

CONCEPT DEVELOPMENT PLAN  
BOONE COUNTY PLANNING COMMISSION

Seven (7) copies of submitted drawings are required

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

SECTION A: (To be completed by applicant)

1. Type of review (check one):
  - Concept Development Plan (includes Utilization of an Underlying Zone in a Planned Development)
  - Change in an Approved Concept Development Plan
  - Long Range Planning Committee Review (as stated in the Houston-Donaldson Study)
  - Long Range Planning Committee Review (as stated in the Union Town Plan)
  - Zone Change Committee Review of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
  - Zoning Administrator Review (as stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
  - Zoning Administrator Review (as stated in the Mall Road District Study)
  - Zoning Administrator Review (as stated in the I-275/Graves Road Interchange Study)
2. Name of Project: Connections: Skills for Life Inc.
3. Location of Project: 45 Cavalier Blvd. Florence KY 41042
4. Total Acreage of Project: 0.78/acre
5. Current Zoning of Property: C3-PD-CD
6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable):  
7/8/1986, 6/6/1995
7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission  Yes  No  
If yes, indicate the name of the study: \_\_\_\_\_
8. Proposed Use(s) (specify each use):  
See attached
9. Proposed Building Intensities (specify for each building):  
see attached
10. Have you submitted a Concept Development Plan:  Yes  No
11. Are you applying for any of the following (check all that apply):  
 Conditional Use Permit  Variance
12. Current Owner: KATHLEEN BISHOP  
Address: 853 Rosewood Dr.  
WILLIAMSBURG KY 41017  
City State Zip Code  
(Ed Voelker) - Applicant
- Phone Number: 419 305 1257 Fax Number: 859-486-6201
- Email: evoelker41@gmail.com
13. Applicant: Connections: Skills for Life, Inc. (Deb Geers)

Concept Development Plan  
Page 2

Address: 1580 TWIN RIDGE Independence KY  
Independence KY 41051  
City State Zip Code

Phone Number: 859 260 8394 Fax Number: \_\_\_\_\_  
Email: dgeers@nkyconnections.com

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

15. 866 829 2034A  
Deed Book Page Number Group Number

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

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

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

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

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

19. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:  
In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on JANUARY 16, 2025

Property Owner's Signature: Kathleen Bishop 10/28/2024, 01:11:23 PM EDT 2021859-640-2193  
EMAIL: kbishkj7@gmail.com

Applicant's Signature: Debra Geers

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

1. Date Received: 10/30/24 Fee Received: \$2336<sup>00</sup> Receipt #: 91558
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: *Laura Little*
6. Committee Chairperson: Janet Kegley
7. Scheduled Public Hearing Date: 12/4/24
8. Boone County Planning Commission Action: \_\_\_\_\_ Date of Action: 1/8/25

- Approved
- Approved with Conditions
- Denial
- Other

Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
Phone: 859-334-2196  
[plancom@boonecountky.org](mailto:plancom@boonecountky.org)  
[www.boonecountky.org](http://www.boonecountky.org)

# EXHIBIT

“A”

## STAFF REPORT

#2

Request of Deb Geers (applicant) for Kathleen Bishop (owner) for a Change in an Approved Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) zone for an approximate 0.88-acre area located at 45 Cavalier Boulevard, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow the existing building to be used for life learning skills, day care, medical, office, and other associated uses.

December 4, 2024

### REQUEST

- A. The submitted request is for a Change in an Approved Concept Development Plan for an approximate 0.88-acre area located at 45 Cavalier Boulevard. The proposal is to allow the existing building to be used for life learning skills, day care, medical, office, and other associated uses.

### PERTINENT SITE HISTORY

- 1983 A Zoning Map Amendment and Concept Development Plan was approved for a 48.67-acre tract between Burlington Pike and I-71/75. The site was part of the request and was rezoned from Urban Residential Two (UR-2) to Commercial Services (C-3).
- 1986 A Change in Concept Development Plan was conditionally approved which rezoned a 4.33-acre tract of land including the site from Commercial Services (C-3) to Commercial Services/Planned Development (C-3/PD). The site was identified as part of Parcel 10 and was designated for specialty retail.
- 1995 A Change in Concept Development was conditionally approved to allow the construction of an approximately 5,000 square foot medical office building on the undeveloped northwest part of the previously identified Parcel 10.
- 1995 A Major Site Plan was approved for a medical office building for pediatric services.

### APPLICABLE REGULATIONS

- A. Section 311 of the Boone County Zoning Regulations states that major amendments to the terms of an approved Zoning Map Amendment, including a Concept Development Plan, that involve substantial or significant changes in the development concept, uses, intensity, supplemental conditions of approval, or other plan elements of substantive effect must be submitted to the Planning Commission and shall conform to the procedure and requirements of Article 3.
- B. Section 1003.A of the Boone County Zoning Regulations states that the purpose of the Commercial Services district is to provide, control, and centralize those types of commercial activities which; a) depend on and generate high vehicular accessibility, visibility and traffic; and/or b) large outdoor single-purpose storage, display, and parking

areas and c) which do not fit the scale, character, trade area and general objectives of the other commercial districts in this article or the employment districts defined in Article 11. Such districts will generally be organized around regional or major community trade areas. Sites will be of suitable lands which can be appropriately buffered from surrounding urban uses. Districts will be located to have direct visibility from arterial roads. District facilities and plans should be organized to accomplish as much clustering of compatible uses, sharing of parking and access, signage, lighting, and other spaces and improvements as possible.

- C. Section 1500.A of the Boone County Zoning Regulations states that the PD District establishes a permissive, flexible and alternative zoning district and procedure for innovative, mixed use residential, commercial, industrial or other type developments or physical design proposals capable of providing substantial benefit to the community over the conventional districts and standards in these regulations, but requiring unique consideration, disposition, control and approval. Planned Development (PD) is a special overlay zoning district, which allows various types of land uses and densities in return for appropriate, flexible, creative and high-quality designs consistent with the standards and criteria of this article, including the adopted Comprehensive Plan. Its purpose is to allow development of the land uses on property identified as requiring an extra layer of review or regulation. It enables development of property consistent and coordinated with infrastructure and other appropriate land use factors based upon a proper review.
- D. Section 1506 of the Boone County Zoning Regulations provides for the following planned development criteria:
  - 1. Mixed Use Development and Pedestrian Orientation: Planned Developments shall generally have a mixed-use orientation (combination of differing types of residential, commercial, public or civic, and/or industrial uses) both within the development itself and relative to the relationship between the proposed planned development and adjacent sites. The additional intensity allowed in a Planned Development by Section 1501 shall only be permitted when a true mixed use and/or an amenity - oriented development with community and recreation facilities as described in this standard is provided.
  - 2. In general, Planned Developments shall have a pedestrian orientation, where it is possible to live, work, shop, and play in the same immediate vicinity without a required dependence on the automobile. This may be accomplished through the use of comprehensive pedestrian circulation networks including multipurpose paths and walks along main routes and open spaces such as stream corridors, between major destinations within the development and adjoining areas, secondary walk connections to the multi-purpose paths, the creation of a designed pedestrian environment including street trees in addition to other required landscaping, decorative street lights and other street furniture, and seating areas, and the use of integral curb walks where appropriate along streets. Disruptions in major paths due to street and drive intersections shall be minimal. Additionally in commercial areas, pedestrian orientation can be accomplished by placing buildings in close proximity to the street with parking areas to the side and rear of buildings, mixing uses within the same multi-story buildings, building entrances directly facing streets with reduced setbacks, architectural design which employs display windows, projecting signs, and awnings at street level, and designed outdoor seating

and gathering spaces at the street level. Each development proposal must demonstrate in detail how the project will be made walkable throughout.

3. **Compatibility of Uses:** Measures shall be taken to assure compatibility of land uses within a Planned Development itself and adjacent sites. Such measures may include the provisions of buffer zones, common open space areas and landscape features, transitional land uses, or a mixed-use development in which no specific type of land use is dominate. When applicable, the design methods recommended in the “Development Layout, Lot Sizes, and Setbacks” section of the Comprehensive Plan’s Land Use Element shall be employed. Compatibility measures/mitigation measures shall exceed the usual minimum standards of these regulations when needed to address impacts of the proposed development.

4. **Open Space:** Useable open space(s), in an amount over and above setback and buffer yard areas and open areas required by the underlying district, shall be provided. These spaces may be provided in the form of parks, plazas, arcades, commons, trails, sports courts or other athletic and recreational areas, outdoor areas for the display of sculptural elements, etc. Land reservations for community facilities may be considered in lieu of useable open space. The use of single loaded streets to provide multi-purpose paths, park areas, or to protect stream corridors, may be proposed for this purpose. Open Space areas are encouraged to have street frontage and visibility. Any site proposed to be publicly dedicated or donated for park or open space purposes shall comply with the appropriate legislative body’s requirements for acceptance of such dedications or donations.

5. **Multi-Modal Transportation System:** Planned Developments shall incorporate multi-modal transportation elements through the development, depending on the foreseeable needs of future residents and users of the site, and the relationship of the project site to the community at large. Such multi-modal elements may include provisions for mass transit stops or stations, carpooling lots, pedestrian and bicycle paths and lanes, bicycle parking areas, etc. Multi-modal facilities are encouraged to be combined with the pedestrian systems and open spaces described in Sections 1 and 4. Multi-modal facilities should connect to existing and future facilities that lie outside of the site.

6. **Preservation of Existing Site Features:** Existing topography, significant tree cover, tree lines along property lines, cemeteries, and water courses and water bodies shall be largely preserved and incorporated into the project design, where appropriate and consistent with the remainder of this article. The retention of such features may also fulfill portions of the requirements in Section 4 “Open Space” and Section 7 “Landscaping.”

7. **Landscaping:** Substantial landscaping shall be provided in a Planned Development with emphasis given to street scape areas, buffer zones, and the provision of significant landscaping (in terms of size of landscape areas, and quantity and quality of landscape materials) within the developed portions of the site. The use of landscape design guidelines is required for multi-phased projects. The retention of existing healthy, substantial trees should occur wherever possible. Properly designed street tree plantings may be permitted to fulfill some landscaping requirements as part of an overall amenity package.

8. Architecture: Sites which are subject to architectural requirements through adopted overlay districts or land use studies shall follow said requirements. For all other sites, a consistent architectural theme shall be provided in planned developments. The theme shall largely use traditional, regionally influenced architectural forms and elements and shall allow variations within it. Traditional styles such as Georgian, Federal, I-House, Cape Cod, Craftsman, Tudor, Queen Anne, Italianate, early 20th century commercial structures, and local farm structures may be used as models. Contemporary or transitional styles of comparable quality may also be considered. The architectural theme shall also relate to existing structures on the project site and adjacent sites, especially if such existing structures are historic.

9. For attached or multi-family residential developments and commercial or office developments, the predominant building materials shall have a solid appearance, such as could be achieved with brick, stone, and architectural grade cast concrete products designed to replicate natural materials. Roof designs shall have a finished appearance through the use of three-dimensional pitched roof forms with architectural grade roofing and/or the use of defined parapets with cornice lines. Long building facades and roof planes shall be interrupted through the use of three-dimensional jogs in the building footprint and secondary roof forms such as hips, dormers, and gables. Such buildings shall include architectural detailing for cosmetic enhancement, largely use natural colors, and use a consistent design treatment on all facades. The use of architectural guidelines or building prototypes is required for all multi-phased projects. Developments should be mixed-use in character with multi-level buildings where commercial services are proposed. Walkability must be planned for when locating commercial and residential uses in proximity to each other. Office and residential uses are strongly advocated above commercial uses in business districts to decrease dependence on the automobile.

10. Historic and Prehistoric Features: Historic and prehistoric features on the project site shall be retained, utilized, and incorporated into the overall project design if physically and economically feasible.

11. Signage: A consistent signage theme shall be provided within a Planned Development. Building mounted signs shall be the predominate signage on the project site. Freestanding signs shall be monument style and of a limited size and height. Signage shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors. The use of signage design guidelines is required for multi-phased projects.

12. Transportation Connections and Entry Points: The provision of transportation connections (street connections, pedestrian paths, multi-purpose trails, sidewalks, and bicycle facilities) shall be provided in all planned development unless physically unfeasible or unsafe. This shall include connections to adjoining properties and developments, and inter-connectivity within the development itself, and contain minimal use of cul-de-sacs or other dead-end types of streets only when necessary. Transportation connections shall account for the County's adopted Transportation Plan and any adopted bikeway and/or pedestrian plans. In addition, the various entry points (streets, paths, etc.) into a Planned Development shall be marked or otherwise defined through the use of landscaping, low-key signage on retaining walls, architectural or

sculptural elements, archways, markers, etc. Any structures used to demarcate entry points shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors.

13. Conformance with Comprehensive Plan: All Planned Developments shall conform to the provisions of the adopted Comprehensive Plan and take into account the limitations of existing or planned infrastructure.

14. Further, Concept Development Plan proposals within areas that are subject to a specific land use or corridor study shall be evaluated against the criteria or requirements of such study as well as the criteria in this section.

15. A Planned Development and its uses, buildings or structures shall be minimally subject to the supplemental performance and development standards of this order, unless superseded by any special requirements, conditions, variances or other particulars imposed by the Planning Commission during the concept or preliminary application and hearing phases described in this article. Such special conditions may include provisions governing, common open space, lands or facilities, disposition of open land, infrastructure provisions including any physical design and/or any other requirement found to be necessary, appropriate or desirable for the purposes of this district.

- E. Section 1509 of the Boone County Zoning Regulations states that the Planning Commission shall require that a Concept Development Plan be submitted for the development or redevelopment of property located in a Planned Development district. If the Concept Development Plan involves a zone change, then the proposal is subject to the criteria then the proposal is subject to the criteria in Section 308 as well as the provisions of this article. If the Concept Development Plan does not involve a zone change, or only involves uses that are permitted in the underlying district (formerly called a "Utilization of an Underlying District Within a Planned Development"), then the proposal is subject only to the provisions of this article. The contents of the Concept Development Plan submittal shall include the items listed in Section 303.

#### SITE CHARACTERISTICS

- A. The approximate 0.88-acre property is located on the south side of Cavalier Boulevard.
- B. The site has approximately two hundred forty (240) feet of frontage Cavalier Boulevard.
- C. The site is occupied by an approximately 6,000 square foot commercial building and concrete pavement providing approximately 43 off-street parking spaces.
- D. Access to the site is from a single curb cut onto Cavalier Boulevard.
- E. Topographically, the site has been graded for the existing building and parking areas.

#### ADJACENT LAND USES AND ZONING

- North, Across Cavalier Blvd: Multiple hotel properties, all zoned O-2/PD

- Southeast and East: A church, zoned PF/PD
- Southwest and West: A strip center housing several specialty medical offices, zoned O-2/PD

#### RELATIONSHIP TO COMPREHENSIVE PLAN

- A. Our Boone County – Plan 2040 “2040 Future Land Use Plan” designates the site for Commercial uses which is described as follows:
1. Commercial – Retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.
- B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:
1. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
  2. Promote quality of life amenities to retain current residents and attract new residents in order to have a stable and diversified population (Demographics Goal A, Objective 3).
  3. Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).
  4. Boone County businesses are developed in appropriate locations and are compatible with surrounding land uses (Economy, Goal B).
  5. Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well-maintained buffer spaces between the business use and other land uses (Economy Goal B, Objective 1).
  6. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).
- C. The following Future Land Use Development Guidelines from Our Boone County Plan 2040 relate to the application:
1. Developments in Boone County should begin with an assessment of existing site features to determine positive and useful attributes, as well as features that should or can be preserved (Land Use, Future Land Use Development Guidelines, Utilization of Existing Vegetation and Topography, page 95).
  2. Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks,

and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; where appropriate, existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact (Land Use, Future Land Use Development Guidelines, Buffering, page 95).

#### EXISTING CONCEPT PLAN

- A. The existing approved Concept Plan includes the following:
  - 1. Construction of a medical office building.
  - 2. Provision for landscape buffering along Cavalier Boulevard and the South property line.

#### PROPOSED CONCEPT PLAN

- A. The applicant is not proposing any changes to the site. The change is solely to the permitted use of the site within the existing Zoning district.
- B. The applicant has submitted a project narrative.
- C. An inter-departmental email was sent to the Boone County Building Department, Florence Fire Department, and the City of Florence requesting comments pertaining to the request. Comments from the City of Florence are included as an attachment.

#### STAFF COMMENTS

- A. No changes are being proposed to the exterior of the building, nor to the landscaping of the site.
- B. All of the uses being proposed by the applicant are principally permitted uses in the C-3 district, with the exception of Studios for artists, designers, photographers, musicians and sculptors.

#### CONCLUSION

- A. The request for the proposed change of concept development plan needs to be evaluated by the Boone County Planning Commission and Boone County Fiscal Court in terms of Articles 3 and 15 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area.

Respectfully submitted,



Lauren M. Elliott  
Planner

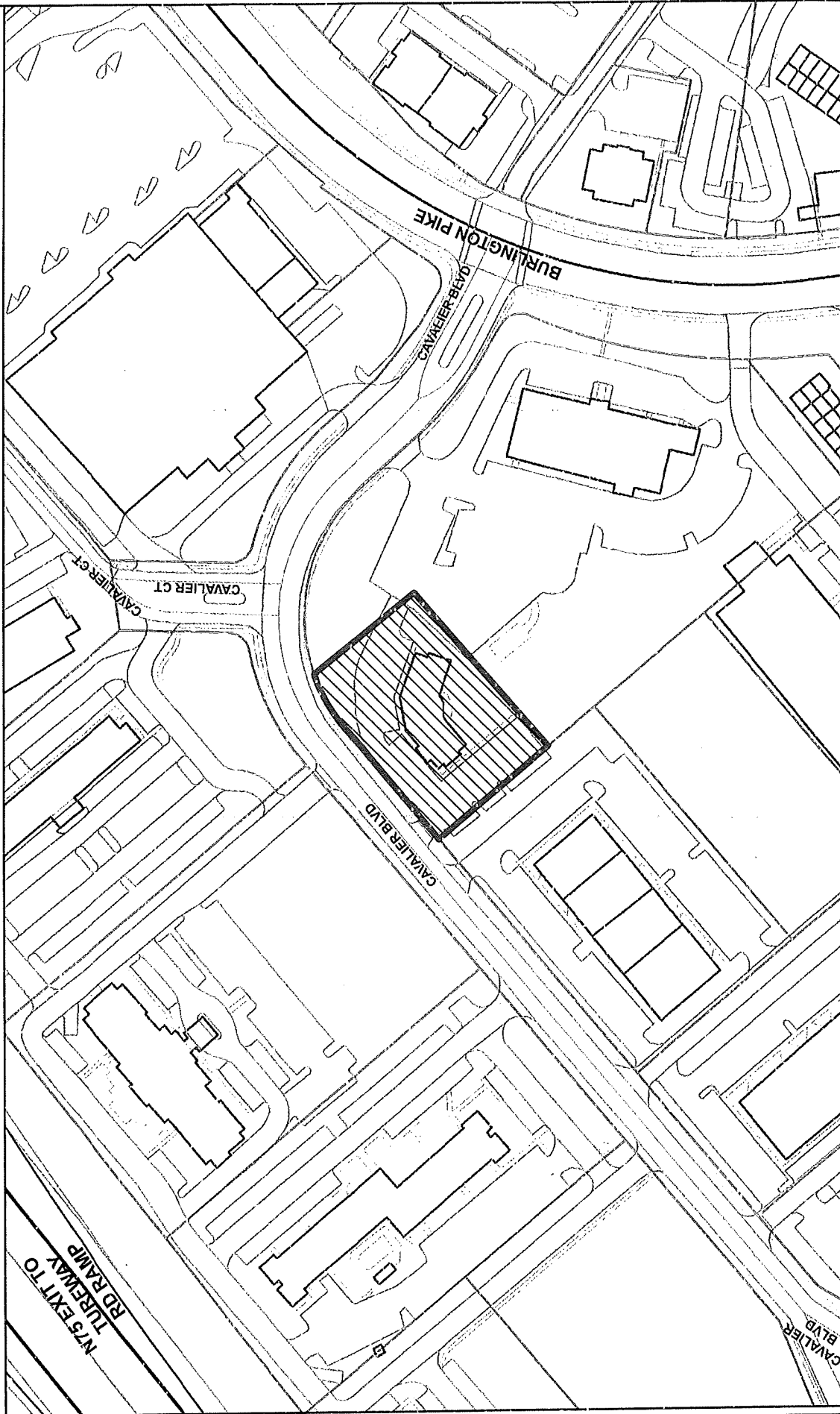
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Attachments:

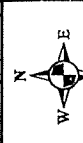
- \*Vicinity Map
- \*Aerial Map
- \*Zoning Map
- \*2040 Future Land Use Map
- \*Application
- \*Project Narrative
- \*Proposed Uses List
- \*Floor Plan
- \*Inter-Departmental Emails

# Boone County GIS Map

www.boonecountygis.com



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Feet  
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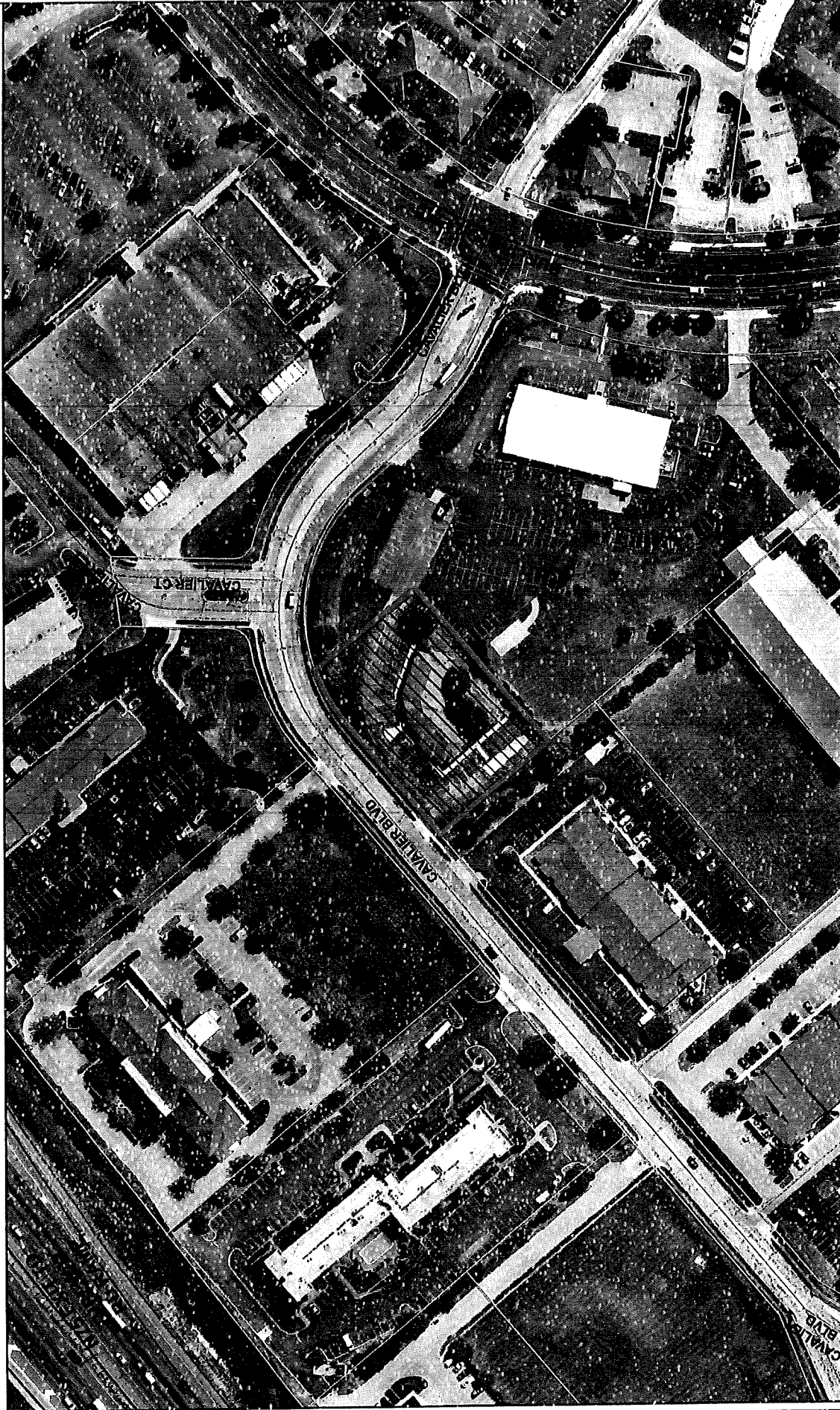
1 inch = 159 feet  
**Boone County GIS - Putting Northern Kentucky on the Map**



Map Generated: 3/28/2024

# Boone County GIS Map

[www.boonecountygis.com](http://www.boonecountygis.com)

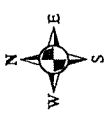


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Feet



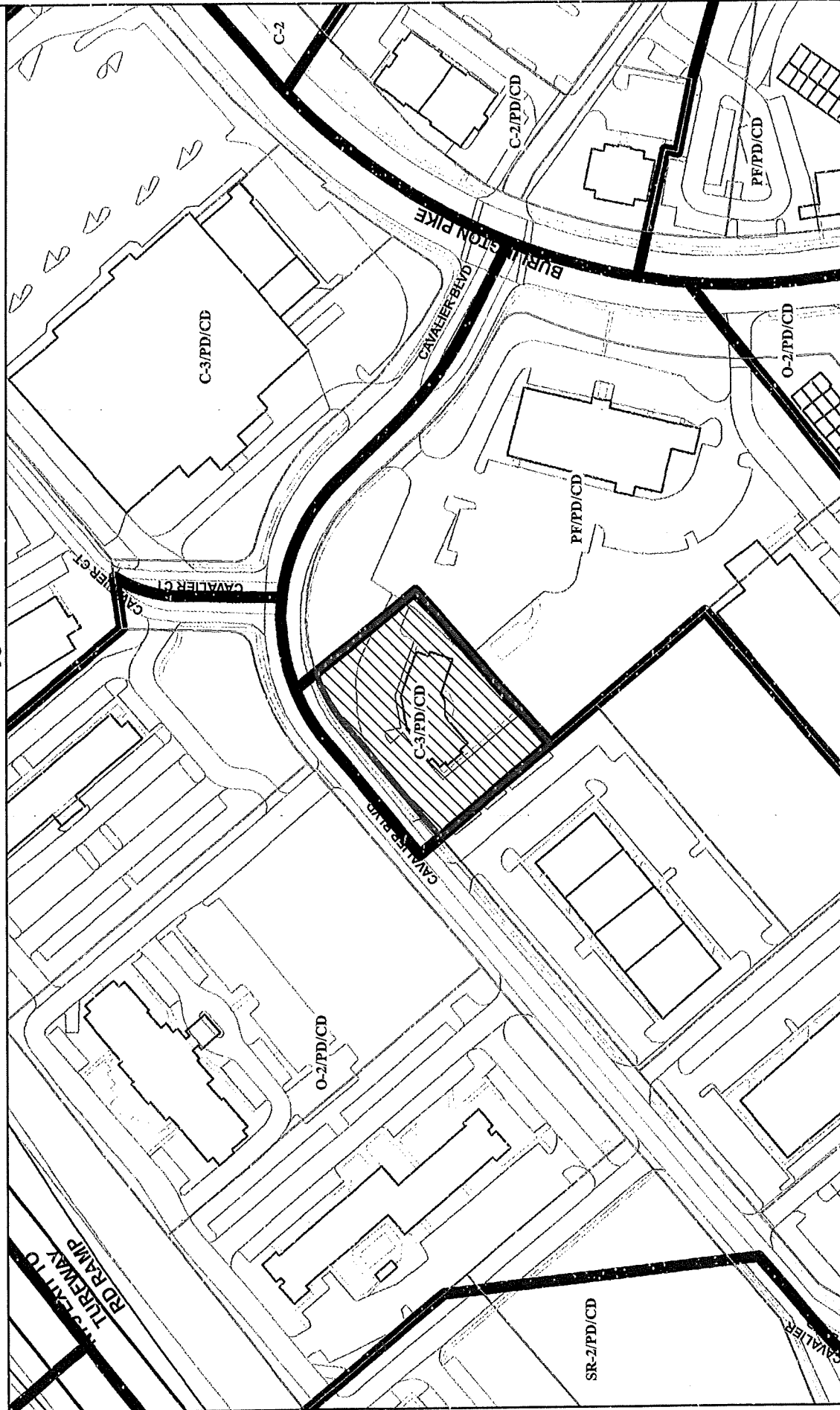
## Boone County GIS - Putting Northern Kentucky on the Map

Map Generated: 03/28/2024

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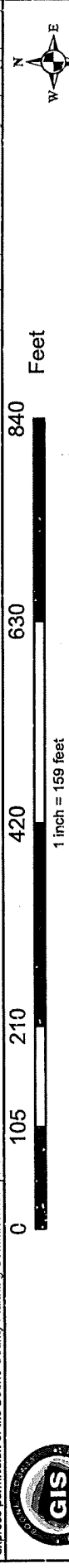
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## Boone County GIS - Putting Northern Kentucky on the Map



Map Generated 2/22/2024

# Boone County GIS Map

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Map Coordinate: 320267-0004

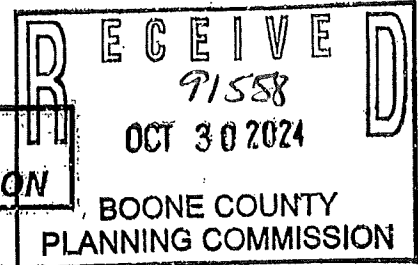


Feet



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

Aerial Base Map: .img



CONCEPT DEVELOPMENT PLAN  
BOONE COUNTY PLANNING COMMISSION

Seven (7) copies of submitted drawings are required

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WILLIAMSBURG KY 41017  
City State (Ed Voelker) - Applicant Zip Code  
Phone Number: 419 305 1257 Fax Number: 859-486-6201  
Email: e.voelker71@gmail.com
13. Applicant: Connections: Skills for Life Inc. (Deb Geers)

Address: 1580 Twin Ridge Independence Ky  
Independence KY 41051  
City State Zip Code

Phone Number: 859 250 8394 Fax Number: \_\_\_\_\_

Email: dgeers@nkyconnections.com

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

15. 866 829 203/A  
Deed Book Page Number Group Number

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| <input type="checkbox"/> Boone County Public Works Department   | <input type="checkbox"/> Local School District                        |
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18. Concept Development Plan Jurisdiction/Location (check all that apply):  
 Unincorporated Boone  Florence  Walton  Union

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

In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on JANUARY 16, 2025

Call 859-640-2193

Property Owner's Signature: Kathleen Bishop 10/26/2024, 01:11:23 PM EDT EMAIL: bishkj7@gmail.com

Applicant's Signature: Debra Geers

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

1. Date Received: 10/30/24 Fee Received: \$2336<sup>00</sup> Receipt #: 91558
2. Number of Copies Received: \_\_\_\_\_
3. Has the following been submitted (check all that apply):
  - Completed Application
  - Concept Development Plan
  - Legal Description
  - Names and Mailing Addresses of Adjacent Property Owners
4. Date the application is Administratively Complete (as defined in KRS 100.211): \_\_\_\_\_
5. Staff Reviewer: \_\_\_\_\_
6. Committee Chairperson: \_\_\_\_\_
7. Scheduled Public Hearing Date: \_\_\_\_\_
8. Boone County Planning Commission Action: \_\_\_\_\_ Date of Action: \_\_\_\_\_
  - \_\_\_\_\_ Approved
  - \_\_\_\_\_ Approved with Conditions
  - \_\_\_\_\_ Denial
  - \_\_\_\_\_ Other

Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
Phone: 859-334-2196  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

## Program Description:

Connections: Skills for Life is a non-profit facility dedicated to serving individuals aged 11 to 21 with high-functioning autism. Connections offers a welcoming environment where members and their families can collaborate with certified educators, speech pathologists, social workers, and community volunteers to learn, apply, and maintain vital communication and social skills through the PEERS (Program for the Education and Enrichment of Relational Skills) program.

Our approach focuses on empathy, empowerment, and education, providing teens and young adults with a safe space to acquire the skills necessary to become active members of their communities. We aim to equip them with the tools needed for integration into the workplace, home life, social settings, and independent living.

The facility will operate as an after-school program from Monday to Saturday, approximately from 9 AM to 9 PM, depending on the scheduled events, which will be published several months in advance. Members are expected to attend weekly for skills training, and registration will be required.

In addition to skills training, we will host social events for teens, young adults, and their families. Activities and training will primarily take place indoors, though we will also utilize outdoor spaces for various activities and gatherings.

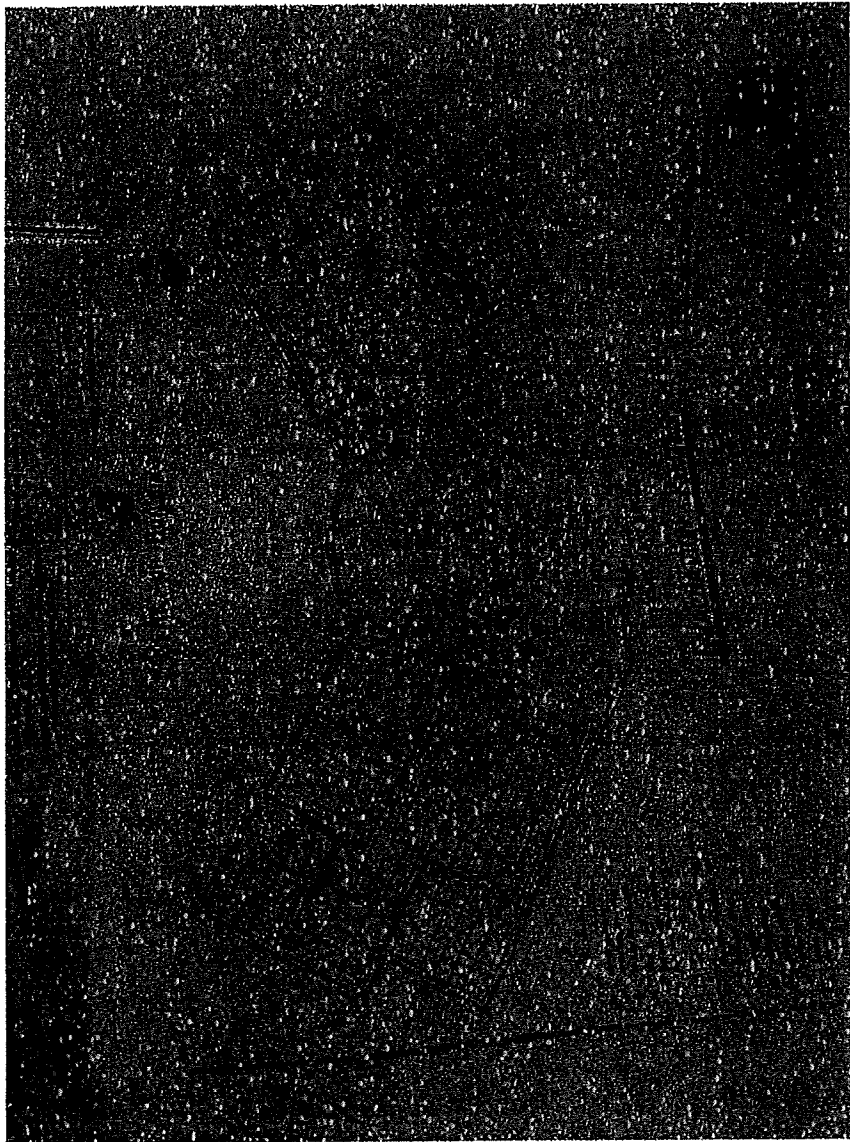
Proposed Uses for:

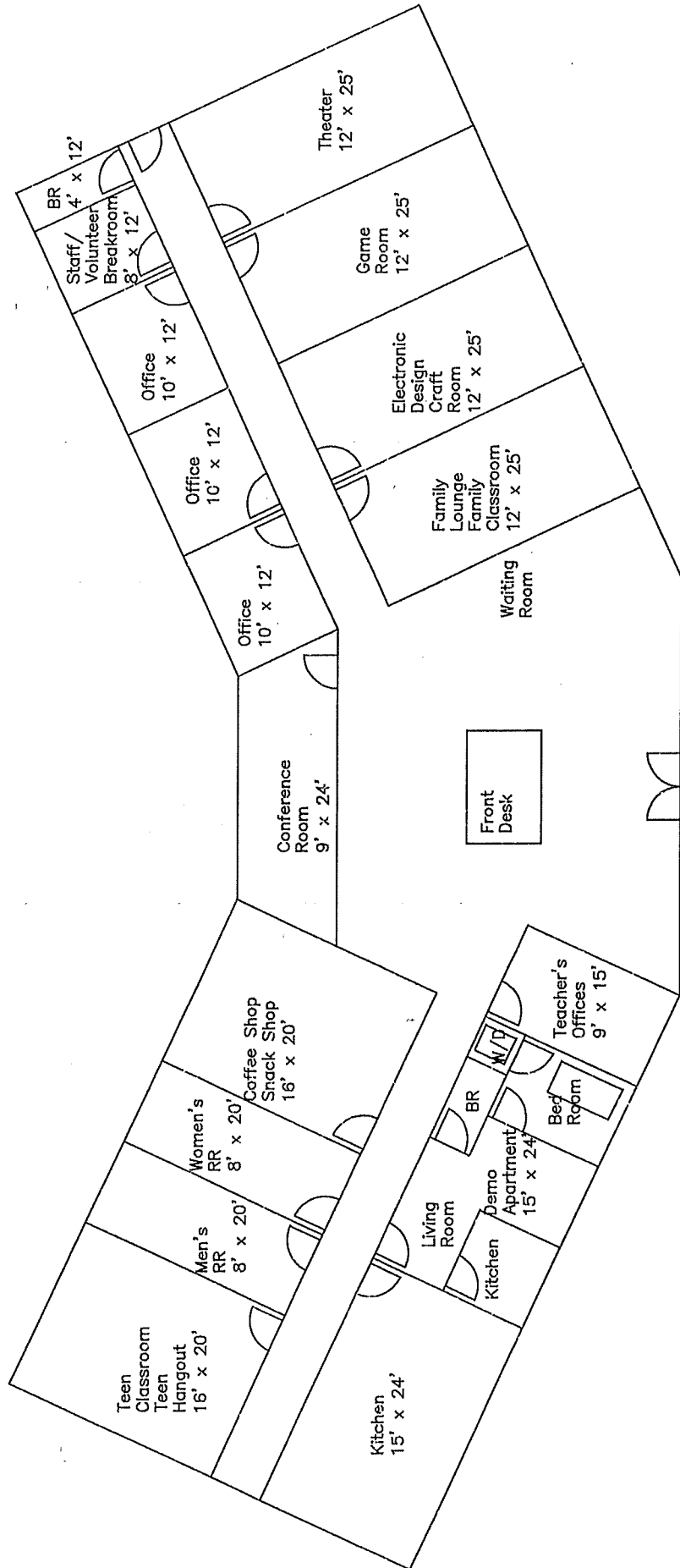
45 Cavalier Blvd  
Florence, KY 41042

- Art gallery
- Business support services
- Convention facility – With Approved Parking
- Financial services – Office Oriented with any Drive Through Facilities would approved by City of Florence
- Medical, dental, or opticians
- Office
- Personal service – Excluding laundromats and dry cleaners
- Studios for artists, designers, photographers, musicians and sculptors
- Veterinary animal hospital or clinic – with the condition that animals staying overnight are under a vet's care (no boarding, training, or kenneling).
- Business and trade school
- Day care center – outdoor play area would need to be defined and approved by the City of Florence
- Religious assembly

## Floor Plan

45 Cavalier Boulevard, Florence, KY 41042  
This listing is Pending Listed for \$895,000 MLS # 623485





## Lauren Elliott

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**From:** Todd Morgan <todd.morgan@florence-ky.gov>  
**Sent:** Friday, November 22, 2024 12:08 PM  
**To:** Lauren Elliott  
**Subject:** RE: 45 Cavalier Blvd - Change of Concept Development

### EXTERNAL MESSAGE

Lauren,

The City of Florence has the following comments regarding the application:

- A. City of Florence Staff supports the Connections: Skills for Life business occupying the building but would like to applicant to address the following issues:
1. The program description indicates the facility will operate as an after-school program but lists the hours from Monday to Saturday, from 9 AM to 9 PM.
  2. Why is a bedroom needed? I will be sending you a separate email from Randy Childress, with Florence/Fire EMS, regarding the bedroom.
  3. Explain what activities could occur at outdoor events.
  4. Parking should be analyzed.
    - The submitted plans and Boone County G.I.S. show that 43 parking stalls exist on site.
    - What is the maximum number of Staff and/or volunteers that could be on-site at any given time?
    - What is the maximum number of members and/or family members that on-site at any given time?
    - The floor plans show classrooms. How many seats will be in each classroom?
    - How many people could attend a social event?
    - How often will events occur? Could on-site parking be modified/reduced if there are outdoor activities?
- B. Applicant's list of other potential uses if Connections: Skills for Life were to vacate the building:
- Art gallery – no comment.
  - Business support services – no comment.
  - Financial services – any proposal to add a drive through should be evaluated through the Change in Approved Concept Development Plan application process.
  - Medical, dental, or opticians – no comment.
  - Office uses – no comment.
  - Personal services – Parking would need to be verified through the Tenant Finish Permit application process.
  - Studios for artists, designers, photographers, musicians, and sculptors – no comment.
  - Veterinary animal hospital or clinic with condition that animal staying overnight are under a vet's care (no boarding, training, or kenneling) – no comment.
  - Business and trade school – Parking would need to be verified through the Tenant Finish Permit application process.
  - Day care center – no comment.

- Religious assembly - Parking would need to be verified through the Tenant Finish Permit application process.

C. See the 11/11/24 email from Randy Childress.

D. Recommended conditions

1. Any proposal to add other future uses that were not defined by the applicant shall be evaluated through the Change in Approved Concept Development Plan application process.
2. Any proposed accessory drive through use shall be evaluated through the Change in Approved Concept Development Plan application process.

Thank you,

Todd K. Morgan, AICP  
Director of Community Development  
City of Florence  
(859) 647-8147

**From:** Lauren Elliott <lelliott@boonecountyky.org>  
**Sent:** Tuesday, November 12, 2024 12:38 PM  
**To:** Todd Morgan <todd.morgan@florence-ky.gov>  
**Subject:** RE: 45 Cavalier Blvd - Change of Concept Development

Here is everything I have from the applicants!

**From:** Todd Morgan <todd.morgan@florence-ky.gov>  
**Sent:** Tuesday, November 12, 2024 11:57 AM  
**To:** Lauren Elliott <lelliott@boonecountyky.org>  
**Subject:** RE: 45 Cavalier Blvd - Change of Concept Development

#### **EXTERNAL MESSAGE**

Lauren,

Can you send me a PDF copy of the application?

Thanks!

Todd K. Morgan, AICP  
Director of Community Development  
City of Florence  
(859) 647-8147

**From:** Lauren Elliott <lelliott@boonecountyky.org>  
**Sent:** Friday, November 8, 2024 4:42 PM  
**To:** Paul Stephenson <pstephenson@boonecountyky.org>; Mark Martin <mmartin@boonecountyky.org>; Mark Jacobs <markjacobs@bccdky.org>; Jenna LeCount <jlecount@boonecountyky.org>; Bridget Striker <bstriker@boonecountyky.org>; Joshua Hunt <Joshua.Hunt@Florence-KY.gov>; Todd Morgan <todd.morgan@florence-

[ky.gov>](mailto:Justin.Finke@Florence-KY.gov); Justin Finke <[Justin.Finke@Florence-KY.gov](mailto:Justin.Finke@Florence-KY.gov)>; Randy Childress <[Randy.Childress@Florence-KY.gov](mailto:Randy.Childress@Florence-KY.gov)>  
**Subject:** 45 Cavalier Blvd - Change of Concept Development

Hello,

We are in receipt of a Change of Concept Development application for the subject site. The submitted concept drawing and applicable files have been attached.

Please review and let me know if you have any revision comments by Friday, November 22.

If you have no comments, please let me know as well.

**Lauren M. Elliott**

Planner, Boone County Planning Commission

[l Elliott@boonecountky.org](mailto:l Elliott@boonecountky.org)

859-334-2196

859-334-2264 (fax)

## Lauren Elliott

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**From:** Todd Morgan <todd.morgan@florence-ky.gov>  
**Sent:** Friday, November 22, 2024 12:09 PM  
**To:** Lauren Elliott  
**Subject:** FW: 45 Cavalier Blvd - Change of Concept Development

### EXTERNAL MESSAGE

**From:** Randy Childress <Randy.Childress@Florence-KY.gov>  
**Sent:** Monday, November 11, 2024 1:42 PM  
**To:** Todd Morgan <todd.morgan@florence-ky.gov>  
**Subject:** RE: 45 Cavalier Blvd - Change of Concept Development

Todd,

I have reviewed the change in concept for 45 Cavalier. I have no issues with the concept development but the proposed plan shows a bedroom. This will be a change of use for the building and would may require additional fire protection additions to the building if they intend for people to sleep at the facility.

**From:** Lauren Elliott <lelliott@boonecountyky.org>  
**Sent:** Friday, November 8, 2024 4:42 PM  
**To:** Paul Stephenson <Pstephenson@boonecountyky.org>; Mark Martin <mmartin@boonecountyky.org>; Mark Jacobs <markjacobs@bccdky.org>; Jenna LeCount <jlecount@boonecountyky.org>; Bridget Striker <bstriker@boonecountyky.org>; Joshua Hunt <Joshua.Hunt@Florence-KY.gov>; Todd Morgan <todd.morgan@florence-ky.gov>; Justin Finke <Justin.Finke@Florence-KY.gov>; Randy Childress <Randy.Childress@Florence-KY.gov>  
**Subject:** 45 Cavalier Blvd - Change of Concept Development

Hello,

We are in receipt of a Change of Concept Development application for the subject site. The submitted concept drawing and applicable files have been attached.

Please review and let me know if you have any revision comments by Friday, November 22.

If you have no comments, please let me know as well.

**Lauren M. Elliott**  
Planner, Boone County Planning Commission  
[lelliott@boonecountyky.org](mailto:lelliott@boonecountyky.org)  
859-334-2196  
859-334-2264 (fax)

**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 D. Schwartz, Director, Zoning Services  
Mr. Steve Lilly, PLS, GISP, Planner  
Ms. Lauren Elliott, Planner

Chairman Rolfsen introduced the second item on the Agenda at 8:19 p.m.

**CHANGE OF CONCEPT DEVELOPMENT PLAN, Lauren Elliott, Staff**

2. Request of **Connections: Skills for Life, Inc., per Deb Geers (applicant)** for **Kathleen Bishop (owner)** for a Change of Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) district, for an approximate 0.88 acre area located at 45 Cavalier Boulevard, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow the existing building to be used for life learning skills, day care, medical, office, and other associated uses.

Staff member, Lauren Elliott, referred to her PowerPoint presentation (see Staff Report). The 0.88 acre site is located on the south side of Cavalier Boulevard. The history of the site is explained on Page 1 of the Staff Report. A Change in Concept Development Plan was approved in 1995 for a 5,000 square foot medical office building. A Major Site Plan was approved in the same year for a medical office building for pediatric services. The site has 43 off-street parking spaces. The applicable zoning regulations are noted in the Staff Report. Ms. Elliott described the surrounding land uses and zoning which includes hotels, a church and a grocery store. The Future Land Use Map designates the site as Commercial (C). Pages 6 & 7 of the Staff Report includes sections from the Comprehensive Plan. Ms. Elliott showed photographs of the site and adjoining properties. No change to the exterior of the building are planned. The applicant submitted a Concept Development Plan showing the redesign of the interior of the building. The building will be used for life learning skills, day care, medical, office and other associated uses. In addition, the applicant has also provided a list of other uses in the event that the proposed uses are not viable at that location long term. That list and a project narrative are attached to the Staff Report. Comments from the City of Florence Staff and the Florence Fire Department are included.

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

Ms. Deb Geers, applicant, stated that Skills for Life, Inc. is an opportunity for high functioning autistic teens and young adults to come and learn how to make friendships and learn life skills. The individuals need a place to go build relationships and to practice social skills. There is a planned demonstration apartment but no one will be living there. The bed is used to teach individuals how to put sheets on a bed.

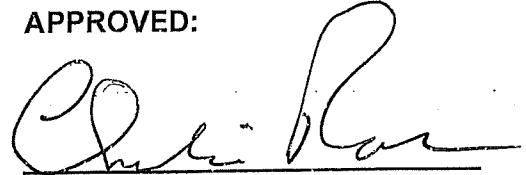
Mr. Ryan Voelker, 15560 Twin Ridge Way, stated that he is a parent to two teenagers on the spectrum of high functioning that don't have opportunities to speak to their peers. Ms. Geers explained that the facility would teach the kids in a non-school setting. Friendships would occur in this setting. There will be no more than 30 people in the building and 10 people per classroom. It is an after school program during the week and one Saturday per month.

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

Seeing no one else, Chairman Rolfsen asked if the Commissioners had any questions or comments? He suggested that the applicant consider adding some landscaping in front of the building. The outside appearance is just as important as the inside.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on December 18, 2024 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on January 8, 2025 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 8:29 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  
JANUARY 8, 2025  
7:00 P.M.**

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Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's January 8, 2025 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. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke  
Mrs. Jackie Steele, Secretary/Treasurer  
Mr. Tom Szurlinski  
Mr. Steve Turner

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Eric Richardson  
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  
Ms. Lauren Elliott, Planner

**APPROVAL OF THE MINUTES:**

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the December 18, 2024 Business Meeting. He asked if there were any comments or corrections?

**Mrs. Goetting moved to approve the Minutes as presented. Dr. Clark 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 December 5, 2024 and January 8, 2025.

**EXPENSES:**

Accounting Fees	2,072.08
Attorney Fees	4,800.00
Auto Expense	63.49
Consultant/Professional Svcs Fees	1,041.25
Filing Fees (CLURS)	450.00
GIS Operations	285.00
Legal Ads/Recruitment	747.13
Miscellaneous Expense	164.49
Office & Board Meeting Supplies	915.45
Office Equipment / Expense	307.02
Postage Expense	132.79
Professional Development	<u>400.00</u>

**TOTAL: \$ 11,378.70**

**SALARIES AND BENEFITS:**

FICA-BCPC Portion	\$ 8,780.28
Health/Dental/Life/LTD	21,424.20
Retirement – BCPC Portion	18,797.49
Salaries – Staff Expenses	120,715.40
Salaries – BCPC & BOA	<u>1,515.00</u>

**TOTAL: \$ 171,232.37**

**GRAND TOTAL: \$ 182,611.07**

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. Kegley 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. Lunnemann moved to defer the request until the February 5, 2025 Business Meeting. Mr. Szurlinski seconded the motion and it passed unanimously.** The next Committee Meeting for the request is scheduled for January 22, 2025 at 5:00 p.m.

**ZONING MAP AMENDMENT/CHANGE OF CONCEPT DEVELOPMENT PLAN/VARIANCES, Rick Lunnemann, Chairman, Michael Schwartz, Staff**

2. Request of **Brew Team KY, LLC, per Brian Evans (applicant)** for **George and Beverly Rawlings (owner)** for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Office Two (O-2) to Commercial Services (C-3) for an approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (2) a Change of Concept Development Plan for an approximate 0.3 acre portion of the approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (3) a Variance reducing the Buffer Yard A width along the easternmost boundary line from ten (10) feet to four (4) feet; and (4) a Variance reducing the one-way drive aisle width from twenty (20) feet to sixteen (16) feet. The request is for a zone change, change of concept development plan, and variances for the approximate 1.56 acre property located at 8109-8113 US 42, Florence, Kentucky, to allow for the development of a 510 square foot drive-through only coffee shop and a 280 square foot remote storage/cooler accessory structure.

Staff Member, Michael Schwartz read the Committee Report, which recommended approval of the Zoning Map Amendment and Variance 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 other Variance request of reducing the drive aisle width has been withdrawn. Mrs. Kegley, Mr. Lunnemann, Mr. Harper and Ms. Gulick voted in favor of the request. Action by the Board regarding the Variance will become final should the Zoning Map Amendment request be approved by the City of Florence.

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

Mr. Brian Evans, applicant, stated that he was available to answer any questions.

Seeing no further comment, **Mr. Lunnemann moved, by Resolution to the City of Florence to recommend approval of the Zoning Map Amendment, Change in Concept Development Plan and Variance based on the Committee Report, Findings of Fact and Conditions. Mrs. Kegley seconded the motion.** Chairman Rolfsen asked if there were any questions or comments?

Mr. Szurlinski commented that we have overlooked traffic on LaCresta Drive. At what point does it end? Mr. Lunnemann responded that is why the drive is exit only to LaCresta Drive. The applicant explained that if they didn't have an exit only to LaCresta Drive to a traffic signal, it would kill the project. The access on U.S. 42 is right turn in and out only.

Mrs. Kegley noted that at the busiest hour, most people will be making a right turn in only. When it is not as busy, people still need to turn left.

The applicant noted that the peak hours for business are 7:00 to 9:00 a.m. The rest of the day is pretty steady. Usually, it is 75 vehicles per hour vs 30-40 cars per hour. Mr. Evans explained that his group is trying to build 72 locations this year. It will be a June construction for the proposed site. The building is pre-manufactured. It takes 12 weeks to open the store from the start.

**Chairman Rolfsen asked for a vote on the original motion made by Mr. Lunnemann and seconded by Mrs. Kegley. The vote found Mr. Bessler, Dr. Clark, Mrs. Goetting, Ms. Gulick, Mr. Harper, Mr. Hincks, Mrs. Kegley, Mr. Lunnemann, Chairman Rolfsen, Mr. Schwenke, Mrs. Steele and Mr. Turner in favor of the request and Mr. Szurlinski against the request. The motion passes by a vote of 12-1.**

**CHANGE OF CONCEPT DEVELOPMENT PLAN, Janet Kegley, Chairwoman, Lauren Elliott, Staff**

3. Request of **Connections: Skills for Life, Inc., per Deb Geers (applicant) for Kathleen Bishop (owner)** for a Change of Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) district, for an approximate 8.8 acre area located At 45 Cavalier Boulevard, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow the existing building to be used for life learning skills, day care, medical, office, and other associated uses.

Staff Member, Lauren Elliott, read the Committee Report, which recommended approval of the Change in Concept Development Plan, based upon Findings of Facts and a Condition. The Committee voted 4-0 in favor of the request and the applicant has signed the Condition Letter and provided a landscaping plan.

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

Seeing no further comment, **Mrs. Kegley moved, by Resolution to the City of Florence to recommend approval of the Change in Concept Development Plan, based on the Committee Report and Findings of Fact and with one Condition. Mr. Szurlinski seconded the motion and it passed unanimously.**

**CHANGE OF CONCEPT DEVELOPMENT PLAN, David Hincks, Chairman, Steve Lilly, Staff**

4. Request of **SMJ International, on behalf of Tesla, per Aaron Adelman (applicant) for Meijer Stores Limited Partnership (owner)** for a Change of Concept Development Plan in an Office Two/Commercial Two/Planned Development/Houston Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) district for an approximate 0.16 acre portion of the approximate 22.48 acre lot located at 4990 Houston Road, Florence, Kentucky (Meijer). The request is for a Change of Concept Development Plan to allow for the expansion of electric vehicle charging stations.

Staff Member, Steve Lilly, read the Committee Report, which recommended approval of the Change in Concept Development Plan 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?

Seeing no further comment, **Mr. Harper moved, by Resolution to the City of Florence to recommend approval of the Concept Development Plan based on the Committee Report outlining Findings of Fact and Conditions. Mr. Schwenke seconded the motion and the motion passed unanimously.**

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

5. Request of **Walton City Council** to consider a Zoning Text Amendment to Section 505.3 (Use District Matrix), of the Boone County Zoning Regulations adding 'Small scale sales or leasing of new and used motor vehicles requiring the storage of no more than fifty (50) vehicles on the premises as a conditional use within the Commercial Two (C-2) district.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval of the Zoning Text Amendment based upon Findings of Fact and a Condition (see January 8, 2025 Committee Report). The Committee voted unanimously in favor of the request.

Seeing no further comment, **Mr. Lunnemann moved, by Resolution to the City of Walton to recommend approval of the Zoning Text Amendment based on the Committee Report as read. Mrs. Steele seconded the motion and it passed unanimously.**

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

6. Request of **Viox and Viox (applicant)** for **James W. and Jacqueline Turner (owners)** for a Zoning Map Amendment from Agriculture (A-1) and Suburban Residential One (SR-1) to Agricultural Estate (A-2) for an approximate 37 acre area located at 8369 Locust Grove Road, Boone County, Kentucky. The request is for a zone change to allow for the creation of two (2) additional building lots.

Staff Member, Steve Lilly, read the Committee Report, which recommended approval of the Zoning Map Amendment based upon Findings of Fact. The Committee voted 4-0 in favor of the request.

Chairman Rolfsen noticed that Mrs. Kegley signed the Committee Report but she did not mark a box for a vote. Mrs. Kegley confirmed that she intended to vote in favor of the request.

Seeing no further comment, **Mr. Lunnemann noted that the applicant did provide documentation that Annie Hill Lane provides legal access to the proposed lots. He moved, by Resolution to the Boone County Fiscal Court to recommend approval of the Zoning Map Amendments based on the Committee Report and the Findings of Fact. Mrs. Kegley seconded the motion.** Chairman Rolfsen asked about the condition of the road. Did the Committee discuss it? Mr. Lunnemann replied not in any detail since it was only 2 lots. Mrs. Kegley stated that 2 more landowners can help pay to maintain the road. **Chairman Rolfsen asked for a vote on the original motion made by Mr. Lunnemann and seconded by Mrs. Kegley. It passed unanimously.**

**NEW BUSINESS**

**CHANGE OF CONCEPT DEVELOPMENT PLAN/VARIANCES, Lauren Elliott, Staff**

7. Request of **Brew Team KY, LLC (applicant)** for **Massive 2.0, LLC (owner)** for a Change of Concept Development Plan and Variances in a Commercial Services (C-3) district, for an approximate 0.56 acre area lot located at 7303 Turfway Road, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow the development of a 543 square foot drive-through only coffee shop and a 277 square foot remote storage/cooler accessory structure. The Variances are to: (1) reduce the front yard setback from fifty (50) feet to thirty-seven (37) feet; and (2) reduce the Buffer Yard width from ten (10) feet to seven (7) feet along the west property line, five (5) feet along the south property line, and eight (8) feet along the east property line.

**CHANGE OF CONCEPT DEVELOPMENT PLAN, Steve Lilly, Staff**

8. Request of **Viox and Viox Inc, per Brock MacKay (applicant)** for **CCM LLC (owner)** for a Change of Concept Development Plan and Variance in a Commercial Services (C-3) district, for an approximate 6.7 acre area lot located at 10855 Dixie Highway, Boone County, Kentucky. The request is for a Change of Concept Development Plan to allow the construction of an approximate 6,400 square foot building addition and the construction of an approximate 28,500 square foot commercial building and an approximate 11,000 square foot commercial building. The Variance is to reduce the Buffer Yard A width along the south property line from ten (10) feet to zero (0) feet.

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

9. Request of **Steve Berling (applicant)** for **Corporex Parks of Kentucky LLC (owner)** for a Zoning Map Amendment from Rural Suburban (RS) to Commercial Two (C-2) for an approximate 2.8 acre area located at 1681 Erlanger Road, Boone County, Kentucky, and including those properties with the following Parcel Identification Numbers (PIDN's): 071.00-01-020.00, 071.00-01-021.00, 071.00-01-022.00, and 071.00-01-024.00. The request is for a zone change to allow for the construction of a 6,000 square foot restaurant and a 2,800 square foot restaurant with drive-through service.

**ZONING MAP AMENDMENT/CONDITIONAL USE PERMIT, Michael Schwartz, Staff**

10. Request of **Bluegrass Cannacare LLC (applicant)** for **NKH Investment LLC (owner)** for a Zoning Map Amendment from Commercial Two (C-2) to Commercial Services (C-3) and a Conditional Use Permit for an approximate 0.35 acre area located at 6809 Burlington Pike, Florence, Kentucky. The request is for a Zoning Map Amendment and Conditional Use Permit to allow the existing building to be occupied by a medical cannabis dispensary business.

**ZONING MAP AMENDMENT/CONDITIONAL USE PERMIT/VARIANCE, Michael Schwartz, Staff**

11. Request of **Arnold Consulting Engineering Services Inc (applicant)** for **Shree Laxmi Vishnu LLC (owner)** for a Zoning Map Amendment from Commercial Four (C-4) to Office Two (O-2), a Conditional Use Permit for a hotel, and a Variance for an approximate 3.7 acre area located along the east side of Frogtown Connector Road, between Richwood Road and Frontage Road, approximately six hundred (600) feet north of Richwood Road, and having Parcel Identification Numbers (PIDN's) of 075.00-00-102.00 and 075.00-00-102.13, Boone County, Kentucky. The request is for: (1) a Zoning Map Amendment to allow the development of a 73,275 square foot, four story, 109 room hotel and a future development area; (2) a Conditional Use Permit to allow a hotel in an O-2 district; and (3) a Variance reducing the Buffer Yard A width along a portion of Frogtown Connector Road from ten (10) feet to four (4) feet.

Mrs. Goetting moved to schedule the Public Hearings for Items #7,#8, #9, #10 and #11 on February 5, 2025 at 7:30 p.m. in the Fiscal Courtroom. Mr. Schwenke seconded the motion and it passed unanimously.

H. **EXECUTIVE DIRECTOR'S REPORT:**

No Report

I. COMMITTEE REPORTS:

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

Chairman Rolfsen complimented the County as well as three cities for doing a good job in removing snow in the past two days. It was a record snow amount in a short period of time. There were minimal disruptions.

J. CHAIRMAN'S REPORT: (Charlie Rolfsen)

Election of Officers for 2025 – Mr. Schwenke announced that the present officers wanted to serve another year in the same positions. The Nominating Committee is Mr. Schwenke and Mrs. Kegley. He asked if there was anyone else interested in being nominated? Mr. Wilson stated for the record, there are no nominations from the floor. **Mrs. Kegley moved to elect the current officers in the same positions for the year 2025.**

Charlie Rolfsen - Chairman  
Corrin Gulick - Vice-Chairwoman  
Jackie Steele - Secretary/Treasurer  
Steve Harper - Temporary Presiding Officer

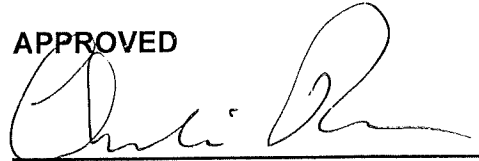
**Mr. Schwenke seconded the motion and is passed unanimously.**

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. Turner seconded the motion and it passed unanimously. The meeting was adjourned at 7:38 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:** Janet Kegley, Chair

**DATE:** January 8, 2024

**RE:** Request of Deb Geers (applicant) for Kathleen Bishop (owner) for a Change in an Approved Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) zone for an approximate 0.88-acre area located at 45 Cavalier Boulevard, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow the existing building to be used for life learning skills, day care, medical, office, and other associated uses.

**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 Change of Concept Development Plan based on the following findings of fact:

**FINDINGS OF FACT:**

1. The Committee concluded the request is in general agreement with the Boone County Comprehensive Plan for the following reasons:
  - A. The 2040 Future Land Use Map designates the site for Commercial (C) uses. This future land use classification is defined as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc." (pg. 98).

The submitted plan would allow several permitted uses that meet the above definition.
  - B. The proposal is in agreement with the following Goals and Objectives:
    - Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
    - Promote quality of life amenities to retain current residents and attract new residents in order to have a stable and diversified population (Demographics Goal A, Objective 3).
    - Provide appropriate services, housing, employment, and shopping

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

Connections: Skills for Life

January 8, 2024

Page 2

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

- Boone County businesses are developed in appropriate locations and are compatible with surrounding land uses (Economy, Goal B).
  - Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well-maintained buffer spaces between the business use and other land uses (Economy Goal B, Objective 1).
  - Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).
2. All of the uses being proposed by the applicant are principally permitted uses in the underlying C-3 district, with the exception of Studios for artists, designers, photographers, musicians and sculptors.
  3. 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. A site plan shall be submitted showing additional landscaping to be provided to the property to supplement what exists currently. At a minimum, the frontage along Cavalier Boulevard shall meet the requirements of a Buffer Yard A.

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

**ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE**

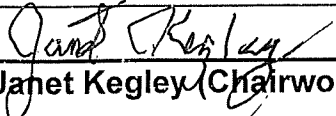
TO: Boone County Planning Commission  
FROM: Janet Kegley, Chairwoman  
DATE: December 18, 2024


REMARKS:

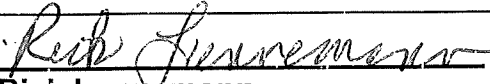
We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

**CHANGE OF CONCEPT DEVELOPMENT PLAN, Janet Kegley, Chairwoman, Lauren Elliott, Staff**

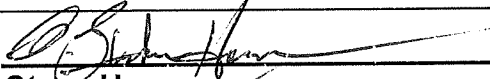
1. Request of **Connections: Skills for Life, Inc., per Deb Geers (applicant) for Kathleen Bishop (owner)** for a Change of Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) district, for an approximate 8.8 acre area located at 45 Cavalier Boulevard, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow the existing building to be used for life learning skills, day care, medical, office, and other associated uses.

  
\_\_\_\_\_  
**Janet Kegley (Chairwoman)**  
For Project  Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

  
\_\_\_\_\_  
**Corrin Gulick**  
For Project  Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

  
\_\_\_\_\_  
**Rick Lunnemann**  
For Project  Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

\_\_\_\_\_  
**Kathy Clark (Alternate)**  
For Project \_\_\_\_\_ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

  
\_\_\_\_\_  
**Steve Harper**  
For Project  Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

\_\_\_\_\_  
**Steve Turner (Alternate)**  
For Project \_\_\_\_\_ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

\_\_\_\_\_  
**David Hincks**  
For Project \_\_\_\_\_ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

\_\_\_\_\_  
**Jackie Steele (Alternate)**  
For Project \_\_\_\_\_ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_

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

**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Mrs. 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 D. Schwartz, Director, Zoning Services  
Mr. Steve Lilly, PLS, GISP, Planner  
Ms. Lauren Elliott, Planner

Chairman Rolfsen introduced the second item on the Agenda at 8:19 p.m.

**CHANGE OF CONCEPT DEVELOPMENT PLAN, Lauren Elliott, Staff**

2. Request of **Connections: Skills for Life, Inc., per Deb Geers (applicant)** for **Kathleen Bishop (owner)** for a Change of Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) district, for an approximate 0.88 acre area located at 45 Cavalier Boulevard, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow the existing building to be used for life learning skills, day care, medical, office, and other associated uses.

Staff member, Lauren Elliott, referred to her PowerPoint presentation (see Staff Report). The 0.88 acre site is located on the south side of Cavalier Boulevard. The history of the site is explained on Page 1 of the Staff Report. A Change in Concept Development Plan was approved in 1995 for a 5,000 square foot medical office building. A Major Site Plan was approved in the same year for a medical office building for pediatric services. The site has 43 off-street parking spaces. The applicable zoning regulations are noted in the Staff Report. Ms. Elliott described the surrounding land uses and zoning which includes hotels, a church and a grocery store. The Future Land Use Map designates the site as Commercial (C). Pages 6 & 7 of the Staff Report includes sections from the Comprehensive Plan. Ms. Elliott showed photographs of the site and adjoining properties. No change to the exterior of the building are planned. The applicant submitted a Concept Development Plan showing the redesign of the interior of the building. The building will be used for life learning skills, day care, medical, office and other associated uses. In addition, the applicant has also provided a list of other uses in the event that the proposed uses are not viable at that location long term. That list and a project narrative are attached to the Staff Report. Comments from the City of Florence Staff and the Florence Fire Department are included.

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

Ms. Deb Geers, applicant, stated that Skills for Life, Inc. is an opportunity for high functioning autistic teens and young adults to come and learn how to make friendships and learn life skills. The individuals need a place to go build relationships and to practice social skills. There is a planned demonstration apartment but no one will be living there. The bed is used to teach individuals how to put sheets on a bed.

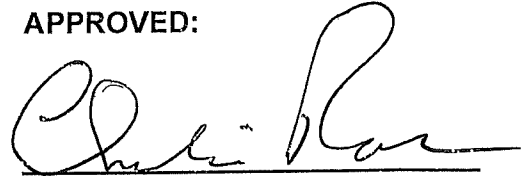
Mr. Ryan Voelker, 15560 Twin Ridge Way, stated that he is a parent to two teenagers on the spectrum of high functioning that don't have opportunities to speak to their peers. Ms. Geers explained that the facility would teach the kids in a non-school setting. Friendships would occur in this setting. There will be no more than 30 people in the building and 10 people per classroom. It is an after school program during the week and one Saturday per month.

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

Seeing no one else, Chairman Rolfsen asked if the Commissioners had any questions or comments? He suggested that the applicant consider adding some landscaping in front of the building. The outside appearance is just as important as the inside.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on December 18, 2024 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on January 8, 2025 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 8:29 p.m.

APPROVED:



Charlie Rolfsen  
Chairman

Attest:



Kevin P. Costello, AICP  
Executive Director

# SUPPORTING INFORMATION



## **BOONE COUNTY PLANNING COMMISSION**

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

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

Phone (859) 334-2196; Fax (859) 334-2264  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)

December 20, 2024

Deb Geers  
1580 Twinridge Way  
Independence, KY 41051

RE: Request of **Deb Geers (applicant)** for **Kathleen Bishop (owner)** for a Change in an Approved Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) zone for an approximate 0.88-acre area located at 45 Cavalier Boulevard, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow the existing building to be used for life learning skills, day care, medical, office, and other associated uses.

Dear Ms. Geers:

The following represents the recommended conditions of approval for the above referenced application as discussed by the Planning Commission's Zone Change/Concept Plan Committee at their December 18, 2024 meeting. If the property owner and developer agrees to the conditions, please so indicate by signing in the space provided at the end of this letter and return the original letter to the Planning Commission's office by Friday, January 3, 2025.

### CONDITIONS

1. A site plan shall be submitted showing additional landscaping to be provided to the property to supplement what exists currently. At a minimum, the frontage along Cavalier Boulevard shall meet the requirements of a Buffer Yard A.

Sincerely,

Lauren M. Elliott  
Planner, Zoning Services

LME/ss

Kathleen Bishop  
Kathleen Bishop (Owner)

12/30/2024  
Date

\_\_\_\_\_  
Deb Geers (Applicant)


\_\_\_\_\_  
Date

**AGREEMENT**

We, the property owner and applicant of the approximate 0.88 acre area located at 45 Cavalier Boulevard, Florence, Kentucky, agree to the conditions listed herein for the above referenced Change of Concept Development Plan.

\_\_\_\_\_  
Kathleen Bishop (Owner)

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Deb Geers (Applicant)

12-28-24  
Date

**CITY OF FLORENCE, KENTUCKY  
READING SUMMARY**

**ORDINANCE O-6-2025**

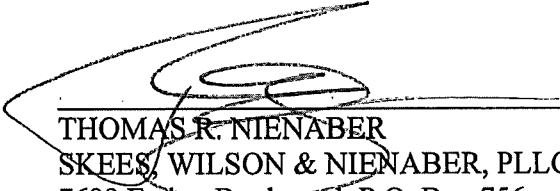
**AN ORDINANCE ADOPTING AND APPROVING A CHANGE OF CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL SERVICES/PLANNED DEVELOPMENT (C-3/PD) DISTRICT FOR AN APPROXIMATE 0.88 ACRE AREA LOCATED AT 45 CAVALIER BOULEVARD, FLORENCE, KENTUCKY, TO ALLOW THE EXISTING BUILDING TO BE USED FOR LIFE LEARNING SKILLS, DAY CARE, MEDICAL, OFFICE, AND OTHER ASSOCIATED USES. (CONNECTIONS: SKILLS FOR LIFE, INC.)**

The effect of this Ordinance is to allow a change of Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) District for an approximate 0.88 acre area located at 45 Cavalier Boulevard, Florence, Kentucky, to allow the existing building to be used for life learning skills, day care, medical, office, and other associated uses.

The full text of Ordinance O-6-2025 including its exhibits, is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Government Center, 8100 Ewing Blvd., Florence, Kentucky, during regular office hours.

**CERTIFICATION**

I hereby certify that the foregoing is a summary of the contents of Ordinance O-6-2025 and that it has been prepared by me on the 25<sup>th</sup> day of February 2025, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.



THOMAS R. NIENABER  
SKEES, WILSON & NIENABER, PLLC  
7699 Ewing Boulevard, P.O. Box 756  
Florence, Kentucky 41022-0756  
Phone: (859) 371-7407  
Fax: (859) 371-9872  
Email: [tnienaber@fuse.net](mailto:tnienaber@fuse.net)

**CITY OF FLORENCE, KENTUCKY  
ORDINANCE O-6-2025**

**AN ORDINANCE ADOPTING AND APPROVING A CHANGE OF CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL SERVICES/PLANNED DEVELOPMENT (C-3/PD) DISTRICT FOR AN APPROXIMATE 0.88 ACRE AREA LOCATED AT 45 CAVALIER BOULEVARD, FLORENCE, KENTUCKY, TO ALLOW THE EXISTING BUILDING TO BE USED FOR LIFE LEARNING SKILLS, DAY CARE, MEDICAL, OFFICE, AND OTHER ASSOCIATED USES. (CONNECTIONS: SKILLS FOR LIFE, INC.)**

**WHEREAS**, the City of Florence, Kentucky, is a member of the county-wide planning unit with a county-wide planning commission known as the Boone County Planning Commission, and

**WHEREAS**, the Boone County Planning Commission by Resolution No. R-25-002-A recommended approval for a change of Concept Development Plan, and

**WHEREAS**, the recommendation for approval by the Boone County Planning Commission is based upon certain findings and conditions attached to the Commission's Resolution, all of which have been reviewed by the City Council for the City of Florence, Kentucky.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:**

**SECTION I**

That the request of Request of Connections: Skills for Life, Inc., per Deb Geers (Applicant) for Kathleen Bishop (Owner) for a change of Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) District for an approximate 0.88 acre area located at 45 Cavalier Boulevard, Florence, Kentucky, to allow the existing building to be used for life learning skills, day care, medical, office, and other associated uses, shall be and is hereby approved. The zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be designated to reflect the approval of this change in the Concept Development Plan for this subject property.

The real estate which is the subject of this request is more particularly described in Exhibit "A," attached hereto and incorporated herein by reference. The zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be amended or changed to reflect the change in concept development plan for this subject property.

## **SECTION II**

The approval of this change in concept development plan is granted subject to the conditions, terms and provisions of the Boone County Planning Commission recommendation, including its Committee Report, made a part of that recommendation, a copy of that recommendation and Committee Report of the Boone County Planning Commission being attached, marked Exhibit "B" and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-25-002-A of the Boone County Planning Commission, including the exhibits referenced to that Resolution.

## **SECTION III**

This approval is granted based on the Findings of Fact made by the Boone County Planning Commission and contained within its recommendation that is attached and part of the Commission's Resolution No. R-25-002-A, marked Exhibit "B", and attached hereto.

## **SECTION IV**

In addition to those conditions set forth in the recommendation of the Boone County Planning Commission, this approval of the City of Florence, Kentucky, through its City Council, shall be and is hereby subject to the additional conditions that have been agreed to in writing by the property owner/applicant as shown on Exhibit "C", a copy of which is attached and incorporated herein by reference.

## **SECTION V**

If the approval for this change of concept development plan shall be held invalid, in whole or in part, by any Court of proper jurisdiction, that invalidity shall not affect the validity of any of the other zoning regulations, zoning map, or comprehensive plan provisions as they are severable from this Ordinance and are intended to have full force and effect regardless of any invalidity relating to this particular Ordinance.

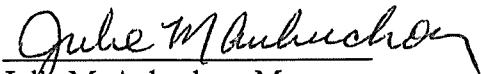
## **SECTION VI**

This Ordinance shall be published by posting on the City's internet website.

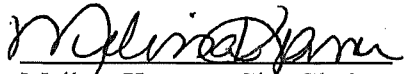
**PASSED AND APPROVED ON FIRST READING THIS 25<sup>th</sup> DAY OF FEBRUARY, 2025.**

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED  
THIS 11<sup>th</sup> DAY OF MARCH 2025.

**APPROVED:**

  
Julie M. Aubuchon, Mayor

**ATTEST:**

  
Melissa Kramer, City Clerk

**CITY OF FLORENCE, KENTUCKY**  
**PLANNING AND ZONING COMMITTEE**

**IN RE:** AGREED ADDITIONAL CONDITIONS - REQUEST OF DEB GEERS (APPLICANT) FOR KATHLEEN BISHOP (OWNER) FOR A CHANGE IN APPROVED CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL SERVICES/PLANNED DEVELOPMENT (C-3//PD) ZONE FOR AN APPROXIMATE 0.88-ACRE AREA LOCATED AT 45 CAVALIER BOULEVARD, FLORENCE, KENTUCKY. THE REQUEST IS FOR A CHANGE OF CONCEPT DEVELOPMENT PLAN TO ALLOW THE EXISTING BUILDING TO BE USED FOR LIFE LEARNING SKILLS, DAY CARE, MEDICAL, OFFICE, AND OTHER ASSOCIATED USES.

The Planning and Zoning Committee has recommended and the Applicant has agreed that the following additional condition shall apply to the request described above.

1. The following uses shall be permitted to occupy the building:
  - a. Life learning skills.
  - b. Art galleries.
  - c. Business support services.
  - d. Financial services but excluding drive through lanes.
  - e. Medical, dental, or optical clinics.
  - f. Offices.
  - g. Personal services except for laundromats and dry cleaners.
  - h. Studios for artists, designers, photographers, musicians, and sculptors.
  - i. Veterinary animal hospitals or clinics with the condition that animals staying overnight are under a veterinarian's care (boarding, training, or kenneling are prohibited).
  - j. Business or trade schools.

Agreed to this 18<sup>th</sup> day of February, 2025.

BY: Debra Geers  
(Applicant)

COUNTY OF Boone STATE Kentucky

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of February, 2025, by Debra Geers, the Executive Dir.; on behalf of the company.

Jamie Hoppe  
NOTARY PUBLIC, State at Large  
My Commission Expires: 4/19/26  
# KYNP49184

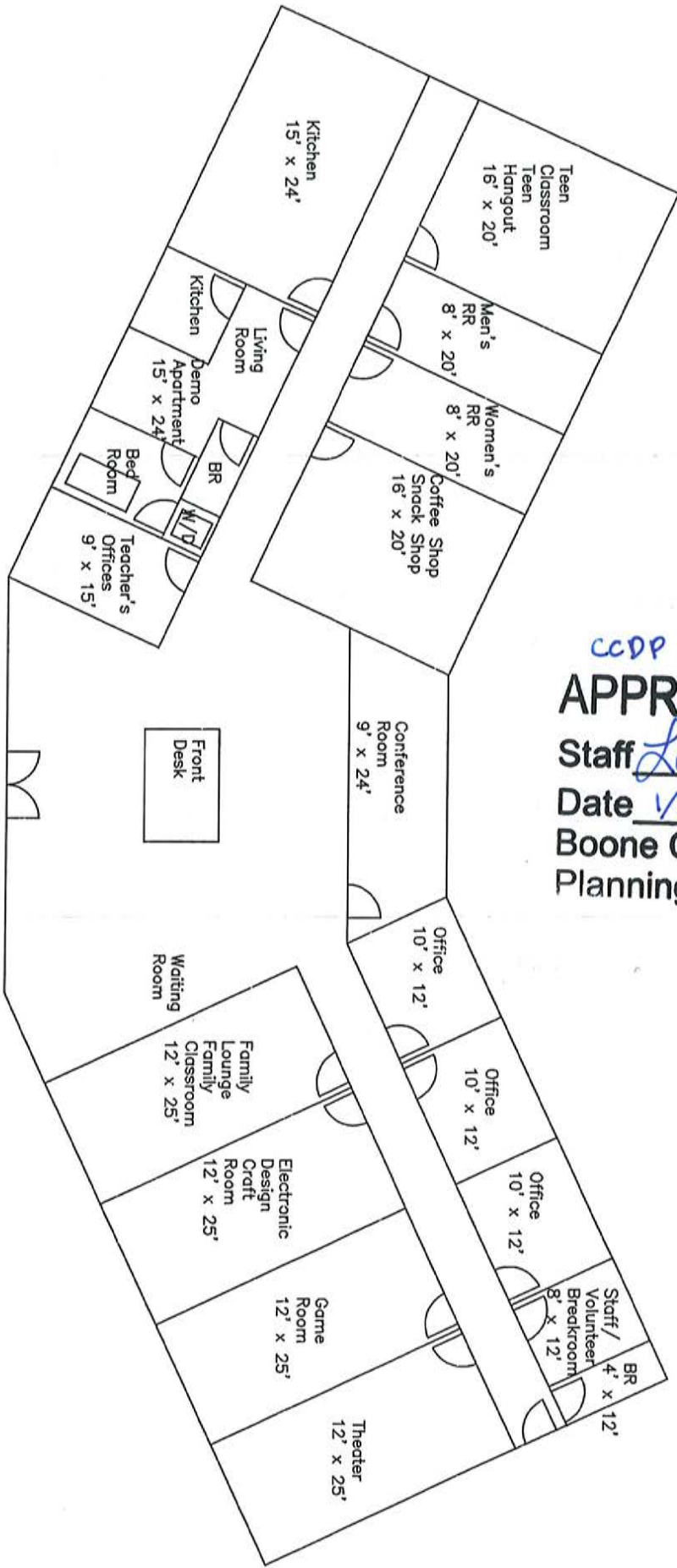
Agreed to this 17<sup>th</sup> day of February, 2025.

BY: Kathleen Bishop  
(Property Owner)

COUNTY OF Kenyon STATE Ky

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of February, 2025, by Kathleen Bishop, the owner, on behalf of the company.

Janece A. Vest  
NOTARY PUBLIC, State at Large  
My Commission Expires: 11-16-2028  
KYNP #16348



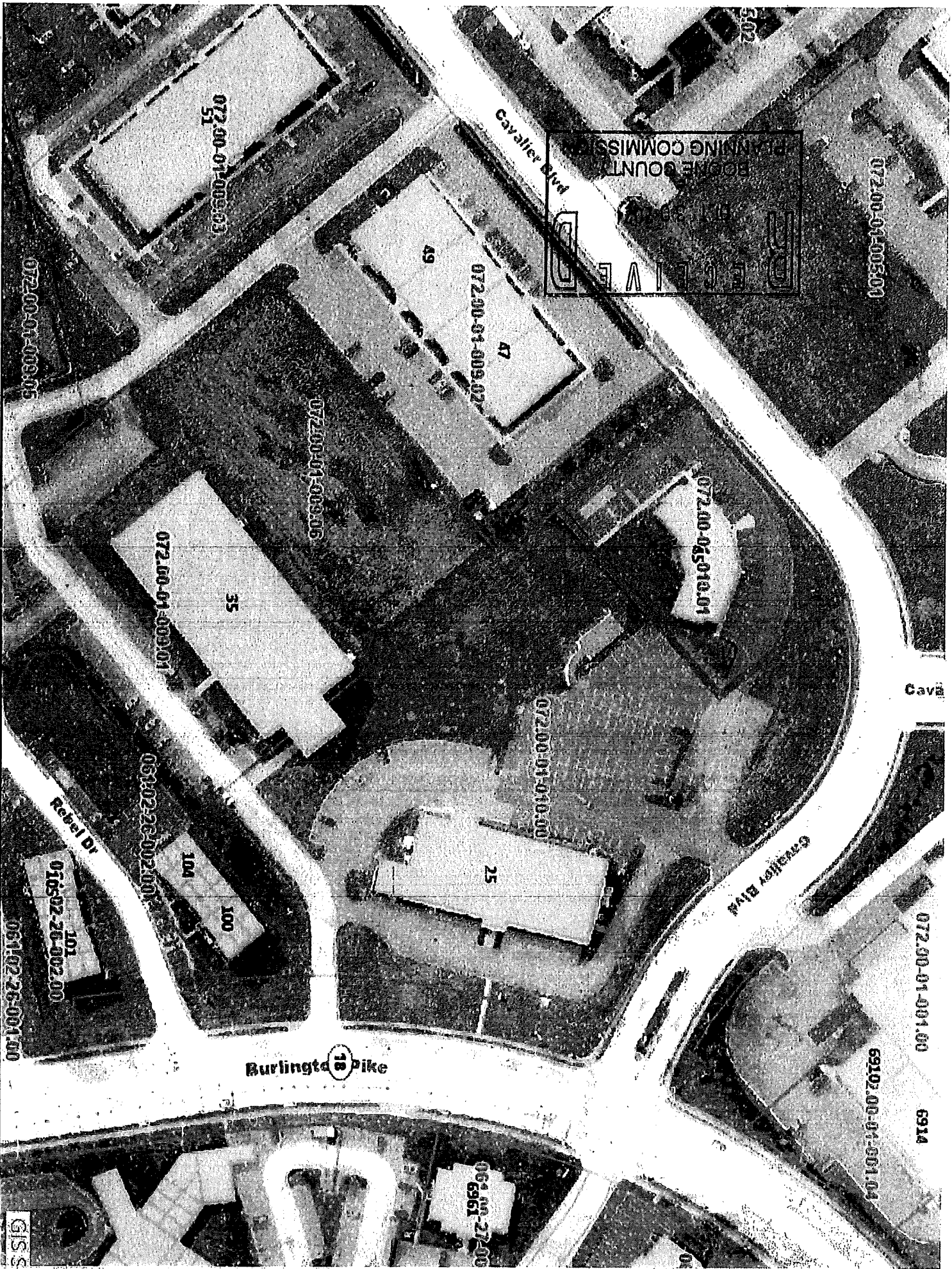
CCDP

**APPROVED**

Staff Laura [Signature]

Date 1/8/25

**Boone County  
Planning Commission**



RECEIVED  
BOONE COUNTY  
PLANNING COMMISSION

072.00-01-005.01

072.00-01-009.03  
51

072.00-01-009.05

49

072.00-01-009.02

47

072.00-01-009.06

072.00-02-010.01

072.00-01-000.01

35

072.00-01-010.00

Cavalier Blvd

Rebel Dr

061.02-26-002.00

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100

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Cavalier Blvd

072.00-01-001.00

Burlington Pike

691.02.00-01-001.04

6914

069.00-27-00  
6961

GIS

Proposed Uses for:

45 Cavalier Blvd  
Florence, KY 41042

- Art gallery
- Business support services
- Convention facility – With Approved Parking
- Financial services – Office Oriented with any Drive Through Facilities would approved by City of Florence
- Medical, dental, or opticians
- Office
- Personal service – Excluding laundromats and dry cleaners
- Studios for artists, designers, photographers, musicians and sculptors
- Veterinary animal hospital or clinic – with the condition that animals staying overnight are under a vet's care (no boarding, training, or kenneling).
- Business and trade school
- Day care center – outdoor play area would need to be defined and approved by the City of Florence
- Religious assembly