

**CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION**

Seven (7) copies of submitted drawings are required

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

SECTION A: (To be completed by applicant)

- 1. Type of review (check one):
 - Concept Development Plan (includes Utilization of an Underlying Zone in a Planned Development)
 - Change in an Approved Concept Development Plan
 - Long Range Planning Committee Review (as stated in the Houston-Donaldson Study)
 - Long Range Planning Committee Review (as stated in the Union Town Plan)
 - Zone Change Committee Review of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
 - Zoning Administrator Review (as stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
 - Zoning Administrator Review (as stated in the Mall Road District Study)
 - Zoning Administrator Review (as stated in the I-275/Graves Road Interchange Study)

2. Name of Project: Corporex Parks of KY Acres - Mixed Use

3. Location of Project: CirclePort I - SW corner of Mineola Pike and I-275

4. Total Acreage of Project: 5.71 ✓

5. Current Zoning of Property: I-1/PD

6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable): 1986

7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission Yes No
 If yes, indicate the name of the study: Our Boone County Plan 2040

8. Proposed Use(s) (specify each use):
Retail, Restaurants, Hotel, Office, Medical

9. Proposed Building Intensities (specify for each building):
2 Buildings for retail/restaurant use totalling approximately 20,000 sq. ft. plus 1-125 room max hotel or 75,000 sq. ft. max office building and 1 freestanding retail/restaurant/or office.

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

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

12. Current Owner: Corporex Parks KY Acres for Development

Address: 100 E. RiverCenter Blvd, Suite 1100

Covington KY 41011
 City State Zip Code

Phone Number: 513-967-7658 Fax Number: 859-757-0512

Email: nchimento@corporex.com

13. Applicant: Nicole Chimento

Address: 100 E. RiverCenter Blvd, Suite 1100
Covington KY 41011
City State Zip Code

Phone Number: 859-757-0512 Fax Number: _____
Email: nchimento@corporex.com

14. Are there any existing buildings on the site: Yes No
If yes, indicate how many: _____
15. 326 177 2022
Deed Book Page Number Group Number


16. Have you had a pre-application meeting with the BCPC staff: Yes No
17. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

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

- | | |
|---|---|
| <input checked="" 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 checked="" type="checkbox"/> Kentucky Transportation Cabinet | |

18. Concept Development Plan Jurisdiction/Location (check all that apply):
 Unincorporated Boone Florence Walton Union
19. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:

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

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)

EXHIBIT

“A”

STAFF REPORT

#1

Request of Corporex, per of Nicole Chimento (applicant) for Corporex Parks KY Acres for Development, per Nicole Chimento (owner) for a Change in Approved Concept Development Plan in an Industrial One/Planned Development (I-1/PD) zone for Area A: an approximate 4.8 acre area located at the southwest corner of the intersection of Mineola Pike with Interstate 275, and being immediately north of the property located at 3990 Olympic Boulevard; Area B: an approximate 0.9 acre area located along the north side of Olympic Boulevard, between Mineola Pike and Circleport Drive, approximately 750 feet northwest of Mineola Pike, and being immediately southeast of the property located at 3900 Olympic Boulevard; and Area C: an approximate 2.9 acre area located at 3990 Olympic Boulevard, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit commercial/retail space, a hotel, office space, and restaurants.

November 3, 2021

REQUEST

- A. Within Area A, the applicant is proposing to construct approximately 20,000 square feet of commercial/retail/restaurant space, divided into two (2) buildings, and either a 125 room hotel or an office building having a maximum of 75,000 square feet.
- B. Within Area B, the applicant is proposing to construct an approximate 3,600 square foot commercial/retail/restaurant building.
- C. Within Area C, the applicant is proposing to construct a new curb cut onto Olympic Boulevard.
- D. The applicant is proposing to construct roadway improvements on Olympic Boulevard.

SITE HISTORY

- 1986 On October 21, 1986, the Boone County Fiscal Court adopted Ordinance Number 920.99, changing the zoning of the site, and adjacent areas, from I-1 to I-1/PD. This action included the adoption of a Concept Development Plan.
- 1996 On March 29, 1996, the Boone County Fiscal Court adopted Ordinance Number 920.326, approving a Special Sign District for the site, and adjacent areas.
- 1998 On May 19, 1998, the Boone County Fiscal Court took action to deny the request for a Change in Concept Plan for the site, and adjacent areas.
- 1998 On September 2, 1998, the Boone County Planning Commission approved a Conveyance Plat, creating the lot identified as Area C.

1999-

2000 Based on information contained in the Boone County GIS, the hotel building, in Area C, was built.

APPLICABLE REGULATIONS

- A. Section 1517 of the Boone County Zoning Regulations states that the Planning Commission shall require that a Concept Development Plan be submitted for the development or redevelopment of property located in a Planned Development zone. The Concept Development Plan may be filed to the Planning Commission by the owner(s), owner by contract (option) or lessee of property for which the planned development is proposed. If the Concept Development Plan involves a zone change, then the proposal is subject to the criteria in Section 308 as well as the provisions of this article. If the Concept Development Plan does not involve a zone change, or only involves uses that are permitted in the underlying zone (also called a AUtilization of an Underlying Zone Within a Planned Development@), then the proposal is subject only to the provisions of this article. The contents of the Concept Development Plan submittal shall include the items listed in Section 303.
- B. 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.
- C. 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.
- D. Section 1130 of the Boone County Zoning Regulations states that the purpose of the Industrial One district is to allow different types of small to large scale light manufacturing, warehouse, distribution and related service uses, which require direct accessibility to a regional transportation system. Manufacturing operations in this district will generally not utilize unrefined raw materials, whose processing may potentially create undesirable noise, odors, dust, smoke, hazardous materials or waste or be delivered in large bulk transportation forms. Such districts are located in areas which provide employment opportunities for community and regional labor markets. Districts

will be located on suitable lands accessible from expressways and/or arterials. In addition, this zoning district allows for integrated office campus and/or industrial/warehouse developments with a business park setting, characterized by landscaped entrances, boulevard streets, large amounts of green space and low building coverage ratio, multi-level buildings, constant architectural and signage theme, parking structures, and integrated pedestrian and recreation facilities. This district is also to provide for appropriate public facilities and/or services to the permitted uses identified in the district. This zoning classification can range from a compact multi-level office development on several acres to an extensive mixed office/warehouse/distribution development that is located on many acres. This zoning classification often includes some limited commercial wholesale and retail uses intended to serve the district and constructed to blend in visually with the character of the area.

- E. Pursuant to Section 1131 of the Boone County Zoning Regulations, commercial and retail uses are permitted on a limited basis within the I-1 district. Office and restaurant uses are listed as principally permitted uses within the I-1 district.
- F. Pursuant to Section 1133 of the Boone County Zoning Regulations, hotels are identified as a conditional use within the I-1 district.

SITE CHARACTERISTICS

- A. The site contains approximately 8.6 acres and is broken down into the following three areas:
 - 1. Area A: an approximate 4.8 acre area located at the southwest corner of the intersection of Mineola Pike with Interstate 275.
 - 2. Area B: an approximate 0.9 acre area located along the north side of Olympic Boulevard, approximately 750 feet northwest of Mineola Pike.
 - 3. Area C: an approximate 2.9 acre area located at the northwest corner of the intersection of Mineola Pike with Olympic Boulevard.
- B. Area A has approximately 380 feet of frontage along Interstate 275 and approximately 350 feet of frontage along Mineola Pike.
- C. Area B has approximately 250 feet of frontage along Olympic Boulevard.
- D. Area C has approximately 250 feet of frontage along Mineola Pike and approximately 520 feet of frontage along Interstate 275.
- E. Area A is currently vacant, with the exception of a portion of the parking lot serving 3940 Olympic Boulevard.
- F. Area B is currently vacant.
- G. Area C is currently occupied by a four (4) story, 120 room, Courtyard by Marriott hotel.

- H. Topographically, the site has been graded to provide for development pads.
- I. Sanitary sewer lines run generally along the north, south, and east sides of the site.
- J. Water lines run generally along the north and east sides of the site, and along the south side of Olympic Boulevard.
- K. A natural gas line runs along the west side of Area A and diagonally through Area C.

ADJACENT LAND USES AND ZONING

- North: Interstate 275 (I-1/PD)
- South: Vacant/undeveloped land and a Shell gas station/convenience store (I-1/PD)
- East: Mineola Pike and the on/off ramps of Interstate 275 (I-1/PD and RS)
- West: Two five story office buildings (Fischer Homes and Catholic Health Initiative) (I-1/PD)

RELATIONSHIP TO COMPREHENSIVE PLAN

- A. Our Boone County – Plan 2040 “2040 Future Land Use Plan” designates the site for Business Park which is described as “A mix of office warehouse, research, office, and light industrial uses in a park-like, office campus setting with large building setbacks, low floor area ratio, integrated pedestrian and recreation facilities, consistent architectural and signage theme, extensive landscaped areas, and attractive entrance treatment. This land use is recommended for high visibility areas and transition areas between industrial and residential land uses.”
- B. The following Our Boone County – Plan 2040 Goals and Objectives apply to this application:

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).

Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).

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).

Employment opportunities for a highly skilled and educated workforce shall be encouraged and promoted for the residents and businesses of Boone County (Economy Goal A, Objective 1).

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).

Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well maintained buffer spaces between the business use and other land uses (Economy Goal B, Objective 1).

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).

Interstate commercial uses, as well as the freight logistics industry, shall be in close proximity to interstate interchanges for maximum convenience and economy to the traveling public, while minimizing traffic congestion (Economy Goal B, Objective 4).

C. The following is an excerpt from Our Boone County – Plan 2040:

1. This section of the County should experience substantial growth. To the north, the Mineola interchange area should continue to experience Business Park development, although the amount of land yet to develop in this area is running low (Land Use, Conclusions and Recommendations, 8) Airport, page 113).

D. Mineola Pike is identified as a state maintained arterial street providing for two way traffic. Immediately adjacent to the site, Mineola Pike has four traffic lanes (two northbound and two southbound).

E. Olympic Boulevard is identified as a county maintained collector street providing for two way traffic, separated by a raised median. Immediately adjacent to the site, Olympic Boulevard has four traffic lanes (two eastbound and two westbound).

F. A sidewalk is provided along the south side of Olympic Boulevard.

BOONE COUNTY TRANSPORTATION PLAN

A. The Boone County Transportation Plan indicates the following project that is in the vicinity of the site in question:

1. KY 3076 (Mineola Pike) Widening
Location: KY 236 (Donaldson Highway) to the I-275 eastbound ramps
Type: Roadway Widening/Relocation/New Facility
Total Cost: \$16,000,000
Description: Widen KY 3076 (Mineola Pike) from two to four travel lanes to support freight and improve mobility between the Cincinnati/Northern Kentucky International Airport and I-275 and construct a multi-use path.

STAFF COMMENTS

A. The submitted Concept Development Plan indicates the following:

1. Construction of a total of 20,000 square feet of commercial/retail space within two 25 foot high buildings (Area A).
2. Construction of either a 125 room (maximum) hotel or an 80 foot high, 75,000 square foot office building (Area A).

3. Construction of an approximate 3,600 square foot commercial/retail/restaurant building (Area B).
4. Retention of the existing 120 room Courtyard by Marriott hotel (Area C).
5. Provision for drive-through facilities with menu board signage (Area A).
6. Redesign of the existing Courtyard by Marriott hotel parking lot to accommodate a new right-in/right-out curb cut onto Olympic Boulevard (Area C).
7. Construction of a ten (10) foot wide sidewalk that would connect to the proposed multi-use path along the widened Mineola Pike.
8. Provision for common outdoor space between the proposed building in Area A.

B. The following provides an analysis between the existing approved 1986 Concept Development Plan, for the site in question and the two lots to the west of the site, existing conditions, and the current proposal:

1986 APPROVED PLAN	EXISTING	PROPOSED
5 story, 87,000 sq. ft. office building	5 story, 83,551 sq. ft. office building	5 story, 83,551 sq. ft. office building
6 story, 105,000 sq. ft. office building	5 story, 83,551 sq. ft. office building	5 story, 83,551 sq. ft. office building
6 story, 120 room hotel	4 story, 120 room hotel	4 story, 120 room hotel
6 story, 150 room hotel	4 curb cuts onto Olympic Boulevard	25' high, 9,000 sq. ft. retail building
2 curb cuts onto Olympic Boulevard		25' high, 11,000 sq. ft. retail building
		125 room hotel
		80' high, 75,000 sq. ft. office or hotel building
		5 curb cuts onto Olympic Boulevard

C. Staff has reviewed the submitted Concept Development Plan against the Boone County Zoning Regulations, and offers the following (some of these requirements can be adjusted by the Planning Commission and the Boone County Fiscal Court pursuant to the Planned Development (PD) regulations):

1. Section 1131 of the Boone County Zoning Regulations does not identify general retail as a principally permitted use within the I-1 district.
2. Section 1514 provides for planned development criteria. Insufficient information has been submitted to determine compliance with this requirement, specifically the criteria of landscaping, architecture, and signage.
3. Section 3110 prohibits structures within the I-1 district from exceeding fifty (50) feet in height. The submitted plan indicates that the proposed office building will have a maximum height of eighty (80) feet.
4. Section 3122 states that the setback for a rear yard, or corner side yard, which abuts a freeway shall be a minimum of twenty (20) feet for accessory structures.

The submitted plan indicates that a trash enclosure will be set back approximately thirteen (13) feet from the right-of-way of Interstate 275.

5. Section 3153 prohibits accessory structures from being located within front yards or corner side yards. The submitted plan indicates that the proposed trash enclosures will be located in corner side yards.
 6. Section 3155 states that drive through lanes, windows, canopies, or other structures shall not directly adjoin street frontages which abut the front yard or corner side yard. The submitted plan indicates the provision of a drive through lane/window adjoining Interstate 275.
- D. Staff sent out an Agency Memo to the Boone County Building Department, Boone County Public Works, Kentucky Department of Transportation, and the Point Pleasant Fire District.
1. Jerry Noran, Boone County Building Department, and Robert Franxman, Boone County Public Works, replied that they had no comments.
 2. Assistant Chief Eric Seibel, Point Pleasant Fire Protection District, replied that they are pleased to see this proposed development. Their concerns are limited. There is ample water to supply any fire suppression needs. They will provide input as to the amount and location of fire hydrants at the Site Plan stage. Their only concern is access. As the development moves forward, they will pay close attention to the turn radius on the curbs and the presence of islands in entry/exit drives which could inhibit fire apparatus' ability to access and navigate.
 3. Linzy Brefeld and Mike Bezold, Kentucky Department of Transportation, replied that KYTC does not have any issues as it relates to the project. However, they state that the applicant is not providing any detention on their site and all of the detention is being done at the Regional Detention Pond on the east side of KY 237. The applicant is not accounting for any detention on the side of KY 237 that the development is occurring on. The question is if the existing pipes under KY 237 can handle the increased drainage from this development.

STAFF CONCERNS

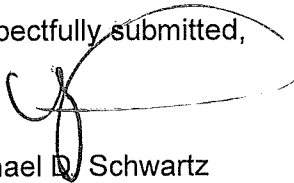
- A. The Planned Development (PD) regulations include a set of criteria that is to be used to evaluate the appropriateness of proposed developments. The applicant should address how their proposal meets these criteria.
- B. The design of the site creates numerous traffic conflict areas. The applicant should address how the proposed traffic patterns will be handled.
- C. The proposed drive-through aisle designs create numerous intersection/turning movement conflicts. The applicant should address how the proposed traffic patterns will be handled.

- D. Since Olympic Boulevard terminates into a cul-de-sac, approximately 1,500 feet west of the site, the proposed right-turn-out appears to be unnecessary. Additionally, the proposed right-turn-out could create driver confusion by directing motorists towards a dead end street.
- E. The site is controlled by a Special Sign District that was adopted in 1996. That Special Sign District does not provide for menu board signage. An amendment to that Special Sign District will have to be submitted to the Planning Commission for public hearing and legislative action.
- F. The submitted plans indicate a drive-through lane between the existing Courtyard by Marriott hotel and a proposed commercial/retail building. The entry into this drive-through lane is immediately adjacent to an outgoing lane of a driveway aisle. This opposing traffic pattern could create a hazardous situation. The applicant should address the safety concerns of this design.
- G. The proposed development necessitates the reduction of existing off-street parking for the existing Courtyard by Marriott hotel and the existing office building(s). The applicant should address how the parking requirements for the entire development quadrant will be met.
- H. There are a number of retail and service uses that would be incompatible with the intent of the PD regulations. The applicant should provide a list of uses that will be prohibited in the proposed development.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and the Boone County Fiscal Court in terms of Article 3 of the Boone County Zoning Regulations, 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
Director, Zoning Services

MDS/ss

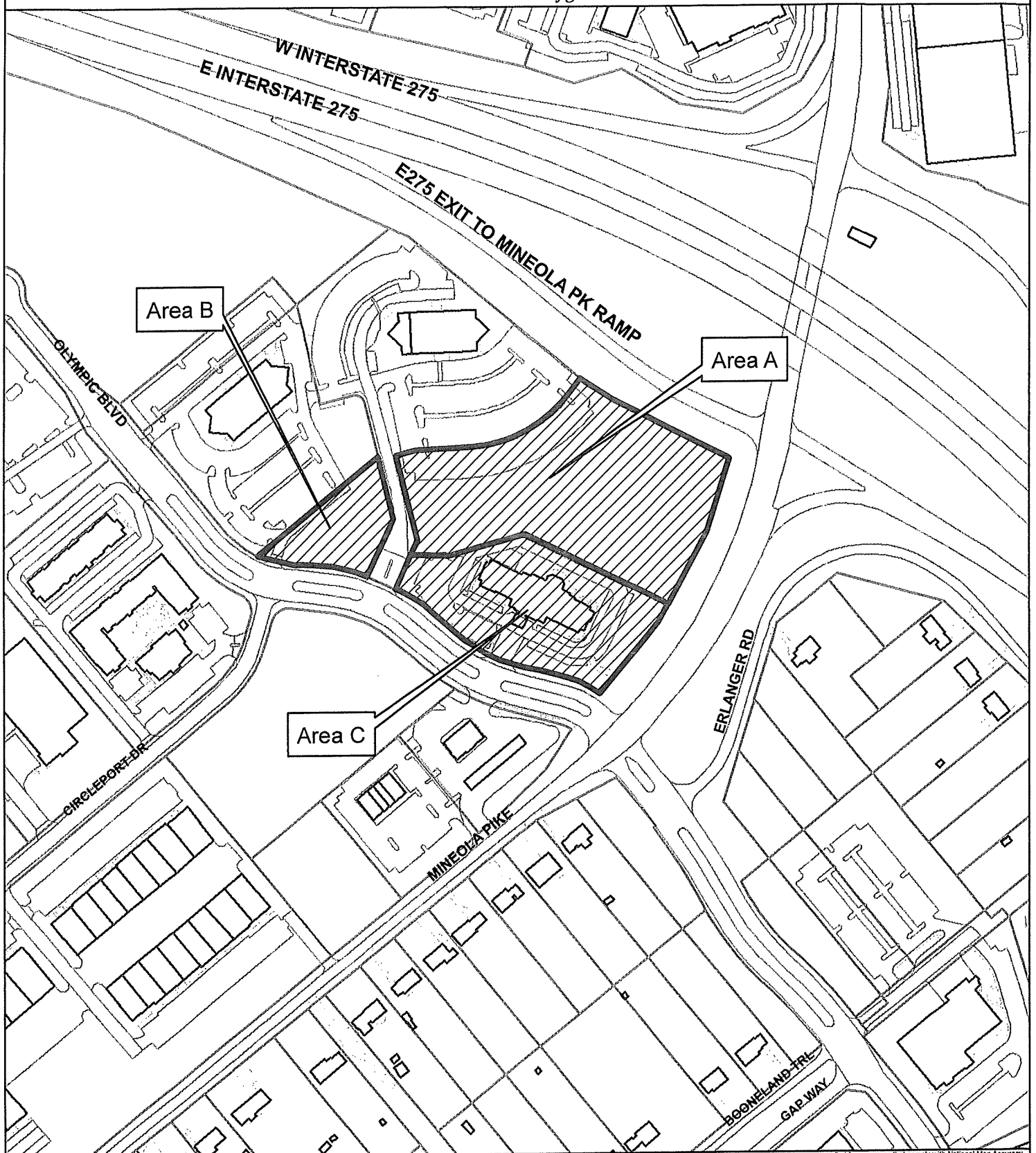
Attachments:

- *Vicinity Map
- *Aerial Map
- *Topographical Map
- *Zoning Map

- *2040 Future Land Use Map
- *Existing Approved 1986 Concept Plan
- *Existing Approved 1986 Concept Plan With Site Areas
- *Application
- *Project Narrative
- *Concept Development Plan
- *Email from Assistant Chief Eric Seibel, Point Pleasant Fire Protection District, dated 10/7/21
- *Email from Linzy Brefeld, KYTC, dated 10/8/21

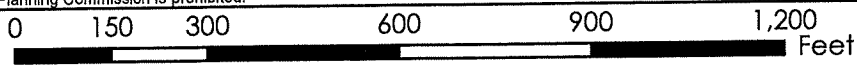
Vicinity Map

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1 inch = 300 feet

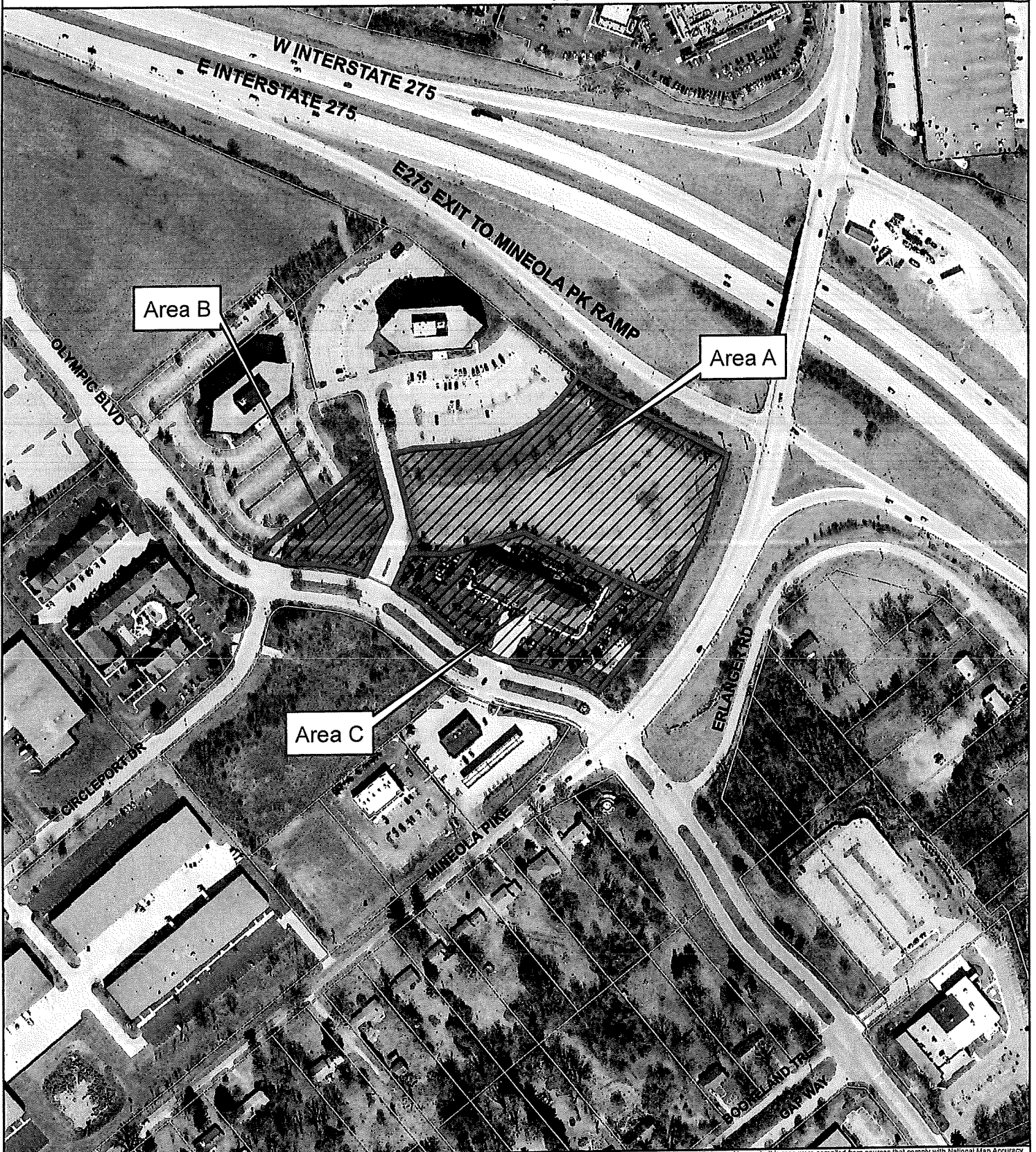


Boone County GIS - Putting Northern Kentucky on the Map



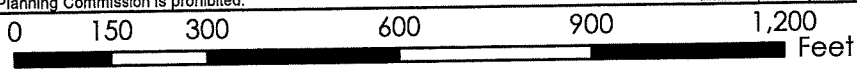
Aerial Map

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Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 06/02/2021

Map File: C:\Users\j... ArcMap Document: *.mxd

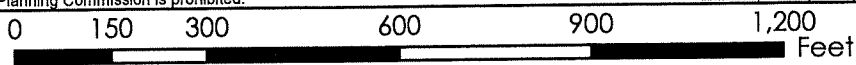
Topographical Map

www.boonecountygis.com



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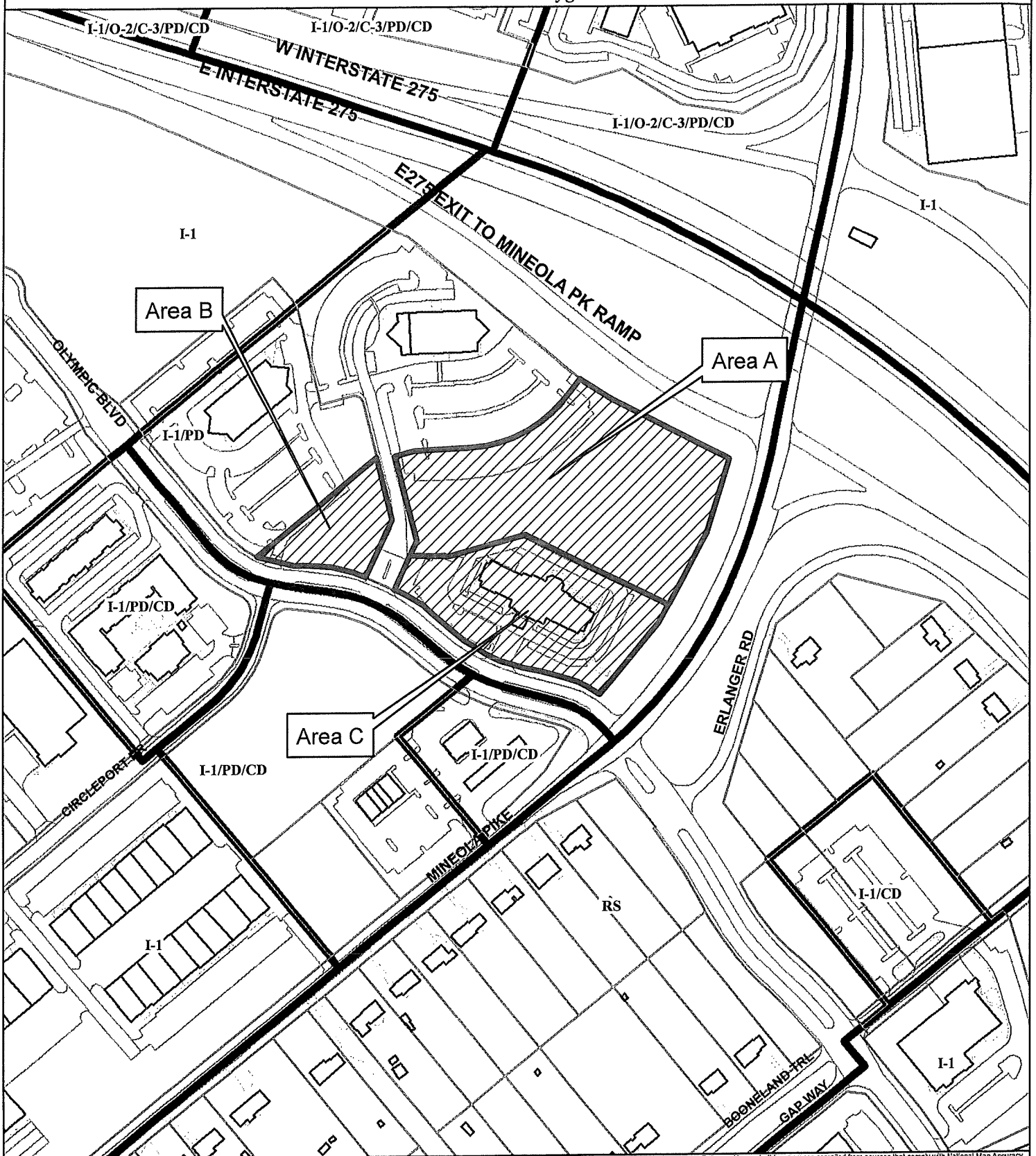


Boone County GIS - Putting Northern Kentucky on the Map



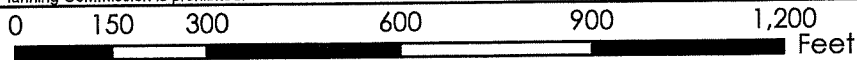
Zoning Map

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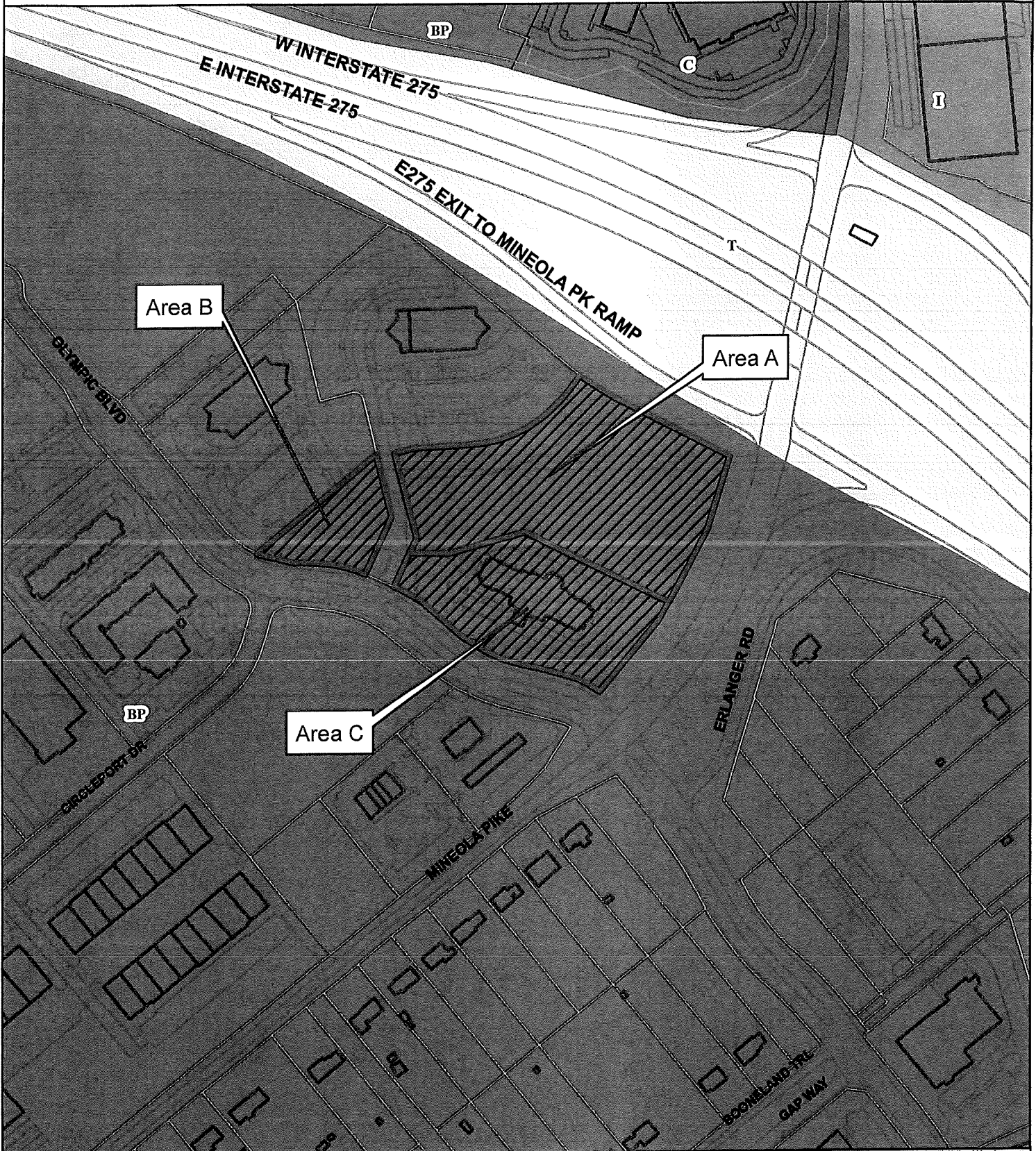


Boone County GIS - Putting Northern Kentucky on the Map



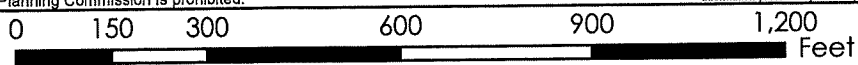
2040 Future Land Use Map

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Boone County GIS - Putting Northern Kentucky on the Map



INTERSTATE HIGHWAY 275

PHASE 2 OFFICE
3 STORIES, 140,000 S.F., 240 CARS

OFFICE AREA
21,000 S.F., 240 CARS

PHASE 1 OFFICE
5 STORIES, 142,000 S.F., 240 CARS

HOTEL AREA
214,712 S.F., 4,300 ACRES

PHASE 7 HOTEL
150 SUITES, 6 STORY
200 CARS

PHASE 2 HOTEL
150 SUITES, 6 STORY
240 CARS

PHASE 4 OFFICE
4 STORIES, 74,000 S.F.

PHASE 4
STRUCTURED PARKING
20,000 S.F., 240 CARS

PHASE 5 OFFICE
2 STORIES, 35,000 S.F.

PHASE 5
STRUCTURED PARKING
2 LEVEL, 86 CARS

OFFICE AREA
21,000 S.F., 240 CARS

TEMPORARY GATE, 40' X 100' AND NORTH
SIDE TO BE REMOVED

RETAIL AREA
347,932.22 S.F.,
7,870 ACRES

PHASE 4 RETAIL SHOES
COMMERCE RESTAURANTS
20,000 S.F., 140 CARS

PHASE 3 BANK
6,000 S.F., 60 CARS

PHASE 3 RETAIL SHOES
AND RESTAURANTS
20,000 S.F., 90 CARS

CONCEPTUAL SITE PLAN 1'-50"=1'
SITE Y - CORPORATE PARK
SITE AREA: 1,450,825 S.F.
33,306 ACRES INCLUDING OUT-PARCEL

CIRCLEPORT

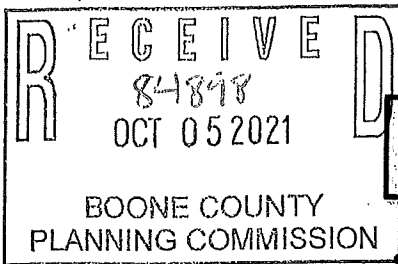
A CORPOREX DEVELOPMENT

NORTHERN KENTUCKY AT GREATER CINCINNATI AIRPORT

MIMS DESIGN GROUP
WILLIAM EDWARD MIMS, ARCHITECT
ARCHITECTS - PLANNERS - INTERIOR DESIGNERS
1101 KERMITH DRIVE, NASHVILLE, TENNESSEE 37217



EXISTING APPROVED 1986 CONCEPT PLAN



**CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION**

Seven (7) copies of submitted drawings are required

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

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4. Total Acreage of Project: 5.71
5. Current Zoning of Property: I-1/PD
6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable):
1986
7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission Yes No
If yes, indicate the name of the study: Our Boone County Plan 2040
8. Proposed Use(s) (specify each use):
Retail, Restaurants, Hotel, Office, Medical
9. Proposed Building Intensities (specify for each building):
2 Buildings for retail/restaurant use totalling approximately 20,000 sq. ft. plus 1-125 room max hotel or 75,000 sq. ft. max office building and 1 freestanding retail/restaurant/or office
10. Have you submitted a Concept Development Plan: Yes No
11. Are you applying for any of the following (check all that apply):
 Conditional Use Permit Variance
12. Current Owner: Corporex Parks KY Acres for Development
Address: 100 E. RiverCenter Blvd, Suite 1100
Covington KY 41011
City State Zip Code
Phone Number: 513-967-7658 Fax Number: 859-757-0512
Email: nchimento@corporex.com
13. Applicant: Nicole Chimento

Address: 100 E. RiverCenter Blvd, Suite 1100
Covington KY 41011
City State Zip Code

Phone Number: 859-757-0512 Fax Number: _____
Email: nchimento@corporex.com

14. Are there any existing buildings on the site: Yes No
If yes, indicate how many: _____
15. 326 177 2022
Deed Book Page Number Group Number

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

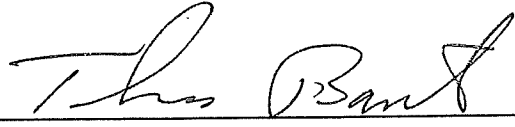
17. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):


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

- | | |
|---|---|
| <input checked="" 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 checked="" type="checkbox"/> Kentucky Transportation Cabinet | |

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

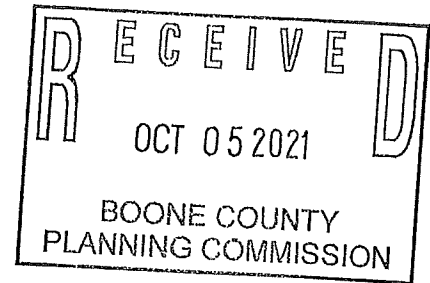
19. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:
In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our)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

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)



MEMO



Date: October 4, 2021

To: Jenna LeCount, Kevin Costello

From: Nicole Chimento

RE: Change in Approved Concept Development Plan

Corporex Parks Kentucky Acres for Development is planning to develop Lot 1-A1 located at the southwest corner of Mineola Pike and I-275 and is seeking a Change in Concept Development Plan for a portion of Parcel 071.00-00-012.00, approximately 5.71 acres, which is further illustrated on the attached Exhibit B (the "Land").

In reviewing the history of the site, it is my understanding that approximately 75 acres in total was subject to a zone change, zoning map amendment and multiple approved Concept Development Plan changes since 1981. On February 25, 1981, a public hearing was held regarding a zone change from Suburban Residential One (SR-1) to Industrial One (I-1). On April 7, 1981, Boone County fiscal Court approved the zone change request with conditions. In May 1982, the applicant requested another public hearing for a Change in Concept Development plan. On June 2, 1982, action was postponed. At the request of the applicant, a public hearing was held on December 18, 1985 for a Change in Concept Development plan. On January 15, 1986, the Boone County Planning Commission approved the revised Concept Development Plan with conditions along with a Boone County fiscal Court on for April 3, 1986. On October 21, 1986, at the request of applicant, a public hearing was held regarding a Zoning Map Amendment for a 32.505-acre portion of the site from Industrial One (I-1) to Industrial One/Planned Development Overlay (I-1/PD) as shown on Exhibit A. At the request of applicant, a public hearing was held on April 4, 2012, and a Zoning Map Amendment adding approximately .5 acres of additional land and Change in Approved Concept Development Plan for approximately 8.49 acres was approved.

As mentioned, the Land is currently zoned Industrial One/Planned Development (I-1/PD). The proposed Concept Development Plan includes commercial space totaling approximately 20,000 square feet, 1 future hotel with 125 rooms or less or an office building of 75,000 square feet or less and 1 future retail building as shown on Exhibit C attached hereto. Additionally,

1. The applicant shall develop the site according to the Concept Development Plan and according to the Planned Development zoning regulations.
2. The development would be accessed off the Access drive shown and a new right in-right off along Olympic Boulevard on Exhibit C. The proposed access from Olympic Boulevard will relocate parking in front of the existing Courtyard Hotel. The Courtyard Hotel is affiliated with the applicant. They are supportive of the proposed development and relocation of the parking. Applicant has also spoken with Mike Bezold at KDOT regarding the proposed access and we have designed the new access +75' from the intersection, as required.



3. The site is served by all public utilities necessary for development.
4. The design conforms with all setback requirements.
5. Landscaping will be completed in conformance with the Boone County Zoning Ordinance and the existing covenants governing development in CirclePort I.
6. Applicant has planned for a 10' wide sidewalk that connects to the planned multiuse path on Mineola Pike.
7. Parking meets the code regulations for the retail and future hotel or office use.
8. The applicant is seeking permission to build drive-thru facilities (including associated drive-thru menu signage for restaurants) as shown.
9. The design has taken into consideration the planned Mineola Pike Road widening.
10. The height of the retail/restaurant buildings shall not exceed 25'. The future hotel or office building shall not exceed 80'.
11. Stormwater detention is being provided by the regional detention Pond on the Eastern Side of the CirclePort Development as shown on Exhibit D
12. The proposed common area is shown on Exhibit F.1 and F.2.
13. Architecture will be consistent with the buildings in CirclePort business park and adhere to the CirclePort I Covenants. Renderings showing the general design is attached hereto as Exhibit G.1 and G.2.
14. Corporex would like to start construction on the retail portion of the development in January 2022. The future hotel or office building and small retail building would be future phases of the project.

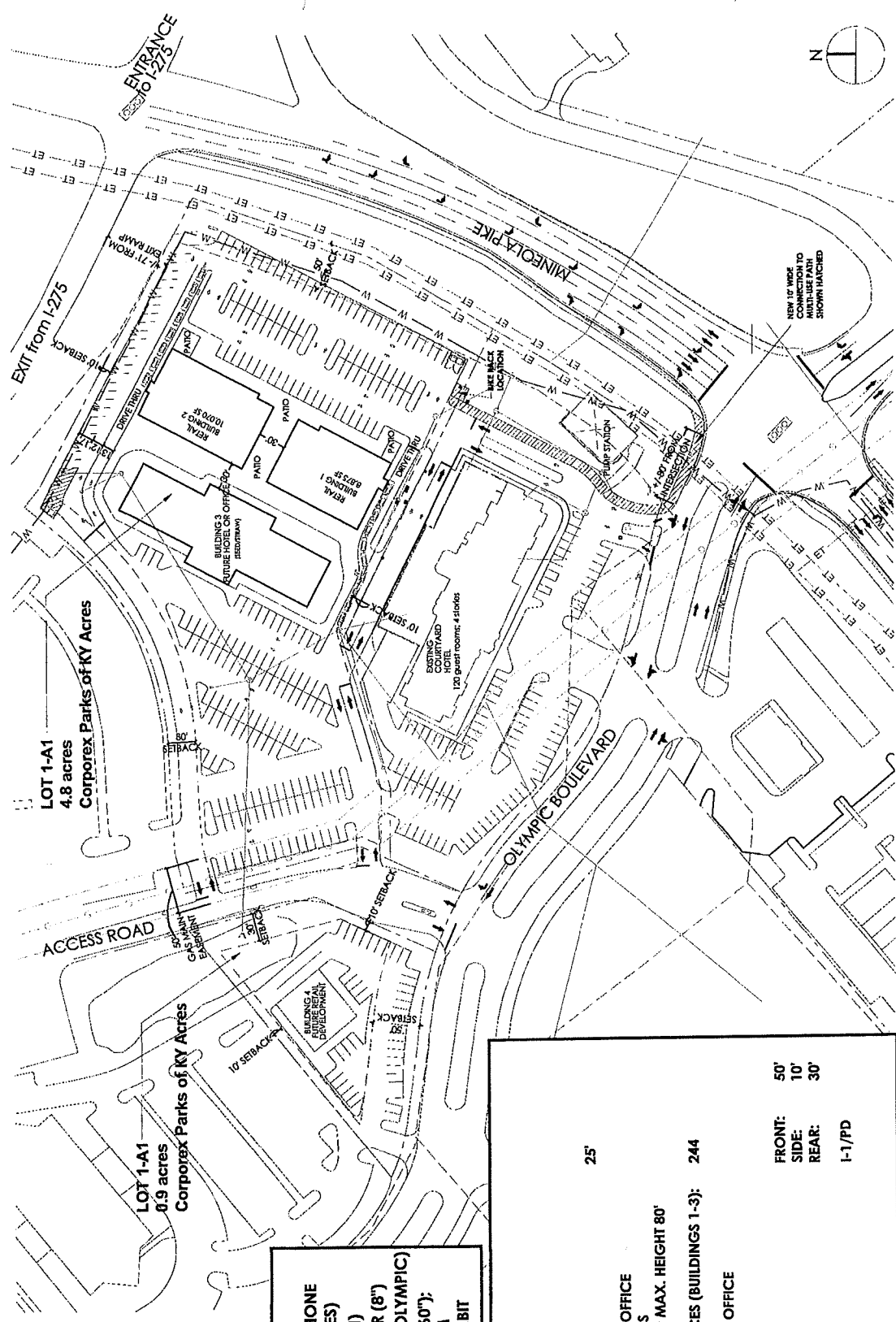
This proposed Change in Approved Concept Development plan will aid in future growth and development and will further economic activities in the area by adding amenities to the CirclePort Business Park.

We look forward to hearing your thoughts and recommendations on proceeding with the formal submittal.

Respectfully Submitted,

Nicole Chimento
Director of Development, CirclePort
Corporex Development

Cc: Tom Banta



NEW 10' WIDE CONCRETIZED DRIVEWAY COMPARTMENT LOCATIONS SHOWN HATCHED

LEGEND
 --- ET --- ELECTRIC/TELEPHONE (OVERHEAD LINES)
 --- W --- WATER (8" MAIN)
 --- S --- SANITARY SEWER (8")
 --- GAS (MAIN AT OLYMPIC)
 --- STORM SEWER (60"); REFER TO STORM DETENTION EXHIBIT

SITE DATA		
BUILDING 1 & 2 - RETAIL	25'	
18,945 SF		
MAX. HEIGHT:		
BUILDING 3 - FUTURE HOTEL OR OFFICE		
HOTEL - MAX. 125 ROOMS		
OFFICE - MAX. 75,000 SF; MAX. HEIGHT 80'		
LOT 1-A1 TOTAL PARKING SPACES (BUILDINGS 1-3):	244	
BUILDING 4 - FUTURE RETAIL OR OFFICE		
40 PARKING SPACES		
SETBACK REQUIREMENTS:		FRONT: 50'
		SIDE: 10'
		REAR: 30'
ZONING:		I-1/PD

EXHIBIT C

PROPOSED CONCEPT DEVELOPMENT PLAN
 CIRCLEPORT SOUTH
 ERLANGER, KENTUCKY

1" = 50'-0" 09.30.2021



1016 W. HENRYVILLE, SUITE 100 COVINGTON, KY 40302

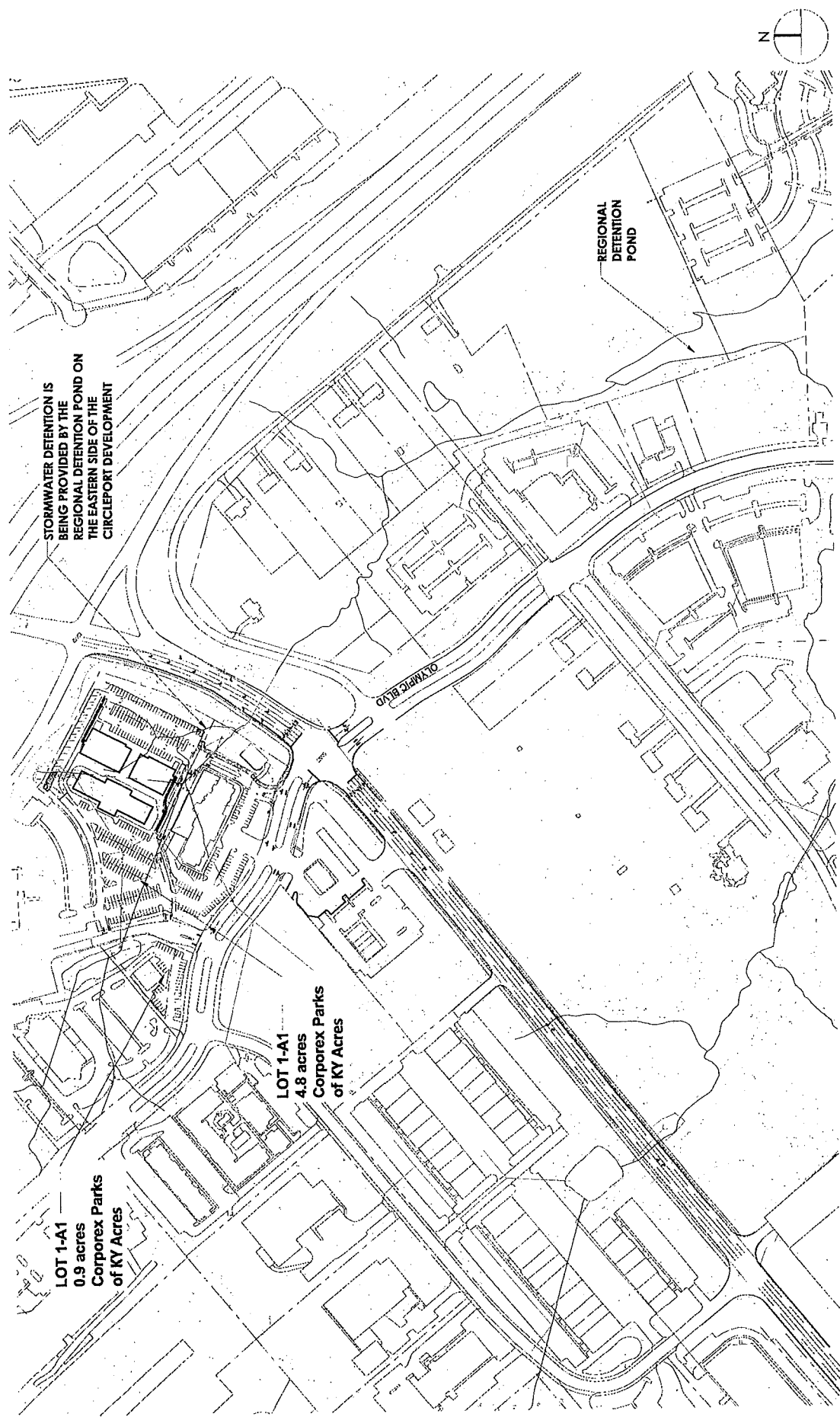


EXHIBIT D
 1" = 125'-0" 09.30.2021

STORMWATER DETENTION PLAN
 CIRCLEPORT SOUTH
 ERLANGER, KENTUCKY

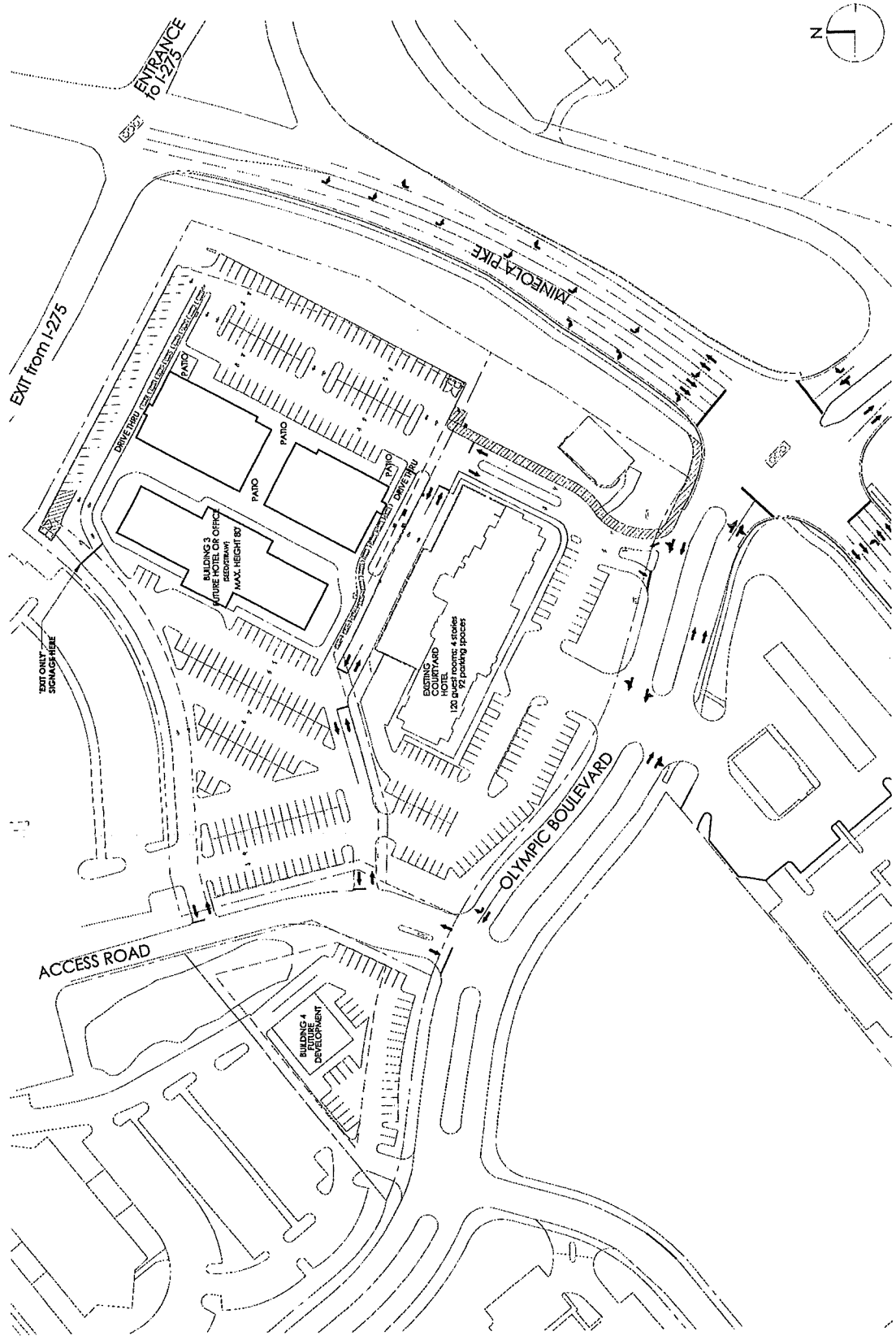


EXHIBIT E
 1" = 50'-0"
 09.30.2021

VEHICULAR CIRCULATION
 CIRCLEPORT SOUTH
 ERLANGER, KENTUCKY

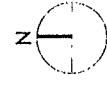
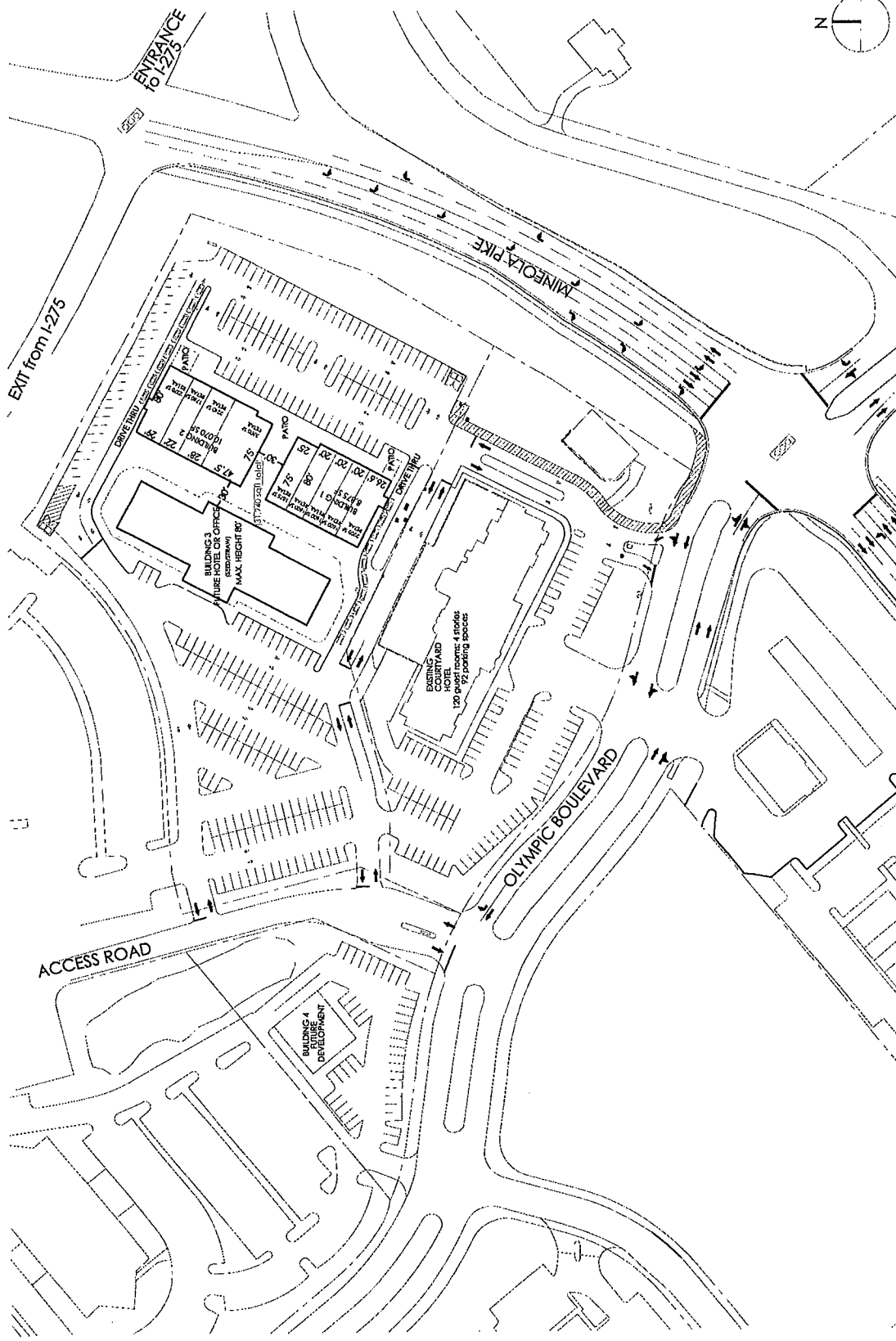


EXHIBIT F.1
09.30.2021

COMMON AREA
CIRCLEPORT SOUTH
ERLANGER, KENTUCKY

Michael Schwartz

From: Eric Seibel <e.seibel@pointpleasantfire.org>
Sent: Thursday, October 7, 2021 2:27 PM
To: m.giordano@pointpleasantfire.org
Cc: Michael Schwartz
Subject: Re: Circleport - Change In Concept Development Plan

EXTERNAL MESSAGE

Mr. Schwartz,

I have to echo Chief Giordano's comments and we are pleased to see this proposed development. Our concerns are limited. There is ample water to supply any fire suppression needs in this area. I am sure when the site plan is presented, we will have input on the amount and location of fire hydrants to service the structures. Otherwise, our only concern is access. As we move forward, we may want to pay close attention to the turn radius on the curbs and the presence of islands in entry/exit drives inhibiting fire apparatus' ability to access and navigate. Thank you for keeping us informed and engaged. Look forward to seeing more on this project.

Eric J. Seibel

Asst. Chief

Point Pleasant Fire Protection District

3444 Turfway Road

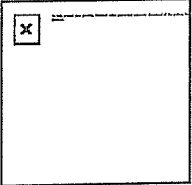
Erlanger, KY 41018

O: (859) 283-2798

F: (859) 283-2104

www.pointpleasantfire.org

e.seibel@pointpleasantfire.org



On Wed, Oct 6, 2021 at 10:17 AM Michael Giordano <m.giordano@pointpleasantfire.org> wrote:

Mr. Schwartz,

Thank you for the information and we will take it under review and respond back within a couple days. As we all are aware the area is starving for this type of development so I can't imagine any of our comments/concerns are easily addressed. I will be out of town beginning tomorrow so A/C Seible will be responding back on our behalf.

Thanks,

On Wed, Oct 6, 2021 at 10:02 AM Michael Schwartz <m Schwartz@boonecountyky.org> wrote:

We are in receipt of a Change In Concept Development Plan application.

Please review, and if you have any comments that you want to provide to the planning commission, please get those comments to me no later than **Wednesday, October 27, 2021.**

All comments will be included in our staff report to the planning commission.

Michael D. Schwartz, Planner



**BOONE COUNTY
PLANNING COMMISSION**

2950 Washington Street, Room 317

Burlington, Kentucky 41005

(P) 859-334-2196 (F) 859-334-2264

--
Chief Michael J. Giordano
Point Pleasant Fire District
3444 Turfway Road
Boone County, KY 41018
O: 859.283.2798
C: 859.393.3359
F: 859.283.2104
E: m.giordano@pointpleasantfire.org

Confidential:

Please be advised that the information contained in this email message, including all attached documents or files, is privileged and confidential and is intended only for the use of the individual or individuals addressed. Any other use, dissemination, distribution or copying of this communication is strictly prohibited. If you are not the intended recipient, please delete this message and notify us of incorrect delivery by immediate reply.

Michael Schwartz

From: Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>
Sent: Friday, October 8, 2021 10:11 AM
To: Michael Schwartz
Subject: FW: Circleport - Change In Concept Development Plan

EXTERNAL MESSAGE

Michael,

Please see comments below from our design section.

Thanks,

Linzy Brefeld, P.E.
Transportation Engineer Supervisor
Traffic and Permits Section
Kentucky Transportation Cabinet, D6
421 Buttermilk Pike
Fort Mitchell, KY 41017
859-341-2700
Linzy.Brefeld@ky.gov

From: Bezold, Mike M (KYTC-D06) <Mike.Bezold@ky.gov>
Sent: Wednesday, October 6, 2021 2:46 PM
To: Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>
Cc: Gregory, Ellen S (KYTC-D06) <ellen.gregory@ky.gov>
Subject: RE: Circleport - Change In Concept Development Plan

I do not have any issue as it relates to the project, just one that relates to our roadway in general. They are not providing any detention on their site, they are saying all detention is being done at the Regional Detention Pond, on the east side of KY 237. They are not accounting for any detention on the side of KY 237 that the development is occurring on, so I question if the existing pipes under KY 237 can handle the increased drainage from their development. They might be able to, but from their design I do not know if they considered that.

Mike Bezold, PE
KYTC District 6
TEEM Project Development

From: Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>
Sent: Wednesday, October 6, 2021 2:33 PM
To: Bezold, Mike M (KYTC-D06) <Mike.Bezold@ky.gov>
Cc: Gregory, Ellen S (KYTC-D06) <ellen.gregory@ky.gov>
Subject: FW: Circleport - Change In Concept Development Plan

****CAUTION** PDF attachments may contain links to malicious sites. Please contact the COT Service Desk ServiceCorrespondence@ky.gov for any assistance.**

Do either of you have any comments on this in regards to our highway project?

Thanks,

Linzy Brefeld, P.E.
Transportation Engineer Supervisor
Traffic and Permits Section
Kentucky Transportation Cabinet, D6
421 Buttermilk Pike
Fort Mitchell, KY 41017
859-341-2700
Linzy.Brefeld@ky.gov

From: Michael Schwartz <mschwartz@boonecountky.org>

Sent: Wednesday, October 6, 2021 10:02 AM

To: Jerry Noran <jnoran@boonecountky.org>; Robert Franxman <rfranxman@boonecountky.org>; Daniel Menetrey <dmenetrey@boonecountky.org>; Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>; Hayes, Tim K (KYTC-D06) <tim.hayes@ky.gov>; m.giordano@pointpleasantfire.org

Subject: Circleport - Change In Concept Development Plan

****CAUTION** PDF attachments may contain links to malicious sites. Please contact the COT Service Desk ServiceCorrespondence@ky.gov for any assistance.**

We are in receipt of a Change In Concept Development Plan application.

Please review, and if you have any comments that you want to provide to the planning commission, please get those comments to me no later than **Wednesday, October 27, 2021**.

All comments will be included in our staff report to the planning commission.

Michael D. Schwartz, Planner



BOONE COUNTY
PLANNING COMMISSION

2950 Washington Street, Room 317
Burlington, Kentucky 41005
(P) 859-334-2196 (F) 859-334-2264

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Corrin Gulick, Chairwoman

DATE: December 1, 2021

RE: Request of Corporex, per of Nicole Chimento (applicant) for Corporex Parks KY Acres for Development, per Nicole Chimento (owner) for a Change in Approved Concept Development Plan in an Industrial One/Planned Development (I-1/PD) zone for Area A: an approximate 4.8 acre area located at the southwest corner of the intersection of Mineola Pike with Interstate 275, and being immediately north of the property located at 3990 Olympic Boulevard; Area B: an approximate 0.9 acre area located along the north side of Olympic Boulevard, between Mineola Pike and Circleport Drive, approximately 750 feet northwest of Mineola Pike, and being immediately southeast of the property located at 3900 Olympic Boulevard; and Area C: an approximate 2.9 acre area located at 3990 Olympic Boulevard, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit commercial/retail space, a hotel, office space, and restaurants.

REMARKS:

1. We, the Committee, recommend approval of the above referenced concept development plan based on the following findings of fact and with the following conditions:

FINDINGS OF FACT:

- a. The Committee has concluded that the proposed development is consistent with the Land Use Element text and the 2040 Future Land Use Map of Our Boone County – Plan 2040 which identifies the site for Business Park uses. In addition to the existing hotel and office buildings, the proposal is to develop the site with a mixture of office, retail, hotel, and service uses in a campus environment having multiple vehicular connections. Additionally, buildings are proposed to have large setbacks from the major roadway network.
- b. The Committee has concluded that the proposed development, along with the revised 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) Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

Corporex

December 1, 2021

Page 2

geographic areas of the County (Demographics Goal A, Objective 4).

- (4) Employment opportunities for a highly skilled and educated workforce shall be encouraged and promoted for the residents and businesses of Boone County (Economy Goal A, Objective 1).
 - (5) 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).
 - (6) Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well maintained buffer spaces between the business use and other land uses (Economy Goal B, Objective 1).
 - (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) Interstate commercial uses, as well as the freight logistics industry, shall be in close proximity to interstate interchanges for maximum convenience and economy to the traveling public, while minimizing traffic congestion (Economy Goal B, Objective 4).
- c. The Committee has concluded that the proposed amended concept plan is generally consistent with the existing approved concept plan. The existing approved concept plan identified 192,000 square feet of office space and 270 hotel rooms. The proposed amended concept plan identifies either: (1) 242,102 square feet of office space, 20,000 square feet of retail space and 120 hotel rooms; or (2) 167,102 square feet of office space, 20,000 square feet of retail space, and 245 hotel rooms.
- d. Given the location of the site, its proximity to the interstate, and the type and character of adjacent development, the Committee has concluded that office, retail, and hotel uses are appropriate for the site in question.
- e. The Committee has concluded that the proposed development fulfills the applicable requirements of Article 15 "Planned Development District" of the zoning regulations.
- f. The Committee has concluded that the proposed right-turn-out movement may cause an unsafe traffic situation. Not knowing how future traffic patterns will be, this turning movement should be continuously evaluated.
- g. To ensure that the proposed buildings will be designed to be compatible with the surrounding area, the Committee has concluded that the amount of EIFS should

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

Corporex

December 1, 2021

Page 3

reduced, prominent corners should have more brick and masonry, the height of the masonry should be raised along portions of the building elevations, that architectural grade materials should be used, and that another layer of review should occur.

- h. 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

CONDITIONS:

1. Development shall be consistent in all material respects with the Concept Development Plan dated November 15, 2021 and the graphical presentation made at the November 17, 2021 Committee meeting except as modified by these conditions.
2. All building designs shall be submitted to the planning commission's Technical/Design Review Committee for their review and approval prior to any Major Site Plan being approved.
3. Regarding the proposed right-turn-in/right-turn-out curb cut onto Olympic Boulevard, either: (1) the right-turn-in/right-turn-out curb cut onto Olympic Boulevard shall be identified as a curb cut that could, in the future, be limited to right-turn-in only, if in the reasonable discretion of the County Engineer determining that the right-turn-out turning movement has resulted in a traffic hazard; or (2) the property owner, in its sole discretion, have the drive-thru window on Building 1 located on the west side of the building and the continuation of the drive-thru exit lane shall terminate at a 90 degree angle with the driveway along the south side of Building 1.

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: Corrin Gulick, Chairwoman
DATE: November 17, 2021

CHANGE IN CONCEPT DEVELOPMENT PLAN – Corrin Gulick, Chairwoman, Michael Schwartz, Staff

Request of **Corporex, per of Nicole Chimento (applicant)** for **Corporex Parks KY Acres for Development, per Nicole Chimento (owner)** for a Change in Approved Concept Development Plan in an Industrial One/Planned Development (I-1/PD) zone for Area A: an approximate 4.8 acre area located at the southwest corner of the intersection of Mineola Pike with Interstate 275, and being immediately north of the property located at 3990 Olympic Boulevard and Area B: an approximate 0.9 acre area located along the north side of Olympic Boulevard, between Mineola Pike and Circleport Drive, approximately 750 feet northwest of Mineola Pike, and being immediately southeast of the property located at 3900 Olympic Boulevard, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit commercial/retail space, a hotel, office space, and restaurants.

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.

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARINGS
NOVEMBER 3, 2021
7:30 P.M.**

Chairman Rolfsen opened the Public Hearings at 7:30 p.m. and welcomed everyone to the Planning Commission's November 3, 2021 Public Hearings.

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, AICP, Senior Planner
Mr. Michael D. Schwartz, Director, Zoning Services

Chairman Rolfsen introduced the first item on the Agenda.

CHANGE IN CONCEPT DEVELOPMENT PLAN – Michael Schwartz, Staff

1. Request of **Corporex, per of Nicole Chimento (applicant) for Corporex Parks KY Acres for Development, per Nicole Chimento (owner)** for a Change in Approved Concept Development Plan in an Industrial One/Planned Development (I-1/PD) zone for Area A: an approximate 4.8 acre area located at the southwest corner of the intersection of Mineola Pike with Interstate 275, and being immediately north of the property located at 3990 Olympic Boulevard and Area B: an approximate 0.9 acre area located along the north side of Olympic Boulevard, between Mineola Pike and Circleport Drive, approximately 750 feet northwest of Mineola Pike, and being immediately southeast of the property located at 3900 Olympic Boulevard, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit commercial/retail space, a hotel, office space, and restaurants.

Mr. Michael Schwartz, referred to his PowerPoint presentation. The site is comprised of three separate areas. Area A has approximately 350 feet of road frontage along Mineola Pike and approximately 350 feet along I-275. Area B has approximately 250 feet of road frontage on Olympic Boulevard and Area C has approximately 250 feet of frontage along Mineola Pike and approximately 520 feet of frontage along Olympic Boulevard. The existing hotel was built between 1999-2000. Mr. Schwartz showed the approved 1986 Concept Development Plan. There was also a Special Sign District for the same area approved in 1986. There are 2 existing office buildings on the site. One is a 5 story 87,000 square foot building and the other is a 6 story 105,000 square foot building. The existing approved concept plan shows is a 6 story, 120 room hotel and 2 curb cuts on Olympic Boulevard. Mr. Schwartz also highlighted the location of the 3 areas currently under review. Area A is vacant with the exception of a parking lot that serves one of the existing office buildings. Area B is also vacant and Area C is currently occupied by a 4 story, 120 room Courtyard by Marriott hotel. Mr. Schwartz showed photographs of the site. The site is currently zoned I-1/PD. Commercial and retail uses are permitted based upon the underlying I-1 zoning district. Pages 2 and 3 of the Staff Report provide the relevant sections of the applicable zoning regulations. The 2040 Future Land Use Map designates the site as Business Park (BP). Pages 3-5 of the Staff Report outline the relevant text of the Comprehensive Plan. Mineola Pike is classified as an arterial street and Olympic Boulevard is classified as a collector street. Olympic Boulevard has a raised median and 2 lanes in both directions. A sidewalk exists on the south side of the street.

Mr. Schwartz reviewed the applicant's Concept Development Plan. It shows the construction of a total of 20,000 square feet in 2 retail buildings that are 25 feet in height. Either a 125 room hotel or a 75,000 square foot (55 foot high) office building is also planned along with a 3,600 square foot retail/commercial/restaurant building and the retention of the existing Courtyard hotel and provisions for drive-thru facilities with menu boards. Stormwater will be directed towards an existing regional detention system. A portion of the existing hotel parking lot will be redesigned to accommodate a right turn in/right turn out curb cut onto Olympic Boulevard. A ten foot wide sidewalk is also planned to connect the existing hotel to the retail area. There will be some common outdoor space in the retail area. Pages 6-7 of the Staff Report outlines those items that

don't meet the current requirements. Most of them can be addressed by using the PD overlay. Comments from the Point Pleasant Fire District and the Kentucky Transportation Cabinet have been received. Pages 7-8 of the Staff Report outline the Staff Concerns, which include traffic conflict areas with the design. For example, the location of the proposed drive-thru aisles are problematic. The right turn out seems unnecessary since Olympic Boulevard is a cul-de-sac and will result in U-turns. The existing Special Sign District regulations do not have provisions for menu boards. Thus, the Special Sign District will have to be amended. There are numerous uses permitted in the underlying zone. The Planning Commission should review the list to determine if some should be prohibited because they are not appropriate given the development.

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

Ms. Nicole Chimento, applicant, stated that the 1986 Concept Development Plan included 192,000 square feet of office space and 2 hotels (270 rooms). Of that 181,000 square feet of office use and a 120 room hotel has been built. The difference is 11,000 square feet of open space and a 150 room hotel with a restaurant was not built. The proposal is similar to what was approved in 1986. The 2040 Comprehensive Plan identifies the area for Business Park (BP) and in order for the area to continue to grow and attract more businesses, it needs restaurants and service uses. The site in proximity to the Airport and hotel occupancy levels make it appropriate. However, they are requesting some flexibility in putting in an office building versus a hotel. The additional hotel would not be completed until the retail and service uses are built. The Comprehensive Plan suggests interstate related uses. She identified the preferred retail uses that are permitted in the I-1 zoning district except for cigarette uses. She referred to the architectural package that was distributed to Board members (see Exhibit 1). Banks are allowed in the O-2 zoning district so why not allow a Starbucks with a drive-thru? The proposed layout shows a unique approach to a hotel and retail uses mixed with pedestrian movements. There are landscaping requirements in the Circleport protective covenants. A Master Sign Plan is being revised and will be submitted in the coming months. The comments related to accessory uses and building setbacks will be addressed later as it is only a Concept Development Plan. The plan shows a lot of connectivity between uses as they are removing some parking spaces to accommodate driveway aisles. The right turn out would lead to making a left turn onto Circleport Drive to Mineola Pike. No U-turns would occur. Ms. Chimento also noted that her company has hired Ben Brandstetter of Brandstetter and Carroll to help with wayfinding and circulation. The submitted Concept Development Plan will enhance the area and offer the necessary amenities to serve the area and the growing needs of the employees in the area. It is an innovative design and her company realizes there are other steps such as Site Plan Review that is required to implement the Concept Development Plan.

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?

Seeing no one, Chairman Rolfsen asked if any of Board members had any questions?

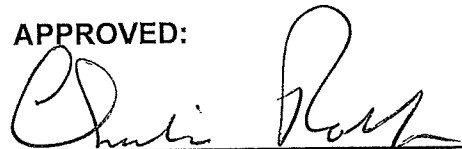
Chairman Rolfsen expressed a concern about left turn movements from the right in and right out. Ms. Chimento stated that the right in and out is a requirement of the retailers. It is a quicker access to the retail area. Chairman Rolfsen suggested a right in only and have everyone loop around the building. Ms. Chimento responded that eventually Olympic Boulevard will connect to Point Pleasant, which is another way out. She noted that they will have their traffic engineer look at it again.

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Mr. Lunnemann inquired about the building elevations. Ms. Chimento stated that she submitted them and they were distributed to each Board member (see Exhibit 1). Mr. Lunnemann asked the applicant to address the type of building materials for the buildings at the Committee Meeting.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on November 17, 2021 at 5:00 P.M. in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on December 1, 2021 at 7:00 p.m. The Chairman Rolfsen closed the Public Hearing at 7:57 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Corrin Gulick, Chairwoman

DATE: November 17, 2021

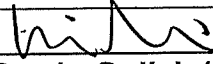
CHANGE IN CONCEPT DEVELOPMENT PLAN – Corrin Gulick, Chairwoman, Michael Schwartz, Staff

Request of **Corporex, per of Nicole Chimento (applicant)** for **Corporex Parks KY Acres for Development, per Nicole Chimento (owner)** for a Change in Approved Concept Development Plan in an Industrial One/Planned Development (I-1/PD) zone for Area A: an approximate 4.8 acre area located at the southwest corner of the intersection of Mineola Pike with Interstate 275, and being immediately north of the property located at 3990 Olympic Boulevard and Area B: an approximate 0.9 acre area located along the north side of Olympic Boulevard, between Mineola Pike and Circleport Drive, approximately 750 feet northwest of Mineola Pike, and being immediately southeast of the property located at 3900 Olympic Boulevard, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit commercial/retail space, a hotel, office space, and restaurants.

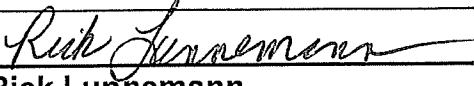
REMARKS:

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.

Janet Kegley
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____



Corrin Gulick (Chairwoman)
For Project Absent ____
Against Project ____
Abstain ____ Deferred ____

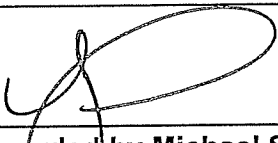


Rick Lunnemann
For Project Absent ____
Against Project ____
Abstain ____ Deferred ____

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

Kim Patton
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

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



Recorded by Michael Schwartz,
Director, Zoning Services

TOTAL: ____ DEFERRED 3 FOR PROJECT 8 ABSENT
 ____ AGAINST PROJECT ____ ABSTAIN

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARINGS
NOVEMBER 3, 2021
7:30 P.M.**

Chairman Rolfsen opened the Public Hearings at 7:30 p.m. and welcomed everyone to the Planning Commission's November 3, 2021 Public Hearings.

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, AICP, Senior Planner
Mr. Michael D. Schwartz, Director, Zoning Services

Chairman Rolfsen introduced the first item on the Agenda.

CHANGE IN CONCEPT DEVELOPMENT PLAN – Michael Schwartz, Staff

1. Request of **Corporex, per of Nicole Chimento (applicant) for Corporex Parks KY Acres for Development, per Nicole Chimento (owner)** for a Change in Approved Concept Development Plan in an Industrial One/Planned Development (I-1/PD) zone for Area A: an approximate 4.8 acre area located at the southwest corner of the intersection of Mineola Pike with Interstate 275, and being immediately north of the property located at 3990 Olympic Boulevard and Area B: an approximate 0.9 acre area located along the north side of Olympic Boulevard, between Mineola Pike and Circleport Drive, approximately 750 feet northwest of Mineola Pike, and being immediately southeast of the property located at 3900 Olympic Boulevard, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit commercial/retail space, a hotel, office space, and restaurants.

Mr. Michael Schwartz, referred to his PowerPoint presentation. The site is comprised of three separate areas. Area A has approximately 350 feet of road frontage along Mineola Pike and approximately 350 feet along I-275. Area B has approximately 250 feet of road frontage on Olympic Boulevard and Area C has approximately 250 feet of frontage along Mineola Pike and approximately 520 feet of frontage along Olympic Boulevard. The existing hotel was built between 1999-2000. Mr. Schwartz showed the approved 1986 Concept Development Plan. There was also a Special Sign District for the same area approved in 1986. There are 2 existing office buildings on the site. One is a 5 story 87,000 square foot building and the other is a 6 story 105,000 square foot building. The existing approved concept plan shows is a 6 story, 120 room hotel and 2 curb cuts on Olympic Boulevard. Mr. Schwartz also highlighted the location of the 3 areas currently under review. Area A is vacant with the exception of a parking lot that serves one of the existing office buildings. Area B is also vacant and Area C is currently occupied by a 4 story, 120 room Courtyard by Marriott hotel. Mr. Schwartz showed photographs of the site. The site is currently zoned I-1/PD. Commercial and retail uses are permitted based upon the underlying I-1 zoning district. Pages 2 and 3 of the Staff Report provide the relevant sections of the applicable zoning regulations. The 2040 Future Land Use Map designates the site as Business Park (BP). Pages 3-5 of the Staff Report outline the relevant text of the Comprehensive Plan. Mineola Pike is classified as an arterial street and Olympic Boulevard is classified as a collector street. Olympic Boulevard has a raised median and 2 lanes in both directions. A sidewalk exists on the south side of the street.

Mr. Schwartz reviewed the applicant's Concept Development Plan. It shows the construction of a total of 20,000 square feet in 2 retail buildings that are 25 feet in height. Either a 125 room hotel or a 75,000 square foot (55 foot high) office building is also planned along with a 3,600 square foot retail/commercial/restaurant building and the retention of the existing Courtyard hotel and provisions for drive-thru facilities with menu boards. Stormwater will be directed towards an existing regional detention system. A portion of the existing hotel parking lot will be redesigned to accommodate a right turn in/right turn out curb cut onto Olympic Boulevard. A ten foot wide sidewalk is also planned to connect the existing hotel to the retail area. There will be some common outdoor space in the retail area. Pages 6-7 of the Staff Report outlines those items that

don't meet the current requirements. Most of them can be addressed by using the PD overlay. Comments from the Point Pleasant Fire District and the Kentucky Transportation Cabinet have been received. Pages 7-8 of the Staff Report outline the Staff Concerns, which include traffic conflict areas with the design. For example, the location of the proposed drive-thru aisles are problematic. The right turn out seems unnecessary since Olympic Boulevard is a cul-de-sac and will result in U-turns. The existing Special Sign District regulations do not have provisions for menu boards. Thus, the Special Sign District will have to be amended. There are numerous uses permitted in the underlying zone. The Planning Commission should review the list to determine if some should be prohibited because they are not appropriate given the development.

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

Ms. Nicole Chimento, applicant, stated that the 1986 Concept Development Plan included 192,000 square feet of office space and 2 hotels (270 rooms). Of that 181,000 square feet of office use and a 120 room hotel has been built. The difference is 11,000 square feet of open space and a 150 room hotel with a restaurant was not built. The proposal is similar to what was approved in 1986. The 2040 Comprehensive Plan identifies the area for Business Park (BP) and in order for the area to continue to grow and attract more businesses, it needs restaurants and service uses. The site in proximity to the Airport and hotel occupancy levels make it appropriate. However, they are requesting some flexibility in putting in an office building versus a hotel. The additional hotel would not be completed until the retail and service uses are built. The Comprehensive Plan suggests interstate related uses. She identified the preferred retail uses that are permitted in the I-1 zoning district except for cigarette uses. She referred to the architectural package that was distributed to Board members (see Exhibit 1). Banks are allowed in the O-2 zoning district so why not allow a Starbucks with a drive-thru? The proposed layout shows a unique approach to a hotel and retail uses mixed with pedestrian movements. There are landscaping requirements in the Circleport protective covenants. A Master Sign Plan is being revised and will be submitted in the coming months. The comments related to accessory uses and building setbacks will be addressed later as it is only a Concept Development Plan. The plan shows a lot of connectivity between uses as they are removing some parking spaces to accommodate driveway aisles. The right turn out would lead to making a left turn onto Circleport Drive to Mineola Pike. No U-turns would occur. Ms. Chimento also noted that her company has hired Ben Brandstetter of Brandstetter and Carroll to help with wayfinding and circulation. The submitted Concept Development Plan will enhance the area and offer the necessary amenities to serve the area and the growing needs of the employees in the area. It is an innovative design and her company realizes there are other steps such as Site Plan Review that is required to implement the Concept Development Plan.

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?

Seeing no one, Chairman Rolfsen asked if any of Board members had any questions?

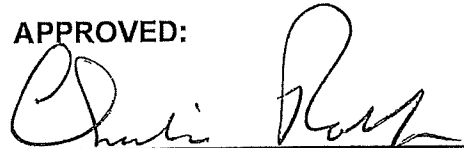
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Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on November 17, 2021 at 5:00 P.M. in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on December 1, 2021 at 7:00 p.m. The Chairman Rolfsen closed the Public Hearing at 7:57 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



for Kevin P. Costello, AICP
Executive Director

Exhibit 1 – Corporex packet of plans and building elevations

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARINGS
NOVEMBER 3, 2021
7:30 P.M.**

Chairman Rolfsen opened the Public Hearings at 7:30 p.m. and welcomed everyone to the Planning Commission's November 3, 2021 Public Hearings.

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, AICP, Senior Planner
Mr. Michael D. Schwartz, Director, Zoning Services

Chairman Rolfsen introduced the first item on the Agenda.

CHANGE IN CONCEPT DEVELOPMENT PLAN – Michael Schwartz, Staff

1. Request of **Corporex, per of Nicole Chimento (applicant) for Corporex Parks KY Acres for Development, per Nicole Chimento (owner)** for a Change in Approved Concept Development Plan in an Industrial One/Planned Development (I-1/PD) zone for Area A: an approximate 4.8 acre area located at the southwest corner of the intersection of Mineola Pike with Interstate 275, and being immediately north of the property located at 3990 Olympic Boulevard and Area B: an approximate 0.9 acre area located along the north side of Olympic Boulevard, between Mineola Pike and Circleport Drive, approximately 750 feet northwest of Mineola Pike, and being immediately southeast of the property located at 3900 Olympic Boulevard, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit commercial/retail space, a hotel, office space, and restaurants.

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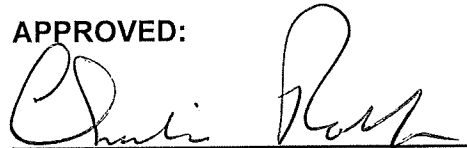
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APPROVED:



Charlie Rolfsen
Chairman

Attest:



for Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
FIRST FLOOR FISCAL COURTROOM
BUSINESS MEETING
DECEMBER 1, 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 December 1, 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
Mr. Steve Harper
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:

Mrs. Pamela Goetting
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson, Esq.

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Ms. Jenna LeCount, AICP, Director, Community Development Services
Mr. Michael Schwartz, Director, Zoning Services

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the November 17, 2021 Business Meeting. Chairman Rolfsen asked if there were any other comments or corrections?

Mr. Lunnemann moved to approve the Minutes as presented. Mr. Szurlinski seconded the motion and it carried unanimously.

BILLS:

Mr. Kevin P. Costello, AICP, Executive Director, advised the Commissioners of the **Bills to be Paid**, which included a list of **Expenses** and **Salaries and Benefits** for a time period between November 4, 2021 and December 1, 2021.

EXPENSES:

Accounting Fees	\$ 817.72
Attorney Fees	4,200.00
Auto Expense	108.70
Consultant/Professional Svcs Fees	3,160.00
Filing Fees (CLURS)	750.00
Legal Ads/Recruitment	33.76
Miscellaneous Expense	1,537.95
Office & Board Meeting Supplies	1,224.42
Office Equipment / Expense	595.83
Postage Expense	1,510.00
Printing/Pub/Dues/Subscriptions	<u>114.50</u>

TOTAL: \$ 14,052.88

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 6,157.96
Health/Dental/Life/LTD	11,907.37
Retirement – BCPC Portion	21,878.02
Salaries – Staff Expenses	84,070.62
Salaries – BCPC & BOA	<u>1,185.00</u>

TOTAL: \$125,198.97

GRAND TOTAL: \$139,251.85

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

CHANGE IN CONCEPT DEVELOPMENT PLAN – Corrin Gulick, Chairwoman, Michael Schwartz, Staff

1. Request of **Corporex, per of Nicole Chimento (applicant) for Corporex Parks KY Acres for Development, per Nicole Chimento (owner)** for a Change in Approved Concept Development Plan in an Industrial One/Planned Development (I-1/PD) zone for Area A: an approximate 4.8 acre area located at the southwest corner of the intersection of Mineola Pike with Interstate 275, and being immediately north of the property located at 3990 Olympic Boulevard and Area B: an approximate 0.9 acre area located along the north side of Olympic Boulevard, between Mineola Pike and Circleport Drive, approximately 750 feet northwest of Mineola Pike, and being immediately southeast of the property located at 3900 Olympic Boulevard, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit commercial/retail space, a hotel, office space, and restaurants.

Staff Member, Michael Schwartz, stated that the applicant did provide a set of revised drawings and these were shown to the Board. He read the Committee Report, which recommended approval based upon Findings of Fact and Conditions (see Committee Report). He noted the Committee voted unanimously with Mr. Lunnemann and Ms. Gulick 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 for a total of 5 minutes on either side?

Ms. Nicole Chimento, Corporex, stated that she was available to answer any questions.

Chairman Rolfsen asked if there was a motion to proceed?

Ms. Gulick moved to approve the Change in Concept Development Plan by Resolution to the Boone County Fiscal Court based upon the Committee Report and subject to the Findings of Fact and Conditions. Mr. Lunnemann seconded the motion.

Chairman Rolfsen asked if the Board Members had any questions or comments? He asked Ms. Gulick if she had any further concern about the drive-thru uses? Ms. Gulick responded that due to the fact there are no definite tenants yet, it is difficult to solve a problem that we don't know about yet. As a result, the Committee came up with 2 reasonable either/or accommodations. There are no tenant commitments as of yet. Ms. Chimento responded that they won't build until they receive commitment letters.

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 – Kim Patton, Chairman, Todd Morgan, Staff

2. Request of **Longbranch Development Inc., attn: Jason Wisniewski (applicant) for Ridgefield Farm LLC, Richard and Sandra Franks, and Peter and Jeanine Geise (owners)** for a Zoning Map Amendment from Rural Suburban Estates (RSE) and Agricultural Estate (A-2) to Suburban Residential One (SR-1) and Suburban Residential Two (SR-2), and a dimensional variance, for an approximate 184.77 acre area located at 2788, 2696, 2688, and 2636 Hathaway

Road, Boone County, Kentucky. The request is for a zone change to allow single-family residential dwellings and a variance to reduce the side yard building setback requirements of the SR-2 zone.

Chairman Rolfsen announced that this item will be deferred. Mr. Patton moved to defer the request to the January 5, 2022 Business Meeting. The Committee meeting will be held on December 15, 2021 at 5:00 p.m. Mr. Schwenke seconded the motion and it passed unanimously.

CHANGE IN CONCEPT DEVELOPMENT PLAN – Janet Kegley, Chairwoman, Todd Morgan, Staff

3. Request of **Jason Wisniewski and Hillary Laffin (applicants)** for **AF Investments LLC (owner)** for a Change in an Approved Concept Development Plan in a Suburban Residential One/Planned Development (SR-1/PD) zone for an approximate 2.69 acre area located to the northwest of 9741 Spruce Lane and southeast of 7515 Shamrock Avenue, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to modify the unit count of Pod 6 of Ballyshannon Subdivision from 180 units to 189 units bringing the total unit count in Ballyshannon Subdivision to 938 units.

The applicants withdrew the application.

NEW BUSINESS:

CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Michael Schwartz, Staff

4. Request of **Glenn Crone (applicant)** for **RES Property and Land Development, LLC (owner)** for a Change in an Approved Concept Development Plan in an Industrial One (I-1) district for an approximate 6.3 acre area located at 10833 Dixie Highway, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit the construction of a 3,360 square foot storage building.

ZONING MAP AMENDMENT, Michael Schwartz, Staff

5. Request of **Lee Rickey (applicant and owner)** for a Zoning Map Amendment from Rural Suburban Estates/Planned Development (RS/PD) district to Rural Suburban Estates (RSE) district for a 50.78 acre area located along the north side of Burlington Pike, between Main Street and Caroline Williams Way, approximately 1,100 feet east of Caroline Williams Way, and being between the properties at 3300 and 3446 Burlington Pike, and across from the Burlington Pike/Saddle Ridge Drive intersection, Boone County, Kentucky. The request is for a zone change to allow a subdivision for detached single family residential dwellings.

CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Jenna LeCount, Staff

6. Request of **Viox and Viox, Inc., per Michelle Bollman (applicant)** for **IPT Park West DC, LLC, per Ben Burwinkel (owner)** for a Change in an Approved

Concept Development Plan in an Industrial One (I-1) district for a 6.254 acre area located along the southeast side of Worldwide Boulevard, between North Bend Road and Graves Road, approximately 2,300 feet southwest of North Bend Road, and being between the properties at 1155 and 1405 Worldwide Boulevard, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit trailer parking and storage.

ZONING MAP AMENDMENT, Todd Morgan, Staff

7. Request of **CarMax Auto Superstores, Inc., per Daniel T. Bickett (applicant)** for **AEC Properties, LLC and Welcome Holiday Hotel, Inc. (owners)** for a Zoning Map Amendment from Commercial Services (C-3) district to Commercial Service/Planned Development (C-3/PD) district for an approximate 5.24 acre area located at 8050 and 8053 Holiday Drive, Florence, Kentucky. The request is for a zone change to allow a used auto sales and service facility.

Mr. Patton moved to schedule the Public Hearings for Items #4, #5, #6 and #7 on January 5, 2022 at 7:30 p.m. Mrs. Steele seconded the motion and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Kevin P. Costello, AICP, referred to his November 24, 2021 memorandum regarding the 2021 Amended Office Holiday Schedule, 2022 Office Holiday Schedule, 2022 Business Meeting and Public Hearing Date Schedule, 2022 Committee Meeting Schedule and the 2022 Board of Adjustment Schedule. The five schedules have to be adopted by the Boone County Planning Commission.

Mr. Patton moved to adopt the five schedules previously mentioned by Mr. Costello and identified in his November 24, 2021 Memorandum. Mr. Harper seconded the motion and it passed unanimously.

COMMITTEE REPORTS:

AIRPORT: Mr. Bessler
No Report

ADMINISTRATIVE/PERSONNEL: Mr. Lunnemann
No Report

ENFORCEMENT:
No Report

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

TECHNICAL/DESIGN REVIEW: Mr. Harper
No Report

EXECUTIVE: Chairman Rolfsen
No Report

CHAIRMAN:

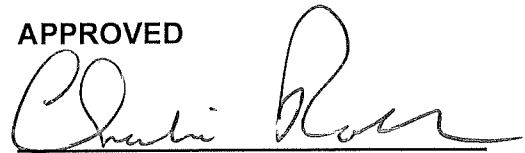
Chairman Rolfsen announced that he has appointed Mr. Schwenke to the Nominating Committee. Mr. Schwenke stated that if anyone is interested in serving as an officer of the Board, let him know prior to the Election of Officers at our January 5, 2022 Business Meeting. He noted that Mrs. Steele and Mr. Harper offered to run for Secretary/Treasurer of the Board. Mr. Costello also explained that the Committees will change in February after the Election of Officers.

OKI: Mr. Patton
No Report

OTHER:

There being no further business to come before the Planning Commission, Mr. Patton moved to adjourn the meeting. Mr. Harper seconded the motion and it passed unanimously. The meeting was adjourned at 7:22 P.M.

APPROVED



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION



BOONE COUNTY PLANNING COMMISSION

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

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

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

November 19, 2021

Ms. Nicole Chimento
Corporex Parks KY Acres for Development
100 E RiverCenter Boulevard, Suite 1100
Covington, Kentucky 41011

RE: **Request of Corporex, per of Nicole Chimento (applicant) for Corporex Parks KY Acres for Development, per Nicole Chimento (owner)** for a Change In Approved Concept Development Plan in an Industrial One/Planned Development (I-1/PD) zone for Area A: an approximate 4.8 acre area located at the southwest corner of the intersection of Mineola Pike with Interstate 275, and being immediately north of the property located at 3990 Olympic Boulevard; Area B: an approximate 0.9 acre area located along the north side of Olympic Boulevard, between Mineola Pike and Circleport Drive, approximately 750 feet northwest of Mineola Pike, and being immediately southeast of the property located at 3900 Olympic Boulevard; and Area C: an approximate 2.9 acre area located at 3990 Olympic Boulevard, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit commercial/retail space, a hotel, office space, and restaurants.

Dear Ms. Chimento:

The following represents the recommended conditions of approval for the above referenced application as discussed by the Planning Commission's Zone Change Committee at their November 17, 2021 meeting. If the property owner agrees 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 29, 2021.

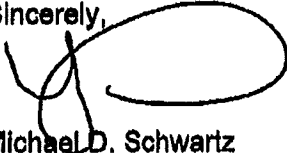
CONDITIONS

1. Development shall be consistent in all material respects with the Concept Development Plan dated November 15, 2021 and the graphical presentation made at the November 17, 2021 Committee meeting except as modified by these conditions.
2. All building designs shall be submitted to the planning commission's Technical/Design Review Committee for their review and approval prior to any Major Site Plan being approved.
3. Regarding the proposed right-turn-in/right-turn-out curb cut onto Olympic Boulevard, either: (1) the right-turn-in/right-turn-out curb cut onto Olympic Boulevard shall be identified as a curb cut that could, in the future, be limited to right-turn-in only, if in the reasonable discretion of the County Engineer determining that the right-turn-out turning

Ms. Nicole Chimento
November 19, 2021
Page 2

movement has resulted in a traffic hazard; or (2) the property owner, in its sole discretion, have the drive-thru window on Building 1 located on the west side of the building and the continuation of the drive-thru exit lane shall terminate at a 90 degree angle with the driveway along the south side of Building 1.

Sincerely,



Michael D. Schwartz
Director, Zoning Services

MDS/ss

AGREEMENT

We, the property owner of the approximate 8.6 acre site located at the northwest corner of the intersection of Mineola Pike with Olympic Boulevard, Boone County, Kentucky, agree to the conditions listed herein for the above referenced Concept Development Plan.



Corporex Parks KY Acres for Development

11/19/21

Date



Circleport CY Corporation

11/19/21

Date

ORDINANCE 2022 – 01

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT, KENTUCKY, APPROVING WITH CONDITIONS, A REQUEST OF CORPOREX, PER NICOLE CHIMENTO (APPLICANT) FOR CORPOREX PARKS KY ACRES FOR DEVELOPMENT, PER NICOLE CHIMENTO (OWNER) FOR A CHANGE IN CONCEPT DEVELOPMENT PLAN IN A INDUSTRIAL ONE/PLANNED DEVELOPMENT (I-1/PD) ZONE FOR AREA A: AN APPROXIMATE 4.8 ACRE AREA LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MINEOLA PIKE WITH INTERSTATE 275, AND BEING IMMEDIATELY NORTH OF THE PROPERTY LOCATED AT 3990 OLYMPIC BOULEVARD AND AREA B: AN APPROXIMATE 0.9 ACRE AREA LOCATED ALONG THE NORTH SIDE OF OLYMPIC BOULEVARD, BETWEEN MINEOLA PIKE AND CIRCLEPORT DRIVE, APPROXIMATELY 750 FEET NORTHWEST OF MINEOLA PIKE AND BEING IMMEDIATELY SOUTHEAST OF THE PROPERTY LOCATED AT 3900 OLYMPIC BOULEVARD, BOONE COUNTY, KENTUCKY.

WHEREAS, the Boone County Planning Commission received a request for a Change in Concept Development Plan in an Industrial One/Planned Development (I-1/PD) zone for Area A; an approximate 4.8 acre area located at the southwest corner of intersection of Mineola Pike with Interstate 275, and being immediately north of the property located at 3990 Olympic Boulevard and Area B: an approximate 0.9 acre area located along the north side of Olympic Boulevard, between Mineola Pike and Circleport Drive, approximately 750 feet northwest of Mineola Pike, and being immediately southeast of the property located at 3900 Olympic Boulevard, Boone County, Kentucky, which is more particularly described below; and,

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

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

Section One

That the request for a Change in Concept Development Plan for the real estate which is more particularly described below shall be and is hereby recommended for approval, with conditions, for Area A: an approximate 4.8 acre area located at the southwest corner of the intersection of Mineola Pike with Interstate 275, and being immediately north of the property located at 3990 Olympic Boulevard and Area B: an approximate 0.9 acre area located along the north side of Olympic Boulevard, between Mineola Pike and Circleport Drive, approximately 750 feet northwest of Mineola Pike, and being immediately southeast of the property located at 3900 Olympic Boulevard, Boone County, Kentucky. The real estate, which is the subject of this request for a Change in Concept Development Plan Map Amendment and is more particularly described in DEED BOOK. 326, PAGE NO. 177 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

Section Two

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

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

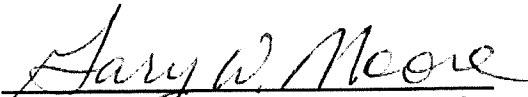
Section Three

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

First Reading - the 11th, day of January , 2022

Second Reading – the 25th, day of January , 2022

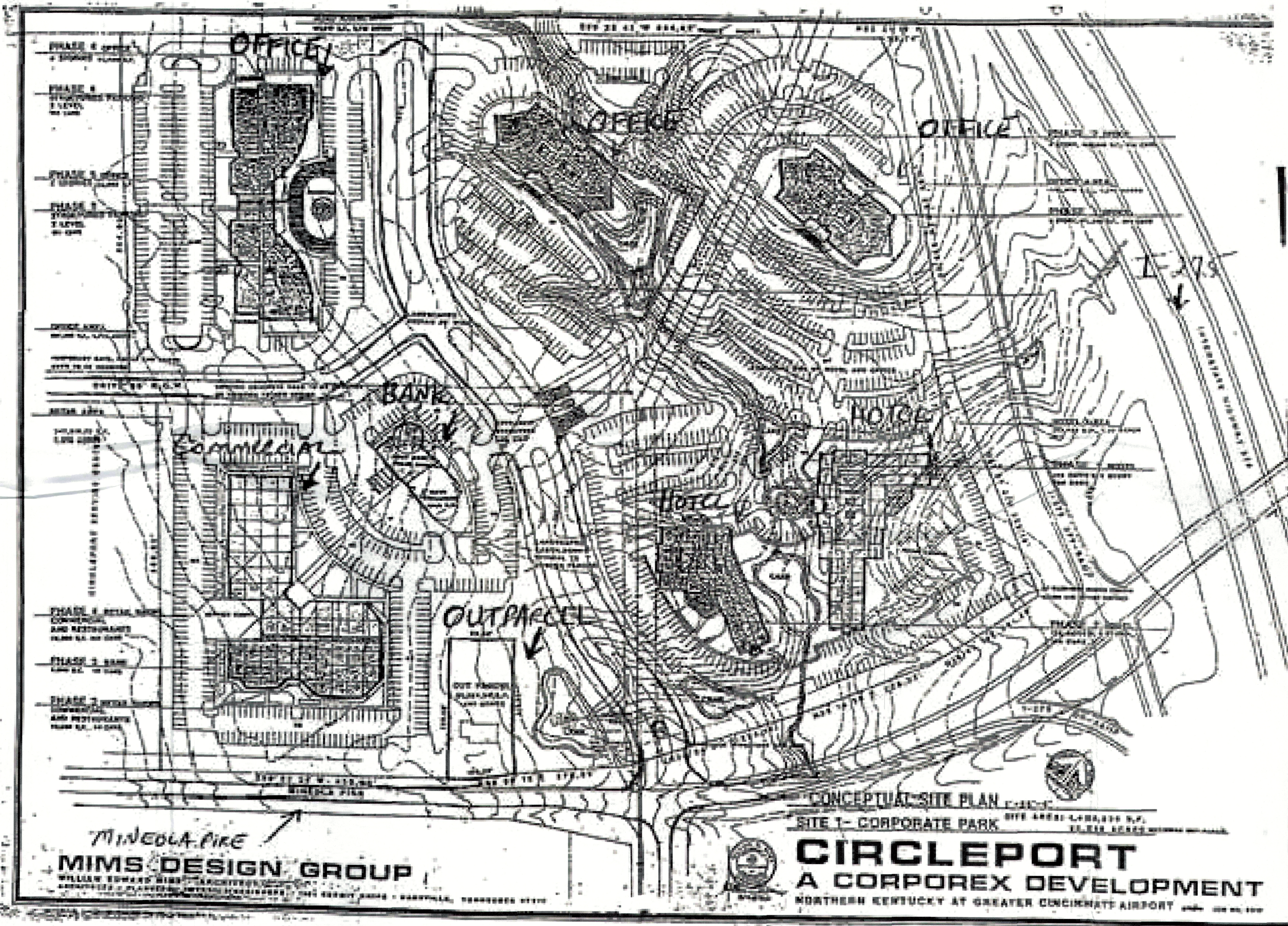
Adopted this 25th day of January , 2022. Yes 4-0 No


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

Attest:


Shona Schulkers,
Fiscal Court Clerk

*Circleport I Concept Development Plan
8/27/86*



CHANGE OF CONCEPT
DEVELOPMENT PLAN
APPROVED with Conditions
Staff M. Schwartz
Date 12/1/2021
Boone County
Planning Commission

RECEIVED
NOV 18 2021
BOONE COUNTY
PLANNING COMMISSION

Pleasant Lane



100 E. RIVERCENTER BLVD., SUITE 1100
COVINGTON, KY 41011 (859) 292-5500

1986 CONCEPT DEVELOPMENT PLAN
CIRCLEPORT SOUTH
ERLANGER, KENTUCKY

EXHIBIT A

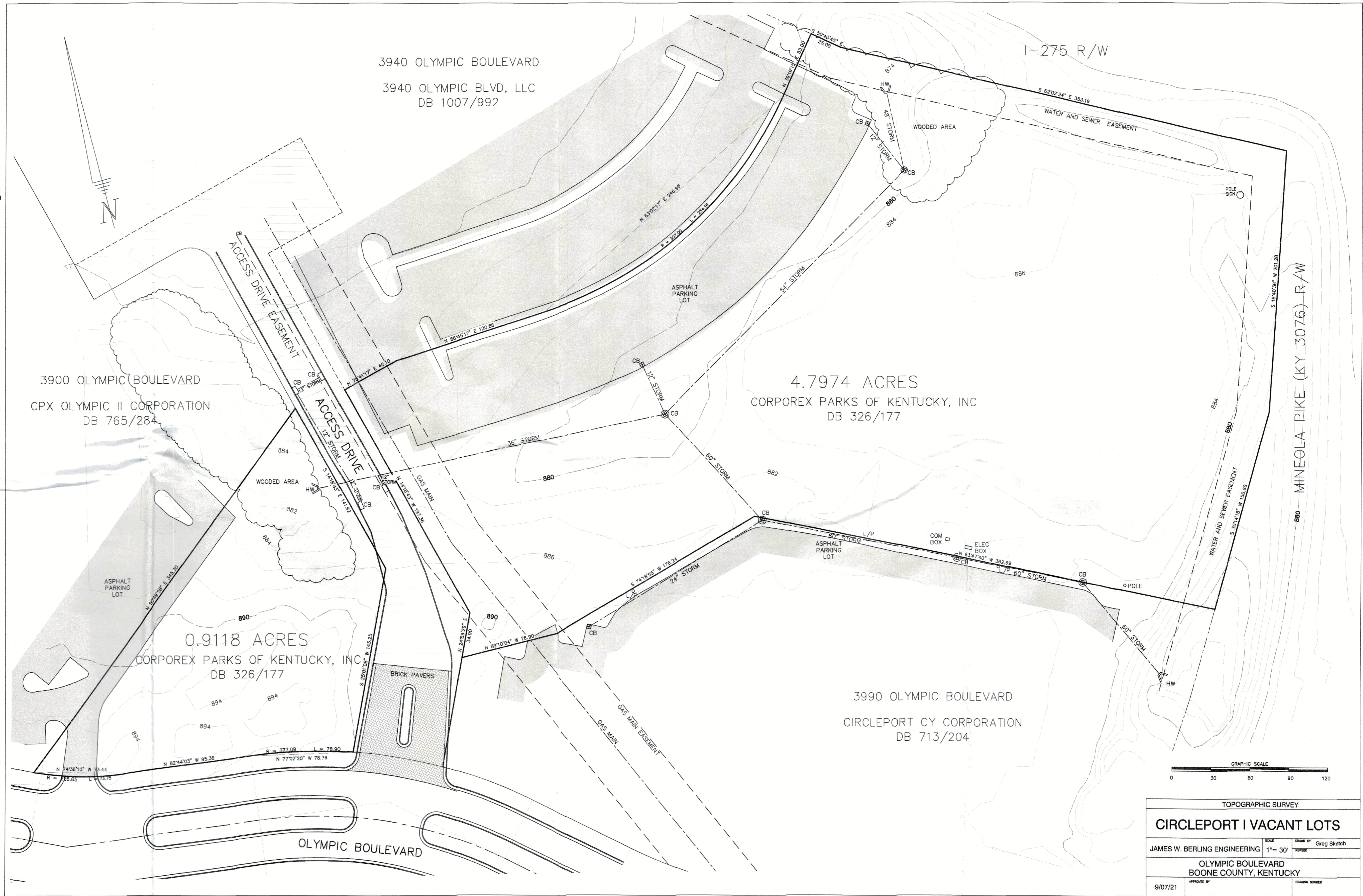
09.30.2021

**CIRCLEPORT ONE
4.7974 ACRE PARCEL
I-275 @ MINEOLA PIKE BOONE COUNTY, KENTUCKY
LEGAL DESCRIPTION**

Beginning at a point in the west right-of-way line of Mineola Pike (KY State Route 3076) in Unincorporated Boone County, said point being the northeast corner of Lot 12 of Section Two of Circleport One as shown on Plat 482A of the Boone County Clerk's Records at Burlington, Kentucky; thence leaving said right-of-way line and along the north line of said Lot 12, N 63°-47'-40" W a distance of 362.69 feet to a point, S 74°-18'-55" W a distance of 176.24 feet to a point, and N 89°-10'-04" W a distance of 76.90 feet to a point, said point being the northwest corner of said Lot 12 and also being in the line of the 3940 Olympic Blvd, LLC property as described in Deed Book 1007 at Page 985 of said Records; thence along the lines of said 3940 Olympic Blvd, LLC property, N 24°-59'-29" E a distance of 34.90 feet to a point, N 14°-18'-43" W a distance of 197.36 feet to a point, N 75°-41'-17" E a distance of 45.10 feet to a point, N 86°-45'-17" E a distance of 120.86 feet to a point, continuing along a curve to the left having a radius of 307.00 feet, an arc distance of 254.16 feet as subtended by an chord bearing N 63°-02'-17" E a distance of 246.96 feet to a point, and N 39°-19'-15" E a distance of 53.00 feet to a point in the south right-of-way line of Interstate 275; the along said right-of-way line S 50°-40'-45" E a distance of 25.00 feet to a point, and S 62°-02'-24" E a distance of 353.19 feet to a point in said west right-of-way line of Mineola Pike; thence along said right-of-way S 18°-40'-36" W a distance of 201.28 feet to a point, and S 30°-14'-15" W a distance of 156.66 feet to the Place of Beginning, containing 4.7974 acres of land.

**CIRCLEPORT ONE
0.9118 ACRE PARCEL
OLYMPIC BOULEVARD
BOONE COUNTY, KENTUCKY
LEGAL DESCRIPTION**

Beginning at a point in the north right-of-way line of Olympic Boulevard in Unincorporated Boone County, Kentucky, said point being the south corner of the CPX Olympic II Corporation property as described in Deed Book 765 at Page 284 of the Boone County Clerk's Records at Burlington, Kentucky; thence leaving said right-of-way line N 50°-49'-58" E along the southeast line of said CPX Olympic II Corporation property 345.30 feet to a point in the line of the 3940 Olympic Boulevard, LLC property as described in Deed Book 1007 at Page 985 of said Records; thence along the lines of said 3940 Olympic Boulevard, LLC property S 14°-18'-43" W a distance of 141.82 feet to a point, and S 25°-01'-08" W a distance 143.25 feet to a point in the said north right-of-way line of Olympic Boulevard; thence along said right-of-way line along a curve to the left having a radius of 377.09 feet, an arc distance of 78.90 feet as subtended by a chord bearing N 77°-02'-20" W a distance of 78.76 feet to a point, N 82°-44'-03" W a distance of 95.36 feet to a point, and continuing along a curve to the right having a radius of 226.65 feet, an arc distance of 73.75 feet as subtended by a chord bearing N 74°-36'-10" W a distance of 73.44 feet to the Place of Beginning, containing 0.9118 acres of land.



GRAPHIC SCALE
0 30 60 90 120

TOPOGRAPHIC SURVEY	
CIRCLEPORT I VACANT LOTS	
JAMES W. BERLING ENGINEERING	SCALE 1" = 30'
DRAWN BY Greg Skatch	
OLYMPIC BOULEVARD BOONE COUNTY, KENTUCKY	
9/07/21	APPROVED BY
DRAWING NUMBER	








SITE SURVEY & LEGAL DESCRIPTION
CIRCLEPORT SOUTH
ERLANGER, KENTUCKY

EXHIBIT B

09.30.2021

LEGEND

-  ET ELECTRIC/TELEPHONE (OVERHEAD LINES)
-  W WATER (8" MAIN)
-  SANITARY SEWER (8")
-  GAS (MAIN AT OLYMPIC)
-  STORM SEWER (60"); REFER TO STORM DETENTION EXHIBIT

SITE DATA

BUILDING 1 & 2 - RETAIL
18,945 SF
MAX. HEIGHT: 25'

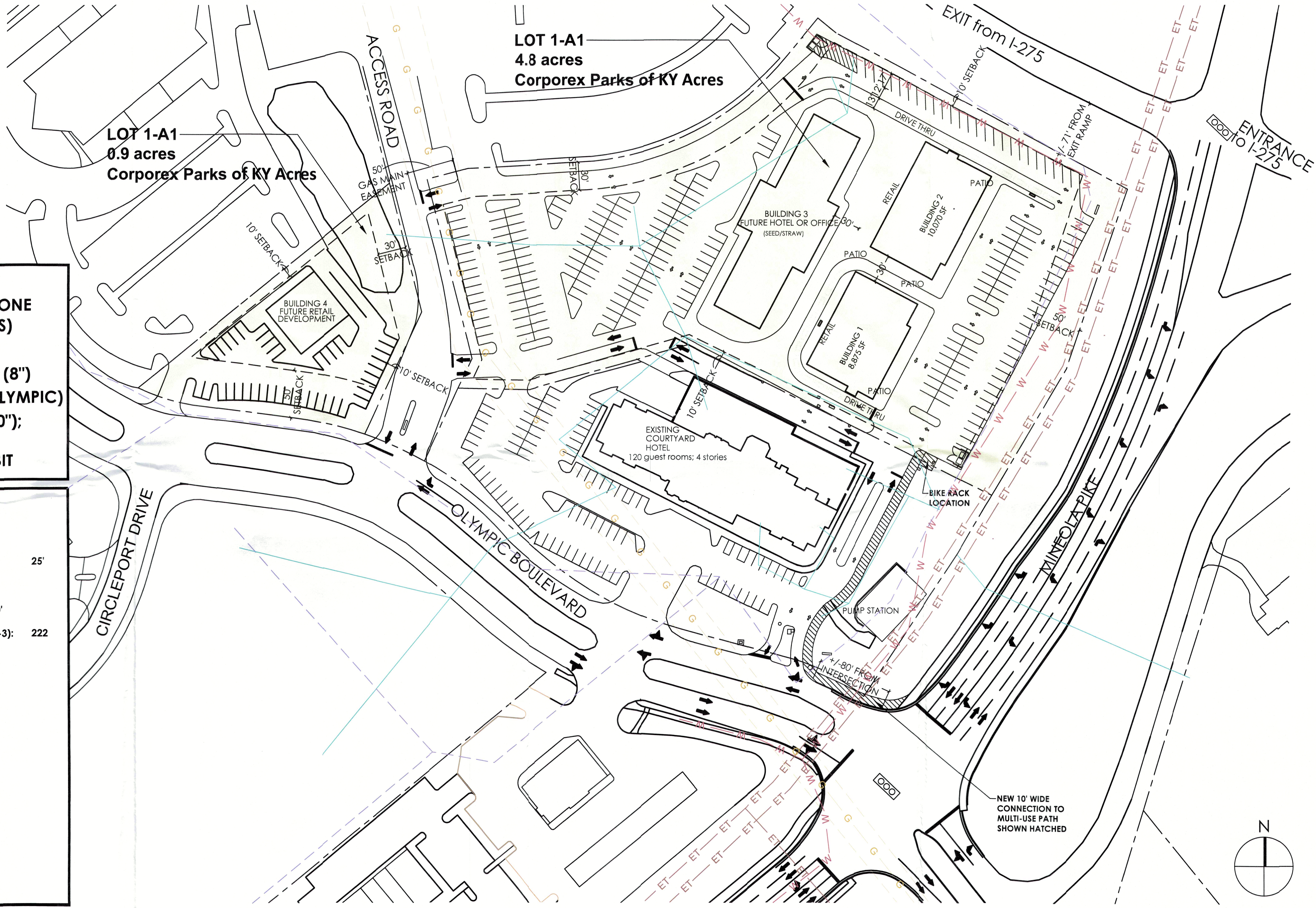
BUILDING 3 - FUTURE HOTEL OR OFFICE
HOTEL - MAX. 125 ROOMS
OFFICE - MAX. 75,000 SF; MAX. HEIGHT 80'

LOT 1-A1 TOTAL PARKING SPACES (BUILDINGS 1-3): 222

BUILDING 4 - FUTURE RETAIL OR OFFICE
40 PARKING SPACES

SETBACK REQUIREMENTS: FRONT: 50'
SIDE: 10'
REAR: 30'

ZONING: I-1/PD

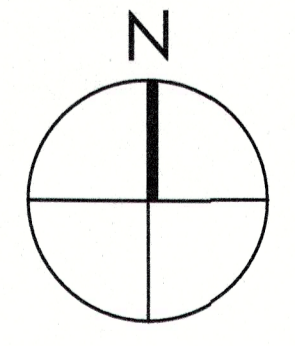


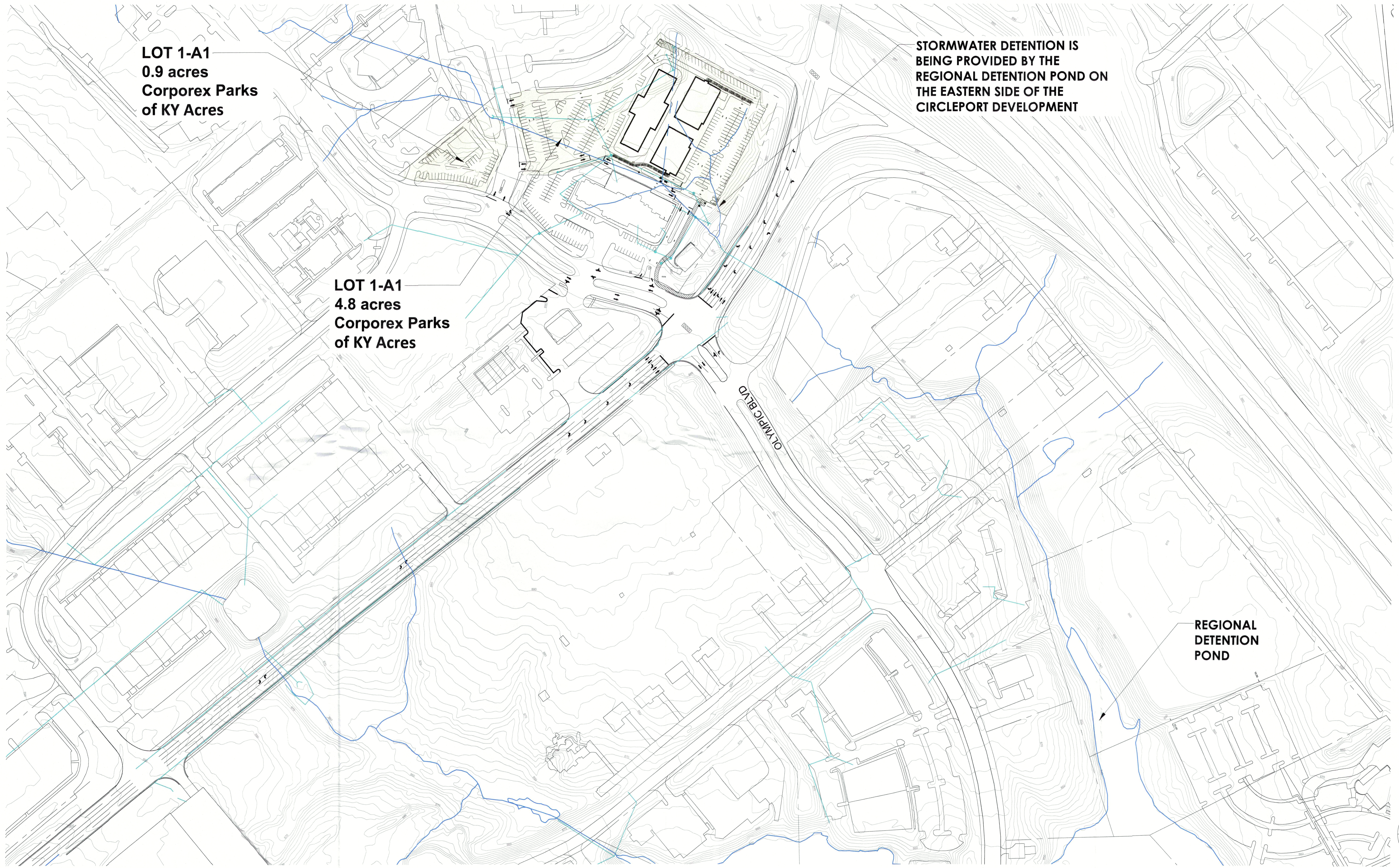
100 E. RIVERCENTER BLVD., SUITE 1100 COVINGTON, KY 41011 (859) 292-5500

PROPOSED CONCEPT DEVELOPMENT PLAN
CIRCLEPORT SOUTH
ERLANGER, KENTUCKY

EXHIBIT C

1" = 100'-0" 11.15.2021



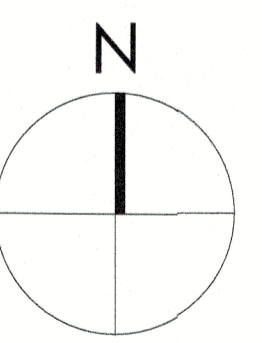


LOT 1-A1
0.9 acres
Corporex Parks
of KY Acres

LOT 1-A1
4.8 acres
Corporex Parks
of KY Acres

STORMWATER DETENTION IS
BEING PROVIDED BY THE
REGIONAL DETENTION POND ON
THE EASTERN SIDE OF THE
CIRCLEPORT DEVELOPMENT

REGIONAL
DETENTION
POND



100 E. RIVERCENTER BLVD., SUITE 1100 COVINGTON, KY 41011 (859) 292-5500

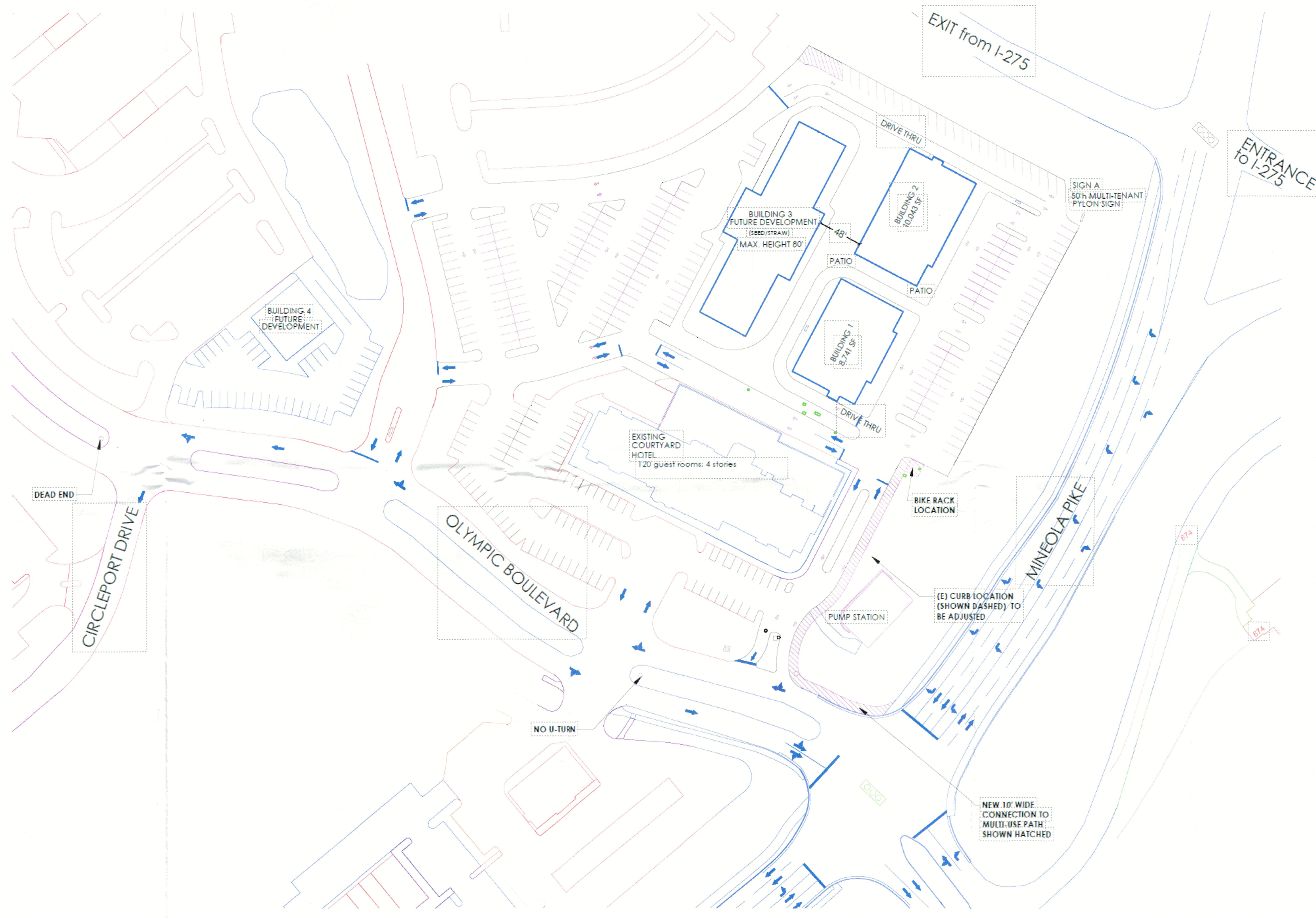
STORMWATER DETENTION PLAN

CIRCLEPORT SOUTH

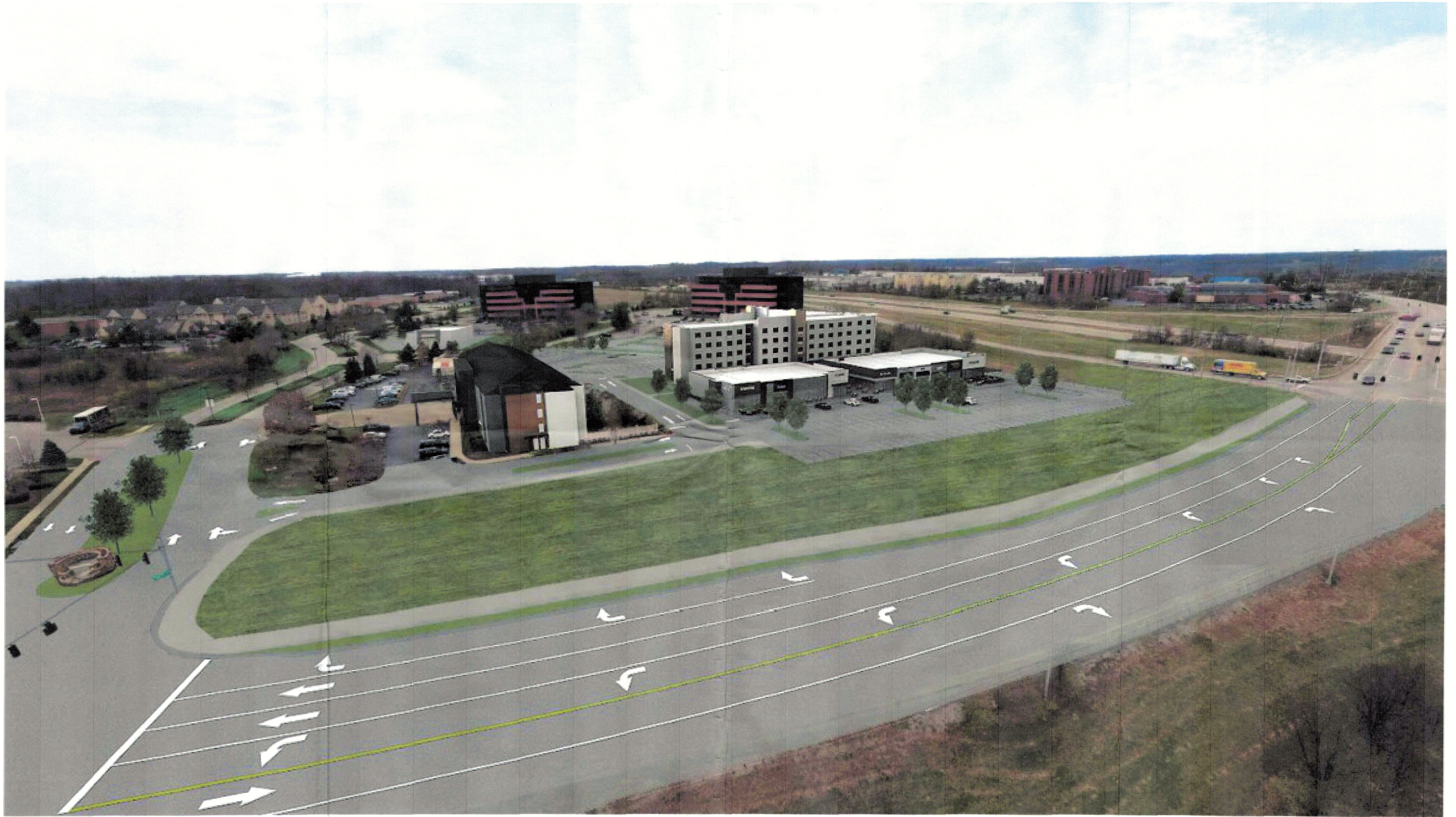
ERLANGER, KENTUCKY

EXHIBIT D

1" = 250'-0" 09.30.2021







Corporex

100 E. RIVERCENTER BLVD., SUITE 1100 COVINGTON, KY 40011 (502) 292-0000

RENDERING
CIRCLEPORT SOUTH
ERLANGER, KENTUCKY

EXHIBIT G



EIFS

Metal Siding

Fiber Cement Siding

Masonry

EIFS



MATERIAL LEGEND

CIRCLEPORT SOUTH
ERLANGER, KENTUCKY

11/15/2021

100 E. RIVERCENTER BLVD., SUITE 1100
DOWNTOWN, KY 41011 (859) 292-9500

Finishes shown for current design intent. Final material selections are subject to change.

Site Traffic

The Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 10th Edition*, based on the peak hour of adjacent street traffic, when available, or peak of generator, is the nationally accepted data source used by the traffic engineering industry to estimate the future trips for the land uses of a proposed development. The trips generated by the proposed Corporex development were calculated using the *Trip Generation Manual*, based on the weekday AM and PM peak hour of adjacent street traffic.

The trips generated by the proposed Corporex development during the weekday AM and PM peak (adjacent street traffic) hours are shown as follows:

Corporex Development

Land Use	ITE Code*	Size	Unit	ADT**	AM Peak Hour			PM Peak Hour		
					Enter	Exit	Total	Enter	Exit	Total
Shopping Center	820	10,516	SF	1,729	97	60	157	49	54	103
<i>Internal Capture</i>					-8	-8	-16	-25	-16	-41
External Trips (minus internal capture) ***					89	52	141	24	38	62
<i>Pass-By Reduction @ 34% (PM)</i>					0	0	0	-8	-13	-21
New Trips					89	52	141	16	25	41
Fast Casual Restaurant	930	3,788	SF	1,194	5	3	8	30	24	54
<i>Internal Capture</i>					0	0	0	-4	-5	-9
External Trips (minus internal capture) ***					5	3	8	26	19	45
Fast-Food Restaurant w/Drive Thru	934	2,370	SF	1,116	48	47	95	40	37	77
<i>Internal Capture</i>					-3	-3	-6	-5	-9	-14
External Trips (minus internal capture) ***					45	44	89	35	28	63
<i>Pass-By Reduction @ 49% (AM), 50% (PM)</i>					-22	-22	-44	-18	-14	-32
New Trips					23	22	45	17	14	31
Coffee/Donut Shop w/Drive Thru	937	2,200	SF	1,805	100	96	196	77	72	149
<i>Internal Capture</i>					-5	-5	-16	-7	-11	-18
External Trips (minus internal capture) ***					95	91	186	65	53	118
Total Site Trips				5,844	250	206	456	196	187	383
<i>Total Internal Trips</i>					-16	-16	-32	-41	-41	-82
Total External Trips					234	190	424	155	146	301
<i>Total Pass-By Trips</i>					-22	-22	-44	-26	-27	-53
Total External/New Trips				5,844	212	168	380	129	119	248

Therefore, the total trips generated by the proposed Corporex development are 380 (AM) and 248 (PM) peak hour periods.

