

**ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION**

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90408
APR 30 2024
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: The Shoppes @ Hebron Pointe
2. Location of Project: West Corner of Worldwide Blvd & Williams Rd Intersection
3. Total Acreage of Project: 55 +/- Acres
4. Current Zoning of Property: Graves Road Commercial (GR-C) & Graves Road Residential (GR-R)
5. Proposed Zoning of Property (classification being requested): GR-C / PD
6. Proposed Use(s) (specify each use):
See attached narrative
7. Proposed Building Intensities (specify for each building):
See attached narrative
8. Are you applying for any of the following (check all that apply):
 Conditional Use Permit Variance
9. Current Owner: KCJA, LLC
 Address: 13527 Green Road

| | | |
|---------------------|----------------------|-------------------------|
| <u>Walton</u> | <u>KY</u> | <u>41094</u> |
| <small>City</small> | <small>State</small> | <small>Zip Code</small> |

 Phone Number: 859-392-8900 Fax Number: _____
 Email: jill@arlinghaus.com
10. Applicant: Midland Atlantic Properties
 Address: 8044 Montgomery Road, Suite 370

| | | |
|---------------------|----------------------|-------------------------|
| <u>Cincinnati</u> | <u>OH</u> | <u>45236</u> |
| <small>City</small> | <small>State</small> | <small>Zip Code</small> |

 Phone Number: 513-792-5000 Fax Number: _____
 Email: criney@midlandatlantic.com
11. Are there any existing buildings on the site: Yes No
 If yes, indicate how many: _____

Zoning Map Amendment

Page 2

1218/490/2004
HD23/290/2003

1214/383/2004
HD23/391/2003

HD23/290/2004
986/66/2004

HD23/415/2004
1210/663/2004

12. 1210 663 2004
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):

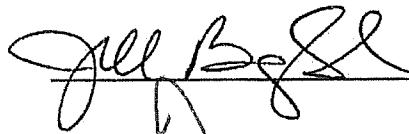
- Boone County Building Department
- Boone County Public Works Department
- Boone County Water District
- Cincinnati Bell
- Cincinnati/Northern Kentucky International Airport (Kentucky Airport Zoning Commission for height restrictions near the airport)
- Duke Energy
- Florence Public Services Department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

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

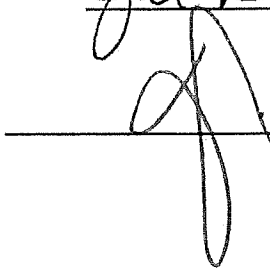
17. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:

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 July 18, 2024

Property Owner's Signature:



Applicant's Signature:



April 24, 2024

Mr. Michael D. Schwartz
Director, Zoning Services
Boone County Planning Commission
2950 Washington Street, Room 317
Burlington, KY 41005

RE: **Map Amendment for the Shoppes at Hebron Pointe**

Dear Mr. Schwartz,

Our names are Larry and Christina Barnes – we are the owners of 2355 Water Tower Drive in Hebron, KY. Please allow this correspondence to serve as our support and acknowledgement of Midland Atlantic Properties' recent submittal to Boone County for a Map Amendment for the Shoppes at Hebron Pointe which encompasses a portion of our property.

Kindest regards,

Larry Barnes 04/24/2024
Larry Barnes (Apr 24, 2024 13:16 EDT)

Larry Barnes Date

Christina Barnes 04/24/2024
Christina Barnes (Apr 24, 2024 13:09 EDT)

Christina Barnes Date

Cc: Clayton Riney – Midland Atlantic Properties

EXHIBIT

“A”

STAFF REPORT

#2

Request of **Midland Atlantic Properties, per Clayton Riney (applicant) for KCJA LLC, Roy Smith, Larry and Christina Barnes, and the Kentucky Transportation Cabinet (owners)** for a Zoning Map Amendment from Graves Road – Residential (GR-R) and Graves Road – Commercial (GR-C) to Graves Road - Commercial/Planned Development (GR-C/PD) for an approximate 53 acre area located at the northeast and northwest corners of the intersection of Graves Road with Worldwide Boulevard and including the properties located at 2477 Treetop Lane (portion), 2338 Williams Road (portion), 2355 Water Tower Drive (portion), and properties having the following Parcel Identification Numbers (PIDN's): 035.00-00-072.01, 035.00-00-038.05, 035.00-00-038.01, 035.00-00-061.04, 035.00-00-038.04, and 035.00-00-057.02, Boone County, Kentucky. The request is for a zone change to allow for the development of an approximate 115,000 square foot commercial complex having six (6) buildings.

June 5, 2024

REQUEST

- A. The request is to rezone an approximate 53 acre area located at the northeast and northwest corners of the intersection of Graves Road with Worldwide Boulevard from Graves Road – Residential (GR-R) and Graves Road – Commercial (GR-C) to Graves Road - Commercial/Planned Development (GR-C/PD) to allow the development of an approximate 115,000 square foot commercial complex having six (6) buildings.

SITE HISTORY

- 2021 On April 27, 2021, the Boone Fiscal Court adopted Ordinance Number 2021-10 approving the I-275/Graves Road Interchange Study (R-21-003-A).
- 2024 On April 22, 2024, the Boone County Zoning Administrator determined that the proposed development did not meet the requirements of the I-275/Graves Road Interchange Study and that the proposed development must follow the "Long" review process (see attached letter).

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 2700.A of the Boone County Zoning Regulations states that “The new I-275/Graves Road Interchange provides an opportunity to create a unique gateway to Boone County’s Hebron and Bullittsville areas and should be characterized by “attractive building designs, pleasant and efficient site layouts, effective, and reserved, signage, tasteful lighting, beautiful landscaping, open space, and enhanced pedestrian accessibility that will create a place not typical of most interstate interchanges”. The new Graves Road (KY 495) should become a unifying corridor through the area by connecting the communities of Bullittsville and Hebron with a mix of land uses working in support of each other as well as the existing uses in the area. It is the goal of these regulations to not only encourage and attract new businesses, employers, and residents to live and work, but also to create a special place that accommodates the various uses that rely on the interchange as a means of transportation.”
- C. Section 2703.1.A of the Boone County Zoning Regulations state that “the purpose of the Graves Road Commercial (GR-C) district is to provide for and encourage a mix of retail and office as well as some residential uses. It is the goal of this district to provide for commercial uses and activities that support both the local neighborhood residential base as well as serving the business functions proposed in and around the interchange area. Development in this district will be designed to provide for central and convenient access for vehicular, pedestrian, and multi-modal traffic within the district’s facilities and shopping spaces.”
- D. Section 1506 of the Boone County Zoning Regulations provides for the following planned development criteria:
1. Mixed Use Development and Pedestrian Orientation: Planned Developments shall generally have a mixed use orientation (combination of differing types of residential, commercial, public or civic, and/or industrial uses) both within the development itself and relative to the relationship between the proposed planned development and adjacent sites. The additional intensity allowed in a Planned Development by Section 1501 shall only be permitted when a true mixed use and/or an amenity - oriented development with community and recreation facilities as described in this standard is provided.
 2. In general, Planned Developments shall have a pedestrian orientation, where it is possible to live, work, shop, and play in the same immediate vicinity without a required dependence on the automobile. This may be accomplished through the use of comprehensive pedestrian circulation networks including multipurpose paths and walks along main routes and open spaces such as stream corridors, between major destinations within the development and adjoining areas, secondary walk connections to the multi-purpose paths, the creation of a designed pedestrian environment including street trees in addition to other required landscaping, decorative street lights and other street furniture, and seating areas, and the use of integral curb walks where appropriate along streets. Disruptions in major paths due to street and drive intersections shall be minimal. Additionally in commercial areas, pedestrian orientation can be accomplished by placing buildings in close proximity to the street with parking areas to the side and rear of buildings, mixing uses within the same multi-story buildings, building entrances directly facing streets with reduced setbacks,

architectural design which employs display windows, projecting signs, and awnings at street level, and designed outdoor seating and gathering spaces at the street level. Each development proposal must demonstrate in detail how the project will be made walkable throughout.

3. **Compatibility of Uses:** Measures shall be taken to assure compatibility of land uses within a Planned Development itself and adjacent sites. Such measures may include the provisions of buffer zones, common open space areas and landscape features, transitional land uses, or a mixed-use development in which no specific type of land use is dominant. When applicable, the design methods recommended in the "Development Layout, Lot Sizes, and Setbacks" section of the Comprehensive Plan's Land Use Element shall be employed. Compatibility measures/mitigation measures shall exceed the usual minimum standards of these regulations when needed to address impacts of the proposed development.
4. **Open Space:** Useable open space(s), in an amount over and above setback and buffer yard areas and open areas required by the underlying district, shall be provided. These spaces may be provided in the form of parks, plazas, arcades, commons, trails, sports courts or other athletic and recreational areas, outdoor areas for the display of sculptural elements, etc. Land reservations for community facilities may be considered in lieu of useable open space. The use of single loaded streets to provide multi-purpose paths, park areas, or to protect stream corridors, may be proposed for this purpose. Open Space areas are encouraged to have street frontage and visibility. Any site proposed to be publicly dedicated or donated for park or open space purposes shall comply with the appropriate legislative body's requirements for acceptance of such dedications or donations.
5. **Multi-Modal Transportation System:** Planned Developments shall incorporate multi-modal transportation elements through the development, depending on the foreseeable needs of future residents and users of the site, and the relationship of the project site to the community at large. Such multi-modal elements may include provisions for mass transit stops or stations, car pooling lots, pedestrian and bicycle paths and lanes, bicycle parking areas, etc. Multi-modal facilities are encouraged to be combined with the pedestrian systems and open spaces described in Sections 1 and 4. Multi-modal facilities should connect to existing and future facilities that lie outside of the site.
6. **Preservation of Existing Site Features:** Existing topography, significant tree cover, tree lines along property lines, cemeteries, and water courses and water bodies shall be largely preserved and incorporated into the project design, where appropriate and consistent with the remainder of this article. The retention of such features may also fulfill portions of the requirements in Section 4 "Open Space" and Section 7 "Landscaping."
7. **Landscaping:** Substantial landscaping shall be provided in a Planned Development with emphasis given to street scape areas, buffer zones, and the provision of significant landscaping (in terms of size of landscape areas, and quantity and quality of landscape materials) within the developed portions of the site. The use of landscape design guidelines is required for multi-phased projects.

The retention of existing healthy, substantial trees should occur wherever possible. Properly designed street tree plantings may be permitted to fulfill some landscaping requirements as part of an overall amenity package.

8. Architecture: Sites which are subject to architectural requirements through adopted overlay districts or land use studies shall follow said requirements. For all other sites, a consistent architectural theme shall be provided in planned developments. The theme shall largely use traditional, regionally influenced architectural forms and elements and shall allow variations within it. Traditional styles such as Georgian, Federal, I-House, Cape Cod, Craftsman, Tudor, Queen Anne, Italianate, early 20th century commercial structures, and local farm structures may be used as models. Contemporary or transitional styles of comparable quality may also be considered. The architectural theme shall also relate to existing structures on the project site and adjacent sites, especially if such existing structures are historic.
9. For attached or multi-family residential developments and commercial or office developments, the predominant building materials shall have a solid appearance, such as could be achieved with brick, stone, and architectural grade cast concrete products designed to replicate natural materials. Roof designs shall have a finished appearance through the use of three dimensional pitched roof forms with architectural grade roofing and/or the use of defined parapets with cornice lines. Long building facades and roof planes shall be interrupted through the use of three dimensional jogs in the building footprint and secondary roof forms such as hips, dormers, and gables. Such buildings shall include architectural detailing for cosmetic enhancement, largely use natural colors, and use a consistent design treatment on all facades. The use of architectural guidelines or building prototypes is required for all multi-phased projects. Developments should be mixed-use in character with multi-level buildings where commercial services are proposed. Walkability must be planned for when locating commercial and residential uses in proximity to each other. Office and residential uses are strongly advocated above commercial uses in business districts to decrease dependence on the automobile.
10. Historic and Prehistoric Features: Historic and prehistoric features on the project site shall be retained, utilized, and incorporated into the overall project design if physically and economically feasible.
11. Signage: A consistent signage theme shall be provided within a Planned Development. Building mounted signs shall be the predominate signage on the project site. Freestanding signs shall be monument style and of a limited size and height. Signage shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors. The use of signage design guidelines is required for multi-phased projects.
12. Transportation Connections and Entry Points: The provision of transportation connections (street connections, pedestrian paths, multi-purpose trails, sidewalks, and bicycle facilities) shall be provided in all planned development unless physically unfeasible or unsafe. This shall include connections

to adjoining properties and developments, and inter-connectivity within the development itself, and contain minimal use of cul-de-sacs or other dead-end types of streets only when necessary. Transportation connections shall account for the County's adopted Transportation Plan and any adopted bikeway and/or pedestrian plans. In addition, the various entry points (streets, paths, etc.) into a Planned Development shall be marked or otherwise defined through the use of landscaping, low-key signage on retaining walls, architectural or sculptural elements, archways, markers, etc. Any structures used to demarcate entry points shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors.

13. Conformance with Comprehensive Plan: All Planned Developments shall conform to the provisions of the adopted Comprehensive Plan and take into account the limitations of existing or planned infrastructure.
 14. Further, Concept Development Plan proposals within areas that are subject to a specific land use or corridor study shall be evaluated against the criteria or requirements of such study as well as the criteria in this section.
 15. A Planned Development and its uses, buildings or structures shall be minimally subject to the supplemental performance and development standards of this order, unless superseded by any special requirements, conditions, variances or other particulars imposed by the Planning Commission during the concept or preliminary application and hearing phases described in this article. Such special conditions may include provisions governing, common open space, lands or facilities, disposition of open land, infrastructure provisions including any physical design and/or any other requirement found to be necessary, appropriate or desirable for the purposes of this district.
- E. Section 1509 of the Boone County Zoning Regulations states that the Planning Commission shall require that a Concept Development Plan be submitted for the development or redevelopment of property located in a Planned Development district. If the Concept Development Plan involves a zone change, then the proposal is subject to the criteria then the proposal is subject to the criteria in Section 308 as well as the provisions of this article. If the Concept Development Plan does not involve a zone change, or only involves uses that are permitted in the underlying district (formerly called a "Utilization of an Underlying District Within a Planned Development"), then the proposal is subject only to the provisions of this article. The contents of the Concept Development Plan submittal shall include the items listed in Section 303.
- F. Article 34 of the Boone County Zoning Regulations provides regulations for signage.

SITE CHARACTERISTICS

- A. The approximate 53 acre area is located at the northeast and northwest corners of the intersection of Graves Road with Worldwide Boulevard. Approximately nine (9) acres of the site is located at the northeast corner and the remaining approximate forty-four (44) acres is located at the northwest corner.

- B. The site has approximately eight hundred fifty (850) feet of frontage along Graves Road, approximately six hundred thirty (630) feet of frontage along Worldwide Boulevard, and approximately two thousand six hundred (2,600) feet of frontage along Williams Road.
- C. The site is currently occupied by a small commercial parking lot, vacant/undeveloped land, and agricultural land.
- D. Access points have been constructed as part of the Graves Road interchange improvement project:
 - 1. A right-turn-in/right-turn-out access point onto Graves Road for the property located at the northeast corner of the intersection of Graves Road with Worldwide Boulevard.
 - 2. Two (2) full-turn access points onto Williams Road
- E. There are numerous topographic changes that cover the site in question.

ADJACENT LAND USES AND ZONES

- North: Undeveloped land/agricultural land and the proposed Williams Road Apartments (GR-R)
- South: Graves Road (GR-C), industrial development (I-1), Hebron Fire Station #2 (PF), single-family residential dwellings (GR-C)
- East: Utility power sub-station (PF)
- West: Proposed Williams Road Apartments (GR-R)

RELATIONSHIP TO COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for "High Suburban Density Residential" and "Commercial" uses.
 - 1. High Suburban Density Residential is described as single-family and/or attached housing of up to 8 dwelling units per acre. This classification is typified by townhouse, condominium, and zero-lot line development, and also pertains to existing mobile home parks.
 - 2. Commercial is described as Retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.
- B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:
 - 1. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
 - 2. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
 - 3. The needs of an aging population (e.g., access to services, transportation, and support networks) shall be acknowledged and addressed (Demographics Goal A, Objective 2).

4. Promote quality of life amenities to retain current residents and attract new residents in order to have a stable and diversified population (Demographics Goal A, Objective 3).
 5. 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).
 6. Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).
 7. 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).
 8. Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well maintained buffer spaces between the business use and other land uses (Economy Goal B, Objective 1).
 9. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).
 10. Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system across jurisdictions (Transportation Goal A, Objective 1).
 11. Roadway capacity shall be preserved by utilizing access management policies and guidelines (Transportation Goal B, Objective 4).
 12. Proper vehicular and pedestrian access to adjoining property shall be provided and/or retained when a property develops or redevelops (Transportation Goal B, Objective 6).
 13. Mixed use, higher density neighborhoods shall be designed to accommodate safe pedestrian access to mass transit, major streets and interstates, public facilities, and parks (Transportation Goal B, Objective 8).
 14. New land development shall be closely coordinated with the local transportation system to assure efficiency and continuity within Boone County and with the regional multi-modal transportation system (Transportation Goal B, Objective 9).
- C. Graves Road is a state maintained collector street providing for two way traffic. Worldwide Boulevard is a County maintained collector street providing for two way traffic. Williams Road is a County maintained collector street providing for two way traffic.
- D. The following are excerpts from Our Boone County Plan 2040:
1. Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; where appropriate, existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact. Appropriate wooded areas and stream valleys should remain as open space within developments and between developments. Developments proposed adjacent to planned or established open spaces should provide pedestrian access

where appropriate. Natural green space benefits the community as well as encourages developers to create innovative development designs through clustering of buildings and impermeable area. Typically, buffering is required and provided between both like and unlike land uses. However, as the development of Boone County fills in previously rural areas, different lot sizes and designs of residential development sometimes impact each other. Where an appropriate gradation of lot size and setbacks cannot be designed into a proposed residential subdivision development of a significantly higher density than existing adjacent residential uses, deliberate vegetation buffering may need to be incorporated into the design to help protect low density residential areas. Buffer areas should use and supplement existing site features where possible (Land Use, Future Land Use Development Guidelines, Buffering, pages 95-96).

2. Developments in Boone County must include landscaping to accompany the proposed project. Retention of existing healthy vegetation is considered a component of landscaping and is encouraged. This landscaping should be designed to improve the public view of a development, and should be incorporated into parking lots and other vehicle circulation areas, as well as within open spaces and around structures. Landscaping is intended to soften the visual impacts of the development from adjoining properties and roadways. The amount of heat absorbed by impervious cover from sun radiation is decreased by landscaping, which reduces energy costs. Landscaping helps purify the air of harmful pollutants, thus reducing health impacts. It also helps reduce the quantity and improve the quality of storm water runoff, including temperature. The use of bioretention islands (water filtering basins) and grass swales should be used where possible in place of raised islands as described in Northern Kentucky's Storm Water Best Management Practices Manual (2012). Native species are often heartier than nursery stock and should be used wherever possible to minimize pesticides and other high impact forms of maintenance. Developments along major roadways in Boone County must include landscaping between the development and the right-of-way in order to promote the aesthetic appearance from the roads and to facilitate the compatibility of differing land uses (Land Use, Future Land Use Development Guidelines, Landscaping, page 96).
3. Additional business park development should occur west of Litton Lane and continue beyond the new Graves Road Interchange. A collector roadway should be developed along the south side of I-275 to provide access from the industrial property to the future interchange at Graves Road. Industrial developments should be designed to direct truck traffic to collector roads and away from KY 20. The Industrial/Business Park shown along the south side of I-275 in the Bullittsville area is tied to the completion of the Graves Road interchange. This development must be sensitive to the residential properties located to the south and should be accessed from the interchange and not via KY 20. This development must also be designed to fit into an established residential corridor. Design control will be important in this area. The existing and planned residential areas located on the east and west sides of KY 237, north of KY 20, should remain, with an area of commercial uses around the KY 20 and KY 237 intersection to serve local development. (Land Use, Description and Purpose of Land Use Maps, 7 Hebron, page 111).

RELATIONSHIP TO I-275/GRAVES ROAD INTERCHANGE STUDY

A. The I-275/Graves Road Interchange Study Future Land Use Plan designates the site for "High Suburban Density Residential", "Commercial", and "Recreation" uses.

B. The following are excerpts from the I-275/Graves Road Interchange Study:

1. As stated previously in the Introduction, the new I-275/Graves Road Interchange provides an opportunity to create a unique gateway to Boone County's Hebron and Bullittsville areas and should be characterized by "attractive building designs, pleasant and efficient site layouts, effective (and reserved) signage, tasteful lighting, beautiful landscaping, open space, and enhanced pedestrian accessibility that will create a place not typical of most interstate interchanges." The new Graves Road (KY 495) should become a unifying corridor through the area by connecting the communities of Bullittsville and Hebron with a mix of land uses working in support of each other as well as the existing uses in the area. It is the goal of this set of recommendations to not only encourage and attract new businesses, employers, and residents to live and work, but also to create a special place that accommodates the various uses that rely on the interchange as a means of transportation (page 25).
2. The north side of the I-275/Graves Road Interchange includes 455 acres with undeveloped property primarily west of the new realigned Graves Road (KY 495). This area will have the greatest variety of land uses going forward. The main feature of this Focus Area, upon arrival, should be the grand entranceway greenspace of Recreation (R) Future Land Use that parallels the new Graves Road in the right-of-way for KY 495 and fronts on both Williams Road and old Graves Road. This welcoming park-like feature would serve as a transition from the interstate highway to a more planned environment. The northern terminus of this Recreation designation is at the intersection of KY 495 and Worldwide Boulevard. The Commercial (C) development on the northwest quadrant of the intersection should incorporate some greenspace feature at the corner to emphasize this endpoint (or node) as the traveler transitions from the green corridor and into the built environment. This Recreation node could also serve as a conduit to facilitate and encourage the movement of pedestrians into and between the Commercial development from the large areas of residential existing to the north as well as that proposed to the west behind the Commercial uses fronting on Williams Road. Obtaining the input and involvement of the Boone County Urban Forest Commission in the design of tree planting projects in this corridor should be encouraged in order to further enhance the aesthetics of the area.

Commercial (C) uses should be located parallel to new Graves Road (KY 495) with the eastern portion accessed by old Graves Road and the western area by Williams Road. The eastern Commercial area along old Graves Road, south of its intersection with Worldwide Boulevard, would be ideal for large hotel use as well as sit down restaurants aimed at serving the inhabitants of the hotel(s) and local residents. This area has high visibility and ease of access from the new interchange with some frontage along I-275. The front facades of buildings on this

site should be oriented towards new Graves Road (KY 495) while having its vehicular access off of old Graves Road. Parking lots should be located on the old Graves Road side while preserving the KY 495 frontage for front elevations of the buildings and ample opportunity for open space and/or landscaping for aesthetic and beautification purposes. The area east of old Graves Road consists mostly of existing Park West International warehousing. While the 13-acre triangular area at the southeast end of old Graves Road (between Park West and I-275) is shown as Commercial (C), it could also be developed as industrial use, possibly as part of an expansion of one of the warehouse operations that front on Worldwide Boulevard. In the event that this triangular property is desired to be developed as industrial use, a Zoning Map Amendment must be requested. In addition, access to the property should be from Worldwide Boulevard through Park West International because old Graves Road cannot support heavy truck traffic. However, access from old Graves Road for industrial development can occur if the developer submits a traffic impact study and demonstrates a low volume of truck traffic or if the developer agrees to make improvements to old Graves Road based upon the traffic impact study and approval from the Boone County Fiscal Court.

Conversely, the area of Commercial (C) on the west side of new Graves Road, accessed by Williams Road, should be comprised of more traditional neighborhood commercial uses at a smaller scale and designed to serve the growing residential population to the north and west. Uses could include smaller scale eating and drinking establishments, coffee shops, and locally oriented retail such as active recreation related shops to take advantage of the multi-modal transportation opportunities in the area. This area could also incorporate a more upscale apartment residential development aimed at young professionals who are transitioning towards condominium or home ownership. Great care must be given to how and where such an establishment is to be located so that it is not only aesthetically pleasant, but that it also functions with the surrounding commercial uses. Ideally, ground level commercial with apartment dwellings above is recommended. Structures shall be no more than 4 stories in height, with the first floor being Commercial and possibly a basement for parking. As with the Commercial on the east side of new Graves Road, this development shall also present their front elevation towards the new road, in effect, creating an inviting corridor of commercial activity as one enters the area from I-275. The Commercial on both sides of Graves Road should have an emphasis on pedestrian movement, both internally as well as providing access to a potential Recreation park feature at the intersection of KY 495 and Worldwide Boulevard.

Any auto-oriented Commercial uses in the area such as car washes, filling stations, convenient stores, auto parts store, etc. should be limited in number and generally be designed with great care aesthetically so as to not depict the typical designs found elsewhere. A limit of one filling station and convenient store on each side of new Graves Road should be sufficient in serving the needs of the travelers coming through the interchange area. The desire is to not see these Commercial areas develop with the automobile as their primary target, but rather a mix of uses that also encourage pedestrian mobility and shopping opportunities. Auto-oriented uses should be secondary and complimentary to the recommended primary uses.

The areas of High Suburban Density Residential (HSD) should develop either behind, or possibly even in conjunction with Commercial (C) uses on the west side of Graves Road and serve as a transition to the more typical Suburban Density Residential (SD) behind it. Well-designed condominiums and/or townhome development would serve the young, smaller household size professional population just getting into the workforce and provides close living quarters to proposed Business Park (BP) areas planned on the south side of the interchange. Primary access into these High Suburban Density Residential (HSD) developments should be through the Commercial (C) areas fronting on Williams Road.

As mentioned previously, the Transportation Planning Study - Graves Road calls for improving the narrow 2-lane Williams Road to 4-5 lanes in this Focus Area. Since this recommendation is based on a full build-out scenario, widening of Williams Road to 4-5 lanes may not be needed for some time, if ever, as full build-out is rarely completely realized. It is recommended that right-of-way be provided along Williams Road as development occurs to at least provide for the addition of right turn lanes into the future Commercial (C) and High Suburban Density Residential (HSD) developments (pages 31 – 33).

STAFF COMMENTS

- A. The submitted Concept Development Plan indicates the following:
1. Construction of approximately 115,000 square feet of commercial space within six (6) buildings.
 2. Construction of the extension of Worldwide Boulevard.
 3. Construction of internal drives providing connections to the north and west of the site.
 4. Access via the previously approved curb cuts onto Graves Road, Worldwide Boulevard, and Williams Road.
 5. provision for additional curb cuts onto Williams Road and the extension of Worldwide Boulevard.
 6. Provision for landscaping.
 7. Provision for a water feature and landscaped area on the island bound by Graves Road, Worldwide Boulevard, and Williams Road.
 8. Provision for a sign package.
- B. Staff has reviewed the submitted Concept Development Plan against the Boone County Zoning Regulations, and offers the following comments (some of these requirements can be adjusted by the Planning Commission and Fiscal Court pursuant to the Planned Development (PD) regulations):
1. Section 505.5 prohibits the following uses within the underlying GR-C district, which the applicant would like to allow:
 - a. Auto repair facility (i.e., oil change and quick service type use)
 - b. Brewpub
 - c. Car wash

- d. Convenience store
 - e. Garden and landscape sales
 - f. Microbrewery
 - g. Truck stop, limited to fuel sales only
2. Section 1506 includes a set of criteria that is to be used to evaluate the appropriateness of proposed developments within the PD Overlay District. The following is an analysis of this criteria against the submitted plan:
- a. Mixed Use Development and Pedestrian Orientation – The submitted plan includes various commercial uses, the provision of an entry open space area, and the provision for pedestrian movement throughout the development.
 - b. Compatibility of Uses – The submitted plan indicates that development will be for a commercial complex and the 'Graves Road Study' identifies the area for commercial activity.
 - c. Open Space – The submitted plan indicates that the approximate one (1) acre island bound by Graves Road, Worldwide Boulevard, and Williams Road will be an entry open space area accessible by pedestrians.
 - d. Multi-Modal Transportation System – The site will be accessed by passenger vehicles and pedestrians.
 - e. Landscaping – Extensive landscaping has been provided throughout the development and a Buffer Yard will be established between the development and the adjacent residential zoning district.
 - f. Architecture – The submitted plan indicates that the buildings will be predominantly brick with varied elevation features.
 - g. Signage – A consistent signage package has been developed.
 - h. Transportation Connections and Entry Points – The submitted plan indicates primary access points from pre-existing curb cut locations and extensions to adjacent properties.
3. Section 2705.A.1.V states that for outlots or frontage buildings along streets, except for Graves Road or Petersburg Road, when parking is not provided between the building and a street, the maximum front yard setback shall be twenty-five (25) feet.
- The submitted plan indicates that the front yard setback for outlots 1 2, and 3 will exceed the twenty-five foot requirement.
4. Section 2705.A.4.b.II states that a minimum ten (10) foot wide shared use path shall be provided on at least one side of a shared private street/driveway with a minimum four (4) foot wide integral curb and sidewalk on the other side.
- The submitted plan indicates the provision of a five (5) foot sidewalk along one side of the proposed private streets/driveways.
5. Section 3153.A states that accessory structures or uses shall be located in the side or rear.

The submitted plan indicates that the trash enclosure area on outlot 1 will be located within the front yard.

6. Section 3155.A.4 states that drive-through lanes, windows, canopies, or other structures, shall be located at the side or rear of the principal structure only and shall not directly adjoin street frontages which abut the front yard or corner side yard.

The submitted plan indicates: (1) that the drive-through lane on outlot 1 will be located within the front and corner side yards; (2) that the drive-through lane on outlot 2 will be located within the front yard; and (3) that the drive-through lane on outlot 4 will be located within the front and corner side yards.

7. Section 3407.8.C.1.a states that a density of one (1) free standing sign shall be allowed which identifies a shopping center, mixed use commercial, non-residential subdivision, planned development, or single use non-residential development.

The submitted plan indicates the provision of five (5) free standing signs which will identify the development.

8. Section 3407.8.C.1.a.II states that a free standing sign shall not exceed twenty (20) feet in height.

The submitted plan indicates that Sign A will have a height of approximately twenty-four (24) feet and that Sign E will have a height of approximately fifty (50) feet.

9. Section 3407.8.C.1.a.III states that a free standing sign shall not exceed a sign area of one hundred fifty (150) square feet.

The submitted plan indicates that Sign A will have a sign area of approximately three hundred thirty (330) square feet and that Sign E will have a sign area of approximately five hundred seventy-five (575) square feet.

10. Section 3408.1.B states that a business shall be permitted building mounted signage for each building elevation directly on, or with visibility from, any roadway or marginal access street, including areas of major internal traffic circulation of a development.

The submitted plan indicates that the proposed grocery store will have building mounted signage on the southeast and southwest building facades.

11. Section 3645 requires a Buffer Yard A to be provided between lots within the GR-C district.

While the submitted plan provides for the Buffer Yard A width between outlots 2 and 3, no plant material is shown.

- C. Staff sent out an Agency Memo to the Boone County Building Department, Boone County

Public Works, Boone County Water District, Hebron Fire District, the Kentucky Transportation Cabinet, and SD1.

1. Andy Ifcic, Hebron Fire Protection District, replied that he had no comments.
2. Linzy Brefeld, KYTC, replied that a traffic impact study will be required.

STAFF CONCERNS

- A. The following list provides a summary of those requirements that are being requested to be waived/alterd using the PD district regulations:
1. Allowing the following uses as permitted uses:
 - a. Auto repair facility (i.e., oil change and quick service type use)
 - b. Brewpub
 - c. Car wash
 - d. Convenience store
 - e. Garden and landscape sales
 - f. Microbrewery
 - g. Truck stop, limited to fuel sales only
 2. Increasing the maximum twenty-foot (25) foot front yard setback.
 3. Eliminating the minimum ten (10) foot wide shared use path on at least one side of a shared private street/driveway.
 4. Allowing a trash enclosure to be located within a front yard.
 5. Allowing drive-through lanes, windows, canopies, or other structures, to be located within front and corner side yards.
 6. Allowing five (5) free standing signs which will identify the development.
 7. Allowing free standing signs to exceed the maximum twenty (20) foot height requirement.
 8. Allowing free standing signs to exceed the maximum one hundred fifty (150) square foot sign area requirement.
 9. Allowing the proposed grocery store to have a building mounted sign on the southwest building façade.
 10. Allowing no plant material between outlots 2 and 3.
- B. The submitted plans indicate that landscaping will occur within public rights-of-way. The applicant should address how the landscaping requirements will be met if encroachment permits are not approved for such landscaping.

- C. The applicant should address how site lighting will be handled with specific detail on the height and type of lighting fixtures.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and Boone Fiscal Court in terms of Articles 3 and 15 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area.

Respectfully submitted,



Michael D. Schwartz
Director, Zoning Services

MDS/ss

Attachments:

- *Long Review Determination Letter
- *Vicinity Map
- *Aerial Map
- *Topographic Map
- *Zoning Map
- *2040 Future Land Use Map
- *Graves Road Study Future Land Use Map
- *Application
- *Project Narrative
- *Concept Development Plan



BOONE COUNTY PLANNING COMMISSION

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

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

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

April 22, 2024

Clayton Riney
Midland Atlantic Properties
8044 Montgomery Road, Suite 370
Cincinnati, Ohio 45236

RE: Zoning Determination Letter for The Shoppes at Hebron Pointe, Williams Road/Worldwide Boulevard, Boone County, Kentucky

Dear Mr. Riney:

Pursuant to Section 2701 of the zoning regulations, I have reviewed the submitted material and find that the project must follow the "Long" review process.

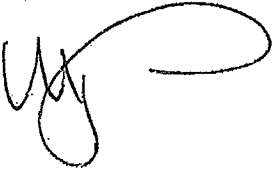
In making this determination, I find that:

1. Your proposal does not meet the requirements of Section 2701.D.2.a.I, which states that a proposal must follow the recommendations in the respective Focus Area description of Section 4.1 of the study.
 - a. The site in question is located within Focus Area B. As it relates to Focus Area B, the study states that: (1) commercial uses should be located parallel to new Graves Road; (2) the area of Commercial on the west side of new Graves Road should be comprised of more traditional neighborhood commercial uses at a smaller scale; (3) Development shall present their front elevation towards the new road, in effect, creating an inviting corridor of commercial activity; (4) development should have an emphasis on pedestrian movement; and (5) the desire is to not see the commercial areas develop with the automobile as their primary target, but rather a mix of uses that also encourage pedestrian mobility and shopping opportunities.
 - b. The proposed development presents as a standard suburban shopping center rather than a neo-traditional neighborhood commercial complex.
 - c. The proposed development:
 - (1) Has the design of the buildings so that they are not directly parallel to new Graves Road.
 - (2) Is not comprised of traditional neighborhood commercial uses at a smaller scale, having a total square footage of approximately 100,000 square feet.

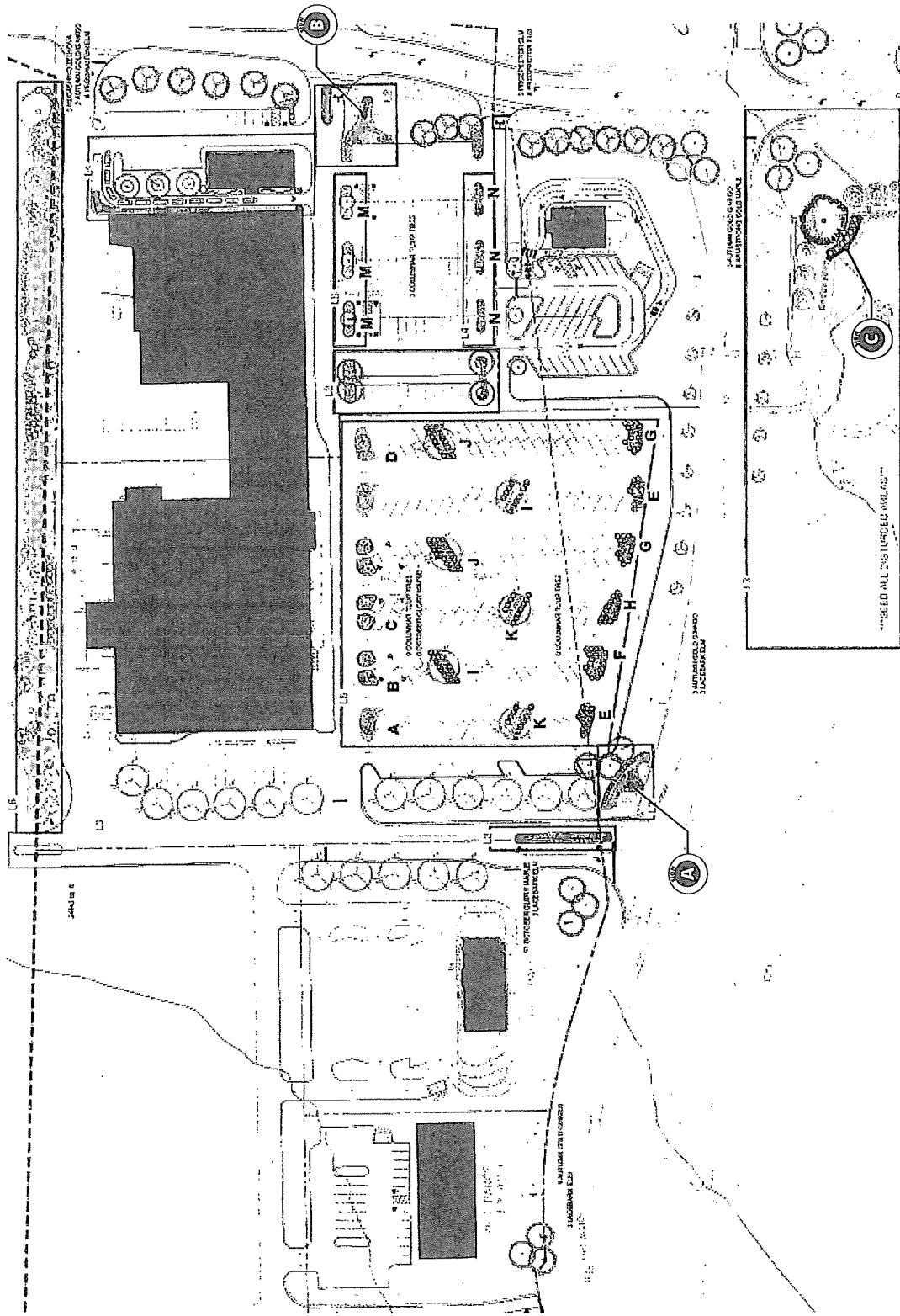
- (3) Has a design so that the primary building is approximately 360 to 400 feet from Williams Road and not creating an inviting corridor.
 - (4) Has no emphasis on pedestrian movement.
 - (5) Has an emphasis on vehicular traffic by providing for a large off-street parking lot in the front of the primary building.
2. Your proposal does not meet the requirements of Section 2701.D.2.a.II, which states that the proposal is included in the list of Principally Permitted or Conditional Uses of the specified zoning district.
 - a. The proposed design shows a convenience store with gasoline pumps to be located on the northeast corner of the intersection of Graves Road with Worldwide Boulevard.
 - b. The proposed design for this site appears to include fuel pumps for tractor-trailer trucks.
 - c. Section 4000 of the zoning regulations defines a "truck stop" as a facility designed to provide services to the trucking industry including but not limited to dispensing of fuel, restaurants, showers, and associated retail sales. The permitted uses do not include truck repair, washes, or the sale of vehicles unless such activities are expressly listed as a permitted use for the district in question, and a conditional use permit must be obtained for any activity to be conducted at a truck stop that is listed as a conditional use for the district in question.
 - d. Section 505.5 of the zoning regulations prohibits truck stops within the GR-C district.
3. Your proposal does not meet the requirements of Section 2701.D.2.a.III, which states that the proposal shall follow all applicable standards and requirement of Section 2705.
 - a. Your submittal does not meet the following requirements of Section 2705:
 - (1) The primary building does not meet the fifty (50) foot rear yard setback (Section 2705.A.1.b.IV).
 - (2) There is no driveway connection from the site to the adjacent property to the southwest (Section 2705.A.4.a).
 - (3) The shared driveways do not have pedestrian paths or sidewalks (Section 2705.A.4.b.II).
 - (4) The perimeter buffer yard width between the GR-C and GR-R districts does not meet the minimum twenty (20) foot requirement (Section 2705.A.7.a).
4. Your proposal does not meet the requirements of Section 3155.A.4 of the zoning regulations which state that drive-through lanes, windows, canopies, or other structures, shall be located at the side or rear of the principal structure only and shall not directly adjoin street frontages which abut the front yard or corner side yard.
 - a. The submitted design shows that the drive-through lanes on Outparcels 1, 2, and 4 will be directly adjoining Williams Road, Graves Road, and Worldwide Boulevard.

Pursuant to Kentucky Revised Statute (KRS) 100.261, appeals to the board of adjustment may be taken by any person, or entity claiming to be injuriously affected or aggrieved by an official action, order, requirement, interpretation, grant, refusal, or decision of any zoning enforcement officer within thirty (30) days after the appellant or his agent receives notice of the action by filing with said officer and with the board a notice of appeal specifying the grounds thereof, and giving notice of such appeal to any and all parties of record.

Sincerely,

A handwritten signature in black ink, appearing to read "MS", with a large, sweeping flourish extending to the right.

Michael D. Schwartz
Director, Zoning Services
Zoning Administrator



CUSTOMER: HEBRON POINTE
 LOCATION: WILLIAMS ROAD & WORLDWIDE BLVD, HEBRON, KY, 41018
 SALES REP: WILLIAM YUSKO
 PROJECT MGR: AMBER CASSEY
 DRAWN BY: GREG ESSERT
 DATE: 4-16-2024
 FILE NAME: 107783-HEBRON POINTE-HEBRON KY BA

APPROVED

DATE

SIGNATURE

UL

PAGE 1

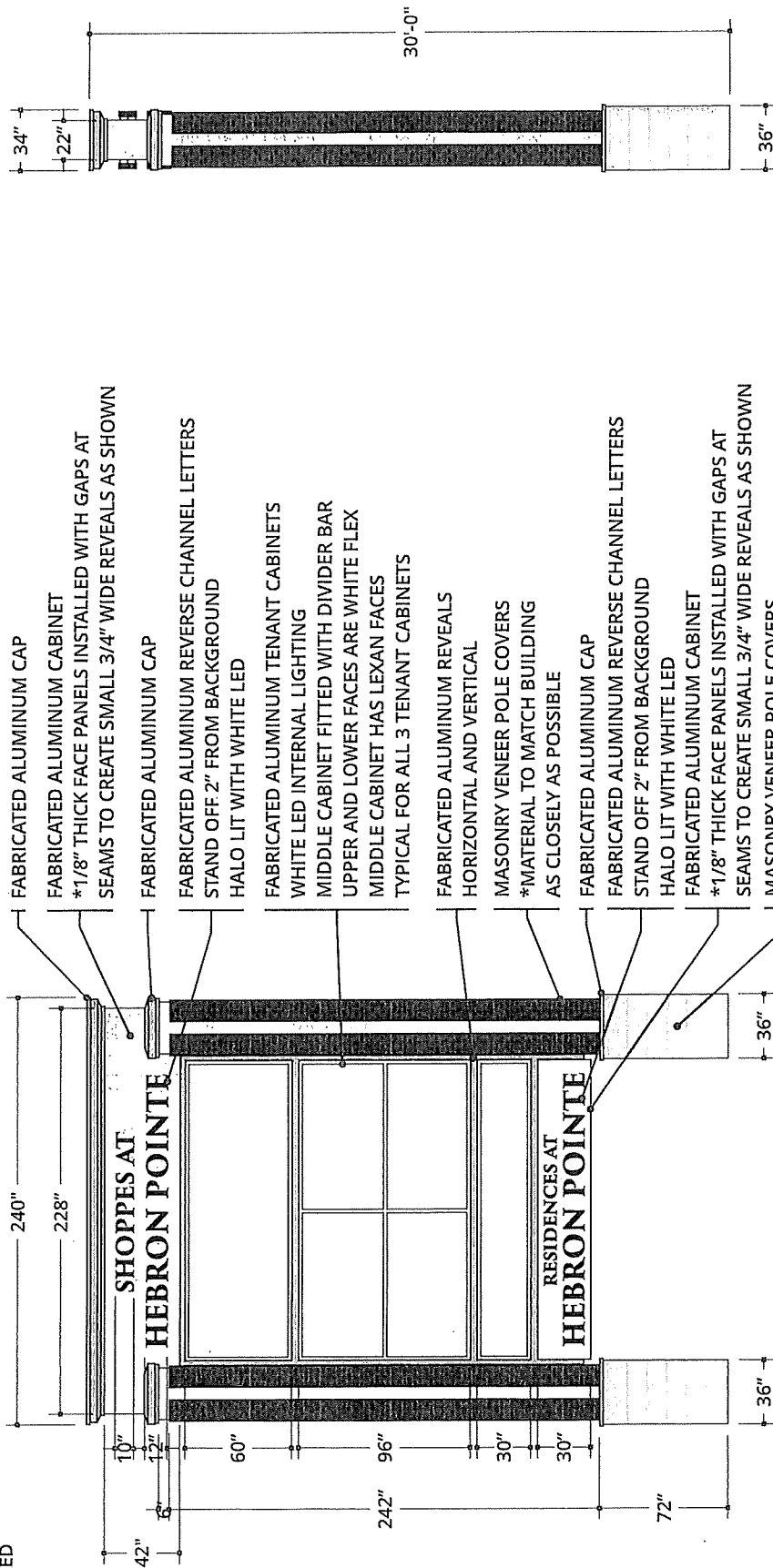
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OPTION 2

VARIANCE REQUIRED



- FABRICATED ALUMINUM CAP
- FABRICATED ALUMINUM CABINET
- *1/8" THICK FACE PANELS INSTALLED WITH GAPS AT SEAMS TO CREATE SMALL 3/4" WIDE REVEALS AS SHOWN
- FABRICATED ALUMINUM CAP
- FABRICATED ALUMINUM REVERSE CHANNEL LETTERS STAND OFF 2" FROM BACKGROUND HALO LIT WITH WHITE LED
- FABRICATED ALUMINUM TENANT CABINETS
- WHITE LED INTERNAL LIGHTING
- MIDDLE CABINET FITTED WITH DIVIDER BAR
- UPPER AND LOWER FACES ARE WHITE FLEX
- MIDDLE CABINET HAS LEXAN FACES
- TYPICAL FOR ALL 3 TENANT CABINETS
- FABRICATED ALUMINUM REVEALS HORIZONTAL AND VERTICAL
- MASONRY VENEER POLE COVERS
- *MATERIAL TO MATCH BUILDING AS CLOSELY AS POSSIBLE
- FABRICATED ALUMINUM CAP
- FABRICATED ALUMINUM REVERSE CHANNEL LETTERS STAND OFF 2" FROM BACKGROUND HALO LIT WITH WHITE LED
- FABRICATED ALUMINUM CABINET
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- MASONRY VENEER POLE COVERS
- *MATERIAL TO MATCH BUILDING AS CLOSELY AS POSSIBLE

FRONT: QUANTITY 1
3/16" SCALE

SIDE:
3/16" SCALE



| | |
|--------------|---|
| CUSTOMER | HEBRON POINTE |
| LOCATION | WILLIAMS ROAD & WORLDWIDE BLVD, HEBRON, KY, 41018 |
| SALES REP | WILLIAM YUSKO |
| PROJECT MGR. | AMBER CASSEY |
| DRAWN BY | GREG ESSERT |
| DATE | 4-16-2024 |
| BIT # NAME | 110778R HEBRON POINT# HEBRON KY 24 |

APPROVED

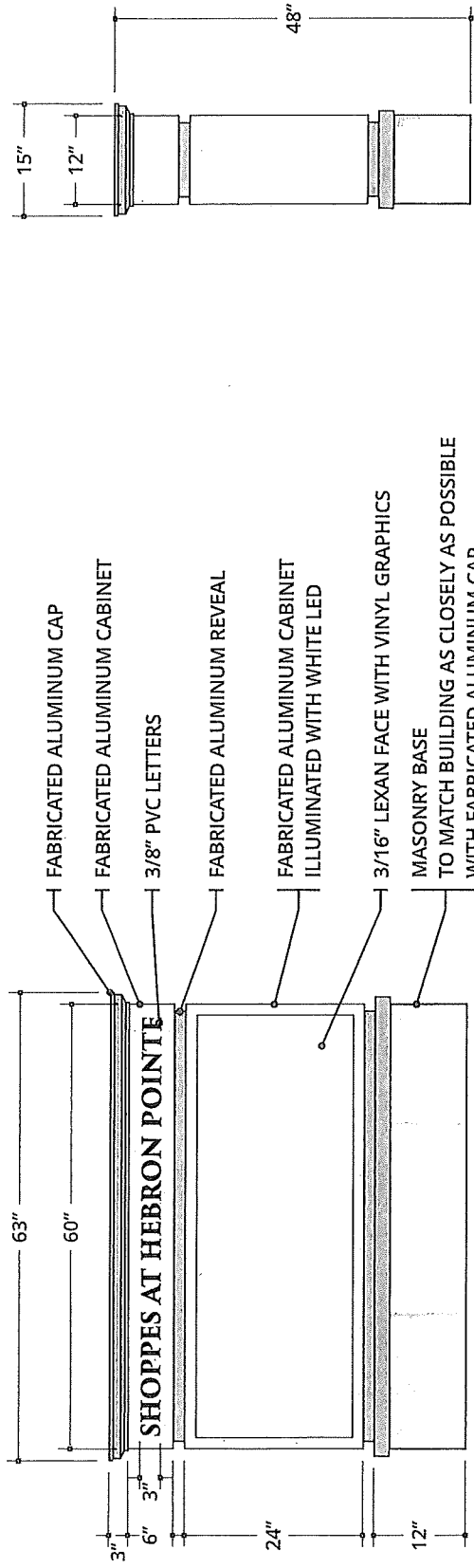
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FRONT: QUANTITY 1
3/4" SCALE

SIDE:
3/4" SCALE

| | |
|--------------|---|
| CUSTOMER | HEBRON POINTE |
| LOCATION | WILLIAMS ROAD & WORLDWIDE BLVD, HEBRON, KY, 41018 |
| SALES REP | WILLIAM YUSKO |
| PROJECT MGR. | AMBER CASSEY |
| DRAWN BY | GREG ESSERT |
| DATE | 4-16-2024 |
| FILE NAME: | 107783 HEBRON POINTE HEBRON KY 24 |

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PAGE 3

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SIGN MOUNTED TO
WALL OF STRUCTURE THAT
SPANS WATER FEATURE
(STRUCTURE BY OTHERS)

15'-0" SIZES ARE ESTIMATED

HEBRON POINTE

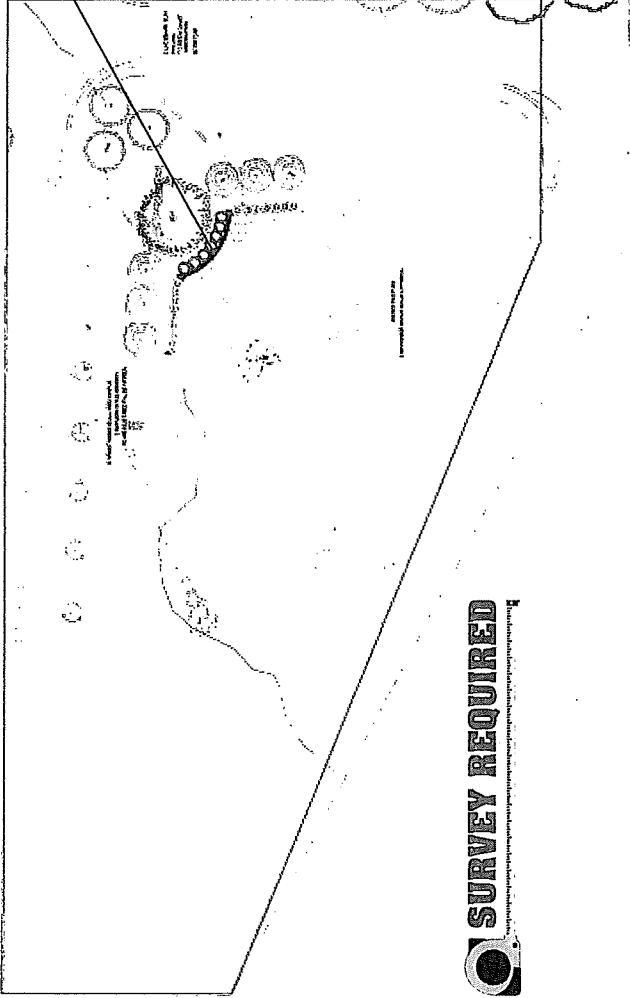
14"

3" DEPTH

 REVERSE CHANNEL LETTERS: QUANTITY 1
3/4" SCALE

SIDE:
3/4" SCALE

STRUCTURE SPANS OVER
WATER FEATURE



 SURVEY REQUIRED

REVERSE CHANNEL LETTERS
ALUMINUM CONSTRUCTION
CLEAR LEXAN BACKS
2" STANDOFF FROM WALL
WHITE LED HALO ILLUMINATION


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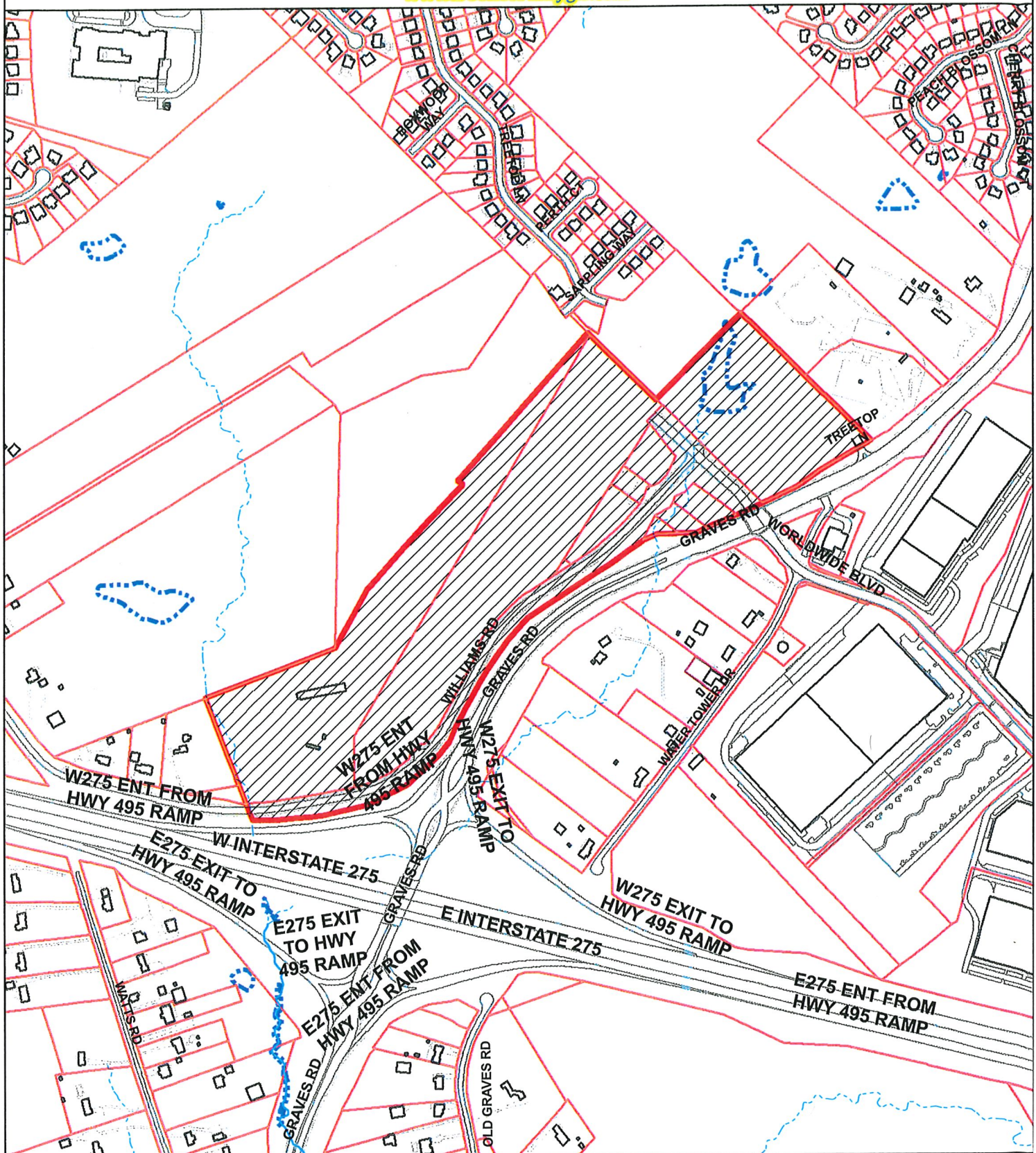
 PAGE 4

APPROVED _____ DATE _____
SIGNATURE _____

CUSTOMER: HEBRON POINTE
LOCATION: WILLIAMS ROAD & WORLDWIDE BLVD, HEBRON, KY, 41018
SALES REP: WILLIAM TUSKO
PROJECT MGR: AMBER CASSEDY
DRAWN BY: GREG ESSERT
DATE: 4-16-2024
FILE NAME: 107783-HEBRON POINTE HEBRON KY RA

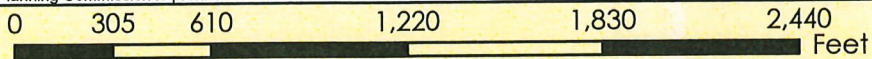
Vicinity Map

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1 inch = 600 feet



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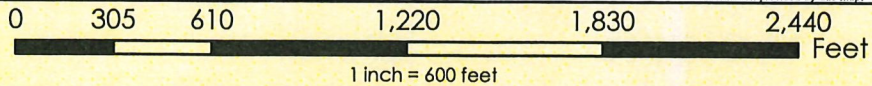
Aerial Map

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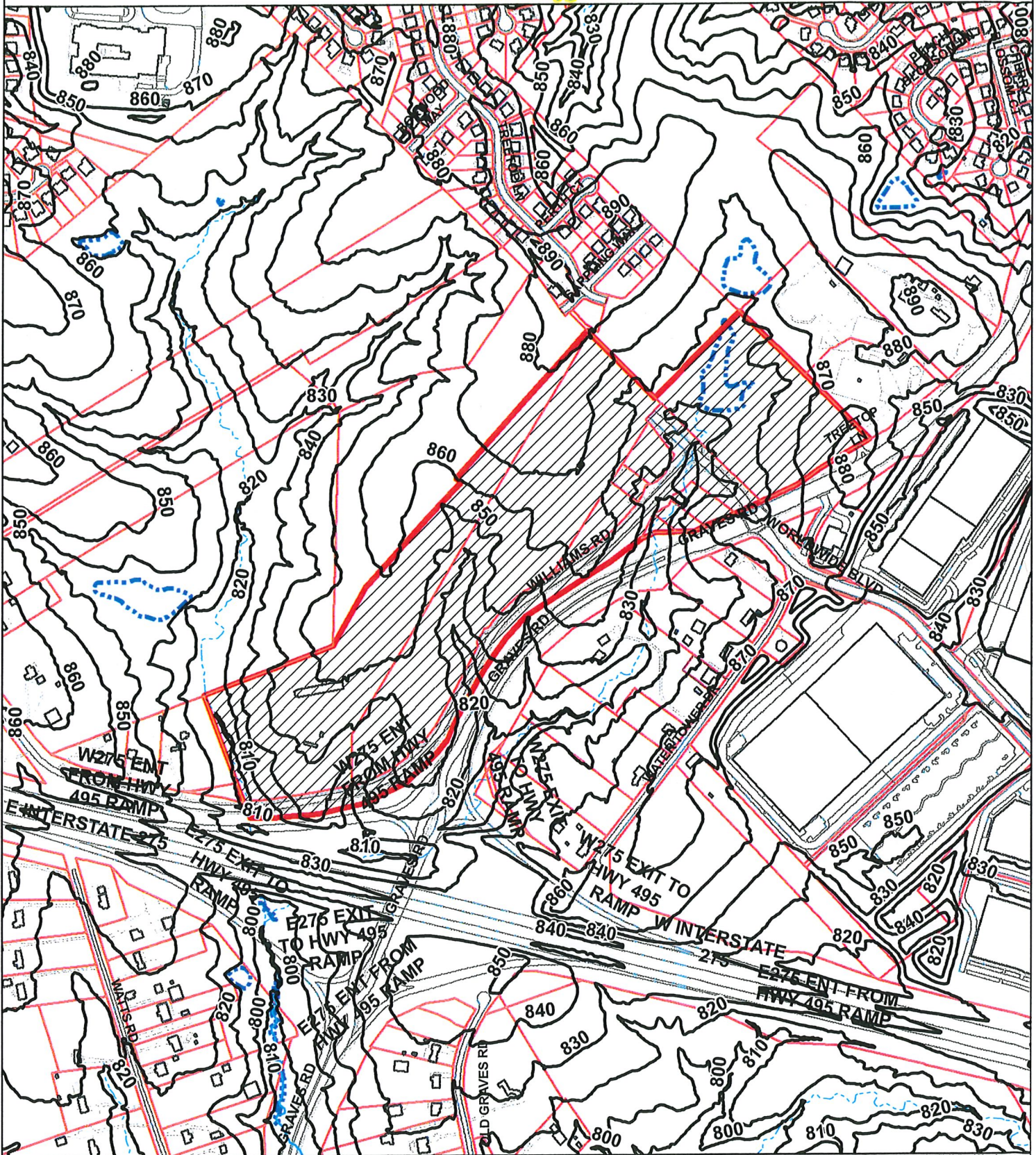
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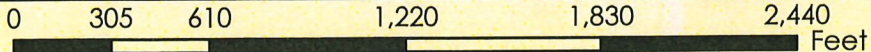
Topographic Map

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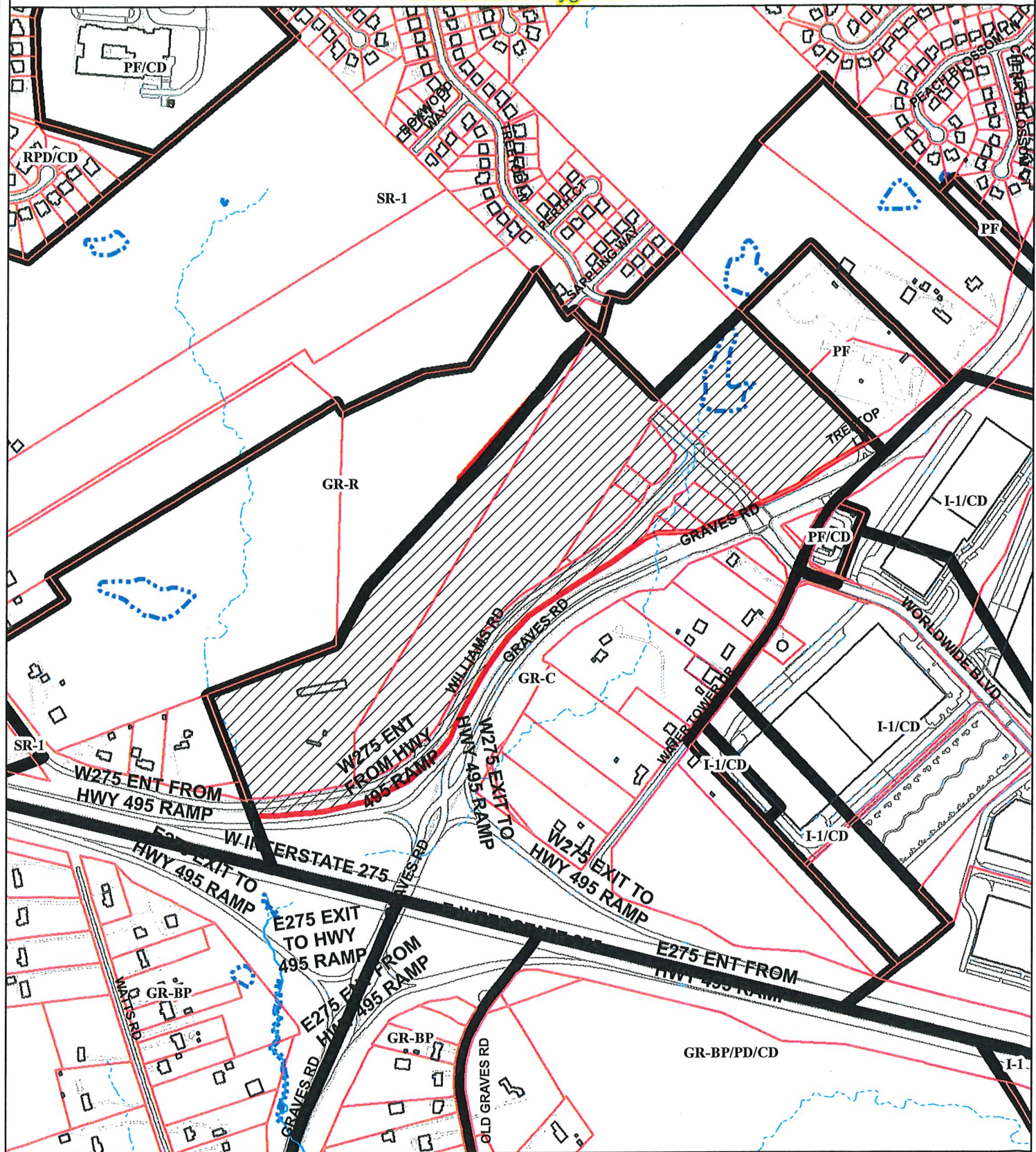


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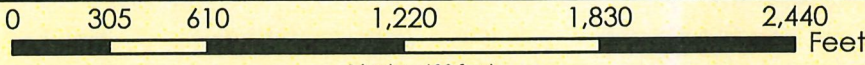
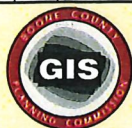
Zoning Map

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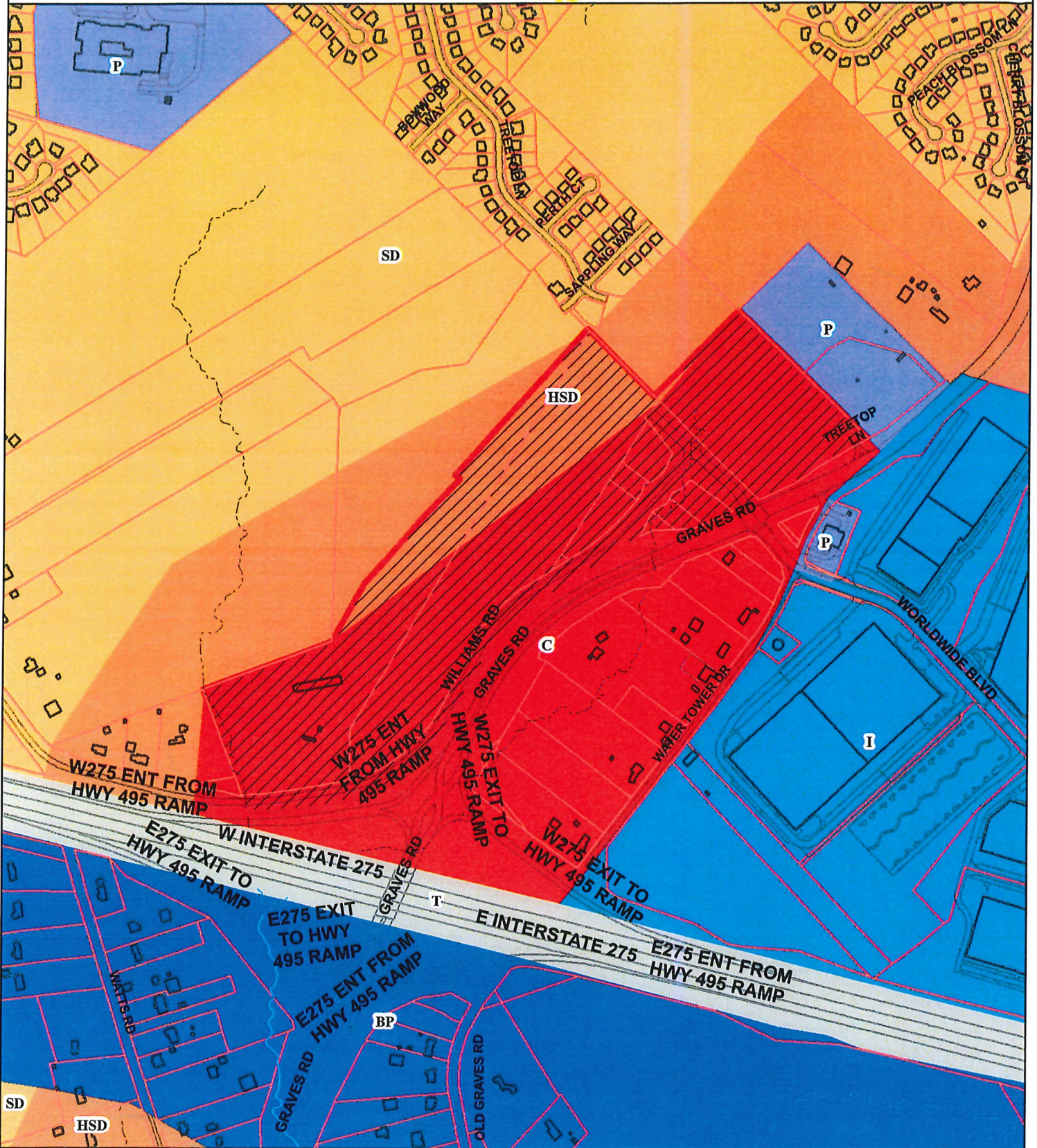
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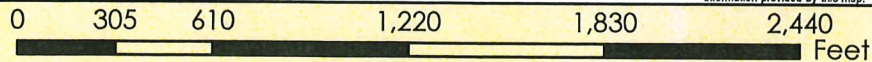
2040 Future Land Use Map

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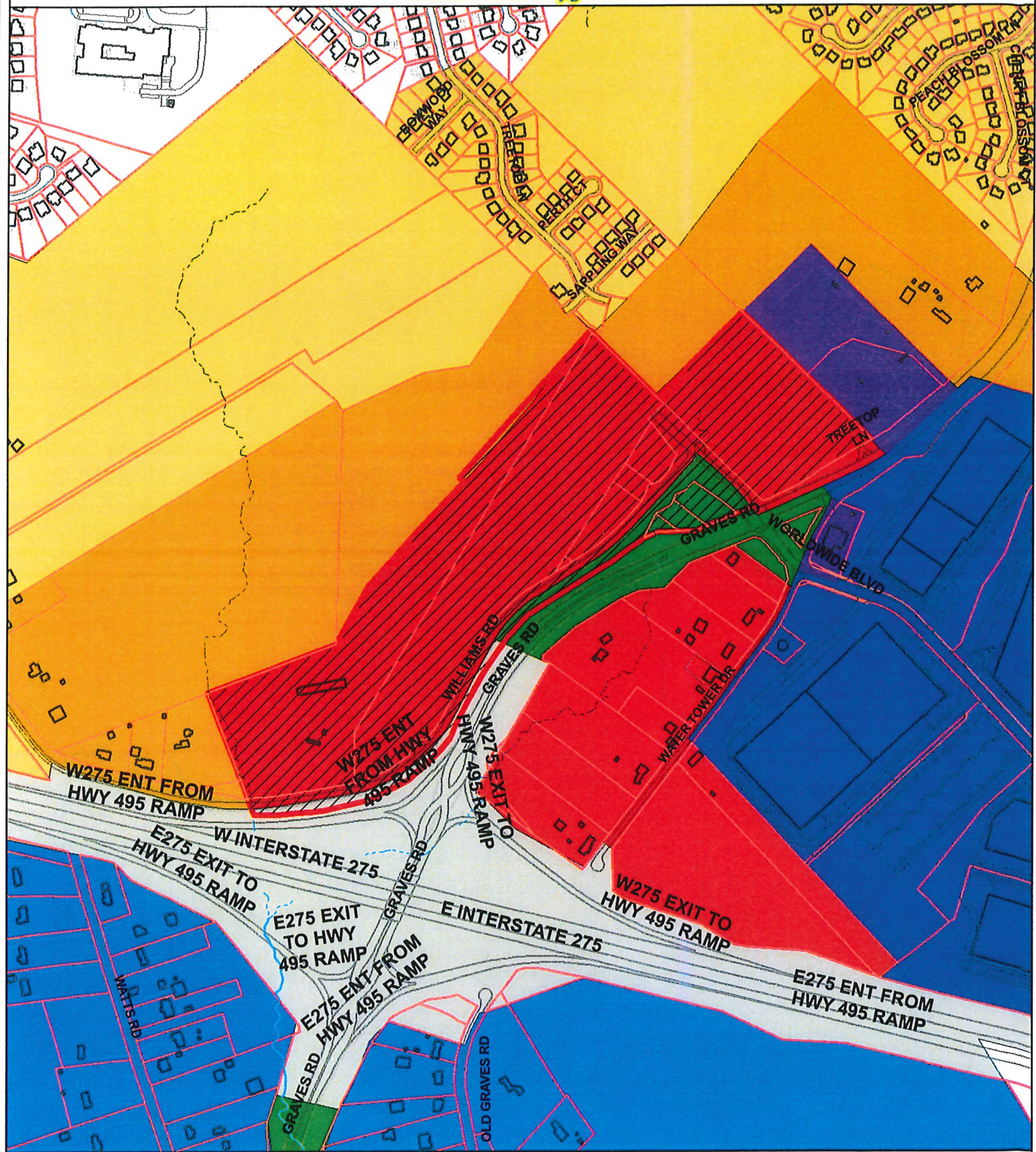


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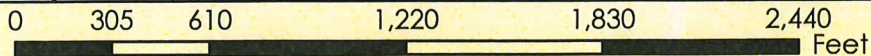
Graves Road Study Future Land Use Map

www.boonecountygis.com



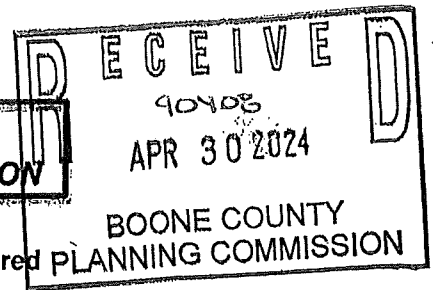
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**ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION**



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: The Shoppes @ Hebron Pointe
2. Location of Project: West Corner of Worldwide Blvd & Williams Rd Intersection
3. Total Acreage of Project: 55 +/- Acres
4. Current Zoning of Property: Graves Road Commercial (GR-C) & Graves Road Residential (GR-R)
5. Proposed Zoning of Property (classification being requested): GR-C / PD
6. Proposed Use(s) (specify each use):
See attached narrative
7. Proposed Building Intensities (specify for each building):
See attached narrative
8. Are you applying for any of the following (check all that apply):
 Conditional Use Permit Variance
9. Current Owner: KCJA, LLC
Address: 13527 Green Road
Walton KY 41094
City State Zip Code
Phone Number: 859-392-8900 Fax Number: _____
Email: jill@arlinghaus.com
10. Applicant: Midland Atlantic Properties
Address: 8044 Montgomery Road, Suite 370
Cincinnati OH 45236
City State Zip Code
Phone Number: 513-792-5000 Fax Number: _____
Email: criney@midlandatlantic.com
11. Are there any existing buildings on the site: Yes No
If yes, indicate how many: _____

Zoning Map Amendment

Page 2

1218/490/2004
HD23/290/2003

1214/383/2004
HD23/391/2003

HD23/290/2004
986/66/2004

HD23/415/2004
1210/663/2004

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| 12. | 1210 | 663 | 2004 |
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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 checked="" 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 checked="" type="checkbox"/> Sanitation District No. 1 |
| <input type="checkbox"/> Duke Energy | <input type="checkbox"/> USDA NRCS/Boone County Conservation District |
| <input type="checkbox"/> Florence Public Services Department | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Kentucky Division of Water | |
| <input checked="" type="checkbox"/> Kentucky Transportation Cabinet | |

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 July 18, 2024

Property Owner's Signature:

Applicant's Signature:

April 24, 2024

Mr. Michael D. Schwartz
Director, Zoning Services
Boone County Planning Commission
2950 Washington Street, Room 317
Burlington, KY 41005

RE: **Map Amendment for the Shoppes at Hebron Pointe**

Dear Mr. Schwartz,

My name is Roy Smith, owner of .7 acres with a Parcel ID # 035.00-00—38.01. Please allow this correspondence to serve as my support and acknowledgement of Midland Atlantic Properties' recent submittal to Boone County for a Map Amendment of the Shoppes at Hebron Pointe which includes my property as referenced above.

Kindest regards,

 04/25/2024
Roy Smith (Apr 25, 2024 18:28 EDT)
Roy Smith Date

Cc: Clayton Riney – Midland Atlantic Properties

April 24, 2024

Mr. Michael D. Schwartz
Director, Zoning Services
Boone County Planning Commission
2950 Washington Street, Room 317
Burlington, KY 41005

RE: **Map Amendment for the Shoppes at Hebron Pointe**

Dear Mr. Schwartz,

Our names are Larry and Christina Barnes – we are the owners of 2355 Water Tower Drive in Hebron, KY. Please allow this correspondence to serve as our support and acknowledgement of Midland Atlantic Properties' recent submittal to Boone County for a Map Amendment for the Shoppes at Hebron Pointe which encompasses a portion of our property.

Kindest regards,

Larry Barnes 04/24/2024
Larry Barnes (Apr 24, 2024 13:16 EDT)
Larry Barnes Date

Christina Barnes 04/24/2024
Christina Barnes (Apr 24, 2024 13:09 EDT)
Christina Barnes Date

Cc: Clayton Riney – Midland Atlantic Properties

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

1. Date Received: 4/30/24 Fee Received: \$4736⁰⁰ Receipt #: 90408
2. Number of Copies Received: _____
3. Has the following been submitted (check all that apply):
 - Completed Application
 - Concept Development Plan
 - Legal Description
 - Names and Mailing Addresses of Adjacent Property Owners
4. Date the application is Administratively Complete (as defined in KRS 100.211): _____
5. Staff Reviewer: _____
6. Committee Chairperson: _____
7. Scheduled Public Hearing Date: _____
8. Boone County Planning Commission Action: _____ Date of Action: _____
 - _____ Approved
 - _____ Approved with Conditions
 - _____ Denial
 - _____ Other
9. Resolution Number: _____

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



MIDLAND ATLANTIC
P R O P E R T I E S

April 30, 2024

Mr. Michael D. Schwartz
Director, Zoning Services
Boone County Planning Commission
2950 Washington Street, Room 317
Burlington, KY 41005

RE: **Map Amendment for approximately 53 acres of land located at the north west quadrant of Graves Road and I-275 a portion of which is zoned GR-C (Graves Road – Commercial) and a portion of which is zoned GR-R (Graves Road – Residential) which collectively include land that encompasses The Shoppes @ Hebron Pointe (the “Property”)**

Dear Mr. Schwartz,

In accordance with our discussions, enclosed you will find the necessary information for a Map Amendment of the Property from GR-C (Graves Road – Commercial) to GR-C/PD (Graves Road – Commercial / Planned Development) and .41 acres of GR-R (Graves Road – Residential) to GR-C/PD (Graves Road – Commercial / Planned Development).

A brief introduction of our company, Midland Atlantic Properties (as applicant), our development partner, KCJA, LLC, and our proposed end-user. Midland Atlantic Properties (“MAP”) is a landlord/developer based in Kenwood, OH and current owner of 36 shopping centers in 17 states. Founded in 1998, MAP is a full-service real estate firm specializing in the development of grocery-anchored retail properties throughout the Midwest, MidAtlantic and Southeast. Our development partner, KCJA, LLC (“KCJA”), is a local Northern Kentucky family-owned business. Our anchor tenant wishes to remain confidential as part of this zoning submittal; however, we are able to share that our anchor tenant is a Fortune 100 grocer serving thousands of communities throughout their operational footprint. On behalf of Midland Atlantic Properties, our development partner KCJA and our “Fortune 100 Grocer”, we would like to present for Boone County Planning Commission consideration The Shoppes at Hebron Pointe - a 25-acre, 114,850 SF mixed use retail shopping center anchored by our Fortune 100 Grocer and located inside Hebron Pointe, a 60-acre master planned development.

Enclosed you will find the Boone County Planning Commission application for Map Amendment, including the following:

- answers to application questions 8 & 9,
- a metes and bounds description of the GR-R land being rezoned,
- a depiction of the GR-C and GR-R land being rezoned,
- architectural guidelines for The Shoppes @ Hebron Pointe,
- letters of support from the underlying land owners,
- mailing address from “adjoining” properties,
- seven (7) copies of the signage package for the Property,
- seven (7) full sized copies of the overall concept site plan of the Property (the entire “Hebron Pointe” project),
- seven (7) full sized copies of the concept plan of The Shoppes @ Hebron Pointe,



MIDLAND ATLANTIC PROPERTIES

- seven (7) full sized copies of the landscape plan for The Shoppes @ Hebron Pointe. *Please note, there are a few discrepancies between the landscape plan and the concept site plan as it relates to the parking field (number of parking spaces) and location of sidewalks, with respect to those discrepancies the concept site plan shall prevail which has a larger number of parking stalls and more sidewalks than the landscape plan;* and
- seven (7) full sized copies of the proposed elevations for the Fortune 100 Grocer and adjoining retail space at The Shoppes @ Hebron Pointe.

Project Narrative:

The Graves Road interchange has seen significant financial investment in recent history and included community and civic involvement as outlined in the I-275 / Graves Road Interchange Study ("Graves Road Study"). The Graves Road Study was conducted in 2021, encompassed a study area of 2,507 acres, and became a guide for the County and zoning code to follow. In reading the Graves Road Study it's clear that the community is committed to seeing this corridor succeed – so do we, and so does our Fortune 100 Grocer! Adhering completely to the guidelines of the Graves Road Study without deviation is not possible for The Shoppes @ Hebron Pointe; however, there are also great similarities from what the Graves Road Study recommended and what The Shoppes @ Hebron Pointe offer. We believe Hebron Pointe will provide a positive "gateway" to the corridor – representing the quality of design, and pedestrian benefit reflective of the Graves Road Study. Outlined below are (i) the list of deviations from the Zoning Code which include those specific items MAP is seeking approval from the Boone County Planning Commission; and (ii) some of the similarities to the Graves Road Study and conformity with the zoning code.

List of deviations from the Zoning Code and items for approval:

- A Map Amendment of for 52.59 acres of the Property from GR-C (Graves Road – Commercial) to GR-C/PD (Graves Road – Commercial / Planned Development); and .41 acres of the Property from GR-R (Graves Road – Residential) to GR-C/PD (Graves Road – Commercial / Planned Development).
- Approval for the Proposed Grocer and Retail B – Retail F to front new Graves Road and be permitted to have a traditional parking field design.
- Approval from Graves Road Study's reference to "traditional neighborhood commercial uses at a smaller scale".
- Additions to Principally Permitted uses for the GR-C-PD zone to allow the following:
 - Automotive Repair Facility – specifically oil change, quick service type user.
 - Brewpub
 - Carwash (this use was specifically allowed in Graves Road Study but not incorporated in code text).
 - Garden and landscape sales.
 - Gasoline Filling Stations to include diesel sales for cars and trucks; provided there shall be no overnight parking or showers allowed in any such filling station.
 - Microbrewery
 - Convenience Store (specifically allowed in Graves Road Study but not incorporated in code text).
- Approval of 40' building set back where 50' is required.



MIDLAND ATLANTIC PROPERTIES

- Approval of 10' buffer yard where 20' is required.
- Approval to have drive lanes or drive through – and related improvements – located along Graves Road and Williams Road where no such improvements are permitted.
- Approval to have Outparcel 1 building front either Williams Road or Graves Road where the building is required to front Graves.
 - Important to note, Outparcel 1 is owned by the Kentucky Transportation Cabinet and – as sole adjoined – MAP plans to purchase the parcel in the near future. MAP will secure a grading easement to allow for the development of the shopping center.
- Approval to increase the number of signs (three signs for The Shoppes @ Hebron Pointe shopping center parcel – one main marquee pylon sign and two directional monument signs), height of signs (30' for The Shoppes @ Hebron Pointe and 55' for the overall Hebron Pointe freeway signage) and side building signage for the Fortune 100 Grocer as if it were secondary signage along a main road and all as referenced in the attached signage package.
- For clarity, all portions of The Shoppes at Hebron Pointe not specifically mentioned above, shall adhere to the Graves Road Study and the underlying Boone County Zoning Regulations; additionally, all portions of “Hebron Pointe” included in this Map Amendment request that don't show improvements on the conceptual site plan, shall adhere to the Graves Road Study and the underlying Boone County Zoning Regulations.

Some similarities to the Graves Road Study and conformity with the zoning code:

Some similarities we'd like to highlight that align with the Graves Road Study are:

- Chapter 4. Recommendations of the Graves Road Study: “the new I-275/Graves Road Interchange provides an opportunity to create a unique gateway to Boone County’s Hebron and Bullittsville areas and should be characterized by “attractive building designs, pleasant and efficient site layouts, effective (and reserved) signage, tasteful lighting, beautiful landscaping, open space, and enhanced pedestrian accessibility that will create a place not typical of most interstate interchanges.”
 - Attractive buildings – *check*, pleasant and efficient site layouts – *check*, effective signage – *check*, tasteful lighting – *check*, beautiful landscaping – *double check!*, open space – *check with our Hebron Pointe water feature*, and enhanced pedestrian accessibility – *check*.
 - Although the Proposed Grocer and Retail B – Retail F don't have parking behind the buildings as recommended in the Graves Road Study, MAP is providing significant landscaping to increase the aesthetics of the shopping center and compensate for such deviation from the Graves Road Study.
- Section 4.1 Future Land Use – Focus Area B of the Graves Road Study: “The main feature of this Focus Area, upon arrival, should be the grand entranceway greenspace of Recreation (R) Future Land Use that parallels the new Graves Road in the right-of-way for KY 495 and fronts on both Williams Road and old Graves Road. This welcoming park-like feature would serve as a transition from the interstate highway to a more planned environment.”
 - Our main “Hebron Pointe” sign / water feature / recreation space is exactly what the authors envisioned for this area.



MIDLAND ATLANTIC PROPERTIES

- The Graves Road Study also says commercial on Graves should have an emphasis on pedestrian movement. All parcels inside The Shoppes @ Hebron Pointe and the greater Hebron Pointe project will provide sidewalks that encourage connection between the residential and commercial uses of Hebron Pointe – including connection to the main Hebron Pointe water feature. The project includes multiple pedestrian gathering areas – and encourages walking and biking.
- Section 4.1 Future Land Use – Focus Area B of the Graves Road Study: The Graves Road Study and specifically the area on the west side of new Graves Road inside Focus Area B, accessed by Williams Road should be “comprised of traditional neighborhood uses at a smaller scale and designed to serve the growing population.”
 - ‘Traditional neighborhood uses’ what’s more a more traditional neighborhood use than a grocery store!
 - “At a smaller scale” – the Fortune 100 Grocer is a smaller neighborhood grocery store – not the “mega store” 100,000 + square feet seen throughout Northern Kentucky.
 - “Serve the growing population” – it’s hard to argue that Hebron Pointe and The Shoppes @ Hebron Pointe won’t provide such service to this expanding populus.
- Section 4.5 Design Requirements of the Graves Road Study: MAP will construct The Shoppes @ Hebron Pointe in conformity with the design requirements outlined in the Graves Road Study.

We understand we don’t fit the Graves Road Study perfectly and that this Map Amendment is required, but for the reasons outlined herein we believe we are significantly more similar to what the authors envisioned. More importantly, we believe – as too does our Fortune 100 Grocer – that we meet the needs of a rapidly growing community. If we are fortunate enough to get The Shoppes @ Hebron approved by the Boone County Planning Commission and Boone County Fiscal Court, we look forward to delivering a high-quality project that the community can be proud of and one that fits the vision of the community. As a result, on behalf of MAP, KCJA and our Fortune 100 Grocer, we are pleased to present The Shoppes at Hebron Pointe for Boone County Planning Commission review and approval. Should you have any further questions or comments, I can be reached at 513-792-5000 or at criney@midlandatlantic.com.

Thank you,

Midland Atlantic Properties

Clayton Riney
Development Manager



MIDLAND ATLANTIC
PROPERTIES

April 30, 2024

Mr. Michael D. Schwartz
Director, Zoning Services
Boone County Planning Commission
2950 Washington Street, Room 317
Burlington, KY 41005

RE: **Answers to question 8 & 9 from application for Zoning Map Amendment**

Dear Mr. Schwartz,

Below are additional details related to items 8 and 9 in the enclosed Zoning Map Amendment application.

8. Proposed Use(s) (specify each use): as referenced on the attached plans.

- Proposed Grocer – the Fortune 100 Grocer will be operating out of 50,325 SF store providing a neighborhood grocery store and pharmacy.
- Retail B – The Fortune 100 Grocer will operate a liquor store out of this adjacent 3,200 SF.
- Retail C, Retail D, Retail E and Restaurant F make up 41,025 SF of leasable area and will include a mix of retail use(s) including but not limited to uses such as fashion, medical or dental, quick service sit down restaurants including drive a drive through type use for Restaurant F which would be ideal for a coffee user, and other retail-oriented operators.
- Future Development Area – this 3.3 acre parcel is reserved for “Future Development”.
- Outparcel 1 – this parcel is owned by the Kentucky Transportation Cabinet and – as sole adjoiner – Midland Atlantic Properties (“MAP”) plans to purchase the parcel in the near future. MAP will secure a grading easement to allow for the development of the shopping center. The improvements and use as shown on the attached submittal are speculative and we understand will be subject to a future submittal to Boone County.
- Outparcel 2 – 1.8 acre outparcel is a proposed 4,300 SF national restaurant chain with drive through.
- Outparcel 3 – 1.2 acre outparcel; we don’t have a user identified but are speculating an 8,400 SF multi-tenant building similar to “Retail C”.
- Outparcel 4 – 3.8 acre outparcel is a proposed national convenience store which will include a 5,200 SF building and two accompanying fuel canopies.

9. Proposed Building Intensities (specify for each building):

- Proposed Grocer, Retail B, Retail C, Retail D, Retail E & Retail F – 10.23 acres at 94,550 SF = 9,242 sf/per acre
- Outparcel 1 – 1.3 acres at 2400 SF = 1,846 sf/per acre
- Outparcel 2 – 1.8 acres at 4,300 SF = 2,348 sf/per acre
- Outparcel 3 – 1.2 acres at 8,400 SF = 7,000 sf/per acre
- Outparcel 4 – 3.8 acres at 5,200 SF = 1,625 sf/per acre



MIDLAND ATLANTIC
PROPERTIES

- Future Development Area – 3.3 acres at 49,500 (maximum allowed and illustrative) = 15,000 sf/per acre
- Total Project – 24.45 acres at 164,350 SF = 6,721 sf/per acre

Should you have any further questions or comments, I can be reached at 513-792-5000 or at criney@midlandatlantic.com.

Thank you,

Midland Atlantic Properties



Clayton Riney
Development Manager

Hebron Pointe Retail Architectural Guidelines

Grocery + Retail

Building Materials & Façade Composition:

- Exterior walls shall be constructed primarily of masonry brick with masonry accents such as cast stone shapes and architectural calcium silicate units in an integral color. The traditional retail style shall supplement the heavy masonry use with EIFS sign bands capped with an EIFS cornice above storefronts.
- Exterior walls shall include architectural embellishments such as fenestrations, masonry accents, architectural reveals, façade relief bands and or other details consistent with the overall character of the building. Facades shall also provide visual interest and scale by using variations in color, horizontal planes, materials, patterns, and height. Exterior walls facing primary road frontages shall not appear blank or monolithic in any way.
- Buildings shall utilize large flat roofs with parapets. Front facing architectural facades shall be accented with sloped standing seam metal awnings or flat projecting tie rod metal canopies. No mansard roofs or "stage set" roofs will be permitted.

Windows & Entrances:

- Main entrance elements shall be emphasized through providing an over-scaled entrance feature which projects outward from the façade placing the doorway within a three-dimensional archway or large canopy element.
- Main entrances and retail storefronts where provided shall allow direct visibility into the building interior and be located along the front facing sidewalk, street, and private shared drive lane.
- Windows and storefront units shall be recessed within their openings to create shadows and depth where possible.
- Storefronts shall be broken up with architectural design elements such as pilasters, material changes or steps in the building façade.
- Snap-on grids or applied false mullions shall not be permitted on windows or storefronts.

Exterior Wall Colors:

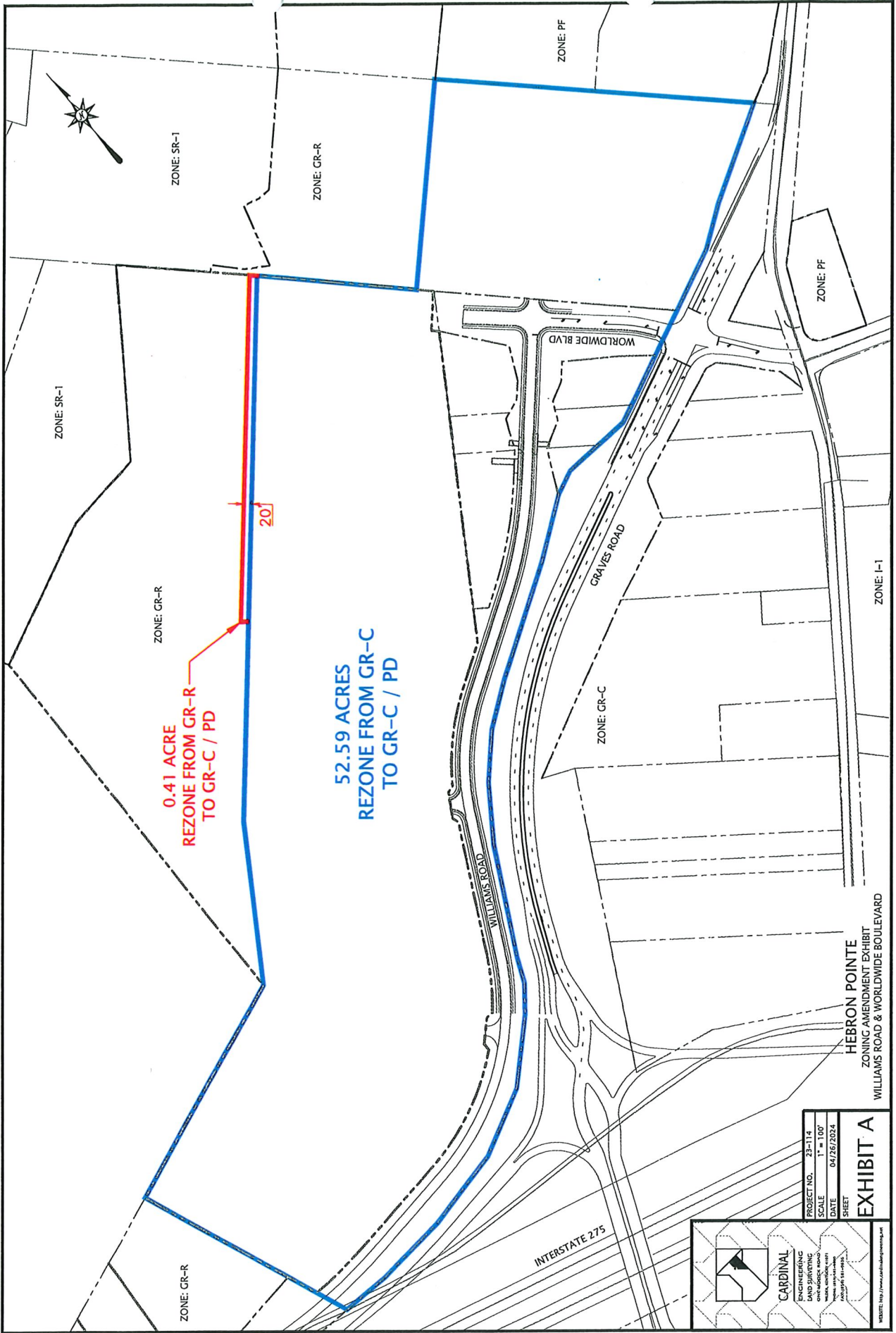
- Masonry colors shall be in the red and brown range with accents of light cream and beige.
- Awnings and canopies shall be charcoal or black in color.

Lighting:

- Architectural decorative lighting shall be utilized to create a warm and inviting atmosphere, encouraging safety while welcoming to both vehicular traffic and pedestrian walkability. Effort shall be made to minimize glare. Color temperature of all building and parking lighting is to be of consistent level.

Screening:

- All rooftop mounted equipment must be screened from view, either by building wall parapets or other means that are an integral part of the building. All rooftop unit screening shall be constructed of material, color and finish consistent with the exterior of the building.
- Trash receptacles, dumpsters and or compactors (not included convenience cans) shall be screened from view. Such screening shall be constructed of material, color and finish consistent with the exterior of the building.



0.41 ACRE
REZONE FROM GR-R
TO GR-C / PD

52.59 ACRES
REZONE FROM GR-C
TO GR-C / PD

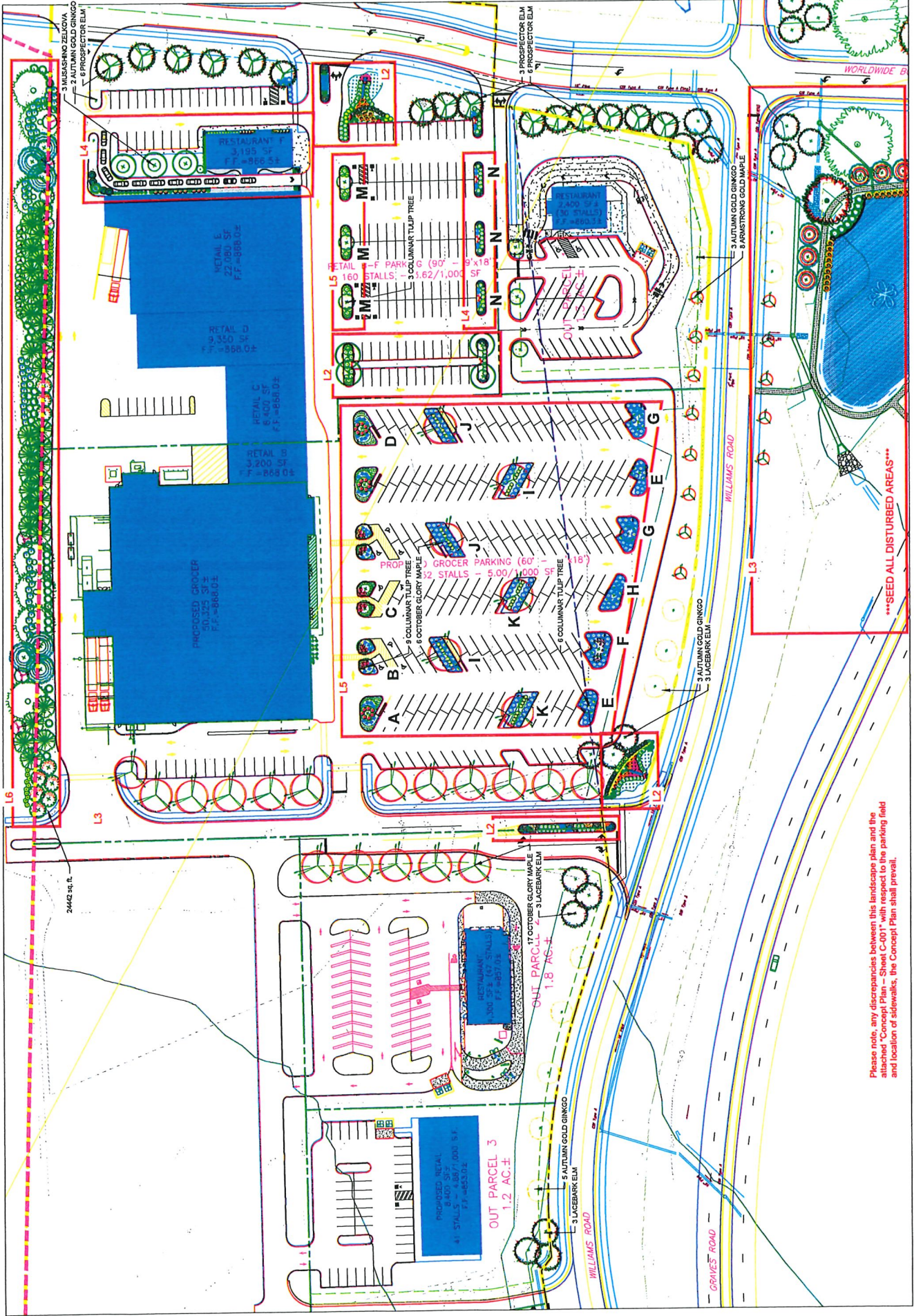
| | |
|-------------|------------|
| PROJECT NO. | 23-114 |
| SCALE | 1" = 100' |
| DATE | 04/26/2024 |
| SHEET | |

EXHIBIT A

HEBRON POINTE
ZONING AMENDMENT EXHIBIT
WILLIAMS ROAD & WORLDWIDE BOULEVARD

CARDINAL
ENGINEERING
AND DRAFTING
11000 W. WILSON AVENUE
SUITE 100
DENVER, CO 80231
TEL: 303.751.1111
WWW.CARDINAL-ED.COM

DATE: 10/2/2023 10:58:42 AM



Please note, any discrepancies between this landscape plan and the attached "Concept Plan - Sheet C-001" with respect to the parking field and location of sidewalks, the Concept Plan shall prevail.

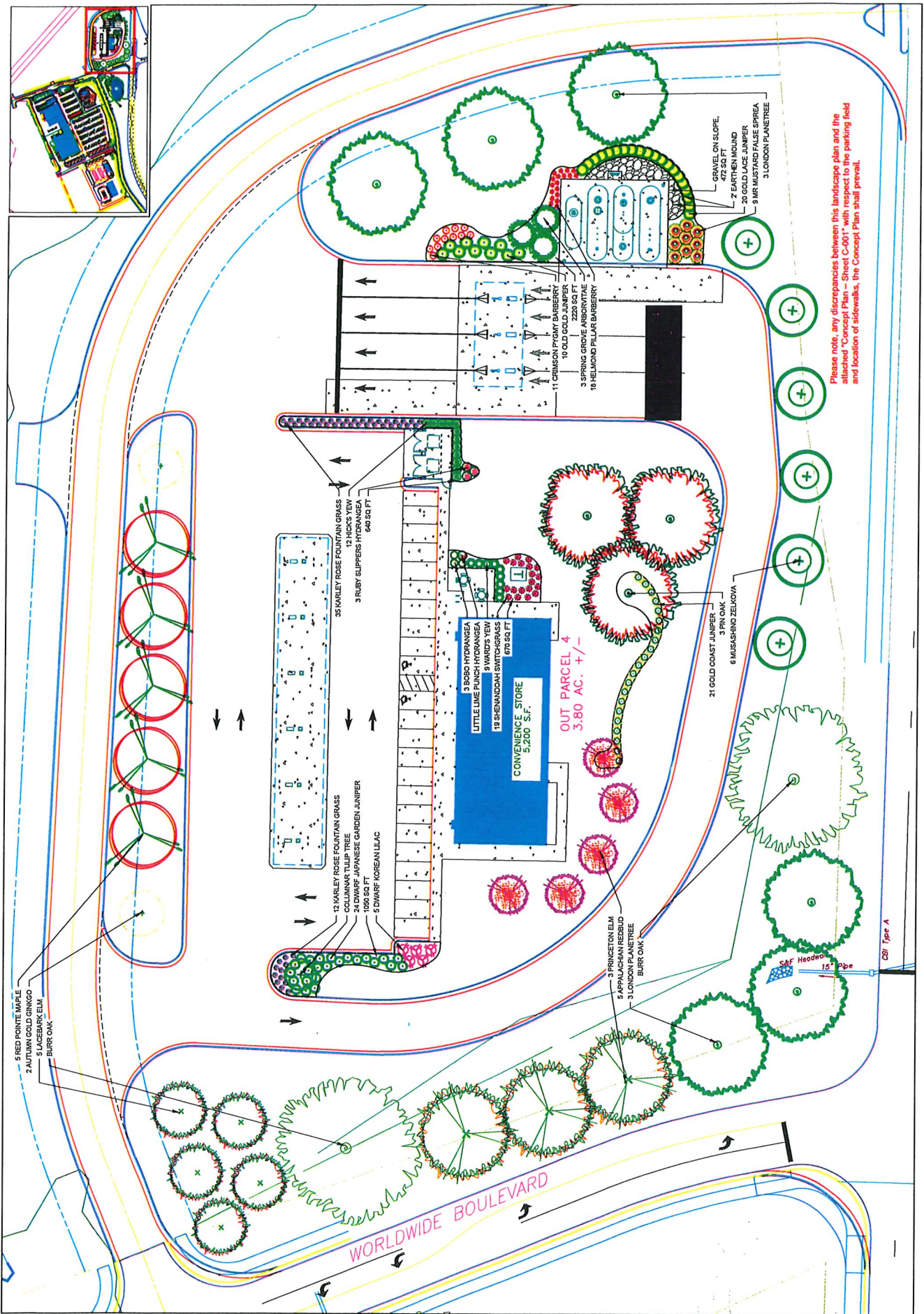


HERRON POINTE
WILLIAMS RD & GRAVES RD



LANDSCAPE PLAN
SCALE: 1"=0' = 20'-0"
CURRENT: 4/5/2024
REVISED: 4/8/2024

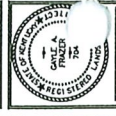
L2



Please note, any discrepancies between this landscape plan and the attached "Concept Plan - Sheet C-001" with respect to the parking field and location of sidewalks, the Concept Plan shall prevail.



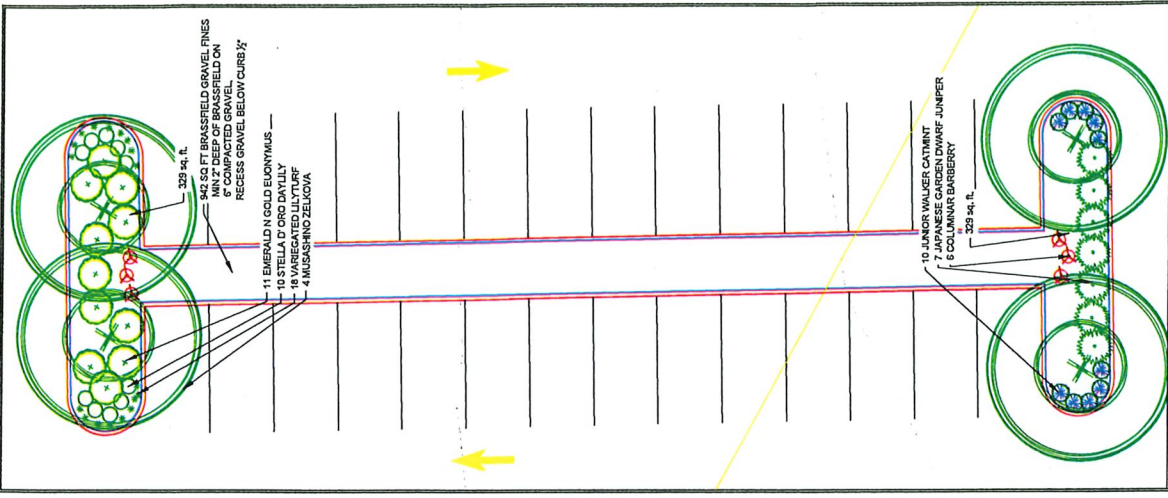
WILLIAMS RD & WORLDWIDE BLVD
 HERBON POINTE



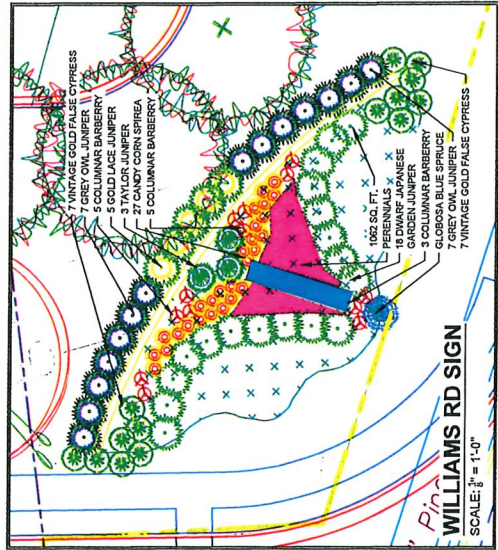
LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

CURRENT: 4/5/2024
 REVISED: 4/5/2024

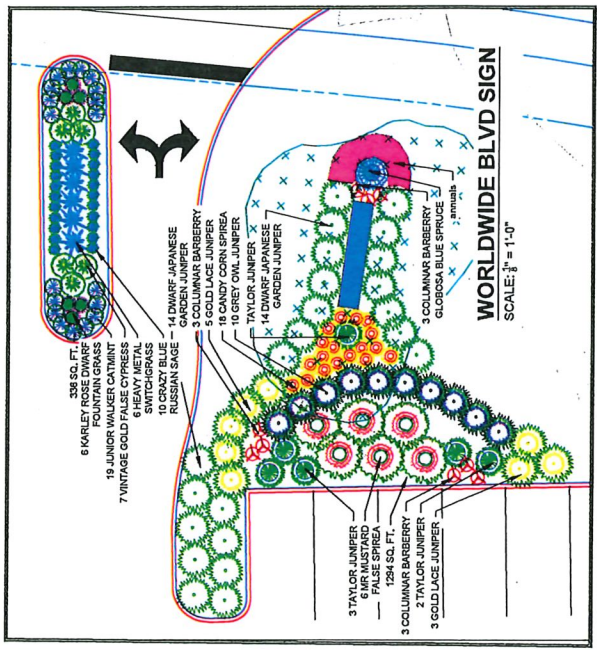
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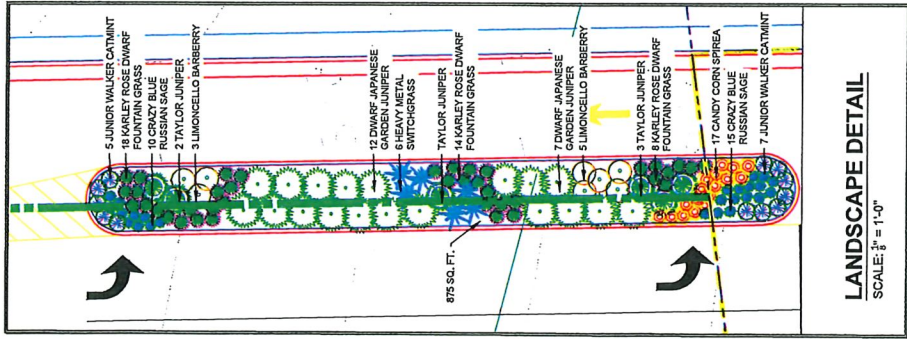
ISLAND DETAIL
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WILLIAMS RD SIGN
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WORLDWIDE BLVD SIGN
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LANDSCAPE DETAIL
 SCALE: 3/8" = 1'-0"



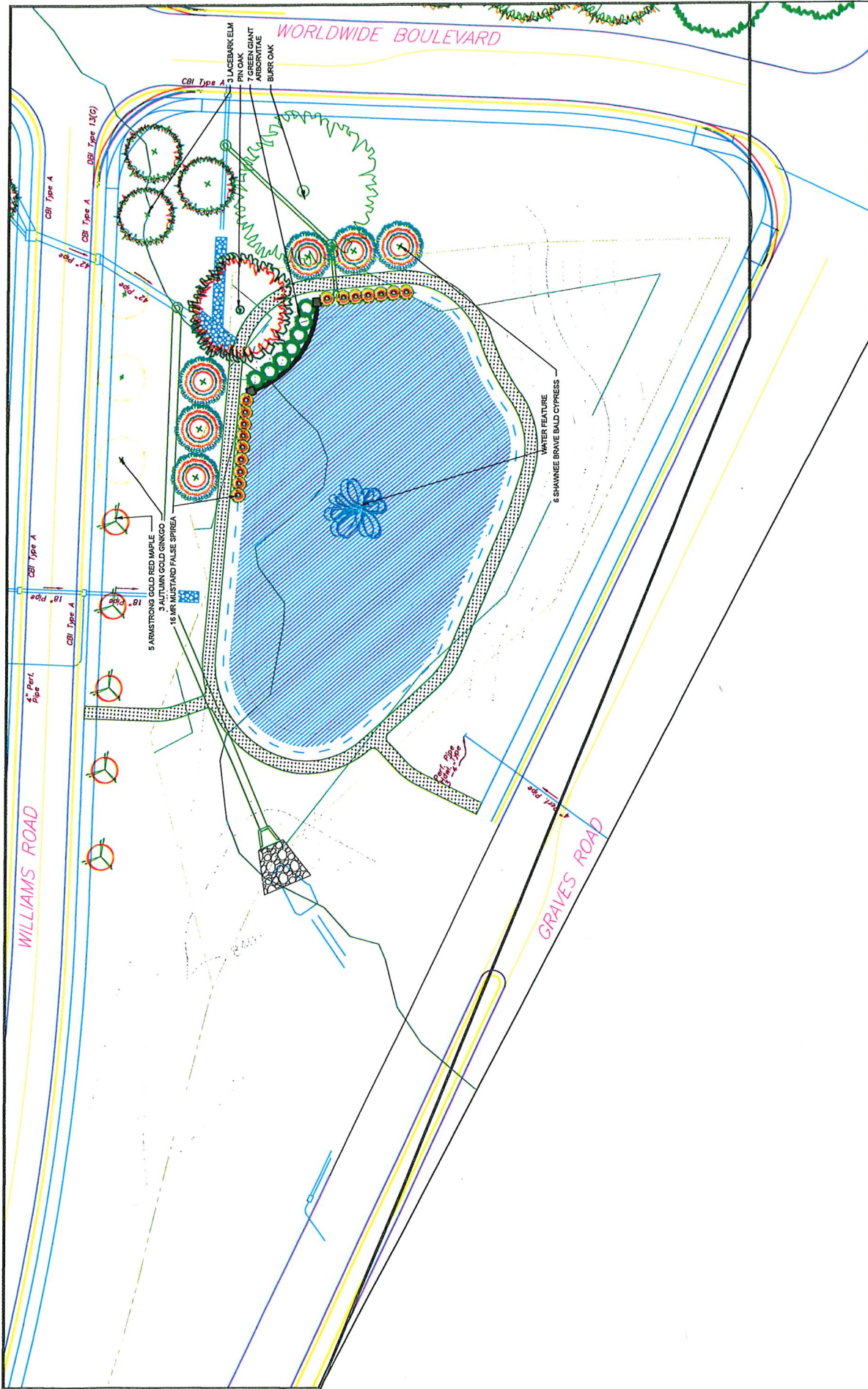
HEBRON POINTE
WILLIAMS RD & WORLDWIDE BLVD

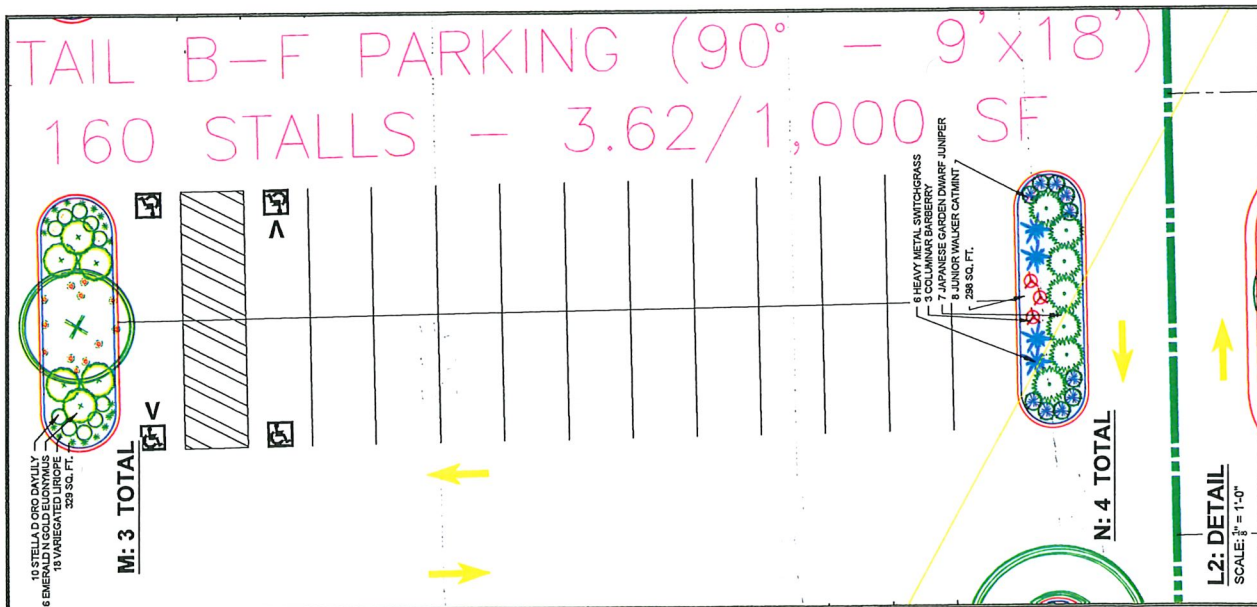
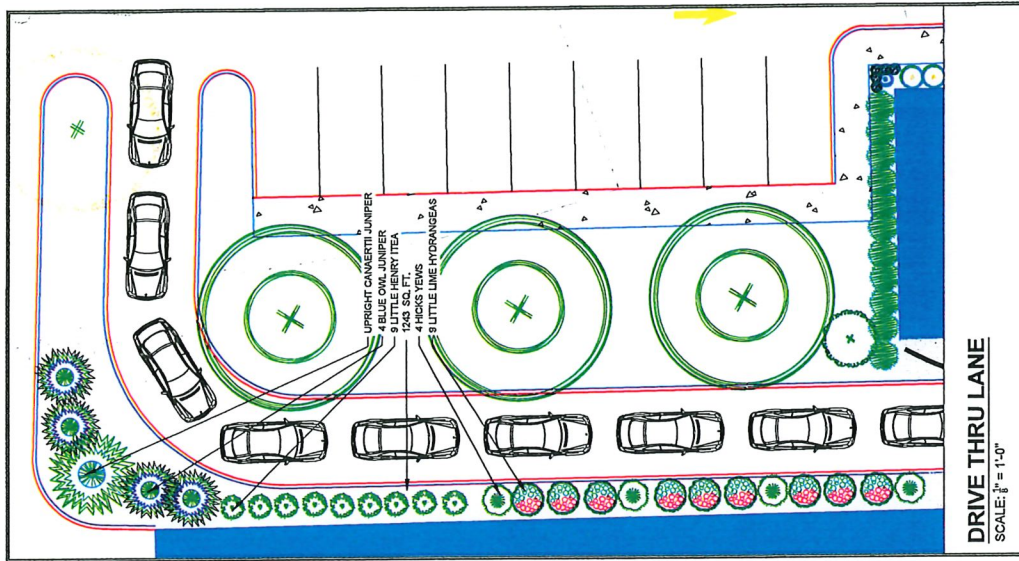
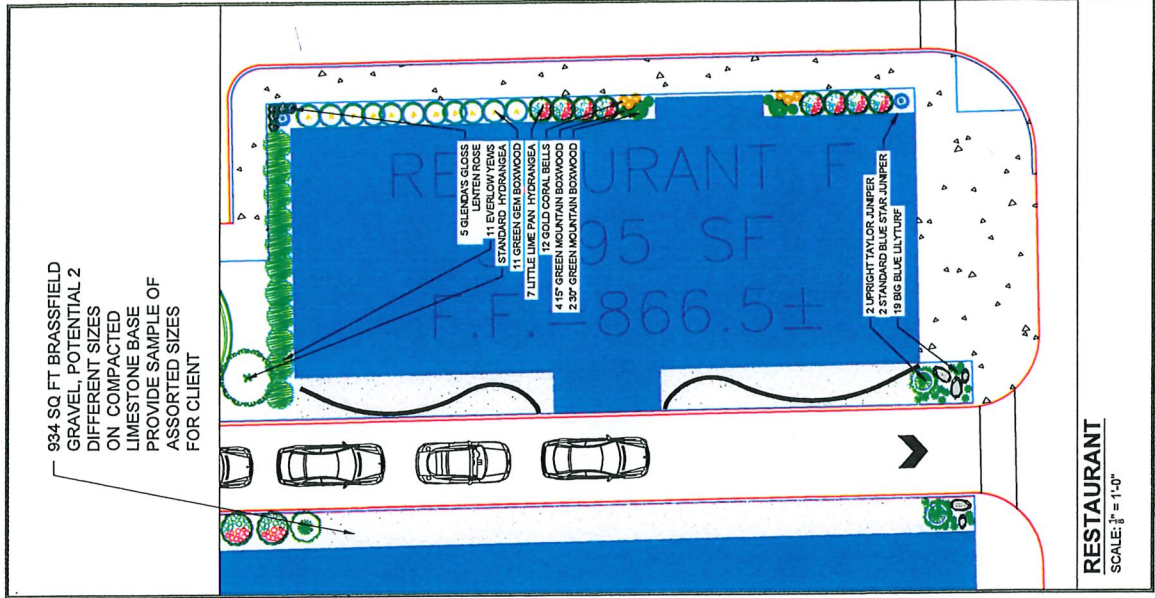


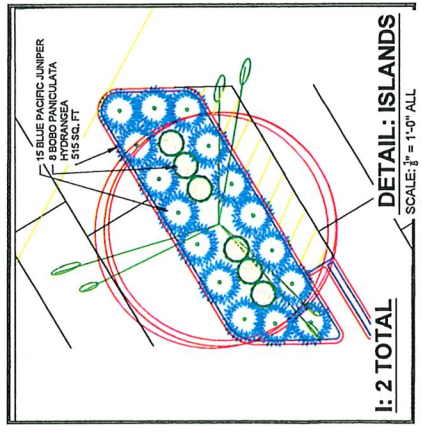
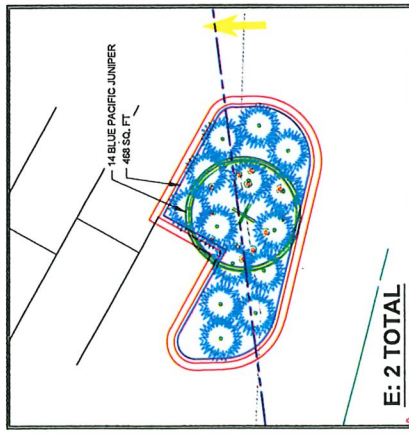
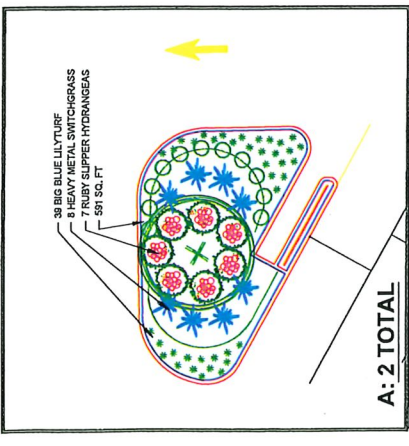
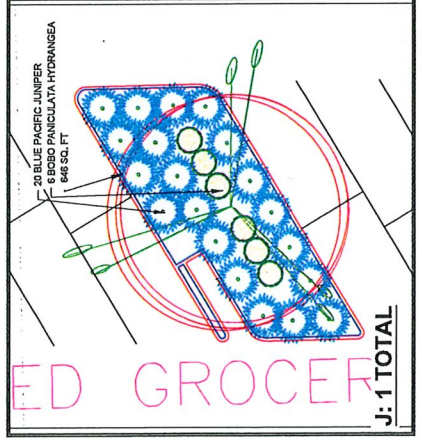
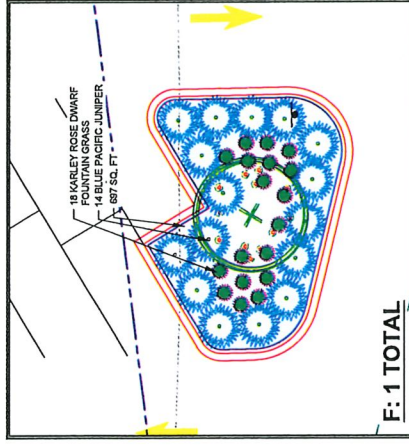
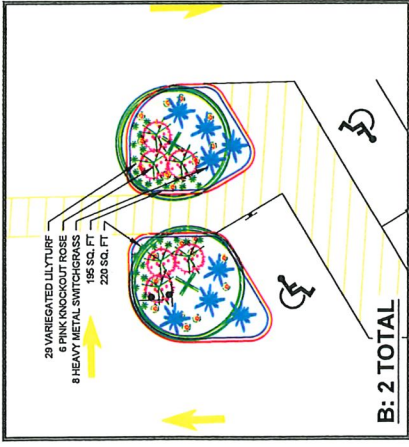
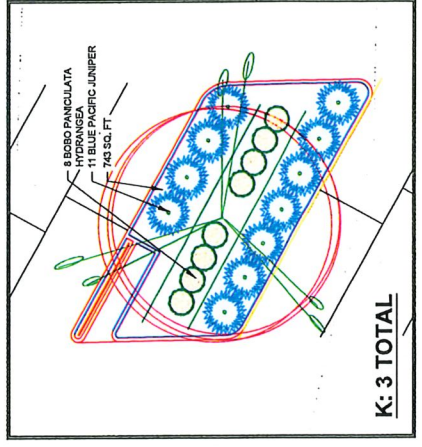
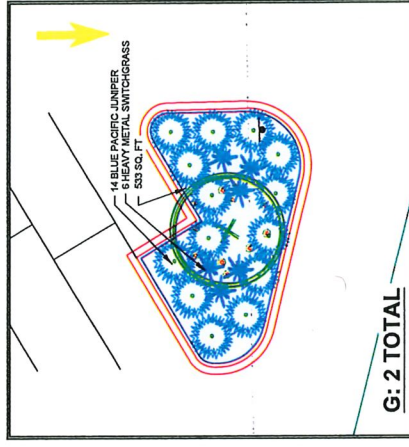
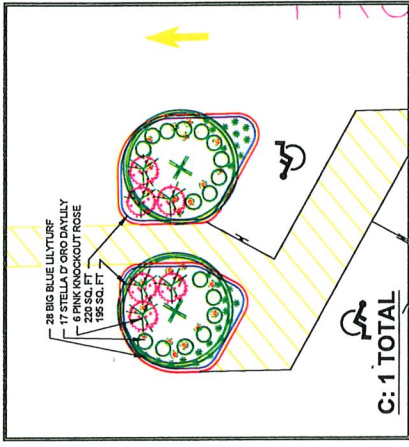
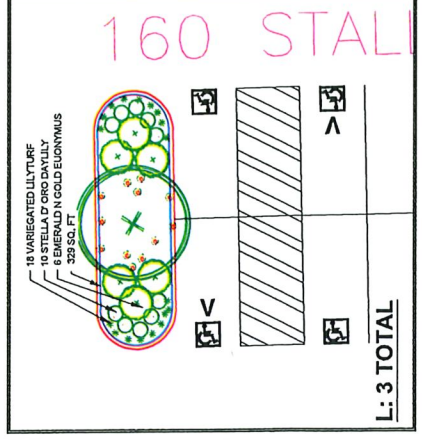
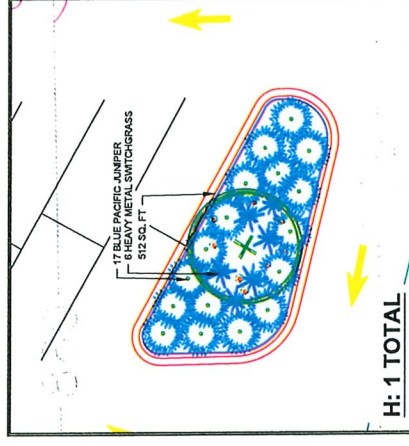
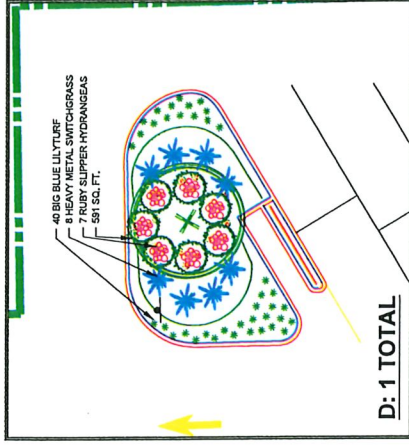
LANDSCAPE
PLAN
SCALE 1"=20'-0"

CURRENT:
4/5/2024
REVISED:
4/5/2024

L4

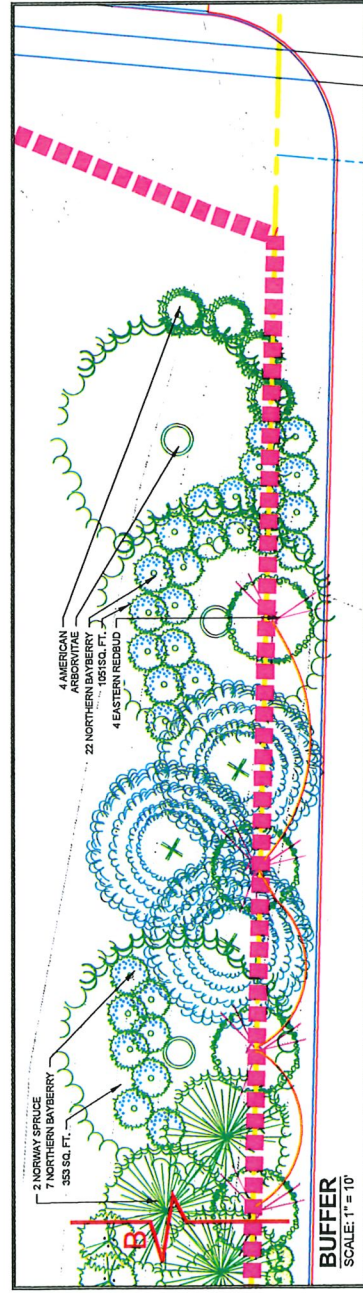
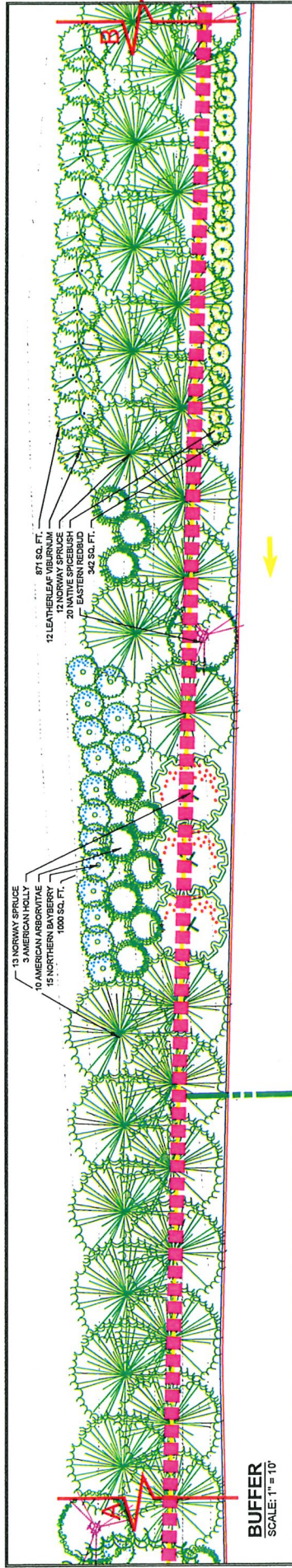
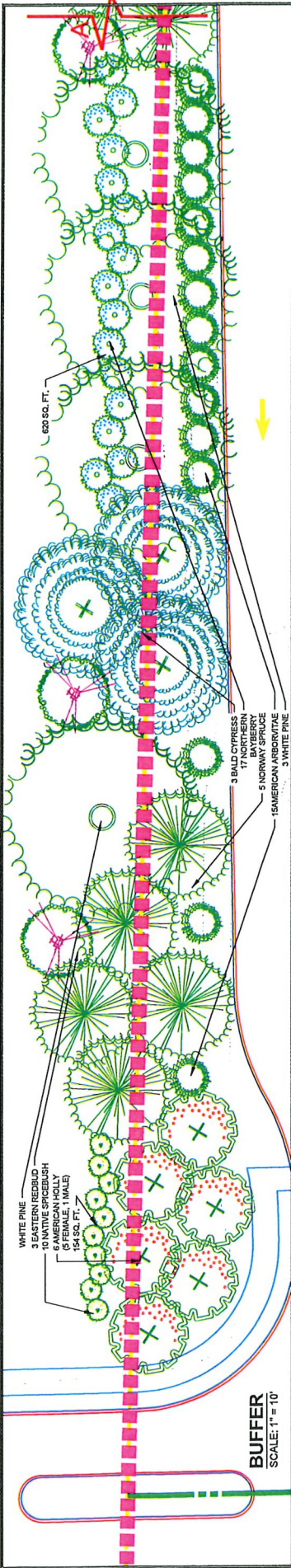
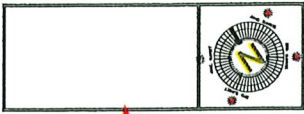


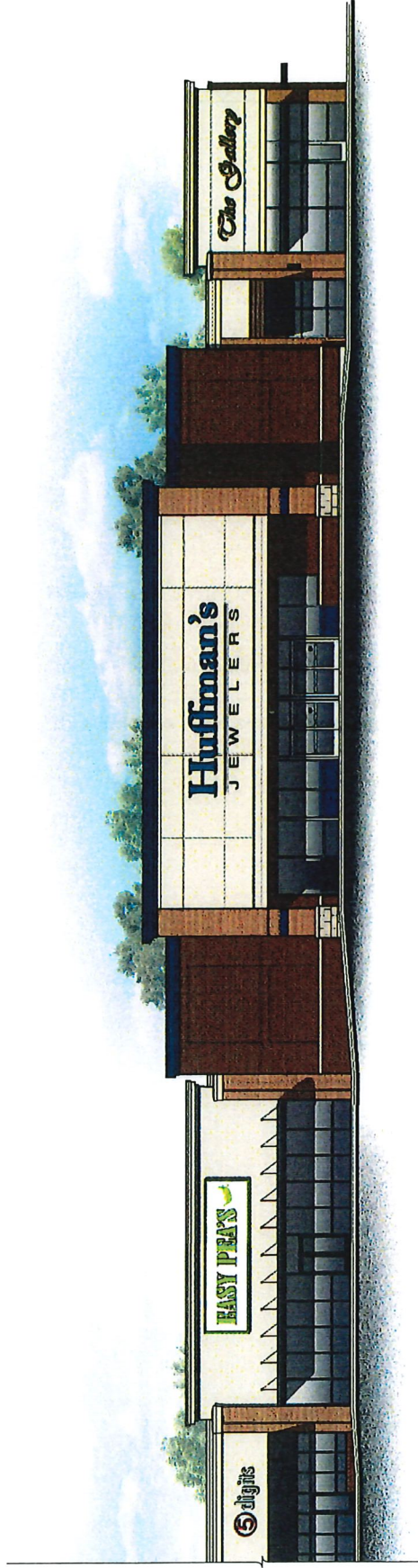




160 STALLS

ED GROCER





FRONT ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



CUSTOMER: HEBRON POINTE
 LOCATION: WILLIAMS ROAD & WORLDWIDE BLVD, HEBRON, KY, 41018
 SALES REP: WILLIAM YUSKO
 PROJECT MGR: AMBER CASSEY
 DRAWN BY: GREG ESSERT
 DATE: 4-22-2024
 FILE NAME: 107783 HEBRON POINTE_HEBRON KY_RS_PERMITS

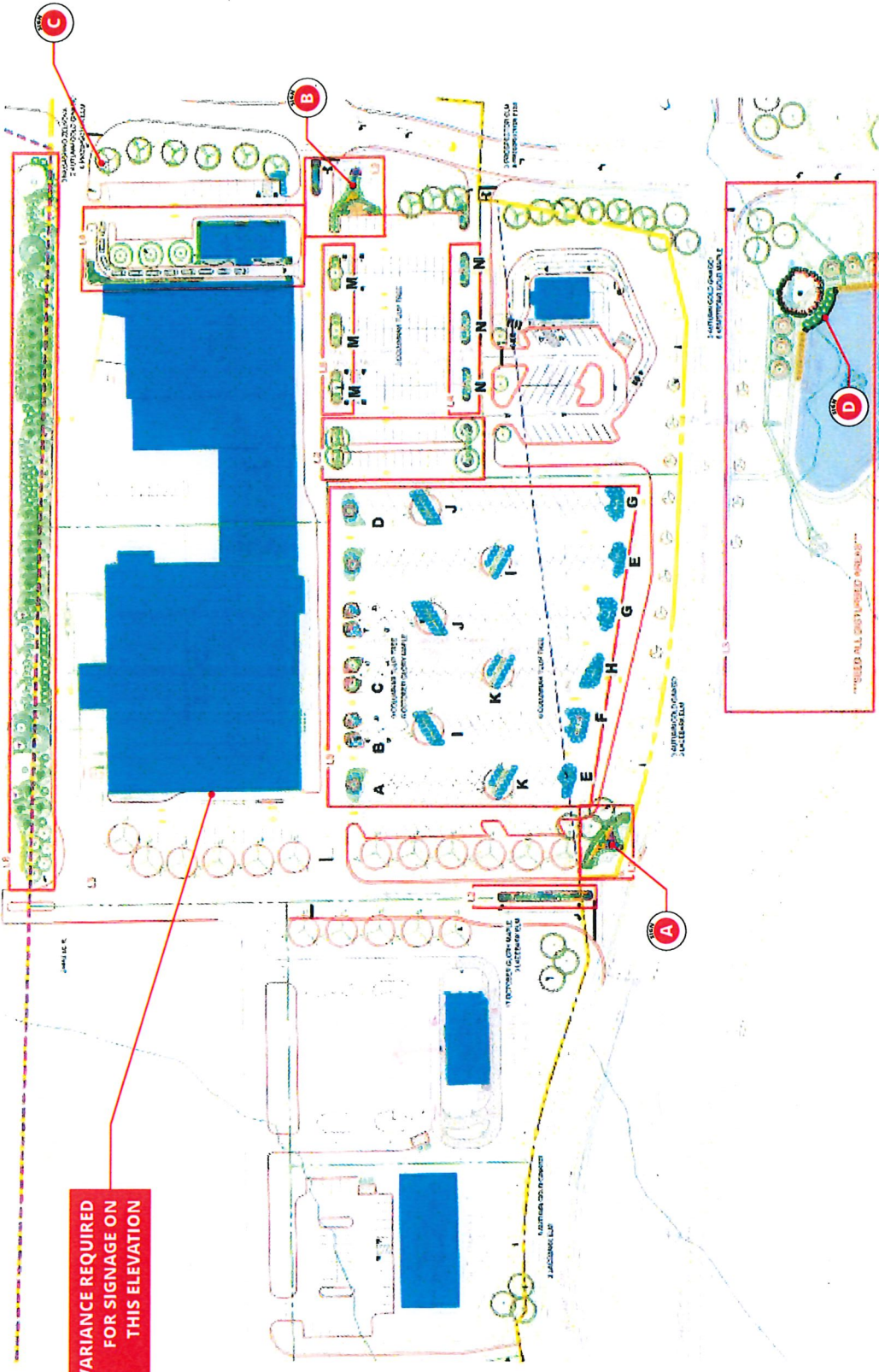
APPROVED

PAGE 1

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2328 Florence Avenue
 Cincinnati, OH 45206
 (513) 241-6775 | FAX (513) 241-5060
atlanticsigncompany.com





VARIANCE REQUIRED FOR SIGNAGE ON THIS ELEVATION

CUSTOMER: HEBRON POINTE
 LOCATION: WILLIAMS ROAD & WORLDWIDE BLVD, HEBRON, KY, 41018
 SALES REP: WILLIAM YUSKO
 PROJECT MGR: AMBER CASSEDY
 DRAWN BY: GREG ESSERT
 DATE: 4-22-2024
 FILE NAME: 107783 HEBRON POINTE, HEBRON KY, RS, PERMITS

APPROVED

PAGE 2

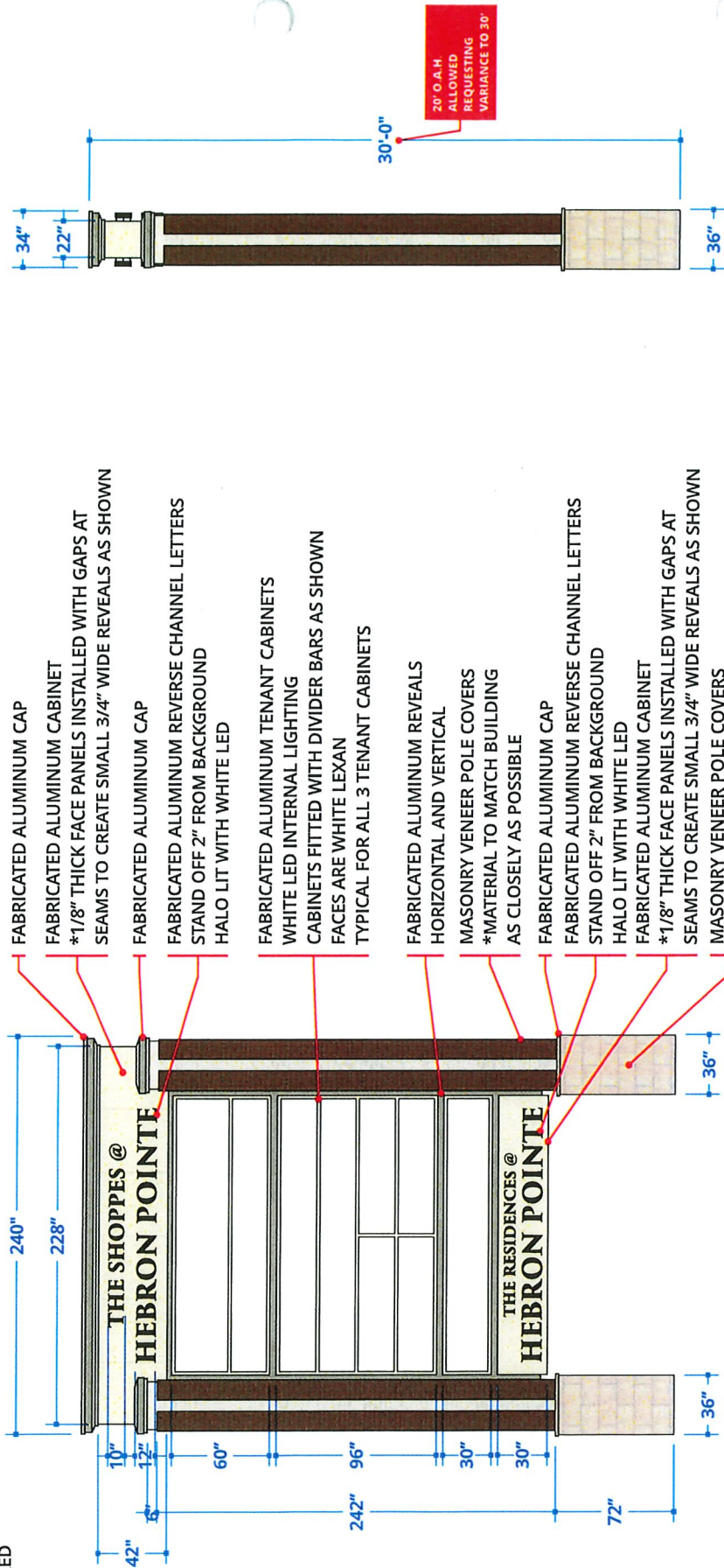
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OPTION 2

VARIANCE REQUIRED



- FABRICATED ALUMINUM CAP
- FABRICATED ALUMINUM CABINET
- *1/8" THICK FACE PANELS INSTALLED WITH GAPS AT SEAMS TO CREATE SMALL 3/4" WIDE REVEALS AS SHOWN
- FABRICATED ALUMINUM CAP
- FABRICATED ALUMINUM REVERSE CHANNEL LETTERS STAND OFF 2" FROM BACKGROUND
- HALO LIT WITH WHITE LED
- FABRICATED ALUMINUM TENANT CABINETS
- WHITE LED INTERNAL LIGHTING
- CABINETS FITTED WITH DIVIDER BARS AS SHOWN
- FACES ARE WHITE LEXAN
- TYPICAL FOR ALL 3 TENANT CABINETS
- FABRICATED ALUMINUM REVEALS
- HORIZONTAL AND VERTICAL
- MASONRY VENEER POLE COVERS
- *MATERIAL TO MATCH BUILDING AS CLOSELY AS POSSIBLE
- FABRICATED ALUMINUM CAP
- FABRICATED ALUMINUM REVERSE CHANNEL LETTERS STAND OFF 2" FROM BACKGROUND
- HALO LIT WITH WHITE LED
- FABRICATED ALUMINUM CABINET
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- MASONRY VENEER POLE COVERS
- *MATERIAL TO MATCH BUILDING AS CLOSELY AS POSSIBLE

FRONT: QUANTITY 1
3/16" SCALE

SIDE:
3/16" SCALE

480 SQUARE FEET



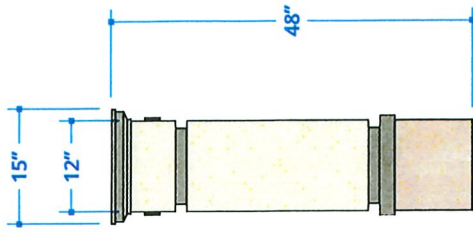
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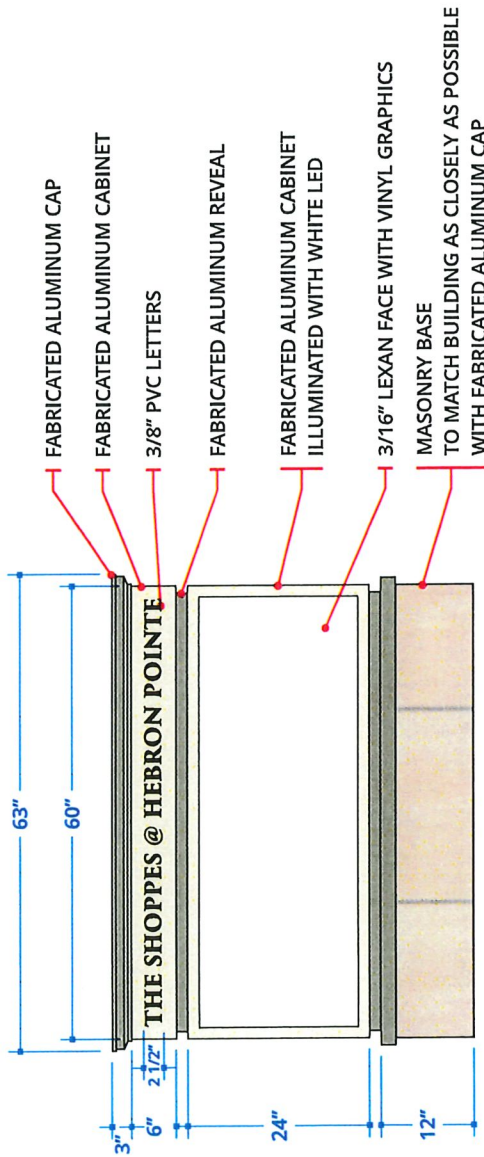


APPROVED

CUSTOMER: HEBRON POINTE
LOCATION: WILLIAMS ROAD & WORLDWIDE BLVD, HEBRON, KY, 41018
SALES REP: WILLIAM TUSKO
PROJECT MGR: AMBER CASSEDY
DRAWN BY: GREG ESSERT
DATE: 4-22-2024
FILE NAME: 107783 HEBRON POINTE_HEBRON KY_R5_PERMITS



SIDE:
3/4" SCALE



FRONT: QUANTITY 2
3/4" SCALE

15 SQUARE FEET

CUSTOMER: HEBRON POINTE
 LOCATION: WILLIAMS ROAD & WORLDWIDE BLVD, HEBRON, KY, 41018
 SALES REP: WILLIAM YUSKO
 PROJECT MGR: AMBER CASSEY
 DRAWN BY: GREG ESSERT
 DATE: 4-22-2024
 FILE NAME: 107783 HEBRON POINTE_HEBRON KY_R5_PERMITS

APPROVED

PAGE 4

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SIGN MOUNTED TO
WALL OF STRUCTURE THAT
SPANS WATER FEATURE
(STRUCTURE BY OTHERS)

3" DEPTH

15'-0" SIZES ARE ESTIMATED

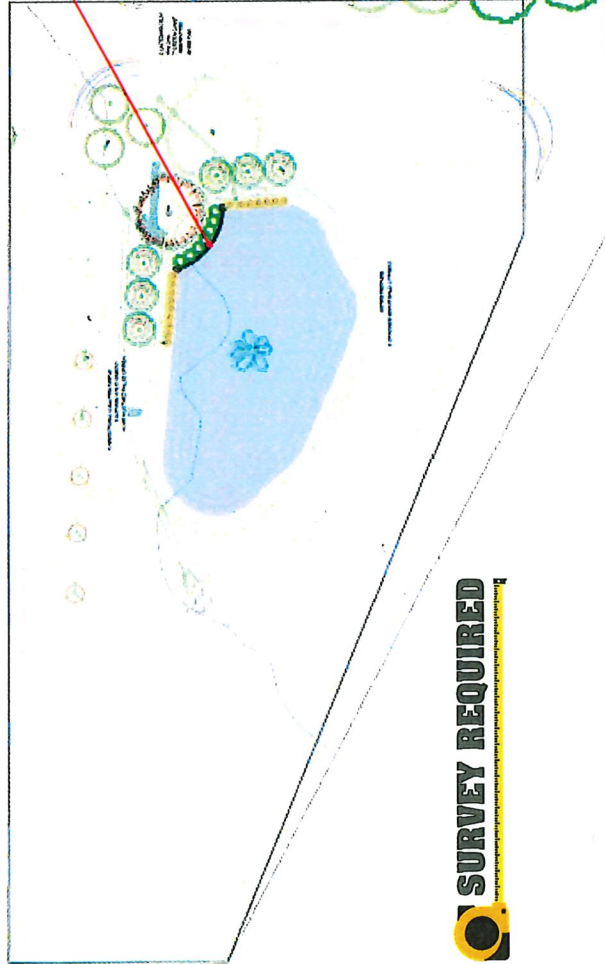
HEBRON POINTE

14"

REVERSE CHANNEL LETTERS: QUANTITY 1
3/4" SCALE

SIDE:
3/4" SCALE

18 SQUARE FEET



STRUCTURE SPANS OVER
WATER FEATURE

REVERSE CHANNEL LETTERS
ALUMINUM CONSTRUCTION
CLEAR LEXAN BACKS
2" STANDOFF FROM WALL
WHITE LED HALO ILLUMINATION



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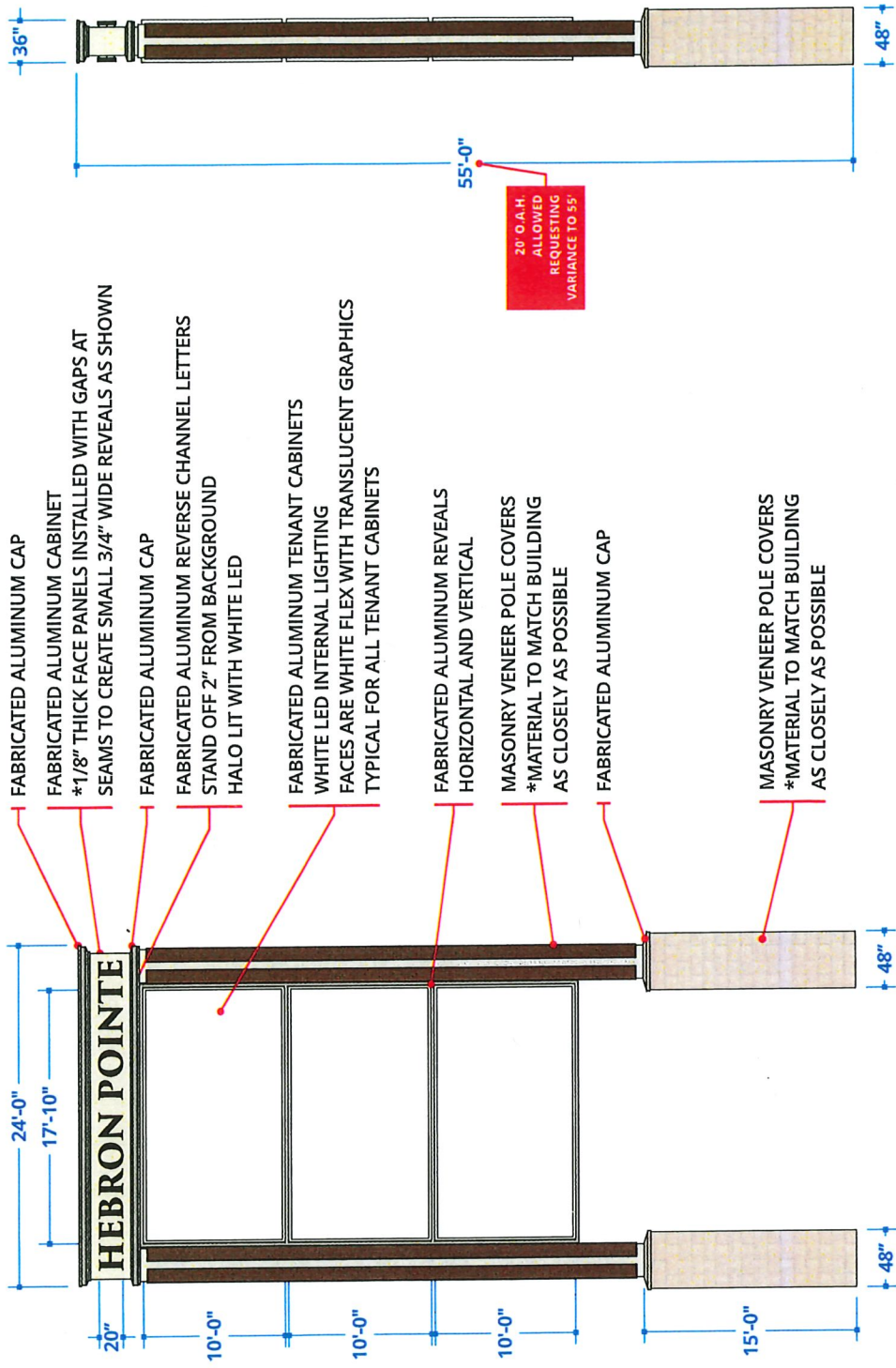
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PAGE 5

APPROVED

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LOCATION: WILLIAMS ROAD & WORLDWIDE BLVD., HEBRON, KY, 41018
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DRAWN BY: GREG ESSERT
DATE: 4-22-2024
FILE NAME: 107783 HEBRON POINTE, HEBRON KY, RS, PERMITS



20' O.A.H. ALLOWED REQUESTING VARIANCE TO 55'

FRONT: QUANTITY 1
1/8" SCALE

SIDE:
1/8" SCALE

850 SQUARE FEET

CUSTOMER: HEBRON POINTE
 LOCATION: WILLIAMS ROAD & WORLDWIDE BLVD, HEBRON, KY, 41018
 SALES REP: WILLIAM YUSKO
 PROJECT MGR: AMBER CASSEDY
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APPROVED

PAGE 6

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EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Steve Harper, Chair

DATE: July 3, 2024

RE: Request of **Midland Atlantic Properties, per Clayton Riney (applicant) for KCJA LLC, Roy Smith, Larry and Christina Barnes, and the Kentucky Transportation Cabinet (owners)** for a Zoning Map Amendment from Graves Road – Residential (GR-R) and Graves Road – Commercial (GR-C) to Graves Road - Commercial/Planned Development (GR-C/PPD) for an approximate 53 acre area located at the northeast and northwest corners of the intersection of Graves Road with Worldwide Boulevard and including the properties located at 2477 Treetop Lane (portion), 2338 Williams Road (portion), 2355 Water Tower Drive (portion), and properties having the following Parcel Identification Numbers (PIDN's): 035.00-00-072.01, 035.00-00-038.05, 035.00-00-038.01, 035.00-00-061.04, 035.00-00-038.04, and 035.00-00-057.02, Boone County, Kentucky. The request is for a zone change to allow for the development of an approximate 115,000 square foot commercial complex having six (6) buildings.

REMARKS:

1. We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the finding of fact and conditions, if deemed necessary, to complete the Committee Report.
2. We, the Committee, recommend approval of the above referenced Zoning Map Amendment/Change of Concept Development Plan/Variance based on the following findings of fact:

FINDINGS OF FACT:

1. The Committee concluded that the proposed zoning map amendment, along with the submitted concept development plan, is generally consistent with comprehensive plan as it relates to the I-275/Graves Road Interchange Study.

The I-275/Graves Road Interchange Study designates the site for "High Suburban Density Residential", "Commercial", and "Recreation" uses. The submitted concept development plan provides for a commercial retail center, a public open space, and land for the future development of additional commercial space and residential dwellings.

2. The Committee concluded that the proposed zoning map amendment, along with the submitted concept development plan, meets the spirit the I-275/Graves Road Interchange Study and meets a significant amount of the recommendations contained in the study.

The proposed development will provide for a commercial center with enhanced landscaping and pedestrian access. Additionally, the proposed development will provide

for a gateway feature as envisioned and recommended in the I-275/Graves Road Interchange Study.

The proposed design places the main development of the project closest to the anticipated residential development.

3. The Committee concluded that the proposed GR-C/PD district is consistent with several Our Boone County Plan 2040 Goals and Objectives and the applicable requirements of Section 1506 of the zoning regulations (Planned Development Criteria).

In making this finding, the Committee concludes that:

- a. The submitted plan includes various commercial uses, the provision of an entry open space area, and the provision for pedestrian movement throughout the development.
 - b. The submitted plan indicates that development will be for a commercial complex and the 'Graves Road Study' identifies the area for commercial activity.
 - c. The submitted plan indicates that the approximate one (1) acre island bound by Graves Road, Worldwide Boulevard, and Williams Road will be an entry open space area accessible by pedestrians.
 - d. The site will be accessed by passenger vehicles and pedestrians.
 - e. Extensive landscaping has been provided throughout the development and a Buffer Yard will be established between the development and the adjacent residential zoning district.
 - f. The submitted plan indicates that the buildings will be predominantly brick with varied elevation features.
 - g. A consistent signage package has been developed.
 - h. The submitted plan indicates primary access points from pre-existing curb cut locations and extensions to adjacent properties.
4. The Committee Concluded that the proposed variations, allowed under the PD regulations, except as noted under conditions, are reasonable, given the size and scale of the proposed development.
 5. The Committee concluded that the attached condition is necessary to achieve consistency with the Our Boone County Plan 2040. The Committee also concluded that the attached condition is necessary to mitigate any foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with the condition:

CONDITIONS:

1. Development shall be consistent with the approved Concept Development Plan except as provided by Exhibits A and B and the following conditions.

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

Shoppes at Hebron Pointe

July 3, 2024

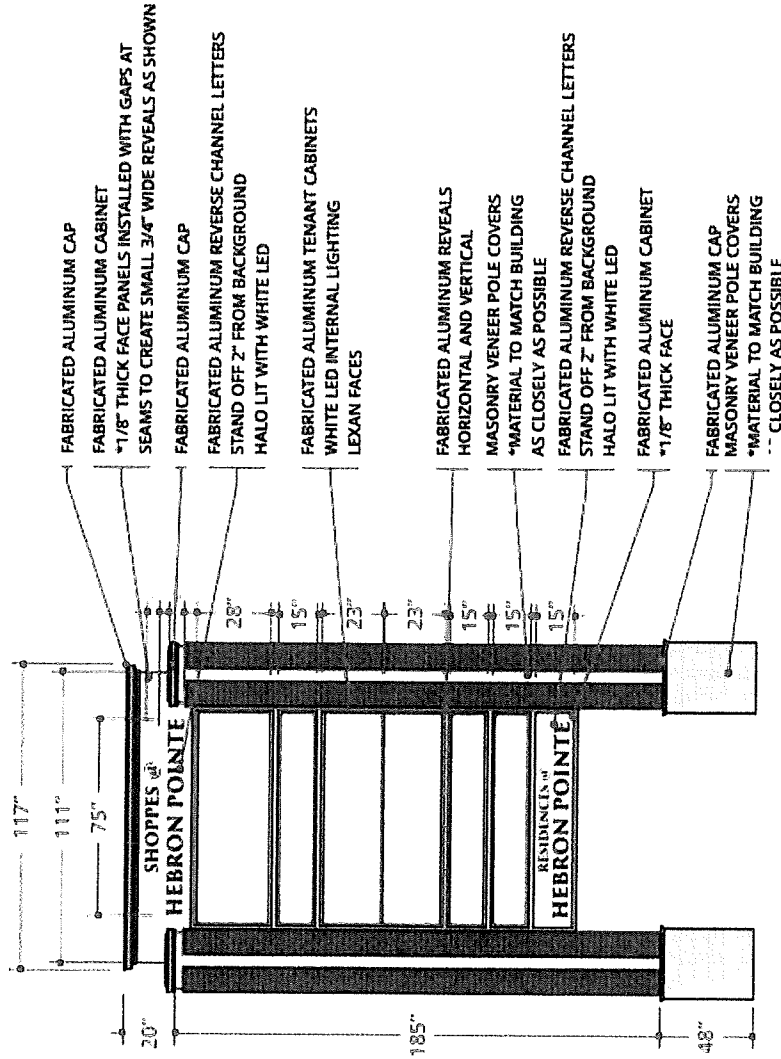
Page 3

2. A truck stop (i.e., truck fueling) use shall be prohibited.
3. Only one (1) auto repair facility (i.e., oil change and quick service type use) shall be allowed and it shall be located at the northeast corner of the intersection of Graves Road with Worldwide Boulevard, closest to the power substation.
3. Encroachment permits shall be obtained from KYTC and/or Boone County for any work within the applicable right-of-way.
4. Any off-site improvements required by either KYTC or Boone County shall be constructed by the developer, at their expense, and shall be included in the first phase of development.
5. Site lighting shall meet the minimum requirements of the zoning regulations and any light pole shall not exceed thirty (30) feet in height.

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.

SIGN A - REVISED

20ft HEIGHT - 150 SQFT



*Code Permits: one sign which shall not exceed 20' in height and 150 square feet of sign area.
 Revision: Revised "Sign A" to comply with height and signage area restrictions.*

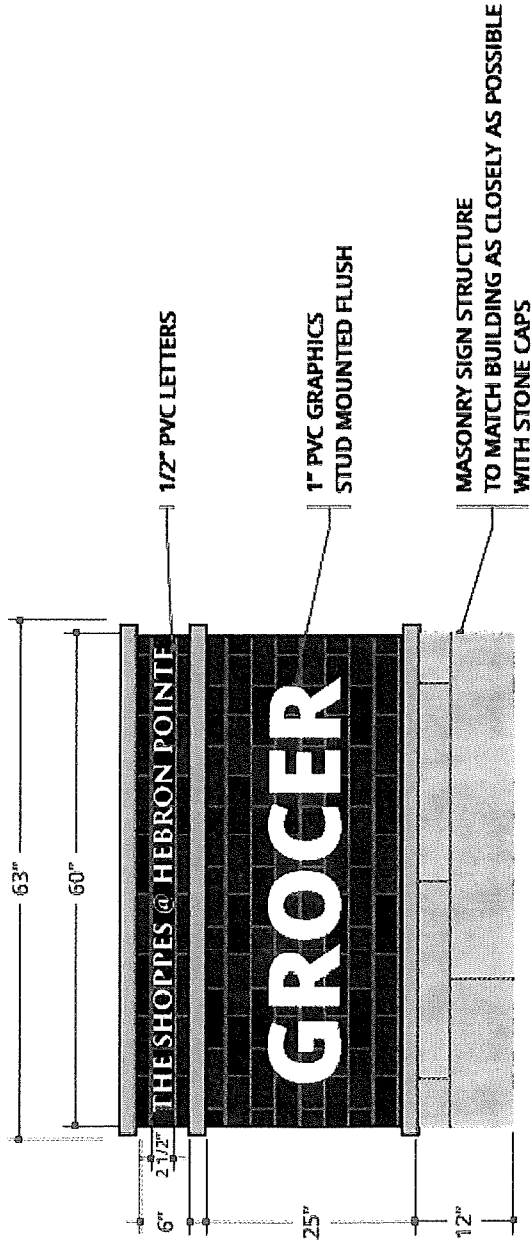
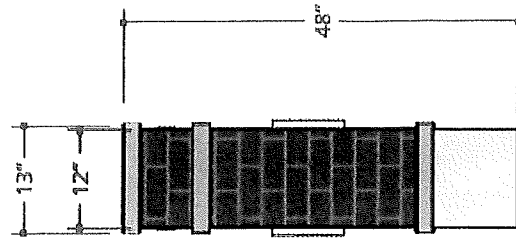
EXHIBIT A

SIDE:
 3/16" SCALE



SHERWIN
 WILLIAMS
 SW 6600

EXHIBIT B



Code Permits: one sign which shall not exceed 20' i height and 150 square feet of sign area.
Request: In addition to "Sign A", one additional sign which will comply with zoning code size limits.
Revision: removing request for "Sign C" and we have redesigned to a more architectural finish.

FRONT: QUANTITY 1
3/4" SCALE

15 SQUARE FEET

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Steve Harper, Chairman

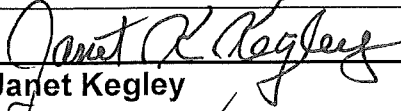
DATE: June 19, 2024

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.

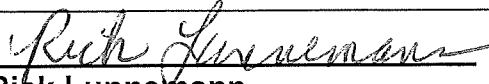
ZONING MAP AMENDMENT, Steve Harper, Chairman, Michael Schwartz, Staff

1. Request of **Midland Atlantic Properties, per Clayton Riney (applicant) for KCJA LLC, Roy Smith, Larry and Christina Barnes, and the Kentucky Transportation Cabinet (owners)** for a Zoning Map Amendment from Graves Road – Residential (GR-R) and Graves Road – Commercial (GR-C) to Graves Road - Commercial/Planned Development (GR-C/PD) for an approximate 53 acre area located at the northeast and northwest corners of the intersection of Graves Road with Worldwide Boulevard and including the properties located at 2477 Treetop Lane (portion), 2338 Williams Road (portion), 2355 Water Tower Drive (portion), and properties having the following Parcel Identification Numbers (PIDN's): 035.00-00-072.01, 035.00-00-038.05, 035.00-00-038.01, 035.00-00-061.04, 035.00-00-038.04, and 035.00-00-057.02, Boone County, Kentucky. The request is for a zone change to allow for the development of an approximate 115,000 square foot commercial complex having six (6) buildings.



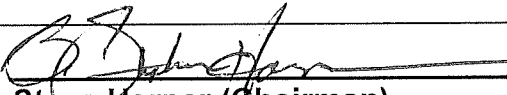
Janet Kegley
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Corrin Gulick
For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____



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

Kathy Clark (Alternate)
For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____



Steve Harper (Chairman)
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

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

David Hincks
For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

Jackie Steele (Alternate)
For Project _____ Absent _____
Against Project _____
Abstain _____

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

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Pamela Goetting
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mrs. Janet Kegley
Mr. Eric Richardson
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Mrs. Kathy Clark
Mr. David Hincks
Mr. Rick Lunnemann
Mr. Charlie Rolfsen, Chairman
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael D. Schwartz, Director, Zoning Services

Vice-Chairwoman Gulick left the meeting room due to a potential conflict. Secretary/Treasurer Jackie Steele introduced the second item on the Agenda at 8:31 p.m.

ZONING MAP AMENDMENT, Michael Schwartz, Staff

2. Request of **Midland Atlantic Properties, per Clayton Riney (applicant) for KCJA LLC, Roy Smith, Larry and Christina Barnes, and the Kentucky Transportation Cabinet (owners)** for a Zoning Map Amendment from Graves Road – Residential (GR-R) and Graves Road – Commercial (GR-C) to Graves Road - Commercial/Planned Development (GR-C/PD) for an approximate 53 acre area located at the northeast and northwest corners of the intersection of Graves Road with Worldwide Boulevard and including the properties located at 2477 Treetop Lane (portion), 2338 Williams Road (portion), 2355 Water Tower Drive (portion), and properties having the following Parcel Identification Numbers (PIDN's): 035.00-00-072.01, 035.00-00-038.05, 035.00-00-038.01, 035.00-00-

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Staff member, Michael Schwartz, referred to his PowerPoint presentation (see Staff Report). The request is to rezone the 53 acre site from GR-R and GR-C to GR-C/PD. The site is located at the northeast and northwest corners of the intersection of Graves Road with Worldwide Boulevard. Approximately 9 acres of the site is located at the northeast corner and the remaining area is at the northwest corner. The site has approximately 850 feet of road frontage along Graves Road, approximately 630 feet along Worldwide Boulevard and 2,600 feet along Williams Road. On April 27, 2021, the Boone County Fiscal Court adopted the I-275/Graves Road Interchange Study. This implemented the new zoning for the area. On April 22, 2024, the Zoning Administrator determined that this proposal did not meet the requirements of the Graves Road Study and the proposal needed to go through the long review process. A copy of the determination letter is attached to the Staff Report. The site is currently occupied by a small parking lot. The site also includes vacant land and agricultural land. The site is accessed by a right in and right out curb cut and two full access curb cuts onto Williams Road. A majority of the site is zoned Graves Road Commercial (GR-C). A small portion of the site is zoned Graves Road-Residential (GR-R). Pages 1 - 5 of the Staff Report includes those portions of the Zoning Regulations that are relevant to this request. The 2040 Future Land Use Map designates the site for Commercial (C) and High Suburban Density Residential (HSD). However, the Graves Road Interchange Study modified the land use to Commercial (C) land use and a small sliver as High Suburban Density Residential. Graves Road is a State road. Mr. Schwartz showed photographs of the site and adjoining properties. The Hebron Pointe Concept Development Plan shows the construction of 115,000 square feet of commercial space in 6 buildings. The extension of Worldwide Boulevard would occur and connect to the existing residential street system. Connections from the site would occur to the north and west of the site. Access to the site will be from Graves Road, Williams Road and Worldwide Boulevard. The plan shows a significant amount of landscaping and a water feature. A convenience store and a fuel center will be built on the 9 acre parcel. The fuel center will serve cars and trucks. It will not be a truck stop. Detailed landscaping plans have been submitted along with building elevation drawings. The building will be predominantly brick. A signage package has also been submitted with the application. Pages 11 – 13 provide an evaluation of the plan with the Zoning Regulations and Graves Road Study. Page 13 of the Staff Report consists of comments from outside agencies. Pages 14 and 15 of the Staff Report list the Staff Concerns. The applicant has included signage as part of a wall feature in a retention pond. A monument sign and a tall interstate sign is being proposed. In conclusion, it is a zone change request because of the determination that the whole application didn't meet the full requirements of the Graves Road Study.

Secretary-Treasurer Steele asked if the applicant was present and wanted to proceed with their presentation?

Mr. John Silverman, Midland Atlantic Properties, stated that the proposed project is a joint project between his company and Arlinghaus Builders. His presentation was divided into 3 tasks. The first task described the partnership. The second task reviewed the project and the Graves Road Study, which they are fans. They comply with the spirit of it but maybe not all of the technical terms. Finally, they would be happy to answer any questions.

Mr. Silverman described the project. It is a joint venture between Midland Atlantic and Arlinghaus Builders. Midland builds shopping centers and operates in 18 States. Arlinghaus Builders has been around since 1974 and have built over 5,000 homes. He showed a sample of their retail projects at Voice of America Centre. The key to a successful project is a lot of landscaping and building pedestrian space. They build 20 foot wide sidewalks. There is plenty of room for bikes and benches. He mentioned that he is working with the Kentucky Transportation Cabinet to make a swale area more of a water feature. It is an entry feature to the development – a 2 acre area. The Site Plan shows some buildings close to Williams Road and some further back. He is open to discuss moving them around like the Study mentions. Every traffic island has landscaping. The convenience store is more like a fuel center has it as limited food and it is only 1,800 square feet. In addition, there is a substation located north of their project. The fuel center will be a transition from the transmission power lines.

Secretary-Treasurer Steele asked if anyone in the audience would like to speak in favor or against the request or had any questions?

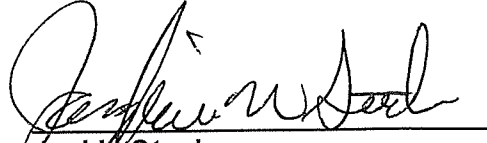
Mr. Jim Weaver, 12125 Decker Lane, stated that one of the reasons why the State couldn't rebuild Old US 42 was the presence of fuel tanks. What happens to these fuel tanks if they are abandoned? Is there a need for these uses or products? The Comprehensive Plan is just a money plan. It is a way the County makes dollars off some of these projects. He is proud of his neighborhood. It is quiet. The developers are taking over Boone County. They did it in Cincinnati and Kenton County. How many grocery stores do we need? People don't want these things. We don't have enough police and fire personnel.

Secretary-Treasurer Steele asked if the Commissioners had any questions or comments?

Mr. Szurlinski asked what is the role of Arlinghaus Buildings in the project? Mr. Silverman replied that Midland Atlantic is the commercial developer and the residential developer is Arlinghaus Builders. There is residential land located behind the retail center. There are 20 acres located in that area which could be multi-family housing in the future. Mr. Bob Schroeder, Arlinghaus Builders, stated that the family and Midland Atlantic are partners in the project.

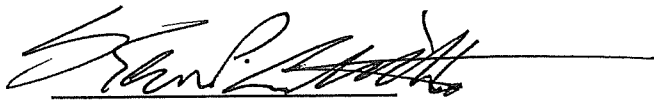
Seeing no further questions or comments, Secretary-Treasurer Steele announced that the Committee Meeting for this item will be on June 19, 2024 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on July 3, 2024 at 7:00 p.m. in the Fiscal Courtroom. Secretary-Treasurer Steele closed the Public Hearing at 9:00 p.m.

APPROVED:



Jackie Steele
Secretary-Treasurer

Attest:



Kevin P. Costello, AICP
Executive Director

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Pamela Goetting
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mrs. Janet Kegley
Mr. Eric Richardson
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
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Mr. Steve Turner

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Mr. David Hincks
Mr. Rick Lunnemann
Mr. Charlie Rolfsen, Chairman
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

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Staff member, Michael Schwartz, referred to his PowerPoint presentation (see Staff Report). The request is to rezone the 53 acre site from GR-R and GR-C to GR-C/PD. The site is located at the northeast and northwest corners of the intersection of Graves Road with Worldwide Boulevard. Approximately 9 acres of the site is located at the northeast corner and the remaining area is at the northwest corner. The site has approximately 850 feet of road frontage along Graves Road, approximately 630 feet along Worldwide Boulevard and 2,600 feet along Williams Road. On April 27, 2021, the Boone County Fiscal Court adopted the I-275/Graves Road Interchange Study. This implemented the new zoning for the area. On April 22, 2024, the Zoning Administrator determined that this proposal did not meet the requirements of the Graves Road Study and the proposal needed to go through the long review process. A copy of the determination letter is attached to the Staff Report. The site is currently occupied by a small parking lot. The site also includes vacant land and agricultural land. The site is accessed by a right in and right out curb cut and two full access curb cuts onto Williams Road. A majority of the site is zoned Graves Road Commercial (GR-C). A small portion of the site is zoned Graves Road-Residential (GR-R). Pages 1 - 5 of the Staff Report includes those portions of the Zoning Regulations that are relevant to this request. The 2040 Future Land Use Map designates the site for Commercial (C) and High Suburban Density Residential (HSD). However, the Graves Road Interchange Study modified the land use to Commercial (C) land use and a small sliver as High Suburban Density Residential. Graves Road is a State road. Mr. Schwartz showed photographs of the site and adjoining properties. The Hebron Pointe Concept Development Plan shows the construction of 115,000 square feet of commercial space in 6 buildings. The extension of Worldwide Boulevard would occur and connect to the existing residential street system. Connections from the site would occur to the north and west of the site. Access to the site will be from Graves Road, Williams Road and Worldwide Boulevard. The plan shows a significant amount of landscaping and a water feature. A convenience store and a fuel center will be built on the 9 acre parcel. The fuel center will serve cars and trucks. It will not be a truck stop. Detailed landscaping plans have been submitted along with building elevation drawings. The building will be predominantly brick. A signage package has also been submitted with the application. Pages 11 – 13 provide an evaluation of the plan with the Zoning Regulations and Graves Road Study. Page 13 of the Staff Report consists of comments from outside agencies. Pages 14 and 15 of the Staff Report list the Staff Concerns. The applicant has included signage as part of a wall feature in a retention pond. A monument sign and a tall interstate sign is being proposed. In conclusion, it is a zone change request because of the determination that the whole application didn't meet the full requirements of the Graves Road Study.

Secretary-Treasurer Steele asked if the applicant was present and wanted to proceed with their presentation?

Mr. John Silverman, Midland Atlantic Properties, stated that the proposed project is a joint project between his company and Arlinghaus Builders. His presentation was divided into 3 tasks. The first task described the partnership. The second task reviewed the project and the Graves Road Study, which they are fans. They comply with the spirit of it but maybe not all of the technical terms. Finally, they would be happy to answer any questions.

Mr. Silverman described the project. It is a joint venture between Midland Atlantic and Arlinghaus Builders. Midland builds shopping centers and operates in 18 States. Arlinghaus Builders has been around since 1974 and have built over 5,000 homes. He showed a sample of their retail projects at Voice of America Centre. The key to a successful project is a lot of landscaping and building pedestrian space. They build 20 foot wide sidewalks. There is plenty of room for bikes and benches. He mentioned that he is working with the Kentucky Transportation Cabinet to make a swale area more of a water feature. It is an entry feature to the development – a 2 acre area. The Site Plan shows some buildings close to Williams Road and some further back. He is open to discuss moving them around like the Study mentions. Every traffic island has landscaping. The convenience store is more like a fuel center has it as limited food and it is only 1,800 square feet. In addition, there is a substation located north of their project. The fuel center will be a transition from the transmission power lines.

Secretary-Treasurer Steele asked if anyone in the audience would like to speak in favor or against the request or had any questions?

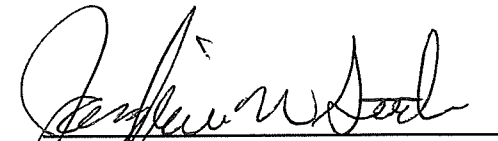
Mr. Jim Weaver, 12125 Decker Lane, stated that one of the reasons why the State couldn't rebuild Old US 42 was the presence of fuel tanks. What happens to these fuel tanks if they are abandoned? Is there a need for these uses or products? The Comprehensive Plan is just a money plan. It is a way the County makes dollars off some of these projects. He is proud of his neighborhood. It is quiet. The developers are taking over Boone County. They did it in Cincinnati and Kenton County. How many grocery stores do we need? People don't want these things. We don't have enough police and fire personnel.

Secretary-Treasurer Steele asked if the Commissioners had any questions or comments?

Mr. Szurlinski asked what is the role of Arlinghaus Buildings in the project? Mr. Silverman replied that Midland Atlantic is the commercial developer and the residential developer is Arlinghaus Builders. There is residential land located behind the retail center. There are 20 acres located in that area which could be multi-family housing in the future. Mr. Bob Schroeder, Arlinghaus Builders, stated that the family and Midland Atlantic are partners in the project.


Seeing no further questions or comments, Secretary-Treasurer Steele announced that the Committee Meeting for this item will be on June 19, 2024 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on July 3, 2024 at 7:00 p.m. in the Fiscal Courtroom. Secretary-Treasurer Steele closed the Public Hearing at 9:00 p.m.

APPROVED:



Jackie Steele
Secretary-Treasurer

Attest:



Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
BUSINESS MEETING
JULY 3, 2024
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's July 3, 2024 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Eric Richardson
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski

COMMISSION MEMBERS NOT PRESENT:

Mr. Randy Bessler
Mr. Steve Turner
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael Schwartz, Director, Zoning Services
Mr. Steve Lilly, GISP, Planner

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the June 19, 2024 Business Meeting. He asked if there were any comments or corrections?

Mr. Szurlinski moved to approve the Minutes as presented. Mr. Richardson 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 June 6, 2024 and July 3, 2024.

EXPENSES:

| | |
|-----------------------------------|--------------|
| Accounting Fees | 948.50 |
| Attorney Fees | 4,600.00 |
| Auto Expense | 70.36 |
| Consultant/Professional Svcs Fees | 15,846.25 |
| Filing Fees | 1,550.00 |
| Legal Ads/Recruitment | 442.82 |
| Miscellaneous Expense | 128.50 |
| Office & Board Meeting Supplies | 4,065.59 |
| Office Equipment / Expense | 1,337.13 |
| Office/Liability Insurance | 29,449.53 |
| Postage Expense | 1,009.75 |
| Printing/Pub/Dues/Subscriptions | 296.00 |
| Professional Development | <u>15.00</u> |

TOTAL: \$ 59,759.43

SALARIES AND BENEFITS:

| | |
|---------------------------|-----------------|
| FICA-BCPC Portion | \$ 6,865.60 |
| Health/Dental/Life/LTD | 18,316.93 |
| Retirement – BCPC Portion | 21,839.71 |
| Salaries – Staff Expenses | 94,497.44 |
| Salaries – BCPC & BOA | <u>1,510.00</u> |

TOTAL: \$ 150,182.43

GRAND TOTAL: \$ 209,941.86

Mrs. 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. Hincks seconded the motion and it carried unanimously.

ACTION ON PLAN REVIEWS:

CHANGE OF CONCEPT DEVELOPMENT PLAN, Corrin Gulick, Chairwoman, Michael Schwartz, Staff

1. Request of **Richwood Development LLC, per Milanben Patel (applicant/owner)** for: (1) a Change of Concept Development Plan in a Commercial Services (C-3) district; (2) a Variance reducing the perimeter buffer yard widths from ten (10) feet to zero (0) feet along interior property lines; (3) a Variance increasing the size of a free standing sign from two hundred (200) square feet to two hundred ten (210) square feet; (4) a Variance reducing the front yard setback along Davis Lane from fifty (50) feet to twenty-five (25) feet; and (5) a Variance reducing the corner side yard setback along Grand National Boulevard (a collector street) from fifty (50) feet to forty (40) feet, for an approximate 5.4 acre area located at 460, 468, and 476 Davis Lane, Boone County, Kentucky. The request is for a Change of Concept Development Plan and Variances to allow for the development of an approximate 28,000 square foot commercial complex having five (5) buildings

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval based upon Findings of Facts and Conditions for the Zoning Map Amendment and Variances. He noted that the Committee voted 3-0 in favor of the request with Mrs. Kegley, Mr. Lunnemann and Mr. Harper voting in favor. The 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?

Mr. Brian Davis, Copperhead Realty Group, stated that he was available to answer any questions on behalf of the applicant/owner.

Seeing no further comment, **Mrs. Kegley moved, by Resolution to the Boone County Fiscal Court, to recommend approval of the Change in Concept Development Plan and Variances based upon the Committee Report and Findings of Fact and Conditions. Mrs. Goetting seconded the motion.**

Chairman Rolfsen asked if the applicant knew what uses would be going on the individual lots? Mr. Davis replied not at this time.

Ms. Gulick asked which drive-thru lot would be staying? Mr. Davis replied the one to the west is staying. The one to the east is going away.

Chairman Rolfsen asked for a vote on the original motion made by Mrs. Kegley and seconded by Mrs. Goetting. The motion passed unanimously.

ZONING MAP AMENDMENT, Steve Harper, Chairman, Michael Schwartz, Staff

2. Request of **Midland Atlantic Properties, per Clayton Riney (applicant) for KCJA LLC, Roy Smith, Larry and Christina Barnes, and the Kentucky Transportation Cabinet (owners)** for a Zoning Map Amendment from Graves Road – Residential (GR-R) and Graves Road – Commercial (GR-C) to Graves Road - Commercial/Planned Development (GR-C/PD) for an approximate 53 acre area

located at the northeast and northwest corners of the intersection of Graves Road with Worldwide Boulevard and including the properties located at 2477 Treetop Lane (portion), 2338 Williams Road (portion), 2355 Water Tower Drive (portion), and properties having the following Parcel Identification Numbers (PIDN's): 035.00-00-072.01, 035.00-00-038.05, 035.00-00-038.01, 035.00-00-061.04, 035.00-00-038.04, and 035.00-00-057.02, Boone County, Kentucky. The request is for a zone change to allow for the development of an approximate 115,000 square foot commercial complex having six (6) buildings.

At this time, Ms. Gulick left the room due to a conflict with the Kentucky Transportation Cabinet.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval of the Zoning Map Amendment based upon Findings of Facts and Conditions of the Concept Development Plan. Three Committee Members present voted in favor of the request. It included Mrs. Kegley, Mr. Lunnemann and Mr. Harper. 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?

Mr. Clayton Riney, applicant, stated that he was available to answer any questions.

Seeing no further comment, **Mr. Harper moved, by Resolution to the Boone County Fiscal Court, to recommend approval of the Zoning Map Amendment based on the Committee Report and Findings of Fact and Conditions. Mrs. Kegley seconded the motion.**

Chairman Rolfsen asked if the applicant could definitely identify any of the proposed uses. Mr. Riney responded that they are not in a position to announce any tenants. He stated that his company would start construction in 2025 with an early 2026 opening.

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

CHANGE OF CONCEPT DEVELOPMENT PLAN/CONDITIONAL USE PERMIT, Corrin Gulick, Chairwoman, Todd Morgan, Staff

3. Request of **Hrezo Engineering Inc, per Jim Bertram (applicant) for Alex Othman (owner)** for: (1) a Change of Concept Development Plan for an approximate 2.62 acre area of the site; (2) a Conditional Use Permit for an approximate 7.52 acre area of the site; and (3) expansion of an existing commercial parking facility for an approximate 2.02 acre area of the site. The site is an approximate 9.54 acre area located at 527-535 Hunter Road and 571-591 Hunter Road, Boone County, Kentucky, which is currently zoned Commercial Services (C-3). The submitted request is to allow the conversion of an approximate 7.52 acre area of the site from commercial parking to a truck stop and to allow the expansion of the existing commercial parking facility on an approximate 2.02 acre area of the site.

Mr. Lunnemann moved to defer the request until the August 7, 2024 Business Meeting. The next Committee Meeting is scheduled for July 24, 2024 at 5:00 p.m. Mr. Szurlinski seconded the motion and it passed unanimously.

TECHNICAL/DESIGN REVIEW COMMITTEE, Rick Lunnemann, Chairman, Michael Schwartz, Staff

4. HBC Radiomatic – 1017 Petersburg Road

Staff Member, Michael Schwartz, referred to a PowerPoint presentation. The request is for Design Review approval. The site was subject to a Zoning Map Amendment request dating back to 2007. One of the conditions included a Design Review application for a new building. Mr. Schwartz described that the proposed new building will have 3 phases. The request is to approve the building materials and colors for all three phases. It mirrors the existing building. The Technical/Design Review Committee met prior to the Business Meeting and unanimously recommended approval.

Mr. Lunnemann moved to approve the request as submitted. Mrs. Goetting seconded the motion and it passed unanimously.

NEW BUSINESS

CHANGE OF CONCEPT DEVELOPMENT PLAN, Steve Lilly, Staff

5. Request of **SOCAYR, Inc., per Travis E. Yates (applicant)** for **Sherwood Lakes, LLC (owner)** for a Change of Concept Development Plan in an Urban Residential One (UR-1) district, for an approximate 13.6 acre area located at the terminus of Sherwood Lakes Drive, including the properties having the following Parcel Identification Numbers (PIDN's): 074.00-00-070.08 and 074.00-00-070.01, Boone County, Kentucky. The request is for a Change of Concept Development Plan to allow for the development of one hundred sixty-two (162) unit multi-family complex with on-site amenities.

ZONING MAP AMENDMENT, Michael Schwartz, Staff

6. Request of **Steve Berling (applicant)** for **BBB Developers LLC, per Kimberly Dedden and KPD Developers LLC, per J.J. Miller (owners)** for a Zoning Map Amendment from Suburban Residential One (SR-1) to Urban Residential One (UR-1) for an approximate 28 acre area located along the east side Gunpowder Road, including the property at 9104-9108 Gunpowder Road and the property having a Parcel Identification Number (PIDN) of 062.00-00-120.00, Boone County and Florence, Kentucky. The request is for a zone change to allow for the development of a 284 unit multi-family residential development.

CHANGE OF CONCEPT DEVELOPMENT PLAN, Michael Schwartz, Staff

7. Request of **Great Development Properties, per George Finke (applicant/owner)** for a Change of Concept Development Plan in a Residential Suburban Estates (RSE) district, for an approximate 20 acre area located at 9692 Camp Ernst Road, Boone County, Kentucky. The request is for a Change of Concept Development Plan to increase the number of lots from twelve (12) to fourteen (14).

ZONING MAP AMENDMENT, Michael Schwartz, Staff

8. Request of **Charter Commercial, LLC (applicant)** for **Delaware Crossing, LLC (owner)** for a Zoning Map Amendment from Suburban Residential One (SR-1) to Suburban Residential One/Planned Development (SR-1/PD) for an approximate 44 acre area located at 1841 Holbrook Lane and at the terminus of Lariat Way, including the property having a Parcel Identification Number (PIDN) of 050.00-00-001.05, Boone County, Kentucky. The request is for a zone change to allow for the development of 139 attached single-family residential dwellings and 157 multi-family residential dwellings.

Dr. Clark moved to schedule the Public Hearings for Items #5 and #6 on August 7, 2024 at 7:30 p.m. in the Fiscal Courtroom and for Items #7 and #8 on August 21, 2024 at 7:30 p.m. in the Fiscal Courtroom. Mr. Schwenke seconded the motion and it passed unanimously.

H. EXECUTIVE DIRECTOR'S REPORT:

Mr. Kevin P. Costello, AICP, announced that interviews are being conducted to hire a Planner or Senior Planner in an attempt to bring on a new staff member to replace Todd Morgan. Hopefully, a recommendation will occur as early as the next Business Meeting on July 24, 2024 or August 7, 2024.

I. COMMITTEE REPORTS:

- Airport (Randy Bessler)
No Report
- Administrative/Personnel (Tom Szurlinski)
No Report
- Enforcement (Tom Szurlinski)
No Report
- Long-Range Planning/Comprehensive Plan (Bob Schwenke)
No Report
- Technical/Design Review (Rick Lunnemann)
No Report
- Executive (Charlie Rolfsen)
No Report

**J. CHAIRMAN'S REPORT: (Charlie Rolfsen)
No Report**

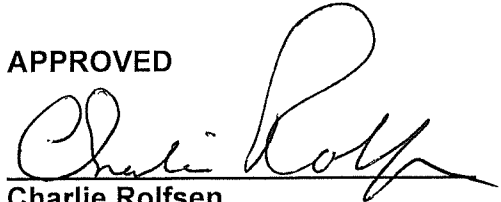
**K. OKI REPORT: (Randy Bessler)
No Report**

L. OTHER:

M. ADJOURNMENT:

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

APPROVED



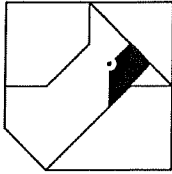
Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION



CARDINAL
ENGINEERING
LAND SURVEYING

ONE MOOCK ROAD WILDER, KENTUCKY 41071
PHONE: (859) 581-9600
www.cardinalengineering.net

LEGAL DESCRIPTION

ZONE CHANGE GR-R TO GR-C/PD

Lying in the Boone County Kentucky, being part of Parcel ID 035.00-00-072.00 (owned by KCJA LLC) and more particularly described as follows:

BEGINNING at the northeast corner of said parcel;

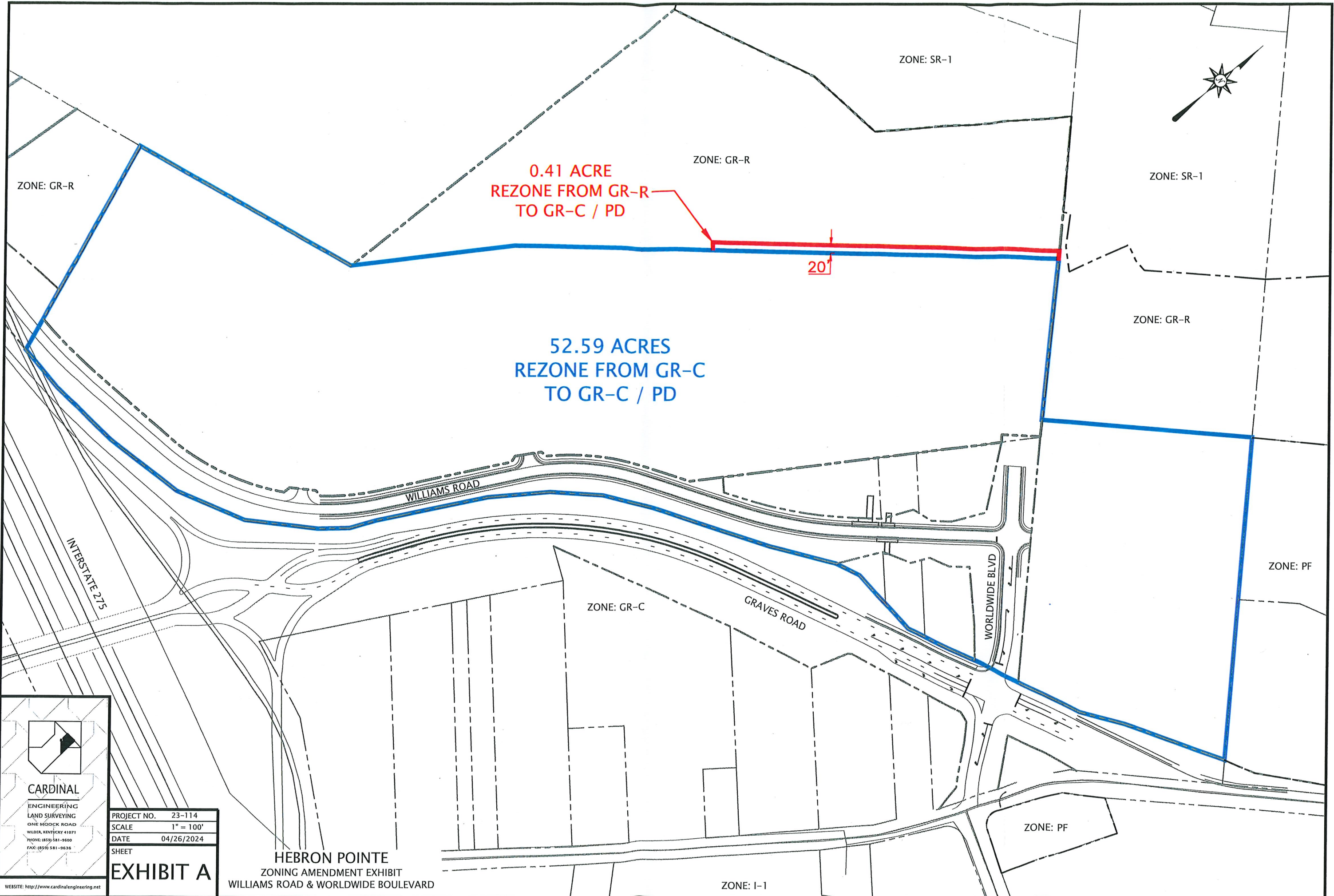
Thence along the zoning line dividing the GR-R and GR-C zones South $41^{\circ}19'22''$ West a distance of 887.32 feet to a point;

Thence leaving the zoning line, North $51^{\circ}04'15''$ West a distance of 20.02 feet to a point;

Thence North $41^{\circ}19'22''$ East a distance of 889.23 feet to a point;

Thence South $45^{\circ}36'38''$ East a distance of 20.04 feet to the POINT OF BEGINNING.

Being approximately 0.41 acres of land and being part of the property conveyed to KCJA LLC in Deed Book 1210, Page 663 and recorded at the Boone County Clerk's Office in Burlington, Kentucky.



0.41 ACRE
 REZONE FROM GR-R
 TO GR-C / PD

52.59 ACRES
 REZONE FROM GR-C
 TO GR-C / PD

20'

ZONE: GR-R

ZONE: GR-R

ZONE: SR-1

ZONE: SR-1

ZONE: GR-R

ZONE: PF

ZONE: GR-C

ZONE: PF

ZONE: I-1

WILLIAMS ROAD

INTERSTATE 275

GRAVES ROAD

WORLDWIDE BLVD



CARDINAL

ENGINEERING
 LAND SURVEYING
 ONE MOOCK ROAD
 WILDER, KENTUCKY 41071
 PHONE: (859) 581-9600
 FAX: (859) 581-9638

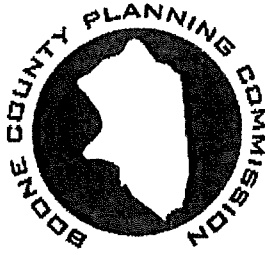
| | |
|-------------|------------|
| PROJECT NO. | 23-114 |
| SCALE | 1" = 100' |
| DATE | 04/26/2024 |
| SHEET | |

EXHIBIT A

HEBRON POINTE
 ZONING AMENDMENT EXHIBIT
 WILLIAMS ROAD & WORLDWIDE BOULEVARD

H:\SDSKPROJ\2023\23-114\PLANS\CONCEPT\23-114-Public_SF.dwg

WEBSITE: <http://www.cardinalengineering.net>



BOONE COUNTY PLANNING COMMISSION

www.boonecountkyky.org/pc
www.boonecountkygis.com

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

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

June 20, 2024

Clayton Riney
Midland Atlantic Properties
8044 Montgomery Road, Suite 370
Cincinnati, Ohio 45236

RE: Request of Midland Atlantic Properties, per Clayton Riney (applicant) for KCJA LLC, Roy Smith, Larry and Christina Barnes, and the Kentucky Transportation Cabinet (owners) for a Zoning Map Amendment from Graves Road – Residential (GR-R) and Graves Road – Commercial (GR-C) to Graves Road - Commercial/Planned Development (GR-C/PD) for an approximate 53 acre area located at the northeast and northwest corners of the intersection of Graves Road with Worldwide Boulevard and including the properties located at 2477 Treetop Lane (portion), 2338 Williams Road (portion), 2355 Water Tower Drive (portion), and properties having the following Parcel Identification Numbers (PIDN's): 035.00-00-072.01, 035.00-00-038.05, 035.00-00-038.01, 035.00-00-061.04, 035.00-00-038.04, and 035.00-00-057.02, Boone County, Kentucky. The request is for a zone change to allow for the development of an approximate 115,000 square foot commercial complex having six (6) buildings.

Dear Mr. Riney:

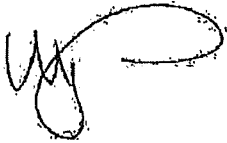
The following represents the recommended conditions of approval for the above referenced application as discussed by the Planning Commission at their June 19, 2024 meeting. As you verbally agreed to these conditions at that meeting, please so indicate by signing in the space provided at the end of this letter and return the original letter to the Planning Commission's office no later than June 28, 2024.

CONDITIONS

1. Development shall be consistent with the approved Concept Development Plan except as provided by Exhibits A and B and the following conditions.
2. A truck stop (i.e., truck fueling) use shall be prohibited.
3. Only one (1) auto repair facility (i.e., oil change and quick service type use) shall be allowed and it shall be located at the northeast corner of the intersection of Graves Road with Worldwide Boulevard, closest to the power substation.
3. Encroachment permits shall be obtained from KYTC and/or Boone County for any work within the applicable right-of-way.

4. Any off-site improvements required by either KYTC or Boone County shall be constructed by the developer, at their expense, and shall be included in the first phase of development.
5. Site lighting shall meet the minimum requirements of the zoning regulations and any light pole shall not exceed thirty (30) feet in height.

Sincerely,

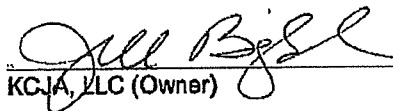


Michael D. Schwartz
Director, Zoning Services

MDS/ss

AGREEMENT

We, the property owners/developer of the approximate 53 acre area located at the northeast and northwest corners of the intersection of Graves Road with Worldwide Boulevard and including the properties located at 2477 Treetop Lane (portion), 2338 Williams Road (portion), 2355 Water Tower Drive (portion), and properties having the following Parcel Identification Numbers (PIDN's): 035.00-00-072.01, 035.00-00-038.05, 035.00-00-038.01, 035.00-00-061.04, 035.00-00-038.04, and 035.00-00-057.02, Boone County, Kentucky, agree to the conditions listed herein for the above referenced Zoning Map Amendment.



KCJA, LLC (Owner)

6/21/24


Date

Roy Smith (Owner)

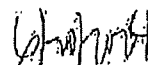
Date

Larry and Christina Barnes (Owner)

Date



Midland Atlantic Properties (Applicant/Developer)



Date

John I. Silverman
Executive Manager

4. Any off-site improvements required by either KYTC or Boone County shall be constructed by the developer, at their expense, and shall be included in the first phase of development.
5. Site lighting shall meet the minimum requirements of the zoning regulations and any light pole shall not exceed thirty (30) feet in height.

Sincerely,



Michael D. Schwartz
Director, Zoning Services

MDS/ss

AGREEMENT

We, the property owners/developer of the approximate 53 acre area located at the northeast and northwest corners of the intersection of Graves Road with Worldwide Boulevard and including the properties located at 2477 Treetop Lane (portion), 2338 Williams Road (portion), 2355 Water Tower Drive (portion), and properties having the following Parcel Identification Numbers (PIDN's): 035.00-00-072.01, 035.00-00-038.05, 035.00-00-038.01, 035.00-00-061.04, 035.00-00-038.04, and 035.00-00-057.02, Boone County, Kentucky, agree to the conditions listed herein for the above referenced Zoning Map Amendment.

KCJA, LLC (Owner)

Date

Roy Smith

Roy Smith (Jun 25, 2024 09:46 EDT)

Roy Smith (Owner)

Date

Larry and Christina Barnes (Owner)

Date

Midland Atlantic Properties (Applicant/Developer)

[Handwritten Signature]

Date

John I. Silverman
Executive Manager

4. Any off-site improvements required by either KYTC or Boone County shall be constructed by the developer, at their expense, and shall be included in the first phase of development.
5. Site lighting shall meet the minimum requirements of the zoning regulations and any light pole shall not exceed thirty (30) feet in height.

Sincerely,



Michael D. Schwartz
Director, Zoning Services

MDS/ss

AGREEMENT

We, the property owners/developer of the approximate 53 acre area located at the northeast and northwest corners of the intersection of Graves Road with Worldwide Boulevard and including the properties located at 2477 Treetop Lane (portion), 2338 Williams Road (portion), 2355 Water Tower Drive (portion), and properties having the following Parcel Identification Numbers (PIDN's): 035.00-00-072.01, 035.00-00-038.05, 035.00-00-038.01, 035.00-00-061.04, 035.00-00-038.04, and 035.00-00-057.02, Boone County, Kentucky, agree to the conditions listed herein for the above referenced Zoning Map Amendment.

KCJA, LLC (Owner)

Date

Roy Smith (Owner)

Date

Christina Barnes

Christina Barnes (Jun 25, 2024 19:58 EDT)

Larry and Christina Barnes (Owner)

Date

Midland Atlantic Properties (Applicant/Developer)

[Signature]

Date

John I. Silverman
Executive Manager

4. Any off-site improvements required by either KYTC or Boone County shall be constructed by the developer, at their expense, and shall be included in the first phase of development.
5. Site lighting shall meet the minimum requirements of the zoning regulations and any light pole shall not exceed thirty (30) feet in height.

Sincerely,



Michael D. Schwartz
Director, Zoning Services

MDS/ss

AGREEMENT

We, the property owners/developer of the approximate 53 acre area located at the northeast and northwest corners of the intersection of Graves Road with Worldwide Boulevard and including the properties located at 2477 Treetop Lane (portion), 2338 Williams Road (portion), 2355 Water Tower Drive (portion), and properties having the following Parcel Identification Numbers (PIDN's): 035.00-00-072.01, 035.00-00-038.05, 035.00-00-038.01, 035.00-00-061.04, 035.00-00-038.04, and 035.00-00-057.02, Boone County, Kentucky, agree to the conditions listed herein for the above referenced Zoning Map Amendment.

KCJA, LLC (Owner)

Date

Roy Smith (Owner)

Date

Larry Barnes

Larry Barnes (Jun 25, 2024 19:53 EDT)

Larry and Christina Barnes (Owner)

Date

Midland Atlantic Properties (Applicant/Developer)

Date

John I. Silverman
Executive Manager

ORDINANCE 2024-26

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT, KENTUCKY APPROVING WITH CONDITIONS, A REQUEST OF MIDLAND ATLANTIC PROPERTIES, PER CLAYTON RINEY (APPLICANT) FOR KCJA LLC, ROY SMITH, LARRY AND CHRISTINA BARNES, AND THE KENTUCKY TRANSPORTATION CABINET (OWNERS) FOR A ZONING MAP AMENDMENT FROM GRAVES ROAD – RESIDENTIAL (GR-R) AND GRAVES ROAD – COMMERCIAL (GR-C) TO GRAVES ROAD - COMMERCIAL/PLANNED DEVELOPMENT (GR-C/PD) FOR AN APPROXIMATE 53 ACRE AREA LOCATED AT THE NORTHEAST AND NORTHWEST CORNERS OF THE INTERSECTION OF GRAVES ROAD WITH WORLDWIDE BOULEVARD AND INCLUDING THE PROPERTIES LOCATED AT 2477 TREETOP LANE (PORTION), 2338 WILLIAMS ROAD (PORTION), 2355 WATER TOWER DRIVE (PORTION), AND PROPERTIES HAVING THE FOLLOWING PARCEL IDENTIFICATION NUMBERS (PIDN'S): 035.00-00-072.01, 035.00-00-038.05, 035.00-00-038.01, 035.00-00-061.04, 035.00-00-038.04, AND 035.00-00-057.02, BOONE COUNTY, KENTUCKY.

WHEREAS, the Boone County Planning Commission received a request for a Zoning Map Amendment to the Boone County Zoning Map and such Zoning Map Amendment being a zone change from Graves Road – Residential (GR-R) and Graves Road – Commercial (GR-C) to Graves Road - Commercial/Planned Development (GR-C/PD) for an approximate 53 acre area located at the northeast and northwest corners of the intersection of Graves Road with Worldwide Boulevard and including the properties located at 2477 Treetop Lane (portion), 2338 Williams Road (portion), 2355 Water Tower Drive (portion), and properties having the following Parcel Identification Numbers (PIDN's): 035.00-00-072.01, 035.00-00-038.05, 035.00-00-038.01, 035.00-00-061.04, 035.00-00-038.04, and 035.00-00-057.02, 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 of Fact recommending approval, with Conditions, for the Zoning Map Amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOONE COUNTY PLANNING COMMISSION AS FOLLOWS:

Section One

That the request for a Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby approved, with Conditions, this Zoning Map Amendment being a zone change from Graves Road – Residential (GR-R) and Graves Road – Commercial (GR-C) to Graves Road - Commercial/Planned Development (GR-C/PD) for an approximate 53 acre area located at the northeast and northwest corners of the intersection of Graves Road with Worldwide Boulevard and including the properties located at 2477 Treetop Lane (portion), 2338 Williams Road (portion), 2355 Water Tower Drive (portion), and properties having the following Parcel Identification Numbers (PIDN's): 035.00-00-072.01, 035.00-00-038.05, 035.00-00-038.01, 035.00-00-061.04, 035.00-00-038.04, and 035.00-00-057.02, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in an Graves Road – Residential (GR-R) and Graves Road – Commercial (GR-C) zones is more particularly described in DEED BOOKS/PAGE NOS: 1218/490, HD 23/290, 1214/383, HD 23/391, HD 23/290, 986/66, HD 23/415 and 1210/663 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

Section Two

That as a basis for approval, with Conditions, for a Zoning Map Amendment request are the Findings of Fact, and Conditions, of the Boone County Planning Commission as set forth in its minutes and official records for this request shall be and are hereby incorporated by reference as if fully set out in this Ordinance and marked as "Exhibit 1."

Section Three

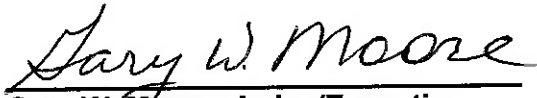
This Ordinance shall be in effect and in full force from and after its passage, publication and adoption, according to law.

First Reading the 20th day of August 2024

Second Reading the 3rd day of September 2024

Adopted this 3rd day of September 2024

Yes 4 No 0



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

ATTEST:



Shona Schulkers,
Fiscal Court Clerk



MIDLAND ATLANTIC
PROPERTIES

April 30, 2024

Mr. Michael D. Schwartz
Director, Zoning Services
Boone County Planning Commission
2950 Washington Street, Room 317
Burlington, KY 41005

ZONING MAP AMENDMENT
APPROVED with Conditions
Staff M. Schwartz
Date 7/3/2024
Boone County
Planning Commission

RE: Map Amendment for approximately 53 acres of land located at the north west quadrant of Graves Road and I-275 a portion of which is zoned GR-C (Graves Road – Commercial) and a portion of which is zoned GR-R (Graves Road – Residential) which collectively include land that encompasses The Shoppes @ Hebron Pointe (the “Property”)

Dear Mr. Schwartz,

In accordance with our discussions, enclosed you will find the necessary information for a Map Amendment of the Property from GR-C (Graves Road – Commercial) to GR-C/PD (Graves Road – Commercial / Planned Development) and .41 acres of GR-R (Graves Road – Residential) to GR-C/PD (Graves Road – Commercial / Planned Development).

A brief introduction of our company, Midland Atlantic Properties (as applicant), our development partner, KCJA, LLC, and our proposed end-user. Midland Atlantic Properties (“MAP”) is a landlord/developer based in Kenwood, OH and current owner of 36 shopping centers in 17 states. Founded in 1998, MAP is a full-service real estate firm specializing in the development of grocery-anchored retail properties throughout the Midwest, MidAtlantic and Southeast. Our development partner, KCJA, LLC (“KCJA”), is a local Northern Kentucky family-owned business. Our anchor tenant wishes to remain confidential as part of this zoning submittal; however, we are able to share that our anchor tenant is a Fortune 100 grocer serving thousands of communities throughout their operational footprint. On behalf of Midland Atlantic Properties, our development partner KCJA and our “Fortune 100 Grocer”, we would like to present for Boone County Planning Commission consideration The Shoppes at Hebron Pointe - a 25-acre, 114,850 SF mixed use retail shopping center anchored by our Fortune 100 Grocer and located inside Hebron Pointe, a 60-acre master planned development.

Enclosed you will find the Boone County Planning Commission application for Map Amendment, including the following:

- answers to application questions 8 & 9,
- a metes and bounds description of the GR-R land being rezoned,
- a depiction of the GR-C and GR-R land being rezoned,
- architectural guidelines for The Shoppes @ Hebron Pointe,
- letters of support from the underlying land owners,
- mailing address from “adjoining” properties,
- seven (7) copies of the signage package for the Property,
- seven (7) full sized copies of the overall concept site plan of the Property (the entire “Hebron Pointe” project),
- seven (7) full sized copies of the concept plan of The Shoppes @ Hebron Pointe,



MIDLAND ATLANTIC P R O P E R T I E S

- seven (7) full sized copies of the landscape plan for The Shoppes @ Hebron Pointe. *Please note, there are a few discrepancies between the landscape plan and the concept site plan as it relates to the parking field (number of parking spaces) and location of sidewalks, with respect to those discrepancies the concept site plan shall prevail which has a larger number of parking stalls and more sidewalks than the landscape plan;* and
- seven (7) full sized copies of the proposed elevations for the Fortune 100 Grocer and adjoining retail space at The Shoppes @ Hebron Pointe.

Project Narrative:

The Graves Road interchange has seen significant financial investment in recent history and included community and civic involvement as outlined in the I-275 / Graves Road Interchange Study (“Graves Road Study”). The Graves Road Study was conducted in 2021, encompassed a study area of 2,507 acres, and became a guide for the County and zoning code to follow. In reading the Graves Road Study it’s clear that the community is committed to seeing this corridor succeed – so do we, and so does our Fortune 100 Grocer! Adhering completely to the guidelines of the Graves Road Study without deviation is not possible for The Shoppes @ Hebron Pointe; however, there are also great similarities from what the Graves Road Study recommended and what The Shoppes @ Hebron Pointe offer. We believe Hebron Pointe will provide a positive “gateway” to the corridor – representing the quality of design, and pedestrian benefit reflective of the Graves Road Study. Outlined below are (i) the list of deviations from the Zoning Code which include those specific items MAP is seeking approval from the Boone County Planning Commission; and (ii) some of the similarities to the Graves Road Study and conformity with the zoning code.

List of deviations from the Zoning Code and items for approval:

- A Map Amendment of for 52.59 acres of the Property from GR-C (Graves Road – Commercial) to GR-C/PD (Graves Road – Commercial / Planned Development); and .41 acres of the Property from GR-R (Graves Road – Residential) to GR-C/PD (Graves Road – Commercial / Planned Development).
- Approval for the Proposed Grocer and Retail B – Retail F to front new Graves Road and be permitted to have a traditional parking field design.
- Approval from Graves Road Study’s reference to “traditional neighborhood commercial uses at a smaller scale”.
- Additions to Principally Permitted uses for the GR-C-PD zone to allow the following:
 - Automotive Repair Facility – specifically oil change, quick service type user.
 - Brewpub
 - Carwash (this use was specifically allowed in Graves Road Study but not incorporated in code text).
 - Garden and landscape sales.
 - Gasoline Filling Stations to include diesel sales for cars and trucks; provided there shall be no overnight parking or showers allowed in any such filling station.
 - Microbrewery
 - Convenience Store (specifically allowed in Graves Road Study but not incorporated in code text).
- Approval of 40’ building set back where 50’ is required.



MIDLAND ATLANTIC P R O P E R T I E S

- Approval of 10' buffer yard where 20' is required.
- Approval to have drive lanes or drive through – and related improvements – located along Graves Road and Williams Road where no such improvements are permitted.
- Approval to have Outparcel 1 building front either Williams Road or Graves Road where the building is required to front Graves.
 - Important to note, Outparcel 1 is owned by the Kentucky Transportation Cabinet and – as sole adjoined – MAP plans to purchase the parcel in the near future. MAP will secure a grading easement to allow for the development of the shopping center.
- Approval to increase the number of signs (three signs for The Shoppes @ Hebron Pointe shopping center parcel – one main marquee pylon sign and two directional monument signs), height of signs (30' for The Shoppes @ Hebron Pointe and 55' for the overall Hebron Pointe freeway signage) and side building signage for the Fortune 100 Grocer as if it were secondary signage along a main road and all as referenced in the attached signage package.
- For clarity, all portions of The Shoppes at Hebron Pointe not specifically mentioned above, shall adhere to the Graves Road Study and the underlying Boone County Zoning Regulations; additionally, all portions of “Hebron Pointe” included in this Map Amendment request that don't show improvements on the conceptual site plan, shall adhere to the Graves Road Study and the underlying Boone County Zoning Regulations.

Some similarities to the Graves Road Study and conformity with the zoning code:

Some similarities we'd like to highlight that align with the Graves Road Study are:

- Chapter 4. Recommendations of the Graves Road Study: “the new I-275/Graves Road Interchange provides an opportunity to create a unique gateway to Boone County’s Hebron and Bullittsville areas and should be characterized by “attractive building designs, pleasant and efficient site layouts, effective (and reserved) signage, tasteful lighting, beautiful landscaping, open space, and enhanced pedestrian accessibility that will create a place not typical of most interstate interchanges.”
 - Attractive buildings – **check**, pleasant and efficient site layouts – **check**, effective signage – **check**, tasteful lighting – **check**, beautiful landscaping – **double check!**, open space – **check with our Hebron Pointe water feature**, and enhanced pedestrian accessibility – **check**.
 - Although the Proposed Grocer and Retail B – Retail F don't have parking behind the buildings as recommended in the Graves Road Study, MAP is providing significant landscaping to increase the aesthetics of the shopping center and compensate for such deviation from the Graves Road Study.
- Section 4.1 Future Land Use – Focus Area B of the Graves Road Study: “The main feature of this Focus Area, upon arrival, should be the grand entranceway greenspace of Recreation (R) Future Land Use that parallels the new Graves Road in the right-of-way for KY 495 and fronts on both Williams Road and old Graves Road. This welcoming park-like feature would serve as a transition from the interstate highway to a more planned environment.”
 - Our main “Hebron Pointe” sign / water feature / recreation space is exactly what the authors envisioned for this area.



MIDLAND ATLANTIC
P R O P E R T I E S

- The Graves Road Study also says commercial on Graves should have an emphasis on pedestrian movement. All parcels inside The Shoppes @ Hebron Pointe and the greater Hebron Pointe project will provide sidewalks that encourage connection between the residential and commercial uses of Hebron Pointe – including connection to the main Hebron Pointe water feature. The project includes multiple pedestrian gathering areas – and encourages walking and biking.
- Section 4.1 Future Land Use – Focus Area B of the Graves Road Study: The Graves Road Study and specifically the area on the west side of new Graves Road inside Focus Area B, accessed by Williams Road should be “comprised of traditional neighborhood uses at a smaller scale and designed to serve the growing population.”
 - ‘Traditional neighborhood uses’ what’s more a more traditional neighborhood use than a grocery store!
 - “At a smaller scale” – the Fortune 100 Grocer is a smaller neighborhood grocery store – not the “mega store” 100,000 + square feet seen throughout Northern Kentucky.
 - “Serve the growing population” – it’s hard to argue that Hebron Pointe and The Shoppes @ Hebron Pointe won’t provide such service to this expanding populus.
- Section 4.5 Design Requirements of the Graves Road Study: MAP will construct The Shoppes @ Hebron Pointe in conformity with the design requirements outlined in the Graves Road Study.

We understand we don’t fit the Graves Road Study perfectly and that this Map Amendment is required, but for the reasons outlined herein we believe we are significantly more similar to what the authors envisioned. More importantly, we believe – as too does our Fortune 100 Grocer – that we meet the needs of a rapidly growing community. If we are fortunate enough to get The Shoppes @ Hebron approved by the Boone County Planning Commission and Boone County Fiscal Court, we look forward to delivering a high-quality project that the community can be proud of and one that fits the vision of the community. As a result, on behalf of MAP, KCJA and our Fortune 100 Grocer, we are pleased to present The Shoppes at Hebron Pointe for Boone County Planning Commission review and approval. Should you have any further questions or comments, I can be reached at 513-792-5000 or at criney@midlandatlantic.com.

Thank you,

Midland Atlantic Properties

Clayton Riney
Development Manager



MIDLAND ATLANTIC
P R O P E R T I E S

April 30, 2024

Mr. Michael D. Schwartz
Director, Zoning Services
Boone County Planning Commission
2950 Washington Street, Room 317
Burlington, KY 41005

RE: **Answers to question 8 & 9 from application for Zoning Map Amendment**

Dear Mr. Schwartz,

Below are additional details related to items 8 and 9 in the enclosed Zoning Map Amendment application.

8. Proposed Use(s) (specify each use): as referenced on the attached plans.

- Proposed Grocer – the Fortune 100 Grocer will be operating out of 50,325 SF store providing a neighborhood grocery store and pharmacy.
- Retail B – The Fortune 100 Grocer will operate a liquor store out of this adjacent 3,200 SF.
- Retail C, Retail D, Retail E and Restaurant F make up 41,025 SF of leasable area and will include a mix of retail use(s) including but not limited to uses such as fashion, medical or dental, quick service sit down restaurants including drive a drive through type use for Restaurant F which would be ideal for a coffee user, and other retail-oriented operators.
- Future Development Area – this 3.3 acre parcel is reserved for “Future Development”.
- Outparcel 1 – this parcel is owned by the Kentucky Transportation Cabinet and – as sole adjoiner – Midland Atlantic Properties (“MAP”) plans to purchase the parcel in the near future. MAP will secure a grading easement to allow for the development of the shopping center. The improvements and use as shown on the attached submittal are speculative and we understand will be subject to a future submittal to Boone County.
- Outparcel 2 – 1.8 acre outparcel is a proposed 4,300 SF national restaurant chain with drive through.
- Outparcel 3 – 1.2 acre outparcel; we don’t have a user identified but are speculating an 8,400 SF multi-tenant building similar to “Retail C”.
- Outparcel 4 – 3.8 acre outparcel is a proposed national convenience store which will include a 5,200 SF building and two accompanying fuel canopies.

9. Proposed Building Intensities (specify for each building):

- Proposed Grocer, Retail B, Retail C, Retail D, Retail E & Retail F – 10.23 acres at 94,550 SF = 9,242 sf/per acre
- Outparcel 1 – 1.3 acres at 2400 SF = 1,846 sf/per acre
- Outparcel 2 – 1.8 acres at 4,300 SF = 2,348 sf/per acre
- Outparcel 3 – 1.2 acres at 8,400 SF = 7,000 sf/per acre
- Outparcel 4 – 3.8 acres at 5,200 SF = 1,625 sf/per acre



MIDLAND ATLANTIC
P R O P E R T I E S

- Future Development Area – 3.3 acres at 49,500 (maximum allowed and illustrative) = 15,000 sf/per acre
- Total Project – 24.45 acres at 164,350 SF = 6,721 sf/per acre

Should you have any further questions or comments, I can be reached at 513-792-5000 or at criney@midlandatlantic.com.

Thank you,

Midland Atlantic Properties



Clayton Rinney
Development Manager

Hebron Pointe Retail Architectural Guidelines

Grocery + Retail

Building Materials & Façade Composition:

- Exterior walls shall be constructed primarily of masonry brick with masonry accents such as cast stone shapes and architectural calcium silicate units in an integral color. The traditional retail style shall supplement the heavy masonry use with EIFS sign bands capped with an EIFS cornice above storefronts.
- Exterior walls shall include architectural embellishments such as fenestrations, masonry accents, architectural reveals, façade relief bands and or other details consistent with the overall character of the building. Facades shall also provide visual interest and scale by using variations in color, horizontal planes, materials, patterns, and height. Exterior walls facing primary road frontages shall not appear blank or monolithic in any way.
- Buildings shall utilize large flat roofs with parapets. Front facing architectural facades shall be accented with sloped standing seam metal awnings or flat projecting tie rod metal canopies. No mansard roofs or “stage set” roofs will be permitted.

Windows & Entrances:

- Main entrance elements shall be emphasized through providing an over-scaled entrance feature which projects outward from the façade placing the doorway within a three-dimensional archway or large canopy element.
- Main entrances and retail storefronts where provided shall allow direct visibility into the building interior and be located along the front facing sidewalk, street, and private shared drive lane.
- Windows and storefront units shall be recessed within their openings to create shadows and depth where possible.
- Storefronts shall be broken up with architectural design elements such as pilasters, material changes or steps in the building façade.
- Snap-on grids or applied false mullions shall not be permitted on windows or storefronts.

Exterior Wall Colors:

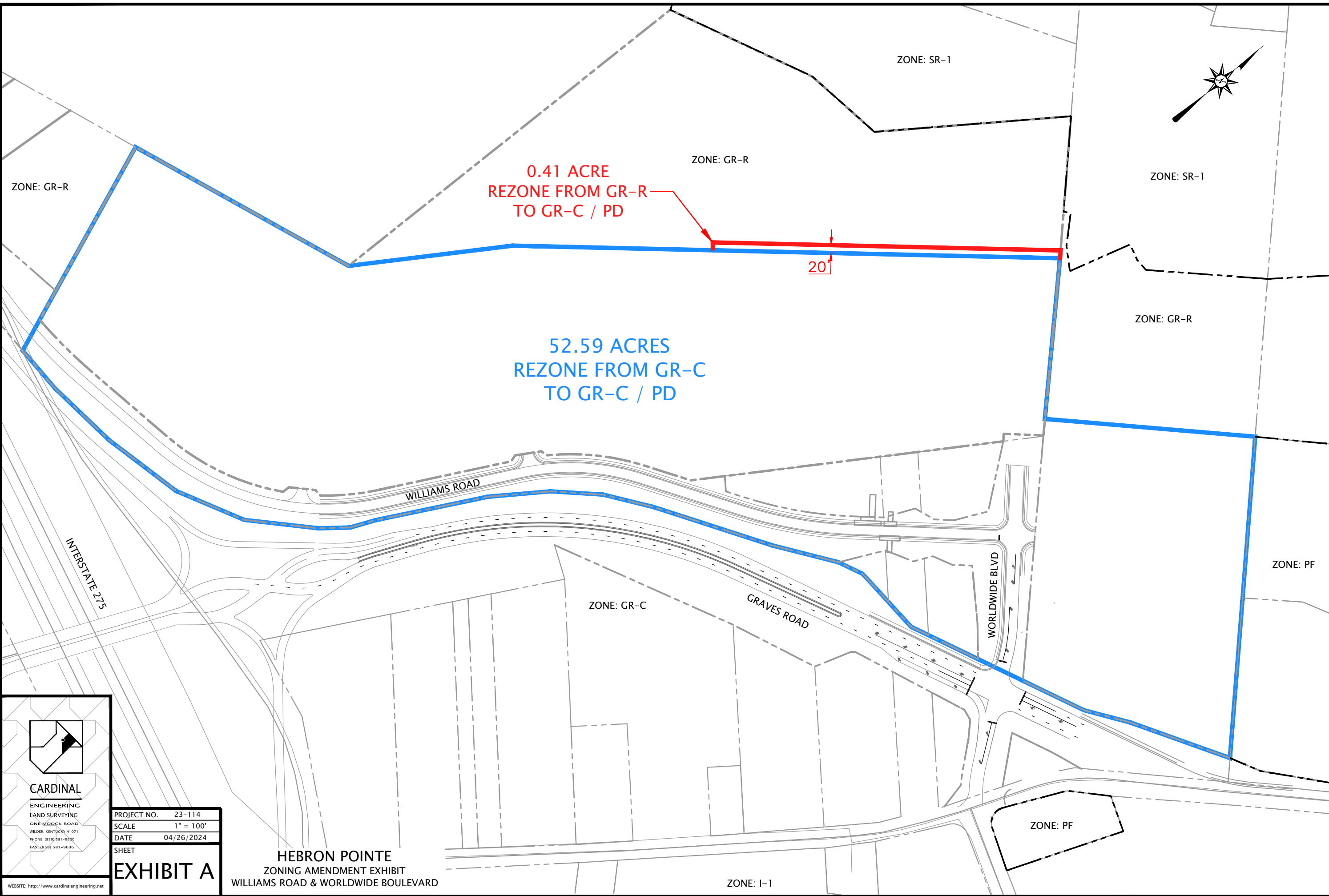
- Masonry colors shall be in the red and brown range with accents of light cream and beige.
- Awnings and canopies shall be charcoal or black in color.

Lighting:

- Architectural decorative lighting shall be utilized to create a warm and inviting atmosphere, encouraging safety while welcoming to both vehicular traffic and pedestrian walkability. Effort shall be made to minimize glare. Color temperature of all building and parking lighting is to be of consistent level.

Screening:

- All rooftop mounted equipment must be screened from view, either by building wall parapets or other means that are an integral part of the building. All rooftop unit screening shall be constructed of material, color and finish consistent with the exterior of the building.
- Trash receptacles, dumpsters and or compactors (not included convenience cans) shall be screened from view. Such screening shall be constructed of material, color and finish consistent with the exterior of the building.



ZONE: GR-R

ZONE: SR-1

ZONE: SR-1

0.41 ACRE
REZONE FROM GR-R
TO GR-C / PD

ZONE: GR-R

20'

52.59 ACRES
REZONE FROM GR-C
TO GR-C / PD

ZONE: GR-R

WILLIAMS ROAD

INTERSTATE 275

ZONE: PF

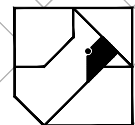
ZONE: GR-C

GRAVES ROAD

WORLDWIDE BLVD

ZONE: PF

ZONE: I-1



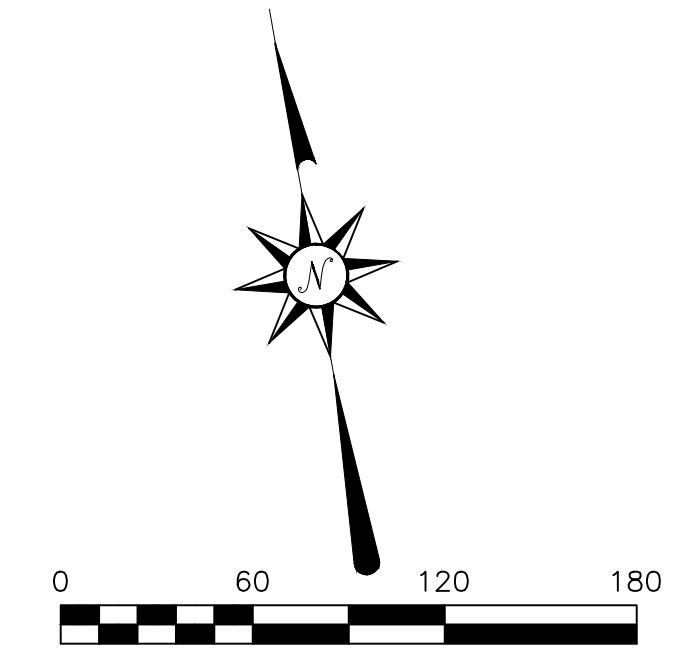
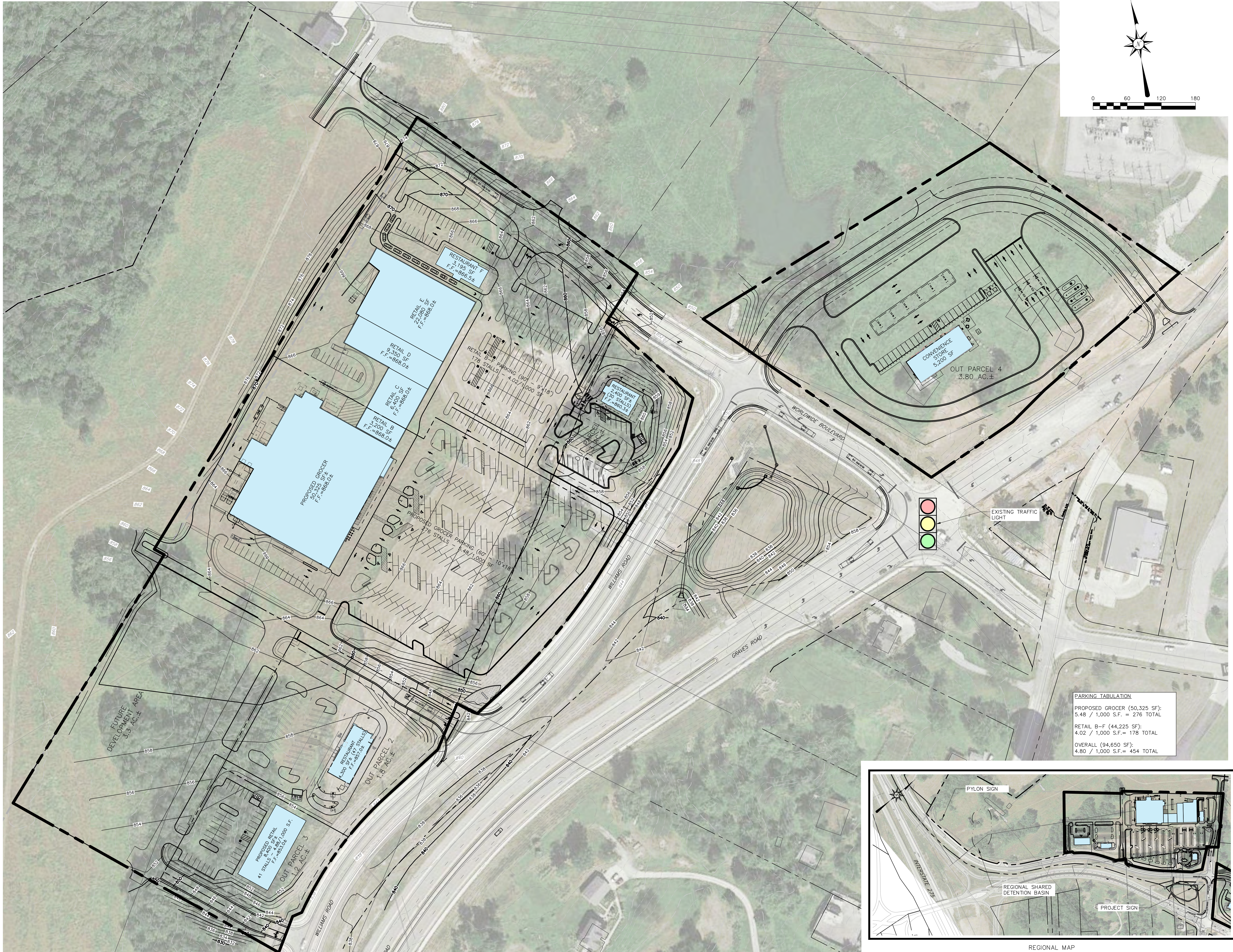
CARDINAL
ENGINEERING
LAND SURVEYING
ONE MOORE ROAD
WILDER, KENTUCKY 41071
PHONE: (859) 581-9600
FAX: (859) 581-9636

| | |
|-------------|------------------|
| PROJECT NO. | 23-114 |
| SCALE | 1" = 100' |
| DATE | 04/26/2024 |
| SHEET | EXHIBIT A |

HEBRON POINTE
ZONING AMENDMENT EXHIBIT
WILLIAMS ROAD & WORLDWIDE BOULEVARD

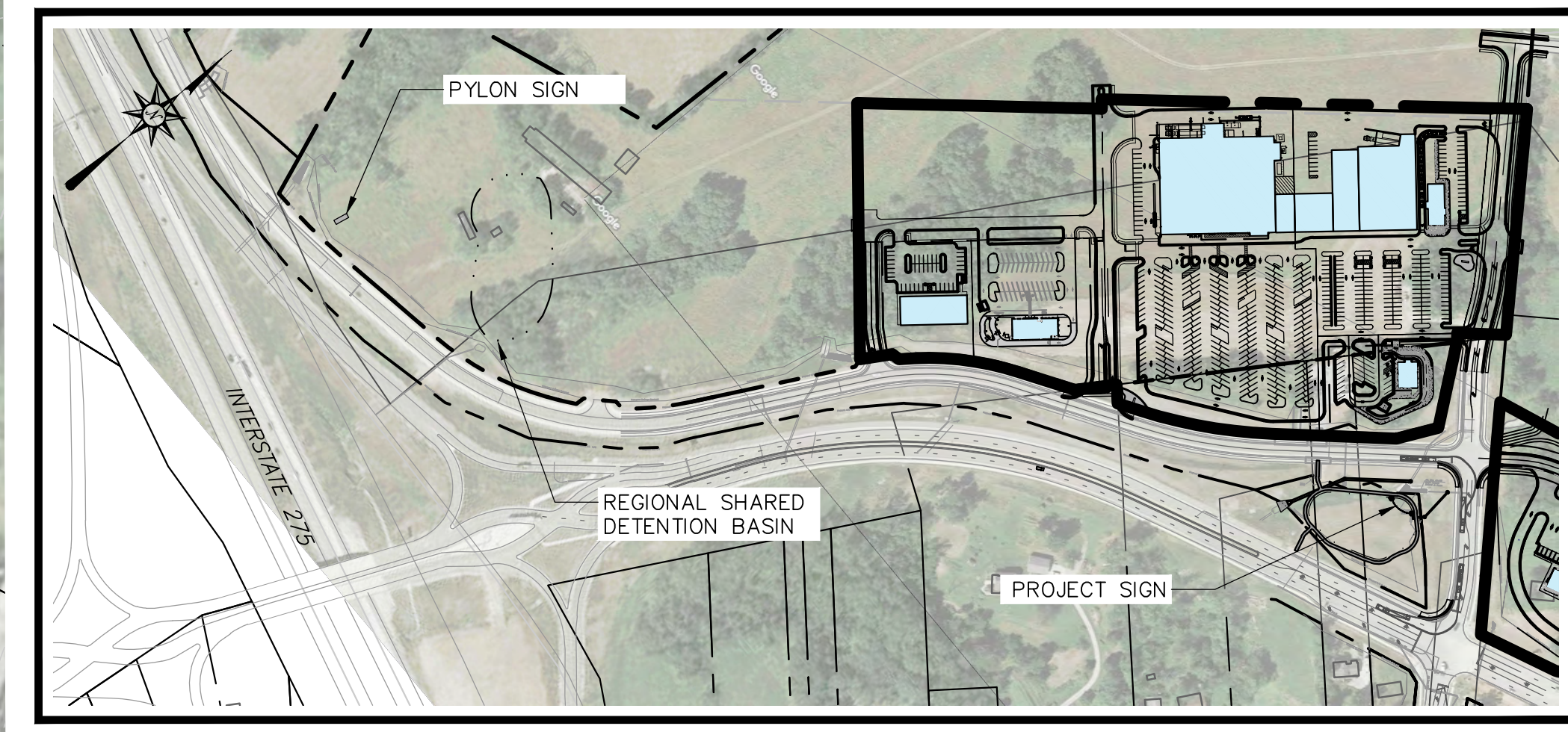
H:\SDS\PROJ\2023\23-114\PLANS\CONCEPT\23-114-Public_SP.dwg

WEBSITE: <http://www.cardinalengineering.net>



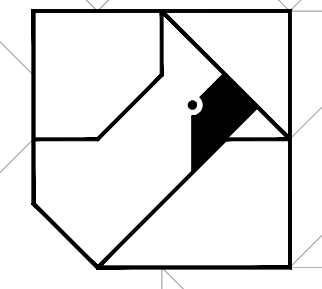
PARKING TABULATION

| | |
|------------------------------|--------------------------------------|
| PROPOSED GROCER (50,325 SF): | 5.48 / 1,000 S.F. = 276 TOTAL |
| RETAIL B-F (44,225 SF): | 4.02 / 1,000 S.F. = 178 TOTAL |
| OVERALL (94,650 SF): | 4.80 / 1,000 S.F. = 454 TOTAL |



REGIONAL MAP
1" = 300'

| REVISIONS | DATE | # | ITEM |
|-----------|------|---|------|
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CARDINAL
ENGINEERING
LAND SURVEYING
ONE MOORE ROAD
WILDER, KENTUCKY 41071
PHONE: (859) 581-9600
FAX: (859) 581-9636

WEBSITE: <http://www.cardinalengineering.net>

PROJECT:
HEBRON POINTE
CONCEPT PLAN
WILLIAMS ROAD & WORLDWIDE BOULEVARD

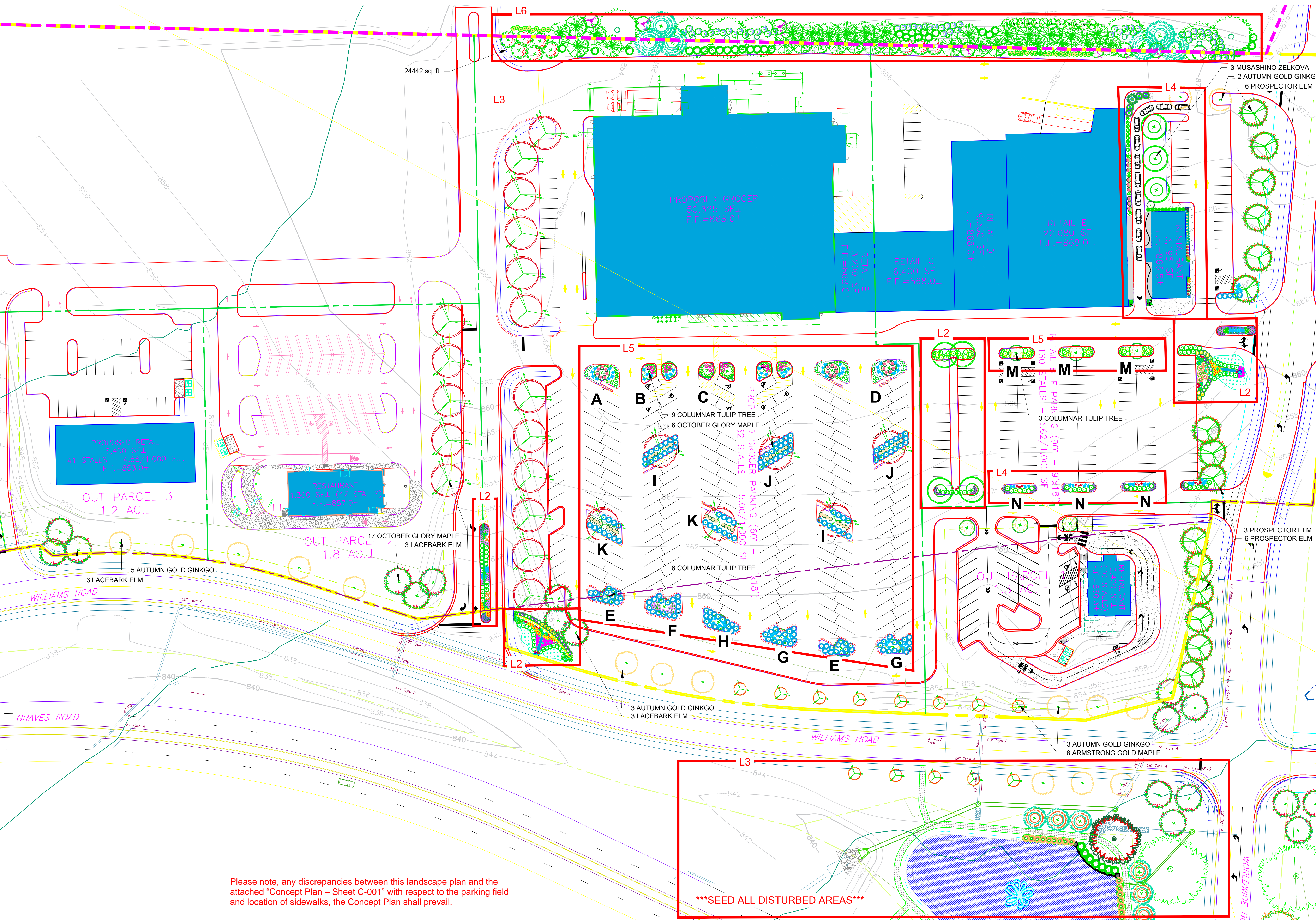
CLIENT:
MAP ACQUISITIONS, LLC
8044 MONTGOMERY ROAD, SUITE 370
CINCINNATI, OH 45236

| | | | |
|------------------|-----|-------|--|
| DRAWN BY: | JDM | SEAL: | |
| CHECKED BY: | JGK | | |
| PROJECT MANAGER: | JDM | | |

PROJECT NO. 23-114
SCALE 1" = 60'
DATE 04-30-2024

CONCEPT PLAN
SHEET **C-001**

1/19/2024 8:11 AM H:\3058690\2023\23-114\PLANS\CONCEPT\23-114-Proposed-REV.dwg



24442 sq. ft.

PROPOSED GROCER
50,325 SF ±
F.F. = 868.0 ±

RETAIL B
2,200 SF
F.F. = 868.0 ±

RETAIL C
2,400 SF
F.F. = 868.0 ±

RETAIL D
9,350 SF
F.F. = 868.0 ±

RETAIL E
22,080 SF
F.F. = 868.0 ±

RETAIL F
3,150 SF
F.F. = 868.0 ±

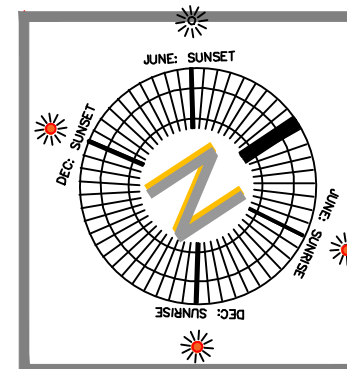
OUT PARCEL 3
1.2 AC. ±

OUT PARCEL 2
1.8 AC. ±

OUT PARCEL 1
1.3 AC. ±

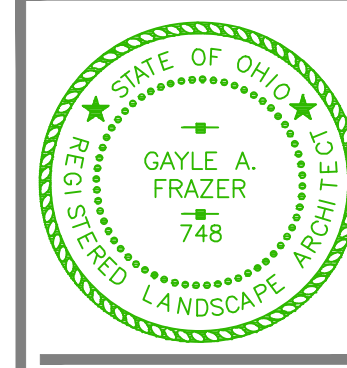
SEED ALL DISTURBED AREAS

Please note, any discrepancies between this landscape plan and the attached "Concept Plan - Sheet C-001" with respect to the parking field and location of sidewalks, the Concept Plan shall prevail.



GAYLE A. FRAZER
REGISTERED LANDSCAPE ARCHITECT
1940-1988 GAYLEAFRAZERLANDSCAPE.COM 3377 BRIDGEVIEW PARK DRIVE, OHIO 43084

HEBRON POINTE
WILLIAMS RD & WORLDWIDE BLVD



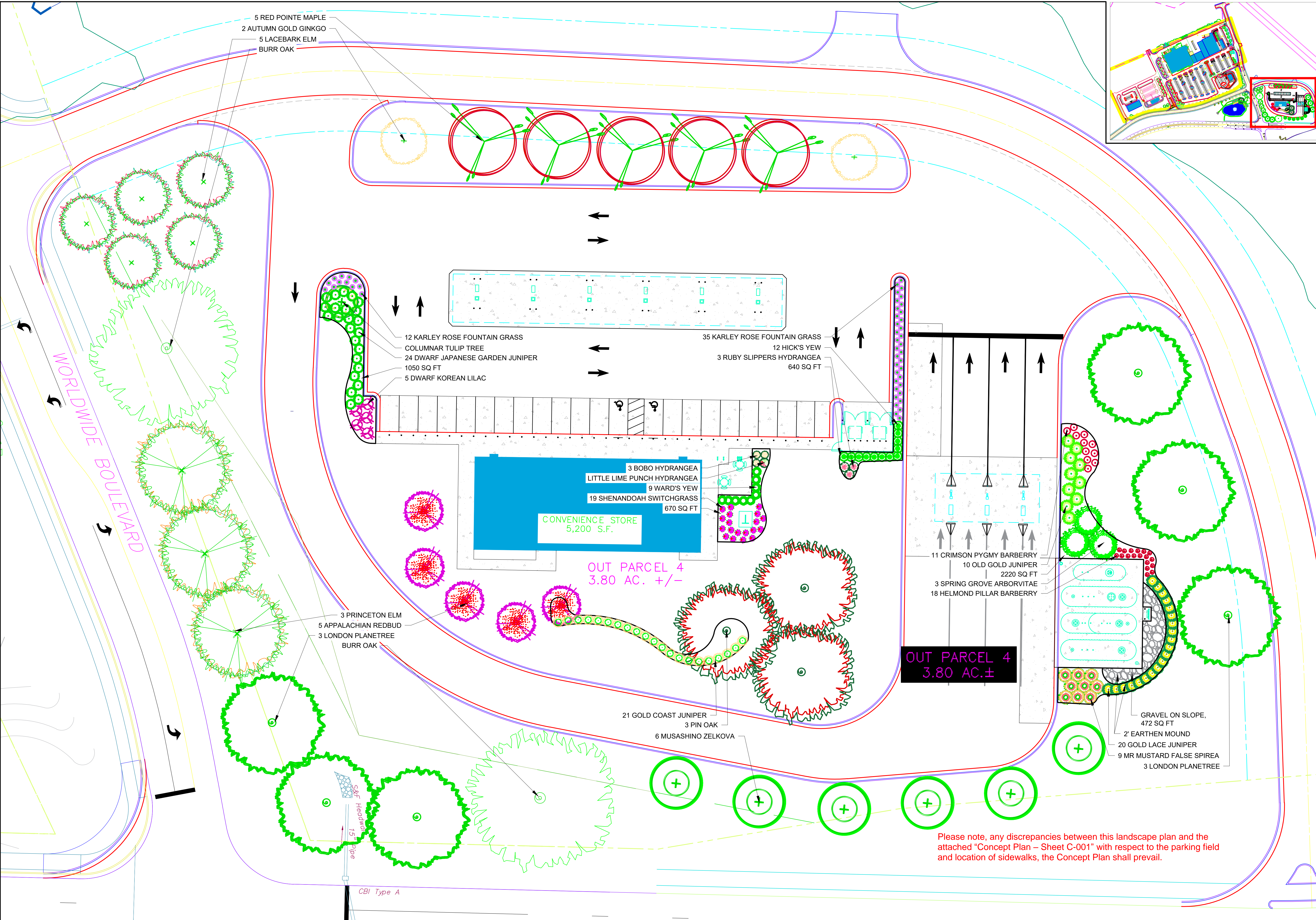
LANDSCAPE PLAN

SCALE:
1-0" = 40-0"

CURRENT:
4/5/2024

REVISED:
4/5/2024

L1



5 RED POINTE MAPLE
 2 AUTUMN GOLD GINKGO
 5 LACEBARK ELM
 BURR OAK

12 KARLEY ROSE FOUNTAIN GRASS
 COLUMNAR TULIP TREE
 24 DWARF JAPANESE GARDEN JUNIPER
 1050 SQ FT
 5 DWARF KOREAN LILAC

35 KARLEY ROSE FOUNTAIN GRASS
 12 HICK'S YEW
 3 RUBY SLIPPERS HYDRANGEA
 640 SQ FT

3 BOBO HYDRANGEA
 LITTLE LIME PUNCH HYDRANGEA
 9 WARD'S YEW
 19 SHENANDOAH SWITCHGRASS
 670 SQ FT
CONVENIENCE STORE
 5,200 S.F.

OUT PARCEL 4
 3.80 AC. +/-

OUT PARCEL 4
 3.80 AC. ±

3 PRINCETON ELM
 5 APPALACHIAN REDBUD
 3 LONDON PLANETREE
 BURR OAK

21 GOLD COAST JUNIPER
 3 PIN OAK
 6 MUSASHINO ZELKOVA

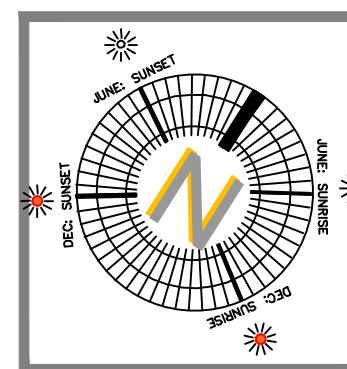
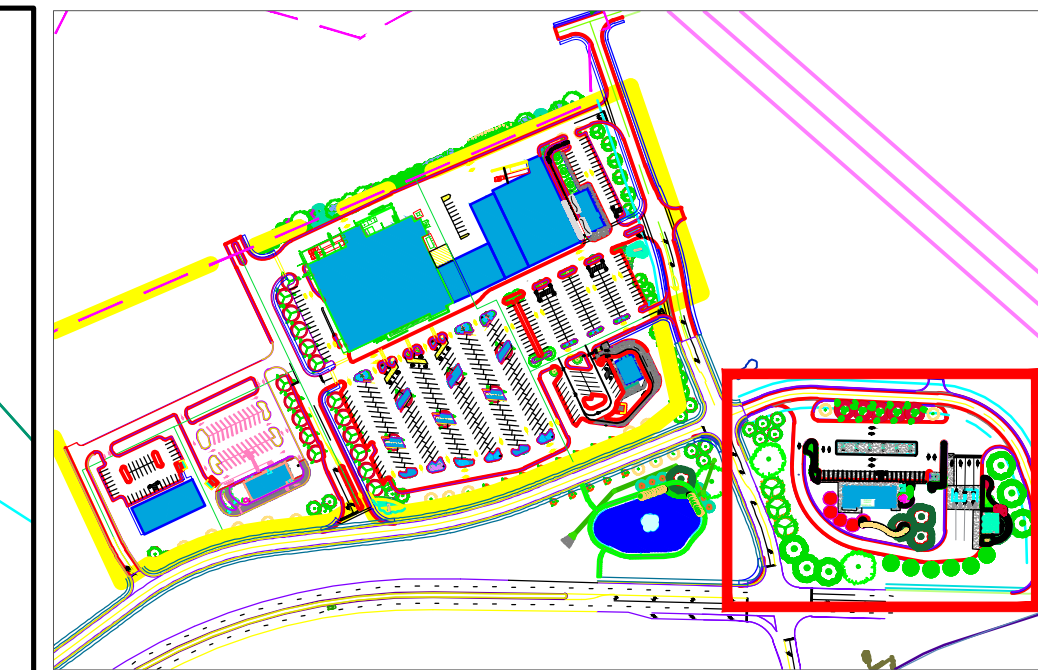
11 CRIMSON PYGMY BARBERRY
 10 OLD GOLD JUNIPER
 2220 SQ FT
 3 SPRING GROVE ARBORVITAE
 18 HELMOND PILLAR BARBERRY

GRAVEL ON SLOPE,
 472 SQ FT
 2' EARTHEN MOUND
 20 GOLD LACE JUNIPER
 9 MR MUSTARD FALSE SPIREA
 3 LONDON PLANETREE

S&F Headwall
 15' slope

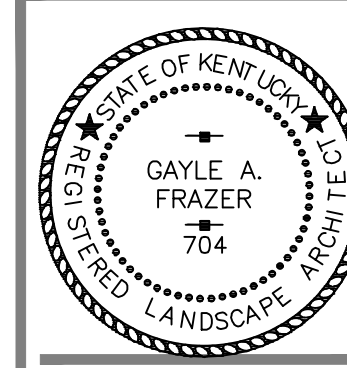
CBI Type A

Please note, any discrepancies between this landscape plan and the attached "Concept Plan – Sheet C-001" with respect to the parking field and location of sidewalks, the Concept Plan shall prevail.



GAYLE A. FRAZER
 REGISTERED LANDSCAPE ARCHITECT
19401 98th St, Richmond, BC V6V 2G9

HEBRON POINTE
 WILLIAMS RD & GRAVES RD



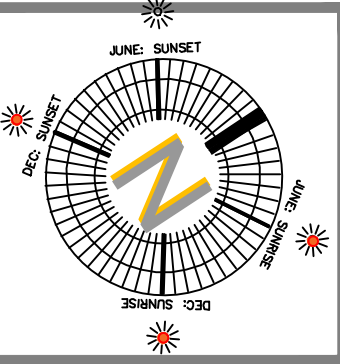
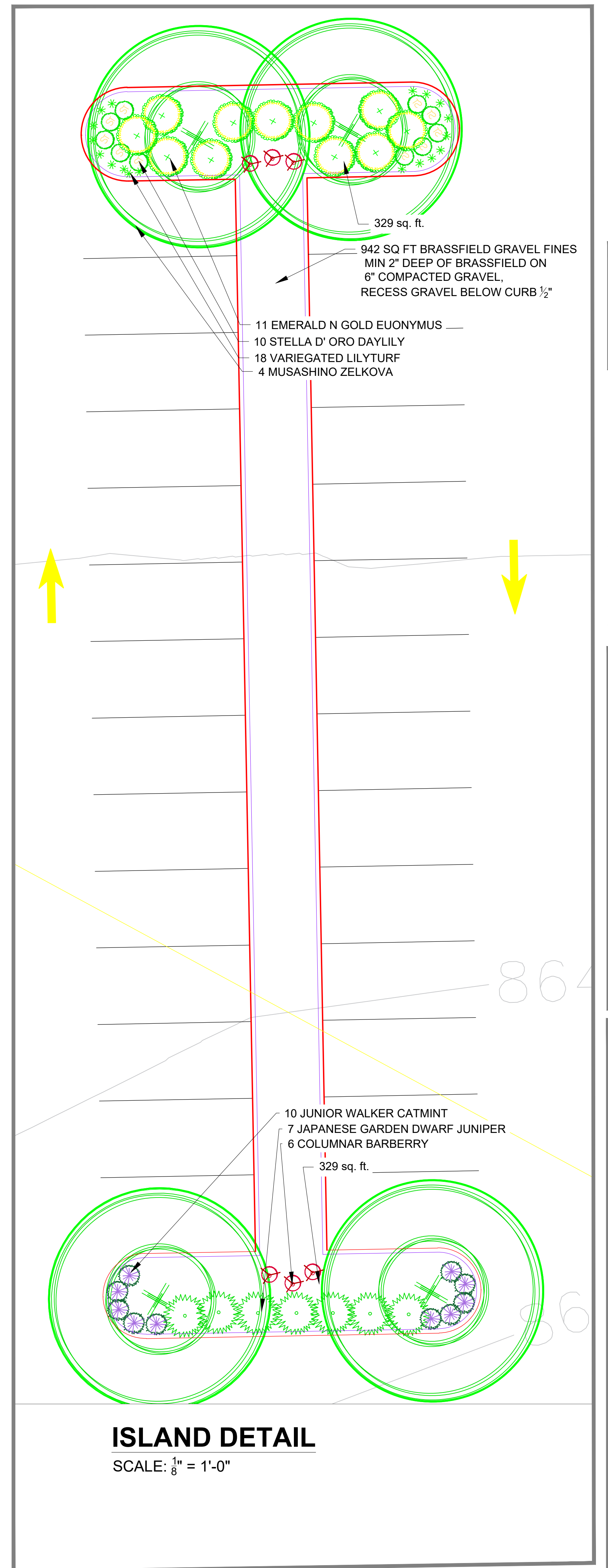
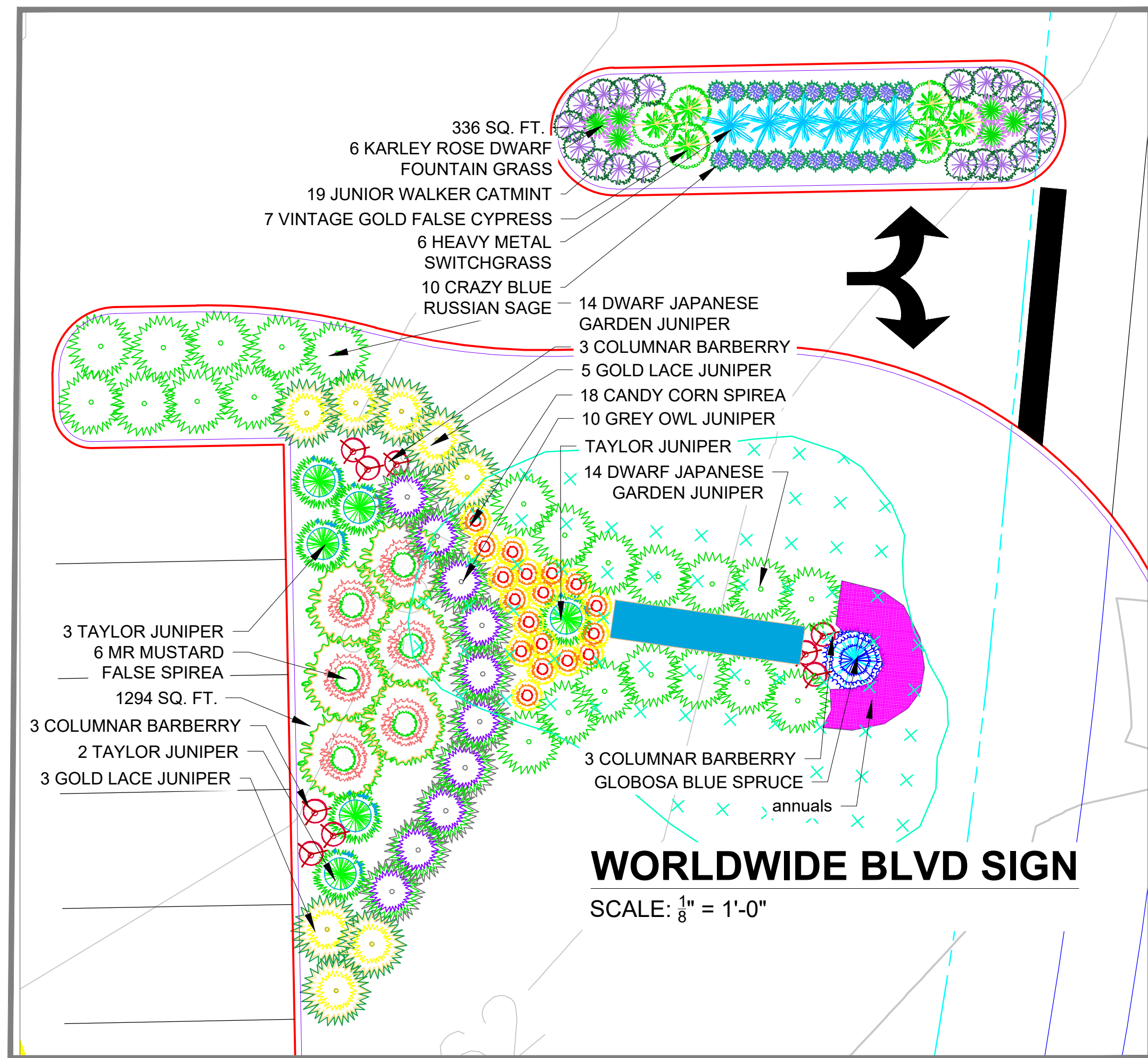
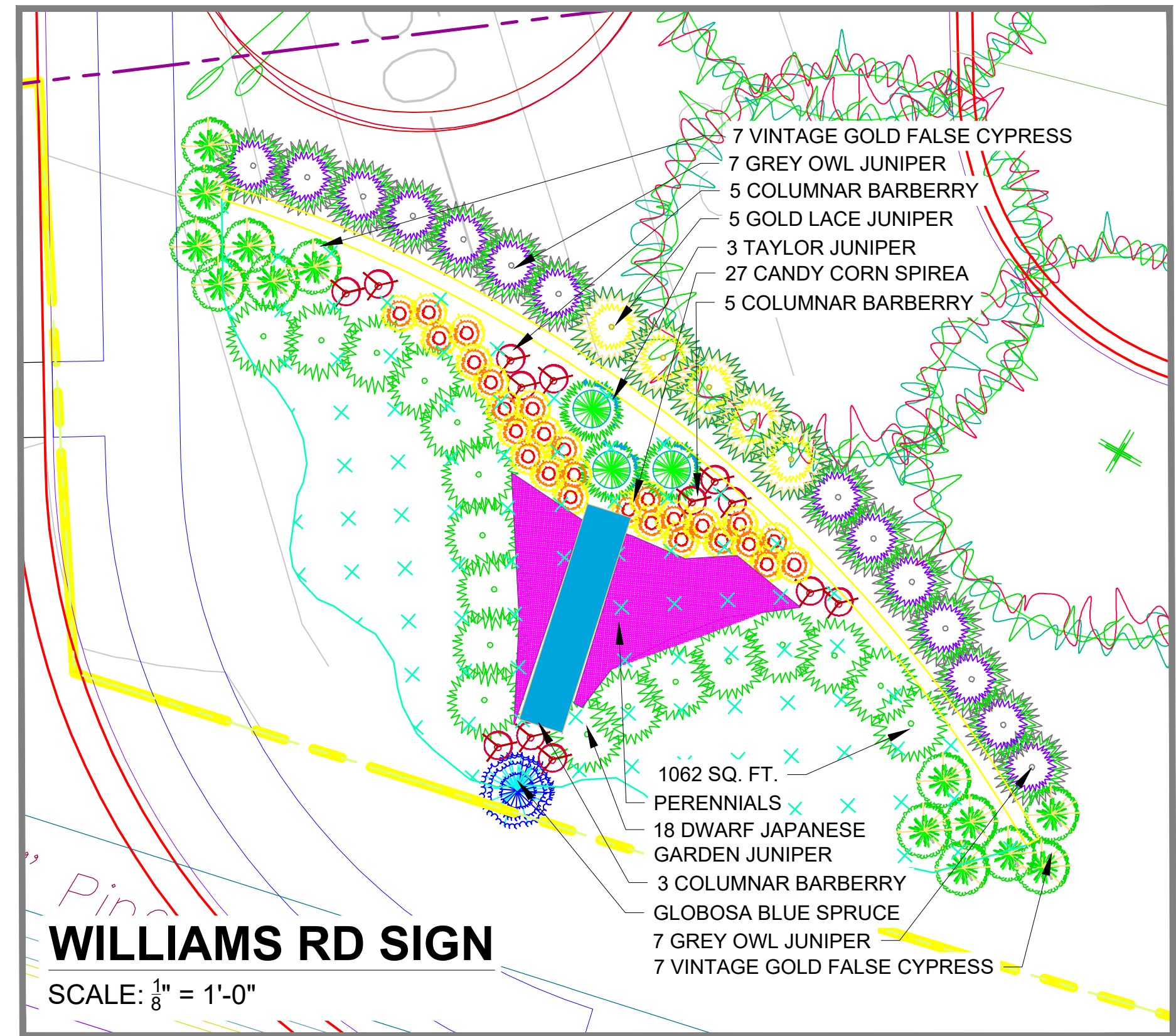
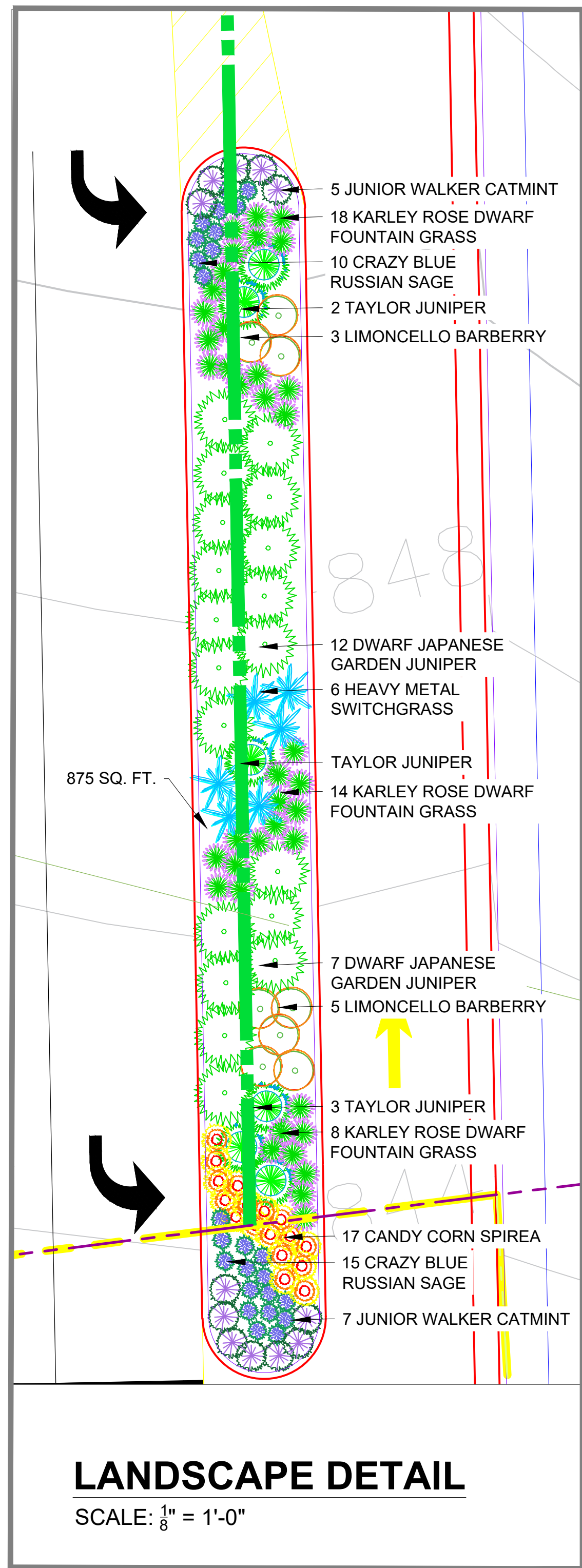
LANDSCAPE PLAN

SCALE:
 1-0" = 20-0"

CURRENT:
4/5/2024

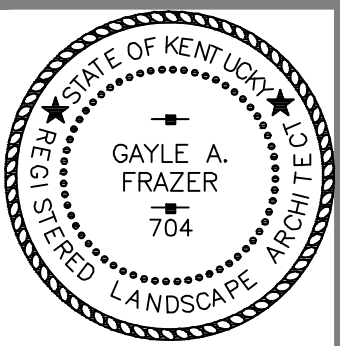
REVISED:
 4/5/2024

L2



GAYLE A. FRAZER
REGISTERED LANDSCAPE ARCHITECT

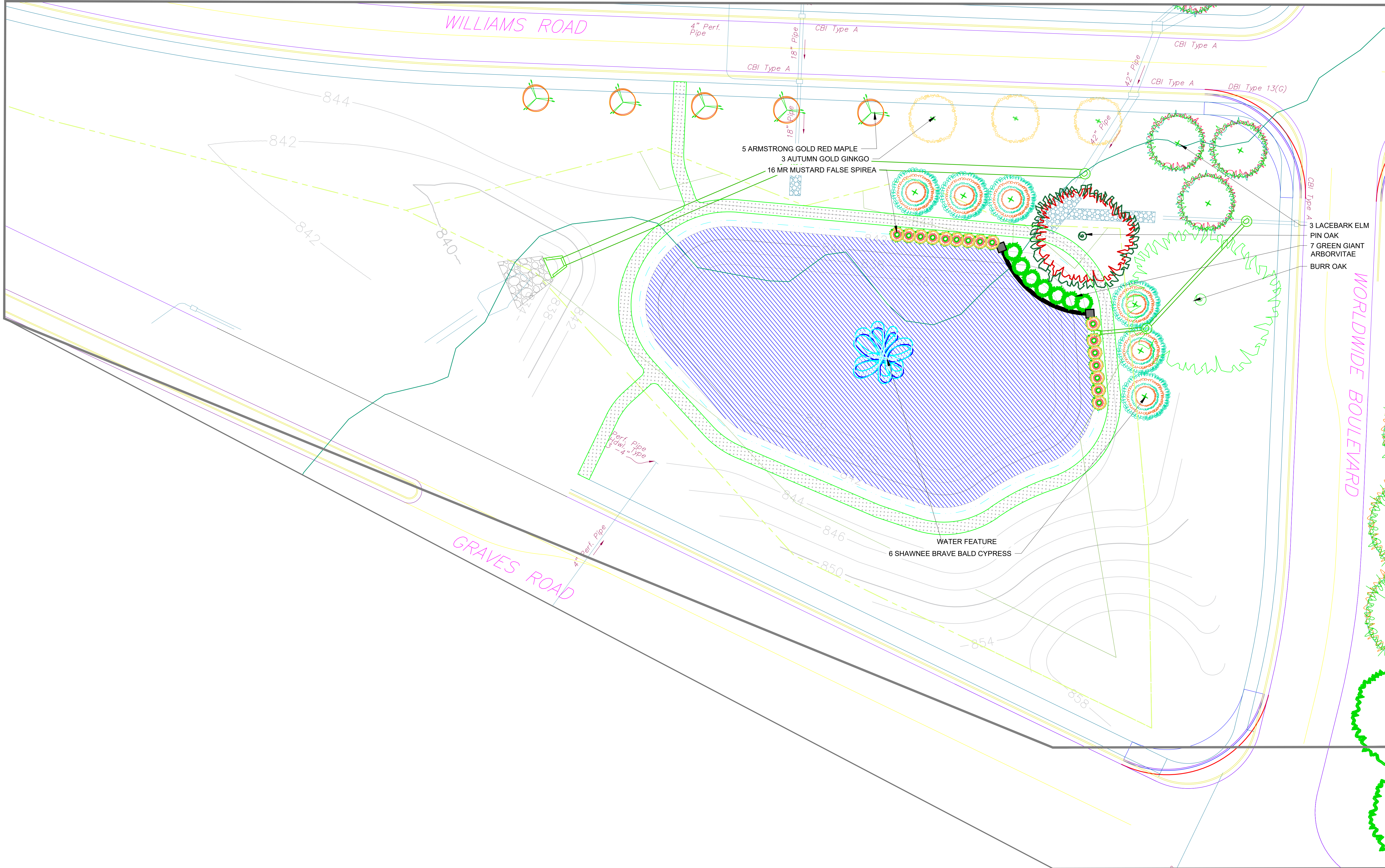
HEBRON POINTE
WILLIAMS RD & WORLDWIDE BLVD



LANDSCAPE PLAN
SCALE 1/8"=1'-0"

CURRENT: 4/5/2024
REVISED: 4/5/2024

L3



WILLIAMS ROAD

GRAVES ROAD

WORLDWIDE BOULEVARD

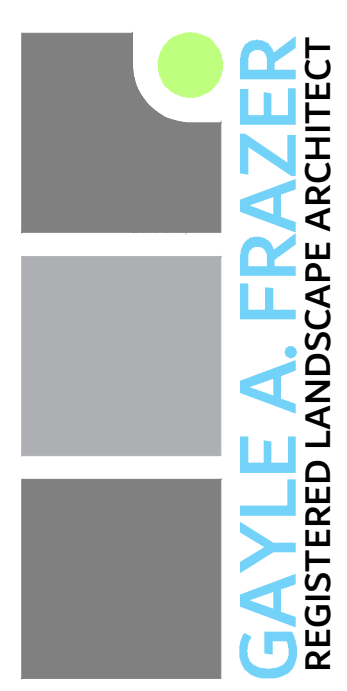
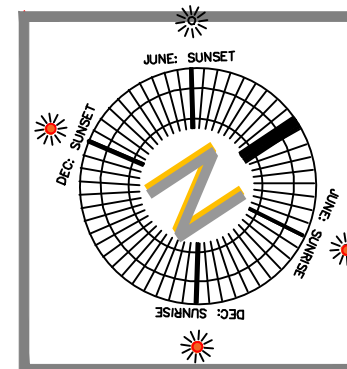
4" Perf. Pipe
18" Pipe
CBI Type A

42" Pipe
CBI Type A
DBI Type 13(G)

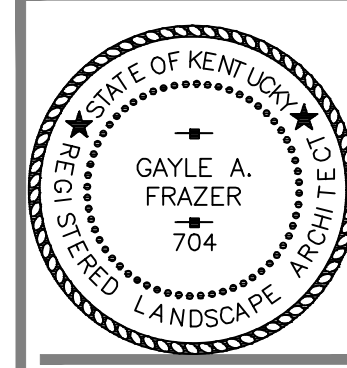
5 ARMSTRONG GOLD RED MAPLE
3 AUTUMN GOLD GINKGO
16 MR MUSTARD FALSE SPIREA

3 LACEBARK ELM
PIN OAK
7 GREEN GIANT ARBORVITAE
BURR OAK

WATER FEATURE
6 SHAWNEE BRAVE BALD CYPRESS



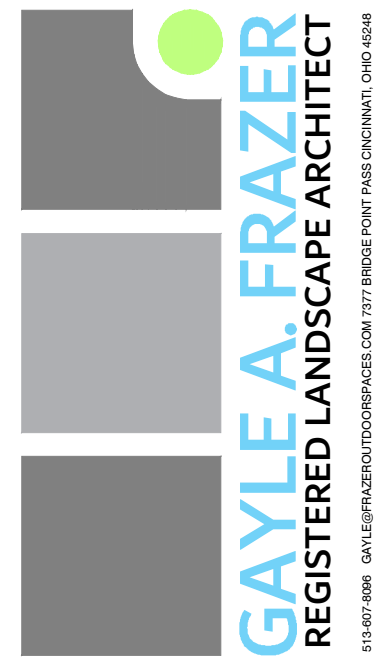
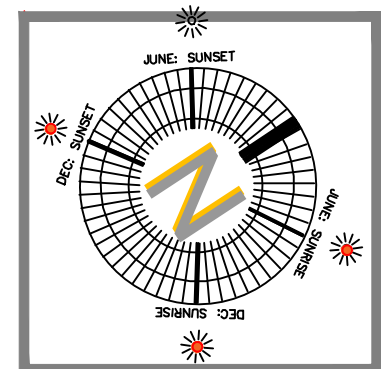
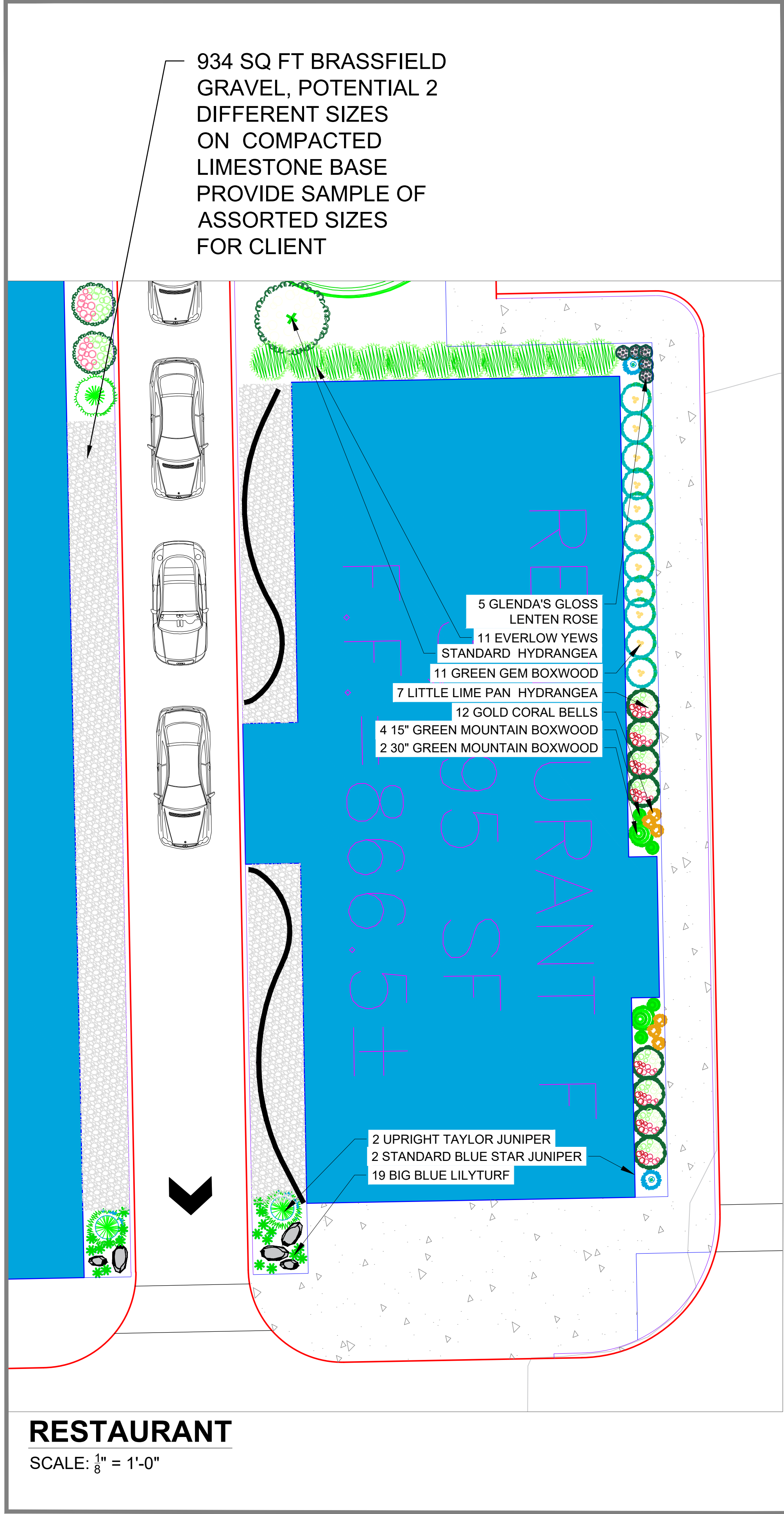
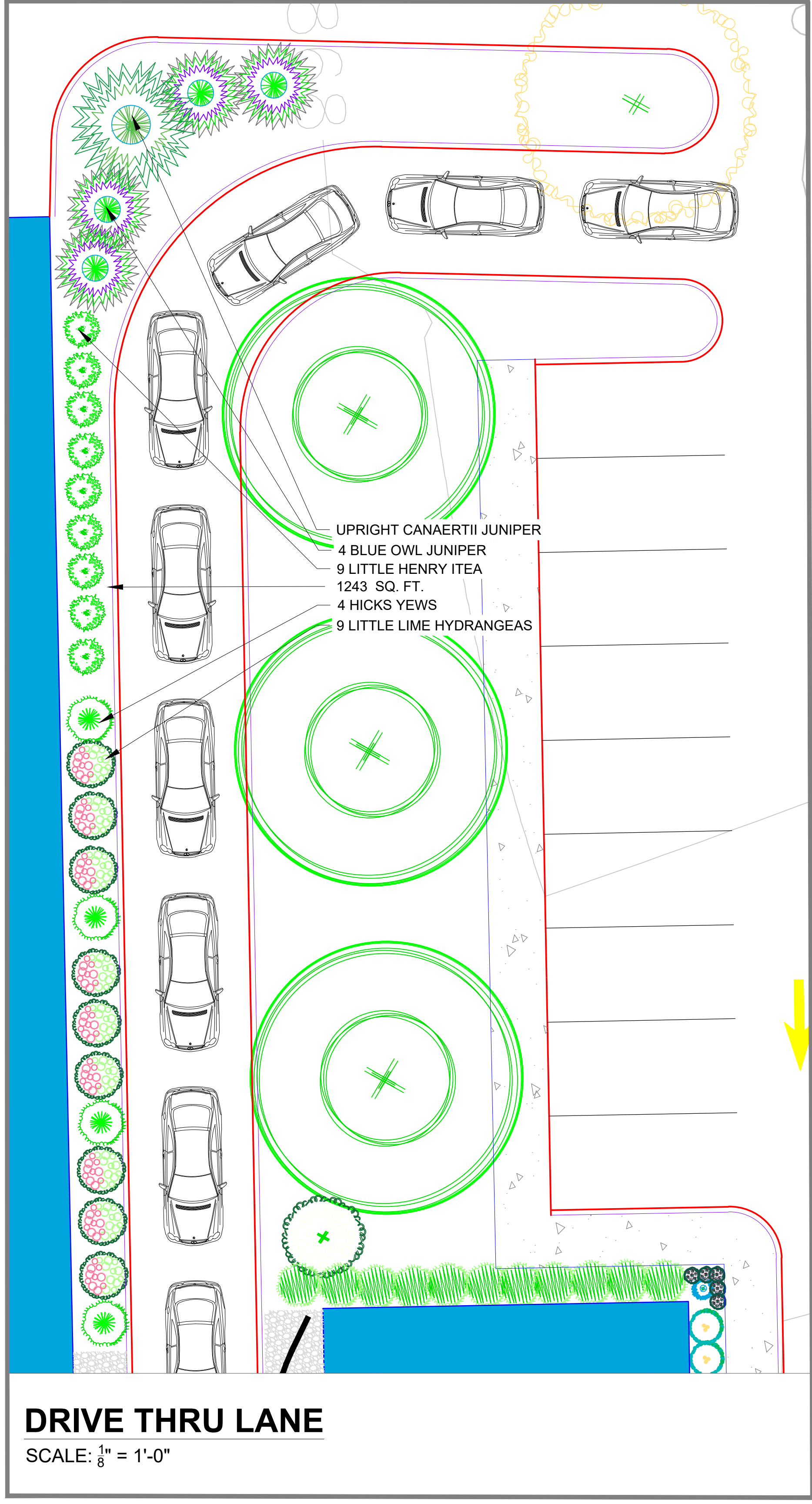
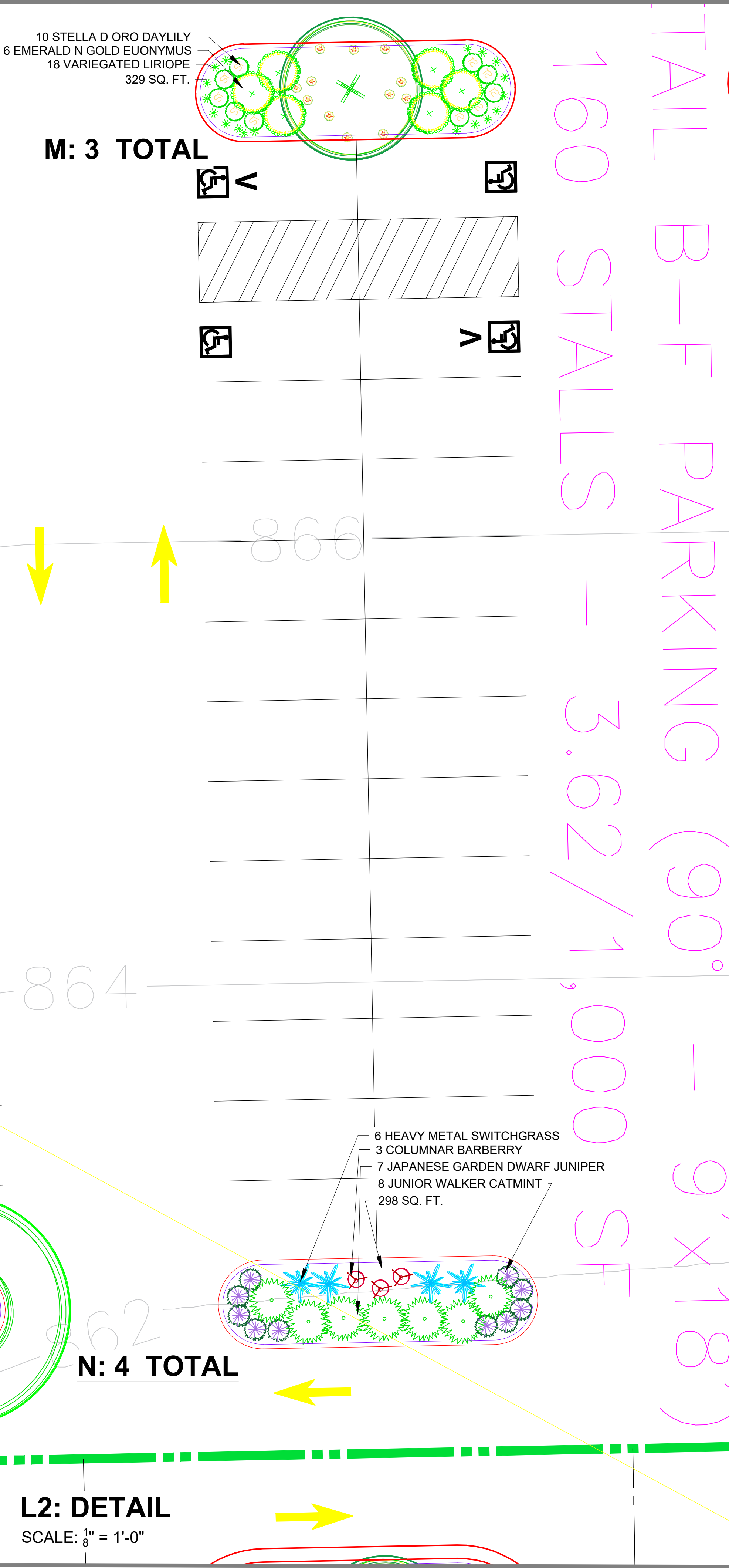
HEBRON POINTE
WILLIAMS RD & WORLDWIDE BLVD



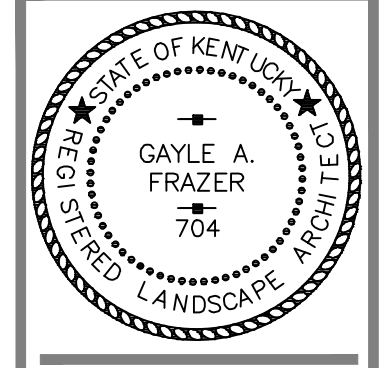
LANDSCAPE PLAN
SCALE 1"=20'-0"

CURRENT:
4/5/2024
REVISED:
4/5/2024

L4



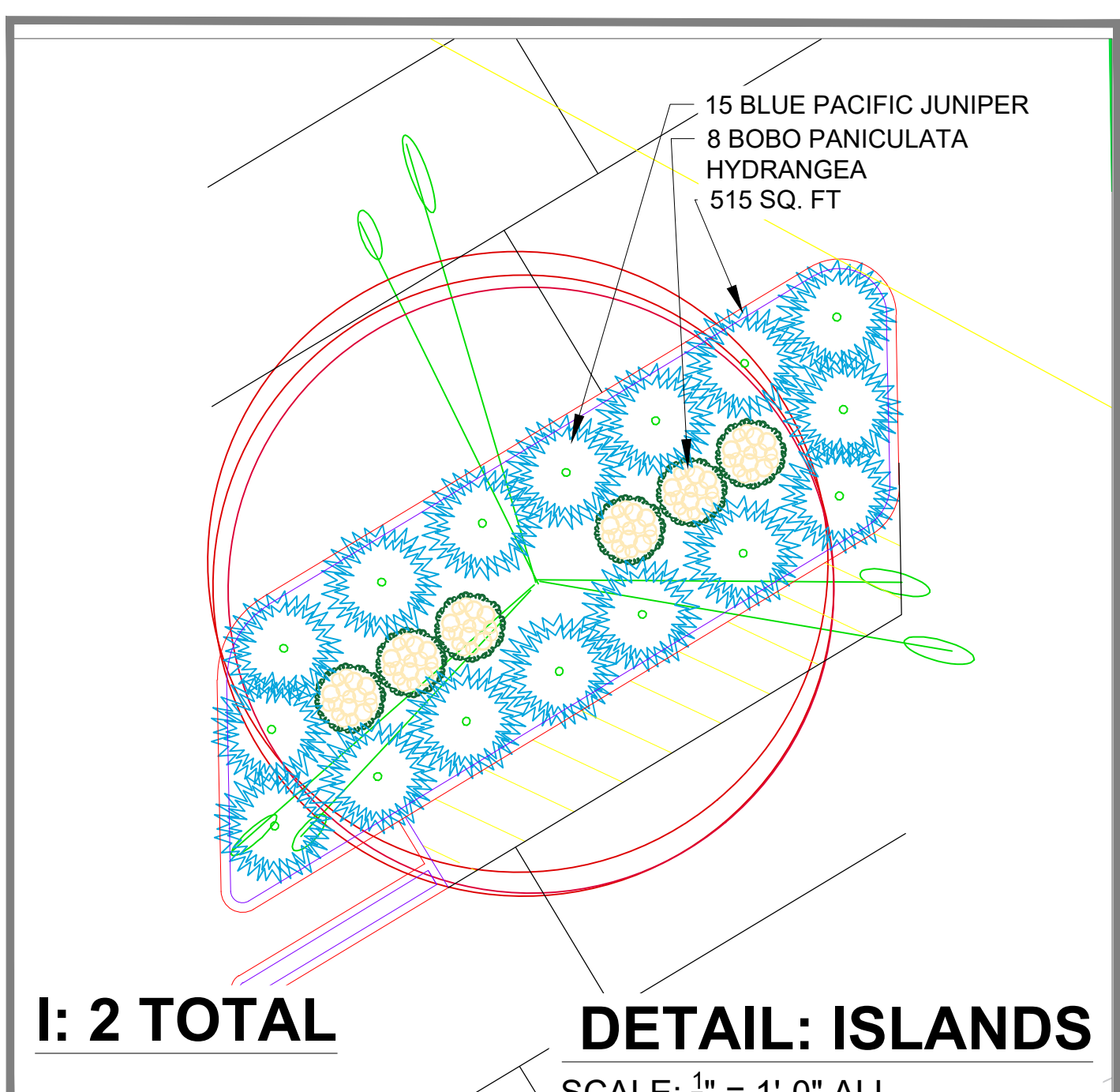
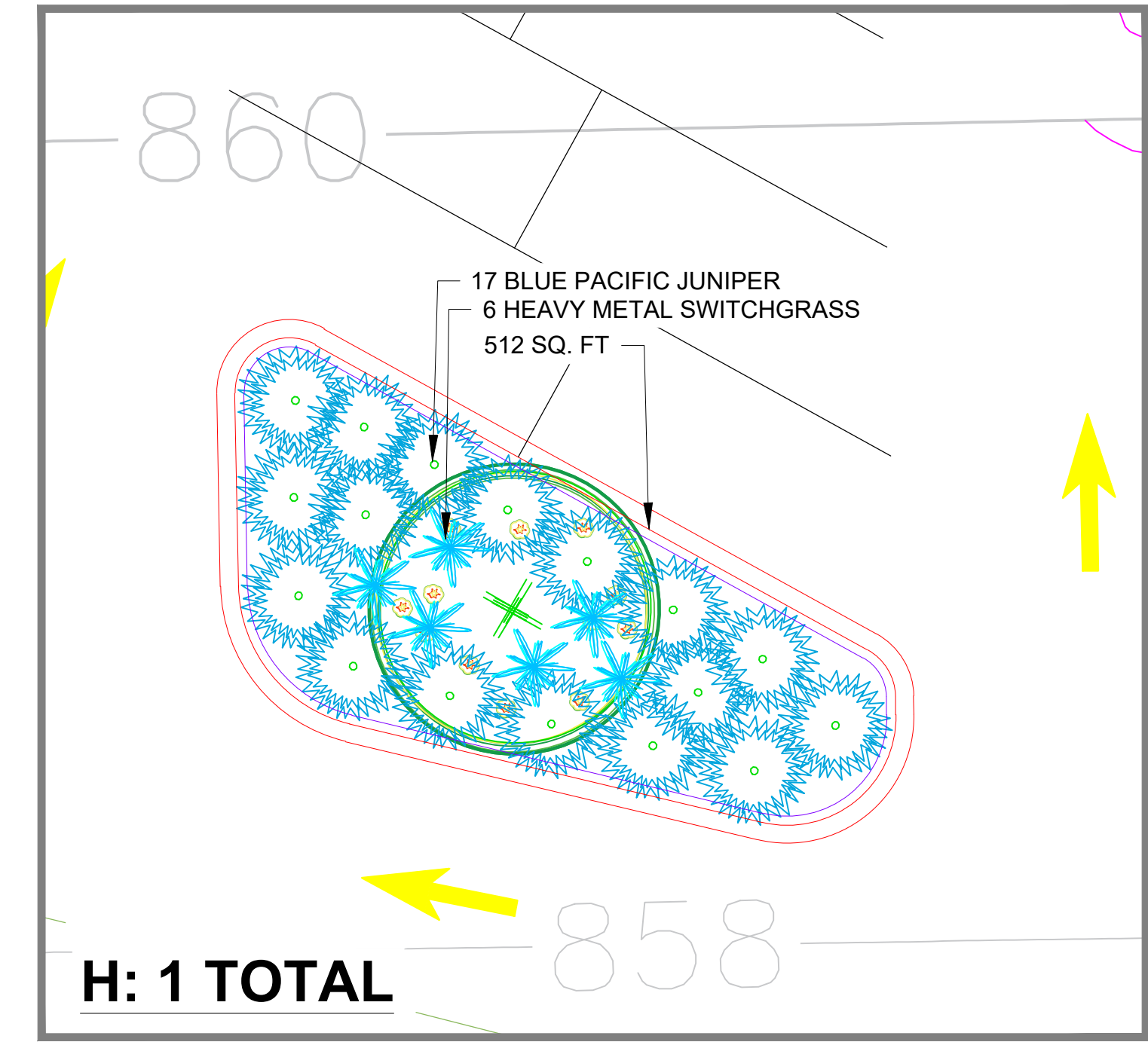
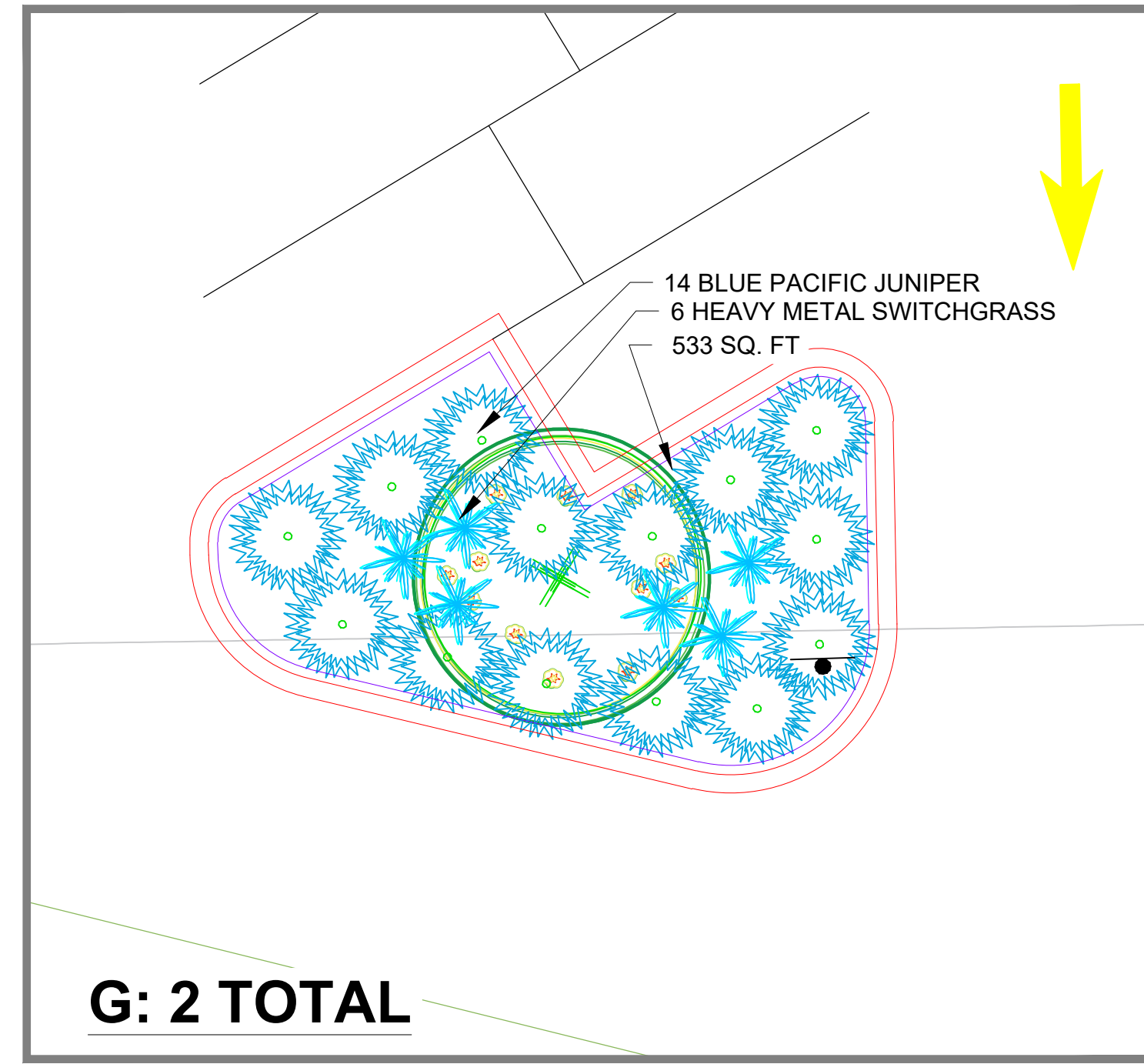
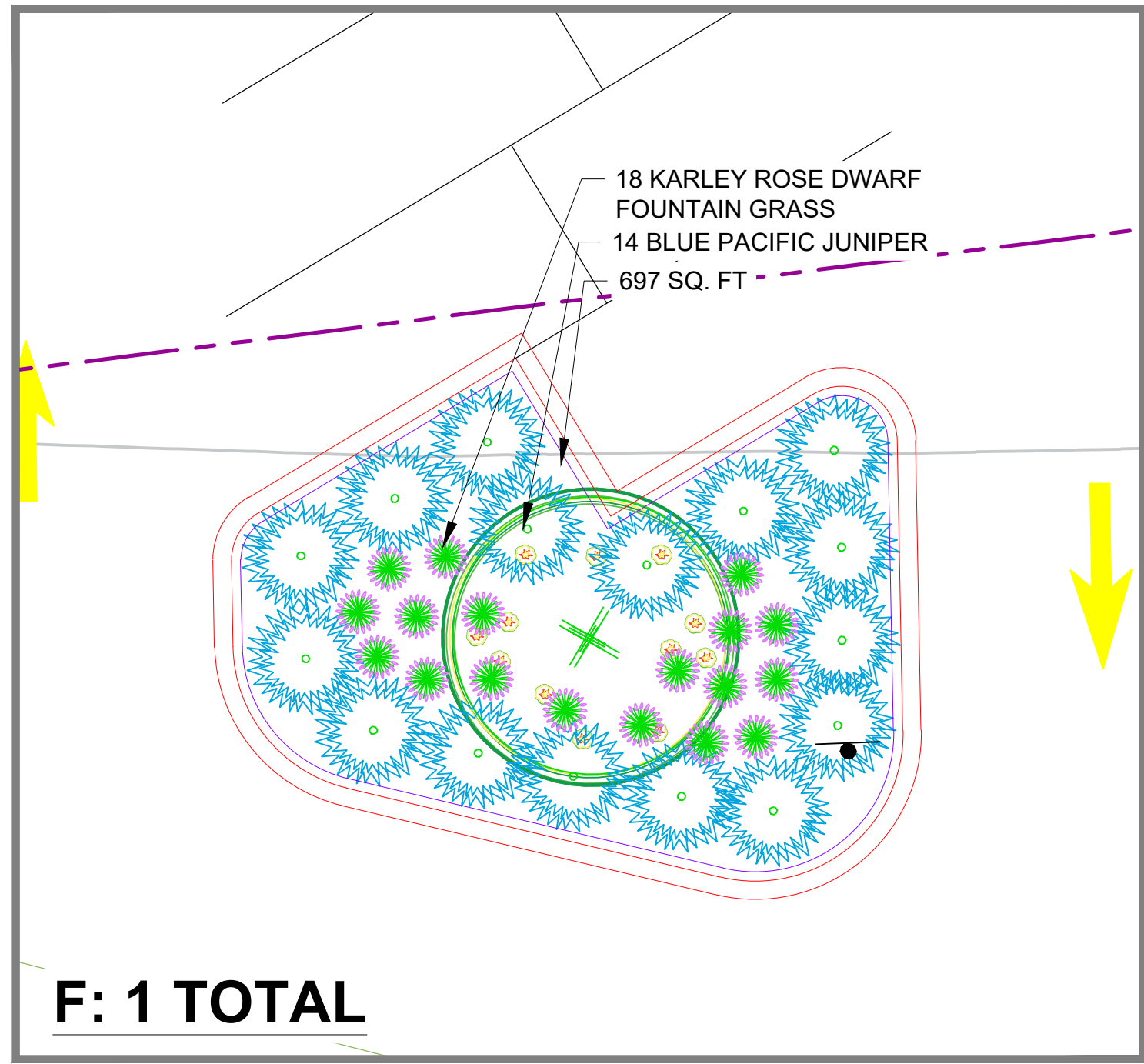
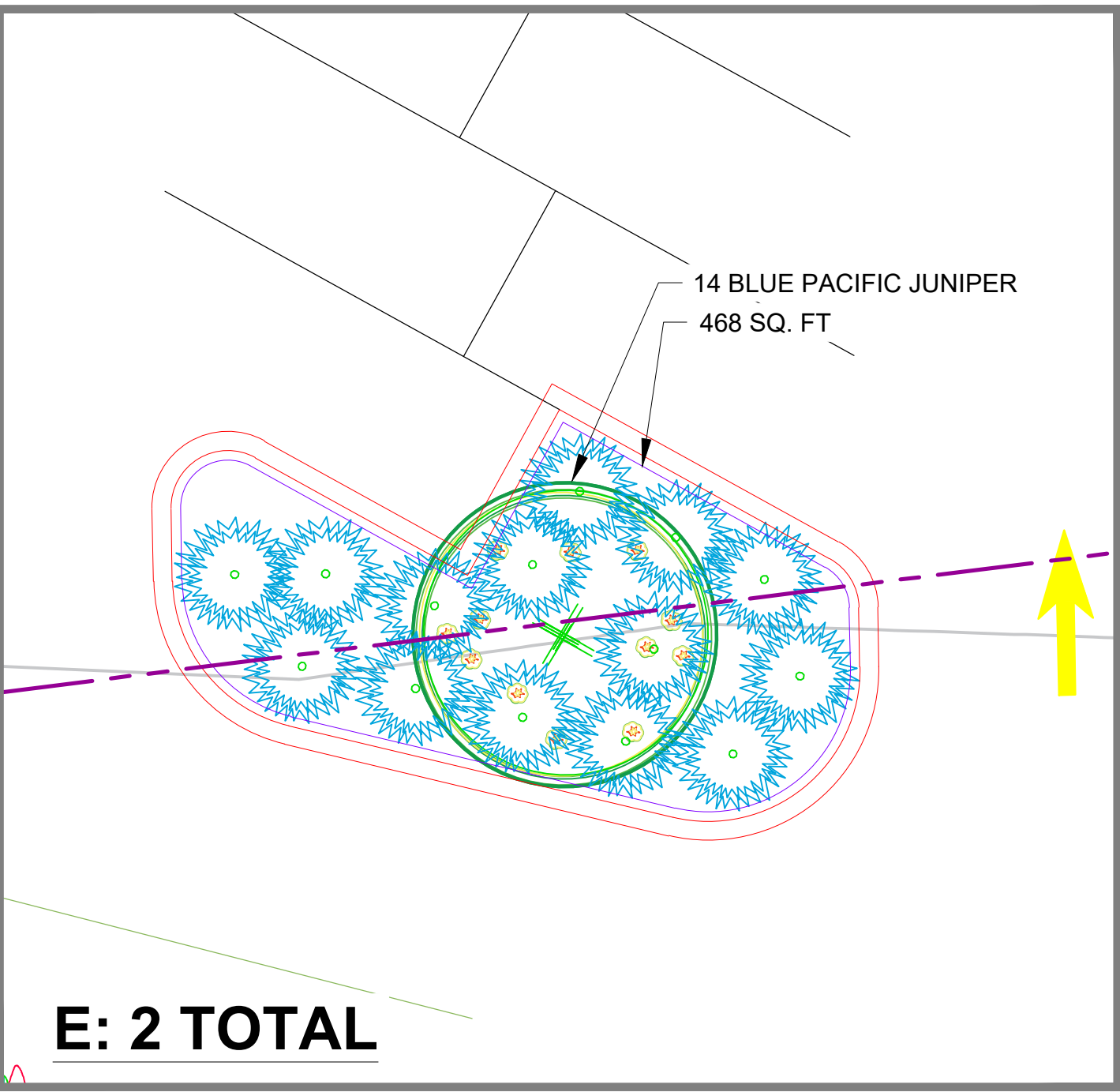
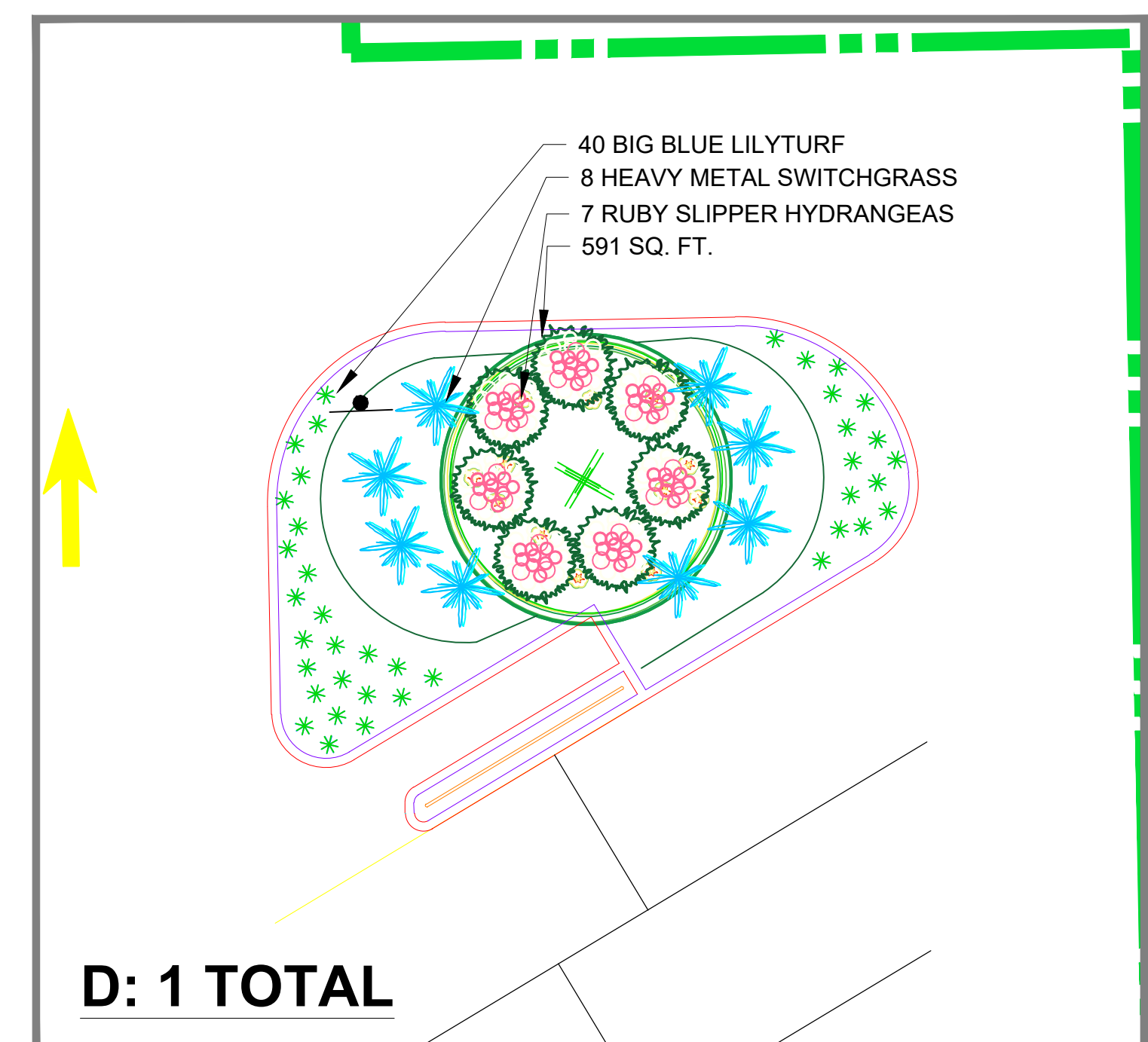
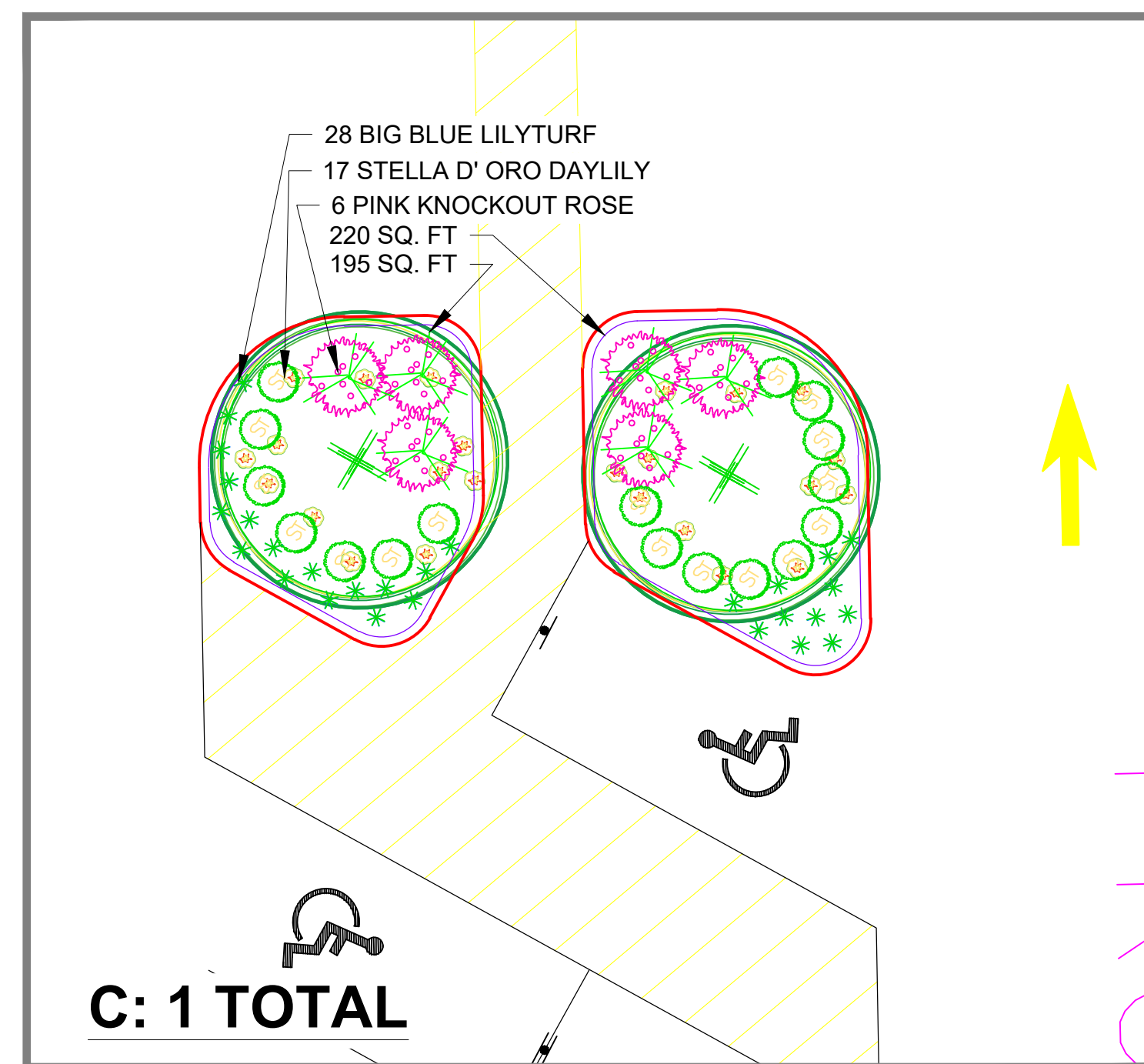
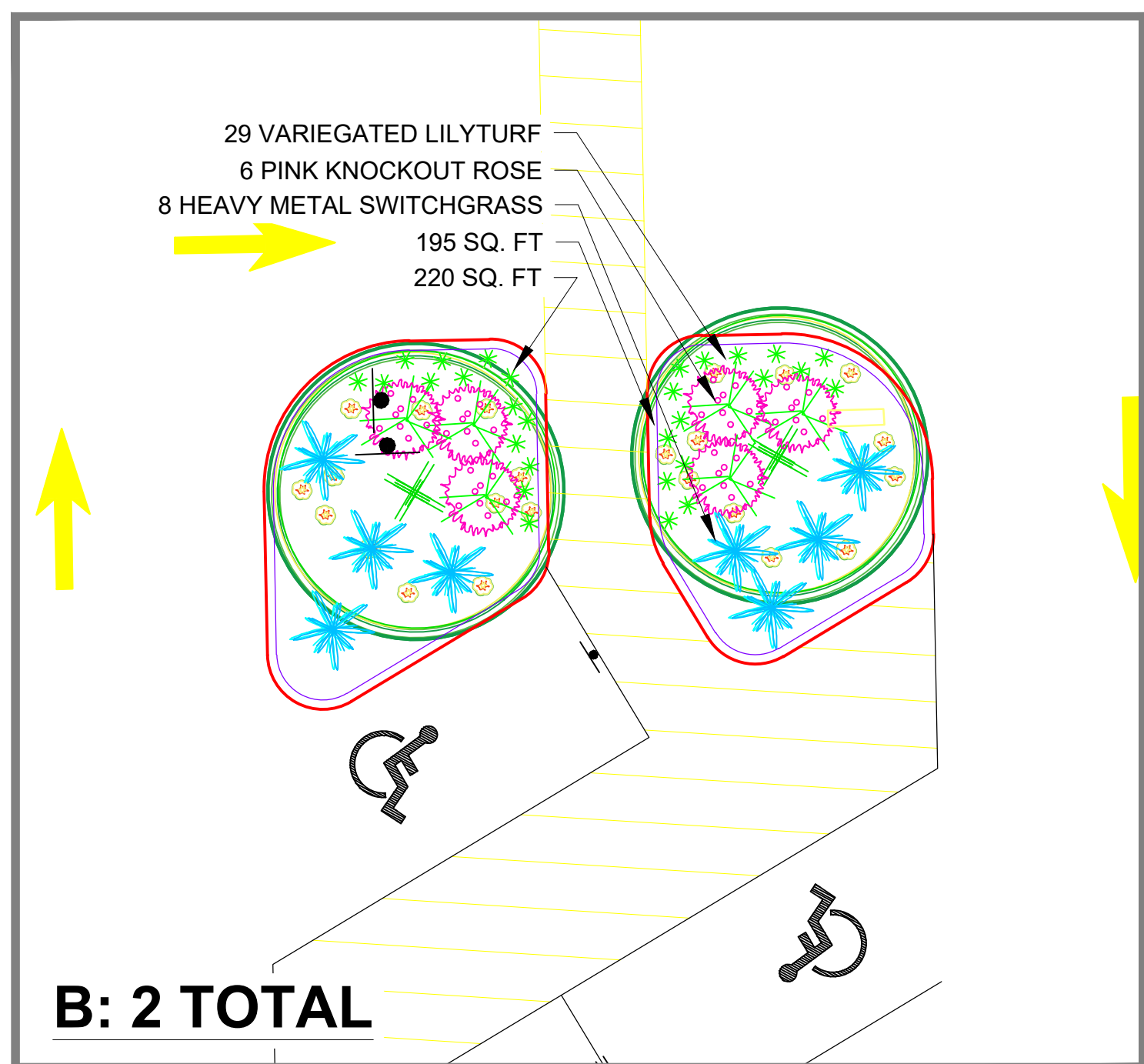
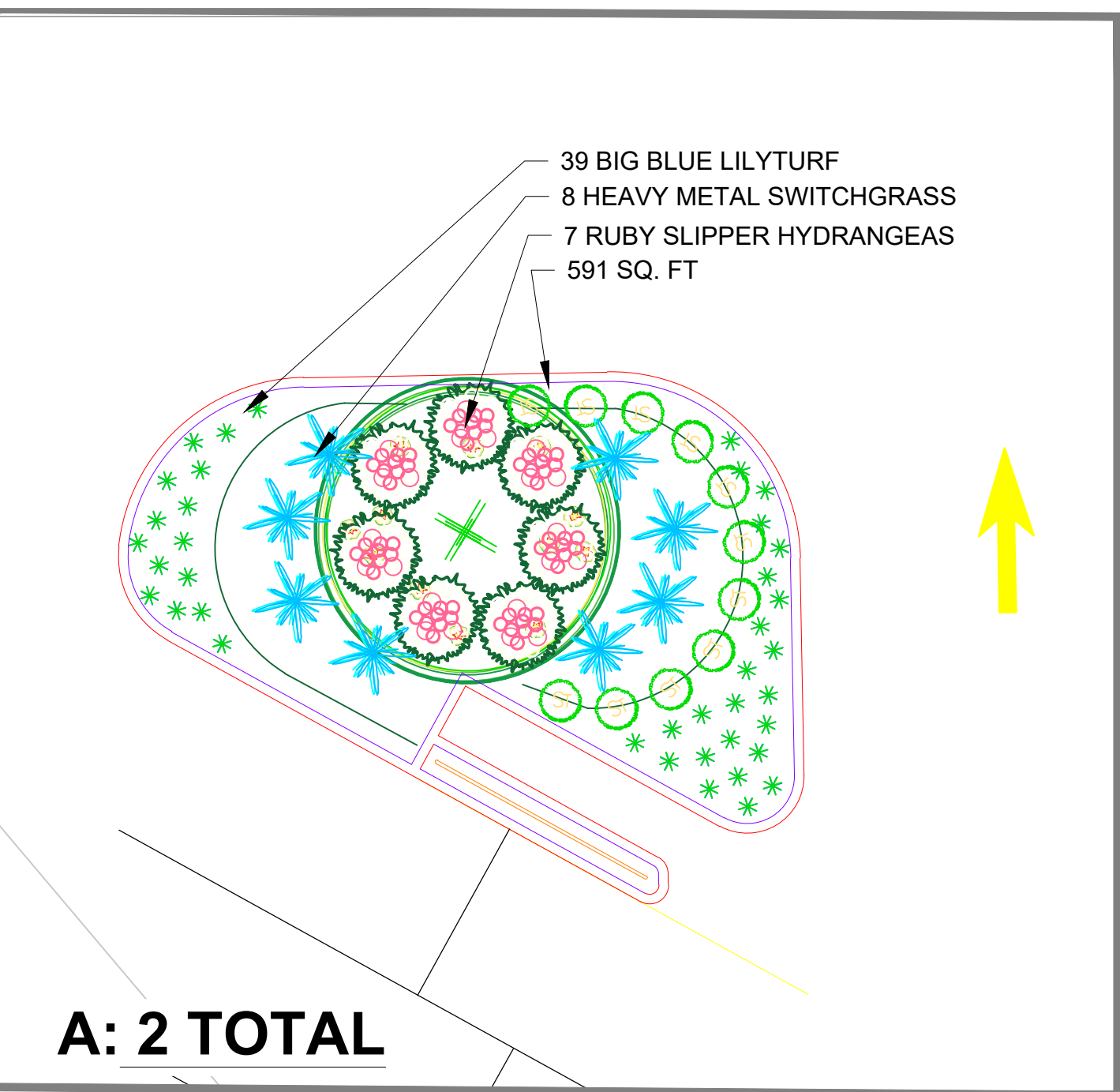
HEBRON POINTE
WILLIAMS RD & WORLDWIDE BLVD



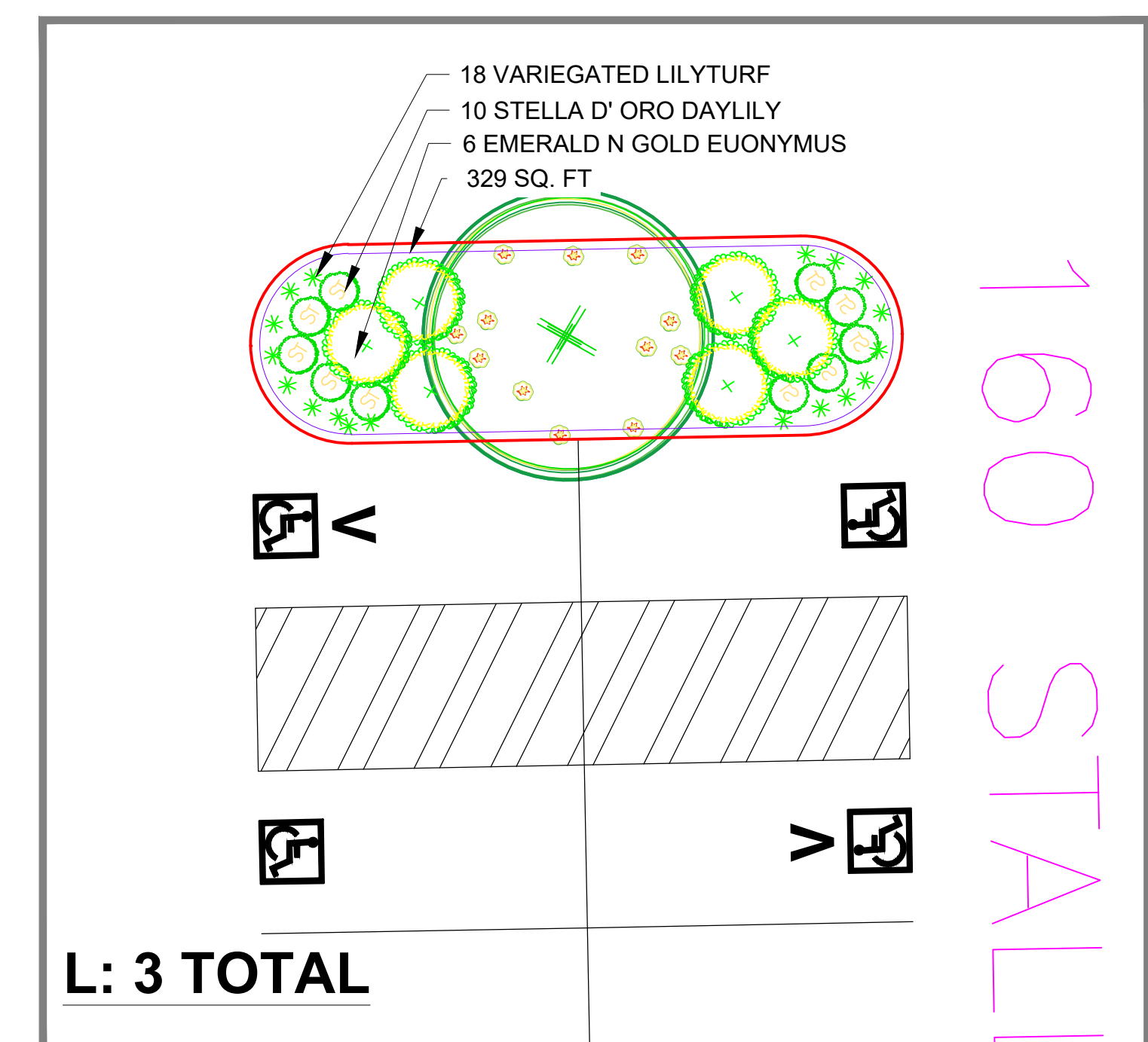
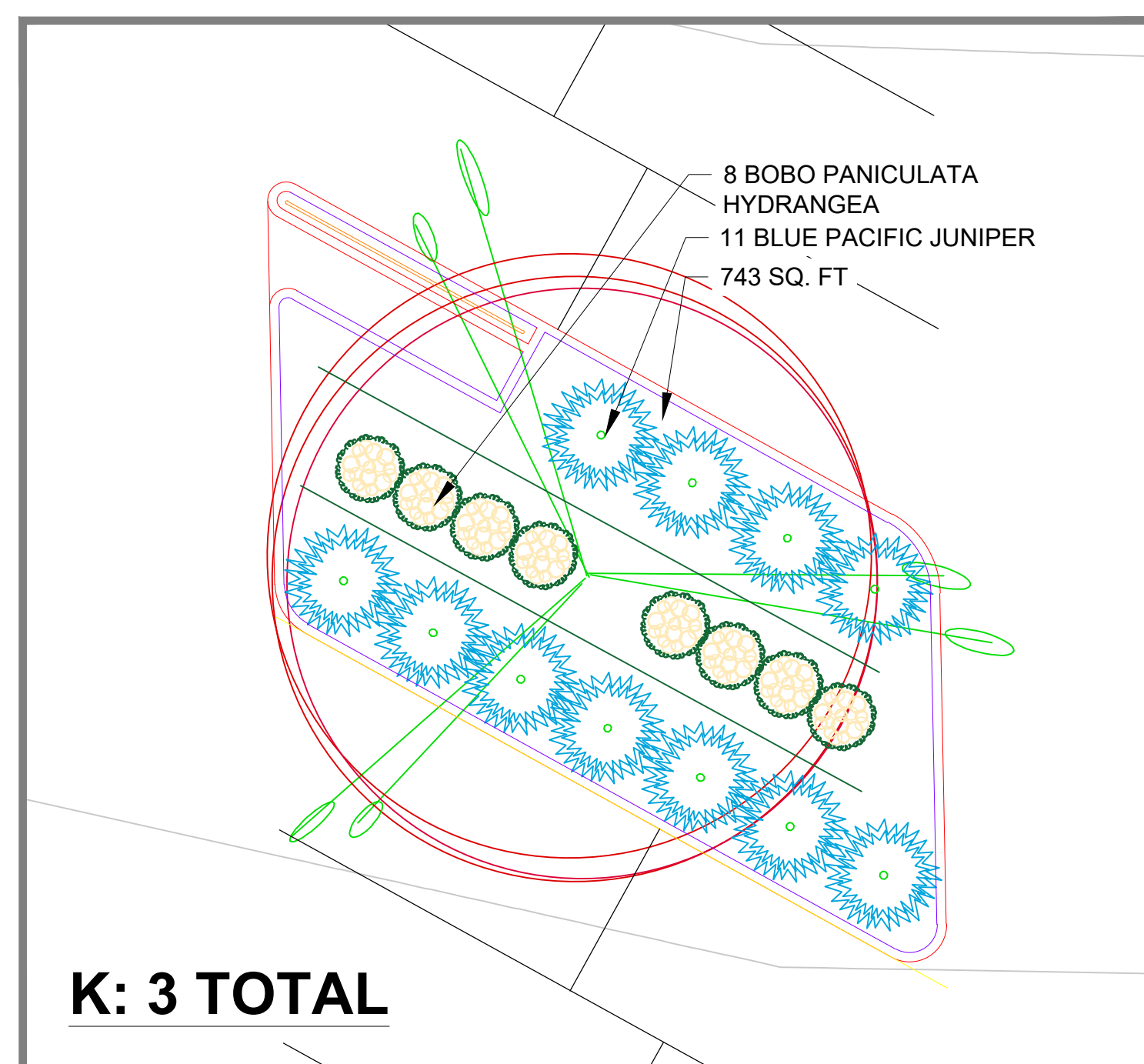
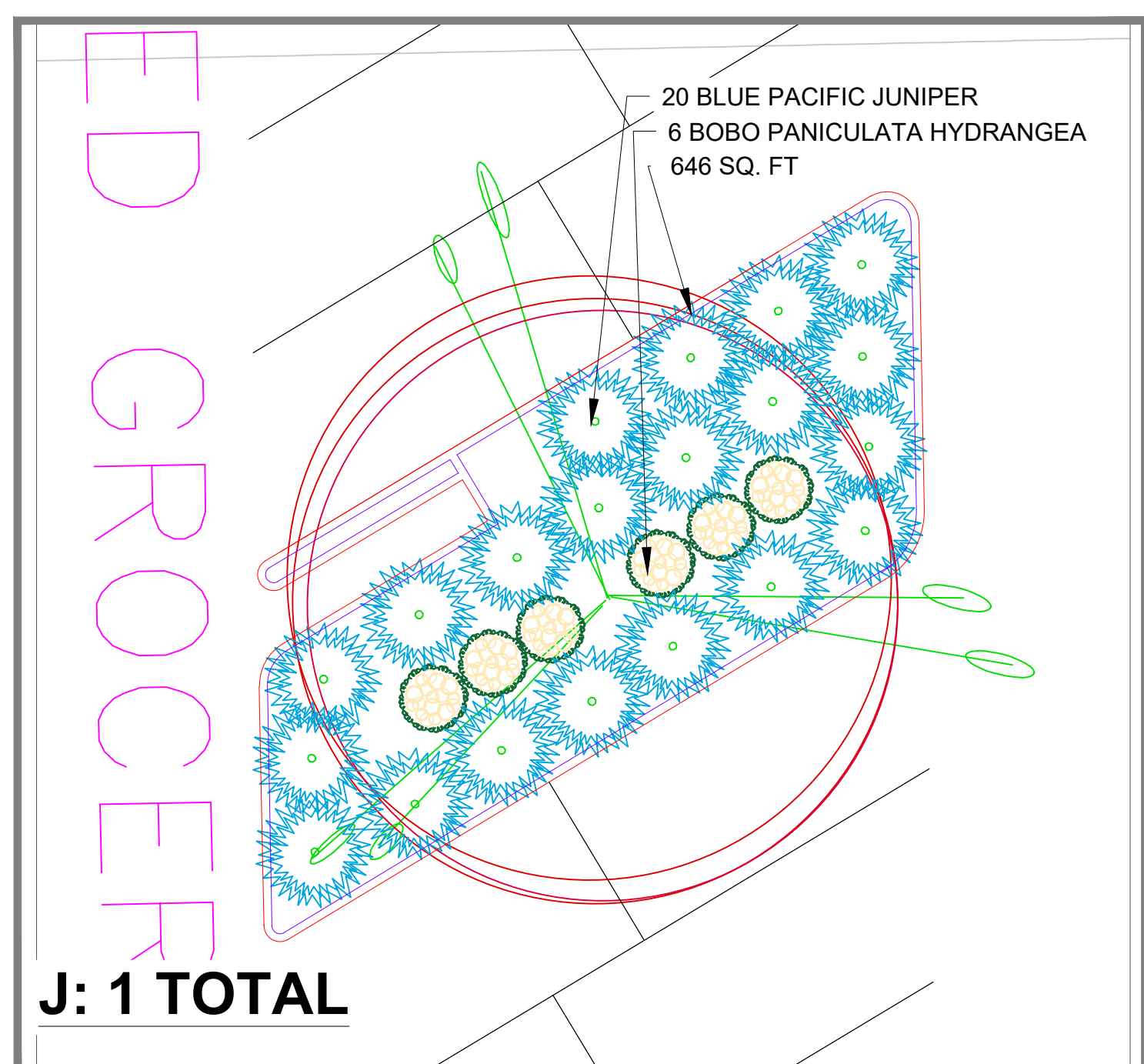
LANDSCAPE PLAN
SCALE 1/8" = 1'-0"

CURRENT: 4/5/2024
REVISED: 4/5/2024

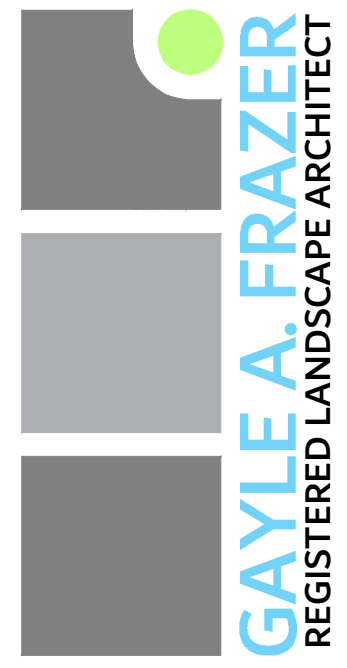
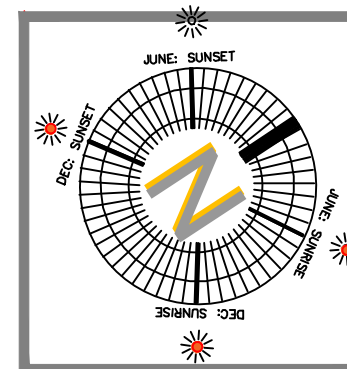
L5



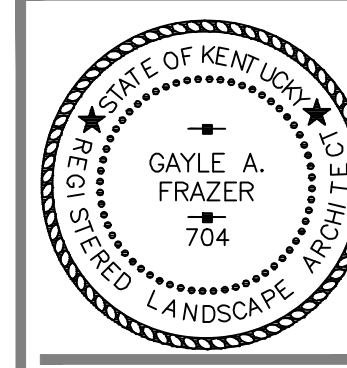
DETAIL: ISLANDS
SCALE: 1/8" = 1'-0" ALL



160 STALL

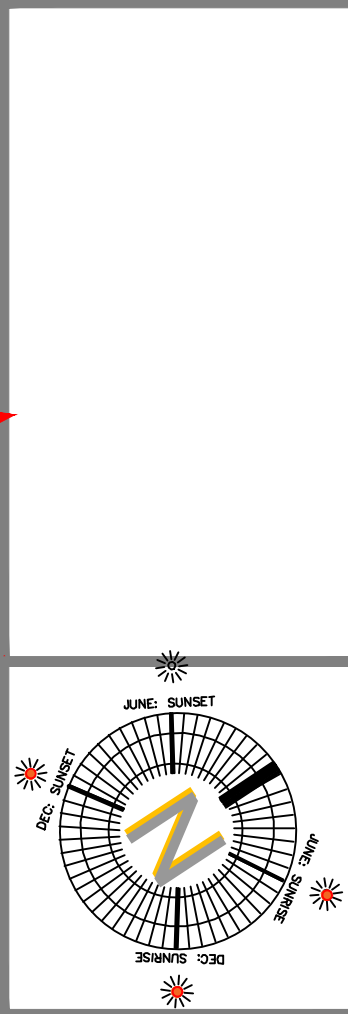
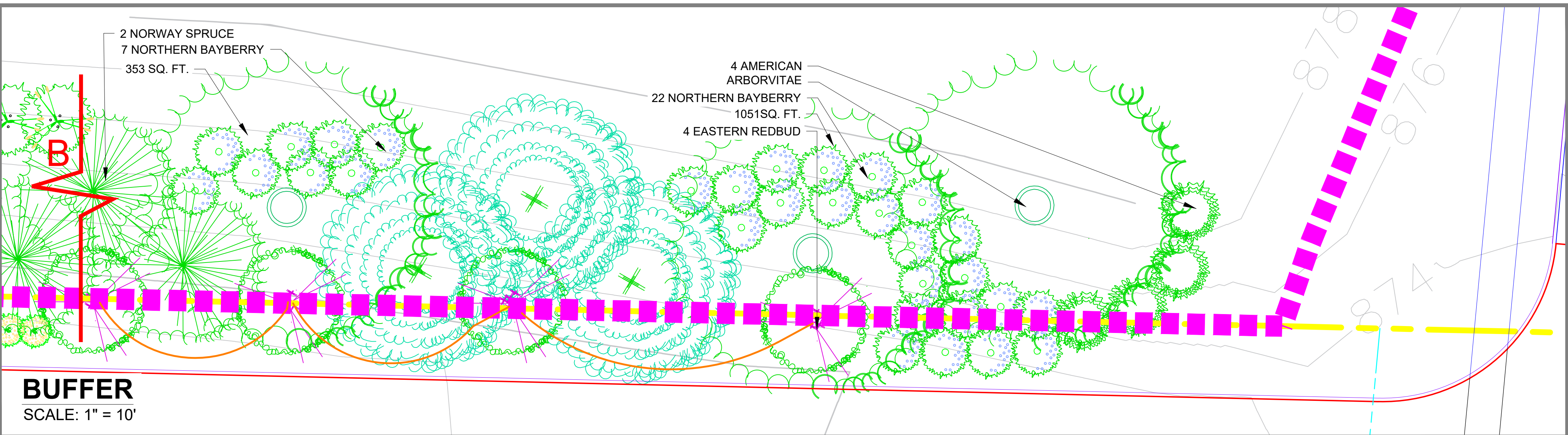
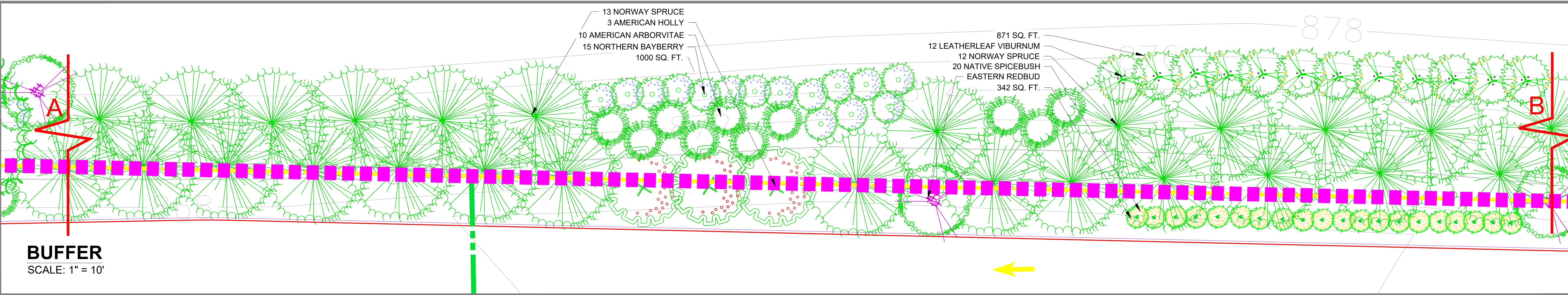
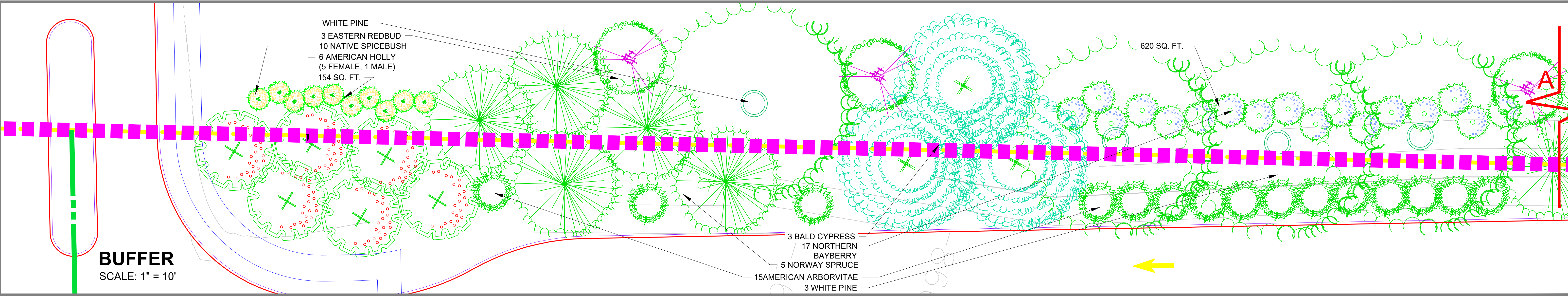


HEBRON POINTE
WILLIAMS RD & WORLDWIDE BLVD



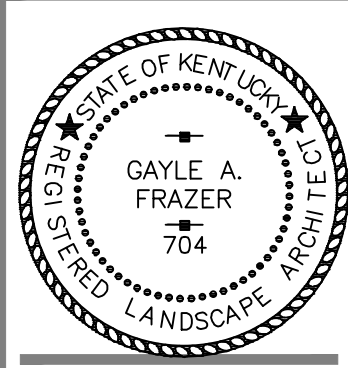
LANDSCAPE PLAN
SCALE 1/8"=1'-0"
CURRENT: 4/5/2024
REVISED: 4/5/2024

L6



GAYLE A. FRAZER
 REGISTERED LANDSCAPE ARCHITECT

HEBRON POINTE
 WILLIAMS RD & WORLDWIDE BLVD



LANDSCAPE PLAN
 SCALE: 1-0" = 10-0"
 CURRENT: 4/5/2024
 REVISED: 4/5/2024

L7

GENERAL PLANTING NOTES

THE CONTRACTOR SHALL:

- CONTACT ALL UTILITY COMPANIES AND HAVE ALL LINES MARKED PRIOR TO COMMENCING WORK.
- PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."
- FURNISH NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
- PROVIDE TREES AND SHRUBS OF SIZES AND GRADES COMPLYING WITH ANSI Z60.1 FOR TYPE OF TREES AND SHRUBS REQUIRED. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED, IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
- IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.
- LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
- NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS.
- NOTIFY LANDSCAPE ARCHITECT IF A LIGHT FIXTURE OR OTHER UTILITY HAS BEEN BUILT WITHIN 10' OF PROPOSED TREE.
- REFER TO TYPICAL PLANTING DETAILS FOR PLANT INSTALLATION.
- KEEP ADJACENT PAVINGS AND CONSTRUCTION CLEAN AND MAINTAIN WORK AREA IN AN ORDERLY CONDITION FOR THE DURATION OF THE PROJECT.
- PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS OR OTHER OPERATIONS BY OTHER CONTRACTORS BEING PERFORMED ON THE SITE. PROTECTION IS TO BE MAINTAINED FOR THE DURATION OF INSTALLATION AND MAINTENANCE PERIODS.
- TREAT, REPAIR, OR REPLACE DAMAGED EXTERIOR PLANTING.
- REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- PROVIDE OWNER WITH A WRITTEN WARRANTY FOR LABOR AND MATERIALS.
- PROVIDE AND INSTALL ANY AND ALL LANDSCAPE PROTECTION REQUIRED FOR DEER RUT SEASON.

THE CONTRACTOR'S WARRANTY SHALL INCLUDE:

- A WARRANTY FOR EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
- SPECIFIC WARRANTY PERIODS FOR TREES AND SHRUBS, SEED INSTALLATION, GROUND COVERS, AND OTHER EXTERIOR PLANTS.
- THE SERVICES OF MAINTAINING UPRIGHT POSITION OF EXTERIOR PLANTINGS DURING WARRANTY PERIOD, IMMEDIATE REMOVAL OF DEAD EXTERIOR PLANTS AND IMMEDIATE REPLACEMENT (UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON) AND THE REPLACEMENT OF EXTERIOR PLANTS MORE THAN 25% DEAD OR IN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.

*THE ABOVE WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS.

NOTE: LANDSCAPE ARCHITECT MAY OBSERVE TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

PREPARATION AND PLANTING

- TOPSOIL SHALL BE ASTM D 5268, PH RANGE OF 5.5 TO 7, A MINIMUM OF 4% ORGANIC MATERIAL CONTENT, FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- COMPOST SHALL BE WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND PROJECT MANAGEMENT SPECIFICATIONS." IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL APPLY.

- TO 55 % BY WEIGHT; 100 % PASSING THROUGH ONE INCH SIEVE; SOILABLE SALT CONTENT OF 5 TO 10 DECISEMENS PER METER; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS.
- FERTILIZER TO BE SLOW-RELEASE, GRANULAR OR PELLETED CONSISTING OF 50 PERCENT WATER-INSOLUBLE NITROGEN, PHOSPHORUS, AND POTASSIUM IN AMOUNTS RECOMMENDED FOR TYPE OF PLANT BEING GROWN.
- LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK. IF A PLANT IS SHOWN ON THE PLAN WITHIN THREE FEET OF AN UNDERGROUND UTILITY, NOTIFY LANDSCAPE ARCHITECT FOR ADJUSTMENT INSTRUCTIONS.
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, AND LAWS AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
- PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
- LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.
- TREES SHALL BE SITED IN FIELD BY LANDSCAPE ARCHITECT WHERE NOTED ON PLANS.

PLANTING BEDS ARE TO BE PREPARED AS FOLLOWS:

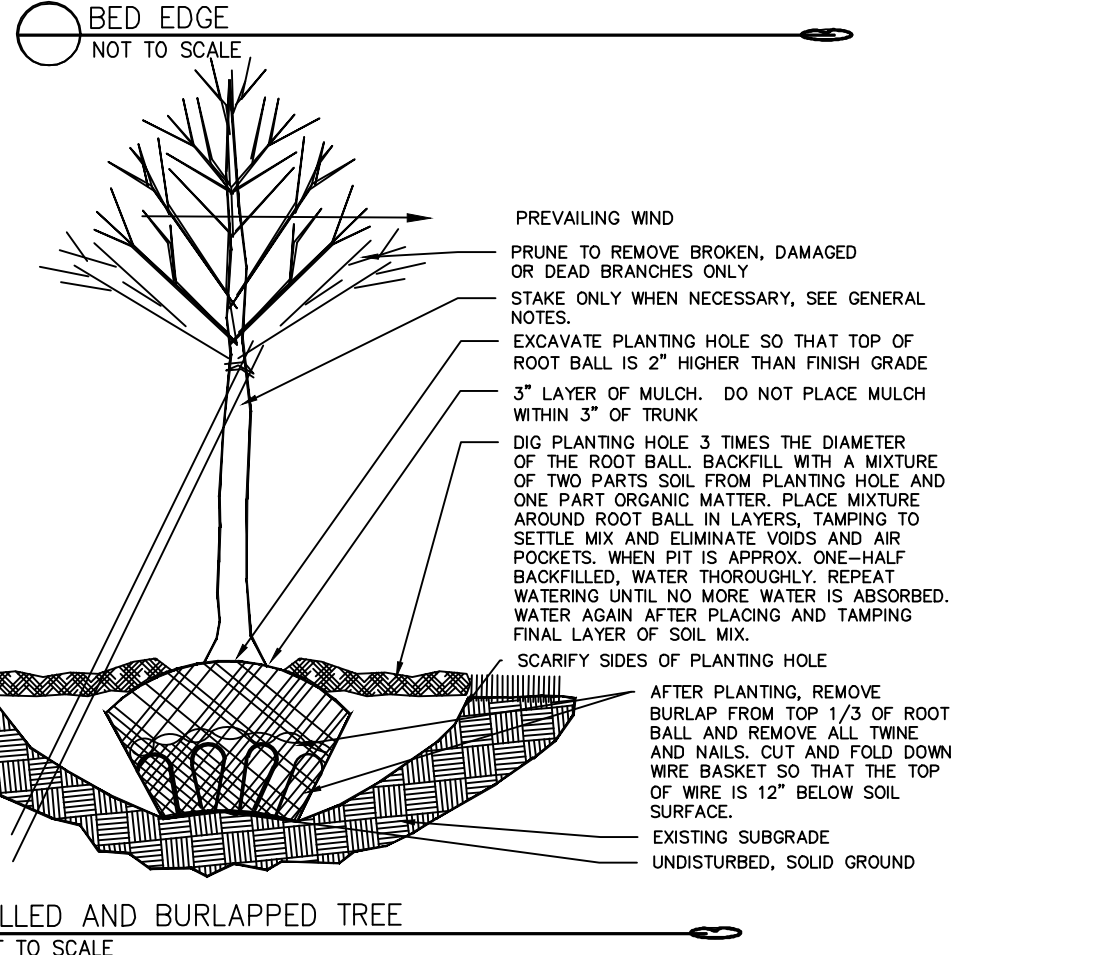
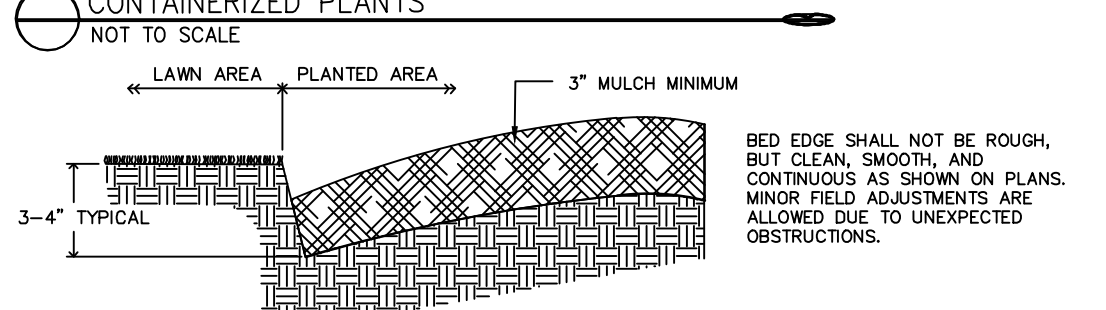
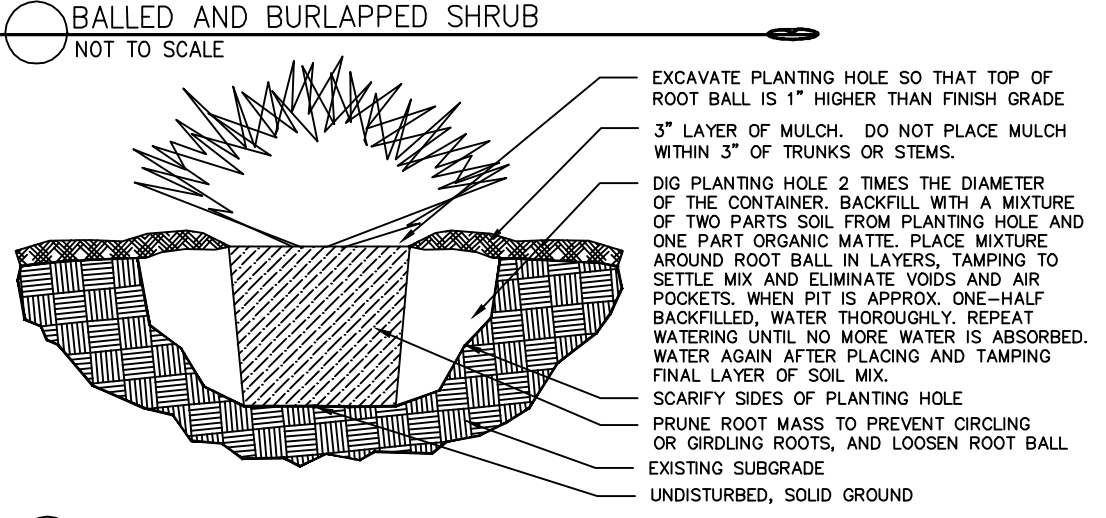
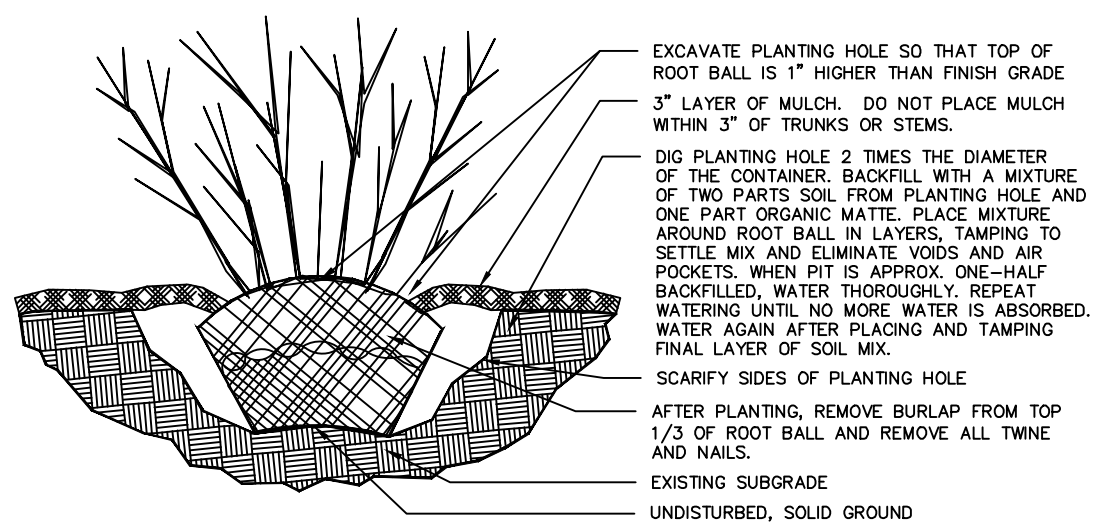
- LOOSEN SUBGRADE TO A DEPTH OF 4 - 6". REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- SPREAD COMPOST AT A DEPTH OF 4 - 6" AND TILL WITH LOOSESED SUBGRADE, MIXING THOROUGHLY.
- GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- EDGE BEDS 3" - 4" DEEP (SEE DETAIL).
- ADDITIONAL PREPARATION FOR PERENNIAL BEDS: PROVIDE A TOTAL OF 6" OF COMPOST AND 6" UNSHREDED TOPSOIL, THOROUGHLY BLEND MIXTURE. DO NOT COMPACT. MULCH WITH MINI PINE NUGGETS TO 100% COVERAGE. LANDSCAPE ARCHITECT TO OBSERVE AND APPROVE.
- ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS ARE TO BE MULCHED AT A DEPTH OF 3". APPLY PRE-EMERGENT HERBICIDE BEFORE MULCHING PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

*ALL PLANTS ARE TO BE INSTALLED WITH ORGANIC BIO-TONE STARTER (A MYCORRHIZAL FUNGI STIMULANT) AND TRICHODERMA ABSORBENT GEL, PER MANUFACTURER'S SPECIFICATIONS ON INSTALLATION MEANS AND METHODS AND APPLICATION RATES.

*FOR ALL PLANT MATERIALS, PRUNE TO REMOVE DEAD OR INJURED BRANCHES ONLY. UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

THE SEED CONTRACTOR SHALL:

- PERFORM A SOIL TEST FOR SEED NEEDS AND FERTILIZE AS REQUIRED FOR SUCCESSFUL GERMINATION.
- TILL AREA TO BE SEED TO A DEPTH OF 4". RAKE TILLED AREA TO REMOVE DEBRIS 1" OR LARGER IN SIZE THAT HAS BEEN BROUGHT TO THE SURFACE DURING TILLING.
- SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURER'S WRITTEN RECOMMENDED RATE.
- RAKE SEED LIGHTLY INTO TOP OF TOPSOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
- PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:6 AND/OR SWALES / AREAS OF HIGHER WATER FLOW WITH EROSION-CONTROL FIBER MESH INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. *SEED CONTRACTOR SHALL IDENTIFY THESE POTENTIAL AREAS OF EROSION AND PROVIDE MEANS TO MITIGATE SUCH.
- PROTECT ALL OTHER SEEDED AREAS BY SPREADING STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1-1/2" IN LOOSE DEPTH OVER
- SEED INSPECTION SHALL BE PERFORMED TO WARRANT A 90% GERMINATION YIELDING 80% OPACITY WITHIN 90 DAYS OR INSTALLATION.
- SEED ONLY AS THE WEATHER AND TEMPERATURE ALLOWS FOR SUCCESS.



PROVIDE CLIENT WITH QNT MULCH PROVIDED _____ CUBIC YARDS

PROVIDE CLIENT WITH QNT OF COMPOST PROVIDED _____ CUBIC YARDS

PROVIDE CLIENT WITH QUANTITY OF TOPSOIL PROVIDED _____ CUBIC YARDS

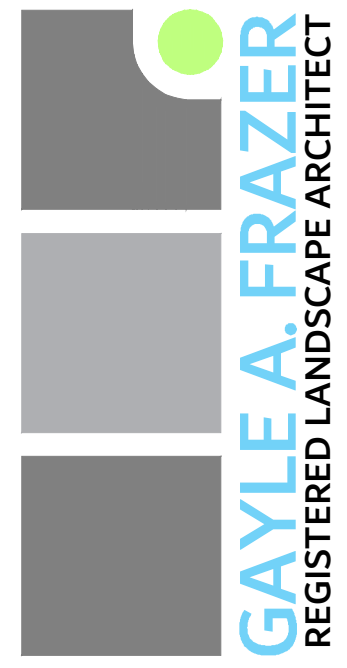
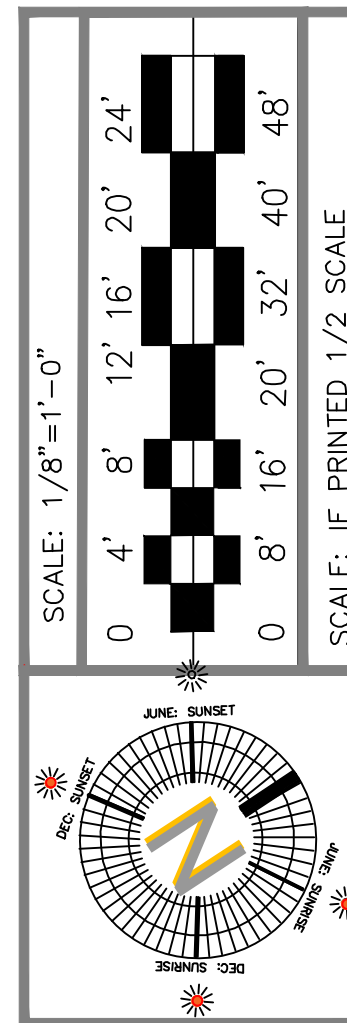
Type of Plants Normal Planting Dates
 Non-Container Grown, Deciduous: October 1 to April 1
 Non-Container Grown, Other: October 1 to May 1
 Container Grown: Year-Round if suitable precautions are taken to protect the stock from extremes of moisture and temperature. If there is doubt, obtain a variance or a performance bond.

MULCH TO BE FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS. GRADE A MATERIALS APPLY TO 100 PERCENT OPACITY TO LAST 7 MONTHS WITHOUT ANY ADDITIONAL TOP DRESSING. DEPTH WILL VARY DEPENDING ON PRODUCT INSTALLED. TYPICALLY 3" DEPTH

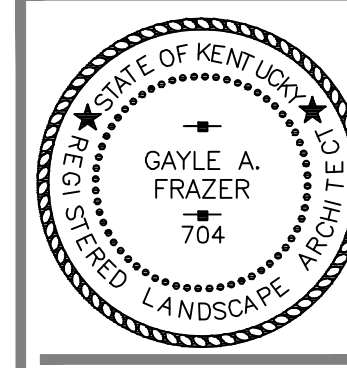
PROVIDE CLIENT OR CLIENT REPRESENTATIVE WITH PRICE AND A SAMPLE OF THE FOLLOWING OPTIONS:

- LONG LASTING DYED BLACK MULCH DOUBLE SHREDDED
- DYED BROWN MULCH DOUBLE SHREDDED
- DOUBLE SHREDDED HARDWOOD BLEND
- CYPRESS MULCH
- MINI PINE NUGGET
- MINI PINE FINES
- PINE STRAW
- PREMIUM WOOD CHIP
- WOOD CHIP

| Count | SIZE | COMMON | LATIN |
|-------|---------------------------|-------------------------------------|---|
| 13 | 2 in | Armstrong Gold Maple | Acer rubrum 'Armstrong Gold' |
| 23 | 2 in | October Glory Maple | Acer rubrum 'October Glory' |
| 5 | 2 in | Redpointe Red Maple | Acer rubrum 'Redpointe' |
| 1 | 2 in | Columnar Tulip Tree | Liriodendron tulipifera 'fastigiata' |
| 22 | 2 in | Columnar Tulip Tree | Liriodendron tulipifera 'fastigiata' |
| 6 | 2 in | London Planetree | Platanus occidentalis 'Bloodgood' |
| 3 | 2 in | Bur Oak | Quercus macrocarpa |
| 4 | 2 in | Pin Oak | Quercus palustris |
| 6 | 2 in | Bald Cypress | Taxodium distichum |
| 6 | 2 in | Shawnee Brave Bald Cypress | Taxodium distichum 'Shawnee Brave' |
| 3 | 2 in | Princeton American Elm | Ulmus americana 'Princeton' |
| 15 | 2 in | Prospector Elm | Ulmus wilsoniana 'Prospector' |
| 20 | 2 in | Frontier Lacebark Elm | Ulmus x 'Frontier' |
| 13 | 2 in | Musashino Zelkova | Zelkova serrata 'Musashino' |
| 140 | SHADE TREES | | |
| 8 | 6'-8'/1.75 in | Eastern Redbud | Cercis canadensis |
| 5 | 3 in. | Appalachian Red Redbud | Cercis canadensis 'Appalachian Red' |
| 13 | ORNAMENTAL TREES | | |
| 10 | 5'-6' | American Holly | Ilex opaca |
| 32 | 6' | Norway Spruce | Picea abies |
| 7 | 6'-7' | White Pine | Pinus strobus |
| 62 | EVERGREEN TREES | | |
| 8 | 3 gal | Limoncello Barberry | Berberis thunbergii 'BailErin' |
| 58 | 3 gal | Helmond Pillar Japanese Barberry | Berberis thunbergii 'Helmond Pillar' |
| 11 | 2 gal | Crimson Pygmy Barberry | Berberis thunbergii var. atropurpurea 'Crimson Pygmy' |
| 29 | 3 gal | Emerald 'N Gold Euonymus | Euonymus fortunei 'Emerald 'N Gold' |
| 1 | 4'-5' | Standard Hydrangea | Hydrangea paniculata |
| 45 | 3 gal | Bobo Panicle Hydrangea | Hydrangea paniculata 'Bobo' |
| 9 | 3 gal | Little Lime Panicle Hydrangea | Hydrangea paniculata 'Little Lime' |
| 9 | 3 gal | Little Lime Punch Panicle Hydrangea | Hydrangea paniculata 'Little Lime Punch' |
| 24 | 3 gal | Ruby Slippers Oakleaf Hydrangea | Hydrangea quercifolia 'Ruby Slippers' |
| 9 | 3 gal | Little Henry Itea | Itea virginica 'Little Henry' |
| 31 | 3 gal | Spicebush | Lindera benzoin |
| 62 | 3 gal | Northern Bayberry | Myrica pensylvanica |
| 18 | 2 gal | Pink Knock Out Rose | Rosa 'Pink Knock Out' |
| 31 | 3 gal | Mr. Mustard Falsepirea | Sorbaria sorbifolia 'Mr. Mustard' |
| 62 | 3 gal | Candy Corn Double Play Spirea | Spiraea japonica 'Double Play Candy Corn' |
| 5 | 5 gal | Dwarf Korean Lilac | Syringa meyeri 'Palibin' |
| 12 | 4'-5' | Leatherleaf Viburnum | Viburnum rhytidophyllum |
| 424 | DECIDUOUS SHRUBS | | |
| 11 | 15-18 in | Green Gem Boxwood | Buxus x 'Green Gem' |
| 4 | 15 in | Green Mountain Boxwood | Buxus x 'Green Mountain' |
| 2 | 30 in | Green Mountain Boxwood | Buxus x 'Green Mountain' |
| 20 | 3 gal | Vintage Gold Falsecypress | Chamaecyparis pisifera 'Vintage Gold' |
| 42 | 3 gal | Gold Coast Juniper | Juniperus chinensis 'Gold Coast' |
| 33 | 3 gal | Gold Lace Juniper | Juniperus chinensis 'Gold Lace' |
| 10 | 3 gal | Old Gold Juniper | Juniperus chinensis 'Old Gold' |
| 179 | 3 gal | Blue Pacific Juniper | Juniperus conferta 'Blue Pacific' |
| 124 | 3 gal | Dwarf Japanese Garden Juniper | Juniperus procumbens Nana |
| 2 | 3 gal | Blue Star Juniper Standard | Juniperus squamata 'Blue Star' |
| 4 | 6' | Burkii Juniper | Juniperus virginiana 'Burkii' |
| 1 | 6' | Canaertii Juniper | Juniperus virginiana 'Canaertii' |
| 24 | 3 gal | Grey Owl Juniper | Juniperus virginiana 'Grey Owl' |
| 17 | 6 ft | Taylor Juniper | Juniperus virginiana 'Taylor' |
| 2 | 18-24 in | Globosa Spruce | Picea pungens 'Globosa' |
| 11 | 18-24 in | Everlow Yew | Taxus x media 'Everlow' |
| 18 | 24-30 in | Hicksi Yew | Taxus x media 'Hicksi' |
| 9 | 18-24 in | Ward's Anglojap Yew | Taxus x media 'Ward' |
| 36 | 6 ft | Green Giant Arborvitae | Thuja plicata 'Green Giant' |
| 3 | 6 ft | Spring Grove Arborvitae | Thuja plicata 'Grovepli' |
| 552 | EVERGREEN SHRUBS | | |
| 92 | 3 gal | Heavy Metal Switchgrass | Panicum virgatum 'Heavy Metal' |
| 19 | 3 gal | Shenandoah Switchgrass | Panicum virgatum 'Shenandoah' |
| 110 | 2 gal | Karley Rose Fountain Grass | Pennisetum orientale 'Karley Rose' |
| 221 | ORNAMENTAL GRASSES | | |
| 20 | 1gal | Millenium Allium | Allium 'millenium' |
| 5 | 1 gal | Glenda's Gloss Lenten Rose | Helleborus x Frostkiss 'Glenda's Gloss' |
| 57 | 1 gal | Stella d'Oro Daylily | Hemerocallis 'Stella d' Oro' |
| 6 | 1 gal | Gold Coral Bells | Heuchera |
| 165 | 1 gal | Big Blue Lily Turf | Liriope muscari 'Big Blue' |
| 130 | 1 gal | Variegated Lily Turf | Liriope muscari 'Variegata' |
| 76 | 1 gal | Junior Walker Catmint | Nepeta x faassenii 'Junior Walker' |
| 47 | 1 gal | Crazy Blue Russian Sage | Perovskia 'Crazy Blue' |
| 506 | PERENNIALS | | |



HEBRON POINT
 WILLIAMS RD & WORLDWIDE BLVD



LANDSCAPE PLAN SPECIFICATIONS AND NOTES

CURRENT: 4/5/2024
 REVISED: 4/5/2024

L8

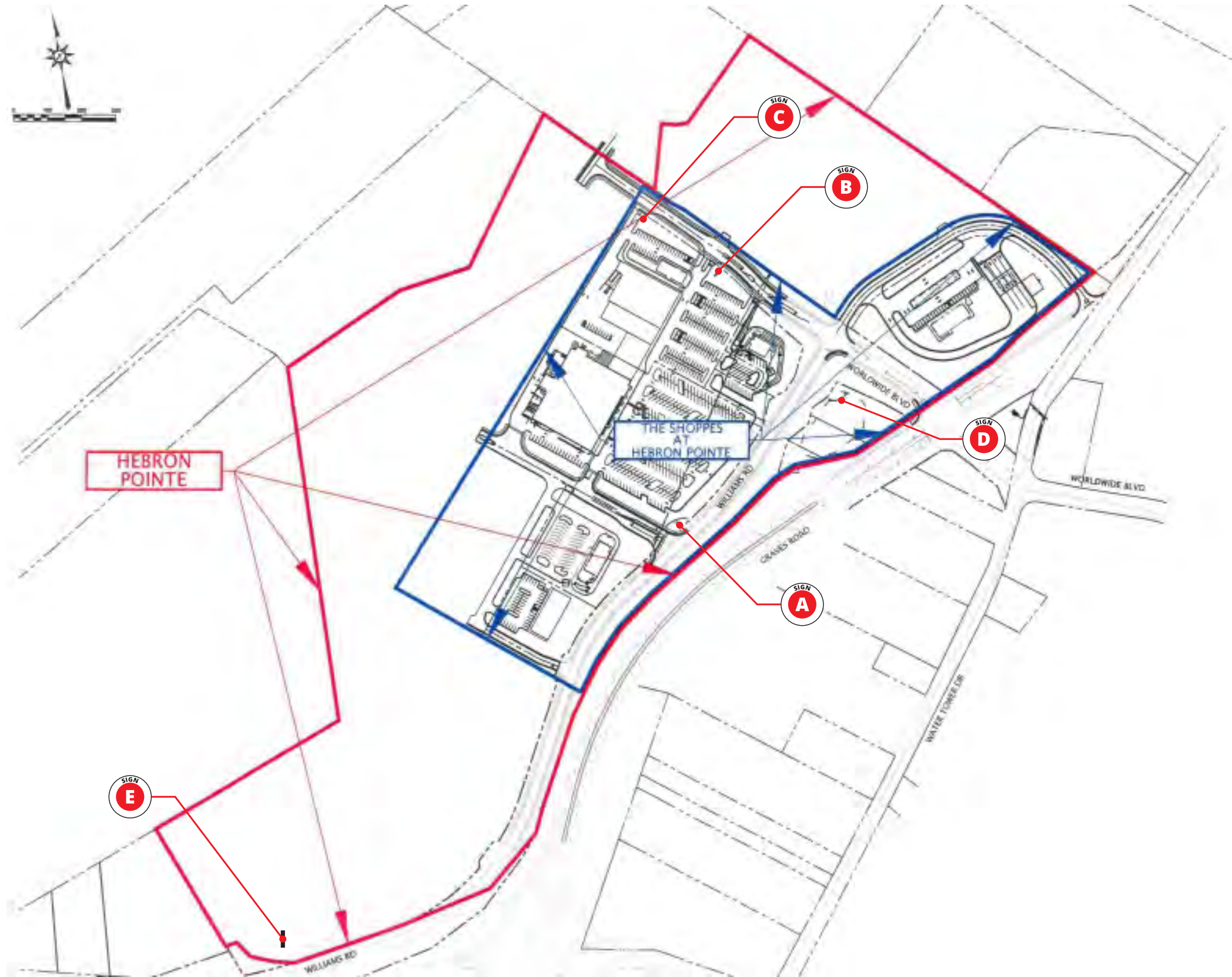
IN THE EVENT OF A CONFLICT BETWEEN THE LANDSCAPE PLAN AND THE PLANT KEY, THE LANDSCAPE PLAN PREVAILS. CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION.



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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1

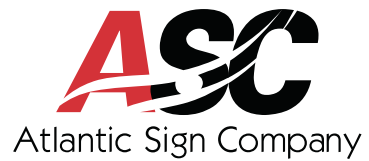
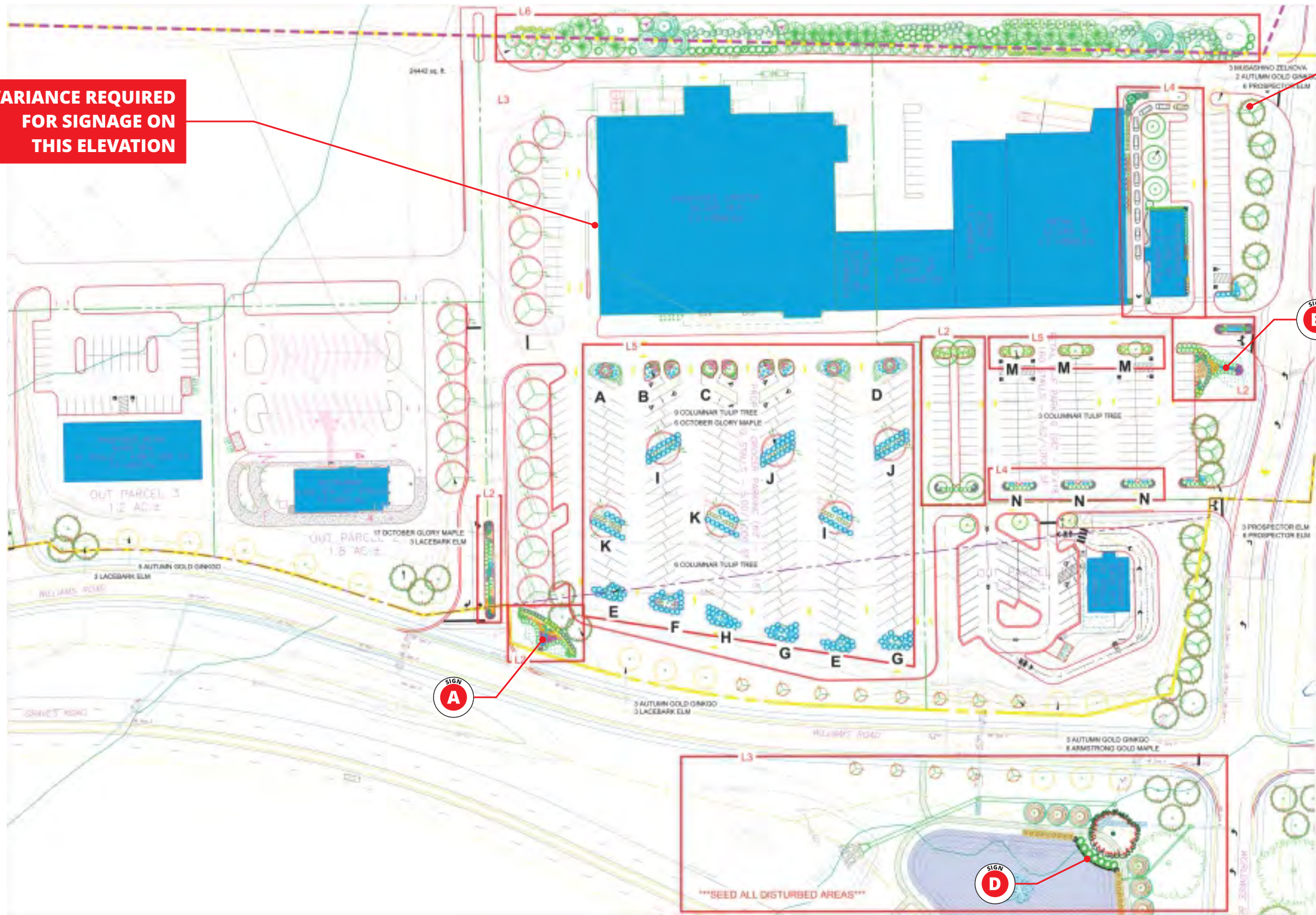
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SIGNATURE

DATE

| | |
|--------------|---|
| CUSTOMER | HEBRON POINTE |
| LOCATION | WILLIAMS ROAD & WORLDWIDE BLVD, HEBRON, KY, 41018 |
| SALES REP | WILLIAM YUSKO |
| PROJECT MGR. | AMBER CASSEDY |
| DRAWN BY | GREG ESSERT |
| DATE | 4-22-2024 |
| FILE NAME: | 107783 HEBRON POINTE_HEBRON KY_R5_PERMITS |

VARIANCE REQUIRED FOR SIGNAGE ON THIS ELEVATION



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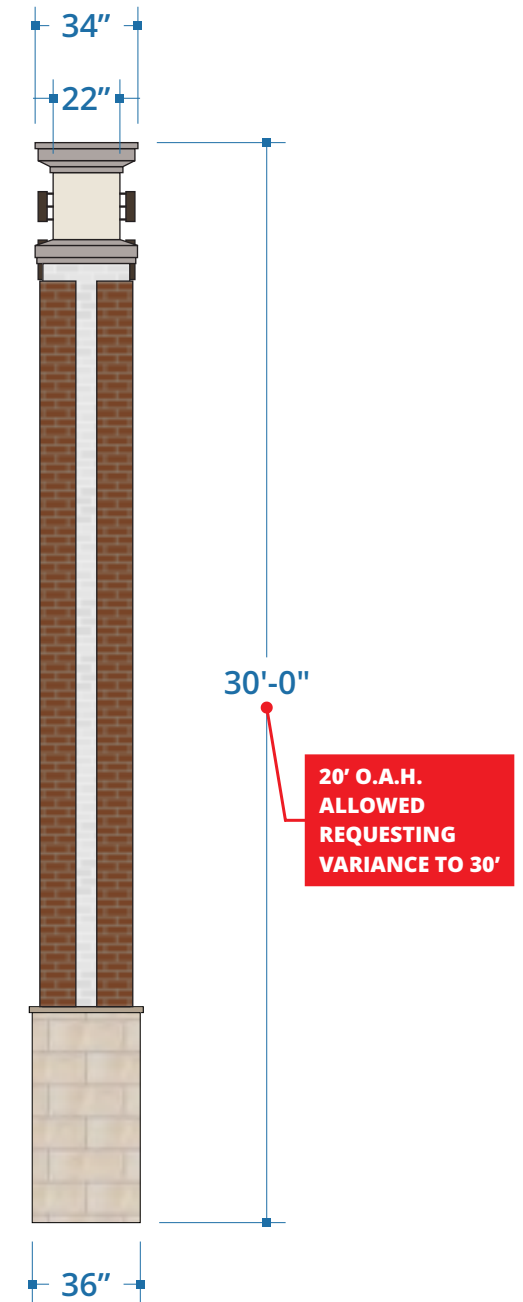
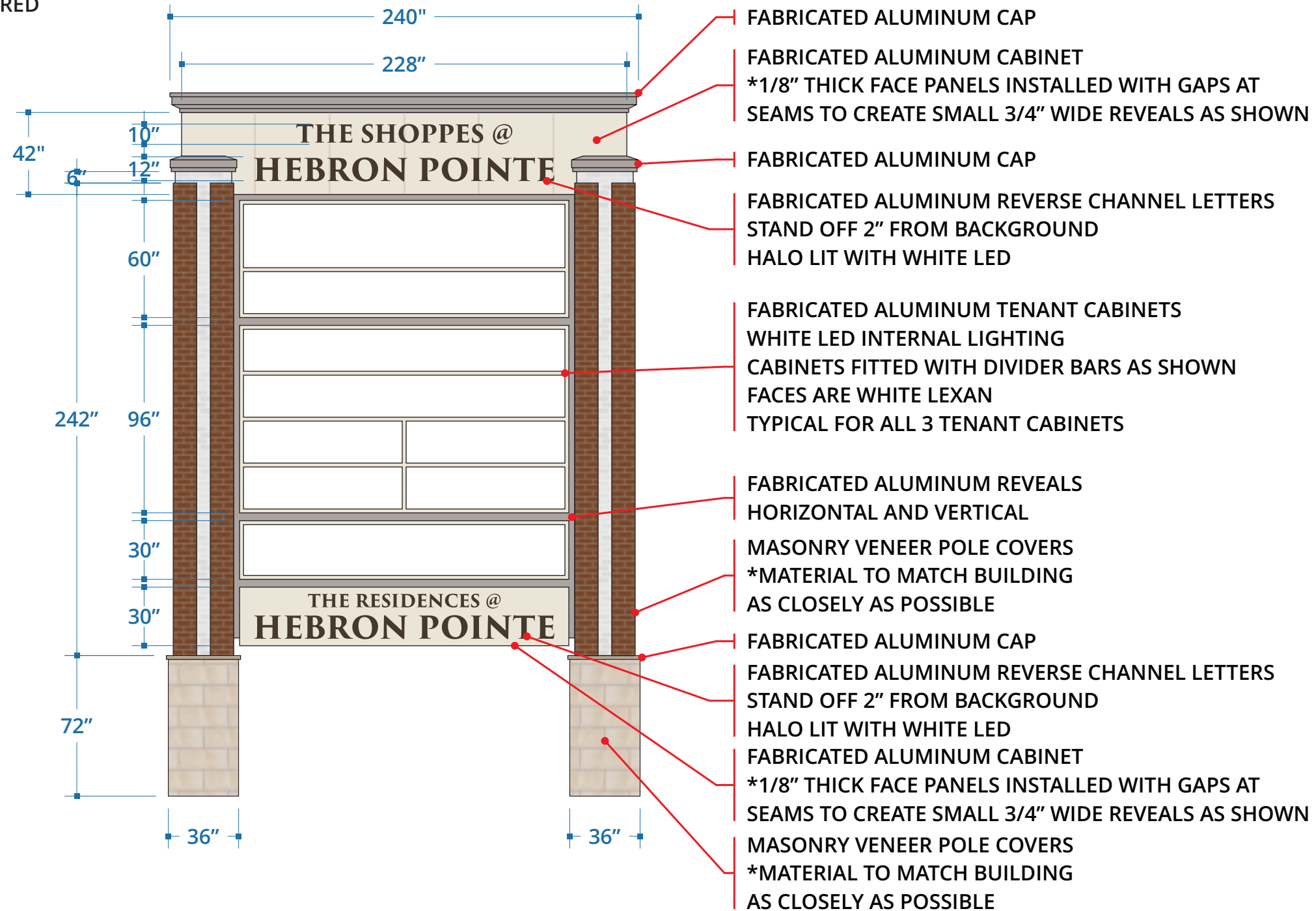
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OPTION 2

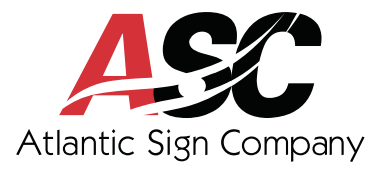
VARIANCE REQUIRED



FRONT: QUANTITY 1
3/16" SCALE

SIDE:
3/16" SCALE

480 SQUARE FEET



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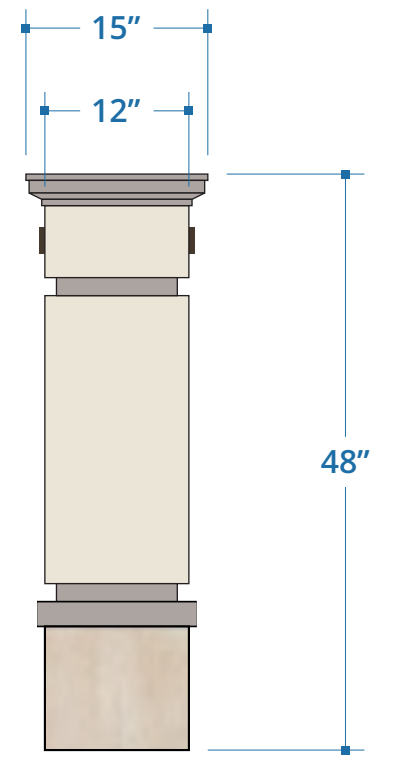
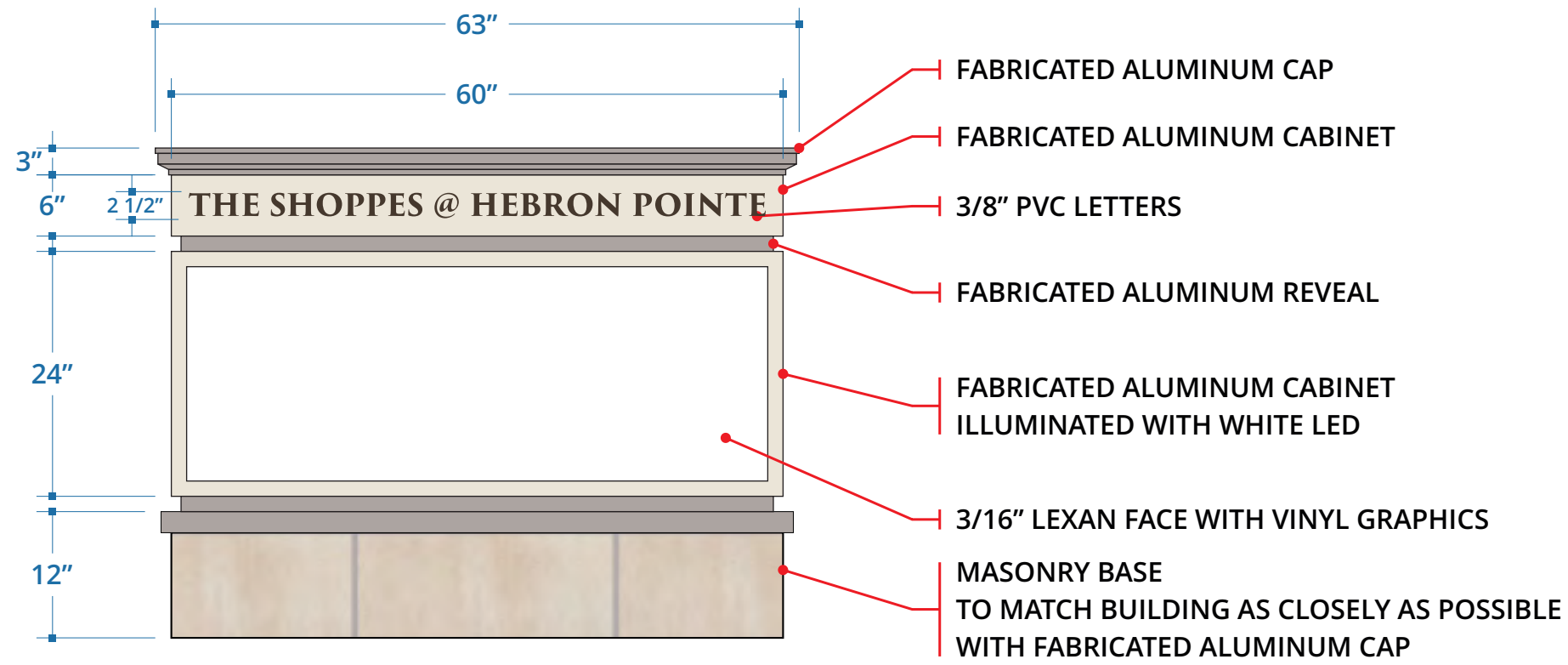
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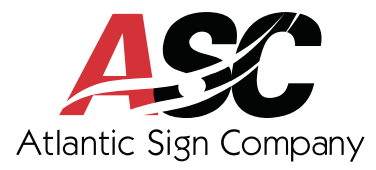
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FRONT: QUANTITY 2
3/4" SCALE

SIDE:
3/4" SCALE

15 SQUARE FEET



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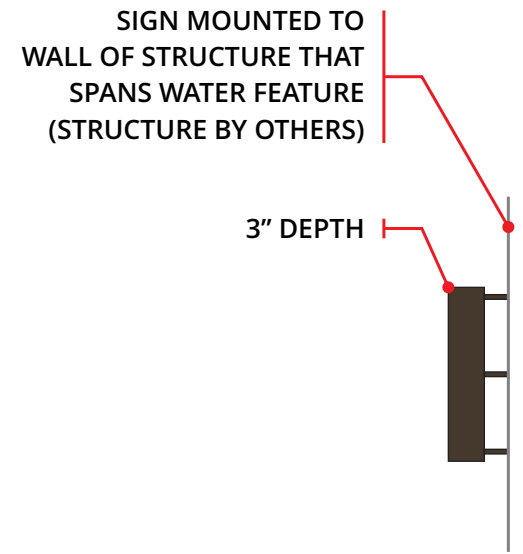
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15'-0" SIZES ARE ESTIMATED

14"

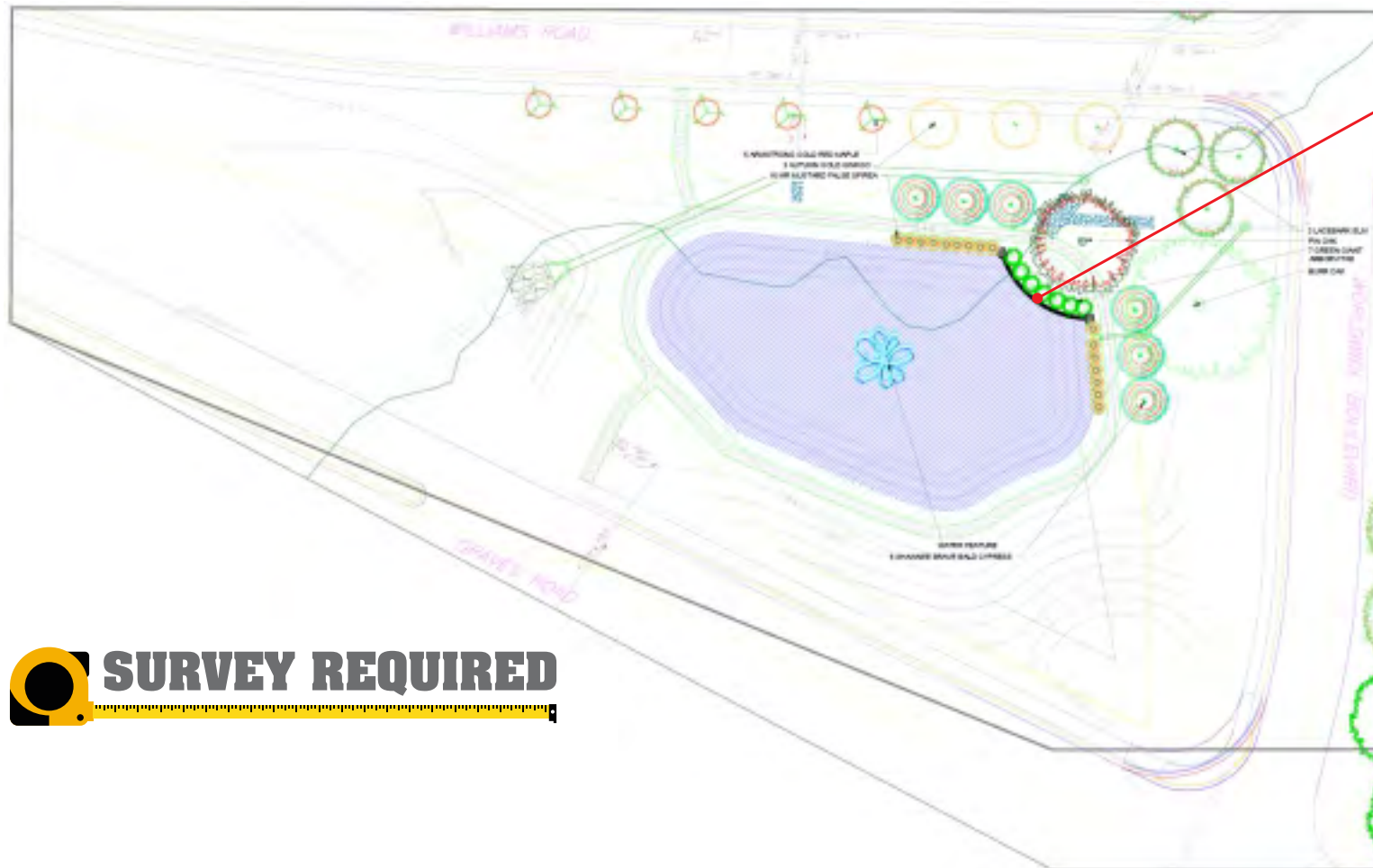
HEBRON POINTE



REVERSE CHANNEL LETTERS: QUANTITY 1
3/4" SCALE

SIDE:
3/4" SCALE

18 SQUARE FEET



STRUCTURE SPANS OVER WATER FEATURE

REVERSE CHANNEL LETTERS
ALUMINUM CONSTRUCTION
CLEAR LEXAN BACKS
2" STANDOFF FROM WALL
WHITE LED HALO ILLUMINATION

SURVEY REQUIRED



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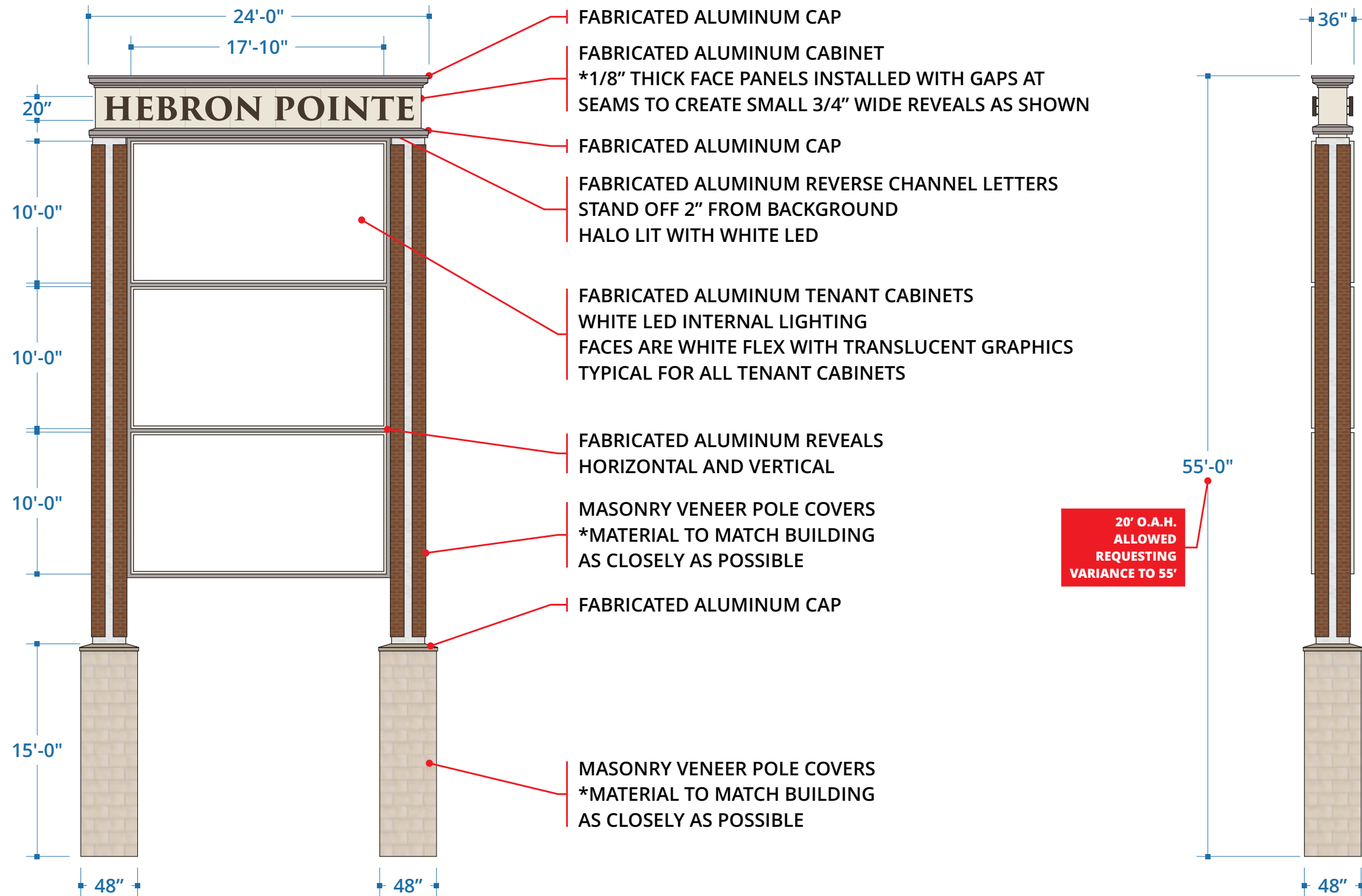
PAGE 5

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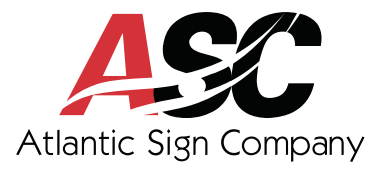
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FRONT: QUANTITY 1
1/8" SCALE

SIDE:
1/8" SCALE

850 SQUARE FEET



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