

12. D1113, 1139 516, 505 905 2019
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

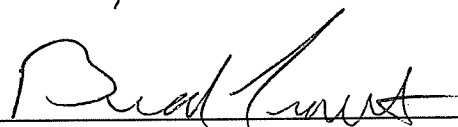
15. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

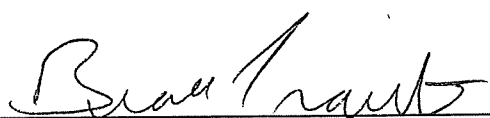
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|---|---|
| <input type="checkbox"/> Boone County Building Department | <input checked="" type="checkbox"/> Local Fire District |
| <input checked="" type="checkbox"/> Boone County Public Works Department | <input type="checkbox"/> Local School District |
| <input checked="" 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 checked="" type="checkbox"/> Duke Energy | <input type="checkbox"/> USDA NRCS/Boone County Conservation District |
| <input type="checkbox"/> Florence Public Services Department | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Kentucky Division of Water | |
| <input type="checkbox"/> Kentucky Transportation Cabinet | |

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

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

In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on December 19, 2024

Property Owner's Signature: 

Applicant's Signature: 

EXHIBIT

“A”

STAFF REPORT

#1

Request of **Trauth Homes, Inc. (applicant/owner)** for a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) for an approximate 5.3 acre area located at the northeast corner of the intersection of North Bend Road with Conrad Lane, Boone County, Kentucky, including the properties with the following Parcel Identification Numbers (PIDN's): 048.00-01-001.00 and 048.00-01-001.01. The request is for a zone change to allow for the development of a 30,000 square foot flex space/multi-tenant building, a future development site, a Variance reducing the Buffer Yard D width along the east property line from eighty (80) feet with a forty (40) foot option to ten (10) feet (Buffer Yard A), and a Conditional Use Permit to allow Active Recreation.

November 6, 2024

REQUEST

- A. The first part of the submitted request is to rezone an approximate 5.3 acre area located at the northeast corner of the intersection of North Bend Road with Conrad Lane from RS to I-1 to allow for the development of a 30,000 square foot flex space/multi-tenant building, a future development site.
- B. The second part of the submitted request is a Variance reducing the Buffer Yard D width along the east property line from eighty (80) feet with a forty (40) foot option to ten (10) feet (Buffer Yard A).
- C. The third part of the submitted request is a Conditional Use Permit to allow active recreation.

SITE HISTORY

- 1969-1974 Based on information contained in the Boone County GIS, a house was built on the site in question.
- 1986 As part of the 1986 Zoning Update process, the site in question was zoned RS.
- 1997-1999 Based on information contained in the Boone County GIS, the house on the site in question was demolished.
- 1998 On February 18, 1998, the Boone County Planning Commission approved a Conveyance Plat creating a 0.96 acre lot, which is part of the site in question.

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 302.A.5 of the Boone County Zoning Regulations states that at the time of filing an application for a zoning map amendment, the property owner may also request a variance or a conditional use permit for the same development.
- C. Section 4000 of the Boone County Zoning Regulations defines a variance as a departure from dimensional terms of these regulations pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.
- D. Section 4000 of the Boone County Zoning Regulations defines a conditional use as a use which may be suitable, as determined by the Board of Adjustment, in zones herein defined, but which would impair the integrity and character of the zone in which it is located, or in adjoining zones, unless restrictions on location, size, extent, and character of performance are imposed.
- E. The Board should evaluate the request as it relates to the criteria necessary for granting a Variance as stated in Section 204.D and 204.E of the Boone County Zoning Regulations.
1. Findings listed in Section 204.D and 204.E:
 - a. Before any variance is granted, the Board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:
 - (1) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
 - (2) The strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
 - (3) The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
 - b. The Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which

relief is sought.

F. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Section 205.H of the Boone County Zoning Regulations.

1. Findings listed in Section 205.H (Findings for all Conditional Uses):

- a. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan, a specific corridor plan and/or the zoning order.
- b. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area.
- c. Will be hazardous to existing or future neighboring uses.
- d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- e. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community.
- f. Will involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors.
- g. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

G. Section 1102.A of the Boone County Zoning Regulations states that "the purpose of the Industrial One district is to allow different types of small to large scale light manufacturing, warehouse, distribution and related service uses, which require direct accessibility to a regional transportation system. Manufacturing operations in this district will generally not utilize unrefined raw materials, whose processing may potentially create undesirable noise, odors, dust, smoke, hazardous materials or waste or be delivered in large bulk transportation forms. Such districts are located in areas which provide employment opportunities for community and regional labor markets. Districts will be located on suitable lands accessible from expressways and/or arterials. In addition, this zoning district allows for integrated office campus and/or industrial/warehouse developments with a business park setting, characterized by landscaped entrances, boulevard streets, large amounts of green space and low building coverage ratio, multi-level buildings, constant architectural and signage theme, parking structures, and integrated pedestrian and recreation facilities. This district is also to provide for appropriate public facilities and/or services to the permitted uses identified in the district. This zoning classification can range from a compact, multi-level office development on several acres to an extensive

mixed office/warehouse/distribution development that is located on many acres. This zoning classification often includes some limited commercial wholesale and retail uses intended to serve the district and constructed to blend in visually with the character of the area.”

- H. Section 505.4 of the Boone County Zoning Regulations identifies ‘Recreation, Active’ as a Conditional Use within the I-1 district.
- I. Section 4000 of the Boone County Zoning Regulations defines active recreation as recreational activities or facilities involving moderate to high intensity use requiring modification of natural landforms and the provision of service facilities, playing fields or equipment. These activities typically include sports fields, surface courts, volleyball courts, batting cages, swimming pools, golf courses and country clubs, skateboard facilities, skating rinks, and outdoor lighting.

SITE CHARACTERISTICS

- A. The approximate 5.3 acre area is located at the northeast corner of the intersection of North Bend Road with Conrad Lane
- B. The site has approximately four hundred ninety (490) feet of frontage along North Bend Road and approximately four hundred seventy (470) feet of frontage along Conrad Lane.
- C. The site is comprised of two lots, one having an area of approximately 4.3 acres and the other having an area of approximately 1 acre.
- D. The site is currently vacant.
- E. Access to the site is from an old driveway onto Conrad Lane, approximately four hundred fifty (450) feet east of North Bend Road.
- F. Topographically, the site slopes downward from the southeastern portion of the site to the northwestern portion of the site, having a twenty (20) foot drop in elevation.
- G. The site is located within the 65 day/night noise level of the airport.
- H. Water service is available from a 12” water line along Conrad Lane.

ADJACENT LAND USES AND ZONES

- North: A detached single-family dwelling, agricultural, and vacant land (RS)
- South: Detached single-family residential dwellings (SR-1)
- East: A detached single-family dwelling and vacant land (RS)
- West: A detached single-family dwelling, industrial uses, and vacant lane (I-1/PD)

RELATIONSHIP TO COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for “Industrial” uses, which is described as manufacturing, wholesale, warehousing, distribution,

assembly, mining, and terminal uses.

B. The following 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. Planned Business Park development on Conrad Lane east of KY 237 should be

accessed through industrial development to the north and not contain access to Conrad Lane, unless Conrad Lane is connected in the future to Aero Parkway to the east. Due to the existing aesthetic qualities of this area, including rolling topography and stands of mature trees, the industrial development of this area should incorporate these features into planned site designs. In particular, existing areas of mature woods should remain intact to retain the character of the KY 237 corridor and provide a transition into adjoining residential areas (Land Use, Conclusions and Recommendations, 8 Airport, page 113.).

- C. Conrad Lane is a state maintained arterial street providing for two way traffic within four driving lanes with a median. A multi-use path is located along the east side of the roadway. Conrad Lane is a county maintained collector street providing for two way traffic within two driving lanes. A sidewalk is located along the south side of the roadway. The intersection of Conrad Lane with North Bend Road is signalized.

STAFF COMMENTS

- A. The submitted Concept Development Plan indicates the following:
1. Construction of an approximate 30,000 square foot, one-story, flex space/multi-tenant building on the southern half of the site.
 2. Installation of a one hundred (100) square foot, ten (10) foot high monument sign.
 3. Pedestrian connection to the existing multi-use path along North Bend Road.
 4. Access via a single curb cut onto Conrad Lane, approximately five hundred sixty-five (565) feet from the centerline of North Bend Road.
 5. Provision for off-street parking, landscape buffer yards, and stormwater detention.
 6. Future development of the northern half of the site.
- B. The applicant has provided a Project Narrative providing a description of the proposed development.
- C. The submitted Concept Development Plan does not restrict uses that could be developed on the southern half of the site. However, the submitted plan restricts the northern half of the site to the following uses:
1. Brewpub
 2. Business support services
 3. Commercial parking
 4. Commercial parking, recreational vehicle
 5. Construction sales and service
 6. Eating and drinking establishments
 7. Financial services
 8. Medical, dental, or optical clinics
 9. Microbrewery
 10. Microdistillery
 11. Office
 12. Personal service
 13. Retail
 14. Truck repair facility

15. Veterinary animal hospital or clinic
16. Equipment. Light
17. Industry, light
18. Warehouse and distribution
19. Wholesaling
20. Business and trade school
21. Day care center
22. Recreation, active
23. Recreation, non-commercial

D. Staff has reviewed the submitted Concept Development Plan against the Boone County Zoning Regulations:

1. Section 505.4 identifies 'day care center' as a Conditional Use in the I-1 district.

The submitted Concept Development Plan indicates that the northern portion of the site in question could include a day care center use. However, such a use would only be allowed if approved by the Board of Adjustment through a Conditional Use Permit application.

2. Section 3111 requires a minimum fifty (50) foot front yard setback in the I-1 district. Section 3122 requires a minimum fifty (50) foot setback for any rear yard or side yard which adjoins an arterial street.

The submitted Concept Development Plan indicates that the potential future development of the northern portion of the site may encroach within the fifty (50) foot setback requirement along North Bend Road. It is noted on the submitted plan that a variance would be requested for the encroachment into the required setback.

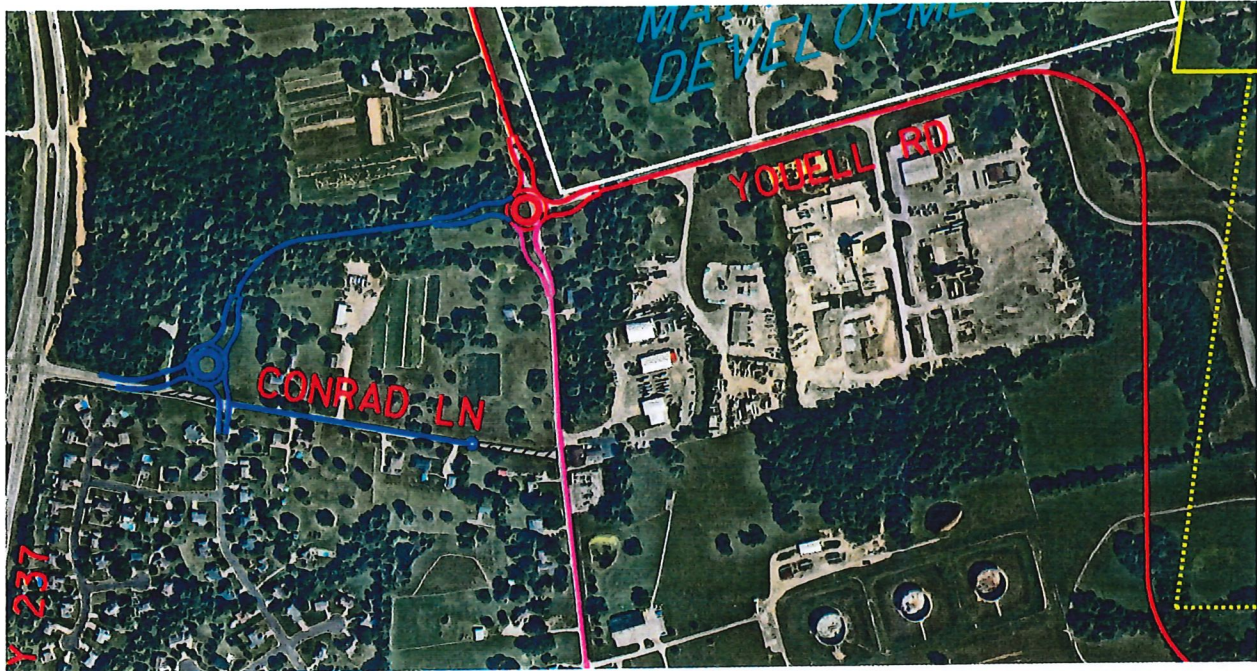
3. Section 3310.A requires off-street parking spaces to have a minimum depth of eighteen (18) feet. This depth can be reduced to 15.5 feet when a clear overhang of 2.5 feet is provided.

The submitted Concept Development Plan shows that the off-street parking spaces along Conrad Lane and North Bend Road will have a depth of 15.5 feet. However, the required 2.5 foot overhang encroaches into the required Buffer Yard A along these two roadways.

E. Staff sent out an Agency Memo to the Boone County Building Department, Community Development Division, Boone County Public Works, Boone County Water District, Hebron Fire District, Kenton County Airport Board, Kentucky Transportation Cabinet, and SD1.

1. Daniel Menetrey, Boone County Public Works, replied that he had no comments.
2. Bridget Striker, Boone County Planning Commission Community Development Division, replied that she had no comments.
3. Mike Rouse, Boone County Water District, replied that he had no comments.
4. Rob Franxman, County Engineer, replied that a full Traffic Impact Study should be required, based on the ITE traffic generation numbers and that the County is

starting a project along Limaburg Road that will change Conrad Lane. The following graphic is what the project will entail.



STAFF CONCERNS

- A. The proposed access onto Conrad Lane occurs in an area where the roadway narrows to two driving lanes. The applicant should address whether Conrad Lane will be widened to accommodate exclusive turn lanes.
- B. The applicant should address whether they will install a sidewalk along the north side of Conrad Lane, fronting the site in question.
- C. The Planning Commission and Fiscal Court should evaluate the potential for a future access to the site and determine whether the proposed access should be identified as a temporary access point until an alternative access can be provided.
- D. On October 1, 2002, Boone Fiscal Court adopted Resolution Number 02-184, denying a Zoning Map Amendment for the approximate 17.4 acre area located immediately to the north of the site in question from RS to I-1 to allow a landscape/excavation contracting and grounds keeping facility with accessory retail sales of landscape products (R-02-015-A).

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and Boone Fiscal Court in terms of Articles 2 and 3 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area.

Respectfully submitted,



Michael D. Schwartz
Director, Zoning Services

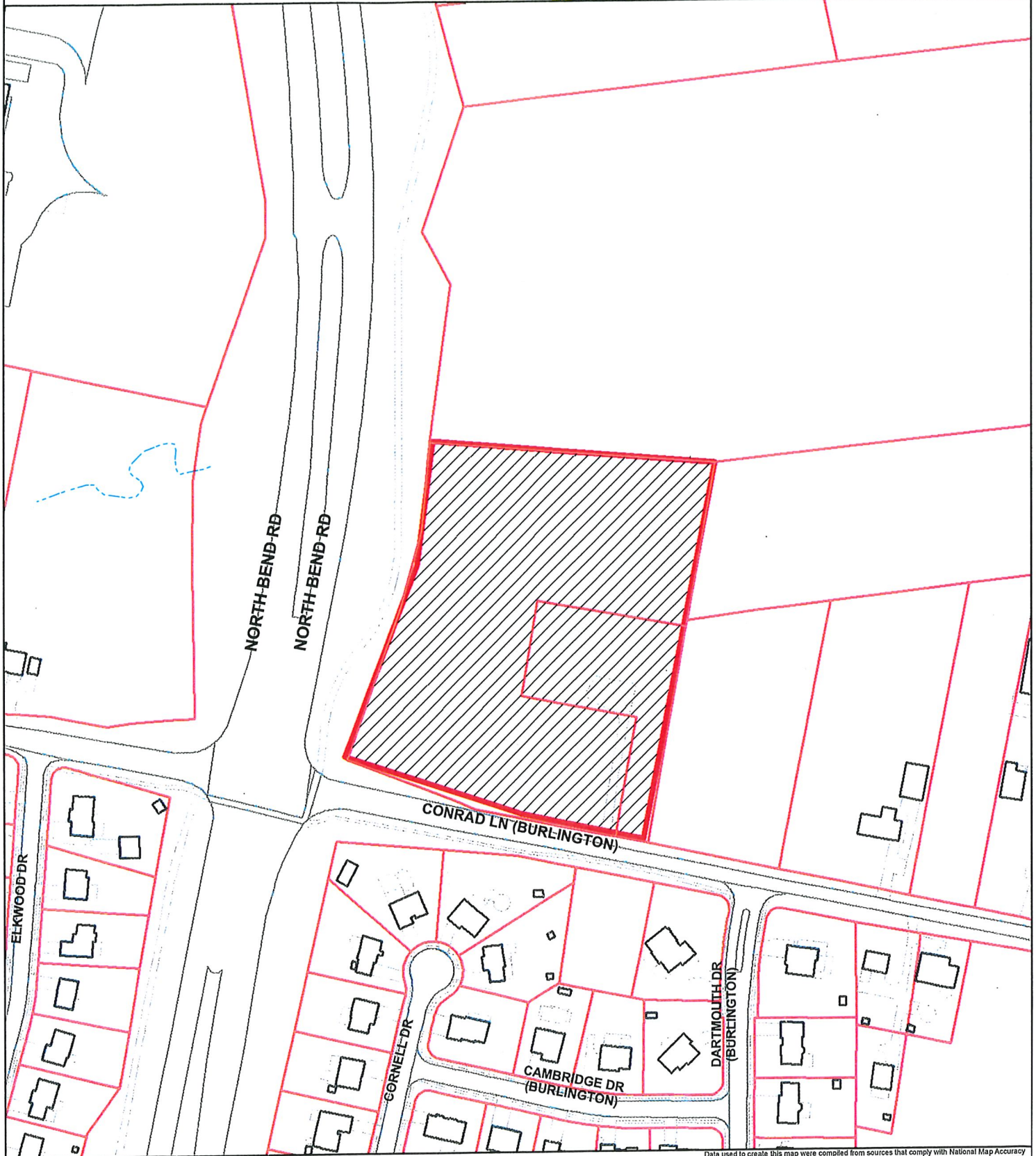
MDS/ss

Attachments:

- *Vicinity Map
- *Aerial Map
- *Topographic Map
- *Zoning Map
- *Noise Contour Map
- *2040 Future Land Use Map
- *Application
- *Project Narrative
- *Concept Development Plan

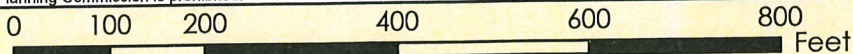
Vicinity Map

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1 inch = 200 feet



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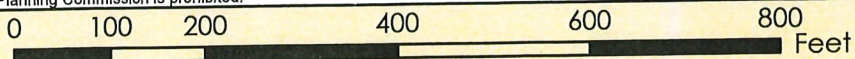
Aerial Map

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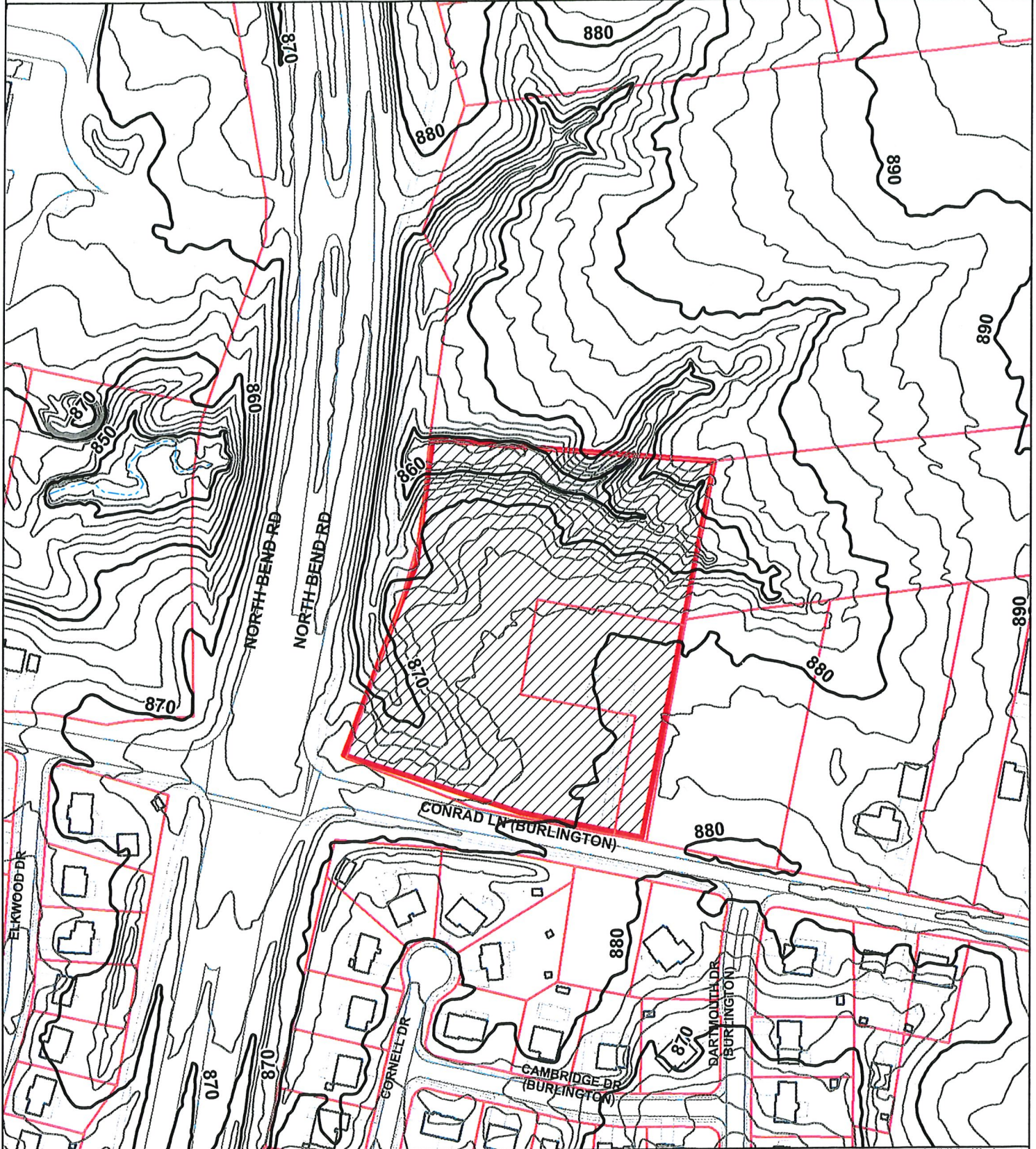


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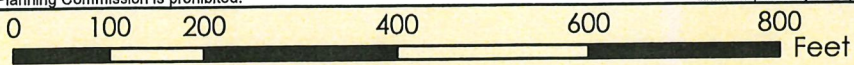
Topographic Map

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Map Created: xxjx/2022

Scale: Planes 1: units by 2000 2022 1023
ArcMap Document: *.mxd

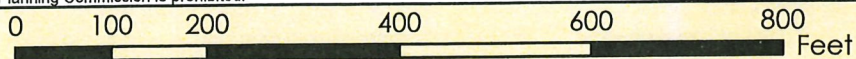
Zoning Map

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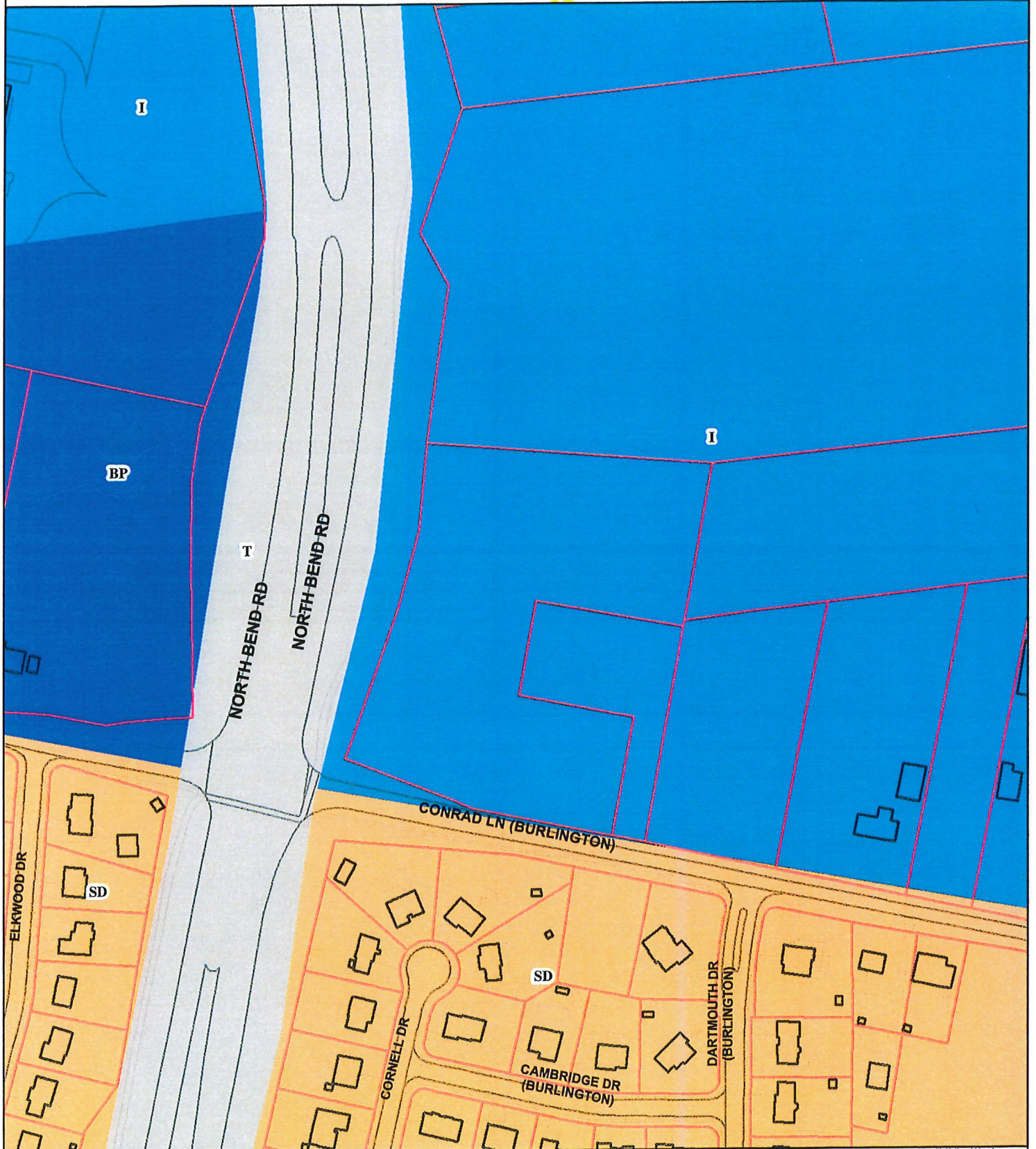


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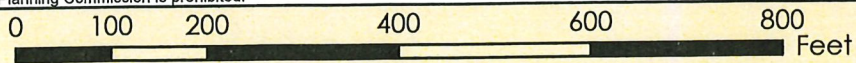
2040 Future Land Use Map

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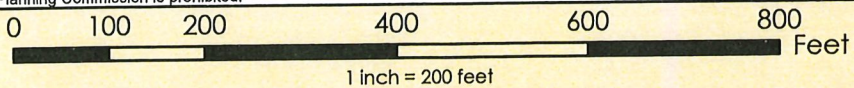
Noise Contour Map

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Boone County GIS - Putting Northern Kentucky on the Map



12. D1113, 1139 516, 505 905 2019
Deed Book Page Number Group Number

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

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

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

- | | |
|---|---|
| <input type="checkbox"/> Boone County Building Department | <input checked="" type="checkbox"/> Local Fire District |
| <input checked="" type="checkbox"/> Boone County Public Works Department | <input type="checkbox"/> Local School District |
| <input checked="" 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 checked="" type="checkbox"/> Duke Energy | <input type="checkbox"/> USDA NRCS/Boone County Conservation District |
| <input type="checkbox"/> Florence Public Services Department | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Kentucky Division of Water | |
| <input type="checkbox"/> Kentucky Transportation Cabinet | |

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

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

In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on December 19, 2024

Property Owner's Signature: Brian Traut

Applicant's Signature: Brian Traut

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

1. Date Received: 10/1/24 Fee Received: \$ 3871.76 Receipt #: 91390
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
plancom@boonecountyky.org
www.boonecountyky.org

October 1, 2024

Conrad Project Narrative

Zone Change and Concept Development Plan along with Conditional Use

Request: Zoning Map Amendment and Concept Development Plan Approval on 5.288 ac from Rural Suburban (RS) to Industrial One with Concept Development Plan (I-1/CD) and a Conditional Use for Active Recreation

Vision: My name is Brad Trauth and I am a Boone County resident, local real estate investor, and builder. I purchased this property about 7 years ago and have been mulling options to develop it into a **community amenity**. Over the years, I and many others like me with growing families have noticed a trend of developments that cater to the needs of our families. Whether it is the rise in popularity of pickleball for adults or small field training opportunities for our children in sports such as soccer, volleyball, and basketball, there is a number of newer facilities in other cities and other parts of our region that accommodate these needs.

As well, we have noticed the popularity of the many paved trails in our region for walking and biking. For instance, the Loveland bike trail in Cincinnati has become a favorite destination for adults and children alike to enjoy a fun outdoor activity together. Along the trail, a number of small restaurant/microbrew options have been built for these people to stop by and enjoy as they spend their time biking, walking, and jogging the trail.

As you all are aware, Boone County has just completed a Mixed Use Path along the North Bend Road corridor which will allow our pedestrians and bicyclists safer travel in the area and connection to our wonderful Boone County recreational opportunities such as Boone Woods Park. Our hope is that our development will be a **community amenity** that will accentuate the use of this new path for the existing residents of Boone County and be a destination for families with a mix of uses that cater to their needs.

Furthermore, we have noticed a number of these facilities have utilized the conventional single-story Commercial/Industrial building type to house these facilities. So, our first phase of development includes what is described as a "Flex-Space" industrial building approximately 25,000 to 30,000 sf+/- that can be divided into separately leased space of 2,000-10,000 sf. This building can house a variety of uses including active recreation uses of pickleball, soccer, and athletic training along with the service uses of brewpub, coffee bar, bike shop, and restaurant. We see the end of the building towards the Multi Use Path being attractive to the bike shop, coffee bar, brewpub, restaurant user and will have attractive façade, outdoor patio area, and signage on the building for these uses.

It is our hope that as these uses become known and the destination becomes more popular, we will be able to grow into phase 2 of the project. However, as you might imagine, this type of development is dependent upon the community's use of the facilities and comes with some risk in determining what community needs will be fulfilled. Therefore, we have envisioned the future use of the site to include the expansion of the active recreational uses that may include larger microbrewery/tap room, lighted outdoor field space for soccer, indoor soccer, sand or indoor volleyball, or potentially basketball training space.

We believe that our request is consistent with the 2040 Boone County Comprehensive Plan that the graphic shows this property as Industrial Use. As well, it should be noted that the Airport Board previously owned a portion of this land and placed a deed restriction on it prohibiting residential dwelling on the property. So, the existing RS zone is no longer appropriate for this site.

Thank you for your consideration of this project and your help in making this the **community amenity** that we are hoping for.



BREWERY + COFFEE SHOP ENTRANCE

CONRAD LANE
BURLINGTON, KY



VIEW OF SIDE FACING FUTURE DEVELOPMENT LOT

CONRAD LANE
BURLINGTON, KY



CLOSE-UP VIEW OF TENANT ENTRANCE

CONRAD LANE
BURLINGTON, KY



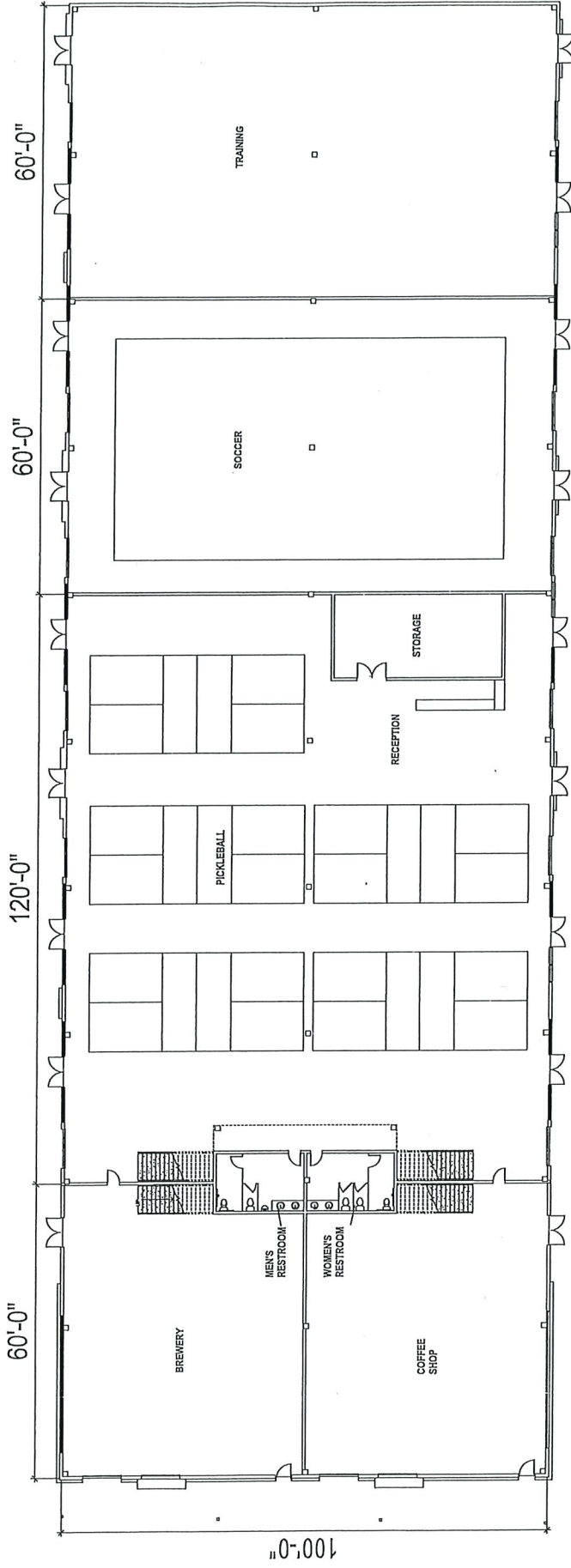
VIEW OF SIDE FACING CONRAD LANE

CONRAD LANE
BURLINGTON, KY



CLOSE-UP VIEW OF CONRAD LANE SIDE

CONRAD LANE
BURLINGTON, KY



**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARINGS
NOVEMBER 6, 2024
7:30 P.M.**

Chairman Rolfsen opened the Public Hearings at 7:30 p.m. and welcomed the audience to the Planning Commission's November 6, 2024 Public Hearings.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
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. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski
Mr. Steve Turner
Mr. Kenny Vaught

COMMISSION MEMBERS NOT PRESENT:

Mr. Eric Richardson

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

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

Chairman Rolfsen introduced the first item on the Agenda:

ZONING MAP AMENDMENT, Michael Schwartz, Staff

1. Request of **Trauth Homes, Inc. (applicant/owner)** for a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) for an approximate 5.3 acre area located at the northeast corner of the intersection of North Bend Road with Conrad Lane, Boone County, Kentucky, including the properties with the following Parcel Identification Numbers (PIDN's): 048.00-01-001.00 and 048.00-01-001.01. The request is for a zone change to allow for the development of a 30,000 square foot flex space/multi-tenant building, a future development site, a Variance reducing the Buffer Yard D width along the east property line from eighty (80) feet with a forty (40) foot option to ten (10) feet (Buffer Yard A), and a Conditional Use Permit to allow Active Recreation.

Staff member, Michael Schwartz, referred to his PowerPoint presentation (see Staff Report). The first part of the request is to rezone the 5.3 acre parcel from Rural Suburban (RS) to Industrial One (I-1). The site is located at the intersection of KY 237 and Conrad Lane. The second part is a Variance request to reduce the Buffer Yard D width along the east property line from 80 feet with a 40 foot option to 10 feet (Buffer Yard A). The third part is a Conditional Use Permit to allow Active Recreation. The site has approximately 490 feet of road frontage along North Bend Road and approximately 470 feet of frontage along Conrad Lane. The history of the site can be found on Page 1 of the Staff Report. The site is comprised of 2 lots – 1 acre and the other lot is 4.3 acres in size. The site is currently vacant and access is from an old driveway off Conrad Lane about 450 east of North Bend Road. Mr. Schwartz described the surrounding zoning and land use – a mixture of residential and industrial zoning. Pages 1-3 of the Staff Report include applicable Zoning Requirements as well as the Findings necessary to grant a Zoning Map Amendment, a Variance and a Conditional Permit. The site slopes downward from the southeastern portion of the site to the northwestern portion of the site with a 20 foot drop in elevation. The site is located in the 65 and 70 DNL noise levels of the Airport. The 2040 Future Land Use Map designates the site as Industrial (I). A multi-use path exists along the east side of North Bend Road. There is a sidewalk on the south side of Conrad Lane. Pages 4-6 of the Staff Report includes references to the Comprehensive Plan. Mr. Schwartz showed photographs of the subject site.

The submitted Concept Development Plan shows the construction of a 30,000 square foot, 1 story, flex-space, multi-tenant building on the southern half of the site, a 100 square foot monument sign, pedestrian connections to the multi-use path, access to a single curb cut off Conrad Lane, a detention pond and parking. There is also a 60,000 square foot building planned for the future on the north side of the site. A project narrative is included in the Staff Report. Page 7 of the Staff Report includes an analysis of the project with the applicable regulations. A grading and utility plan has been submitted along with building renderings. The northern half of the sites could also be developed as athletic fields. The narrative does not restrict uses on the southern half of the site, other than what is normally allowed in an I-1 zoning district. However, the northern part is restricted to the uses listed on Pages 6-7 of the Staff Report. Interagency comments about the project are identified in the Staff Report. The County Engineer has requested a full Traffic Impact Study. He also noted that the County is involved with a new road that will change traffic in the future along Conrad Lane. A graphic of the new road can be found on Page 8 of the Staff Report. The second roundabout is just east of the site in question. It is on Airport property.

Finally, Page 8 of the Staff Report include concerns.

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

Mr. Brad Trauth, applicant, referred to his PowerPoint presentation. He bought the property 7 years ago. There is a deed restriction on the property that does not allow residential uses. His family likes to bike and he visits the Little Miami Trail routinely. There are a lot of things to do for families – eating establishments, sandboxes, etc. It will be a community amenity even though it is industrial flex space by nature. It will include indoor pickleball, soccer, training, a tap room, etc. It will not be a sports bar. It will be like Fifty West. Turf fields will help with training. He showed images of the pickleball courts. He may add a coffee shop, a soccer franchise training facility like in Indianapolis. He likes the CVG Trail concept.

Mr. Don Stegman, Cardinal Engineering, stated that the request is in agreement with the Comprehensive Plan. The existing zoning of RS is inappropriate due to the Airport's location and the deed restrictions. Mr. Stegman reviewed the criteria for Variances – the full buffer doesn't need to occur because the County is building a new road. The Airport is okay with only a 10 foot buffer. The Conditional Use Permit application is consistent with the Comprehensive Plan. Active Recreation needs to be centrally located. The proposed use is located adjacent to a multi-use path used by pedestrians, runners and cyclists. The proposed project fits with the transportation goals of the County. The Traffic Impact Study will include daily traffic counts. The use is not a typical use in the ITE manual. They are willing to make improvements to Conrad Lane if the Traffic Impact Study recommends it. Also, the new road is 8-10 years away from construction. A northbound right turn lane on KY 237 will be built by 2026. Mr. Stegman showed the location of the 2 new roundabouts. He offered to construct a sidewalk on the north side of Conrad Lane to match the existing one on the south side. They most likely will build their own access first then tie into the new road later.

Mr. Costello asked whether the applicant could work with the property owner to the north to get access to KY 237 and avoid using Conrad Lane? Mr. Stegman replied there is a ravine in the area. He thinks the residents in the area will want close access to the facility. It is a recreational retail use. When the roundabout goes in, Conrad Lane to the east will be cut off. Mr. Costello explained the process of the new road as outlined in the Boone County Transportation Plan. It will include a design process and most likely a public review process in the future.

Chairman Rolfsen asked if anyone in the audience would like to speak in favor or against the request or had any questions?

Ms. Rhonda Loertscher, 4800 Dartmouth Drive, stated that she is opposed to the roundabout in front of her house. That will cause more traffic, noise and pollution. She likes the concept and bikes a lot, even to work. Chairman Rolfsen stated that the proposed development has nothing to do with the roundabout. The County is proposing it. Ms. Loertscher asked if the zoning was changed and the facility is not built, would any industrial use be allowed? Mr. Schwartz replied no. The site is limited to the Active Recreation uses. If other uses are proposed, they can only fall

under the other limited I-1 uses unless eliminated. The applicant is proposing Active Recreation uses in flex spaces for families. The footprint of the use has been identified on the Concept Development Plan.

Mr. Tim Hogan, 4826 Cornell Drive, stated that Dartmouth Woods only has one entrance to the subdivision. The concept sounds great but it would be better if the project had direct access to KY 237 to avoid everyone from using Conrad Lane. The neighbors are concerned about the amount of traffic on Conrad Lane from the corner. It is a short distance. The second roundabout near Conrad Lane at a dead end doesn't make sense. Chairman Rolfsen explained that the Traffic Impact Study makes recommendations for improvements to Conrad Lane.

Ms. Pam Scalf, 1948 Georgetown Drive, stated that she likes the idea of a small retail area or a coffee shop but she doesn't like industrial uses – like manufacturing. We don't need truck repair facilities. Conrad Lane is old and has had a lot of accidents. The road needs to be widened to accommodate recreational traffic. Maybe the road needs to be widened to 4 lanes.

Mr. Sean Case, Hebron, loves the concept and would not like the access to KY 237 because it interferes with the multi-use path. He doesn't like going to Ohio for soccer. Let's keep our money in Boone County.

Mr. John Rivera, 1911 Conrad Lane, stated that before the applicant cut down the trees, they had no noise from traffic on KY 237. Can anything be done about it?

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

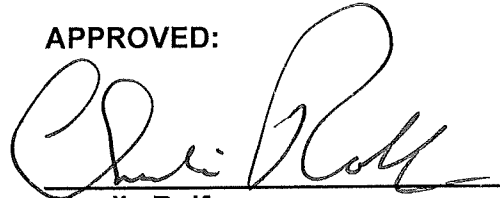
Mr. Lunnemann asked the applicant to closely review the I-1 uses and remove the most impactful. Mr. Trauth replied that they are not proposing any loading docks. It will only have overhead doors. It won't have tractor trailers. Chairman Rolfsen asked the applicant to review the list to protect the neighborhood. Truck repair should be prohibited since it doesn't fit into a residential area.

Chairman Rolfsen asked if the pickleball will be by membership? Mr. Trauth replied yes, most likely as it would allow someone to make reservations at preferred times. Mr. Trauth stated that they will follow the buffer requirements and the buildings will block the noise on KY 237. They can put extra buffering along Conrad Lane. The building will have decorative block, siding and stone. The glass doors would sometimes be open – weather permitting.

Mr. Lunnemann suggested that the applicant consider using materials other than metal siding. Ms. Gulick asked the applicant to keep the Planning Commission advised on what the County recommends as part of the Traffic Impact Study.

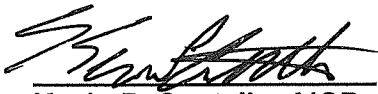
Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on November 20, 2024 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on December 4, 2024 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 8:35 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
BUSINESS MEETING
DECEMBER 4, 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 December 4, 2024 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick, 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. 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 November 20, 2024 Business Meeting. He asked if there were any comments or corrections?

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

BILLS:

Mr. Kevin P. Costello, AICP, Executive Director, advised the Commissioners of the **Bills to be Paid**, which included a list of **Expenses** and **Salaries and Benefits** for a time period between November 7, 2024 and December 4, 2024.

EXPENSES:

Attorney Fees	4,800.00
Auto Expense	32.06
Consultant/Professional Svcs Fees	467.50
Filing Fees	900.00
Legal Ads/Recruitment	231.69
Miscellaneous Expense	541.24
Office & Board Meeting Supplies	896.80
Office / Equipment Maintenance	692.40
Office Equipment / Expense	327.48
Office/Liability Expense	527.32
Postage Expense	<u>1,009.75</u>

TOTAL: \$ 10,426.24

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 7,008.04
Health/Dental/Life/LTD	17,750.95
Retirement – BCPC Portion	23,408.58
Salaries – Staff Expenses	96,279.04
Salaries – BCPC & BOA	<u>1,540.00</u>

TOTAL: \$ 145,986.61

GRAND TOTAL: \$ 156,412.85

Ms. Gulick moved that the bills (expenses and salaries and benefits) be approved and paid as presented and indicated approval of those items, which have been previously paid. Mrs. Goetting 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 **Bayer Becker, per Rob Keller (applicant)** for **Bunnell Hill Development Company Inc., per Roger Wells (owner)** for a Change of Concept Development Plan in an Industrial One/Planned Development (I-1/PD) district, for an approximate 11.8 acre area having a Parcel Identification Number (PIDN) of 037.00-00-018.00, and being located along the north and west sides of Conrad Lane, between North Bend Road and Strike The Gold Drive, approximately seven hundred fifty (750) feet east of Strike The Gold Drive, and directly across from Carry Back Drive, Boone County, Kentucky. The request is for a Change of Concept Development Plan to allow the development of sixty-eight (68) attached single-family residential dwellings within six (6) buildings.

Mr. Richardson moved to defer the request until the January 8, 2025 Business Meeting. Mr. Szurlinski seconded the motion and it carried unanimously. The next Committee Meeting for the request is scheduled for December 18, 2024 at 5:00 p.m.

ZONING MAP AMENDMENT - Steve Harper, Chairman, Steve Lilly, Staff

2. Request of **Sinkula Investments (applicant)** for **Mt. Zion MHC LP (owner)** for a Zoning Map Amendment from Mobile Home Park (MHP) to Commercial Four (C-4), including the following variances: (1) reducing the Buffer Yard A width from ten (10) feet to two (2) feet along Lakeside Drive; and (2) reducing the Buffer Yard A width from ten (10) feet to two (2) feet along the west property line, for an approximate 1.2 acre area located at the southwest corner of the intersection of Mt Zion Road and Lakeside Drive, including the properties at 10013, 10017, 10021, 10025, 10029, and 10033 Lakeside Drive, Boone County, Kentucky. The request is for a Zoning Map Amendment to allow the development of an eating and drinking establishment with drive-through service.

Staff Member, Steve Lilly showed an updated plan based upon the results of the Public Hearing and two Committee Meetings. He showed the connection to the property on the west side of the site. He read the Committee Report, which recommended approval of the Zoning Map Amendment and Variances based upon Findings of Facts and Conditions. The Condition Letter has been signed by the applicant and property owner and submitted to the Planning Commission. The Committee voted 4-0 for approval.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request? Seeing no further comment, **Mr. Harper moved, by Resolution to the Boone County Fiscal Court to recommend approval of the Zoning Map Amendment and Variances based on the Committee Report, Findings of Fact and Conditions. Ms. Gulick seconded the motion.** Chairman Rolfsen noticed that the Committee vote was 4-0 in favor of the request but Mr. Lunnemann forgot to check the box. Mr. Lunnemann confirmed he was in favor of the request. **Chairman Rolfsen asked for a vote on the original motion made by Mr. Harper and seconded by Ms. Gulick. The motion passed unanimously.**

ZONING MAP AMENDMENT, Corin Gulick, Chairwoman, Michael Schwartz, Staff

3. Request of **Trauth Homes, Inc. (applicant/owner)** for a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) for an approximate 5.3 acre area located at the northeast corner of the intersection of North Bend Road with Conrad Lane, Boone County, Kentucky, including the properties with the following Parcel Identification Numbers (PIDN's): 048.00-01-001.00 and 048.00-01-001.01. The request is for a zone change to allow for the development of a 30,000 square foot flex space/multi-tenant building, a future development site, a Variance reducing the Buffer Yard D width along the east property line from eighty (80) feet with a forty (40) foot option to ten (10) feet (Buffer Yard A), and a Conditional Use Permit to allow Active Recreation.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval of the Zoning Map Amendment, Variance and Conditional Use Permit, based upon Findings of Facts and Conditions. The Committee voted 4-0 in favor of the request and the applicant 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. Brad Trauth, applicant, stated that he is happy to bring this recreational project to Boone County. He would like to break ground late Spring or early Summer, 2025.

Seeing no further comment, **Ms. Gulick moved, by Resolution to the Boone County Fiscal Court to recommend approval of the Zoning Map Amendment, Variance and Conditional Use Permit, based on the Committee Report and Findings of Fact and Conditions. Mrs. Kegley seconded the motion and it passed unanimously.**

ZONING MAP AMENDMENT, Rick Lunnemann, Chairman, Steve Lilly, Staff

4. Request of **Seva at Merchants Square II, LLC (applicant) for Kemba Credit Union, Inc. (owner)** for a Zoning Map Amendment from Commercial Two/Planned Development/Houston Donaldson Study Corridor (C-2/PD/HDO) to Office Two/Planned Development/Houston Donaldson Study Corridor (O-2/PD/HDO) for an approximate 5.3 acre area located at 5935 and 5945 Merchants Street, Florence, Kentucky. The request is for a zone change to allow the development of a four-story, 62,000 square foot hotel.

Staff Member, Steve Lilly noted that the applicant provided line of sight drawings and building materials that agreed to the lawsuit settlement. He read the Committee Report, which recommended approval of the Zoning Map Amendment based upon Findings of Facts and Conditions. The Committee voted 4-0 in favor of the request and the applicant and owner have 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. Ravi Narsinghani, applicant, stated that he was in agreement with the Conditions and was available for questions if necessary.

Seeing no further comment, **Mr. Lunnemann moved, by Resolution to the City of Florence to recommend approval of the Zoning Map Amendment based on the Committee Report outlining Findings of Fact and Conditions. Mr. Szurlinski seconded the motion.** Dr. Clark asked what is the average the extended stay occupancy rate? Mr. Narsinghani replied upper 70s% to low 80s% occupancy rates. **Chairman Rolfsen asked for a vote on the original motion made by Mr. Lunnemann and seconded by Mr. Szurlinski. The motion passed unanimously.**

ZONING TEXT AMENDMENT, Rick Lunnemann, Chairman, Michael Schwartz, Staff

5. Request of the **Boone Fiscal Court** to consider Zoning Text Amendments to Section 505.5 (Use District Matrix) and Section 2703.7 (Graves Road – Commercial Development Standards), of the Boone County Zoning Regulations adding Residential Storage Warehouse (mini warehouse) as a conditional use within the Graves Road – Commercial (GR-C) district, subject to certain restrictions.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval of the Zoning Text Amendments based upon Findings of Fact with one change or Condition. It is noted in the Committee Report. The Committee voted unanimously in favor of the request.

Seeing no further comment, **Mr. Lunnemann moved, by Resolution to the Boone County Fiscal Court to recommend approval of the Zoning Text Amendments based on the Committee Report and Findings of Fact and with one Condition. Mrs. Steele seconded the motion and it passed unanimously.**

ZONING TEXT AMENDMENTS, Rick Lunnemann, Chairman, Michael Schwartz, Staff

6. Request of the **Boone County Planning Commission Technical/Design Review Committee** to consider a series of amendments to the **Boone County Zoning Regulations** pertaining to solar energy systems and battery storage facilities.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval of the Zoning Text Amendments based upon Findings of Fact. The Committee voted unanimously in favor of the request.

Seeing no further comment, **Mr. Lunnemann moved, by Resolution to the Boone County Fiscal Court, City of Florence, City of Union and City of Walton to recommend approval of the Zoning Text Amendments based on the Committee Report and the Findings of Fact. Mrs. Kegley seconded the motion and it passed unanimously.**

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

7. Turfway Crossing Signage – 1336 Hansel Avenue

Mr. Michael Schwartz presented the request. The Technical/Design Review Committee met prior to the Business Meeting. The request is to modify an existing sign for Turfway Crossing. The previous sign was approved prior to the adoption of the Houston-Donaldson Study. The Committee recommended Option 3 because it has a larger sign for the name of the development. The second condition is to allow no more than 3 tenant panels. If more are needed,

the applicant would have to reapply. The third condition is to require the sign base to be at least 24 inches in height as viewed from the public street.

Mr. Lunnemann moved to approve the request subject to the conditions previously stated. Mrs. Goetting seconded the motion and it passed unanimously.

NEW BUSINESS

CHANGE OF CONCEPT DEVELOPMENT PLAN/CONDITIONAL USE PERMIT, Michael Schwartz, Staff

8. Request of **Alex Othman (applicant/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.

CHANGE OF CONCEPT DEVELOPMENT PLAN, Steve Lilly, Staff

9. Request of **Dualite Sales and Service, Inc., per Greg Hoffer (applicant) for Mikes No 67, LLC (Mike's Carwash) (owner)** for a Change of Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district, for an approximate 0.97 acre area located at 8534 US 42, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow for alternative signage than what is allowed by the underlying zoning district.

ZONING MAP AMENDMENT, Lauren Elliott, Staff

10. Request of **Susan Shuffett (applicant/owner)** for a Zoning Map Amendment from Industrial Three Surface Mining (I-3) to Agriculture (A-1) for an approximate 28.4 acre portion of the property, having a total area of approximately 32.2 acres, located at 5856 Burlington Pike, Boone County, Kentucky. The request is for a zone change to allow for the creation of one (1) additional building lot.

Dr. Clark moved to schedule the Public Hearings for Items #8, #9 and #10 on January 8, 2025 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, noted that it is the time of the year to appoint a representative from the Planning Commission to serve on the OKI Board of Directors for 2025. Randy Bessler is currently the Planning Commission's representative and he would like to serve another term. **Mrs. Kegley moved to reappoint Randy Bessler to represent the Planning Commission and serve on the OKI Board of Directors for 2025. Ms. Gulick seconded the motion and it passed unanimously.**

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)

The Comprehensive Plan Update Workshop is tomorrow from 5:30 – 7:30 p.m. at the Union Fire Station on U.S. 42

- Technical/Design Review (Rick Lunnemann)
No Report
- Executive (Charlie Rolfsen)
No Report

J. CHAIRMAN'S REPORT: (Charlie Rolfsen)

Chairman Rolfsen announced that the 2025 Election of Planning Commission Officers will be held on January 8, 2025. He appointed Bob Schwenke and Janet Kegley to serve as the Nominating Committee. He suggested that anyone who was interested in serving as an officer of the Board to notify a member of the Nominating Committee before January 8, 2025 so that your name can be added to the ballot.

K. OKI REPORT: (Randy Bessler)
No Report

L. ADJOURNMENT:

There being no further business to come before the Planning Commission, **Mr. Bessler moved to adjourn the meeting. Mr. Lunnemann seconded the motion and it passed unanimously. The meeting was adjourned at 7:36 p.m.**

APPROVED



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Corrin Gulick, Chair

DATE: December 4, 2024

RE: Request of **Trauth Homes, Inc. (applicant/owner)** for a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) for an approximate 5.3 acre area located at the northeast corner of the intersection of North Bend Road with Conrad Lane, Boone County, Kentucky, including the properties with the following Parcel Identification Numbers (PIDN's): 048.00-01-001.00 and 048.00-01-001.01. The request is for a zone change to allow for the development of a 30,000 square foot flex space/multi-tenant building, a future development site, a Variance reducing the Buffer Yard D width along the east property line from eighty (80) feet with a forty (40) foot option to ten (10) feet (Buffer Yard A), and a Conditional Use Permit to allow Active Recreation.

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 based on the following findings of fact:

FINDINGS OF FACT (Zoning Map Amendment):

1. The proposed zoning map amendment from RS to I-1 is consistent with the 2040 Future Land Use Map of the comprehensive plan, Our Boone County Plan 2040.

The proposed I-1 district will allow the site to be developed with a variety of small to medium scale light manufacturing, warehouse, distribution and related service uses as recommended in the comprehensive plan.

2. The existing RS district is not appropriate for the site in question due to deed restrictions prohibiting the development of residential uses.
3. The proposed I-1 district, along with the submitted concept development plan, is reasonable and appropriate.

The proposed recreational and commercial uses, along with the smaller building sizes, will provide for a transition between the residential area to the south of the site and the future industrial development anticipated north of the site.

4. The following conditions are necessary to achieve consistency with the Our Boone County Plan 2040 and to mitigate any foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating

agreement with these conditions:

CONDITIONS:

1. The south half of the site is restricted to the following uses:
 - a. Brewpub
 - b. Business support services
 - c. Commercial parking
 - d. Commercial parking, recreational vehicle
 - e. Construction sales and service
 - f. Eating and drinking establishments
 - g. Financial services
 - h. Medical, dental, or optical clinics
 - i. Microbrewery
 - j. Microdistillery
 - k. Office
 - l. Personal service
 - m. Retail
 - n. Veterinary animal hospital or clinic
 - o. Wholesaling
 - p. Business and trade school
 - q. Day care center
 - r. Recreation, active
 - s. Recreation, non-commercial

Any change of use from this list must be approved through the Change of Concept Development Plan process.

2. Development of the north half of the site shall be limited to the depiction of Future Exhibit 1. Any major change from this depiction must be approved through the Change of Concept Development Plan process.
3. Other than the conditional use permit for active recreation and the variance reducing the Buffer Yard D width along the east property line from eighty (80) feet with a forty (40) foot option to ten (10) feet (Buffer Yard A), development of the site shall meet the minimum requirements of the zoning regulations.
4. The proposed access onto Conrad Lane shall be identified as a temporary access, which may be modified or eliminated when an alternative access is available.
5. A sidewalk shall be constructed along the north side of Conrad Lane, fronting the site in question.

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

Conrad Lane Industrial Development

December 4, 2024

Page 3

6. There shall be no loading/unloading zone between the proposed building and Conrad Lane.
7. Access onto Conrad Lane shall be as approved by the County through their encroachment permit process.

FINDINGS OF FACT (Conditional Use Permit):

1. The proposed Conditional Use meets the requirements of Section 205.H of the zoning regulations.

The proposed active recreation use will have a direct relationship to the newly installed multi-use path along North Bend Road and will enhance the CVG Loop trail system.

The proposed active recreation use will be more compatible with the adjacent residential area to the south of the site than other uses traditionally permitted within the I-1 district.

2. The following condition is necessary in the event that the legislative body denies the companion zoning map amendment application.

CONDITION:

1. The conditional use permit shall only be approved if the Boone Fiscal Court takes action to approve the proposed Zoning Map Amendment.

FINDINGS OF FACT (Variance):

1. The proposed Variance meets the requirements of Section 204.D and 204.E of the zoning regulations.

The area located to the east of the site is currently owned by the Kenton County Airport Board and, due to its proximity to the airport and existing deed restriction, the area is unlikely to be developed with residential uses. As such, a buffer yard D is excessive and a Buffer Yard is more appropriate.

2. The following condition is necessary in the event that the legislative body denies the companion zoning map amendment application.

CONDITION:

1. The variance shall only be approved if the Boone Fiscal Court takes action to approve the proposed Zoning Map Amendment.

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

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT
Conrad Lane Industrial Development
December 4, 2024
Page 4

request. Attached is the signature page for the Zone Change/Concept Development Plan Committee Vote.

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

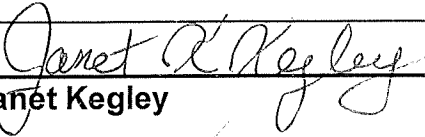
TO: Boone County Planning Commission
FROM: Corrin Gulick, Chairwoman
DATE: November 20, 2024

REMARKS:

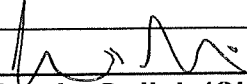
We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

ZONING MAP AMENDMENT, Corin Gulick, Chairwoman, Michael Schwartz, Staff

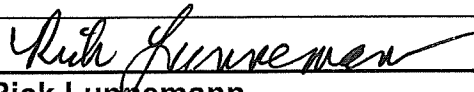
4. Request of **Trauth Homes, Inc. (applicant/owner)** for a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) for an approximate 5.3 acre area located at the northeast corner of the intersection of North Bend Road with Conrad Lane, Boone County, Kentucky, including the properties with the following Parcel Identification Numbers (PIDN's): 048.00-01-001.00 and 048.00-01-001.01. The request is for a zone change to allow for the development of a 30,000 square foot flex space/multi-tenant building, a future development site, a Variance reducing the Buffer Yard D width along the east property line from eighty (80) feet with a forty (40) foot option to ten (10) feet (Buffer Yard A), and a Conditional Use Permit to allow Active Recreation.



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

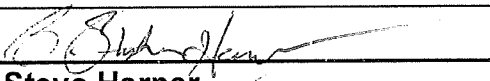


Corrin Gulick (Chairwoman)
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____



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

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



Steve Harper
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 4 FOR PROJECT 1 ABSENT
 - AGAINST PROJECT - ABSTAIN

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARINGS
NOVEMBER 6, 2024
7:30 P.M.**

Chairman Rolfsen opened the Public Hearings at 7:30 p.m. and welcomed the audience to the Planning Commission's November 6, 2024 Public Hearings.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
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. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski
Mr. Steve Turner
Mr. Kenny Vaught

COMMISSION MEMBERS NOT PRESENT:

Mr. Eric Richardson

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

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

Chairman Rolfsen introduced the first item on the Agenda:

ZONING MAP AMENDMENT, Michael Schwartz, Staff

1. Request of **Trauth Homes, Inc. (applicant/owner)** for a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) for an approximate 5.3 acre area located at the northeast corner of the intersection of North Bend Road with Conrad Lane, Boone County, Kentucky, including the properties with the following Parcel Identification Numbers (PIDN's): 048.00-01-001.00 and 048.00-01-001.01. The request is for a zone change to allow for the development of a 30,000 square foot flex space/multi-tenant building, a future development site, a Variance reducing the Buffer Yard D width along the east property line from eighty (80) feet with a forty (40) foot option to ten (10) feet (Buffer Yard A), and a Conditional Use Permit to allow Active Recreation.

Staff member, Michael Schwartz, referred to his PowerPoint presentation (see Staff Report). The first part of the request is to rezone the 5.3 acre parcel from Rural Suburban (RS) to Industrial One (I-1). The site is located at the intersection of KY 237 and Conrad Lane. The second part is a Variance request to reduce the Buffer Yard D width along the east property line from 80 feet with a 40 foot option to 10 feet (Buffer Yard A). The third part is a Conditional Use Permit to allow Active Recreation. The site has approximately 490 feet of road frontage along North Bend Road and approximately 470 feet of frontage along Conrad Lane. The history of the site can be found on Page 1 of the Staff Report. The site is comprised of 2 lots – 1 acre and the other lot is 4.3 acres in size. The site is currently vacant and access is from an old driveway off Conrad Lane about 450 east of North Bend Road. Mr. Schwartz described the surrounding zoning and land use – a mixture of residential and industrial zoning. Pages 1-3 of the Staff Report include applicable Zoning Requirements as well as the Findings necessary to grant a Zoning Map Amendment, a Variance and a Conditional Permit. The site slopes downward from the southeastern portion of the site to the northwestern portion of the site with a 20 foot drop in elevation. The site is located in the 65 and 70 DNL noise levels of the Airport. The 2040 Future Land Use Map designates the site as Industrial (I). A multi-use path exists along the east side of North Bend Road. There is a sidewalk on the south side of Conrad Lane. Pages 4-6 of the Staff Report includes references to the Comprehensive Plan. Mr. Schwartz showed photographs of the subject site.

The submitted Concept Development Plan shows the construction of a 30,000 square foot, 1 story, flex-space, multi-tenant building on the southern half of the site, a 100 square foot monument sign, pedestrian connections to the multi-use path, access to a single curb cut off Conrad Lane, a detention pond and parking. There is also a 60,000 square foot building planned for the future on the north side of the site. A project narrative is included in the Staff Report. Page 7 of the Staff Report includes an analysis of the project with the applicable regulations. A grading and utility plan has been submitted along with building renderings. The northern half of the sites could also be developed as athletic fields. The narrative does not restrict uses on the southern half of the site, other than what is normally allowed in an I-1 zoning district. However, the northern part is restricted to the uses listed on Pages 6-7 of the Staff Report. Interagency comments about the project are identified in the Staff Report. The County Engineer has requested a full Traffic Impact Study. He also noted that the County is involved with a new road that will change traffic in the future along Conrad Lane. A graphic of the new road can be found on Page 8 of the Staff Report. The second roundabout is just east of the site in question. It is on Airport property.

Finally, Page 8 of the Staff Report include concerns.

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

Mr. Brad Trauth, applicant, referred to his PowerPoint presentation. He bought the property 7 years ago. There is a deed restriction on the property that does not allow residential uses. His family likes to bike and he visits the Little Miami Trail routinely. There are a lot of things to do for families – eating establishments, sandboxes, etc. It will be a community amenity even though it is industrial flex space by nature. It will include indoor pickleball, soccer, training, a tap room, etc. It will not be a sports bar. It will be like Fifty West. Turf fields will help with training. He showed images of the pickleball courts. He may add a coffee shop, a soccer franchise training facility like in Indianapolis. He likes the CVG Trail concept.

Mr. Don Stegman, Cardinal Engineering, stated that the request is in agreement with the Comprehensive Plan. The existing zoning of RS is inappropriate due to the Airport's location and the deed restrictions. Mr. Stegman reviewed the criteria for Variances – the full buffer doesn't need to occur because the County is building a new road. The Airport is okay with only a 10 foot buffer. The Conditional Use Permit application is consistent with the Comprehensive Plan. Active Recreation needs to be centrally located. The proposed use is located adjacent to a multi-use path used by pedestrians, runners and cyclists. The proposed project fits with the transportation goals of the County. The Traffic Impact Study will include daily traffic counts. The use is not a typical use in the ITE manual. They are willing to make improvements to Conrad Lane if the Traffic Impact Study recommends it. Also, the new road is 8-10 years away from construction. A northbound right turn lane on KY 237 will be built by 2026. Mr. Stegman showed the location of the 2 new roundabouts. He offered to construct a sidewalk on the north side of Conrad Lane to match the existing one on the south side. They most likely will build their own access first then tie into the new road later.

Mr. Costello asked whether the applicant could work with the property owner to the north to get access to KY 237 and avoid using Conrad Lane? Mr. Stegman replied there is a ravine in the area. He thinks the residents in the area will want close access to the facility. It is a recreational retail use. When the roundabout goes in, Conrad Lane to the east will be cut off. Mr. Costello explained the process of the new road as outlined in the Boone County Transportation Plan. It will include a design process and most likely a public review process in the future.

Chairman Rolfsen asked if anyone in the audience would like to speak in favor or against the request or had any questions?

Ms. Rhonda Loertscher, 4800 Dartmouth Drive, stated that she is opposed to the roundabout in front of her house. That will cause more traffic, noise and pollution. She likes the concept and bikes a lot, even to work. Chairman Rolfsen stated that the proposed development has nothing to do with the roundabout. The County is proposing it. Ms. Loertscher asked if the zoning was changed and the facility is not built, would any industrial use be allowed? Mr. Schwartz replied no. The site is limited to the Active Recreation uses. If other uses are proposed, they can only fall

under the other limited I-1 uses unless eliminated. The applicant is proposing Active Recreation uses in flex spaces for families. The footprint of the use has been identified on the Concept Development Plan.

Mr. Tim Hogan, 4826 Cornell Drive, stated that Dartmouth Woods only has one entrance to the subdivision. The concept sounds great but it would be better if the project had direct access to KY 237 to avoid everyone from using Conrad Lane. The neighbors are concerned about the amount of traffic on Conrad Lane from the corner. It is a short distance. The second roundabout near Conrad Lane at a dead end doesn't make sense. Chairman Rolfsen explained that the Traffic Impact Study makes recommendations for improvements to Conrad Lane.

Ms. Pam Scalf, 1948 Georgetown Drive, stated that she likes the idea of a small retail area or a coffee shop but she doesn't like industrial uses – like manufacturing. We don't need truck repair facilities. Conrad Lane is old and has had a lot of accidents. The road needs to be widened to accommodate recreational traffic. Maybe the road needs to be widened to 4 lanes.

Mr. Sean Case, Hebron, loves the concept and would not like the access to KY 237 because it interferes with the multi-use path. He doesn't like going to Ohio for soccer. Let's keep our money in Boone County.

Mr. John Rivera, 1911 Conrad Lane, stated that before the applicant cut down the trees, they had no noise from traffic on KY 237. Can anything be done about it?

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

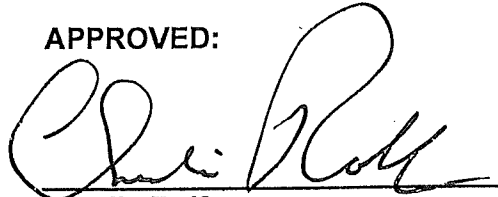
Mr. Lunnemann asked the applicant to closely review the I-1 uses and remove the most impactful. Mr. Trauth replied that they are not proposing any loading docks. It will only have overhead doors. It won't have tractor trailers. Chairman Rolfsen asked the applicant to review the list to protect the neighborhood. Truck repair should be prohibited since it doesn't fit into a residential area.

Chairman Rolfsen asked if the pickleball will be by membership? Mr. Trauth replied yes, most likely as it would allow someone to make reservations at preferred times. Mr. Trauth stated that they will follow the buffer requirements and the buildings will block the noise on KY 237. They can put extra buffering along Conrad Lane. The building will have decorative block, siding and stone. The glass doors would sometimes be open – weather permitting.

Mr. Lunnemann suggested that the applicant consider using materials other than metal siding. Ms. Gulick asked the applicant to keep the Planning Commission advised on what the County recommends as part of the Traffic Impact Study.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on November 20, 2024 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on December 4, 2024 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 8:35 p.m.

APPROVED:



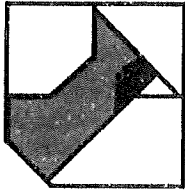
Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

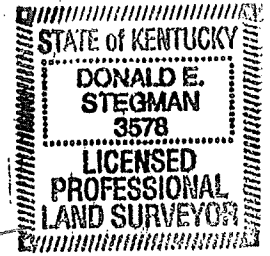
SUPPORTING INFORMATION



CARDINAL

ENGINEERING

LAND SURVEYING



10-1-2024

ONE MOOCK ROAD WILDER, KENTUCKY 41071

PHONE: (859) 581-9600 FAX: (859) 581-9636

www.cardinalengineering.net

LEGAL DESCRIPTION
5.289 ACRES

Located in Boone County, Kentucky and lying on the north side of Conrad Lane and east of Kentucky Highway 237 and being more particularly described as follows:

Commencing at the intersection of the easterly Right-of-Way of North Bend Road, also known as Kentucky Highway 237 and the northerly Right-of-Way of Conrad Lane;

Thence, along the easterly Right-of-Way line of said North Bend Road, N 20°43'41" E a distance of 304.50 feet to a point;

Thence, N 07°28'24" E a distance of 186.28 feet to a point;

Thence, leaving the easterly Right-of-Way line of said North Bend Road, in and along the southerly line of a tract now or formerly owned by George Hetzel, Margaret Davis and Sue M. Reeves as recorded in Deed Book 537, Page 175 of the Boone County, Kentucky Clerk's records, S 85°19'33" E a distance of 423.91 feet to a point;

Thence, leaving the southerly line of said George Hetzel, Margaret Davis and Sue M. Reeves tract, in and along the westerly lines of a tract owned by Kenton County Airport Board as recorded in Deed Book 586, Page 217 of the Boone County, Kentucky Clerk's records and a tract owned by Kenton County Airport Board as recorded in Deed Book 810, Page 531 of the Boone County, Kentucky Clerk's records, S 10°53'27" W a distance of 572.20 feet to a point in the northerly line of said Conrad Lane;

Thence, leaving the westerly lines of said Kenton County Airport Board tracts, along the northerly Right-of-Way line of said Conrad Lane, N 78°08'41" W a distance of 188.07 feet to a point;

Thence, continuing with the northerly Right-of-Way line of said Conrad Lane, N 71°23'45" W a distance of 276.85 feet to the Point-of-Beginning for this description.

Containing in all 5.289 acres more or less and being subject to any and all legal highways and easements of record.

Being the same property conveyed to Trauth Homes Inc. as recorded in Deed Book 1139, Page 505 of the Boone County, Kentucky Clerk's records and Trauth Homes Inc. as recorded in Deed Book 1113, Page 516 of the Boone County, Kentucky Clerk's records.

This legal description is written by Donald E. Stegman, Kentucky Licensed Professional Surveyor Registration No. 3578 dated September 23, 2024 and based upon deeds and plats of record.



BOONE COUNTY PLANNING COMMISSION

www.bcpck.org
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@boonecountky.org

November 22, 2024

Trauth Homes, Inc.
2529 Ritchie Avenue
Crescent Springs, Kentucky 41017

RE: Request of Trauth Homes, Inc. (applicant/owner) for a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) for an approximate 5.3 acre area located at the northeast corner of the intersection of North Bend Road with Conrad Lane, Boone County, Kentucky, including the properties with the following Parcel Identification Numbers (PIDN's): 048.00-01-001.00 and 048.00-01-001.01. The request is for a zone change to allow for the development of a 30,000 square foot flex space/multi-tenant building, a future development site, a Variance reducing the Buffer Yard D width along the east property line from eighty (80) feet with a forty (40) foot option to ten (10) feet (Buffer Yard A), and a Conditional Use Permit to allow Active Recreation.

Dear Mr. Trauth:

The following represents the recommended conditions of approval for the above referenced application as discussed by the Planning Commission at their November 20, 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 December 2, 2024.

CONDITIONS

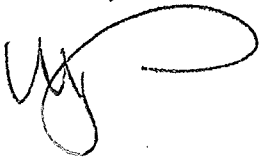
1. The south half of the site is restricted to the following uses:
 - a. Brewpub
 - b. Business support services
 - c. Commercial parking
 - d. Commercial parking, recreational vehicle
 - e. Construction sales and service
 - f. Eating and drinking establishments
 - g. Financial services
 - h. Medical, dental, or optical clinics
 - i. Microbrewery
 - j. Microdistillery

- k. Office
- l. Personal service
- m. Retail
- n. Veterinary animal hospital or clinic
- o. Wholesaling
- p. Business and trade school
- q. Day care center
- r. Recreation, active
- s. Recreation, non-commercial

Any change of use from this list must be approved through the Change of Concept Development Plan process.

2. Development of the north half of the site shall be limited to the depiction of Future Exhibit 1. Any major change from this depiction must be approved through the Change of Concept Development Plan process.
3. Other than the conditional use permit for active recreation and the variance reducing the Buffer Yard D width along the east property line from eighty (80) feet with a forty (40) foot option to ten (10) feet (Buffer Yard A), development of the site shall meet the minimum requirements of the zoning regulations.
4. The proposed access onto Conrad Lane shall be identified as a temporary access, which may be modified or eliminated when an alternative access is available.
5. A sidewalk shall be constructed along the north side of Conrad Lane, fronting the site in question.
6. There shall be no loading/unloading zone between the proposed building and Conrad Lane.
7. Access onto Conrad Lane shall be as approved by the County through their encroachment permit process.

Sincerely,




Michael D. Schwartz
Director, Zoning Services

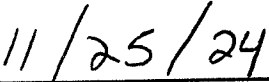
MDS/ss

AGREEMENT

I, the property owner/developer of the approximate 5.3 acre area located at the northeast corner of the intersection of North Bend Road with Conrad Lane, Boone County, Kentucky, agree to the conditions listed herein for the above referenced Zoning Map Amendment.



Trauth Homes, Inc. (Owner/Developer)



Date

ORDINANCE 2025-02

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT, KENTUCKY APPROVING A REQUEST, WITH CONDITIONS, OF TRAUTH HOMES, INC. (APPLICANT/OWNER) FOR A ZONING MAP AMENDMENT FROM RURAL SUBURBAN (RS) TO INDUSTRIAL ONE (I-1) FOR AN APPROXIMATE 5.3 ACRE AREA LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF NORTH BEND ROAD WITH CONRAD LANE, BOONE COUNTY, KENTUCKY, INCLUDING THE PROPERTIES WITH THE FOLLOWING PARCEL IDENTIFICATION NUMBERS (PIDN'S): 048.00-01-001.00 AND 048.00-01-001.

WHEREAS, the Boone County Planning Commission received a request for a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) for an approximate 5.3 acre area located at the northeast corner of the intersection of North Bend Road with Conrad Lane, Boone County, Kentucky, including the properties with the following Parcel Identification Numbers (PIDN's): 048.00-01-001.00 and 048.00-01-001.01, a request for a Variance and a Conditional Use Permit, 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, Variance and Conditional Use Permit.

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

Section One

That the request for a Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby approved, with Conditions, this Zoning Map Amendment being a zone change from Rural Suburban (RS) to Industrial One (I-1) for an approximate 5.3 acre area located at the northeast corner of the intersection of North Bend Road with Conrad Lane, Boone County, Kentucky, including the properties with the following Parcel Identification Numbers (PIDN's): 048.00-01-001.00 and 048.00-01-001.01 and corresponding variance and Conditional Use Permit finally approved by the Planning Commission subject to approval of the zoning map amendment by the Boone County Fiscal Court. The real estate which is the subject of this request for a Zoning Map Amendment in a Rural Suburban (RS) zone is more particularly described in DEED BOOKS/PAGE NOS: 1113/516 and 1139/505 (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 from Rural Suburban (RS) to Industrial One (I-1) for an approximate 5.3 acre area located at the northeast corner of the intersection of North Bend Road with Conrad Lane, Boone County, Kentucky, including the properties with the following Parcel Identification Numbers (PIDN's): 048.00-01-001.00 and 048.00-01-001.01 and corresponding variance and Conditional Use Permit finally approved by the Planning Commission subject to approval of the zoning map amendment by the Boone County Fiscal Court 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 7th day of January 2025.

Second Reading the 21st day of January 2025.

Adopted this 21st day of January 2025 Yes 4 No 0



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

ATTEST:



Shona Schulkers,
Fiscal Court Clerk

October 1, 2024

Conrad Project Narrative

Zone Change and Concept Development Plan along with Conditional Use

Request: Zoning Map Amendment and Concept Development Plan Approval on 5.288 ac from Rural Suburban (RS) to Industrial One with Concept Development Plan (I-1/CD) and a Conditional Use for Active Recreation

Vision: My name is Brad Trauth and I am a Boone County resident, local real estate investor, and builder. I purchased this property about 7 years ago and have been mulling options to develop it into a **community amenity**. Over the years, I and many others like me with growing families have noticed a trend of developments that cater to the needs of our families. Whether it is the rise in popularity of pickleball for adults or small field training opportunities for our children in sports such as soccer, volleyball, and basketball, there is a number of newer facilities in other cities and other parts of our region that accommodate these needs.

As well, we have noticed the popularity of the many paved trails in our region for walking and biking. For instance, the Loveland bike trail in Cincinnati has become a favorite destination for adults and children alike to enjoy a fun outdoor activity together. Along the trail, a number of small restaurant/microbrew options have been built for these people to stop by and enjoy as they spend their time biking, walking, and jogging the trail.

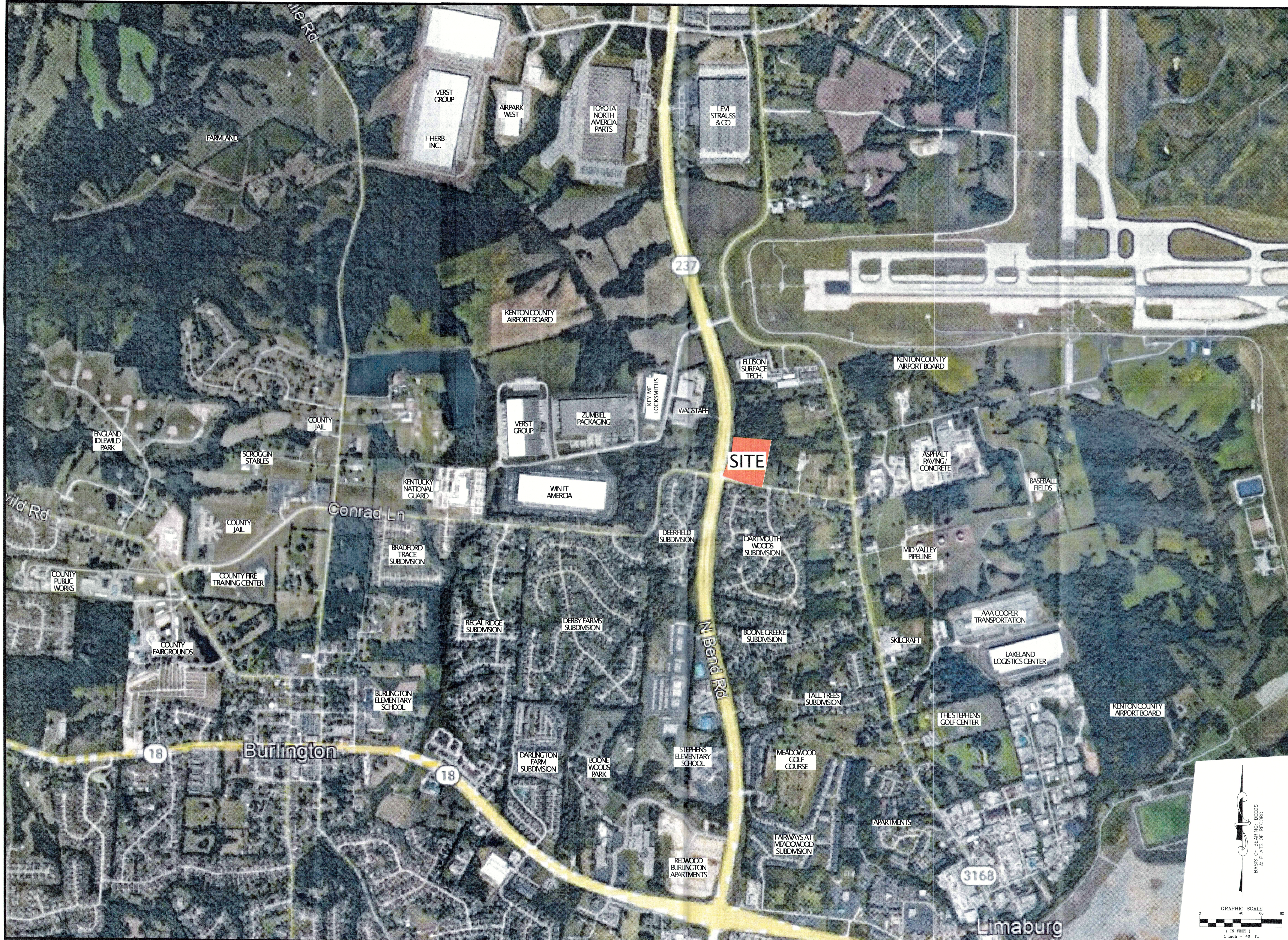
As you all are aware, Boone County has just completed a Mixed Use Path along the North Bend Road corridor which will allow our pedestrians and bicyclists safer travel in the area and connection to our wonderful Boone County recreational opportunities such as Boone Woods Park. Our hope is that our development will be a **community amenity** that will accentuate the use of this new path for the existing residents of Boone County and be a destination for families with a mix of uses that cater to their needs.

Furthermore, we have noticed a number of these facilities have utilized the conventional single-story Commercial/Industrial building type to house these facilities. So, our first phase of development includes what is described as a "Flex-Space" industrial building approximately 25,000 to 30,000 sf+/- that can be divided into separately leased space of 2,000-10,000 sf. This building can house a variety of uses including active recreation uses of pickleball, soccer, and athletic training along with the service uses of brewpub, coffee bar, bike shop, and restaurant. We see the end of the building towards the Multi Use Path being attractive to the bike shop, coffee bar, brewpub, restaurant user and will have attractive façade, outdoor patio area, and signage on the building for these uses.

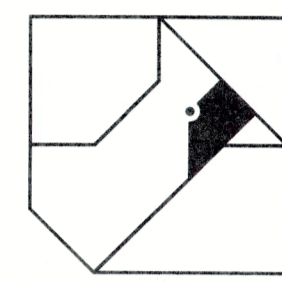
It is our hope that as these uses become known and the destination becomes more popular, we will be able to grow into phase 2 of the project. However, as you might imagine, this type of development is dependent upon the community's use of the facilities and comes with some risk in determining what community needs will be fulfilled. Therefore, we have envisioned the future use of the site to include the expansion of the active recreational uses that may include larger microbrewery/tap room, lighted outdoor field space for soccer, indoor soccer, sand or indoor volleyball, or potentially basketball training space.

We believe that our request is consistent with the 2040 Boone County Comprehensive Plan that the graphic shows this property as Industrial Use. As well, it should be noted that the Airport Board previously owned a portion of this land and placed a deed restriction on it prohibiting residential dwelling on the property. So, the existing RS zone is no longer appropriate for this site.

Thank you for your consideration of this project and your help in making this the **community amenity** that we are hoping for.



REVISIONS	DATE	#	ITEM

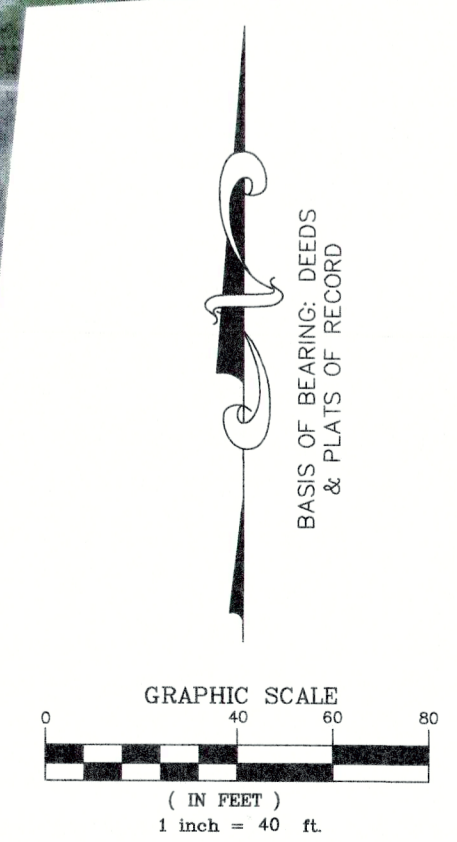


CARDINAL
 ENGINEERING
 LAND SURVEYING
 ONE MOCK ROAD
 WILDER, KENTUCKY 41071
 PHONE: (859) 581-9600
 FAX: (859) 581-9636

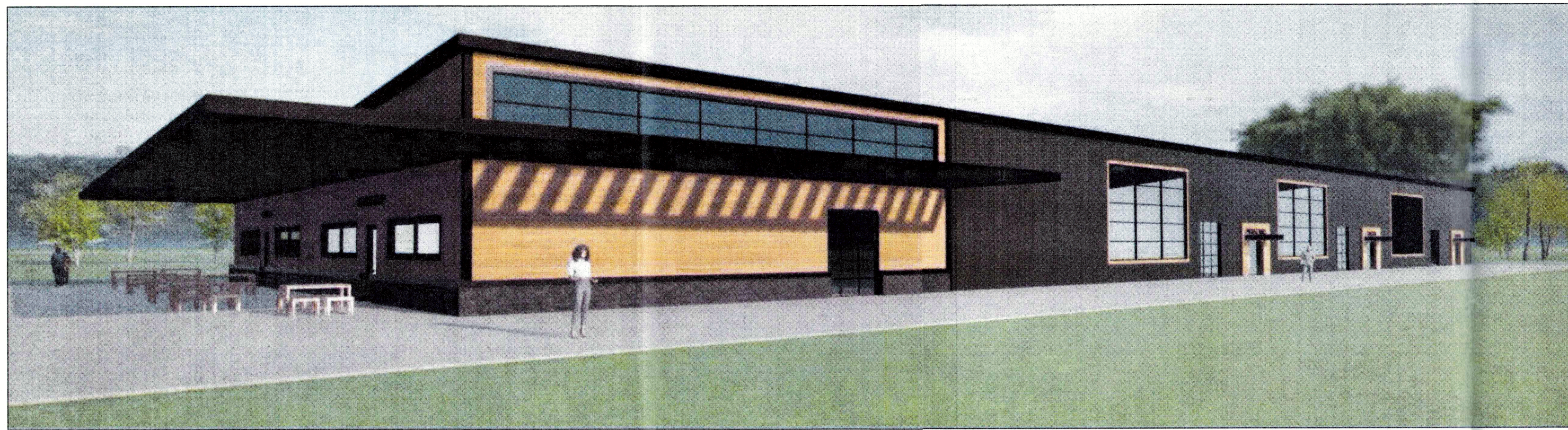
WEBSITE: <http://www.cardinalengineering.net>

PROJECT: CONRAD ZONE CHANGE PLAN
 1926 CONRAD LANE
 BURLINGTON, KY 41005

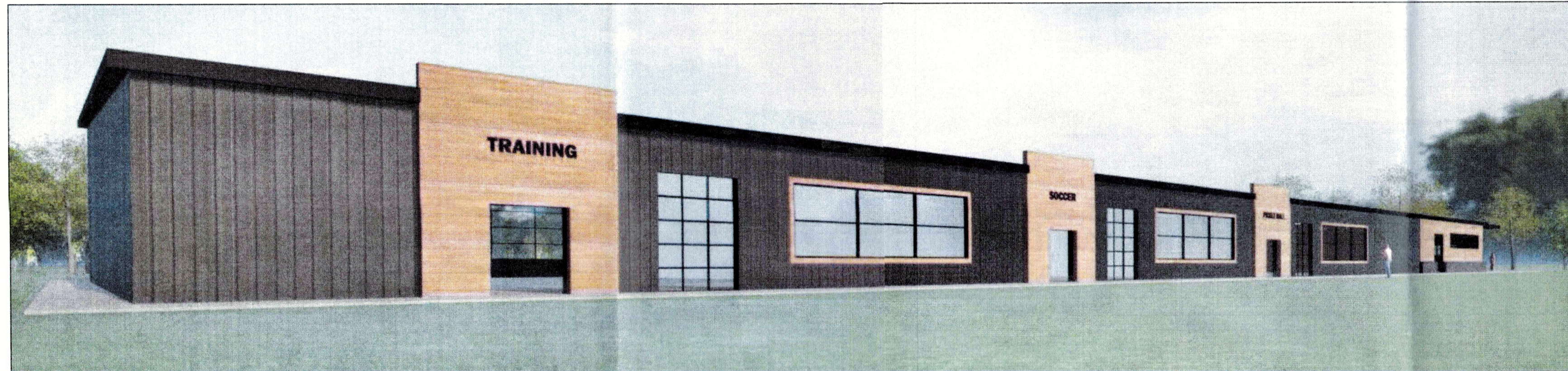
CLIENT: TRAUTH PROPERTY GROUP
 2529 RITCHIE AVENUE
 CRESCENT SPRINGS, KY 41017



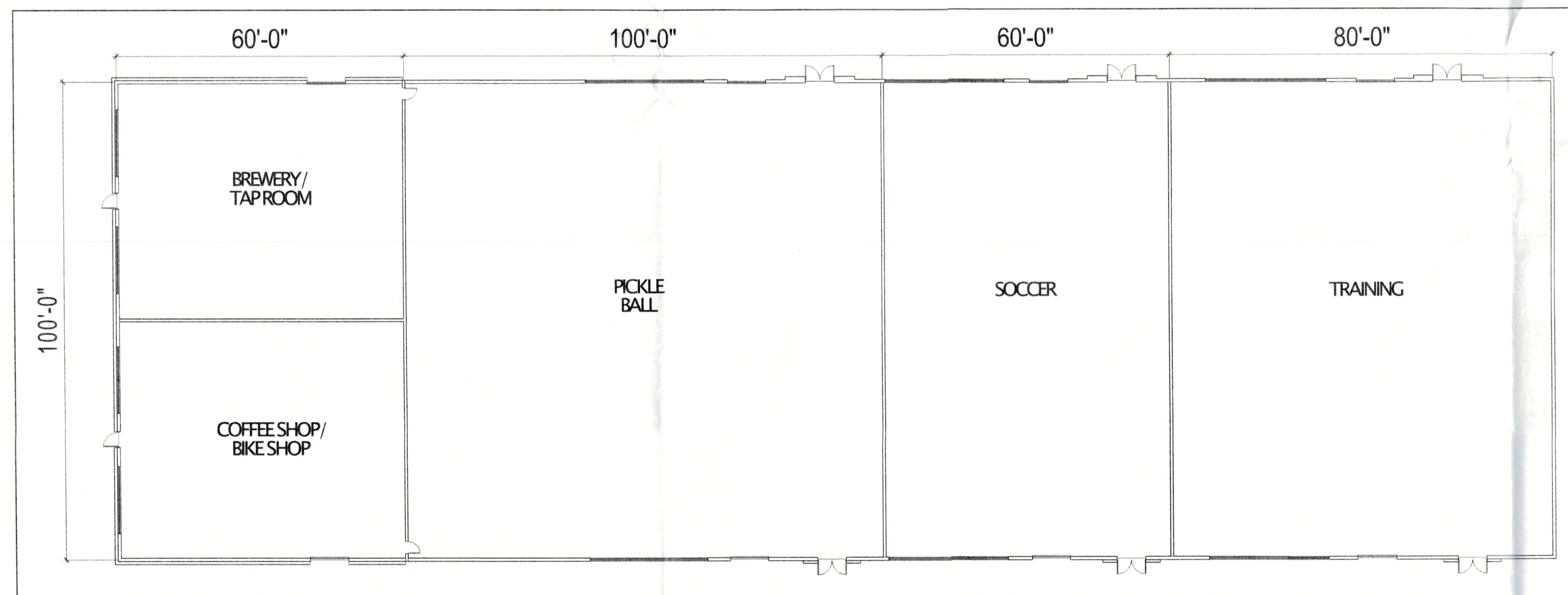
DRAWN BY:	BTL	SEAL
CHECKED BY:	DES	
PROJECT MANAGER:	DES	
PROJECT NO. 22-190		
SCALE 1" = 40'		
DATE 10/01/24		
AREA MAP		
SHEET		C-100



SOUTH FACADE ARCHITECTURAL RENDERING



NORTH FACADE ARCHITECTURAL RENDERING



BUILDING USE EXAMPLE



WEST END CAP FACADE ARCHITECTURAL RENDERING



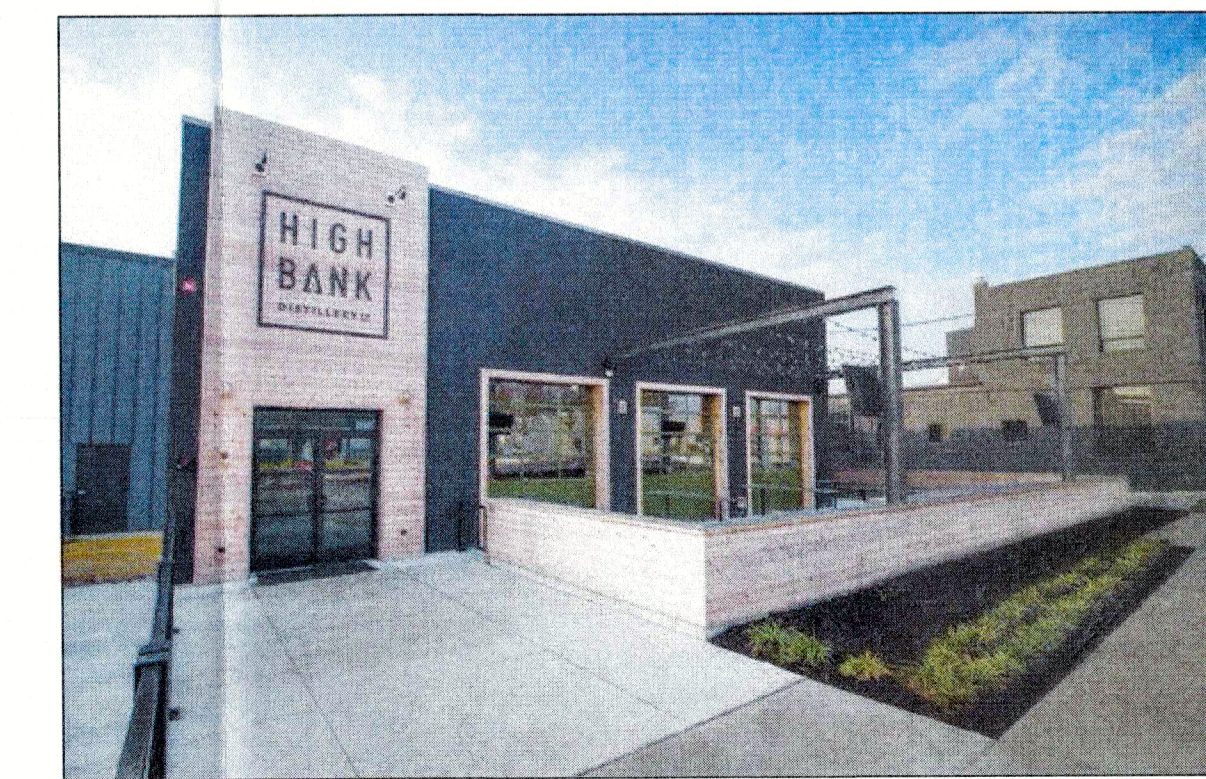
FLEX EXAMPLE



FLEX EXAMPLE

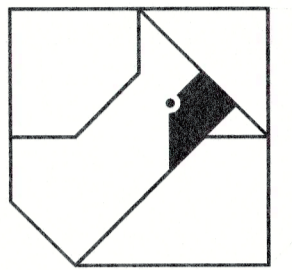


FLEX END CAP EXAMPLE



FLEX END CAP EXAMPLE

REVISIONS	DATE	#	ITEM



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

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

PROJECT: **CONRAD ZONE CHANGE PLAN**
1926 CONRAD LANE
BURLINGTON, KY 41005

CLIENT: **TRAUTH PROPERTY GROUP**
2529 RITCHIE AVENUE
CRESCENT SPRINGS, KY 41017

PROJECT:

CLIENT:

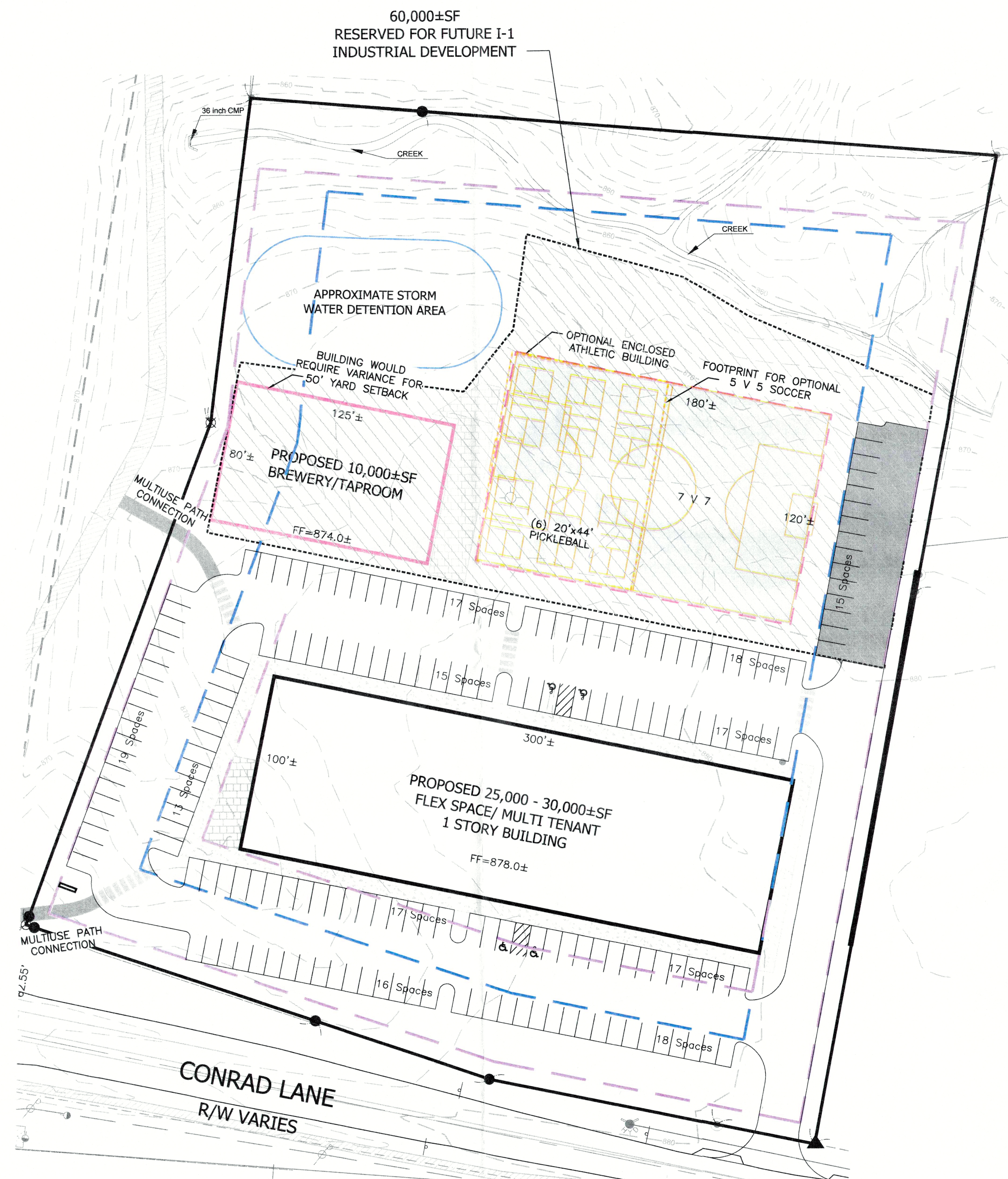
DRAWN BY: BTL
CHECKED BY: DES
PROJECT MANAGER: DES

SEAL

PROJECT NO. 22-190
SCALE 1" = 40'
DATE 10/01/24

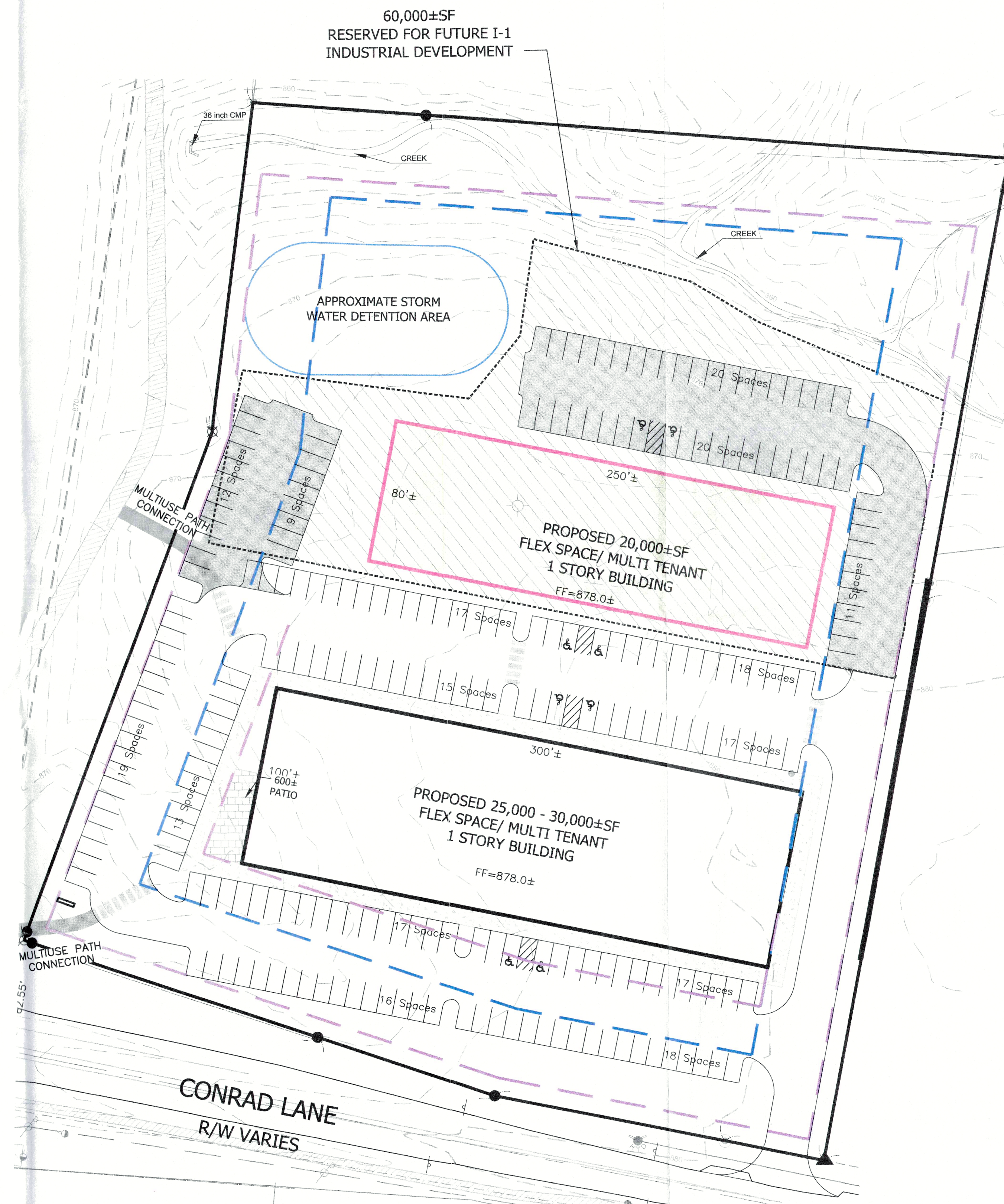
EXHIBIT - BUILDING DESIGN INSPIRATION

SHEET **C-500**



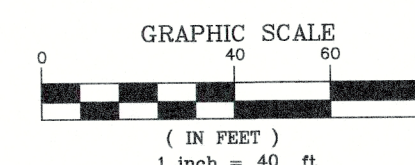
FUTURE EXHIBIT 1
 BREWPUB/ATHLETIC FIELD
 (BREW PUB & ACTIVE RECREATION USE)

T.B.M.
 Set R.R. Spike in North
 Face of Power Pole
 ELV=882.65'



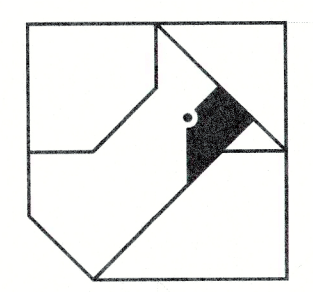
FUTURE EXHIBIT 2
 CONTRACTOR FLEX BUILDING
 (OFFICE & WAREHOUSE USE)

T.B.M.
 Set R.R. Spike in North
 Face of Power Pole
 ELV=882.65'



BASIS OF BEARING: DEEDS & PLATS OF RECORD

REVISIONS	DATE	#	ITEM



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DRAWN BY: SEAL
CHECKED BY: DES
PROJECT MANAGER: DES

PROJECT NO. 22-190
SCALE 1" = 40'
DATE 10/01/24

EXHIBIT -
FUTURE DEVELOPMENT

SHEET C-600



BREWERY + COFFEE SHOP ENTRANCE

CONRAD LANE
BURLINGTON, KY



VIEW OF SIDE FACING FUTURE DEVELOPMENT LOT

CONRAD LANE
BURLINGTON, KY



CLOSE-UP VIEW OF TENANT ENTRANCE

CONRAD LANE
BURLINGTON, KY



VIEW OF SIDE FACING CONRAD LANE

CONRAD LANE
BURLINGTON, KY

