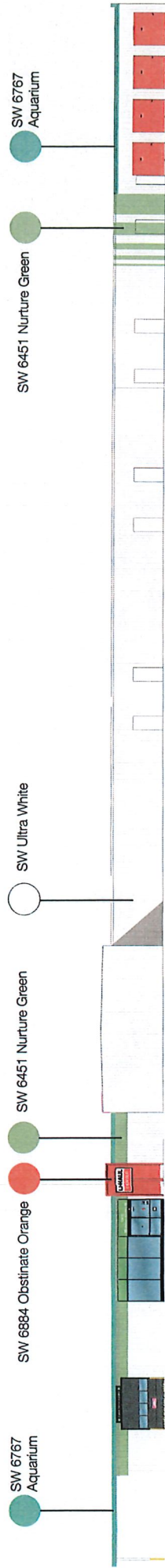
ARCHITECTURAL DESIGN & FACILITY IMAGING

October 19, 2021

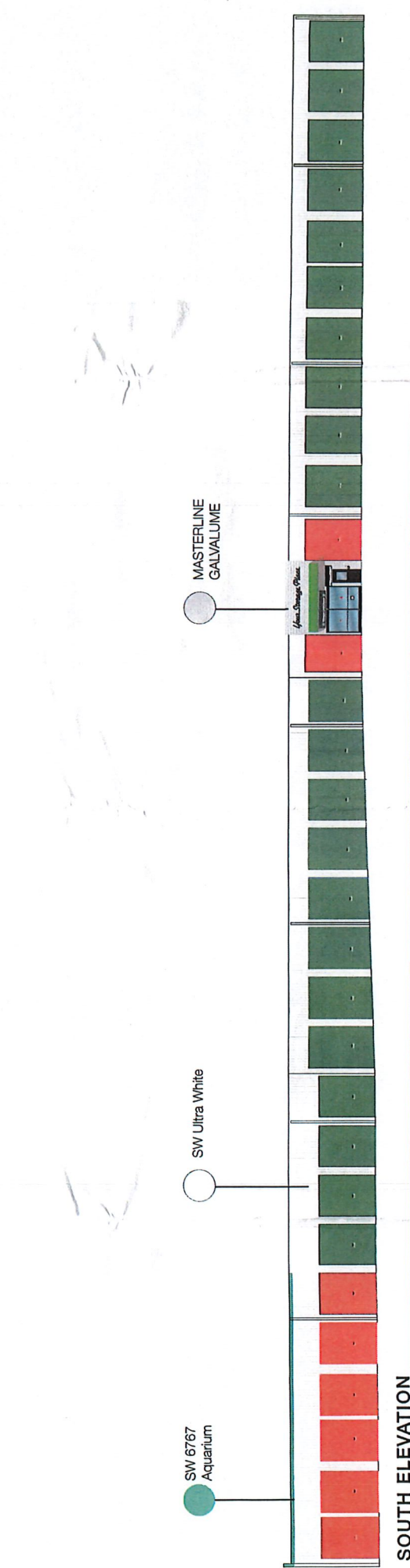
Conceptual renderings are subject to change and should not be implemented.



MOVING & STORAGE AT RICHWOOD
10915 Dixie Hwy. Walton, KY 41094



NORTH ELEVATION



SOUTH ELEVATION



ADVERTISING & MARKETING ASSOCIATES, INC.

ARCHITECTURAL DESIGN & FACILITY IMAGING

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MOVING & STORAGE AT RICHWOOD
10915 Dixie Hwy. Walton, KY 41094

22'-3"W x 2.5'H
55,625 SQFT

RV STORAGE

11'-9"W x 2.5'H
29,375 SQFT

BOXES

32'-3"W x 2.5'H
80.5 SQFT

MOVING SUPPLIES



WEST ELEVATION



ADVERTISING & MARKETING ASSOCIATES, INC.

ARCHITECTURAL DESIGN & FACILITY IMAGING

October 19, 2021

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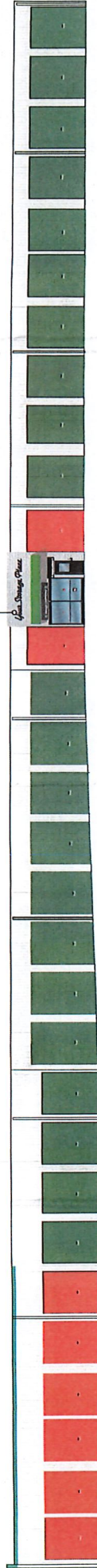
MOVING & STORAGE AT RICHWOOD
10915 Dixie Hwy. Walton, KY 41094

6'W x 4'H
24 SQFT



NORTH ELEVATION

14'-9" W x 2'H
29.5 SQFT



SOUTH ELEVATION



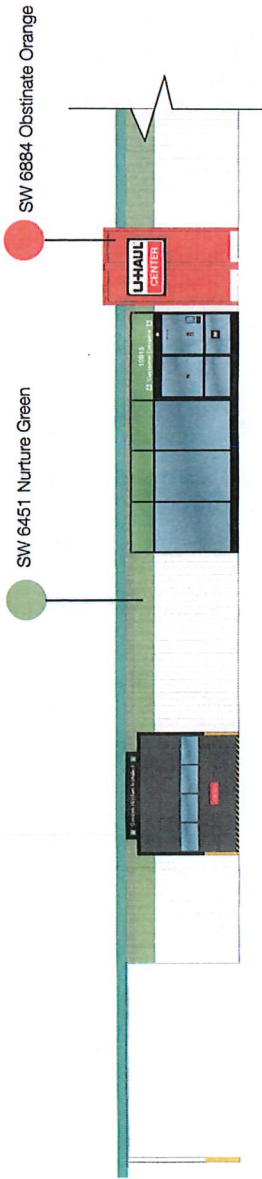
ADVERTISING & MARKETING ASSOCIATES, INC.

ARCHITECTURAL DESIGN & FACILITY IMAGING

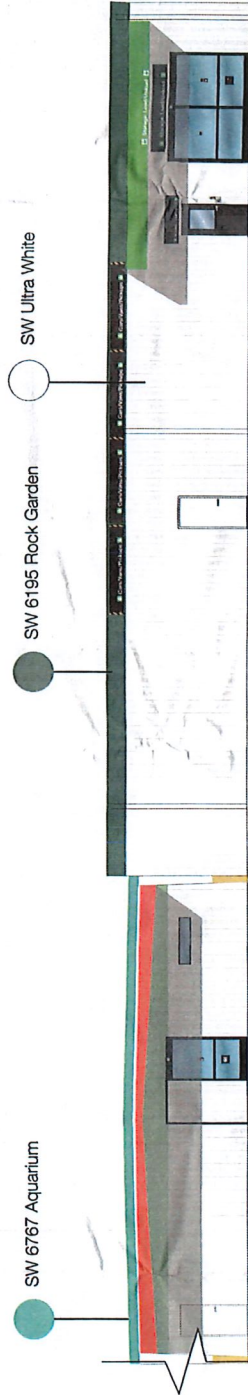
October 19, 2021

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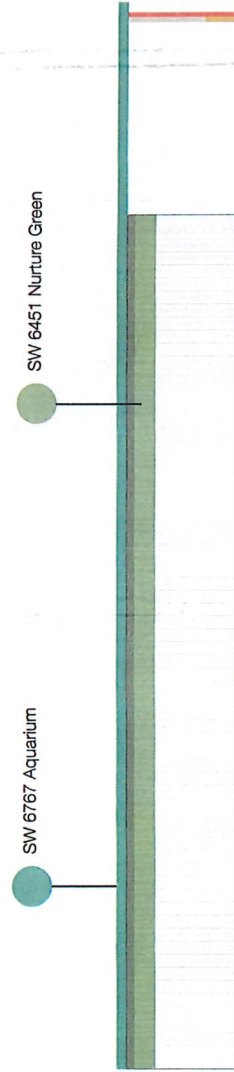
U-HAUL
MOVING & STORAGE AT RICHWOOD
 10915 Dixie Hwy. Walton, KY 41094



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



ARCHITECTURAL DESIGN & FACILITY IMAGING

ADVERTISING & MARKETING ASSOCIATES, INC.

October 19, 2021

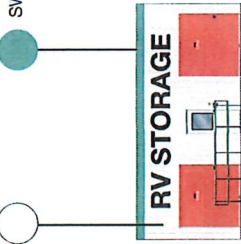
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MOVING & STORAGE AT RICHWOOD

10915 Dixie Hwy. Walton, KY 41094

SW Ultra White

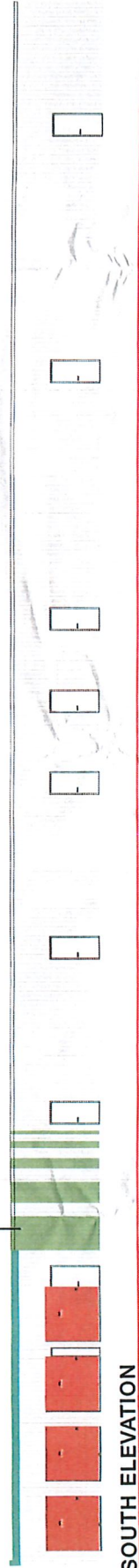


SW 6767 Aquarium



WEST ELEVATION

SW 6451 Nurture Green

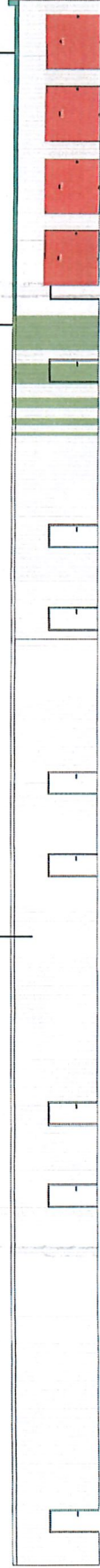


SOUTH ELEVATION

SW Ultra White

SW 6767 Aquarium

SW 6451 Nurture Green



NORTH ELEVATION



ADVERTISING & MARKETING ASSOCIATES, INC.

ARCHITECTURAL DESIGN & FACILITY IMAGING

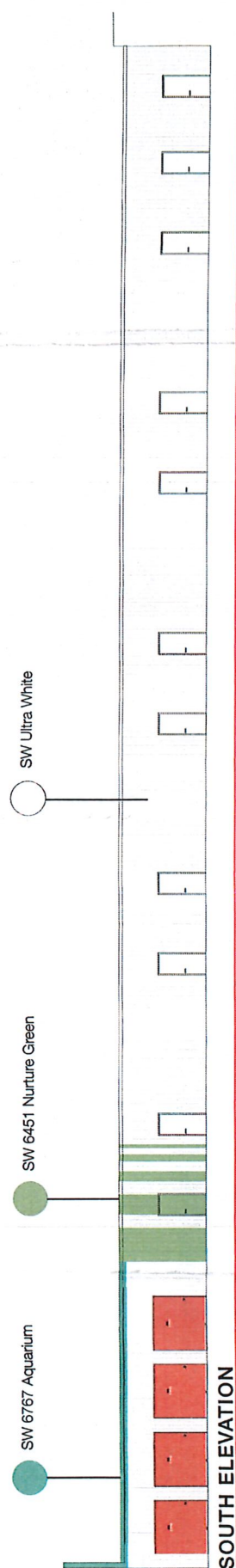
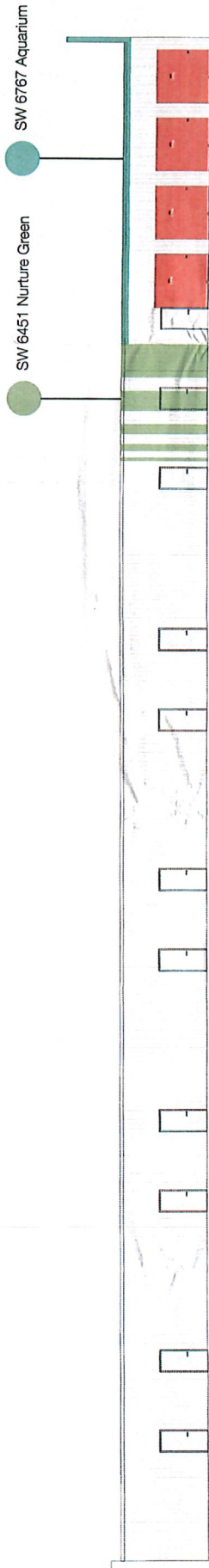
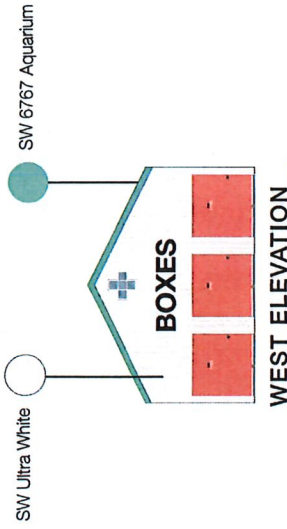
October 19, 2021

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MOVING & STORAGE AT RICHWOOD

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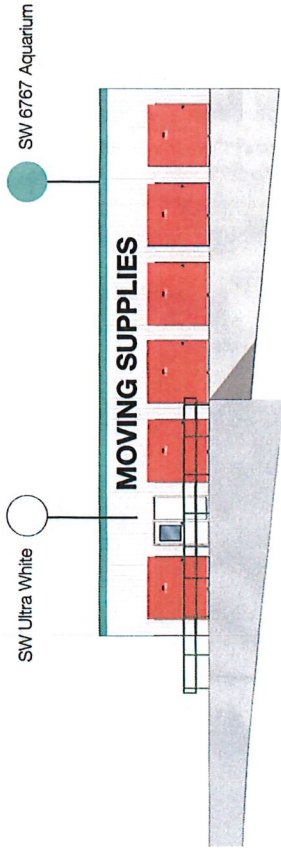
ADVERTISING & MARKETING ASSOCIATES, INC. ARCHITECTURAL DESIGN & FACILITY IMAGING

October 19, 2021

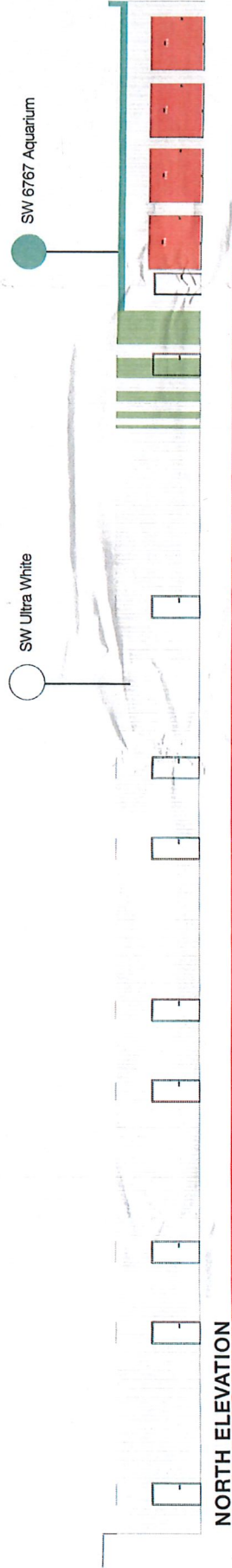
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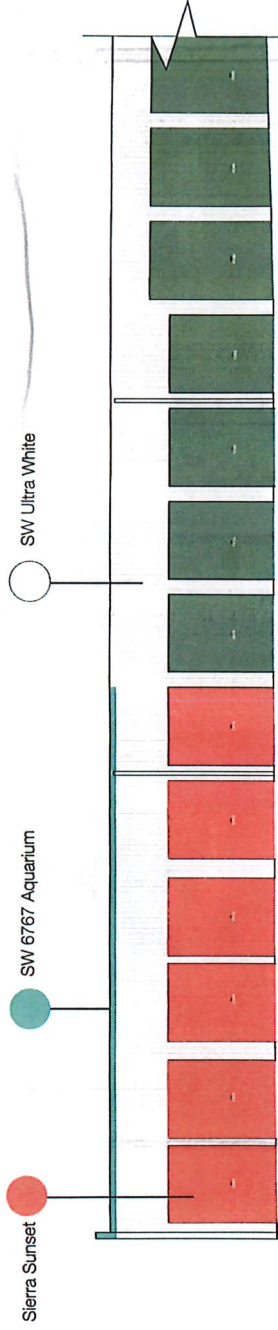
MOVING & STORAGE AT RICHWOOD
10915 Dixie Hwy. Walton, KY 41094



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



ADVERTISING & MARKETING ASSOCIATES, INC.

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