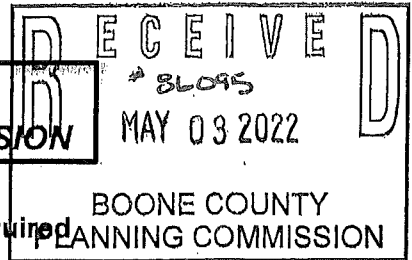


Fee Calculation:  
 \$2,000 Flat Fee  
 + \$250.00 Legal Ad, etc.  
 + \$66.00 CLUR  
 + \$395.60 (\$20/acre @ 19.78 ac.)  
 \$2,711.60

650.00 Variance  
 \$ 3361.60

**ZONING MAP AMENDMENT  
 BOONE COUNTY PLANNING COMMISSION**



Seven (7) copies of submitted drawings are required.

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

**SECTION A:** (To be completed by applicant)

1. Name of Project: Langley Bullock
2. Location of Project: 3080 & 3024 Bullock Lane, Hebron, KY 41048
3. Total Acreage of Project: 19.78 acres
4. Current Zoning of Property: SR-1 and C-2
5. Proposed Zoning of Property (classification being requested): I-1
6. Proposed Use(s) (specify each use):  
Industrial
7. Proposed Building Intensities (specify for each building):  
Will meet I-1 requirements.
8. Are you applying for any of the following (check all that apply):  
 Conditional Use Permit     Variance
9. Current Owner: Bullock Patsy C. Living Trust & Nancy S. Bullock  
 Address: P.O Box 693  

<u>Hebron</u>	<u>KY</u>	<u>41048</u>
City	State	Zip Code

 Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
 Email: \_\_\_\_\_
10. Applicant: Paul Hemmer Company  
 Address: 226 Grandview Drive  

<u>Fort Mitchell</u>	<u>KY</u>	<u>41017</u>
City	State	Zip Code

 Phone Number: (859) 578-1804 Fax Number: n/a  
 Email: ahemmer@paulhemmer.com
11. Are there any existing buildings on the site:  Yes     No  
 If yes, indicate how many: There are 5 existing structures on site.

	973	571	
12.	1062	487	2007
	Deed Book	Page Number	Group Number

13. Have you had a pre-application meeting with the BCPC staff:  Yes  No
14. Have you submitted a Concept Development Plan:  Yes  No
15. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

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

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

17. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:

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

**ORIGINAL Property Owner's Signature:** William D. Paffa Trustee William G. Bullock  
 (Faxed, Photocopied or Scanned Signatures will NOT be Accepted) Harry Bullock, Bruce Nancy Brake

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

# EXHIBIT

“A”

## STAFF REPORT

#1

Request of **Paul Hemmer Company (applicant)** for **Patsy C. Bullock Living Trust, Nancy S. Bullock, and Prologis LP (owners)** for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Commercial Two (C-2) to Industrial One (I-1); and (2) a Variance reducing the spacing of driveways along a street frontage from five hundred (500) feet to one hundred (100) feet for an approximate 19.8 acre area located at 3024 Bullock Lane and 3080 Bullock Lane, Boone County, Kentucky. The request is for a zone change and variance to allow a warehouse/logistics building.

June 1, 2022

### REQUEST

- A. The first part of the submitted request is to rezone an approximate 19.8 acre area located at the southeast corner of the intersection of Petersburg Road with Bullock Lane from SR-1 and C-2 to I-1.
- B. The second part of the submitted request is for a variance reducing the spacing of driveways along a street frontage from five hundred (500) feet to one hundred (100) feet.
- C. The submitted Concept Development plan indicates the construction of a 230,000 square foot industrial/logistics building, provision for 209 off-street parking spaces, and 70 dock bays/spaces.

### SITE HISTORY

1992 On May 26, 1992, the Boone County Planning Commission approved a zoning permit for the construction of the house located at 3024 Bullock Lane.

### APPLICABLE REGULATIONS

- A. Section 308 of the Boone County Zoning Regulations states that before any map amendment is granted, the Planning Commission and legislative body shall use the following criteria:
  - 1. The map amendment is in agreement with the adopted comprehensive plan and any specific study designed to further detail the Boone County Comprehensive Plan for the location in question; or
  - 2. The existing zoning classification is inappropriate and that the proposed zoning classification is appropriate; or
  - 3. There have been major changes of an economic, physical, or social nature not anticipated in the adopted comprehensive plan that substantially alter the area's character.

- B. Section 303 of the Boone County Zoning Regulations states that at the time of filing an application for a zoning map amendment, an applicant may also request a dimensional variance for the same development.
- C. Section 250 of the Boone County Zoning Regulations defines a variance as a departure from dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.
- D. The Planning Commission should evaluate the requested variance as it relates to the criteria necessary for granting a Variance as stated in Section 251 of the Boone County Zoning Regulations.
  - 1. Findings listed in Section 251:
    - a. Before any variance is granted, the Board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity; will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:
      - (1) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
      - (2) The strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
      - (3) The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
    - b. The Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.
- E. Section 1130 of the Boone County Zoning Regulations states that the purpose of the Industrial One district is to allow different types of small to large scale light manufacturing, warehouse, distribution and related service uses, which require direct accessibility to a regional transportation system. Manufacturing operations in this district will generally not utilize unrefined raw materials, whose processing may potentially create undesirable noise, odors, dust, smoke, hazardous materials or waste or be delivered in large bulk transportation forms. Such districts are located in areas which provide employment opportunities for community and regional labor markets. Districts will be located on suitable lands accessible from expressways and/or arterials. In

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

- F. Section 3221.2 of the Boone County Zoning Regulations states that a proposed development is permitted one access point for each 500 feet of street frontage.

#### SITE CHARACTERISTICS

- A. The site contains approximately 19.3 acres. The property located at 3024 Bullock Lane contains approximately 0.5 acres and the property located at 3080 Bullock Lane contains approximately 18.8 acres.
- B. Approximately 18.9 acres of the site is currently zoned SR-1 and the remaining approximate 0.4 acres of the site is currently zoned C-2.
- C. The site has approximately 680 feet of frontage along Petersburg Road and approximately 1,380 feet of frontage along Bullock Lane.
- D. The site is currently occupied by two detached single-family residential dwellings and accessory structures.
- E. Access to the site is currently from two curb cuts onto Bullock Lane.
- F. A blue line perennial stream runs through the site, parallel to Petersburg Road and approximately one hundred (100) feet south of Petersburg Road.
- G. There is a mature tree line in the northern portion of the site, between Petersburg Road and the blue line perennial stream.
- H. The site is within the 55 day/night noise level of the Cincinnati/Northern Kentucky International Airport.
- I. Topographically, the site slopes upward from the blue line perennial stream to the south central portion of the site at an average grade of 9% and then slopes downward to the south property line at an average grade of 2%.

#### ADJACENT LAND USES AND ZONING

North: Single-family residential dwellings (SR-2)

- South: Industrial development as part of Airpark West Subdivision (I-1)
- East: Single-family residential dwellings (SR-1) and industrial development as part of Airpark West Subdivision (I-1)
- West: Single-family residential dwellings (SR-1) and a vacant lot (C-2)

#### RELATIONSHIP TO COMPREHENSIVE PLAN

- A. Our Boone County – Plan 2040 "2040 Future Land Use Plan" designates the site as 'Business Park' which is defined as a mix of office warehouse, research, office, and light industrial uses in a park-like, office campus setting with large building setbacks, low floor area ratio, integrated pedestrian and recreation facilities, consistent architectural and signage theme, extensive landscaped areas, and attractive entrance treatment. This land use is recommended for high visibility areas and transition areas between industrial and residential land uses.
- B. The following Our Boone County – Plan 2040 Goals and Objectives apply to this application:
1. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
  2. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
  3. Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).
  4. An evaluation of environmental factors identified in this Plan will be part of any development review process (Environment Goal A, Objective 1).
  5. Areas possessing unique environmental characteristics should be preserved, used as passive or active recreational areas, or appropriately incorporated into development design (Environment Goal A, Objective 2).
  6. 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).
  7. Employment opportunities for a highly skilled and educated workforce shall be encouraged and promoted for the residents and businesses of Boone County (Economy Goal A, Objective 1).
  8. Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).

9. 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).
  10. 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).
  11. 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).
  12. 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).
  13. Effective site placement, architectural design, and landscape design for industrial uses shall enable a favorable relationship with adjoining uses. Smoke, dust, noise, and odor impacts shall be kept at a minimum and site development and enforcement shall be carefully coordinated with regulatory agencies (Economy Goal B, Objective 7).
- C. Petersburg Road is a state maintained arterial street providing for two-way traffic within two driving lanes. Bullock Lane is a county maintained local street providing for two-way traffic within two driving lanes. There are no sidewalks along these roadways. Langley Drive is a county maintained subcollector street providing for two-way traffic within two driving lanes. A sidewalk is provided along the south and west sides of the roadway.
- D. The following are excerpts from Our Boone County, Plan 2040:
1. Developments in Boone County should begin with an assessment of existing site features to determine positive and useful attributes, as well as features that should or can be preserved. Development design should incorporate the use of these attributes for the benefit of the development and the County as a whole. Development plans should identify such areas, and delineate disturb limits to protect those areas that have been defined. Open Space and Cluster subdivision designs should be considered to blend new subdivisions in with areas that have a rural character (Land Use, Future Land Use Development Guidelines, Utilization of Existing Vegetation and Topography, page 95).
  2. Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; where

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

3. 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).

### CONCEPT PLAN

- A. The submitted Concept Development Plan indicates the following:
  1. Provision for a 230,000 square foot warehouse/logistics building.
  2. Provision for 209 off-street parking spaces.
  3. Provision for 70 dock bays/spaces.
  4. Provision for stormwater retention/detention.

5. Access from a new curb cut onto Langley Drive.
6. A potential driveway connection from the site in question to the property to the east of the site in question.
7. Provision for retaining walls along the east and west sides of the property.
8. Provision for berms, fencing, and landscaping.
9. Trip generation information indicating that the proposed development will generate:
  - a. Fifty-one (51) trip ends in the AM Peak Hour (7 – 9 am), 39 trips entering and 12 trips exiting.
  - b. Fifty-four (54) trip ends in the PM Peak Hour (4 – 6 pm), 15 trips entering and 39 trips exiting.

#### STAFF COMMENTS

- A. Since the site in question does not have any frontage along Langley Drive, the zoning regulations would require that either the Petersburg Road frontage or the Bullock Lane frontage would be the front yard, and the other frontage would be the corner side yard. However, once the site is developed, the area between the building and Langley Drive will functionally serve as the front yard, the area between the building and Petersburg Road will functionally serve as the rear yard, the area between the building and the east property line will functionally serve as the side yard, and the area between the building and Bullock Lane will functionally serve as the corner side yard.
- B. A bus stop enclosure is located along the north side of Langley Drive, in the same vicinity as the proposed curb cut to the site in question. The applicant needs to address how this bus stop will be impacted by the proposed development.
- C. From north to south, Bullock Lane rises from 846 msl to 896 msl and then descends to 894 msl. From north to south, the existing houses located along the west side of Bullock Lane have their ground level elevation at 846 msl, rising to 896 msl and then descending to 894 msl. The proposed warehouse/logistics building will have its finished floor elevation at 884 msl. With the use of berms, fencing, and mature landscaping, the proposed building will be obscured from the view of the existing residential properties.
- D. Since the submittal is a Concept Development Plan, a full site plan review has not been conducted. However, based on the information submitted, the proposed Concept Development Plan meets the minimum requirements of the zoning regulations, except for the following:
  1. Section 3655.4.a states that fences within the corner side yard shall not be taller than four (4) feet. However, the height of the fence can be a maximum of eight (8) feet if the location of the fence meets the corner side yard building setback.  
  
The corner side yard building setback for the site is fifty (50) feet and the submitted concept development plan shows a six (6) foot high fence located seven (7) feet to fifteen (15) feet from the Bullock Lane right-of-way line.

2. Section 3655.4.b states that any fence within the corner side yard shall be of a decorative design and shall have an opacity of fifty (50) percent or less.

The submitted Concept Development Plan does not identify the type of fence that is to be installed, but it does provide for a fence that has an opacity of zero (0) percent (a privacy fence).

- E. An inter-departmental email was sent to the Boone County Building Department, Boone County Public Works, Boone County Water District, SD1, and the Hebron Fire District requesting comments pertaining to the request.

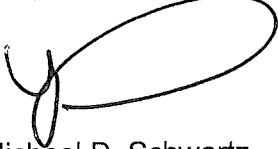
1. Jerry Noran, Boone County Building Department, replied that he had no comment.
2. Mike Rouse, Boone County Water District, replied that he had no comment.
3. Andy Aman, SD1, replied that a Land Disturbance Permit will be required, a reservation of sanitary sewer capacity must be applied for and obtained, and any new sanitary sewer connection(s) will need to obtain the appropriate sanitary sewer permits.
4. Rob Franxman, Boone County Public Works, replied:
  - a. The parcel does not have frontage along Langley Drive, and the suggested entrance location requires multiple variances or waivers before it could be approved for a permit. It appears the alternate entrance option would be much more appropriate for entrance to the public roadway. Access via the drive at 3620 should also be considered.
  - b. The applicant did submit a trip generation memo indicating the number of expected trips for the development to be below the typical 100 VPH that normally triggers a traffic impact study. I wonder if the normal threshold is appropriate under this circumstance. Based on the lot lines and entrances; I'm not sure if this parcel was ever envisioned to impact KY 237 at the Langley intersection. Depending on current conditions this amount of traffic (even though it is under the typical threshold) could potentially have adverse impact to the operation of the signal at Langley and KY 237.

## CONCLUSION

- A. The request for the proposed zoning map amendment needs to be evaluated by the Boone County Planning Commission and Boone County Fiscal Court in terms of Kentucky Revised Statute (KRS) 100.213, Article 3 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area.

- B. The request for the proposed variance needs to be evaluated by the Boone County Planning Commission in terms of Kentucky Revised Statute (KRS) 100.241 to 100.247, Article 2 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area.

Respectfully submitted,



Michael D. Schwartz  
Director, Zoning Services

MDS/ss

Attachments:

- \*Vicinity Map
- \*Aerial Map
- \*Topographical Map
- \*Zoning Map
- \*2040 Future Land Use Map
- \*Noise Contour Map
- \*Application
- \*Concept Development Plan
- \*Trip Generation Information
- \*Email from Rob Franxman, dated May 25, 2022

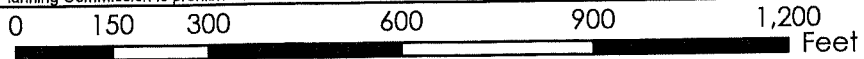
# Vicinity Map

www.boonecountygis.com



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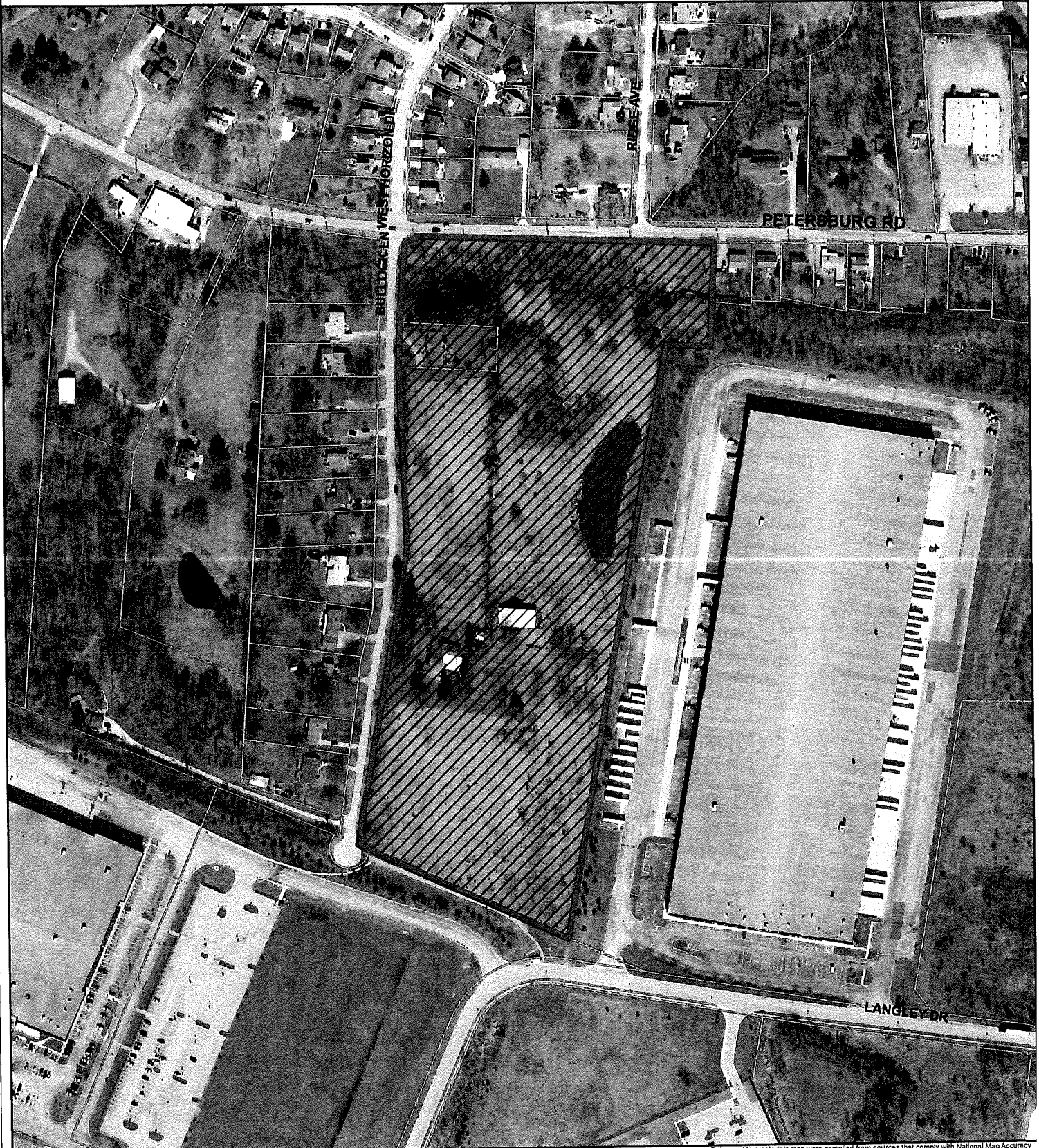


**Boone**



# Aerial Map

www.boonecountygis.com



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0 150 300 600 900 1,200 Feet

1 inch = 300 feet



**Boone County GIS - Putting Northern Kentucky on the Map**



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Map Created: xx/xx/2021



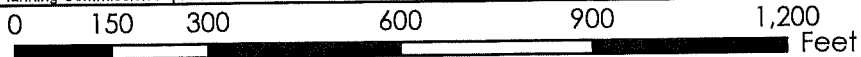
# Zoning Map

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1 Inch = 300 feet



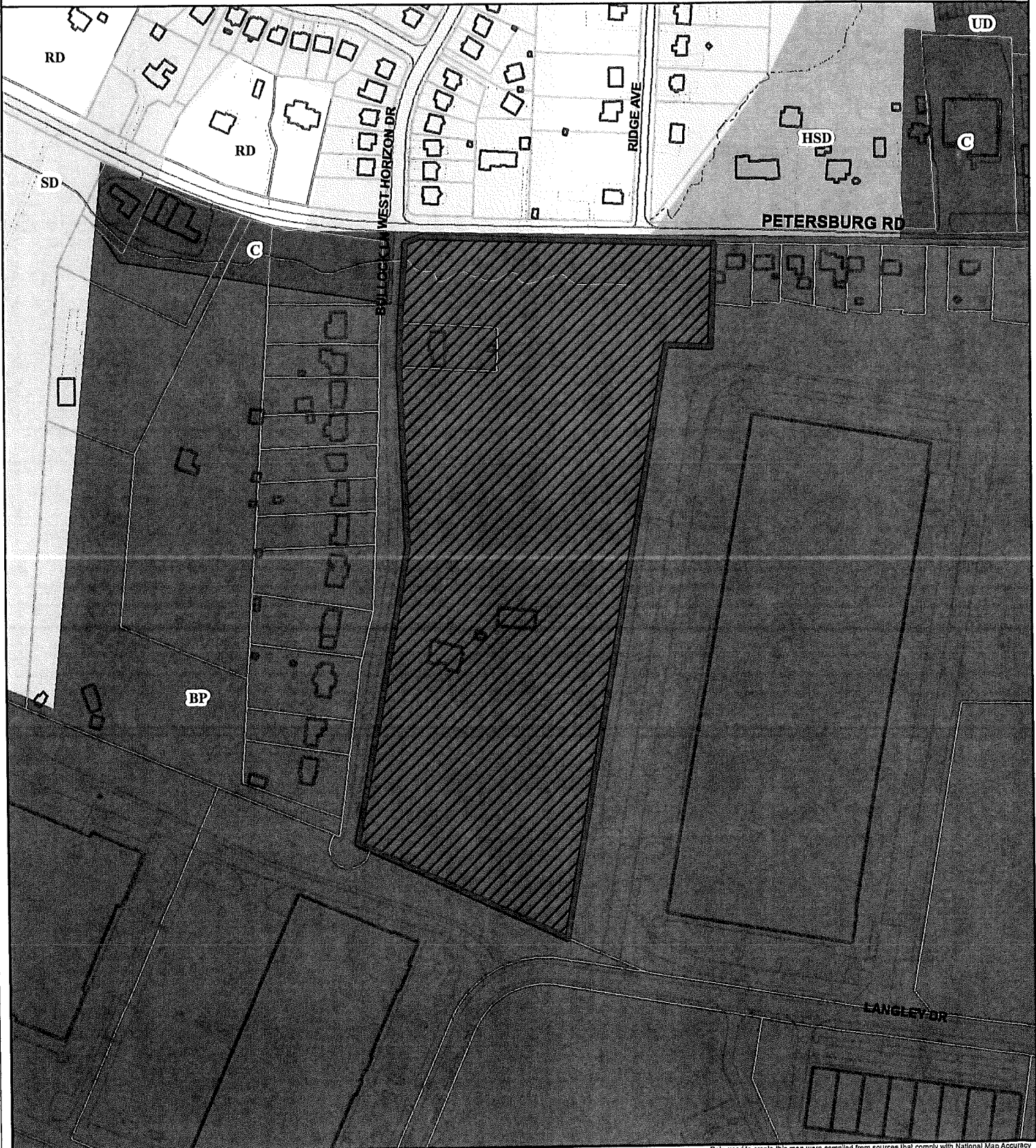
**Boone County GIS**



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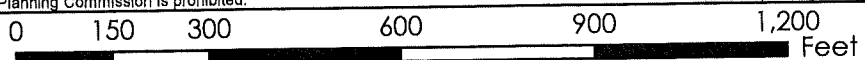
# 2040 Future Land Use Map

www.boonecountygis.com



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1 inch = 300 feet



**Boone County GIS - Putting Northern Kentucky on the Map**

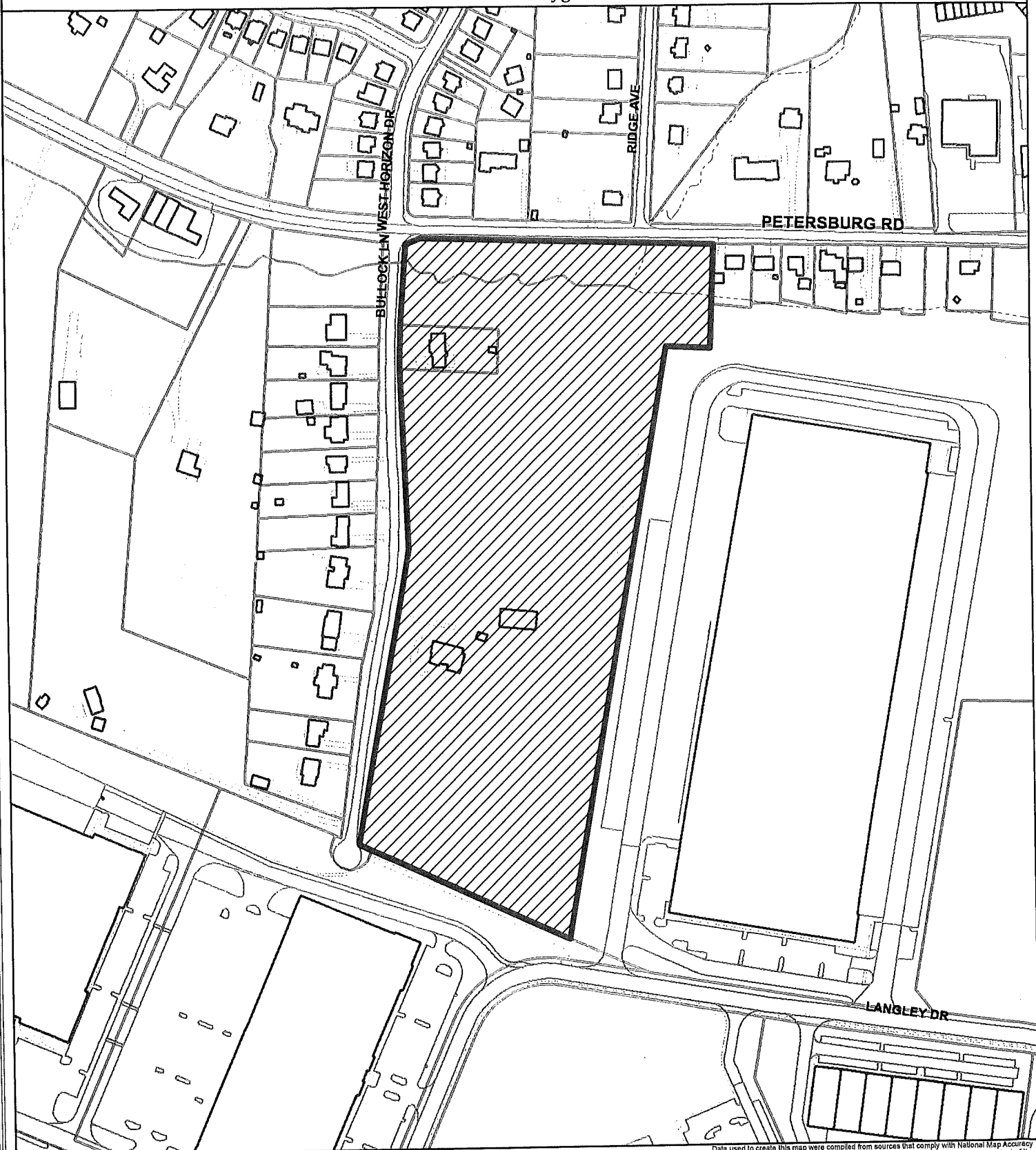


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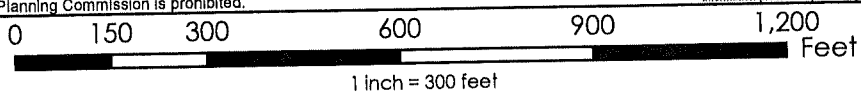
# Noise Contour Map

www.boonecountygis.com



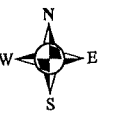
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**Boone**

Map Created: xx/xx/2021



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ArcMap Document: \*.mxd



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13. Have you had a pre-application meeting with the BCPC staff:  Yes  No
14. Have you submitted a Concept Development Plan:  Yes  No
15. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

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

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

17. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:

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

**ORIGINAL Property Owner's Signature:** William D. Ruffin Trustee William B. Bullock  
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted) Harry Bullock & Brake - Nancy Brake

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

## Michael Schwartz

---

**From:** Colletto, Dan <dcolletto@prologis.com>  
**Sent:** Wednesday, May 4, 2022 1:51 PM  
**To:** Michael Schwartz  
**Cc:** Perrin, Kelsey; Adam Hemmer  
**Subject:** Langley Drive

### EXTERNAL MESSAGE

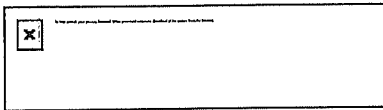
Michael,

Prologis is working with Hemmer and Viox to rezone and develop the Bullock property on Langley Drive and supports the development.

Thanks,

### Dan Colletto | VP, Market Officer

8760 Global Way | West Chester | Ohio | 45069 | United States of America  
Direct +1 (513) 346-6317 | Mobile +1 513-400-2395 | [dcolletto@prologis.com](mailto:dcolletto@prologis.com)  
[www.prologis.com](http://www.prologis.com) | Follow us on [LinkedIn](#) and [Twitter](#)



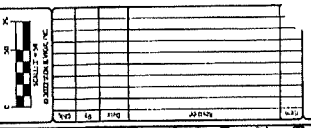
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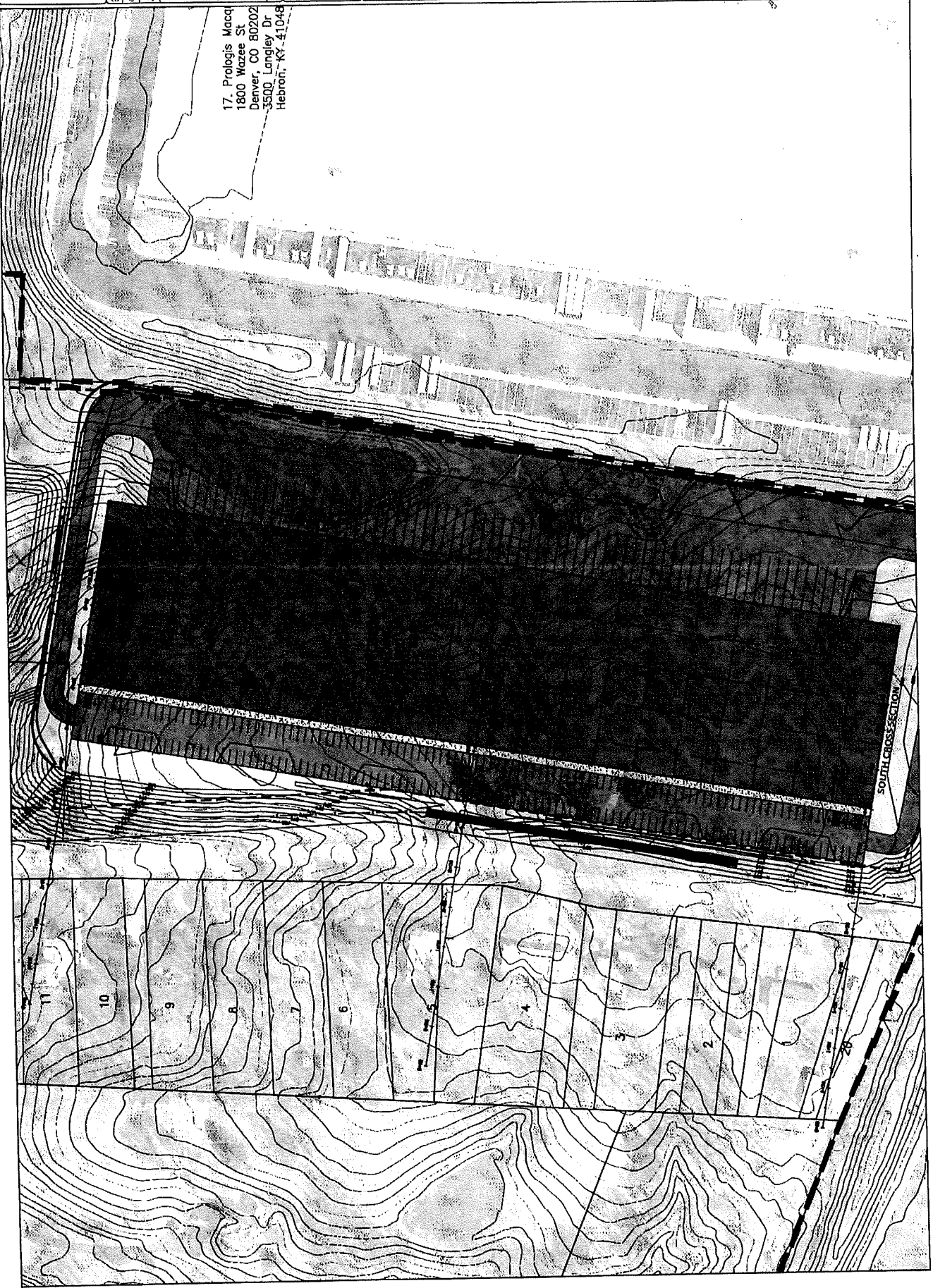


CONCEPTUAL LANGLEY-BULLOCK  
DEVELOPMENT  
HEBRON, BOONE COUNTY, KENTUCKY  
CROSS SECTION LAY

**VIOX & VIOX**  
 Civil Engineers, Surveyors, and Landscape Architects  
 488 Eastern Road • Lexington, Kentucky 40518  
 6022 Lakeside • Louisville, Kentucky 40210  
 715 Wayne Road • Louisville, Kentucky 40210  
 www.viox.com

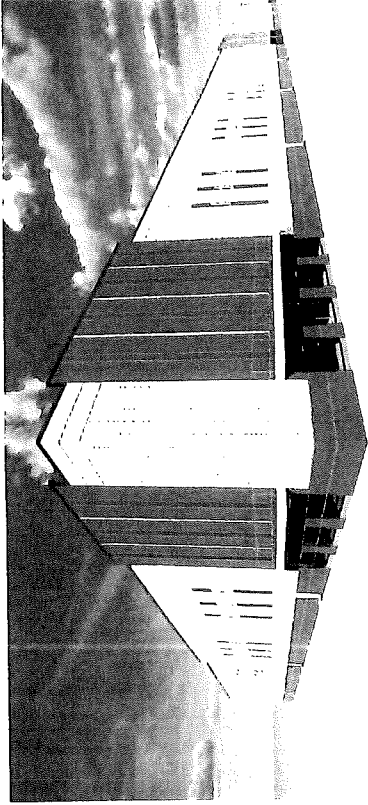


17. Prologis Macq  
 1800 Wazee St  
 Denver, CO 80202  
 3500 Langley Dr  
 Hebron, KY 41048

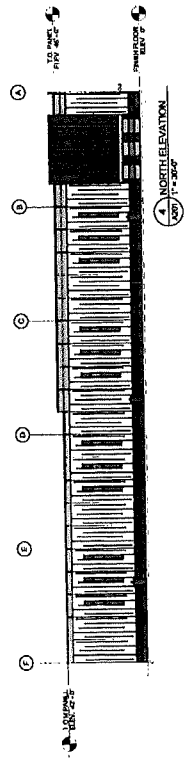
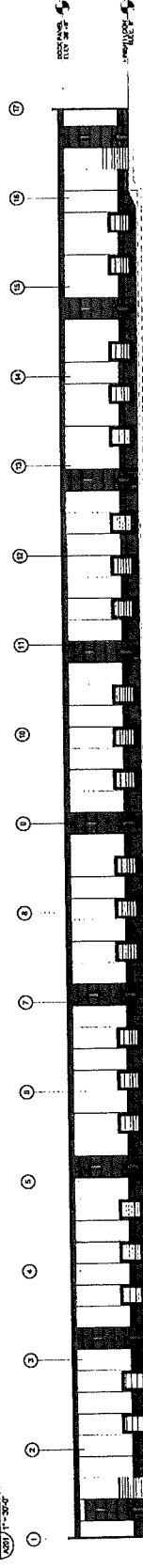
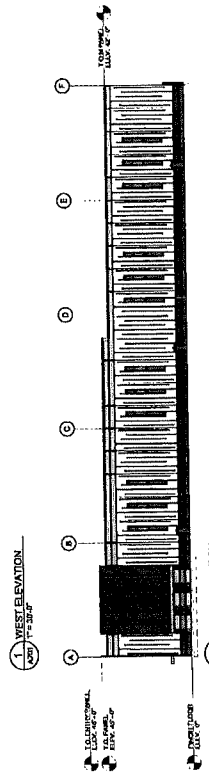
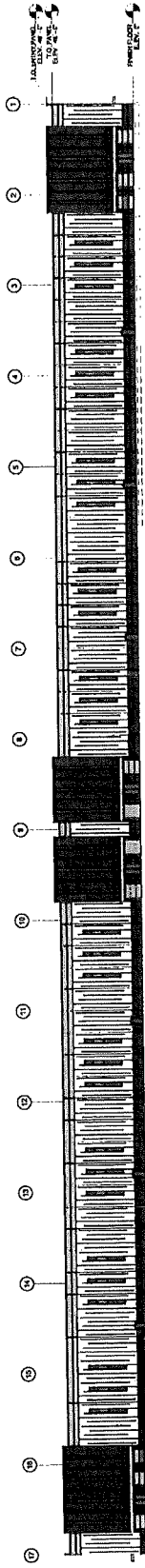








5 CORNER ENGINEERING



PAUL HEMMER COMPANY  
PROTOTYPE ELEVATIONS

REVISIONS  
1. DATE: 10/15/2012  
2. DATE: 10/15/2012

PROJECT: 2012  
DATE: 10/15/2012

ELEVATIONS

A201



# 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](http://www.vioxinc.com)

May 3, 2022

Boone County Planning Commission  
2950 Washington Street, Room 317  
Burlington, Kentucky 41005

ATTN: Mr. Michael Schwartz, Zoning Director/Administrator

RE: Memorandum – Trip Generation for Langley Drive/Bullock Lane property  
Hebron, Boone County, Kentucky

Dear Mr. Schwartz:

The following information is related to a proposed warehouse, with a total building area of approximately 230,000 SF, that would have access from Langley Drive. The property is adjacent to Bullock Lane and an existing warehouse, which also has access on Langley Drive, and is part of a loop road that connects to Wright Boulevard along the North Bend Road (KY-237) corridor. The following are trip generation estimates for the proposed warehouse, and other pertinent traffic characteristics related to review for zoning proceedings.

The estimated AM and PM peak hour trips for a warehouse of this size are as follows (and attached):

1. Per Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11<sup>th</sup> Edition*, the estimated morning (7-9 AM) peak hour trip total for a 230,000 SF warehouse (Land Use 150) is 51 vehicles (39 entering, 12 exiting).
2. Per Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11<sup>th</sup> Edition*, the estimated afternoon (4-6 PM) peak hour trip total for a 230,000 SF warehouse (Land Use 150) is 54 vehicles (15 entering, 39 exiting).
3. As is typical with industrial/warehouse uses of this type, employee shifts/facility operations are staggered throughout the day, which lessens the impact these uses have during the morning and afternoon peak hours.
4. After preliminary review, the sight distance in the general vicinity of the proposed development is assumed to be sufficient, as an existing driveway is close to the same location, which is near the curve on Langley Drive.



Typically, a traffic impact study is required if the proposed development generates 100 or more peak hour trips. Based on the estimated trip generation volumes and other traffic-related characteristics, it is my opinion that a traffic impact study is not required for the proposed development.

If you have any additional questions regarding this memorandum, feel free to contact me.

Respectfully Submitted,

Jon Girdler, PE  
Design Engineer

cc: Megan DeSola, Michelle Bollman, Brock Mackay, Matt Wispe

# Warehousing (150)

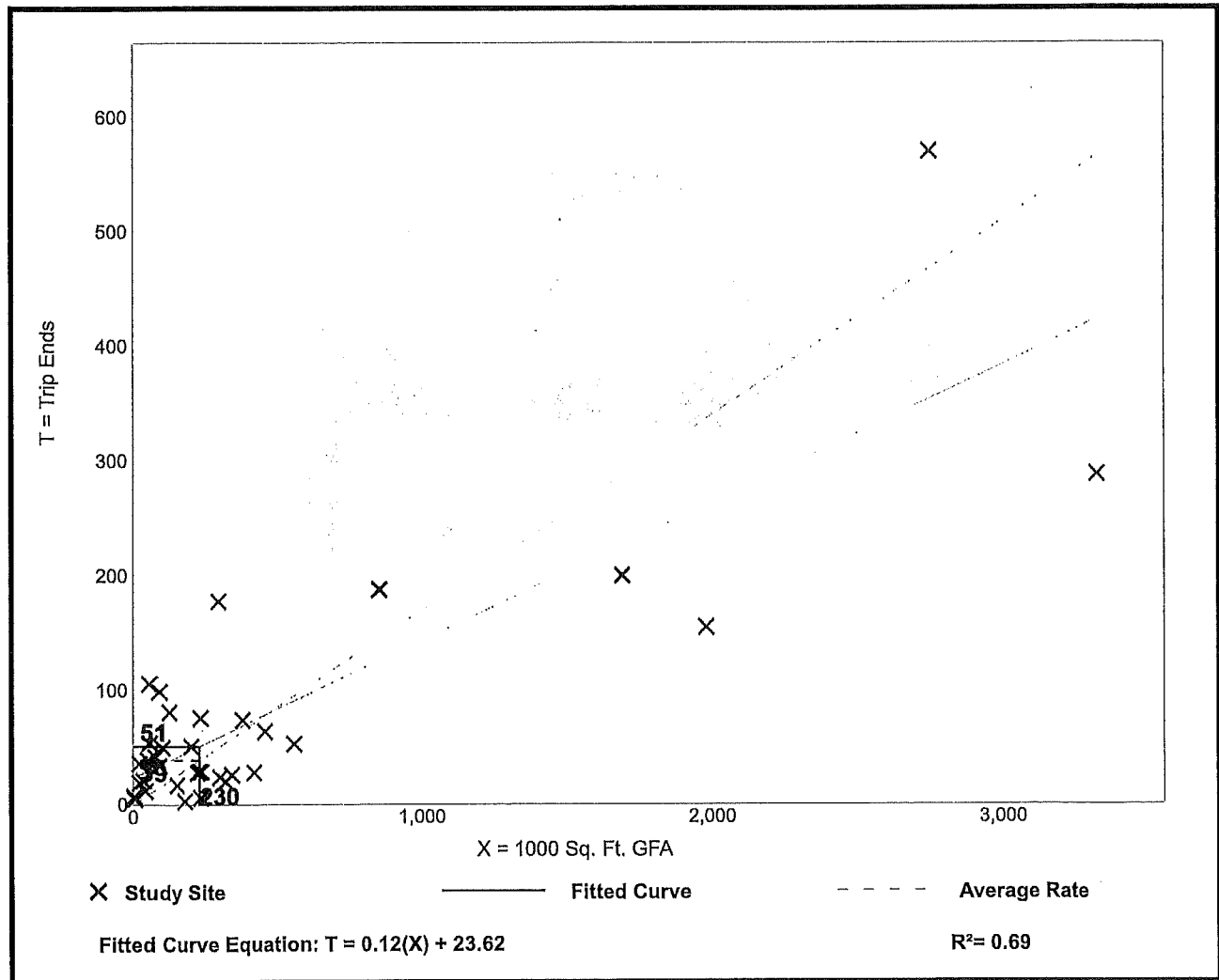
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 36  
 Avg. 1000 Sq. Ft. GFA: 448  
 Directional Distribution: 77% entering, 23% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.17	0.02 - 1.93	0.19

## Data Plot and Equation



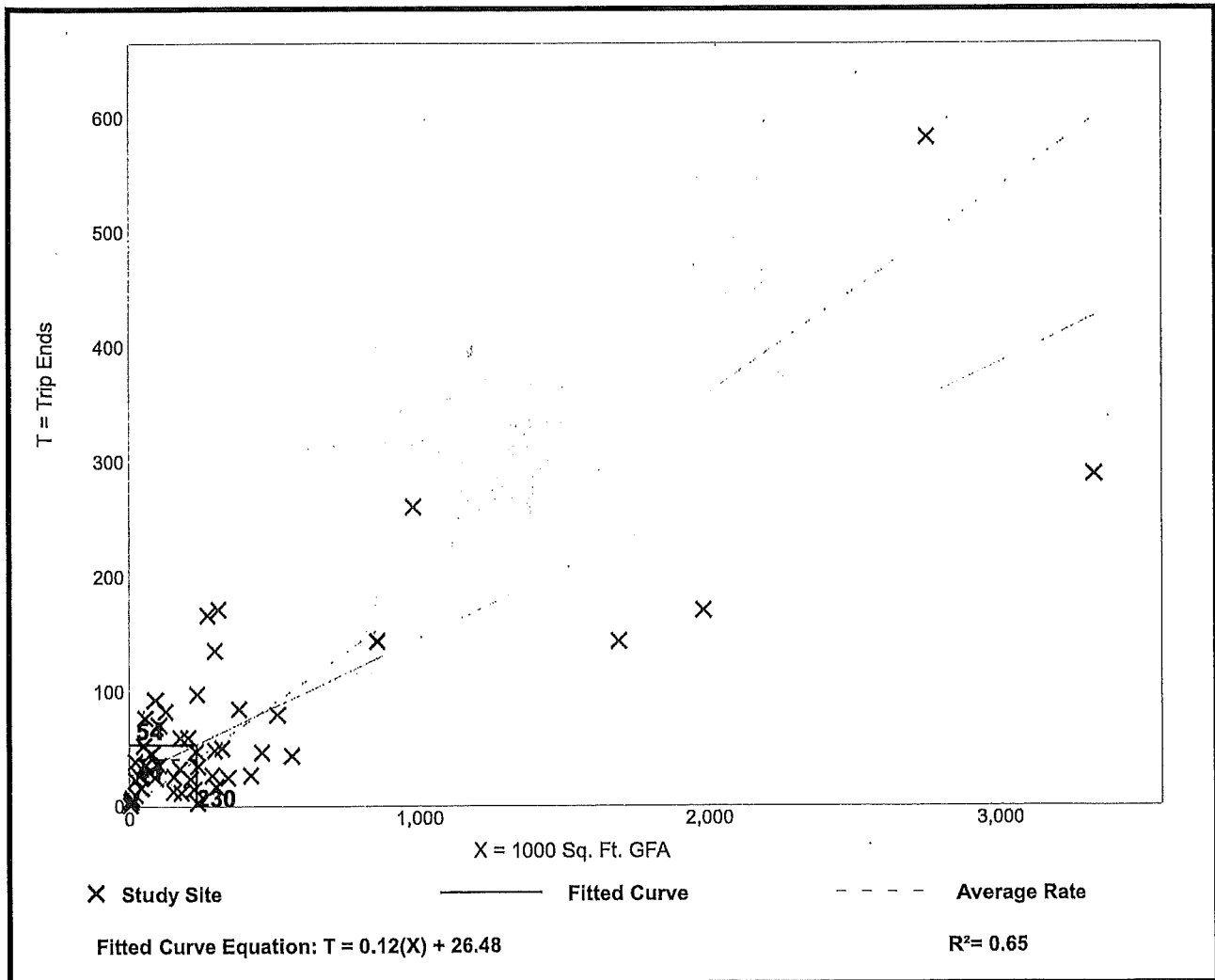
# Warehousing (150)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 49  
 Avg. 1000 Sq. Ft. GFA: 400  
 Directional Distribution: 28% entering, 72% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.18	0.01 - 1.80	0.18

## Data Plot and Equation



# Warehousing (150)

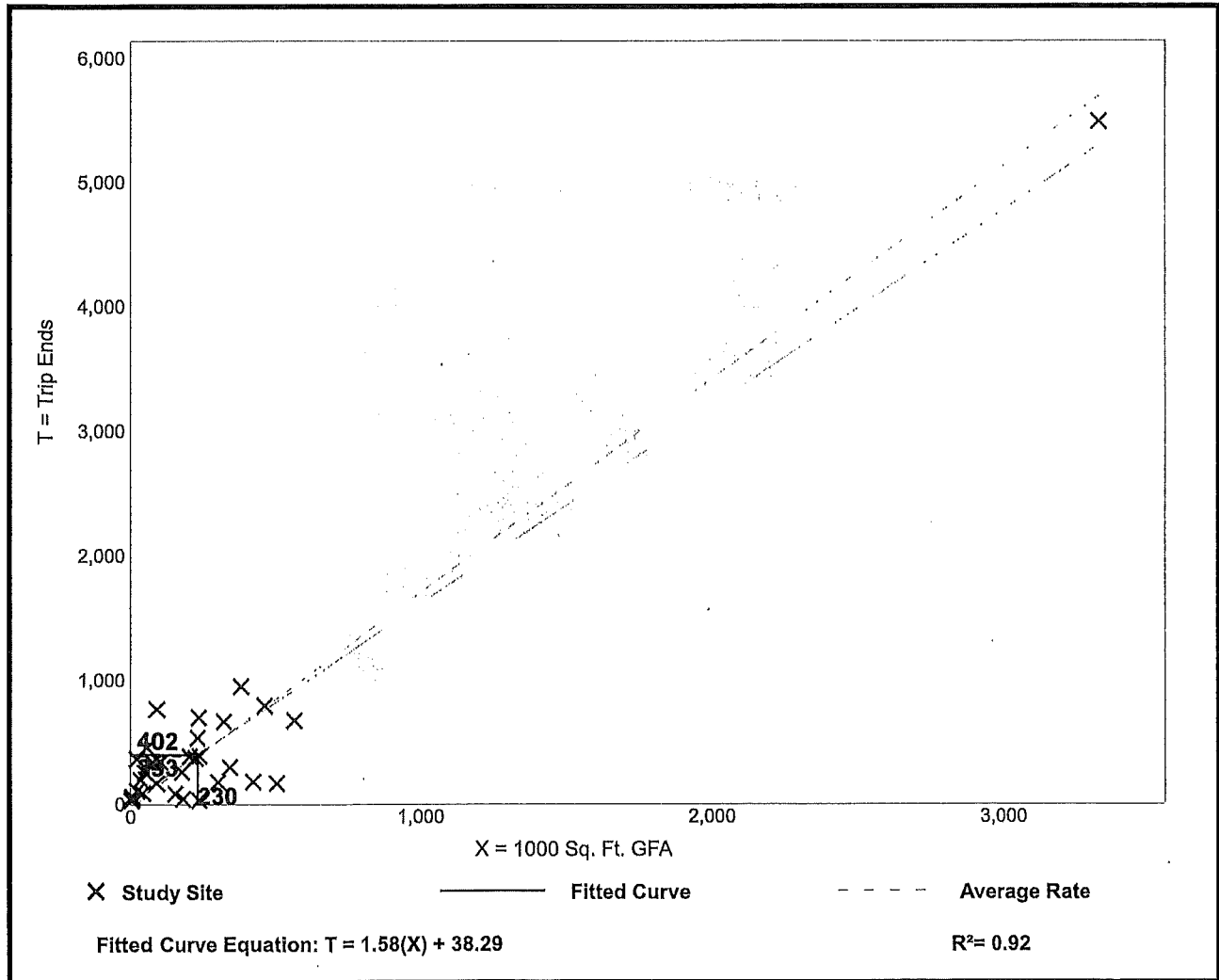
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 31  
Avg. 1000 Sq. Ft. GFA: 292  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.71	0.15 - 16.93	1.48

## Data Plot and Equation



## Michael Schwartz

---

**From:** Robert Franxman  
**Sent:** Wednesday, May 25, 2022 3:33 PM  
**To:** Michael Schwartz  
**Subject:** RE: Bullock Lane Industrial

Michael,

See comments below.

Thanks,  
Rob

- The parcel does not have frontage along Langley drive, and the suggested entrance location requires multiple variances or waivers before it could be approved for a permit. It appears the alternate entrance option would be much more appropriate for entrance to the public roadway. Access via the drive at 3620 should also be considered.
- The applicant did submit a trip generation memo indicating the number of expected trips for the development to be below the typical 100 VPH that normally triggers a traffic impact study. I wonder if the normal threshold is appropriate under this circumstance. Based on the lot lines and entrances; I'm not sure if this parcel was ever envisioned to impact KY 237 at the Langley intersection. Depending on current conditions this amount of traffic (even though it is under the typical threshold) could potentially have adverse impact to the operation of the signal at Langley and KY 237.

**From:** Michael Schwartz <mschwartz@boonecountyky.org>  
**Sent:** Thursday, May 5, 2022 10:54 AM  
**To:** Jerry Noran <jnoran@boonecountyky.org>; Robert Franxman <rfranxman@boonecountyky.org>; Daniel Menetrey <dmenetrey@boonecountyky.org>; miker@boonewater.com; aifcic@hebronfire.org; aaman@sd1.org  
**Subject:** Bullock Lane Industrial

We are in receipt of the above referenced Zoning Map Amendment application.

If you have any comments that you would like to have included in our staff report, please forward them to me no later than **Wednesday, May 25, 2022**.

The site is located at the southeast corner of Petersburg Road with Bullock Lane

**Michael D. Schwartz**  
Director, Zoning Services



**BOONE COUNTY**  
**PLANNING COMMISSION**

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

**EXHIBIT**

**“B”**

**ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT**

TO: Boone County Planning Commission

FROM: Corrin Gulick, Chairwoman

DATE: August 3, 2022

RE: Request of **Paul Hemmer Company (applicant)** for **Patsy C. Bullock Living Trust, Nancy S. Bullock, and Prologis LP (owners)** for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Commercial Two (C-2) to Industrial One (I-1); and (2) a Variance reducing the spacing of driveways along a street frontage from five hundred (500) feet to one hundred (100) feet for an approximate 19.8 acre area located at 3024 Bullock Lane and 3080 Bullock Lane, Boone County, Kentucky. The request is for a zone change and variance to allow a warehouse/logistics building.

**REMARKS:**

1. We, the Committee Members were present at the Committee Meeting and recommend approval of the above referenced zoning map amendment request based on the following findings of fact and with the following conditions:

- a. **FINDINGS OF FACT:**

- (1) The Committee has concluded that the proposed I-1 district, along with the submitted concept development plan, is consistent with Our Boone County – Plan 2040, which designates the site as 'Business Park' which is defined as a mix of office warehouse, research, office, and light industrial uses in a park-like, office campus setting with large building setbacks, low floor area ratio, integrated pedestrian and recreation facilities, consistent architectural and signage theme, extensive landscaped areas, and attractive entrance treatment. This land use is recommended for high visibility areas and transition areas between industrial and residential land uses.

The submitted Concept Development Plan indicates the development of a 230,000 square foot warehouse/logistics building.

- (2) The Committee has concluded that the proposed I-1 district, along with the proposed concept development plan, is consistent with the following Our Boone County – Plan 2040 Goals and Objectives:

- (a) Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
- (b) Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
- (c) Provide appropriate services, housing, employment, and shopping

opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).

- (d) An evaluation of environmental factors identified in this Plan will be part of any development review process (Environment Goal A, Objective 1).
- (e) Areas possessing unique environmental characteristics should be preserved, used as passive or active recreational areas, or appropriately incorporated into development design (Environment Goal A, Objective 2).
- (f) 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).
- (g) Employment opportunities for a highly skilled and educated workforce shall be encouraged and promoted for the residents and businesses of Boone County (Economy Goal A, Objective 1).
- (h) Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).
- (i) Boone County shall seek a combination of land uses that balance revenues generated from those uses with the expenditures required to support them (Economy Goal A, Objective 8).
- (j) Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well maintained buffer spaces between the business use and other land uses (Economy Goal B, Objective 1).
- (k) 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).
- (l) 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).
- (m) 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).

- (3) The Committee has concluded that the proposed development is consistent with several sections of Our Boone County – Plan 2040, as outlined on pages 5 and 6 of the staff report.
- (4) The Committee has concluded that the proposed development, along with the proposed concept development plan, is consistent with the zoning and development of the remainder of the Airpark West industrial development located to the south and east of the site in question.
- (5) In making these findings, the Committee notes that the proposed I-1 district, along with the submitted concept development plan, will:
  - (a) Direct traffic to Langley Drive and the adjacent industrial development, away from the adjacent residential Bullock Lane street.
  - (b) Provide for significant landscaping along Bullock Lane to minimize the visual impact of the proposed development on the adjacent residential area.
- (6) The Committee notes that while the proposed I-1 district will be immediately adjacent to a SR-1 district, this adjacent area is identified as Business Park on the Our Boone County – Plan 2040 Future Land Use Map.
- (7) 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.

b. CONDITIONS:

- (1) Development shall be consistent with the submitted Concept Development Plan, except as modified by these conditions.
- (2) An 8" sanitary sewer main shall be provided along Bullock Lane per the plan that was submitted at the July 20, 2022 Zone Change Committee meeting. This approved 8" sanitary sewer main is shown in green. The applicant shall work with Boone County Fiscal Court, SD1, and the residential property owners along Bullock Lane in extending sanitary sewer service to each home if desired and agreed to by each party. The applicant's cost responsibility shall include all 8" sewer main, 4" lateral

tees and 4" lateral pipes run to within 8' of the east edge of Bullock Lane pavement for each existing house.

- (3) Development shall meet the minimum requirements of the zoning regulations, except as modified by these conditions.
- (4) The bus stop enclosure shall be relocated to the satisfaction of TANK, at the expense of the property owner/developer. Documentation from TANK shall be submitted with the Site Plan application.
- (5) An ingress/egress easement shall be recorded for the proposed access point onto Langley Drive.
- (6) Free standing/monument signage shall only be allowed along Langley Drive.
- (7) Building mounted signage shall only be allowed on the south and east building facades.
- (8) Other than professional name plates, having a maximum sign area of six (6) square feet, located near business entrances, building mounted signage shall only be allowed on the west building façade when the area located to the west of the site in question is rezoned to a commercial or employment district.
- (9) Uses that require refrigerated trailers shall be prohibited.
- (10) Light fixtures, whether pole mounted or building mounted, shall not exceed a maximum height of twenty (20) feet.
- (11) Outdoor storage is prohibited.
- (12) Uses that create noise that can be detected outside of the principal structure, other than the normal noise created from cars, vehicles, and trucks during their ingress/egress to the site in addition to their loading/unloading operations, shall be prohibited.
- (13) Final access to the site from Langley Drive shall be determined by the County Engineer. No access to the site shall be provided from Bullock Lane or Petersburg Road.

2. We, the Committee, recommend that the full planning commission take final action to approve the above referenced variance request, subject to the condition that the above referenced zoning map amendment is approved by the legislative body, based on the following findings of fact:

- a. FINDINGS OF FACT:

- (1) The proposed variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the Committee notes that there are several driveways along Langley Drive that are relatively close to one another. Additionally, the proposed curb cut will be located on the outside of the road curvature, allowing for sufficient sight distance in both directions.
- (2) The proposed variance is being requested as part of a proposed zoning map amendment with the submittal of a proposed Concept Development Plan. Since the requested variance is part of, and being reviewed in light of, the proposed zoning map amendment and concept development plan, it is the decision of this committee that the proposed variance should only be approved and be in effect if the proposed zoning map amendment is approved by the legislative body.

A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request. Attached is the signature page for the Zone Change/Concept Development Plan Committee Vote.

**ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT**

TO: Boone County Planning Commission

FROM: Corrin Gulick, Chairwoman

DATE: August 3, 2022

RE: Request of **Paul Hemmer Company (applicant)** for **Patsy C. Bullock Living Trust, Nancy S. Bullock, and Prologis LP (owners)** for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Commercial Two (C-2) to Industrial One (I-1); and (2) a Variance reducing the spacing of driveways along a street frontage from five hundred (500) feet to one hundred (100) feet for an approximate 19.8 acre area located at 3024 Bullock Lane and 3080 Bullock Lane, Boone County, Kentucky. The request is for a zone change and variance to allow a warehouse/logistics building.

**REMARKS:**

1. We, the Committee Members were present at the Committee Meeting and recommend approval of the above referenced zoning map amendment request based on the following findings of fact and with the following conditions:

- a. **FINDINGS OF FACT:**

- (1) The Committee has concluded that the proposed I-1 district, along with the submitted concept development plan, is consistent with Our Boone County – Plan 2040, which designates the site as 'Business Park' which is defined as a mix of office warehouse, research, office, and light industrial uses in a park-like, office campus setting with large building setbacks, low floor area ratio, integrated pedestrian and recreation facilities, consistent architectural and signage theme, extensive landscaped areas, and attractive entrance treatment. This land use is recommended for high visibility areas and transition areas between industrial and residential land uses.

The submitted Concept Development Plan indicates the development of a 230,000 square foot warehouse/logistics building.

- (2) The Committee has concluded that the proposed I-1 district, along with the proposed concept development plan, is consistent with the following Our Boone County – Plan 2040 Goals and Objectives:
  - (a) Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
  - (b) Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

Bullock Lane Industrial

August 3, 2022

Page 2

- (c) Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).
- (d) An evaluation of environmental factors identified in this Plan will be part of any development review process (Environment Goal A, Objective 1).
- (e) Areas possessing unique environmental characteristics should be preserved, used as passive or active recreational areas, or appropriately incorporated into development design (Environment Goal A, Objective 2).
- (f) 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).
- (g) Employment opportunities for a highly skilled and educated workforce shall be encouraged and promoted for the residents and businesses of Boone County (Economy Goal A, Objective 1).
- (h) Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).
- (i) Boone County shall seek a combination of land uses that balance revenues generated from those uses with the expenditures required to support them (Economy Goal A, Objective 8).
- (j) Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well maintained buffer spaces between the business use and other land uses (Economy Goal B, Objective 1).
- (k) 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).
- (l) 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).
- (m) 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).

- (3) The Committee has concluded that the proposed development is consistent with several sections of Our Boone County – Plan 2040, as outlined on pages 5 and 6 of the staff report.
- (4) The Committee has concluded that the proposed development, along with the proposed concept development plan, is consistent with the zoning and development of the remainder of the Airpark West industrial development located to the south and east of the site in question.
- (5) In making these findings, the Committee notes that the proposed I-1 district, along with the submitted concept development plan, will:
  - (a) Direct traffic to Langley Drive and the adjacent industrial development, away from the adjacent residential Bullock Lane street.
  - (b) Provide for significant landscaping along Bullock Lane to minimize the visual impact of the proposed development on the adjacent residential area.
- (6) The Committee notes that while the proposed I-1 district will be immediately adjacent to a SR-1 district, this adjacent area is identified as Business Park on the Our Boone County – Plan 2040 Future Land Use Map.
- (7) 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.

b. CONDITIONS:

- (1) Development shall be consistent with the submitted Concept Development Plan, except as modified by these conditions.
- (2) An 8" sanitary sewer main shall be provided along Bullock Lane per the plan that was submitted at the at the July 20, 2022 Zone Change Committee meeting. This approved 8" sanitary sewer main is shown in green. The applicant shall also work with Boone County Fiscal Court, SD1, and the residential property owners along Bullock Lane in extending sanitary sewer service to each home if desired and agreed to by each

party.

- (3) Development shall meet the minimum requirements of the zoning regulations, except as modified by these conditions.
- (4) The bus stop enclosure shall be relocated to the satisfaction of TANK, at the expense of the property owner/developer. Documentation from TANK shall be submitted with the Site Plan application.
- (5) An ingress/egress easement shall be recorded for the proposed access point onto Langley Drive.
- (6) Free standing/monument signage shall only be allowed along Langley Drive.
- (7) Building mounted signage shall only be allowed on the south and east building facades.
- (8) Other than professional name plates located near business entrances, building mounted signage shall only be allowed on the west building façade when the area located to the west of the site in question is rezoned to a commercial or employment district.
- (9) Uses that require refrigerated trailers shall be prohibited.
- (10) Light fixtures, whether pole mounted or building mounted, shall not exceed a maximum height of twenty (20) feet.
- (11) Outdoor storage is prohibited.
- (12) The only use being approved is an office/warehouse/logistics building.
- (13) Final access to the site from Langley Drive shall be determined by the County Engineer. No access to the site shall be provided from Bullock Lane or Petersburg Road.

2. We, the Committee, recommend that the full planning commission take final action to approve the above referenced variance request, subject to the condition that the above referenced zoning map amendment is approved by the legislative body, based on the following findings of fact:

a. FINDINGS OF FACT:

- (1) The proposed variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will

not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the Committee notes that there are several driveways along Langley Drive that are relatively close to one another. Additionally, the proposed curb cut will be located on the outside of the road curvature, allowing for sufficient sight distance in both directions.

- (2) The proposed variance is being requested as part of a proposed zoning map amendment with the submittal of a proposed Concept Development Plan. Since the requested variance is part of, and being reviewed in light of, the proposed zoning map amendment and concept development plan, it is the decision of this committee that the proposed variance should only be approved and be in effect if the proposed zoning map amendment is approved by the legislative body.

A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request. Attached is the signature page for the Zone Change/Concept Development Plan Committee Vote.

**ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE**

TO: Boone County Planning Commission

FROM: Corrin Gulick

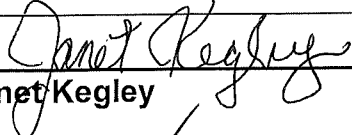
DATE: July 20, 2022

**ZONING MAP AMENDMENT, Corin Gulick, Chairman, Michael Schwartz, Staff**


2. Request of **Paul Hemmer Company (applicant)** for **Patsy C. Bullock Living Trust, Nancy S. Bullock, and Prologis LP (owners)** for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Commercial Two (C-2) to Industrial One (I-1); and (2) a Variance reducing the spacing of driveways along a street frontage from five hundred (500) feet to one hundred (100) feet for an approximate 19.8 acre area located at 3024 Bullock Lane and 3080 Bullock Lane, Boone County, Kentucky. The request is for a zone change and variance to allow a warehouse/logistics building.

REMARKS:

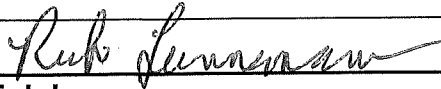
We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

  
\_\_\_\_\_  
**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**

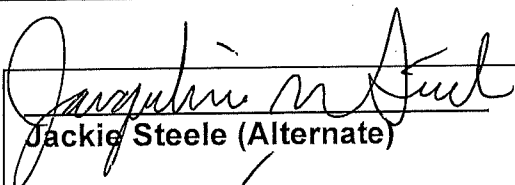
For Project \_\_\_\_\_ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

\_\_\_\_\_  
**Steve Turner (Alternate)**

For Project \_\_\_\_\_ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

  
\_\_\_\_\_  
**Steve Harper**

For Project  Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

  
\_\_\_\_\_  
**Jackie Steele (Alternate)**

For Project  Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_

**TOTAL:**    \_\_\_\_\_ DEFERRED    \_\_\_\_\_ FOR PROJECT    \_\_\_\_\_ ABSENT  
                  \_\_\_\_\_ AGAINST PROJECT    \_\_\_\_\_ ABSTAIN

**BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY ADMINISTRATION BUILDING  
BOONE COUNTY FISCAL COURTROOM  
PUBLIC HEARINGS  
JUNE 1, 2022  
7:30 P.M.**

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Chairman Charlie Rolfsen opened the Public Hearing at 7:49 p.m. and welcomed the audience to the Planning Commission's June 1, 2022 Public Hearing.

**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Mrs. Kathy Clark  
Mrs. Pamela Goetting  
Ms. Corrin Gulick  
Mr. David Hincks  
Mrs. Janet Kegley  
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. Steve Harper  
Mr. Steve Turner

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Michael D. Schwartz, Director, Zoning Services  
Mr. Todd K. Morgan, AICP, Senior Planner  
Ms. Alaina Hagenseker, Planner

Chairman Rolfsen introduced the first item on the Agenda.

**ZONING MAP AMENDMENT, Michael Schwartz, Staff**

1. Request of **Paul Hemmer Company (applicant)** for **Patsy C. Bullock Living Trust, Nancy S. Bullock, and Prologis LP (owners)** for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Commercial Two (C-2) to Industrial One (I-1); and (2) a Variance reducing the spacing of driveways along a street frontage from five hundred (500) feet to one hundred (100) feet for an approximate 19.8 acre area located at 3024 Bullock Lane and 3080 Bullock Lane, Boone County, Kentucky. The request is for a zone change and variance to allow a warehouse/logistics building.

Staff Member, Michael Schwartz, referred to his PowerPoint presentation. The site is approximately 19.3 acres. It has roughly 680 feet of road frontage along Petersburg Road and approximately 1,380 feet of frontage along Bullock Lane. There is a perennial blue line stream that runs through the site approximately 100 feet south of Petersburg Road. The site is occupied by two residential structures as well as several accessory structures. Access to the site today is from two curb cuts off Bullock Lane. There is a mature tree line in the northern portion of the site. Mr. Schwartz described the residential and industrial land uses that adjoin the site. Most of the property is zoned SR-1 and there is a small portion of the site that is zoned C-2. The site doesn't have any frontage on Langley Drive but there is a request by the applicant to reduce the spacing of driveways along a street frontage from 500 feet to 100 feet. The access would then be placed off Langley Drive. Topographically, the site slopes upward from the blue line perennial stream to the south central portion of the site at an average grade of 9% and then slopes downward to the south property line at an average grade of 2%. The Comprehensive Plan's Future Land Use Map designates most of the site as Business Park (BP) and a small portion Commercial (C). Pages 3-5 of the Staff Report refer to the applicable sections of the Comprehensive Plan. The site is located in the 55 DNL Airport Noise Contour. Mr. Schwartz showed photographs of the site and adjoining properties. He referred to the submitted Concept Development Plan. A single building of 230,000 square feet is proposed with 209 parking spaces and 70 dock bays. The docks will be on the east side of the building. Access is solely from Langley Drive. A connection to the adjoining property is planned. Provisions have been made for retaining walls, fencing and landscaping along Bullock Lane. The applicant has provided traffic information. The applicant will have to address the existing bus stop. Will it have to be moved? The proposed curb cut will be 100 feet from an existing curb cut off Langley Drive. Cross section drawings have been submitted by the applicant. One has been submitted on the north side of the building, the center part of the building and the south side of the building. Parts of the building will sit above the grade of Bullock Lane while other portions will be at grade and below Bullock Lane. The applicant has provided examples of tree species and building architecture.

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

Ms. Megan deSola, Viox & Viox, Inc., referred to her PowerPoint presentation and stated that the project will be a partnership between Hemmer and Prologis. Hemmer will build the building and Prologis will own and manage it. Prologis owns and operates 28 buildings comprising of 6.5 million square feet with 55 customers in Northern Kentucky. The site is part of Airpark West Business Park. Ms. deSola referred to the text of the Comprehensive Plan that highlights industrial and business park due to the expansion of CVG Airport and Business Park uses recommended because of their close proximity to the east-west runway flight path. The proposed project is compatible with the Boone County Comprehensive Plan. It is consistent with a development trend surrounding CVG and the growing economic impact. It is designed to divert truck traffic to Langley Drive and away from the residential neighborhood along Bullock Lane.

Mr. Justin Verst, Viox & Viox, Inc., stated that they intentionally put the dock doors facing the east side of the site due to the elevation of Bullock Lane. Residents will only see the automobile parking from Bullock Lane. All the truck noise will be contained to the east side. The building sits back approximately 100 feet from Bullock Lane. All utilities will be served off Langley Drive. The site has road frontage on KY 20 but it is not preferred. Access off Langley Drive is preferred since it provides access through an industrial subdivision that is already in place. The result is having two curb cuts closer than 500 feet from each other. They could have a joint access point if both uses are compatible with each other. They don't have a tenant yet for the proposed building. Mr. Verst reviewed the criteria for granting variances, which includes special circumstances. The special circumstance is not owning the triangular parcel in front of the lot. The strict application of the ordinance would prevent a reasonable use of the property. They will either relocate the bus stop or adjust the location of the curb cut.

Mr. Nate Adams, Viox & Viox, Inc., stated that Buffer Yard A is required around the site. Most of the landscaping north of the building will be kept. Buffer Yard A will be planted in the east and south sides. Buffer Yard D will be planted on the west side. It is 10 times more plants than a Buffer Yard A. He reviewed the plant material for the north cross section, middle cross section (6 foot berm) and the south cross section (6 foot high privacy fence). They have selected trees that are fast growing. They would like to install a fence in the south cross section area because there is not enough room for a berm.

Mr. Verst showed a series of architectural renderings of the proposed building. It will be very similar to the Palmer-Donavin building at Prologis Park 275. In addition, a preliminary photometric plan and light fixture information was submitted showing 0 foot candle readings at the property line. Drawings for a representative sign were also submitted as a concept. It would be a typical sign that would match what is already in the industrial park.

At this time, Chairman Rolfsen asked if there was anyone in the audience that wanted to speak in favor or against the request?

Mr. Ray Thiessen, 3131 Bullock Lane, stated that it is a good plan but he is the only person who lives along an industrial building. He had a concern about noise. There is no enforcement of it in

the dock area. His house and pool shake. People use the berm to go to the bathroom. He is happy that Hemmer is involved because they always say what they are going to do. He likes the traffic coming off Langley Drive. He referred to Page 5 of the Staff Report that discusses the impact of trucks – smell, noise, etc. They drag trailers along the concrete. Rules need to be established and enforced.

Mr. Joel Shepherd, 3055 Bullock Lane, stated that he likes the fact of not allowing traffic on Bullock Lane. They have had employees park on the cul-de-sac and walk over to the industrial building. The fence might stop that from occurring. He wants it to stay that way – no industrial traffic on Bullock Lane. Everyone on Bullock Lane has a septic tank. He asked the Planning Commission to require the developer to possibly put public sanitary sewer lines on Bullock Lane as part of the project. Public sanitary sewer is available at Langley Drive and at KY 20.

Mr. Travis Dunhoft, 3035 Bullock Lane, submitted a letter and two petitions (see Exhibit A). He inquired on whether the request included a variance in the building setback? Mr. Schwartz replied that the building setbacks are meeting the requirements. The variance request is solely related to the curb cut off Langley Drive. He mentioned that he spoke with Mr. Paul Sorrel, who is the local Fish & Game Officer, and the proposed project will not affect the green space but he doesn't see how it will not impact the creek. Has there been an environmental study performed on the site? The construction of the proposed building will affect the foundation of their homes and septic tank systems. He stated that 11 of 12 residents favored the developer pay to extend public sanitary sewer to Bullock Lane and paying for connecting it to that sanitary public sewer line. The residents would have no expense to the connection. The last petition stated that the developer buy the houses along Bullock Lane. Again, 11 out of 12 people signed the second petition agreeing to it. The proposed development will destroy the value of their homes by \$25,000 each based on the opinion of 3 realtors. Each house would cost \$325,000 plus moving expenses for a total of \$4 million.

Ms. Susan Sitz, 3065 Bullock Lane, submitted a letter (see Exhibit 2). She explained that she and her family chose to live on Bullock Lane because it was country living. She has lived there for 6 years. The sound from the existing buildings is atrocious at all hours of the day. It is the sound from the truck not from the buildings. It will be worse in her front yard. She expressed a concern about stormwater from the pavement and building. She grew up on a 10 acre farm and she now has 1acre. She is concerned about the type of people working at the facility. Ms. Sitz stated that she doesn't want the project at all but the next step would be to buy her out. She doesn't want to have to move her family as her daughter has a nice park-like setting.

Ms. Julia Rice, 3021 Bullock Lane, stated that the creek does flood. She never thought that the Bullocks would ever sell out. If she doesn't get the right amount for her house, they will have to go around her. She is 69 years old and doesn't feel like moving.

Mr. Chris VanMeter, stated that his Mom lives in the second house. He asked whether the Board

would require a fence all the way down Bullock Lane? It would provide security and privacy for the residents.

Mr. Jonathan Sitz, 3065 Bullock Lane, noticed that a lot of people sleep in their trucks and landscaping needs to be maintained after it is planted. A lot of times it is forgotten.

Chairman Rolfsen asked if any Commissioners had any questions or comments?

Mrs. Steele asked what does the 2040 Plan say about the neighborhood in the future? Mr. Schwartz replied that it recommends Business Park. It is a mixed-use land use classification. He reaffirmed that developer could buy out the neighborhood to pursue a future business park use.

Mr. Lunnemann asked where the sanitary sewer services are located and can they serve the Bullock Lane area? Mr. Verst responded that 3-4 houses on Bullock Lane could be served by a line located off Langley Drive. It is a lower elevation towards KY 20. Mr. Verst stated that he would have to look into it further.

Mr. Patton inquired about having lower light poles in the auto parking areas? This would limit the glowing effect.

Ms. Gulick asked about staging areas and the flow of truck traffic. Mr. Dan Colletto, Prologis, stated that parking on Langley Drive is not allowed. They will park in the truck court area or at the dock. They will also monitor parking on Langley Drive. Ms. Gulick again asked if there will be queuing areas? Mr. Colletto replied no because of the type of building that it is – limited in overall size and depth. It will have less trucks. Mr. Colletto responded that they don't normally provide a lot of truck parking on their site.

Chairman Rolfsen asked if the developer would install a security gate or fence to control access to the site? Mr. Colletto replied that it depends if there is one or multiple users. Chairman Rolfsen stated that the impact will be different since it is unknown who is going to be the tenant. A good example would be a food business where refrigerated trucks have to run all night long.

Chairman Rolfsen stated that any new stormwater that the development generates has to be detained for a certain amount of time on the subject site.

Mr. Patton asked the applicant to consider prohibiting some of the uses permitted in an I-1 zoning district like uses involving refrigerated trucks. He also referred to the Comprehensive Plan and the Future Land Use Map. The neighborhood could be in the middle of BP designated area on both sides of it. Is this the time to develop the site?

Ms. Gulick expressed a concern of the 3 entrances almost touching each other and possibly connecting to an existing curb cut to avoid this situation.

Mr. Schwenke noted that the trend is a Business Park full of big box industrial buildings.

Mr. Wilson explained that the Future Land Use Element recommends a land use. It is a multi-year plan. It may or may not be the time to change particular uses. Just because it agrees with the Future Land Use designation, doesn't mean now is the time to do it.

Mrs. Clark inquired about any environmental studies being conducted for the site? Mr. Schwartz replied that none had been submitted. Mr. Verst responded that it would be the next step to hire a consultant to look at the stream and environment.

**Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on June 15, 2022 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on July 6, 2022 at 7:00 p.m. in the Fiscal Courtroom. The Chairman Rolfsen closed the Public Hearing at 9:08 p.m.**

APPROVED:

  
\_\_\_\_\_  
Charlie Rolfsen  
Chairman

Attest:


  
\_\_\_\_\_  
Kevin P. Costello, AICP  
Executive Director

Exhibit A – Letter and Petition from Travis Dunhoft, 3035 Bullock Lane  
Exhibit B – Letter from Susan B. Sitz, June 1, 2022, 3065 Bullock Lane

**BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY ADMINISTRATION BUILDING  
BOONE COUNTY FISCAL COURTROOM  
PUBLIC HEARINGS  
JUNE 1, 2022  
7:30 P.M.**

---

Chairman Charlie Rolfsen opened the Public Hearing at 7:49 p.m. and welcomed the audience to the Planning Commission's June 1, 2022 Public Hearing.

**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Mrs. Kathy Clark  
Mrs. Pamela Goetting  
Ms. Corrin Gulick  
Mr. David Hincks  
Mrs. Janet Kegley  
Mr. Rick Lunnemann  
Mr. Kim Patton, Vice Chairman  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke  
Mrs. Jackie Steele  
Mr. Tom Szurlinski  
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**COMMISSION MEMBERS NOT PRESENT:**

Mr. Steve Harper  
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**LEGAL COUNSEL PRESENT:**

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**STAFF MEMBERS PRESENT:**

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Mr. Michael D. Schwartz, Director, Zoning Services  
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Chairman Rolfsen introduced the first item on the Agenda.

**ZONING MAP AMENDMENT, Michael Schwartz, Staff**

1. Request of **Paul Hemmer Company (applicant)** for **Patsy C. Bullock Living Trust, Nancy S. Bullock, and Prologis LP (owners)** for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Commercial Two (C-2) to Industrial One (I-1); and (2) a Variance reducing the spacing of driveways along a street frontage from five hundred (500) feet to one hundred (100) feet for an approximate 19.8 acre area located at 3024 Bullock Lane and 3080 Bullock Lane, Boone County, Kentucky. The request is for a zone change and variance to allow a warehouse/logistics building.

Staff Member, Michael Schwartz, referred to his PowerPoint presentation. The site is approximately 19.3 acres. It has roughly 680 feet of road frontage along Petersburg Road and approximately 1,380 feet of frontage along Bullock Lane. There is a perennial blue line stream that runs through the site approximately 100 feet south of Petersburg Road. The site is occupied by two residential structures as well as several accessory structures. Access to the site today is from two curb cuts off Bullock Lane. There is a mature tree line in the northern portion of the site. Mr. Schwartz described the residential and industrial land uses that adjoin the site. Most of the property is zoned SR-1 and there is a small portion of the site that is zoned C-2. The site doesn't have any frontage on Langley Drive but there is a request by the applicant to reduce the spacing of driveways along a street frontage from 500 feet to 100 feet. The access would then be placed off Langley Drive. Topographically, the site slopes upward from the blue line perennial stream to the south central portion of the site at an average grade of 9% and then slopes downward to the south property line at an average grade of 2%. The Comprehensive Plan's Future Land Use Map designates most of the site as Business Park (BP) and a small portion Commercial (C). Pages 3-5 of the Staff Report refer to the applicable sections of the Comprehensive Plan. The site is located in the 55 DNL Airport Noise Contour. Mr. Schwartz showed photographs of the site and adjoining properties. He referred to the submitted Concept Development Plan. A single building of 230,000 square feet is proposed with 209 parking spaces and 70 dock bays. The docks will be on the east side of the building. Access is solely from Langley Drive. A connection to the adjoining property is planned. Provisions have been made for retaining walls, fencing and landscaping along Bullock Lane. The applicant has provided traffic information. The applicant will have to address the existing bus stop. Will it have to be moved? The proposed curb cut will be 100 feet from an existing curb cut off Langley Drive. Cross section drawings have been submitted by the applicant. One has been submitted on the north side of the building, the center part of the building and the south side of the building. Parts of the building will sit above the grade of Bullock Lane while other portions will be at grade and below Bullock Lane. The applicant has provided examples of tree species and building architecture.

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would require a fence all the way down Bullock Lane? It would provide security and privacy for the residents.

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**Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on June 15, 2022 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on July 6, 2022 at 7:00 p.m. in the Fiscal Courtroom.** The Chairman Rolfsen closed the Public Hearing at 9:08 p.m.

**APPROVED:**

  
\_\_\_\_\_  
**Charlie Rolfsen**  
**Chairman**

**Attest:**


  
\_\_\_\_\_  
**Kevin P. Costello, AICP**  
**Executive Director**

Exhibit A – Letter and Petition from Travis Dunhoff, 3035 Bullock Lane  
Exhibit B – Letter from Susan B. Sitz, June 1, 2022, 3065 Bullock Lane

**BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY FISCAL COURTROOM  
BURLINGTON, KENTUCKY  
BUSINESS MEETING  
AUGUST 3, 2022  
7:00 P.M.**

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Chairman Charlie Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's August 3, 2022 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Mrs. Kathy Clark  
Mrs. Pamela Goetting  
Ms. Corrin Gulick  
Mr. Steve Harper  
Mr. David Hincks  
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:**

Mrs. Janet Kegley

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Michael Schwartz, Director, Zoning Services  
Mr. Todd K. Morgan, AICP, Senior Planner  
Mrs. Alaina Hagenseker, Planner  
Mr. Robert Krebs, Zoning Enforcement Officer  
Ms. Jenna LeCount, AICP, Director, Community Development Services  
Mr. Matthew Becher, AICP, Rural/Open Space Planner  
Mrs. Treva Beagle, Director, Administrative Services  
Mrs. Sara Smith, Administrative Assistant  
Ms. Nicole Dierna, Staff Assistant

**APPROVAL OF THE MINUTES:**

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the July 20, 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 July 7, 2022 and August 3, 2022.

**EXPENSES:**

Accounting Fees	\$ 614.00
Attorney Fees	4,962.50
Auto Expense	95.47
Consultant/Professional Svcs Fees	4,230.00
Filing Fees (CLURS)	750.00
GIS Operations	7,332.31
Legal Ads/Recruitment	598.16
Miscellaneous Expense	124.90
Office & Board Meeting Supplies	1,454.52
Office Equipment / Expense	10,323.89
Postage Expense	14.00
Printing/Pub/Dues/Subscriptions	1,020.00
Refunds	<u>300.00</u>

**TOTAL: \$ 31,819.75**

**SALARIES AND BENEFITS:**

FICA-BCPC Portion	\$ 7,011.22
Health/Dental/Life/LTD	13,908.98
Retirement – BCPC Portion	31,282.69
Salaries – Staff Expenses	95,752.90
Salaries – BCPC & BOA	<u>1,330.00</u>

**TOTAL: \$149,285.79**

**GRAND TOTAL: \$181,105.54**

**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 APPROVED CONCEPT DEVELOPMENT PLAN, Steve Harper, Chairman,  
Alaina Hagenseker, Staff**

1. Request of **KZF Design, per Justin Jones (applicant)** for **Graeter's Properties Limited (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district for an approximate 1.8 acre area located along the south and east sides of US 42, between Braxton Drive and Old Union Road, approximately 600 feet southeast of Braxton Drive, and being part of the property at 8905 US 42, Union, Kentucky. The request is for a Change in an Approved Concept Development Plan for an eating and drinking establishment.

Staff Member, Alaina Hagenseker, read the Committee Report, which recommended approval based upon Findings of Facts and Conditions (see Committee Report). The Committee Members present at the Committee Meeting voted unanimously to approve the request. The property owner has signed the condition letter.

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

Mr. Cliff Ashburner, representing Graeter's, stated that his client signed the letter agreeing to the Conditions. He asked the Board to vote in the affirmative.

Mayor Larry Solomon, City of Union, stated that the City is extremely excited that Graeter's is coming to Union. Graeter's chose this site to build immediately versus a site in Indianapolis.

Chairman Rolfsen asked if there was a motion to proceed?

**Mr. Harper moved to approve the Request by Resolution to the City of Union based upon the Committee Report and subject to the Findings of Fact and Conditions. Mr. Schwenke seconded the Motion and it passed unanimously.**

**ZONING MAP AMENDMENT, Corrin Gulick, Chairwoman, Michael Schwartz, Staff**

2. Request of **Paul Hemmer Company (applicant)** for **Patsy C. Bullock Living Trust, Nancy S. Bullock, and Prologis LP (owners)** for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Commercial Two (C-2) to Industrial One (I-1); and (2) a Variance reducing the spacing of driveways along a street frontage from five hundred (500) feet to one hundred (100) feet for an approximate 19.8 acre area located at 3024 Bullock Lane and 3080 Bullock Lane, Boone County, Kentucky. The request is for a zone change and variance to allow a warehouse/logistics building.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval based upon Findings of Facts and Conditions (see Committee Report). The variance would only take effect when the legislative unit approves the Zoning Map Amendment. The Committee Members present at the Committee Meeting voted unanimously to approve the request. The applicant has signed the condition letter.

Ms. Gulick asked the Staff to read Condition #2 and Condition #12 to make sure it is the updated version of both conditions. Mr. Schwartz read both conditions again. Mr. Costello added that

what Mr. Schwartz read was official and is what the property owner agreed to via the signed condition letter.

**Ms. Gulick moved to approve the request of the Zoning Map Amendment and Variance by resolution to the Boone County Fiscal Court based upon the Committee Report and subject to the Findings of Fact and Conditions. Mr. Lunnemann seconded the motion.**

Chairman Rolfsen asked if 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. Brock MacKay, Viox & Viox, Inc., stated that the 13 conditions were crafted specifically for the site based upon the comments at the Public Hearing. It took some time as they had to explore the sanitary sewer service line. He is available to answer any questions.

Mr. Travis Allen Dunhoff, 3035 Bullock Lane, stated that he spoke on behalf of the neighbors and had a petition signed. He felt there was a lot of concern for and guiding the applicant. There was no assistance offered to the residents. It is not fair.

Mr. Schwenke asked about truck parking and stacking? Is the applicant going to do anything about it? Ms. Gulick replied that the applicant provided an updated plan showing a parking area for 12 trucks along the eastern property line. They are going to provide a truck staging area. Mr. Schwenke asked if it is adequate? Mr. Schwartz responded that he didn't do a study. Something is better than nothing. There is no requirement for it. It is a smaller building, 230,000 square feet. Mr. Schwenke would like it addressed somehow. Mr. Schwartz replied that it is being addressed in the Zoning Update. Mr. Rolfsen noted that it is difficult since the tenant is unknown so the impact is unknown.

Mr. Hincks asked if the Planning Commission had a written agreement with the applicant regarding the Conditions? Mr. Schwartz responded yes, as there is a signed letter agreeing to the Conditions.

**Chairman Rolfsen asked for a vote on the original motion made by Ms. Gulick and seconded by Mr. Lunnemann. The vote found Mr. Bessler, Mrs. Clark, Mrs. Goetting, Ms. Gulick, Mr. Harper, Mr. Hincks, Mr. Lunnemann, Mrs. Steele, Mr. Szurlinski and Mr. Vaught voting yes for approval and Mr. Patton, Mr. Rolfsen, Mr. Schwenke and Mr. Turner voting no. The motion passes by a vote of 10-4. The request is approved.**

**CHANGE IN APPROVED CONCEPT DEVELOPMENT PLAN, Rick Lunnemann, Chairman, Todd Morgan, Staff**

3. Request of **Arnold Consulting Engineering Services, Inc. (applicant)** for **Kuber Laxmi, LLC/Athena Hospitality Group (owners)** for a Change in an Approved Concept Development Plan in an Office Two/Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) district for an approximate 2.4 acre area located at 370 Meijer Drive, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan for a hotel.

Staff Member, Todd Morgan, read the Committee Report, which recommended approval based upon Findings of Facts and Conditions (see Committee Report). The Committee Members present at the Committee Meeting voted unanimously to approve the request with Mrs. Kegley,

Mr. Lunnemann, Mr. Harper, Mrs. Steele and Ms. Gulick voting in favor of the request.

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

Seeing no one else, Chairman Rolfsen asked if there was a motion to proceed? **Mr. Lunnemann moved to approve the Request by Resolution to the City of Florence based upon the Committee Report and subject to the Findings of Fact and Conditions. Mrs. Steele seconded the motion and it passed unanimously.**

**TECHNICAL/DESIGN REVIEW- Rick Lunnemann, Chairman, Todd Morgan, Staff**

4. Ford's Garage Restaurant – 4911 Houston Road

Staff Member, Todd Morgan, referred to a PowerPoint presentation. It is the old Rustic Barrel restaurant site. He showed photographs of the existing building and shared sign. The existing building is 8,055 square feet. Signage is not part of the Design Review request. The building will be painted tan and red. They will install striped canopies. The Technical/Design Review Committee met prior to the Business Meeting and recommended approval subject to one condition. The condition is that all rooftop mechanicals be screened.

**Chairman Rolfsen asked if there was a motion to take action on the request? Mr. Lunnemann moved to approve the request as presented and based upon the Technical/Design Review Committee recommendation with one condition as presented by Mr. Morgan. Mr. Szurlinski seconded the motion and is passed unanimously.**

**TECHNICAL/DESIGN REVIEW- Rick Lunnemann, Chairman, Alaina Hagenseker, Staff**

5. The Cottage Boutique – 7503 Woodspoint Drive

Staff Member, Alaina Hagenseker, referred to a PowerPoint presentation. The site is the old Florence Coin Shop off Woodspoint Drive. Work on the building is done. The applicant has added treated wood to the façade as shown by Staff. Building mounted signage is being proposed on two sides of the building as well as 3 black awnings. The Technical/Design Review Committee met prior to the Business Meeting and recommended approval.

Chairman Rolfsen asked what exactly is the use? Mrs. Hagenseker replied that it is a small local retail business that sells clothes and items to decorate your home.

Mr. Turner asked if the site still had the free-standing interstate sign? Mrs. Hagenseker replied yes and one side of the sign is currently missing a panel. The sign is not part of the Design Review application. The applicant doesn't want to use the interstate sign.

**Chairman Rolfsen asked if there was a motion to take action on the request? Mr. Lunnemann moved to approve the request as presented and based upon the Technical/Design Review Committee recommendation. Mrs. Goetting seconded the motion and is passed unanimously.**

**NEW BUSINESS**

Mr. Patton stated that he has a conflict of interest with one of the New Business items so he left the meeting room to recuse himself.

**ZONING MAP AMENDMENT, Alaina Hagenseker, Staff**

6. Request of **Prime Engineering, Inc., per Alison Chadwell (applicant)** for **BT-OH, LLC (owner)** for a Zoning Map Amendment from Agricultural Estate (A-2) and Rural Suburban Estates (RSE) to Industrial One (I-1) for an approximate 12 acre area located along the west side of Dixie Highway, between Transport Drive and Richwood Road, approximately 500 feet north of Transport Drive, and having a Parcel Identification Number (PIDN) of 076.00-00-003.06, Boone County, Kentucky. The request is for a zone change to allow a trailer staging area.

**ZONING MAP AMENDMENT, Michael Schwartz, Staff**

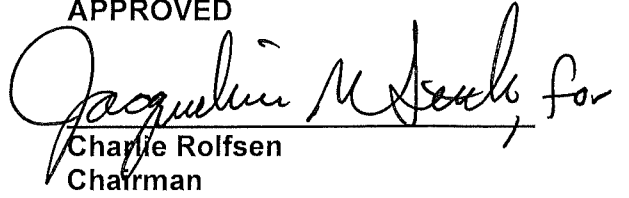
7. Request of **Al Neyer, per Melissa Johnson (applicant)** for **Graves Family Real Estate LLC, Douglas and Donna Conner, Casey A. March, Larry and Elizabeth Goodridge, and Michael S. and Lara A. Goodridge (owners)** for a Zoning Map Amendment from Graves Road – Commercial (GR-C) and Graves Road – Business Park (GR-BP) to Graves Road – Business Park/Planned Development (GR-BP/PD) for an approximate 137 acre area located at the southeast quadrant of the Interstate 275 (I-275)/Graves Road interchange and being the properties located at 2944 Petersburg Road, 2928 Petersburg Road, 2918 Petersburg Road, 2888 Graves Road, 2890 Graves Road, 2650 Graves Road, 2648 Graves Road, the property with the following Property Identification Number (PIDN): 036.00-00-016.02, and a portion of the property located at 2678 Graves Road, Boone County, Kentucky. The request is for a zone change to allow a 1,550,000 square foot industrial building.

**Mr. Szurlinski moved to schedule the Public Hearings for Items #6 & 7 on September 7, 2022 at 7:30p.m. in the Fiscal Courtroom. Mr. Hincks seconded the motion and it passed unanimously.**

**OTHER:**

There being no further business to come before the Planning Commission, **Mrs. Steele moved to adjourn the meeting. Mr. Schwenke seconded the motion and it passed unanimously. The meeting was adjourned at 7:40 P.M.**

APPROVED

  
Charlie Rolfsen  
Chairman

Attest:



Kevin P. Costello, AICP  
Executive Director

# SUPPORTING INFORMATION



## **BOONE COUNTY PLANNING COMMISSION**

[www.boonecountyky.org/pc](http://www.boonecountyky.org/pc)  
[www.boonecountygis.com](http://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](mailto:plancom@boonecountyky.org)

August 1, 2022

Patsy C. Bullock Living Trust  
Nancy S. Bullock  
P.O. Box 693  
Hebron, KY 41017

RE: Request of **Paul Hemmer Company (applicant)** for **Patsy C. Bullock Living Trust, Nancy S. Bullock, and Prologis LP (owners)** for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Commercial Two (C-2) to Industrial One (I-1); and (2) a Variance reducing the spacing of driveways along a street frontage from five hundred (500) feet to one hundred (100) feet for an approximate 19.8 acre area located at 3024 Bullock Lane and 3080 Bullock Lane, Boone County, Kentucky. The request is for a zone change and variance to allow a warehouse/logistics building.

Dear Property Owners:

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 July 20, 2022 meeting. Please sign on the spaces provided at the end of this letter and return the original letter to the Planning Commission's office by Friday, July 29, 2022, if you are in agreement with the conditions.

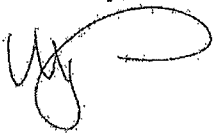
### CONDITIONS:

1. Development shall be consistent with the submitted Concept Development Plan, except as modified by these conditions.
2. An 8" sanitary sewer main shall be provided along Bullock Lane per the plan that was submitted at the July 20, 2022 Zone Change Committee meeting. This approved 8" sanitary sewer main is shown in green. The applicant shall work with Boone County Fiscal Court, SD1, and the residential property owners along Bullock Lane in extending sanitary sewer service to each home if desired and agreed to by each party. The applicant's cost responsibility shall include all 8" sewer main, 4" lateral tees and 4" lateral pipes run to within 8' of the east edge of Bullock Lane pavement for each existing house.
3. Development shall meet the minimum requirements of the zoning regulations, except as modified by these conditions.
4. The bus stop enclosure shall be relocated to the satisfaction of TANK, at the expense of the property owner/developer. Documentation from TANK shall be submitted with the

Site Plan application.

5. An ingress/egress easement shall be recorded for the proposed access point onto Langley Drive.
6. Free standing/monument signage shall only be allowed along Langley Drive.
7. Building mounted signage shall only be allowed on the south and east building facades.
8. Other than professional name plates, having a maximum sign area of six (6) square feet, located near business entrances, building mounted signage shall only be allowed on the west building façade when the area located to the west of the site in question is rezoned to a commercial or employment district.
9. Uses that require refrigerated trailers shall be prohibited.
10. Light fixtures, whether pole mounted or building mounted, shall not exceed a maximum height of twenty (20) feet.
11. Outdoor storage is prohibited.
12. Uses that create noise that can be detected outside of the principal structure, other than the normal noise created from cars, vehicles, and trucks during their ingress/egress to the site in addition to their loading/unloading operations, shall be prohibited.
13. Final access to the site from Langley Drive shall be determined by the County Engineer. No access to the site shall be provided from Bullock Lane or Petersburg Road.

Sincerely,

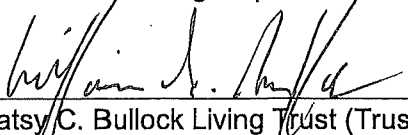


Michael D. Schwartz  
Director, Zoning Services

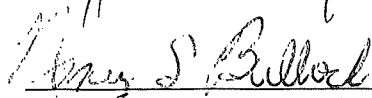
MDS/ss

AGREEMENT

We, the property owners of the approximate 19.8 acre site located at 3024 Bullock Lane and 3080 Bullock Lane, Boone County, Kentucky, agree to the conditions listed herein for the above referenced Zoning Map Amendment.

  
\_\_\_\_\_  
Patsy C. Bullock Living Trust (Trustee)

Aug. 2, 2022  
Date

  
\_\_\_\_\_  
Nancy S. Bullock (Owner)

Aug. 2, 2022  
Date

Located in Boone County, Kentucky, lying on the easterly side of Bullock Lane and the southerly side of Kentucky Highway 20 and being all of the remaining property on the west side of Bullock Lane, as recorded in Deed Book 128, Page 97, Deed Book 128, Page 99, and Deed Book 148, Page 64 of the Boone County Clerk's Office at Burlington, Kentucky, and is more particularly described as follows:

Unless otherwise stated, any monument referred to herein as an iron pin (set) is  $\frac{1}{2}$  inch diameter rebar eighteen inches in length with a plastic cap stamped "PLS 2030". All bearings referred to herein are based upon Deed Book 724, Page 08, in the Boone County Clerk's Office in Burlington, Kentucky. Beginning at a point in the centerline intersection of Kentucky Highway 20 and Bullock Lane; thence with the center of Kentucky Highway 20 S 88-14-22 E 254.29 feet to a point; thence S 88-38-37 E 167.51 feet to a point; thence S 89-14-21 E 294.32 feet to a point; thence leaving said centerline through Lot 23 of Hebron Heights Subdivision (Plat Book 1, Page 60) S 02-15-00 W passing an existing iron pin at 25.00 feet, a total distance of 259.53 feet to an existing iron pin; thence with a line through Lots 22 and 23 N 87-45-00 W 100.00 feet to an existing iron pin; thence S 09-49-01 W 1,355.55 feet to an existing iron pin, said iron pin being a common corner with Paul Hemmer Company, III (Deed Book 724, page 8); thence N 65-40-26 W 524.20 feet to a set P.K. nail in the center of Bullock Lane; thence with the center of said Bullock Lane N 12-50-20 W 42.55 feet to a point; thence N 08-56-41 E 378.34 feet to a point; thence N 11-06-44 E 131.50 feet to a point; thence N 07-30-50 E 122.35 feet to a point; thence N 00-03-58 W 191.59 feet to a point, said point being a common corner with James Collett (Deed Book 485, page 68); thence leaving said centerline with said common line S 86-10-41 E, passing an existing iron pin at 25.00 feet, a total distance of 245.66 feet to an existing iron pin; thence N 02-59-01 E 99.97 feet to an existing iron pin; thence N 86-10-41 W passing an existing iron pin at 221.86 feet, a total distance of 246.86 feet to a point, said point being in the center of said Bullock Lane;

thence with said centerline N 03-13-50 E 75.87 feet to a point; thence N 04-06-42 E 141.12 feet to the point of beginning containing 19.271 acres and being subject to all rights-of way and easements of record.

Located in Boone County, Kentucky, lying on the east side of Bullock Lane, 215.73 feet from the centerline intersection of Bullock Lane and Kentucky Highway 20 and is more particularly described as follows:

Beginning at a P.K. nail (set) in the centerline of Bullock Lane, said P.K. nail being 215.73 feet from the centerline intersection of Bullock Lane and Kentucky Highway 20; thence with a new division of George Bullock's remaining property (Deed Book 128, page 97) S 86-54-31 E, passing an iron pin at 25.00 feet a total distance of 246.86 feet to an iron pin (set); thence S 02-15-11 W 99.97 feet to an iron pin (set); thence N 86-54-31 W, passing an iron pin at 220.64 feet, a total distance of 245.66 feet to a P.K. nail (set) in the centerline of Bullock Lane; thence with said centerline N 00-40-00 E 50.88 feet to a P.K. nail (set); thence N 02-30-00 E 49.12 feet to the point of beginning containing 0.5086 acre exclusive of the right-of way of Bullock Lane and being subject to all right-of-ways and easements of record.

## ORDINANCE 2022-21

**AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT, KENTUCKY APPROVING, WITH CONDITIONS, A REQUEST OF PAUL HEMMER COMPANY (APPLICANT) FOR PATSY C BULLOCK LIVING TRUST, NANCY S. BULLOCK, AND PROLOGIS LP (OWNERS) FOR: (1) A ZONING MAP AMENDMENT FROM SUBURBAN RESIDENTIAL ONE (SR-1) AND COMMERCIAL TWO (C-2) TO INDUSTRIAL ONE (I-1); AND (2) A VARIANCE REDUCING THE SPACING OF DRIVEWAYS ALONG A STREET FRONTAGE FROM FIVE HUNDRED (500) FEET TO ONE HUNDRED (100) FEET FOR AN APPROXIMATE 19.8 ACRE AREA LOCATED AT 3024 BULLOCK LANE AND 3080 BULLOCK LANE, BOONE COUNTY, KENTUCKY.**

**WHEREAS**, the Boone County Planning Commission received a request for a Zoning Map Amendment to the Boone County Zoning Map and such Zoning Map Amendment being (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Commercial Two (C-2) to Industrial One (I-1) and (2) a dimensional Variance reducing the spacing of driveways along a street frontage from five hundred (500) feet to one hundred (100) feet for an approximate 19.8 acre area located at 3024 Bullock Lane and 3080 Bullock Lane, Boone County, Kentucky, which is more particularly described below; and,

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

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

### **Section One**

That the request for a Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby recommended for approval, with conditions, this Zoning Map Amendment being a zone change from (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Commercial Two (C-2) to Industrial One (I-1); and (2) a dimensional Variance reducing the spacing of driveways along a street frontage from five hundred (500) feet to one hundred (100) feet for an approximate 19.8 acre area located at 3024 Bullock Lane and 3080 Bullock Lane, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in a Suburban Residential One (SR-1) and Commercial Two (C-2) zones are more particularly described in DEED BOOKS/PAGE NOS: 973/571 AND 1062/487, respectively (as supplied by the applicant) as recorded in the Boone County Clerk's office.

### **Section Two**

That as a basis for the recommendation of approval, with conditions, for a Zoning Map Amendment and a dimensional variance request are the Findings of Fact, 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 Resolution and marked as "Exhibit A."

The Boone County Planning Commission Committee recommended approval for this request based on the Findings of Fact and Conditions for the Zoning Map Amendment and the request for a dimensional variance 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 adoption, according to law.

**First Reading the 23<sup>rd</sup> day of August, 2022**

**Second Reading the 13<sup>th</sup> day of September, 2022**

**Adopted this 13<sup>th</sup> day of September, 2022      Yes   3        No   1**

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

**ATTEST:**

  
**Shona Schulkers,  
Fiscal Court Clerk**

# CONCEPTUAL LANGLEY-BULLOCK DEVELOPMENT

LANGLEY DRIVE  
BOONE COUNTY, KENTUCKY  
MAY 3, 2022

*Zoning Map Amendment  
& Variance*

APPROVED *with conditions*

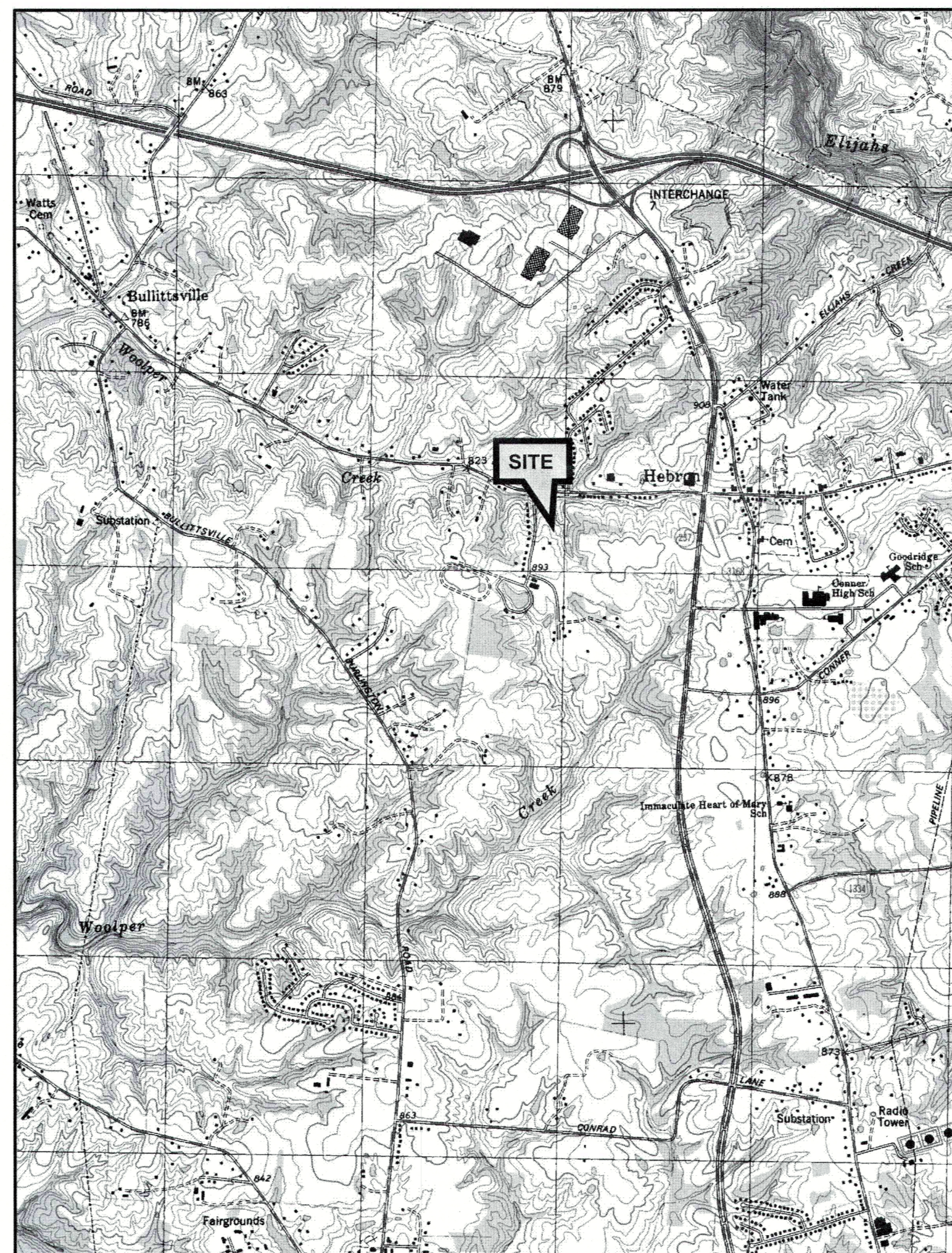
Staff M. Schwartz

Date 5/3/2022

Boone County  
Planning Commission

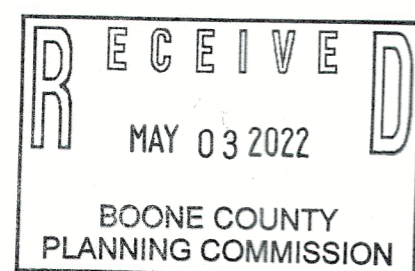
### GENERAL NOTES

1. Owners: Patsy C Bullock Living Trust  
PO BOX 693, Hebron, KY, 41048 AND  
Nancy S Bullock  
3024 Bullock Ln, Hebron, KY 41048
2. Developer: Paul Hemmer Company  
226 Grandview Drive, Ft. Mitchell, Kentucky 41017
3. Present Zoning of Property: SR-1 & C-2
4. Proposed Zoning of Property: I-1/PD
5. Total Property Area: 19.78 Acres  
Property Area To Be Rezoned: 19.78 Acres  
Property Area With Change in Development Plan: 19.78 Acres
6. Total Building SF of Industrial: 230,000 SF
7. Proposed I-1 Requirements  
Minimum Lot Size: 20,000 SF  
Maximum Building Height: 50 Ft  
Minimum Front Yard Setback: 50 Ft  
Minimum Rear Yard Setback: 30 or 50 Ft  
Minimum Side Yard Setback: 10 or 50 Ft  
Maximum Intensity: 25,000 SF Floor Area per Acre  
Buffer Yard: 80 Ft or 40 Ft with a 6 Ft high berm or fence
8. Existing Soil Types = JeD, RsB, RxC
9. Water - Boone County Water District.
10. Sanitary Sewer - Sanitation District No. 1.
11. Storm Sewer - Private & Sanitation District No. 1.
12. Gas - Duke Energy
13. Electric - Duke Energy and Owen Electric Cooperative, Inc.
14. Telephone - Altafiber.
15. Cable - Spectrum.
16. All proposed utilities are to be underground.
17. This site does not lie within the FEMA 100 yr. flood plain.
18. Proposed site drains north to detention basin.



VICINITY MAP  
1"=2,000'  
BURLINGTON QUAD

SHEET INDEX	
SHEET NO.	DRAWING TITLE
COVER	COVER SHEET
1	CONCEPTUAL PLAN
2	CROSS SECTION LAYOUT
L1	WEST CROSS SECTIONS
L2	WEST CROSS SECTIONS TREES TO BE PLANTED
A201	PAUL HEMMER COMPANY PROTOTYPICAL ELEVATIONS



Location of utilities and structures, both surface and sub-surface, are shown on the plans from data available at time of bidding, and are not necessarily complete or correct. During construction the contractor shall use diligence in protecting from damaging all existing utilities and structures whether shown on the plan or not. If damage is caused, the contractor shall be responsible for the repair or restoration of same to the satisfaction of the engineer or appropriate authority.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR MUST EXPOSE AND VERIFY LOCATIONS BOTH HORIZONTAL AND VERTICALLY OF ALL EXISTING UTILITIES. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY, TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

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**VIOX & VIOX**  
Civil Engineers, Surveyors, and Landscape Architects  
466 Erlanger Road • Erlanger, Kentucky 41018  
602 Lila Avenue • Milford, Ohio 45150  
Ph Erlanger (859)727-3030 • Ph Milford (513)576-1000  
www.vioxinc.com

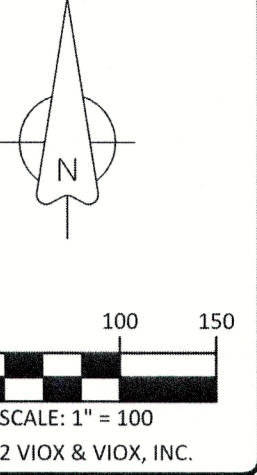
CONCEPTUAL LANGLEY-BULLOCK  
DEVELOPMENT  
HEBRON, BOONE COUNTY, KENTUCKY

Project No:	Checked:
190221001	
Date:	Ref:
5/3/2022	

Sheet:  
**COVER**

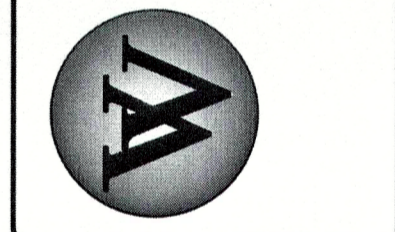


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Item	Revision	Date	By	CHK.

**VIOX & VIOX**  
 Civil Engineers, Surveyors, and Landscape Architects  
 466 Erlanger Road • Erlanger, Kentucky 41018  
 602 Lila Avenue • Millford, Ohio 45150  
 Ph: Erlanger (659) 727-2899 • Ph: Millford (513) 576-1000  
 www.vioxinc.com



**CONCEPTUAL LANGLEY-BULLOCK DEVELOPMENT**  
 HEBRON, BOONE COUNTY, KENTUCKY  
**CONCEPTUAL PLAN**

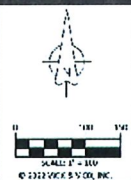
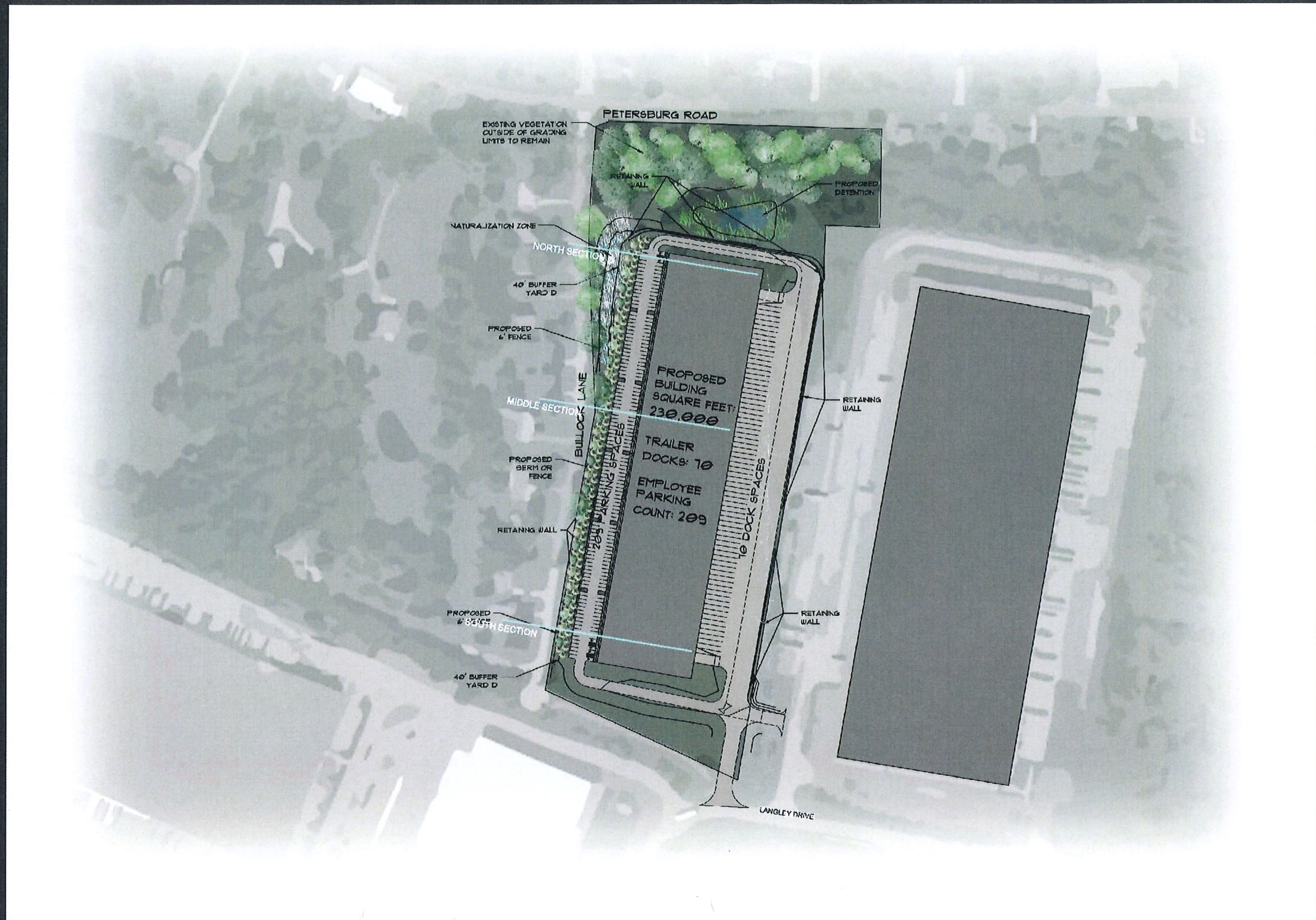
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Date: 4/27/2022	Ref: 
Sheet: <b>1</b>	











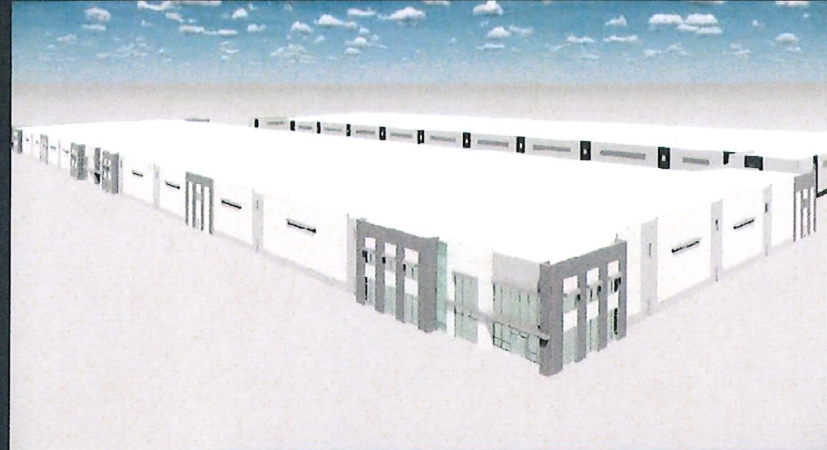
NO.	DATE	BY	CHKD.	DESCRIPTION

**VIOX & VIOX**  
 Civil Engineers, Surveyors, and Landscape Architects  
 486 S. Linn Avenue • Frankfort, Kentucky 40601  
 Phone: (502) 227-2225 • Fax: (502) 227-1200  
 www.vioxinc.com

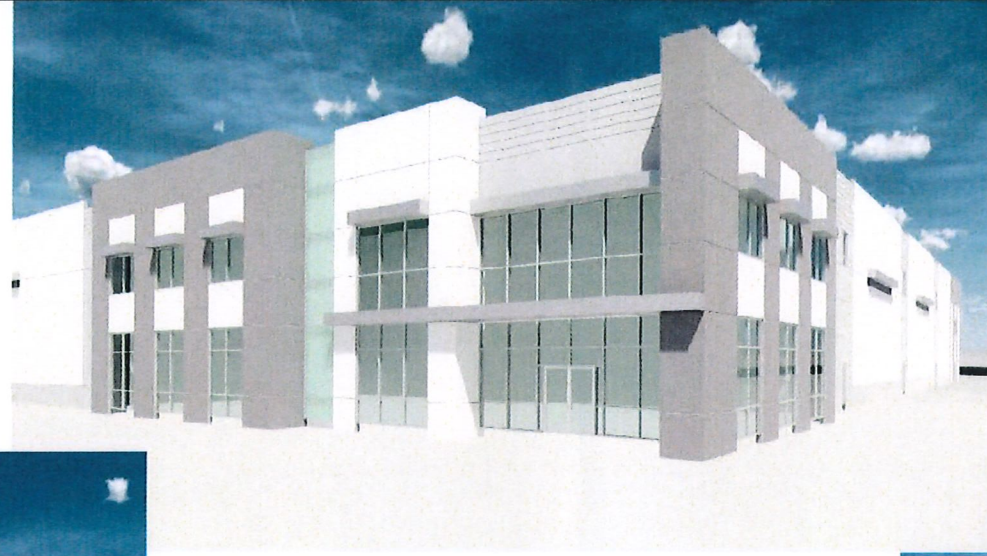
**CONCEPTUAL LANGLEY-BULLOCK DEVELOPMENT**  
 HERRON, BOONE COUNTY, KENTUCKY  
**COLOR ILLUSTRATIVE PLAN**

Project No:	CL-2022
Sheet No:	42727M12
Date:	04/25/22

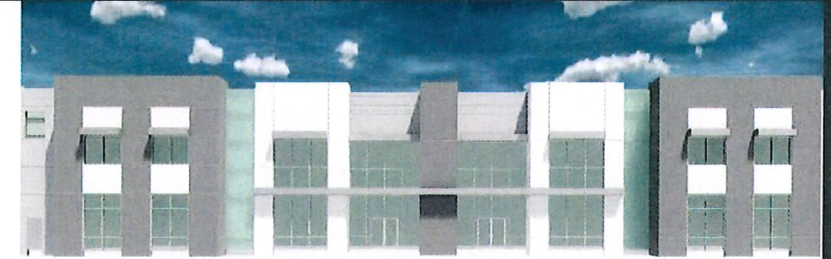




OVERALL RENDERING  
12' = 1'-0"



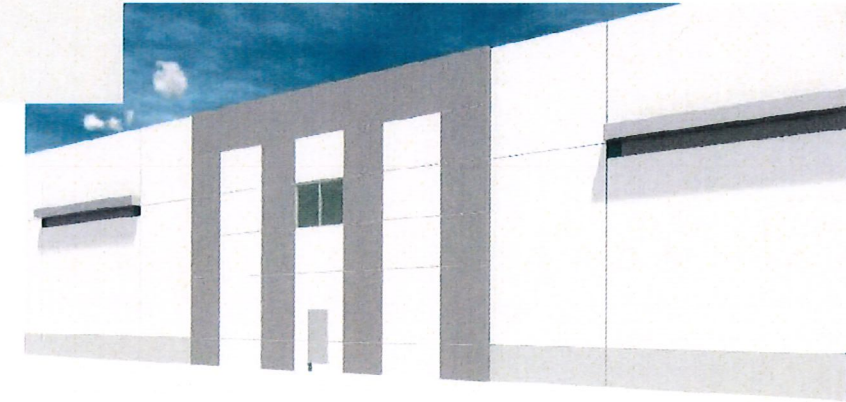
TYPICAL CORNER RENDERING  
12' = 1'-0"



MIDDLE ENTRY RENDERING  
12' = 1'-0"



SOUTHWEST CORNER RENDERING  
12' = 1'-0"



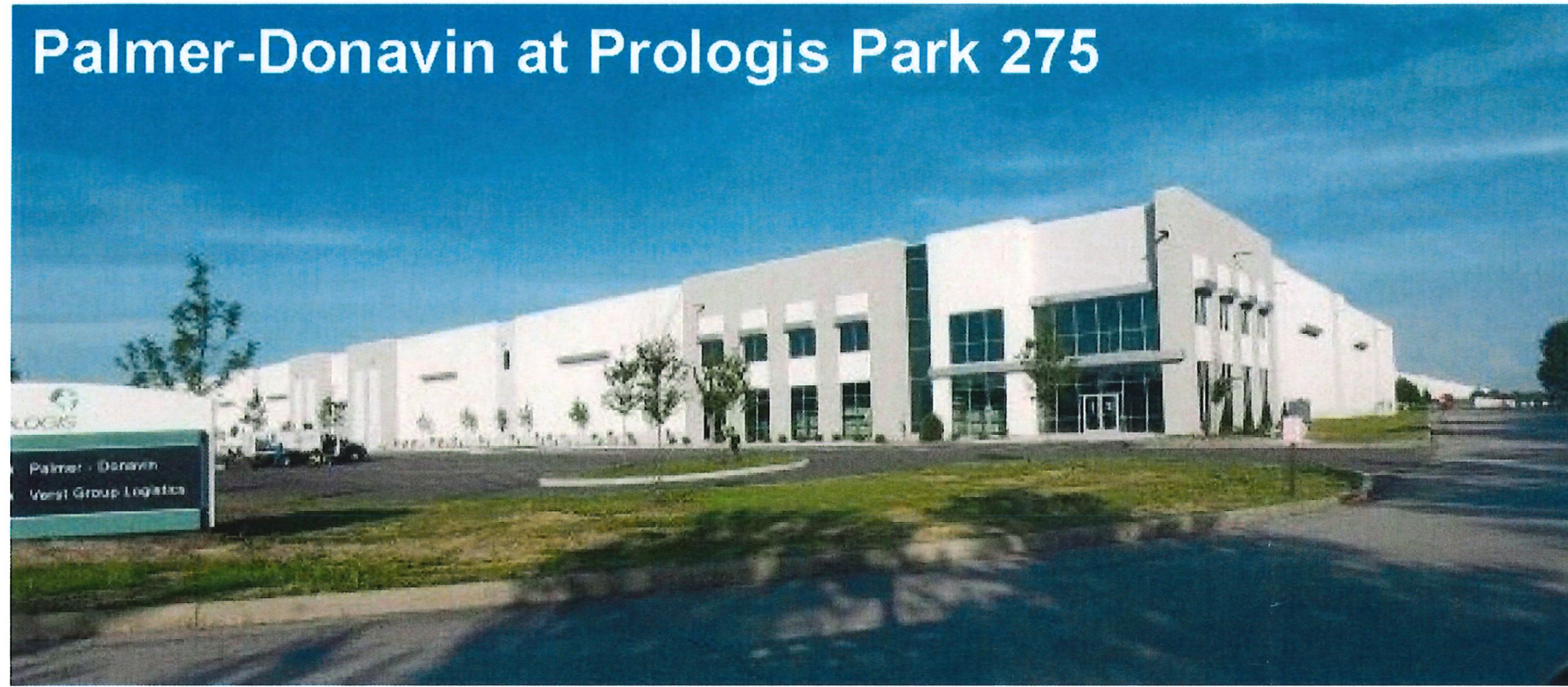
FUTURE SECONDARY ENTRY  
12' = 1'-0"

**ARCHITECTURAL  
RENDERING**

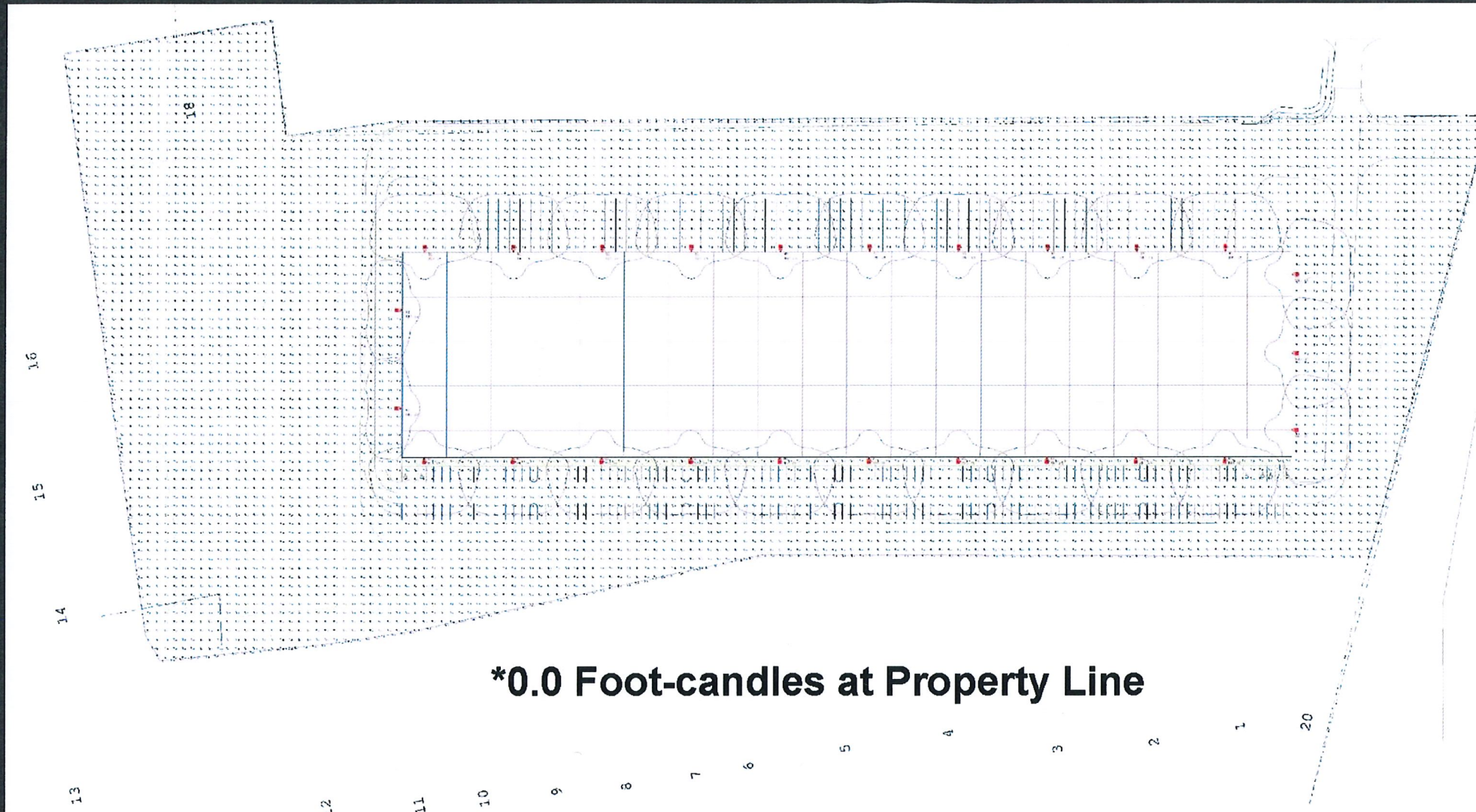
**Representative Architectural  
Example**



# Palmer-Donavin at Prologis Park 275



# SITE PHOTOMETRICS



**\*0.0 Foot-candles at Property Line**

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALC AREA	Illuminance	Fc	0.56	9.5	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
LOADING DOCK AREA	Illuminance	Fc	1.88	5.3	0.8	2.35	6.63

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	BUG Rating Lum. Watts
W2	2	W2	Single	N.A.	0.900	RSX2 I FD P2 40K AFR	B2-U0-G2 114.07
W1	23	W1	Single	N.A.	0.900	HSX2 LED P2 40K H4	B2-U0-G3 114.07

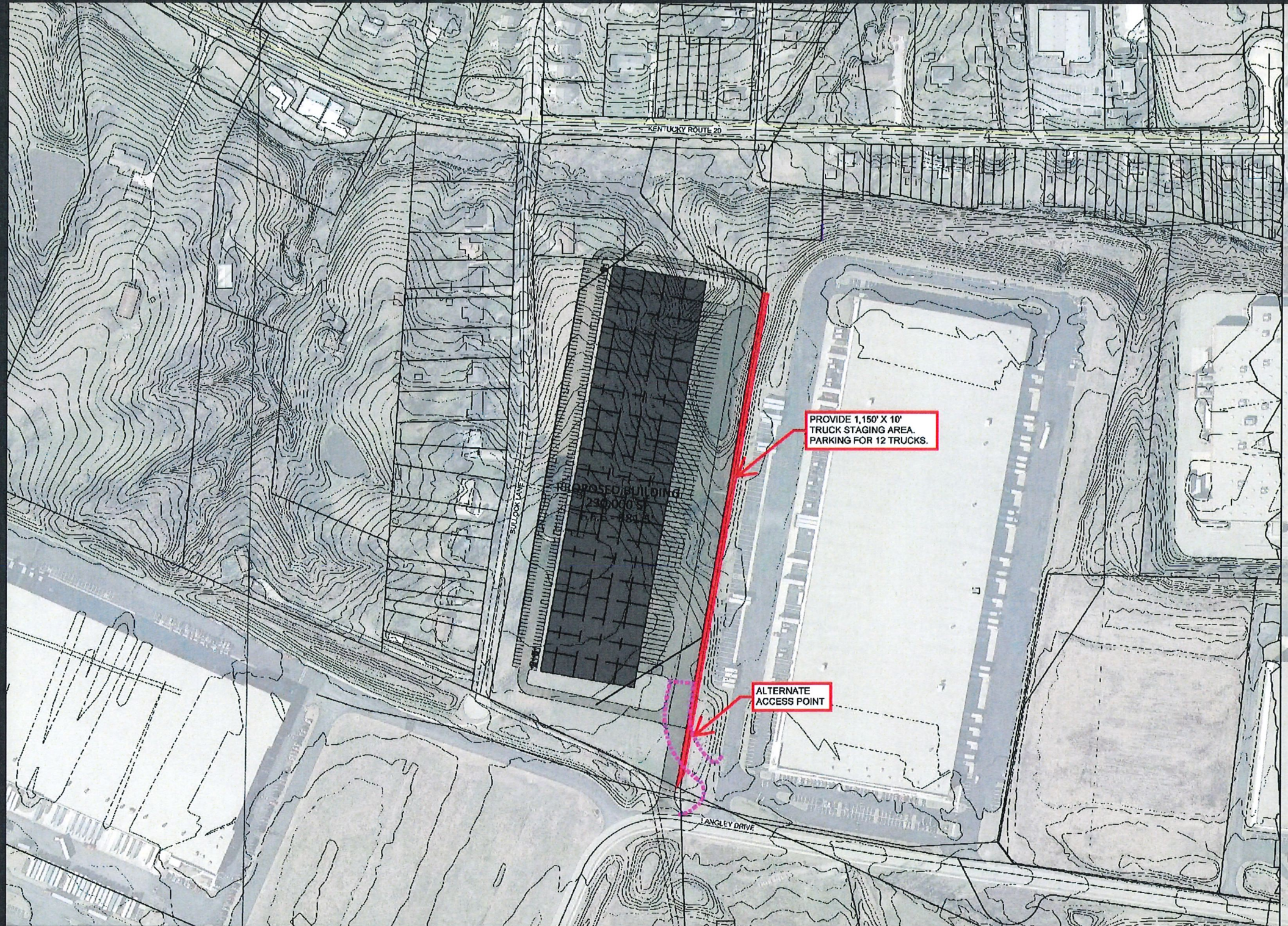
DESIGNER'S RESPONSIBILITY: THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS REPORT. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES.



DRAWING NUMBER : **MG052522PRO-BULLOCK PROPERTY SITE LTG-01**  
 LAYOUT DESIGNER : **MICHAEL GONZALES**  
 DESIGNER EMAIL : **michaelg@performanceltg.com**  
 PROJECT DATE : **05/26/2022**  
 REVISION DATE :  
 REP : **RYAN LIEBER - ryanl@performanceltg.com**  
 ADDRESS :

**www.performanceltg.com**  
 Phone: (949) 878-9000 Fax: (949) 878-9001  
 5 Jenner Suite 130 Irvine, CA 92618  
 POINT-BY-POINT CALCULATION  
 Illuminance at Grade (Footcandles), unless otherwise specified.







  <small>1" = 20'</small>	
DATE:	11/11/2021
SCALE:	AS SHOWN
<b>VVOX &amp; VVOX</b> <small>CIVIL ENGINEERS, SURVEYORS, AND LANDSCAPE ARCHITECTS</small> <small>405 Elmwood Road, Knoxville, Tennessee 37913</small> <small>PH: 615.582.4600 • FAX: 615.582.4600 • WWW.VVOX.COM</small>	
<b>LANGLEY BULLOCK</b> <b>BOONE COUNTY, KY</b> <small>STAGING AND ACCESS</small>	
Project No.:	2021-001
Sheet No.:	2

