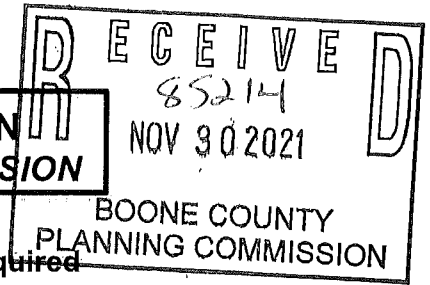


Calculated Fee:
\$2000.00 + \$250.00 +
\$66.00 +
(\$20.00 x 6.254 acres)=
\$2,441.08

**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: Park West F Trailer Lot
3. Location of Project: Worldwide Blvd., Heberon, KY
4. Total Acreage of Project: 6.254 Acres
5. Current Zoning of Property: I-1/CD
6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable):
1989
7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission Yes No
If yes, indicate the name of the study: _____
8. Proposed Use(s) (specify each use):
Trailer parking/storage for industrial uses within the existing park. See attached narrative for further information.
9. Proposed Building Intensities (specify for each building):
No building proposed. N/A
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: IPT Park West DC LLC
Address: 1800 Wazze St., Suite 500

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

Phone Number: 513-346-6305 Fax Number: n/a
Email: bburwinkel@prologis.com
13. Applicant: Viox & Viox, Inc.

Address: 466 Erlanger Road

Erlanger KY 41018
City State Zip Code

Phone Number: 859-727-4500 Fax Number: n/a

Email: mbollman@vioxinc.com

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

15. 1081 125 2006
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 type="checkbox"/> Boone County Building Department | <input type="checkbox"/> Local Fire District |
| <input type="checkbox"/> Boone County Public Works Department | <input type="checkbox"/> Local School District |
| <input type="checkbox"/> Boone County Water District | <input type="checkbox"/> Northern Kentucky Health Department |
| <input type="checkbox"/> Cincinnati Bell | <input type="checkbox"/> Owen Cooperative Electric, Inc. |
| <input type="checkbox"/> Cincinnati/Northern Kentucky International Airport (Kentucky Airport Zoning Commission for height restrictions near the airport) | <input type="checkbox"/> Sanitation District No. 1 |
| <input type="checkbox"/> Duke Energy | <input type="checkbox"/> USDA NRCS/Boone County Conservation District |
| <input type="checkbox"/> Florence Public Services Department | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Kentucky Division of Water | |
| <input type="checkbox"/> Kentucky Transportation Cabinet | |

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 February 17, 2022

ORIGINAL Property Owner's Signature: [Signature] BEN BOWEN
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted) 11/22/21

ORIGINAL Applicant's Signature: [Signature] 11
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

EXHIBIT

“A”

STAFF REPORT

#3

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

January 5, 2022

REQUEST

- A. The request is for a Change in Approved Concept Development Plan for a fenced and lighted parking lot for 120 parking spaces to accommodate 53' trailers associated with existing bulk distribution uses in the Park West Industrial Development.
- B. The submitted Concept Development Plan indicates:
 - 1. Proposed 120 paved parking spaces to accommodate 53' trailer vehicles with slide gate access to a lighted, paved lot.
 - 2. Access via a curb cut onto Worldwide Boulevard, approximately 2,200 feet southwest of North Bend Road.
 - 3. Fencing, landscaping, and proposed directional signage.

SITE HISTORY

1989 In March of 1989, Bob and Ed Heimann, requested a zoning map amendment on a 104.8 acre site (as part of a +/-350 total acre site) to rezone the 104.8 acres from Commercial Interchange (C-4) and Suburban Residential One (SR-1) to Industrial Two (I-2). The Boone County Planning Commission recommended denial of the zone change request on March 29, 1989 and on April 14, 1989, the applicant wrote to Boone County Judge Executive Ferguson to withdraw the application (Resolution R-19-89).

1989 On October 3, 1989 the Boone County Fiscal Court initiated a request to the Boone County Planning Commission for a zoning map amendment changing from Commercial Interchange (C-4), Suburban Residential One (SR-1), and Rural Suburban Estates (RSE) to Industrial One (I-1) for the +/- 350 acre Heimann property generally located North of I-275 and West of Kentucky 237 (North Bend Road), Boone County, Kentucky.

On December 19, 1989, Boone County Fiscal Court adopted Ordinance Number 920.189, approving the zone change subject to the 12 conditions and outlined in the November 1, 1989 Boone County Planning Commission Committee Report (Included in Attachments) (Resolution R-41-89).

With relevance to the current request - Condition 5 states:

The development of the site shall be of a light industrial/office park nature, and shall be identifiable as a single entity. Some Industrial-1 uses are not consistent with the light industrial/office character, and would increase the potential traffic impacts on KY

237. The following I-1 classifications shall not be permitted on this site: #34. Motor Freight terminals, public warehousing (self storage), freight garaging and equipment maintenance; #37. Equipment rental and leasing services of some industrial uses on the property, commercial services at a local scale may be appropriate between Tanner Road and SouthPark Drive. These commercial uses should front on KY 237 for a depth of approximately 400 feet and have access to both the Tanner Road extension and SouthPark Drive extension.

1999-
2006

Based on information contained in the Boone County GIS, six commercial structures along the western side of North Bend Road and six industrial structures along the southern side of Worldwide Boulevard from North Bend Road to Graves Road were developed.

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 Utilization 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 1031.34 of the 1986 Boone County Zoning Regulations lists Motor Freight Terminals, warehousing, freight garaging and equipment maintenance as principally permitted uses within the I-1 District. No such use designation exists in the currently applicable Boone County Zoning Regulations (2013).
- C. Section 1131 of the Boone County Zoning Regulations lists "Motor Freight Terminals, public warehousing, freight garaging and equipment maintenance" as well as Truck Stops, Commercial parking facilities and commercial recreational vehicle parking facilities as a principally permitted use within the I-1 district.
- D. Section 1132 of the Boone County Zoning Regulations lists Parking (see Article 33) as an accessory use customarily incidental and subordinate to the purpose of the district.

SITE CHARACTERISTICS

- A. The 6.3 acre site is located on the southeast side of Worldwide Boulevard,

approximately 2,200 feet southwest of the intersection of Worldwide Boulevard with North Bend Road.

- B. The site has approximately 300 feet of frontage along Worldwide Boulevard.
- C. The site is currently vacant, with the main development area a relatively flat graded land situated between two industrial developed properties in the West Park International Industrial Development.
- D. There are no improvements, access facilities, or structures currently located on the site.
- E. The site slopes downward from south/southeast to north/northwest at an average grade of 7%.

ADJACENT LAND USES AND ZONES

- North: Pitney Bowes, corporate office (I-1/CD)
- South: Vacant wooded land adjacent to I-275 interchange (I-1/CD)
- East: Amazon fulfillment center (I-1/CD)
- West: Wayfair warehousing (I-1/CD)

RELATIONSHIP TO COMPREHENSIVE PLAN

- A. Our Boone County Plan 2040 2040 Future Land Use Plan designates the site for Industrial uses, which is described as manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal 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 shall attempt to utilize existing topography and vegetation (including mature trees where possible) and preserve the existing character of the land where practical (Environment Goal A, Objective 7).

Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).

Boone County shall evaluate and promote business and economic sectors of the future and explore ways to encourage existing industry to be competitive in a regional and global economy (Economy Goal A, Objective 3).

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).

Industrial development shall be encouraged to locate near railroad lines, highways, the Ohio River, the Airport, and where infrastructure exists or is planned (Economy Goal B, Objective 5).

Effective site placement, architectural design, and landscape design for industrial uses shall enable a favorable relationship with adjoining uses. Smoke, dust, noise, and odor impacts shall be kept at a minimum and site development and enforcement shall be carefully coordinated with regulatory agencies (Economy Goal B, Objective 7).

Active Transportation opportunities shall be provided by the development of a network of sidewalks, pathways, and roadway lanes (Transportation Goal A, Objective 4).

The future impact of connected and autonomous vehicles (including private, fleet, and freight) shall be considered in all relevant aspects of land use planning (Transportation Goal A, Objective 9).

Transportation facilities and services shall support opportunities for economic development (Transportation Goal C, Objective 1).

C. The following are excerpts from Our Boone County Plan 2040:

1. Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; where appropriate, existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact (Land Use, Future Land Use Development Guidelines, Buffering, page 95).
2. Developments in Boone County must include landscaping to accompany the proposed project. Retention of existing healthy vegetation is considered a component of landscaping and is encouraged. This landscaping should be designed to improve the public view of a development, and should be incorporated into parking lots and other vehicle circulation areas, as well as within open spaces and around structures. Landscaping is intended to soften the visual impacts of the

development from adjoining properties and roadways. The amount of heat absorbed by impervious cover from sun radiation is decreased by landscaping, which reduces energy costs. Landscaping helps purify the air of harmful pollutants, thus reducing health impacts. It also helps reduce the quantity and improve the quality of storm water runoff, including temperature. The use of bioretention islands (water filtering basins) and grass swales should be used where possible in place of raised islands as described in Northern Kentucky's Storm Water Best Management Practices Manual (2012). Native species are often heartier than nursery stock and should be used wherever possible to minimize pesticides and other high impact forms of maintenance. Developments along major roadways in Boone County must include landscaping between the development and the right-of-way in order to promote the aesthetic appearance from the roads and to facilitate the compatibility of differing land uses (Land Use, Future Land Use Development Guidelines, Landscaping, page 96).

3. Developments in Boone County must recognize the potential impacts of associated traffic on adjoining properties and transportation systems. The need exists to protect the capacity of the existing roadway network and to plan improvements to accommodate new development and travel patterns. Access management provisions include the coordination of curb cuts, adequate corner clearance and sight distance for access points, adequate spacing between access points, shared access points and parking facilities, provisions for access connections to adjoining properties, and dedication of public right-of-way (Land Use, Future Land Use Development Guidelines, Access Management, page 96).
4. Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development or corridor (Land Use, Future Land Use Development Guidelines, Design, Signs, and Cultural Resource Preservation, page 97).
5. While it is important to understand the types of jobs and industries in a community, it is equally important to know the location of these jobs and industries. They must be promoted in suitable locations to keep the county a vital part of a strong regional economy. For example, industrial development needs to be encouraged to locate near railroad lines, highways, the Ohio River, the Airport, and where infrastructure exists or is planned. The most efficient way to do this is by having compact, efficient development patterns with appropriately sized and well-maintained buffer spaces between other land uses. Furthermore, larger scale interstate commercial uses, as well as the freight logistics industry, should occur within proximity to interstate interchanges not only for maximum convenience and economy to the traveling public, but also to minimize traffic congestion in areas not necessarily close to interchanges. Recently, semi-trucks have been parked in roadways, specifically in the Hebron Richwood areas, waiting their turn to enter warehouse facilities to

receive or deliver goods. If the facilities are not located close to interchanges and with ample parking and/or stacking, the need for a regional logistics parking lot for staging arises. (Economic Development Conclusions and Recommendations, page 66).

6. The Graves Road Interchange area should see an expansion westward of the existing Industrial uses from Park West International Industrial Park to the proposed new Graves Road alignment. (Hebron North, page 104)
- D. Worldwide Boulevard is identified as a County maintained collector street providing for two-way traffic within two driving lanes (one lane in each direction), having a pavement width of 40 feet, within a 60 foot wide right-of-way. A center left-turn lane exists along the entirety of the frontage of the site. There are sidewalks along the entirety of the north side of the roadway and along many portions of the south side of the roadway, particularly east of the subject property. Most properties in the development have designated pedestrian access.

BOONE COUNTY TRANSPORTATION PLAN

- A. The Boone County Transportation Plan indicates the following projects that are in the vicinity of the site in question:
1. KY 237 (North Bend Road) Widening
Location: KY 2846 (Tanner Road)/Global Way to Graves Road
Type: Roadway Widening/Relocation/New Facility
Total Cost: \$12,900,000
Description: Widen KY 237 (North Bend Road) from two to four lanes and widen the two roundabouts at Graves Road and Cardinal Way from one to two lanes to reduce congestion.
 2. Graves Road Interchange
Location: Graves Road
Type: Roadway Widening/Relocation/New Facility
Total Cost: \$42,410,000
Description: Improve mobility and reduce congestion in the Hebron Area by constructing a new interchange on I-275 at Graves Road. Widen Graves Road from two to four travel lanes with multi-use path as recommended in the Interchange Justification Study.

RELATIONSHIP TO THE GRAVES ROAD INTERCHANGE STUDY

- A. The study boundary of The Graves Road Interchange Study does not extend to include the subject site. However, Worldwide Boulevard, within close distance to the subject property, is discussed to include "Worldwide Blvd – Several recommendations to accommodate increased truck traffic including turn lanes to/from New Graves Road; relocated, signalized and timed Old Graves intersection to allow for truck stacking; consideration for issues such as slower speeds, acceleration, turning radii and pavement design".

STAFF COMMENTS

- A. The submitted Concept Development Plan indicates the following:
1. Proposed 120 parking spaces to accommodate 53' trailer vehicles.
 2. Slide gate access to a lighted, paved lot.
 3. Ten lighting fixtures at a height of 22'.
 4. Fencing at a height of 6' surrounding the property and set back 67' from the public right-of-way of Worldwide Boulevard. Two types of fencing are outlined in Concept Plan notes – Ultra Aluminum Fencing toward the northern portion of the proposed paved lot and 6' tall black vinyl coated chain link fencing toward the southern portion of the proposed paved lot.
 5. Access via a curb cut onto Worldwide Boulevard, approximately 2,200 feet southwest of North Bend Road.
 6. Landscaping detail on all sides of the proposed paved lot.
 7. Proposed directional sign to be located at the single access point to Worldwide Boulevard
 8. Provision for stormwater drainage and detention pond.
- B. The submitted Concept Development Plan indicates a request for two waivers. These requests were made on the Concept Cover Sheet provided in the application packet rather than on the Change of Concept Development Plan Application Form.
1. The first request is for a waiver to remove the VUA island and landscape requirement in the front yard setback for this project. The request for a waiver is not necessary as Section 3625 indicates that the VUA island and landscape requirement in the front yard is not required in the I-1 zoning district.
 2. The second request for waiver was to allow 6' tall fencing in the front yard. The applicant's note regarding front yard fence height is not necessary due to the proposed fence being located more than 50 feet from the front property line. Per a determination of the Zoning Administrator, the request for a waiver is not necessary as the front yard setback is the minimum required setback of 50' when there is no primary structure and the proposed 6' high fence is located beyond the 50' front yard setback.
- C. Staff has reviewed the submitted Concept Development Plan against the Boone County Zoning Regulations, and offers the following (these requirements can be adjusted by the Planning Commission and Fiscal Court pursuant to the Planned Development (PD) regulations):
1. Section 1511 of the Boone County Zoning Regulations states that the uses listed in the underlying zone are allowed within a PD district. As such, the uses listed within the I-1 district would be allowed on the site in question. This section also states that any other use not listed in the underlying zone are permitted if found to be compatible and of benefit to the community, will not adversely affect adjacent property, and/or the public health, safety, and general welfare and/or the provisions of the adopted Comprehensive Plan.

The applicant is requesting to use the property for a tractor trailer parking facility

for use by existing businesses within the Park West Industrial Development.

2. Section 1514.6 of the Boone County Zoning Regulations states that substantial landscaping shall be provided in a planned development with emphasis given to streetscape areas, buffer zones, and the provision of significant landscaping (in terms of size of landscape areas, and quantity and quality of landscape materials) within the developed portions of the site.

While not necessary for review until the Site Plan phase of development, the submitted plan includes a landscape plan and planting schedule. Appropriate number and location of trees and shrubs are provided to meet the requirements of Section 1514.6. This includes preservation of existing vegetation along the southern property line in place of Buffer Yard A planting requirements, as is allowed per Section 3645.3 which states that "the required plant material can be completely eliminated if the existing vegetation accomplished the type of screening required by the prescribed buffer yard". There are tree and shrub varieties identified in the proposed Plant and Materials Schedule of the submitted plan which are not listed in the appropriately corresponding plant lists of Section 3660. Appropriate plantings will need to be shown at the site plan review.

- D. Section 3110 of the Boone County Zoning Regulations requires a minimum front yard setback of fifty (50) feet within the I-1 district.

The submitted plan indicates that the proposed fencing surrounding the property will be set back 67' from the public right-of-way of Worldwide Boulevard.

- E. Section 3208 of the Boone County Zoning Regulations provides provision for pedestrian network stating that sidewalk connections to adjacent development and/or public rights-of-way shall be provided along public roads. New development or redevelopment of existing sites shall provide sidewalks along public roads. Where adequate right-of-way does not exist, right-of-way or public sidewalk easements shall be granted. Provisions shall be consistent with local pedestrian and multi-use trail plans. The width of the sidewalk shall be in conformance with the requirements of the Boone County Subdivision Regulations. At intersections and pedestrian crosswalks, wheelchair ramps shall be installed.

The submitted plan does not indicate sidewalk connections to adjacent developments and/or public rights-of way.

- F. Section 3215 of the Boone County Zoning Regulations states that in order to minimize the potential for accidents and delay to through vehicles, all adjacent driveways onto public roadways must be separated by the minimum distance shown in Table 32.1. These minimum spacing requirements may be adjusted slightly to better accommodate minimum sight distance requirements if determined by the Zoning Administrator that such adjustment is necessary to preserve the intent of these regulations. Table 32.1 Illustrates that minimum driveway spacing for a Collector Roadway with a speed limit of less than 40 M.P.H. is 185 linear feet.

The submitted plan indicates 55' feet of spacing between the proposed driveway and the

nearest existing driveway access to the adjacent parcel to the northeast.

- G. Section 3221 of the Boone County Zoning Regulations states that an encroachment permit shall be obtained from the appropriate legislative unit for whichever road is to be accessed. Each existing tract of land is entitled to one access point provided that its location and design fulfill, as a minimum, the requirements of these regulations. If a property cannot be served by any access point meeting these standards, the Planning Commission will designate one or more access point(s) based on traffic safety, operational needs and conformance to as much of the requirements of these regulations as possible.
- H. Section 3316 of the Boone County Zoning Regulations states that The Zoning Administrator has the authority to require plans specifying foot candle minimums and illumination patterns when lighting is an integral part of a developments use. Any lights used to illuminate any out-of-doors area shall be arranged to minimize direct illumination, reflection, or glare on any adjoining property or on any public street. Measurable light shall be less than one (1) footcandle at all property lines. Exterior fixtures mounted on freestanding masts shall be downlit directed at 45 degrees or more below horizontal. High Activity Parking Areas shall have an average footcandle of 3.6 across the site (Table 33.6)

The submitted plan has provided insufficient information to determine compliance with this Section. The location and height of 10 fixtures have been identified but a photometric plan and fixture specs have not been provided.

- I. Section 3412 of the Boone County Zoning Regulations states that, "one (1) directional sign shall be permitted near each entrance of a commercial, industrial, or office zoned property with a maximum sign area of six (6) square feet and a maximum height of five (5) feet. Advertising on such a sign shall minimally include the works "enter" "exit" or arrows.

The submitted plan proposes a directional sign with identified location but no sizing or other detail being provided.

- J. Staff sent out an Agency Memo to the Boone County Public Works Department, the Boone County Planning Commission's contracted Engineer, Sanitation District No 1, and the Hebron Fire District.
1. Robert Franxman, Boone County Public Works; replied that he had no objection to the change in concept plan but that the proposed entrance location is not in agreement with section 3215 of the zoning regulations and would therefore require a variance/waiver. He noted that if the entrance is treated singularly it appears that it would be approvable from an encroachment permit standpoint.
 2. Andy Aman, SD1, replied that this project will need to submit for and obtain a Land Disturbance Storm Water Permit from SD1 with a disturbance of 1-acre and greater and that it does not appear this project will need to address any sanitary sewer permitting requirements.
 3. Andy Ifcic, Hebron Fire Department, replied that he had no comments.

STAFF CONCERNS

- A. Section 3208 of the Boone County Zoning Regulations requires that new development shall provide sidewalks along public roads and that the width of the sidewalk shall be in conformance with the requirements of the Boone County Subdivision Regulations. At intersections and pedestrian crosswalks, wheelchair ramps shall be installed.

The submitted plan does not indicate sidewalk connections to adjacent developments and/or public rights-of-way and will need to be included in the site plan review submission.

- B. Section 3215 of the Boone County Zoning Regulations states that in order to minimize the potential for accidents and delay to through vehicles, all adjacent driveways onto public roadways must be separated by the minimum distance shown in Table 32.1. A minimum driveway spacing for a Collector Roadway with a speed limit of less than 40 M.P.H. is 185 linear feet.

The submitted plan indicates 55' feet of spacing between the proposed driveway and the nearest existing driveway access to the adjacent parcel to the northeast. Shifting the proposed driveway westward would not necessarily alleviate the spacing challenges as the existing driveway on the west side of the property is less than 20' from the property line. The subject property has only 301' of linear frontage and is unable to simultaneously accommodate 185' of spacing from both neighboring driveways.

The applicant indicates a potential driveway connection to the adjoining Amazon property located to the northeast of the subject property. With minimal spacing between existing driveways and the proposed driveway, the applicant should address the likelihood and/or timing of this potential second access point into the property. Landscaping, fencing, lighting, and vehicle circulation would need to be re-examined before this change could occur.

- C. Per Boone County Public Works Director, Robert Franxman, the applicant is required to obtain an encroachment permit and that while the proposed location for access to the site is not in compliance with Section 3221 of the Boone County Zoning Code would be approvable if treated singularly. No variance is necessary since the site is zoned PD, approval of the reduced spacing provides the relief.
- D. While not typically reviewed in the Change of Concept Development Plan phase of development, the applicant has indicated the inclusion of ten (10) lighting fixtures throughout the site. The applicant will be required to provide a photometric drawing and light fixture specifications which meet the standards of Section 3316 for the site plan review portion of the approvals process.
- E. The applicant has proposed a single freestanding sign at the entrance of the site. The applicant should address the type of sign, height of sign, and sign area as part of this review.
- F. Gated access to the trailer parking facility is identified on the submitted site plan. However, no detail is provided describing the functionality of the gate or product specifications. The

applicant will need to address this item with the planning commission regarding how the truck traffic will access and utilize the facility as well as provide appropriate detailed drawings for site plan review and approval.

- G. The adjoining tract of land to the southeast of the subject parcel appears to have very limited direct access to North Bend Road. No final plat exists for this approximate 8.68 acre tract and appears to be a left over portion of parcel number 036.00-00-057.00 with the majority of the described 71.21 acres located on Litton Lane (south of I-275). This remaining portion of land north of I-275, and immediately abutting the interchange access ramp, appears mostly landlocked. Development of the subject site within the Park West Industrial Development will effectively eliminate reasonable access to the undeveloped 8.68 acre tract. The current location of parcel 036.00-00-057.00 appears to require access through either the subject parcel or another adjoining parcel if development were to occur.
- H. The proposed development of this site into a tractor trailer parking facility appears to be intended to alleviate some of the challenges associated with lack of tractor trailer temporary parking in the Park West Industrial Development overall. Often, trucks park along the shoulder and/or in the center turn lane of Worldwide Boulevard while waiting for loading/unloading from multiple tenants of the development. The addition of this designated trailer parking lot will potentially ease the illegal parking along the public right-of-way.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and Boone 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,



Jenna M. LeCount, AICP
Director, Community Development Services

JML/ss

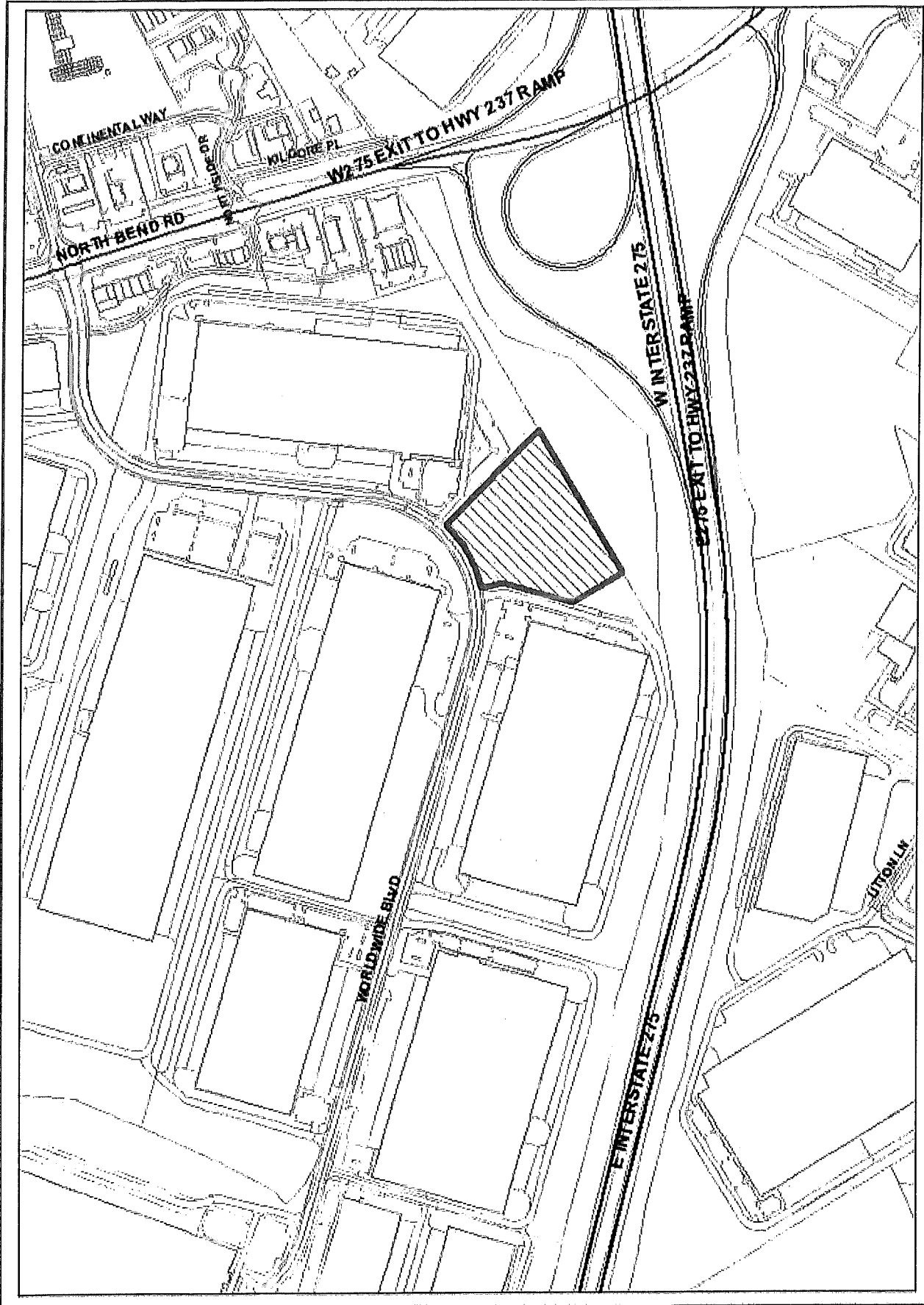
Attachments:

- *Vicinity Map
- *Aerial Map
- *Topographical Map
- *Zoning Map
- *2040 Future Land Use Map
- *Application
- *Boone County Planning Commission Committee Report November 1, 1989
- Conditions of Approval referenced in Boone County Fiscal Court Ordinance 920.189

- * Email from R. Franxman, dated December, 6, 2021
- * Email from A. Aman, dated December 7, 2021
- * Email from A. Ifcic, dated December 3, 2021
- * Email from M. Bollman, dated December 1, 2021 re: fencing note clarification

Vicinity Map

www.boonecountygis.com



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Scale: 1 inch = 500 feet

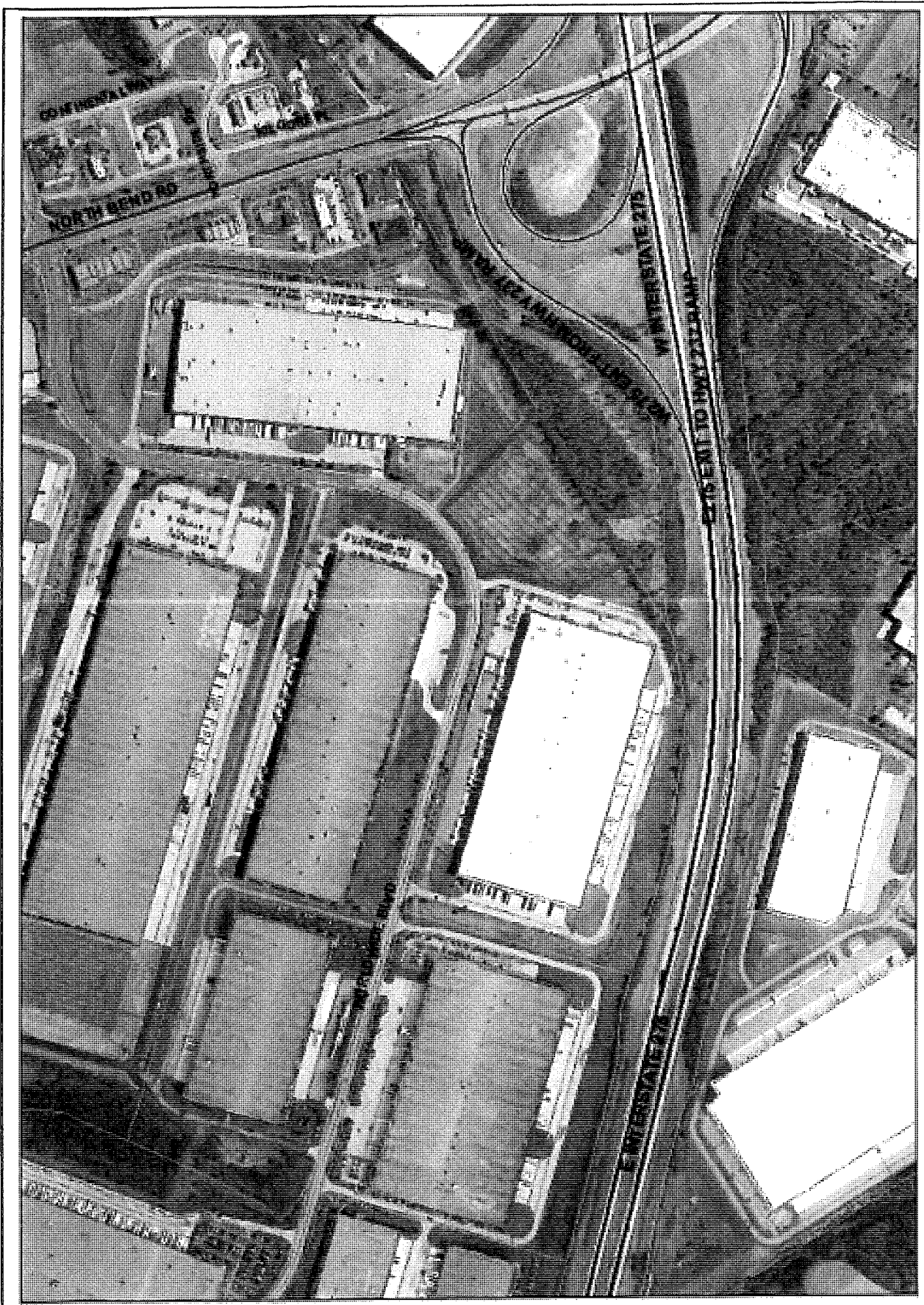


Boone County GIS

Boone

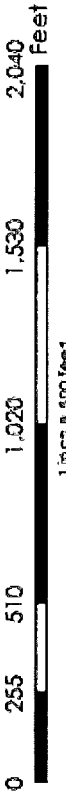
Aerial Map

www.boonecountygis.com



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Scale: 1 inch = 500 feet



Boone County GIS - Putting Northern Kentucky on the Map

Map: Boone County GIS

Topographical Map

www.boonecountygis.com



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Map data is derived from ESRI ArcGIS and other GIS data. All rights reserved. No warranty is made by the Boone County Planning Commission for the accuracy of the data. The data is provided as is.



1 inch = 250 feet

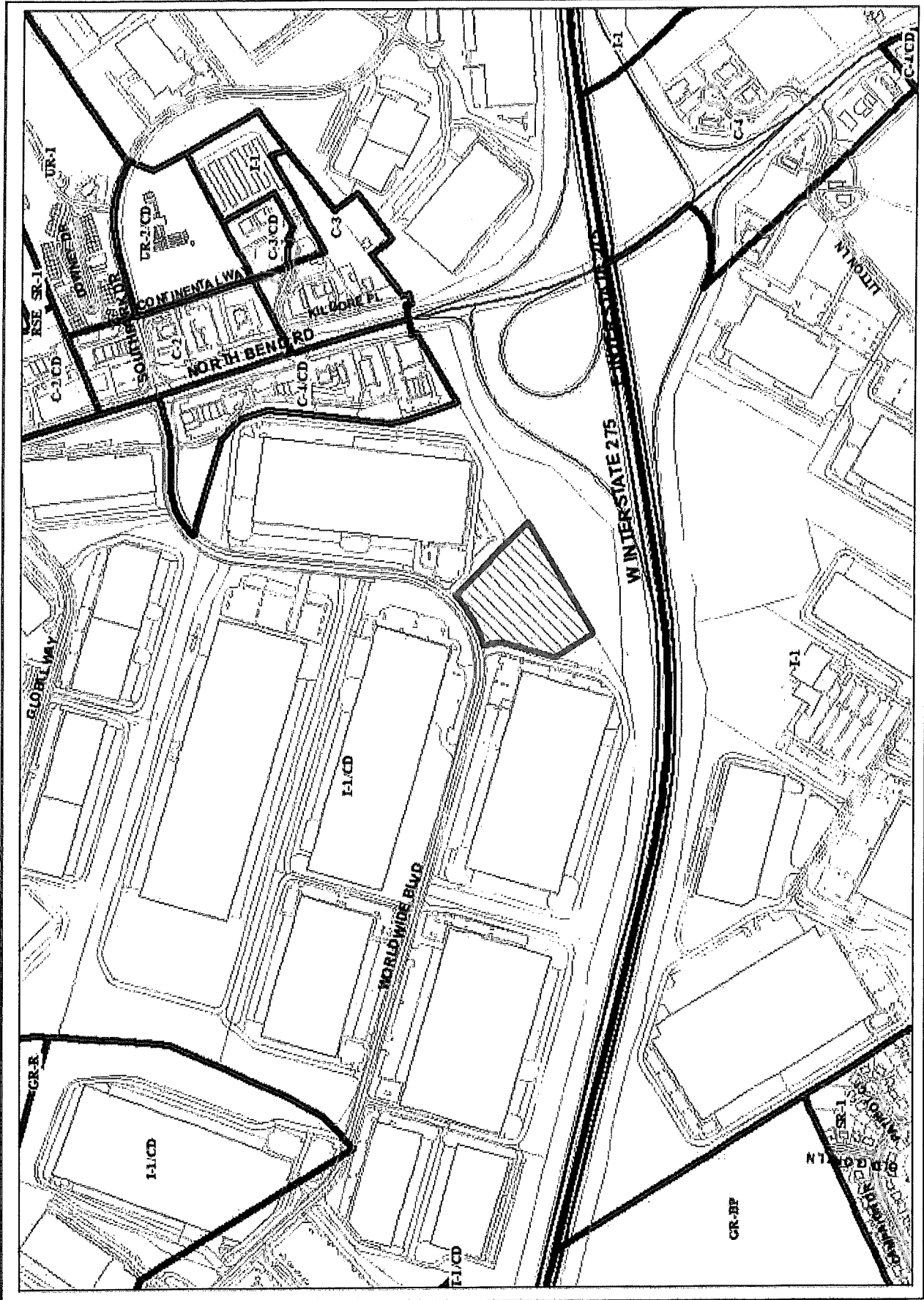


Boone County GIS - Putting Northern Kentucky on the Map

Map Version: 11/15/2016

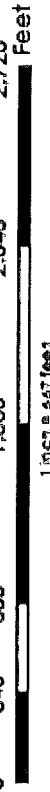
Zoning Map

www.boonecountygis.com



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Boone County GIS - Putting Northern Kentucky on the Map



Boone County GIS - Putting Northern Kentucky on the Map

Boone County GIS

Calculated Fee:
\$2000.00 + \$250.00 +
\$66.00 +
(\$20.00 x 6.254 acres)=
\$2,441.08

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: Park West F Trailer Lot
3. Location of Project: Worldwide Blvd., Heberon, KY
4. Total Acreage of Project: 6.254 Acres
5. Current Zoning of Property: I-1/CD
6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable):
1989

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

8. Proposed Use(s) (specify each use):
Trailer parking/storage for industrail uses within the existing park. See attached narrative for further information.

9. Proposed Building Intensities (specify for each building):
No building proposed. N/A

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: IPT Park West DC LLC
Address: 1800 Wazzee St., Suite 500

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

Phone Number: 513-346-6305 Fax Number: n/a
Email: bburwinkel@prologis.com

13. Applicant: Viox & Viox, Inc.

Address: 466 Erlanger Road

Erlanger KY 41018
City State Zip Code

Phone Number: 859-727-4500 Fax Number: n/a

Email: mbollman@vioxinc.com

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

15. 1081 125 2006
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):

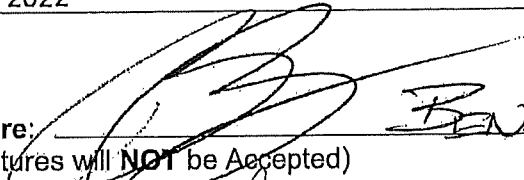
Prior to construction of improvements, the applicant is recommended to submit copies of the Site Plan to the appropriate organizations/agencies prior to approval by the Boone County Planning Commission.

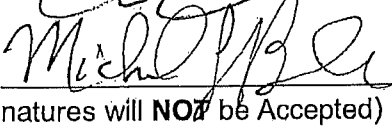
- | | |
|---|---|
| <input type="checkbox"/> Boone County Building Department | <input type="checkbox"/> Local Fire District |
| <input type="checkbox"/> Boone County Public Works Department | <input type="checkbox"/> Local School District |
| <input type="checkbox"/> Boone County Water District | <input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

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 February 17, 2022

ORIGINAL Property Owner's Signature:  BEN BORWINKEL
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted) 11/22/21

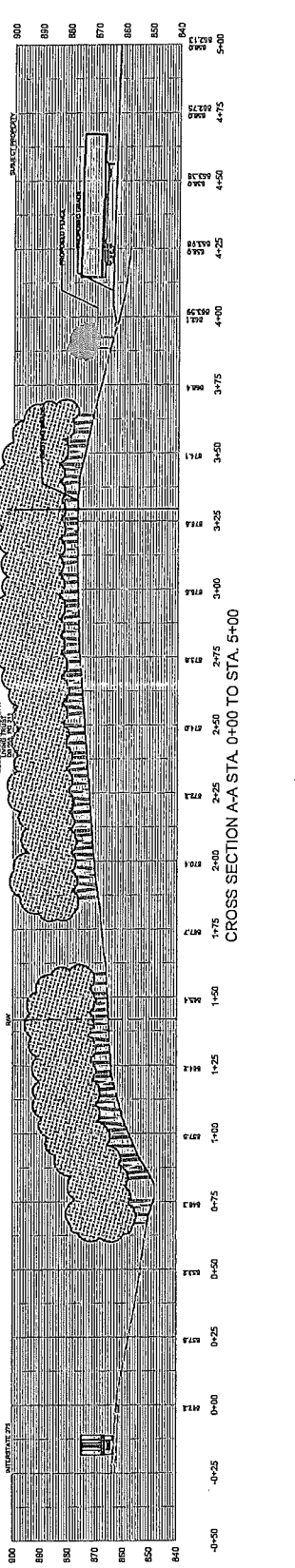
ORIGINAL Applicant's Signature:  11
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

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

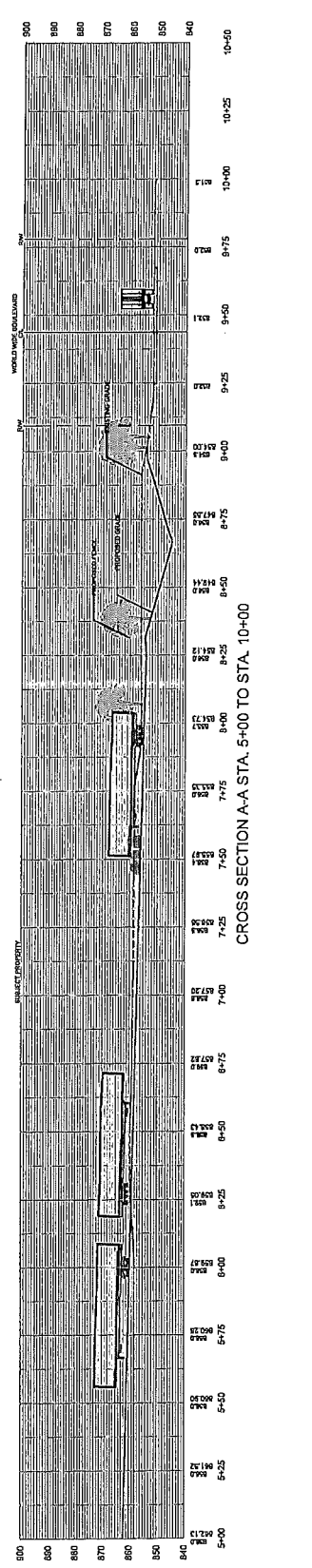
1. Date Received: _____ Fee Received: _____ Receipt #: _____
2. Number of Copies Received: _____
3. Has the following been submitted (check all that apply):
 - Completed Application
 - Concept Development Plan
 - Legal Description
 - Names and Mailing Addresses of Adjacent Property Owners
4. Date the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

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

SCALE:
1"=20' HORIZONTAL
1"=20' VERTICAL



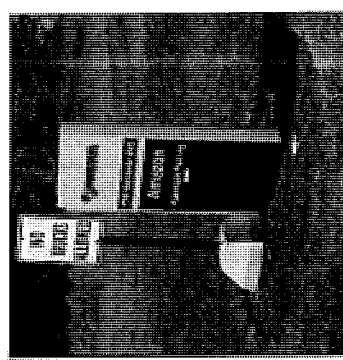
CROSS SECTION A-A STA. 0+00 TO STA. 5+00



CROSS SECTION A-A STA. 5+00 TO STA. 10+00

UAF-200 FLAT TOP
 Proposed design in simple, clean, and strong.
 The design is a simple, clean, and strong.
 The design is a simple, clean, and strong.
 The design is a simple, clean, and strong.

DETAILS
 Material: 100% Aluminum
 Finish: Powder Coat
 Height: 10'0" (3.05m)
 Width: 10'0" (3.05m)
 Spacing: 12" (305mm) between panels
 Base: 4" (102mm) x 4" (102mm) x 1/2"



PROPOSED
DIRECTIONAL SIGN

ULTRA ALUMINUM
FENCE DETAIL

DRAFT 11-1-89
3:00

COMMITTEE REPORT

#2

TO: Boone County Planning Commission

FROM: Carol Smith, Committee Chairwoman

DATE: November 1, 1989

RE: Request of Boone County Fiscal Court to consider rezoning a ± 350 acre site owned by Bob and Ed Heimann. The property is located north of I-275 and west of KY 237 (North Bend Rd.), Boone County, Kentucky. The Zoning Map Amendment request is to change the current zoning of Commercial Interchange (C-4), Suburban Residential One (SR-1) and Rural Suburban Estates (RSE) to Industrial One (I-1).

REMARKS:

We, the Committee, based on the statements made and facts gathered at the October 25, 1989 Public Hearing, recommend that the zoning of the ± 350 acre Heimann property be changed to I-1. The Zoning Map Amendment is based upon the following findings of fact, and subject to the following conditions. These conditions agreed upon by the property owner insure that the property will develop in a orderly manner and not adversely impact the surrounding area.

Findings of Fact

1. The existing zoning of Commercial Interchange (C-4), Suburban Residential One (SR-1) and Rural Suburban Estates (RSE) is inappropriate due to the following reasons: The C-4 zone is situated close to the interchange, not having adequate frontage along KY 237 to provide for safe access. The only option would be to have access to the commercial developments through a residential district. Development of the SR-1 zone would create a substantial impact upon public water, sanitary sewer, fire protection and local schools, without providing for the tax base to provide for these necessary services. Developing this property as residential, would preclude further employment development north of I-275. The SR-1 and RSE zoning areas are also inadequate for residential development due to the combination of the noise impact of I-275, and a major electrical transmission line running through the property.

The I-1 zoning is appropriate for the site due to the following reasons: Industrial development of this ± 350 acre site will enable planned improvements to public infrastructure in the area. Major public water and sanitary sewer improvements, as discussed at the October 25, 1989 Public Hearing, will occur as the result of industrial development of this property. These improvements will not only serve this site, but will benefit the surrounding area. The industrial development of this property will provide needed tax revenue for local emergency services, which again will benefit the surrounding area. The roadway improvements scheduled for KY 237 will be expanded to Tanner Road, providing a better roadway to serve the north river area of Boone County.

2. There have been major changes to the area not foreseen in the 1986 Boone County Comprehensive Plan. The property located across KY 237 is being developed as a mixed use park, the majority of the uses being industrial. The Southpark Development will change the nature of the area from residential and highway oriented commercial to industrial, consistent with overall growth patterns in Boone County and nearby airport. The Business Activity Element encourages 'high-tech industry and airport related services' to be developed at the I-275 interchanges. In addition, the roadway will be upgraded, the rise will be reduced enabling industrial traffic to safely enter and exit the site.
3. In general the north river area of Boone County has experienced more development and different types of development than anticipated in the 1986 Boone County Comprehensive Plan. The Rivershore Farms, Tree Top and Parlor Grove developments exemplifies the significant residential interest for this area, at densities and scales not foreseen. The Committee believes that the increase in residential development in the north river area should be balanced by business development that provides for new employment and increased revenues. In addition, this request provides the opportunity to establish an appropriate limit of non-residential development north of I-275 given the following conditions:

The property owner is being asked to agree to the following conditions to provide general guidelines for the appropriate development of the \pm 350 acre site. As a matter of clarification, these conditions are placed on the property regardless of ownership or ultimate development of the property.

1. Access to the site will be limited to three curb cuts onto KY 237 across from, Tanner Rd., Southpark Dr. and approximately Kilgore Pl. The major entrance to the property will be at the Southpark Dr. intersection, that will be upgraded to provide for a dual left-turn lanes at the northbound approach. At the other two entrances, single left turn-lanes will also need to be provided. Right-turn deceleration lanes will be installed at all entrances along KY 237.
2. The developer of the property will be required to submit a detailed traffic study as part of approval of the Preliminary Development Plat. The intent is to insure that traffic using the entrance across from Kilgore Place will not adversely impact the level of service of KY 237. In order to meet this objective, the amount of land and/or type and number of uses for the property directly served by this access point will be limited.
3. A connector roadway shall be constructed through the property, beginning at the intersection of KY 237 and Southpark Dr. and ending at Graves Road. This roadway will be two lanes in width, widening at major intersections, and will have restricted curb cuts and no parking. The design of the roadway will include earthen berms parallel to parking and building areas. This roadway shall be extended to Graves Road when the development of the property reaches Sand Run Creek. However, the developer of the property may construct the roadway any time prior to that stage.

4. The developer shall provide an access right-of-way to the property to the north, along KY 237. The intent is to provide for access to future development to the north, regardless of the type of land use that eventually occurs on that property.
5. The development of the site shall be of a light industrial/office park nature, and shall be identifiable as a single entity. Some Industrial-1 uses are not consistent with the light industrial/office character, and would increase the potential traffic impacts on KY 237. The following I-1 classifications shall not be permitted on this site: #34. Motor freight terminals, public warehousing (self storage), freight garaging and equipment maintenance; #37. Equipment rental and leasing services including automobiles and trucks; #41. Truck stops. After the development of some industrial uses on the property, commercial services at a local scale may be appropriate between Tanner Road and SouthPark Drive. These commercial uses should front on KY 237 for a depth of approximately 400 feet and have access to both the Tanner Road extension and SouthPark Drive extension.
6. Buffering of the industrial uses proposed for the site shall include the existing tree stands exhibited in the 10/25/89 Staff Report. In addition, a 100 foot visual barrier shall be constructed between the industrial uses and the residential areas; as long as those areas remain residentially zoned. If earthen berms are utilized along Graves Rd. and KY 237, the 100 foot width requirement may be varied where appropriate. Specifically, the northeast corner of the property should be buffered in accordance to the exhibit contained in the Staff Report, due to the potential visual impact of the development to the residential areas along KY 237. The staff exhibit on buffering is incorporated into this Committee report.
7. All signs within the development shall be building-mounted or monument type. All roof equipment and loading dock areas shall be sufficiently screened from public view; particular care should be taken in areas visible from KY 237 and I-275. *ALL STRUCTURES DEVELOPED ON THE 1350 ACRE SITE SHALL UNDERGO DESIGN REVIEW AT SITE PLAN REVIEW STAGE*
8. Development of the site shall occur only after agreement is reached with the Boone County Water and Sewer District to provide adequate public sanitary sewerage for the property. In addition, industrial development must be accompanied by new water line improvements at I-275, as discussed in the 10/25/89 Public Hearing.
9. The existing cemetery located on the site shall be adequately protected or appropriately removed prior to any development of the property.
10. A pedestrian travel network shall be designed throughout the development where appropriate, and should especially provide access in and out of any commercial or office areas.
11. Passive recreation opportunities shall occur in some of the remaining wooded areas on the western portion of the site. This shall be accomplished through dedication of property to Boone County or private construction of pathway facilities.

12. At such time that the connector road (Condition 2) is completed through to Graves Road, the property owner will cooperate with the local fire district to determine the need for a satellite fire station. If it is determined that such a facility is needed and will be build in a defined time frame, the property owner in conjunction with the Planning Commission shall locate and dedicate a one-acre parcel for such use.

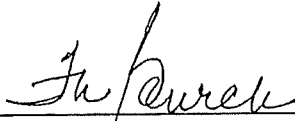
In conclusion, the Committee believes that development of the site in accordance with this report will provides a suitable land use, that will not adversely impact the surrounding area.



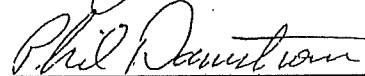
Carol Smith, Committee Chairwoman



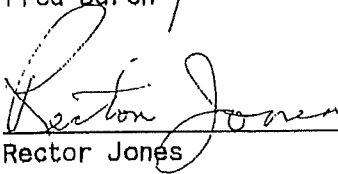
Larry Barnett



Fred Burch



Phil Damstrom



Rector Jones


Barry Neltner

BN:jdh

Jenna LeCount

From: Robert Franxman
Sent: Monday, December 06, 2021 11:32 AM
To: Jenna LeCount
Subject: RE: Change in an Approved Concept Development Plan for Park West F Trailer Lot - Worldwide Boulevard, Boone County, KY

Hi Jenna,

In general, I have no objection to the change in concept plan. I will point out that the proposed entrance location is not in agreement with Section 3215 of the zoning regulations and would therefore require a variance / waiver. That said, if the entrance is treated singularly it appears that it would be approvable from an encroachment permit standpoint.

Thanks,
Rob

From: Jenna LeCount
Sent: Friday, December 3, 2021 1:09 PM
To: jonlbrown@hotmail.com; aaman@sd1.org; Robert Franxman <rfranxman@boonecountyky.org>; Alfcic@hebronfire.org
Cc: Michael Schwartz <mschwartz@boonecountyky.org>; Todd Morgan <TMorgan@boonecountyky.org>
Subject: Change in an Approved Concept Development Plan for Park West F Trailer Lot - Worldwide Boulevard, Boone County, KY

All,

A Change in an Approved Concept Development Plan application has been submitted to allow a Semi-Trailer Parking Lot on a 6.25 acre vacant lot in the Park West International development on Worldwide Boulevard. The vacant lot is located between 1155 and 1405 Worldwide Boulevard, Boone County, KY. The plans show the construction of a fenced and lighted trailer parking lot to accommodate 120 spaces for 53' trailers. I have attached the submitted project plans for your review.

The public hearing for this application has been scheduled for 1/5/22, at 7:30 P.M. Please respond to this email by 12/17/21 if you have any comments that you want me to include in the Staff Report.

Thanks for your help.

Jenna M. LeCount, AICP
Director, Community Development Services



2950 Washington Street, Room 317
Burlington, Kentucky 41005
859-334-2194

Jenna LeCount

From: Andy Aman <aaman@sd1.org>
Sent: Tuesday, December 07, 2021 10:45 AM
To: Jenna LeCount
Subject: RE: Change in an Approved Concept Development Plan for Park West F Trailer Lot - Worldwide Boulevard, Boone County, KY

EXTERNAL MESSAGE

Jenna,

SD1 comments as follows:

Storm:

This project will need to submit for and obtain a Land Disturbance Storm Water Permit from SD1 with a disturbance of 1-acre and greater.

Sanitary:

It does not appear this project will need to address any sanitary sewer permitting requirements.

Regards,

Andy Aman

Plan Review Manager
SD1
1045 Eaton Dr
Ft. Wright, KY 41017
859-578-6880
aaman@sd1.org
www.sd1.org

From: Jenna LeCount <jlecount@boonecountyky.org>
Sent: Friday, December 3, 2021 1:09 PM
To: jonlbrown@hotmail.com; Andy Aman <aaman@sd1.org>; Robert Franxman <rfranxman@boonecountyky.org>; Alfcic@hebronfire.org
Cc: Michael Schwartz <mschwartz@boonecountyky.org>; Todd Morgan <TMorgan@boonecountyky.org>
Subject: Change in an Approved Concept Development Plan for Park West F Trailer Lot - Worldwide Boulevard, Boone County, KY

All,

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Thanks for your help.

Jenna M. LeCount, AICP

Director, Community Development Services



BOONE COUNTY
PLANNING COMMISSION

2950 Washington Street, Room 317

Burlington, Kentucky 41005

859-334-2194

Cut the clutter. [Sign up for e-bills](#) today through our customer portal run by Paymentus, SD1's secure electronic billing provider. Learn more at www.sd1.org.

Public Records Notice: I am not the Official Custodian of Public Records at SD1. All requests for public records must be sent to SD1's Official Custodian of Records at: 1045 Eaton Dr. Ft. Wright, KY 41017, Attention: Official Custodian of Records; facsimile at (859) 331-2436 or via email to records@sd1.org. Your request will not be forwarded.

Jenna LeCount

From: Andrew Ifcic <Alfcic@hebronfire.org>
Sent: Friday, December 03, 2021 1:59 PM
To: Jenna LeCount
Subject: RE: Change in an Approved Concept Development Plan for Park West F Trailer Lot - Worldwide Boulevard, Boone County, KY

EXTERNAL MESSAGE

Jenna,

Thank you, I have no comments.

Thanks, Andy

Andy Ifcic
Fire Marshal
Hebron Fire Protection District
3120 Northbend Road
Hebron, KY 41048
P: 859-586-9009
F: 859-586-9059

From: Jenna LeCount <jlecount@boonecountyky.org>
Sent: Friday, December 3, 2021 1:09 PM
To: jonlbrown@hotmail.com; aaman@sd1.org; Robert Franxman <rfranxman@boonecountyky.org>; Andrew Ifcic <Alfcic@hebronfire.org>
Cc: Michael Schwartz <mschwartz@boonecountyky.org>; Todd Morgan <TMorgan@boonecountyky.org>
Subject: Change in an Approved Concept Development Plan for Park West F Trailer Lot - Worldwide Boulevard, Boone County, KY

All,

A Change in an Approved Concept Development Plan application has been submitted to allow a Semi-Trailer Parking Lot on a 6.25 acre vacant lot in the Park West International development on Worldwide Boulevard. The vacant lot is located between 1155 and 1405 Worldwide Boulevard, Boone County, KY. The plans show the construction of a fenced and lighted trailer parking lot to accommodate 120 spaces for 53' trailers. I have attached the submitted project plans for your review.

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Thanks for your help.

Jenna M. LeCount, AICP
Director, Community Development Services



BOONE COUNTY
PLANNING COMMISSION

2950 Washington Street, Room 317
Burlington, Kentucky 41005
859-334-2194

Jenna LeCount

From: Michelle Bollman <MBollman@vioxinc.com>
Sent: Wednesday, December 01, 2021 3:44 PM
To: Jenna LeCount
Cc: Michael Schwartz; Justin Verst
Subject: RE: Change of Concept Development Plan Application - Park West F Trailer Lot
Attachments: 211130-PROLOGIS PARK WEST INTERNATIONAL TRAILER PARKING-CNCP.pdf; BCPC Submittal.pdf

EXTERNAL MESSAGE

Jenna,

See attached PDF of the submitted plan set and other documentation, per your request.

I did want to point out one inconsistency we found in the plans after submission. We did not update the fencing notes on the landscape plan (C-200) to match the concept plan (C-100).

However, to be clear, the developer would like to use the two different fencing types as noted on page C-100.

Michelle Bollman, P.E.
Vice President, Engineering Operations



T: 859.727.3293
M: 859.250.3987
mbollman@vioxinc.com | www.vioxinc.com
466 Erlanger Road | Erlanger, KY 41018

~Celebrating 75 years of business in Greater Cincinnati~

From: Jenna LeCount <jlecount@boonecountky.org>
Sent: Wednesday, December 1, 2021 2:51 PM
To: Michelle Bollman <MBollman@vioxinc.com>
Cc: Michael Schwartz <mschwartz@boonecountky.org>
Subject: Change of Concept Development Plan Application - Park West F Trailer Lot

Hi Michelle,

I will be processing your application for a Change of Concept Development Plan at the Park West F Trailer Lot. Please send me a digital copy of your application packet and drawings. Typically, PDF format is easiest for us.

Thank you,

Jenna M. LeCount, AICP
Director, Community Development Services



BOONE COUNTY
PLANNING COMMISSION

2950 Washington Street, Room 317
Burlington, Kentucky 41005
859-334-2194

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Corrin Gulick, Chairwoman

DATE: February 2, 2022

RE: 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.

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 Industrial uses, which is described as manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses.
- 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 shall attempt to utilize existing topography and vegetation (including mature trees where possible) and preserve the existing character of the land where practical (Environment Goal A, Objective 7).
 - (3) Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).
 - (4) Boone County shall evaluate and promote business and economic sectors of the future and explore ways to encourage existing industry to be competitive in a regional and global economy (Economy Goal A, Objective 3).

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

Viox & Viox

February 2, 2022

Page 2

- (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).
 - (9) Industrial development shall be encouraged to locate near railroad lines, highways, the Ohio River, the Airport, and where infrastructure exists or is planned (Economy Goal B, Objective 5).
 - (10) Effective site placement, architectural design, and landscape design for industrial uses shall enable a favorable relationship with adjoining uses. Smoke, dust, noise, and odor impacts shall be kept at a minimum and site development and enforcement shall be carefully coordinated with regulatory agencies (Economy Goal B, Objective 7).
 - (11) Active Transportation opportunities shall be provided by the development of a network of sidewalks, pathways, and roadway lanes (Transportation Goal A, Objective 4).
 - (12) The future impact of connected and autonomous vehicles (including private, fleet, and freight) shall be considered in all relevant aspects of land use planning (Transportation Goal A, Objective 9).
 - (13) Transportation facilities and services shall support opportunities for economic development (Transportation Goal C, Objective 1).
- c. The Committee has concluded that the proposed amended concept plan is generally consistent with the existing approved concept plan. The proposed use is an industrial use within an existing industrial development.
- d. Several businesses within the Park West Industrial Development have large truck bay areas and truck storage areas. The proposed development would be nothing more than an extension of those same activities.

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

Viox & Viox

February 2, 2022

Page 3

- e. The proposed site, being roughly 6.3 acres in size is too small to effectively develop with a like industrial use currently found within the Park West development.
- f. Given the size, scale, and current makeup of the current tenants of the Park West International Development, use of this remaining vacant site for trailer parking is compatible with the logistics industry uses.
- g. The Committee has concluded that the proposed development fulfills the applicable requirements of Article 15 "Planned Development District" of the zoning regulations.
- 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. Landscaping shall meet the minimum requirements of Article 36 of the Boone County Zoning Resolution.
- 2. One freestanding sign shall be permitted with a maximum height and sign area matching updated sign detail presented at the Zone Change/Concept Plan Committee meeting held on January 19, 2022.
- 3. The applicant shall provide a photometric plan at site plan review which meets the requirements of the zoning regulations.

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.

COMMISSION MEMBERS PRESENT:

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

COMMISSION MEMBERS NOT PRESENT:

Mr. Randy Bessler
Mr. Steve Harper
Mrs. Janet Kegley

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

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

Chairman Rolfsen announced that the Car Max Public Hearing has been postponed at the request of the applicant. It will be rescheduled at a later date. He introduced the third item on the Agenda at 8:36 p.m.

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

3. 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.

Staff Member, Jenna LeCount, referred to her PowerPoint presentation. The request originated from the need to alleviate some of the challenges of tractor trailer parking along Worldwide Boulevard and Park West Subdivision. The Change in Concept Development Plan application was also a result of a condition from a 1989 zone change application. There were 12 conditions placed on the property in question. Condition #5 prohibited motor freight terminals in the industrial park. There is no definition within the zoning code of what a motor freight terminal means. The previous Zoning Administrator decided that the applicant needed to apply for a Change in Concept Development Plan in order to allow the proposed use. The 6.2 acre site is currently a vacant lot located between 2 developed properties – Amazon and Wayfair. The property has 300 feet of road frontage. The current zoning of the property is I-1. The site is relatively flat with the exception of the southern property line area. The 2040 Future Land Use Map forecasts this site as Industrial (I) and references to the Comprehensive Plan are noted in more detail on Page 3 of the Staff Report. The applicant has requested two waivers. The first one is to remove the VUA landscaping island requirement in the front yard setback. It has been determined that this is not required in the I-1 zoning district. The second requested waiver was to allow a 6 foot tall privacy fence in the front yard. It is not necessary since there is no proposed structure on the property and the proposed fence is located more than 50 feet from the public right of way, which would be the front setback line. The submitted Concept Development Plan shows 120 trailer parking spaces to help alleviate truck parking problems within Park West Subdivision. The drawing does not show sidewalk connections to adjacent properties. This can be addressed at the Site Plan Review stage. The applicant is proposing a 6 foot high fence surrounding the parking lot. It will be a mix of aluminum and chain link fencing. It will include gated access to the parking lot but no operational details have been provided. Ten lighting fixtures are proposed to illuminate the proposed parking lot. A photometric drawing will be required to be submitted at a later date. A sign is proposed near the entrance of the parking lot. Additional details will need to be provided. A potential driveway connection to the adjoining property to the east is being offered. The applicant should address the timing of this access point and how it affects landscaping, lighting, etc. The applicant has submitted a landscaping plan showing new plant material and the preservation of existing trees on the south side of the development. Ms. LeCount showed a cross section of the existing tree line from I-275 to the proposed parking lot. She also showed some photographs of the site and adjoining properties.

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

Mr. Justin Verst, Viox & Viox, Inc., stated that the developer is Prologis and explained that the proposed use is the storage of trailers on a short term basis. It is not intended to include tractor (cab) and trailers. It is not a staging area where tractor trailers park temporarily until they are called to empty or fill up trailers. The intent is to get the trailers out of the users lot. Prologis would like to lease the parking lot to one user like Amazon. That user would have exclusive access and control of the parking lot gate. If it was Amazon, they would have to submit a Site Plan to redesign their site since there is car parking in the area where the connection is planned.

Mr. Matt Wispe, Viox & Viox, Inc., explained that detention of storm water would occur along the front of the site. He showed an example of the type of signage they would install similar to the sign next door. There is a large buffer south of the proposed parking lot. Some of it is private property and some of it is interstate highway. They are planning to make the site look good with a lot of landscaping for a parking lot. He reviewed the cross-section drawing. The existing buffer is elevated quite a bit from the elevation of I-275 and the proposed parking lot. He showed a detail of the proposed fence. It matches what is already in the industrial park. He also showed a picture of the proposed directional sign.

Mr. Verst discussed accessing the vacant property to the south. It has frontage on KY 237 but may be difficult to access due to the close proximity to the interchange. This property sits at least 20 feet above their client's property. It is not compatible. It may be more likely to connect to the frontage road that exists to the east. The parking lots connect and the grades match. The driveway location is consistent with other driveway locations in the park. Even if it is moved to the middle, it still doesn't meet the spacing requirements. He doesn't expect a lot of traffic just trailers from time to time. The entire industrial park only has sidewalks on one side of the street and not on the side where this project would be located. He doesn't expect pedestrian traffic with this use since it is a trailer parking lot. The only sidewalk on the same side of this project is Amazon and it only leads to a bus stop. Currently, there are street trees planted where a sidewalk would be located. They don't have gate details yet because it depends on who Prologis leases the site to in the future.

At this time, Chairman Rolfsen asked if the applicant was going to allow more than one company to store trailers there? If it is more than one company, it will be a nightmare because of the expected volume and the number of trailers already next door. Mr. Verst replied that the intent is to lease it to one company. If Amazon decides to lease it to others, then they will have to police it. Most of the trailers stay weeks/months in the lot.

Mr. Lunnemann asked to show the location of the gate. Mr. Verst responded and noted that the gate would be located far enough to get a trailer off Worldwide Boulevard to avoid back ups.

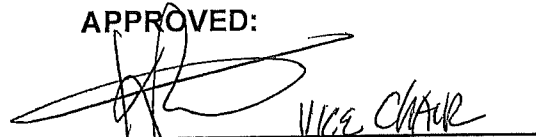
Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request?

Mr. Danny McGlasson, 1856 Perry Lane, asked what are the access options for his family's 6 acre parcel?

Mr. Costello replied that he assumed that Mr. McGlasson's family was compensated when the right of way for I-275 was purchased. It resulted in a landlocked parcel with limited road frontage on KY 237. Options include working with any of the adjacent property owners for building or parking lot expansions. There is also a frontage road available to connect to in the future.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on January 19, 2022 at 5:00 P.M. in via live video teleconference. This item will be on the Agenda for the Business Meeting on February 2, 2022 at 7:00 p.m. The Chairman Rolfsen closed the Public Hearing at 9:08 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: January 19, 2022

CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Corrin Gulick, Chairwoman, Jenna LeCount, Staff

1. 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.

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 Jenna LeCount, AICP
Director, Community Development
Services

TOTAL: _____ DEFERRED 4 FOR PROJECT _____ ABSENT
_____ AGAINST PROJECT _____ ABSTAIN

COMMISSION MEMBERS PRESENT:

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

COMMISSION MEMBERS NOT PRESENT:

Mr. Randy Bessler
Mr. Steve Harper
Mrs. Janet Kegley

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

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

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

Mr. Justin Verst, Viox & Viox, Inc., stated that the developer is Prologis and explained that the proposed use is the storage of trailers on a short term basis. It is not intended to include tractor (cab) and trailers. It is not a staging area where tractor trailers park temporarily until they are called to empty or fill up trailers. The intent is to get the trailers out of the users lot. Prologis would like to lease the parking lot to one user like Amazon. That user would have exclusive access and control of the parking lot gate. If it was Amazon, they would have to submit a Site Plan to redesign their site since there is car parking in the area where the connection is planned.

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Mr. Verst discussed accessing the vacant property to the south. It has frontage on KY 237 but may be difficult to access due to the close proximity to the interchange. This property sits at least 20 feet above their client's property. It is not compatible. It may be more likely to connect to the frontage road that exists to the east. The parking lots connect and the grades match. The driveway location is consistent with other driveway locations in the park. Even if it is moved to the middle, it still doesn't meet the spacing requirements. He doesn't expect a lot of traffic just trailers from time to time. The entire industrial park only has sidewalks on one side of the street and not on the side where this project would be located. He doesn't expect pedestrian traffic with this use since it is a trailer parking lot. The only sidewalk on the same side of this project is Amazon and it only leads to a bus stop. Currently, there are street trees planted where a sidewalk would be located. They don't have gate details yet because it depends on who Prologis leases the site to in the future.

At this time, Chairman Rolfsen asked if the applicant was going to allow more than one company to store trailers there? If it is more than one company, it will be a nightmare because of the expected volume and the number of trailers already next door. Mr. Verst replied that the intent is to lease it to one company. If Amazon decides to lease it to others, then they will have to police it. Most of the trailers stay weeks/months in the lot.

Mr. Lunnemann asked to show the location of the gate. Mr. Verst responded and noted that the gate would be located far enough to get a trailer off Worldwide Boulevard to avoid back ups.


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

Mr. Danny McGlasson, 1856 Perry Lane, asked what are the access options for his family's 6 acre parcel?

Mr. Costello replied that he assumed that Mr. McGlasson's family was compensated when the right of way for I-275 was purchased. It resulted in a landlocked parcel with limited road frontage on KY 237. Options include working with any of the adjacent property owners for building or parking lot expansions. There is also a frontage road available to connect to in the future.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on January 19, 2022 at 5:00 P.M. in via live video teleconference. This item will be on the Agenda for the Business Meeting on February 2, 2022 at 7:00 p.m. The Chairman Rolfsen closed the Public Hearing at 9:08 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
VIA LIVE VIDEO TELECONFERENCE
BURLINGTON, KENTUCKY
BUSINESS MEETING
FEBRUARY 2, 2022
7:00 P.M.**

Chairman Charlie Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's February 2, 2022 Business Meeting. The Boone County Planning Commission, pursuant to KRS 61.826, will conduct its regularly scheduled Business Meeting on Wednesday, February 2, 2022 via live video teleconference. This meeting format has been necessitated due to the threats to public health presented by the novel coronavirus (COVID 19) pandemic.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Pamela Goetting
Ms. Corrin Gulick
Mr. Steve Harper
Mr. David Hincks
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski
Mr. Steve Turner
Mr. Kenny Vaught

COMMISSION MEMBERS NOT PRESENT:

LEGAL COUNSEL NOT PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Ms. Jenna LeCount, AICP, Director, Community Development Services
Mr. Michael Schwartz, Director, Zoning Services
Mr. Todd K. Morgan, AICP, Senior Planner
Mrs. Alaina Hagenseker, Planner

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the January 19, 2022 Business Meeting. Chairman Rolfsen asked if there were any other comments or corrections?

Mr. Patton moved to approve the Minutes as presented. Mr. Harper 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 January 6, 2022 and February 2, 2022.

EXPENSES:

| | |
|-----------------------------------|-----------------|
| Accounting Fees | \$ 1,349.19 |
| Attorney Fees | 5,887.50 |
| Consultant/Professional Svcs Fees | 3,020.00 |
| Filing Fees (CLURS) | 1,100.00 |
| Legal Ads/Recruitment | 182.28 |
| Miscellaneous Expense | 240.55 |
| Office & Board Meeting Supplies | 1,054.34 |
| Office Equipment / Expense | 1,936.97 |
| Office/Liability Insurance | 527.32 |
| Postage Expense | 500.00 |
| Printing/Pub/Dues/Subscriptions | 1,842.40 |
| Professional Development | <u>2,219.00</u> |

TOTAL: \$ 19,859.55

SALARIES AND BENEFITS:

| | |
|---------------------------|-----------------|
| FICA-BCPC Portion | \$ 6,193.69 |
| Health/Dental/Life/LTD | 13,164.15 |
| Retirement – BCPC Portion | 22,774.11 |
| Salaries – Staff Expenses | 85,283.79 |
| Salaries – BCPC & BOA | <u>1,240.00</u> |

TOTAL: \$128,655.74

GRAND TOTAL: \$148,515.29

Ms. Gulick 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 AN APPROVED CONCEPT DEVELOPMENT PLAN, Rick Lunnemann, Chairman, Michael Schwartz, Staff

1. 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.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval based upon Findings of Facts (see Committee Report) and conditions. He noted the Committee voted unanimously and the property owner has signed the letter agreeing to the conditions.

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?

Mr. Glenn Crone, applicant, stated that all of the conditions will be met or have been met since the business has been located there for a couple of years. He noted that he needs the building for a little more storage of equipment. It will make the property look better.

Chairman Rolfsen asked if there was a motion to proceed?

Mr. Lunnemann moved to approve the Request by Resolution to the Boone County Fiscal Court based upon the Committee Report and subject to the Findings of Fact and conditions. Mr. Harper seconded the motion and it passed unanimously.

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

2. 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.

Mr. Patton moved to defer the request until the April 6, 2022 Business Meeting. Mr. Schwenke seconded the motion and it passed unanimously.

Mr. Patton explained that the developer and the Committee are further evaluating the project relative to public sanitary sewers. Mr. Costello stated that the Committee discussed the project in detail comparing the previous approved Concept Development Plan with the proposed Plan. The Committee expressed some concerns about the new proposal or design. The Committee actually recommended approval of the proposal subject to many conditions. The developer, or Mr. Rickey, noted that he had a different idea for the site and that he needed more time to think about it and the proposed conditions. There were a few options available. Mr. Rickey submitted

a letter dated January 31, 2022 requesting a deferral until August 3, 2022, which would be the maximum amount of deferred time. The problem is that we always have to have a specific date for deferral. Thus, it was decided to defer it to April 6, 2022 and if the applicant needs more time, the full Planning Commission can defer it for another 2 months. He noted that the issue of public infrastructure availability is a policy issue that can be discussed at a later date.

CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Corrin Gulick, Chairwoman, Jenna LeCount, Staff

3. 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.

Staff Member, Jenna LeCount, read the Committee Report, which recommended approval based upon Findings of Fact (see Committee Report) and conditions. She noted the Committee voted unanimously with Ms. Gulick, Mr. Lunnemann, Mrs. Kegley and Mr. Patton voting in favor of the request.

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

Mr. Justin Verst, Viox & Viox, Inc., noted that he and Mr. Ben Burnwinkel from Prologis were also available to answer any questions.

Chairman Rolfsen asked if there was a motion to proceed?

Ms. Gulick moved to approve the Change in Approved 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. Mrs. Steele seconded the motion.

Chairman Rolfsen asked if there were any questions or comments from Board members?

Mr. Szurlinski asked if the proposal would free up trailers from other businesses located along Worldwide Boulevard? Mr. Burwinkel replied yes. Mr. Szurlinski asked whether it will then allow tractor trailers to pull into those businesses instead of parking on Worldwide Boulevard. Mr. Burwinkel responded yes that it is part of the end goal. The park was underdeveloped. It was not designed to accommodate modern day bulk distribution. The proposed parking lot will allow those businesses to meet the modern standard. It will allow additional trailer parking. Mr. Szurlinski expressed a continued concern for businesses to allow trucks to enter the facility on a regular basis. If that doesn't happen, he did not see how the project will help avoid parking on Worldwide Boulevard. Mr. Burwinkel said that he was not aware of that happening. The first step is to put what is proposed into production. Mr. Szurlinski stated that he had a problem with the recommendation of approval.

Chairman Rolfsen clarified that the proposal is only to store trailers and not tractor trailers?

Mr. Burwinkel responded yes. It is not a queuing lot. The proposed lot will be used to store trailers because the current site doesn't have enough room for parking them. The proposed lot will be leased to one particular customer. Mr. Verst stated that currently the trailers are parked at the docks taking up space. This will allow the trailers to be parked off-site so that tractor trailers can get to the docks more quickly.

Chairman Rolfsen asked for a vote on the original motion made by Ms. Gulick and seconded by Mrs. Steele. The vote found Mr. Bessler, Mrs. Goetting, Ms. Gulick, Mr. Harper, Mr. Hincks, Mrs. Kegley, Mr. Lunnemann, Mr. Patton, Mr. Schwenke, Mrs. Steele, Mr. Turner and Mr. Vaught voting in favor of the request and Mr. Szurlinski and Chairman Rolfsen voting against the request. The motion passed by a vote of 12-2.

NEW BUSINESS:

ZONING MAP AMENDMENT/CHANGE IN CONCEPT DEVELOPMENT PLAN, Michael Schwartz,, Staff

4. Request of **Choice Engineering, per Michael Seeger (applicant) for Em-A-Non Acres Limited Partner, Dennis and Margaret Davis, Don and Rita Davis, and Richard and Sarah Ruth Davis (owners)** for (1) a Zoning Map Amendment from Employment Planned Development (EPD) and Commercial Services (C-3) to Public Facilities/Planned Development (PF/PD), and a Change in an Approved Concept Development Plan in an EPD district, for an approximate 33 acre area located at the terminus of Davis Lane, Boone County, Kentucky (Area 1); (2) a Zoning Map Amendment from Employment Planned Development (EPD) to C-3, and a Change in an Approved Concept Development Plan in an EPD district, for an approximate 12 acre area located at the southeast and southwest corners of the intersection of Richwood Road with Grand National Boulevard, including the properties located at 460, 468, and 476 Davis Lane, Boone County, Kentucky (Area 2); and (3) a Zoning Map Amendment from Employment Planned Development (EPD) to Public Facilities (PF), for an approximate 6 acre area located along the southwest side of Grand National Boulevard, between Richwood Road and Overland Ridge, approximately 700 feet southeast of Richwood Road, Boone County, Kentucky (Area 3). The request is for zone changes and change in an approved concept development plan to allow the development of an assisted living facility, an independent living facility, independent living villas, a future commercial development, and future public facilities.

ZONING MAP AMENDMENT/CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Todd Morgan, Staff

5. Request of **Riegler Blacktop, Inc., per Dan Riegler (applicant) for Dr. James Wright (owner)** for a Zoning Map Amendment from Union Commercial (UC) to Union Commercial/Planned Development (UC/PD), and a Change in an Approved Concept Development Plan in a UC district, for an approximate 2.5 acre

area located along the east side of US 42, between Frogtown Road and Callie Way, being the properties located at 10350 and 10358 US 42, Union, Kentucky. The request is for a zone change and change in an approved concept development plan to allow the development of two multi-tenant commercial buildings.

ZONING MAP AMENDMENT/CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Michael Schwartz, Staff

6. Request of **SL Weaver Investments, LLC, per Archie Searp (applicant and owner)** for a Zoning Map Amendment from Suburban Residential One (SR-1) to Urban Residential Two (UR-2), for an approximate 4.1 acre area located along the south side of Weaver Road, between Sam Neace Drive and Saddlebrook Lane, approximately 2,600 feet east of Saddlebrook Lane, and being generally across from Trellises Drive, Boone County. The request is for a zone change to allow the development of thirty-six (36) attached single-family residential dwellings.

Mr. Schwenke moved to schedule the Public Hearings for Items #4, #5 and #6 on March 2, 2022 at 7:30 p.m. via live video teleconference. Mrs. Steele seconded the motion and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Kevin P. Costello, AICP, stated there won't be a Business Meeting on February 16, 2022. Also, the County has closed the Administration Building tomorrow due to the Snow Emergency Order. All employees will be working from home. Employees are available by email or by phone (via Kevin Costello).

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

OKI: Mr. Patton
No Report

OTHER:

Mr. Schwenke reminded everyone that the Election of Officers was held last month with the exception of the Temporary Presiding Officer (TPO) position due to the fact that Mr. Turner had not been reappointed by the Mayor of Walton. Since then, he has been reappointed as a Board Member. Mr. Turner is interested in serving as the TPO again for a year. Mr. Schwenke asked if there was anyone else interested in running for the position? **Seeing no one, Mr. Schwenke moved to appoint Steve Turner as the Temporary Presiding Officer effective immediately. Mrs. Goetting seconded the motion and it passed unanimously.**

There being no further business to come before the Planning Commission, **Mr. Patton moved to adjourn the meeting. Mr. Bessler seconded the motion and it passed unanimously. The meeting was adjourned at 7:32 P.M.**

APPROVED



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION



VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects

466 Erlanger Road | 602 Lila Avenue
Erlanger, Kentucky 41018 | Millford, Ohio 45150

Tel: 859.727.3293 | Tel: 513.576.1000
Fax: 859.727.8452

www.vioxinc.com

Legal Description for Park West F Trailer Lot

TRACT 3-GROUP 2006:

BEING A TRACT CONTAINING 6.254 ACRES, MORE OR LESS, AS SHOWN ON MINOR SUBDIVISION PLAT APPROVED BY BOONE COUNTY PLANNING COMMISSION ON MARCH 22, 2006, CODE NO. 4482, ATTACHED TO AND MADE A PART OF DEED DATED MARCH 27, 2006, OF RECORD IN DEED BOOK 915, PAGE 1, IN THE OFFICE OF THE CLERK OF BOONE COUNTY, KENTUCKY AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT A SET IRON PIN AT THE SOUTHWEST CORNER OF LOT 8 OF PARK WEST INTERNATIONAL, SECTION 4 AS RECORDED ON PLAT SLIDE 549B, SAID CORNER ALSO IN THE EXISTING SOUTHEAST RIGHT-OF-WAY LINE (60' R/W) OF WORLDWIDE BOULEVARD AND THE TRUE POINT OF BEGINNING;

THENCE FROM THE TRUE POINT OF BEGINNING, LEAVING SAID EXISTING SOUTHEAST RIGHT-OF-WAY LINE, AND WITH THE SOUTHWEST LINE OF SAID LOT 8 SOUTH 45°54'26" EAST, 537.10 FEET TO A FOUND 5/8" IRON PIN (LS#3200) ON THE EXISTING NORTHWEST LINE OF MCGLASSON (D.B. 300, PG. 193);

THENCE WITH THE EXISTING NORTHWEST LINE OF MCGLASSON SOUTH 59°07'06" WEST, 678.16 FEET TO A SET IRON PIN AT THE SOUTHEAST CORNER OF LOT 14 OF PARK WEST INTERNATIONAL, SECTION 5 AS RECORDED IN PLAT CABINET 4, SLIDE 43;

THENCE LEAVING THE NORTHWEST LINE OF MCGLASSON AND WITH THE EAST LINE OF SAID LOT 14 NORTH 30°48'46" WEST, 238.34 FEET TO A SET IRON PIN;

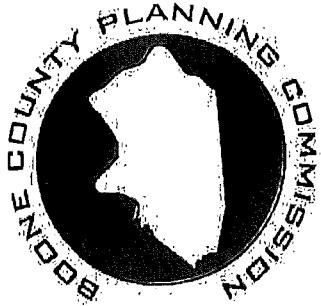
THENCE NORTH 16°05'55" EAST, 298.17 FEET TO A SET IRON PIN;

THENCE NORTH 13°33'24" WEST, 86.73 FEET TO A SET IRON ON THE EXISTING SOUTHEAST RIGHT-OF-WAY LINE OF WORLDWIDE BOULEVARD;

THENCE WITH THE EXISTING SOUTHEAST RIGHT-OF-WAY LINE OF WORLDWIDE BOULEVARD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 528.50 FEET, AN ARC LENGTH OF 298.92 FEET, A CHORD BEARING OF NORTH 60°15'00" EAST, AND A CHORD DISTANCE OF 294.86 FEET TO THE TRUE POINT OF BEGINNING.

BEING THE SAME PROPERTY ACQUIRED BY CAM 1155 WORLDWIDE BLVD LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED DATED MAY 26, 2016, OF RECORD IN DEED BOOK 1071, PAGE 418, IN THE OFFICE AFORESAID.

PARCEL NO. 035.00-00-044.02



BOONE COUNTY PLANNING COMMISSION

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

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

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

January 24, 2022

Mr. Ben Burwinkel
IPT Park West DC, LLC
1800 Wazzee St., Suite 500
Denver, CO 80202

RE: 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.

Dear Mr. Burwinkel:

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 January 19, 2022 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, January 31, 2022.

CONDITIONS

1. Landscaping shall meet the minimum requirements of Article 36 of the Boone County Zoning Resolution.
2. One freestanding sign shall be permitted with a maximum height and sign area matching updated sign detail presented at the Zone Change/Concept Plan Committee meeting held on January 19, 2022.
3. The applicant shall provide a photometric plan at site plan review which meets the requirements of the zoning regulations.

Sincerely,

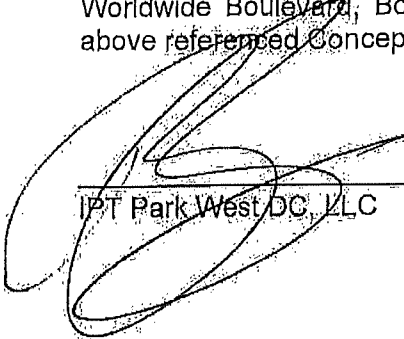
Jenna M. LeCount, AICP
Director, Community Development Services

Mr. Ben Burwinkel
January 20, 2022
Page 2

JML/ss

AGREEMENT

We, the property owner of the approximate 6.254 acre site located between 1155 and 1405 Worldwide Boulevard, Boone County, Kentucky, agree to the conditions listed herein for the above referenced Concept Development Plan.



IPT Park West DC, LLC

1/25/22

Date

22-005

ORDINANCE 2022-08

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT, KENTUCKY APPROVING, WITH CONDITIONS, A REQUEST OF VIOX & 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.

WHEREAS, the Boone County Planning Commission received a request 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, 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 an Approved 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 an Approved Concept Development Plan for the real estate which is more particularly described below shall be and is hereby recommended for approval, with conditions, 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 real estate, which is the subject of this request for a Change in an Approved Concept Development Plan Map Amendment and is more particularly described in DEED BOOK. 1081, PAGE NO. 125 (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 Change in an Approved 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 shall be and are hereby incorporated by reference as if fully set out in this Ordinance and marked as "Exhibit A."

The Boone County Planning Commission Committee recommended approval for this request

based on the findings of fact and conditions as set forth in the Committee Report and marked as "Exhibit B."

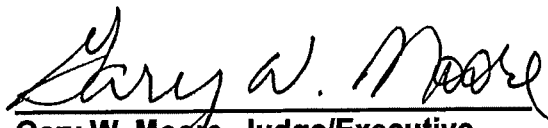
Section Three

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

First Reading the 8th day of March, 2022

Second Reading the 22nd day of March, 2022

Adopted this 22nd day of March, 2022 Yes 4 No 0



**Gary W. Moore, Judge/Executive
Boone County Fiscal Court**

ATTEST:



**Shona Schenk,
Fiscal Court Clerk**

PARK WEST F TRAILER LOT CONCEPT PLAN

PARK WEST INTERNATIONAL
WORLDWIDE BOULEVARD
BOONE COUNTY, KENTUCKY

SITE DATA

Site Location: WORLDWIDE BOULEVARD
Subdivision: PARK WEST INTERNATIONAL
Parcel ID: 035.00-00-044.02
Total Acreage of Site: 6.25 AC.
Property Owner:
IPT Park West DC, LLC
1800 Wazee Street, Suite 500
Denver, CO 80202
Developer:
Prologis
8760 Global Way
West Chester, OH 45069
Soil Types: RsC, RsB, JeD

PARKING SUMMARY

PROPOSED USE: TRAILER PARKING
NO CAR PARKING PROPOSED AT THIS TIME.
TOTAL TRAILER PARKING PROVIDED: 120 SPACES

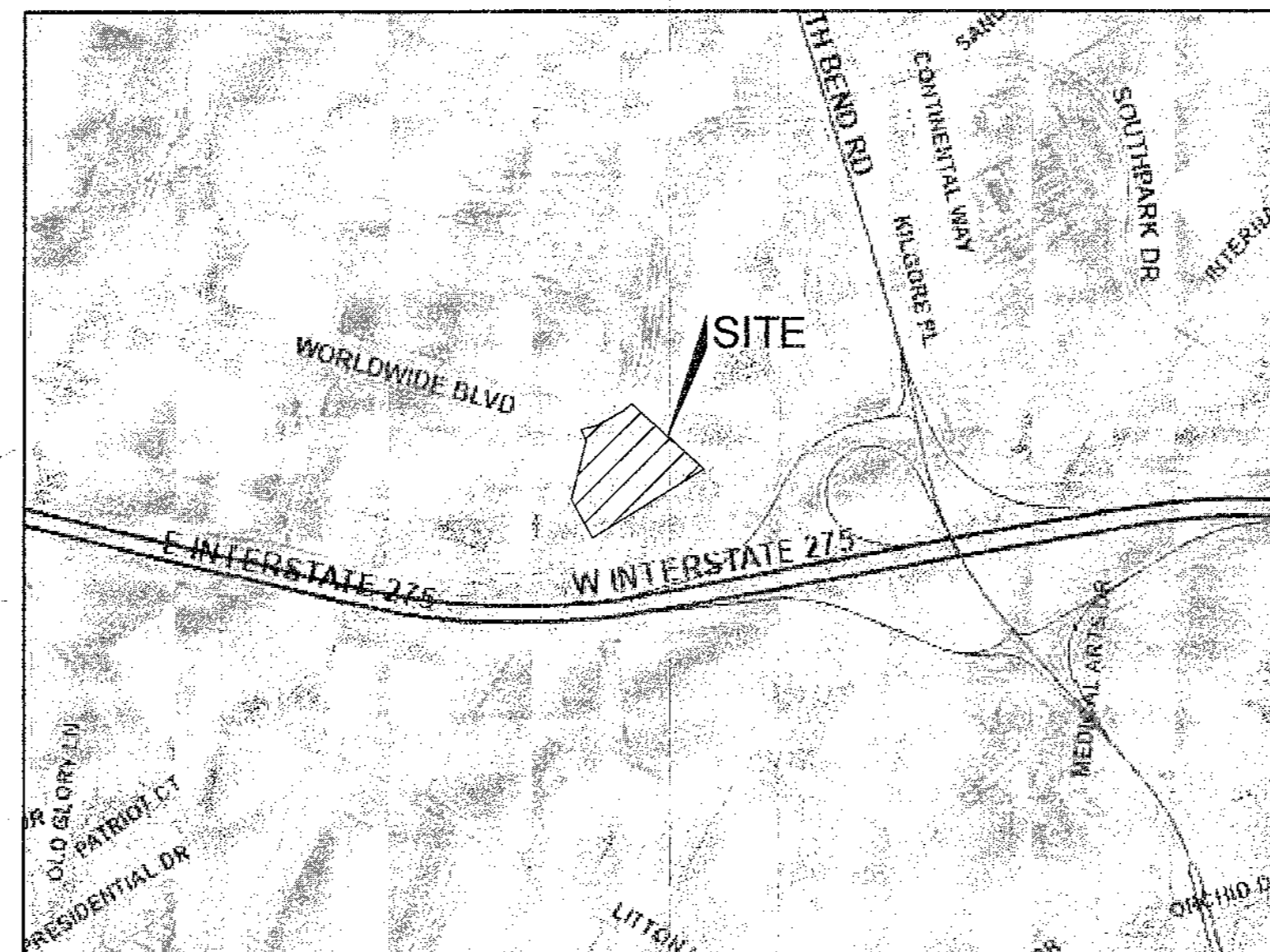
SITE ZONING DATA

Current Zone: I-1/CD

SITE UTILITIES

EXISTING SITE UTILITY INFORMATION SHOWN ON THE PLAN IS FROM GIS DATA.

1. SANITARY SEWER: SANITATION DISTRICT NO.1
2. STORM SEWER: SANITATION DISTRICT NO. 1
3. WATER: BOONE COUNTY WATER DISTRICT
4. TELEPHONE: CINCINNATI BELL
5. GAS: DUKE ENERGY
6. ELECTRIC: DUKE ENERGY
6. CABLE TELEVISION: SPECTRUM



VICINITY MAP
SCALE: N.T.S.

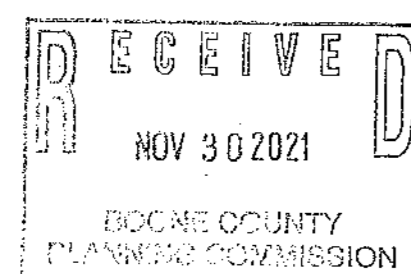
EXPLANATION OF DEVELOPMENT

THE PROPOSED DEVELOPMENT AIMS TO HELP REMEDY A PARK WIDE NEED FOR ALL CUSTOMERS, ADDITIONAL TRAILER PARKING LOCATED IN PARK WEST. NEWLY DESIGNED INDUSTRIAL BUILDINGS INCLUDE THE TRAILER PARKING NEEDS FOR MODERN BULK DISTRIBUTION, HOWEVER MANY BUILDINGS IN THE PARK WEST DEVELOPMENT LACK ADEQUATE ON-SITE TRAILER PARKING. IT IS PROLOGIS' INTENTIONS TO LEASE THIS PARCEL OF LAND TO A SINGLE CUSTOMER IN THE BOONE COUNTY AREA, IDEALLY AN ADJACENT CUSTOMER CURRENTLY RESIDING IN THE PARK WEST DEVELOPMENT. THE CUSTOMER WILL HAVE THE ABILITY TO SAFELY STORE THEIR 53' TRAILERS IN A WELL-LIT AND FENCED PARKING LOT.

NOTES

1. A WAIVER IS BEING REQUESTED TO REMOVE THE VUA ISLAND AND LANDSCAPING REQUIREMENT IN THE FRONT YARD SETBACK FOR THIS PROJECT.
2. A WAIVER IS BEING REQUESTED TO ALLOW 6' TALL FENCING IN THE FRONT YARD.

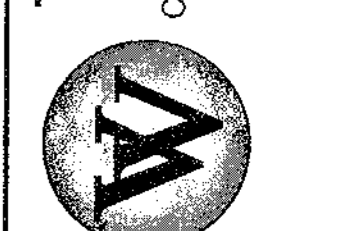
| SHEET INDEX | |
|-------------|---------------------------------|
| SHEET NO. | DRAWING TITLE |
| ● C-000 | CONCEPT COVER SHEET |
| ● C-100 | CONCEPT LAYOUT & GRADING PLAN |
| ● C-200 | CONCEPT LANDSCAPE PLAN |
| ● C-300 | CONCEPT CROSS SECTION & DETAILS |



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| Rev. | By | Date | Description |
|------|----|------|-------------|
| | | | |
| | | | |
| | | | |

VIOX & VIOX
Civil Engineers, Surveyors, and Landscape Architects
466 Erlanger Road • Erlanger, Kentucky 41018
802.118.4500 • Erlanger, Ohio 45150
Ph: Erlanger (659) 273-2955 • Ph: Milford (615) 976-1000
www.vioxinc.com



PARK WEST F TRAILER LOT
PARK WEST INTERNATIONAL
WORLDWIDE BOULEVARD, BOONE COUNTY, KENTUCKY
CONCEPT COVER SHEET

| | |
|-------------|----------|
| Project No: | Checked: |
| Date: | Ref: |
| Sheet: | |
| C-000 | |

