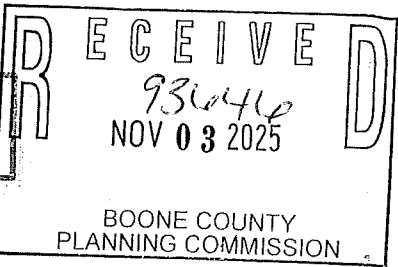


**CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION**



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: Dr. Michael K. Redman
3. Location of Project: 7276 Burlington Pike Florence KY 41042
4. Total Acreage of Project: 0.45
5. Current Zoning of Property: C2/PD/PO/CD
6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable):
2002

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: Parkway Corridor study

8. Proposed Use(s) (specify each use):
jewelry or other permitted C2 use

9. Proposed Building Intensities (specify for each building):
1500 existing square footage

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: Dr. Michael K. Redman
Address: 7276 Burlington Pike
Florence KY 41042
City State Zip Code
Phone Number: 859-486-9010 Fax Number: _____
Email: dredman@gmail.com

13. Applicant: Dr. Michael K. Redman

Address: 7276 Burlington Pike
Florence KY 41042
City State Zip Code
Phone Number: 8594969010 Fax Number: _____
Email: drnredman@gmail.com

14. Are there any existing buildings on the site: Yes No
If yes, indicate how many: 1500 SQUARE FOOT OFFICE BUILDING

15. 840 363 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 1/22/2026

Property Owner's Signature: Dr. Michael K. Redman

Applicant's Signature: Dr. Michael K. Redman

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

1. Date Received: 11/3/25 Fee Received: \$2075.40 Receipt #: 93646
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: M. Schwartz
6. Committee Chairperson: B. Lummernann
7. Scheduled Public Hearing Date: 12/3/2025
8. Boone County Planning Commission Action: _____ Date of Action: 1/7/2026
 - _____ 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
www.boonecountyky.org

EXHIBIT

“A”

STAFF REPORT

#2

Request of **Dr. Michael K. Redman (applicant/owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Overlay (C-2/PD/PO) district for an approximate 0.47 acre area located at 7276 Burlington Pike, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow the site to be used by a jewelry store of a principally permitted use in the underlying C-2 district. **(Jurisdiction: Florence)**

December 3, 2025

REQUEST

- A. The submitted request is for a Change in an Approved Concept Development Plan to allow the site to be used by a principally permitted use in the underlying C-2 district.

SITE HISTORY

- 2002 On November 26, 2002, Florence City Council adopted Ordinance Number O-29-92, changing the zoning of the site in question from R-1F to C-2, with the following conditions: (1) Potential land uses for the lot will be limited to a chiropractic or medical office. In the event that in the future, an applicant wishes to develop another land use that would be principally permitted under Commercial Two (C-2) zoning, the applicant will need to apply for a Change of Concept Development Plan; (2) The site must be developed according to the revised Concept Development Plan shown in the Zone Change Committee meeting of September 4, 2002; (3) The location of the monument sign to be located on the site will be subject to Staff approval; and (4) Only bollard-style lighting fixtures will be used for the exterior lighting of the lot. No glare will leave the lot.
- 2003 The Boone County Planning Commission approved a Site Plan on March 11, 2003.
- 2008 On October 14, 2008, Florence City Council adopted the Central Florence Strategic Plan – An Update of the Parkway Corridor Study.

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 as it was originally approved.
- B. Section 1002.A of the Boone County Zoning Regulations states that the purpose of the Commercial Two district is to provide comparable shopping goods, personal and professional services, and some convenience goods required for normal living needs as well as major purchase opportunities. Districts will be located on suitable lands primarily central to regional trade areas and to some extent the community as a whole and such districts have access from expressways or arterial roads. District facilities and plans will be organized to provide central and convenient collection of vehicles, pedestrians and multi-modal forms of transportation within the district's facilities and major shopping

spaces.

- 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.
- F. Article 18 of the Boone County Zoning Regulations provides the regulations for Parkway Corridor Study Overlay district.

RELATIONSHIP TO THE PARKWAY CORRIDOR STUDY – CENTRAL FLORENCE STRATEGIC PLAN

- A. Section 1803.B.2 of the Boone County Zoning Regulations states that Concept development Plan approvals that were granted prior to the adoption of the Central Florence Strategic Plan are valid as originally approved, including any supplemental conditions of approval.
- B. Section 1804 of the Boone County Zoning Regulations identifies the site as being located within Subarea 2 of the Central Florence Strategic Plan.
- C. Section 1804.D.1 of the Boone County Zoning Regulations states that Area 2 should

encourage local consumer services and retail with interconnected parking lots; and to discourage car sales lots and other uses with large open lots and outdoor display.

SITE CHARACTERISTICS

- A. The approximate 0.47 acre site is located at the northwest corner of the intersection of Burlington Pike with Wallace Avenue.
- B. The site has approximately one hundred forty (140) feet of frontage along Burlington Pike and approximately one hundred forty-six (146) feet of frontage along Wallace Avenue.
- C. The site is currently occupied by a split level office building and a twenty (20) space off-street parking lot.
- D. Access is currently from a curb cut onto Burlington Pike.
- E. Topographically, the site slopes downward, front to back at an average grade of four (4) percent. The northern third of the site slopes downward at an average grade of sixteen (16) percent.
- F. There is an existing line of mature trees along the north property line of the site.

ADJACENT LAND USES AND ZONES

North: Detached single-family residential dwellings (R-1F/PO)
South: Commercial uses (C-2/PD/PO)
East: Detached single-family residential dwellings (R-1F/PO)
West: Stringtown Park (R/PO)

RELATIONSHIP TO COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for "Suburban Density Residential" uses, which is described as single family housing of up to four units per acre.
- B. The Land Use Plan Element states that the Future Land Use boundaries are intended to be approximate and subject to refinement and interpretation by the Planning Commission and county legislative bodies (Land Use, Description and Purpose of Land Use Maps, page 99).
- C. Burlington Pike is a state maintained arterial street providing for two way traffic within five driving lanes (two lanes in each direction with a continuous center left turn lane). Sidewalks are provided along both sides of the roadway. Wallace Avenue is a city maintained local street providing for two way traffic within two driving lanes. A sidewalk is provided along the west side of the roadway.

EXISTING APPROVED CONCEPT DEVELOPMENT PLAN

- A. The existing approved Concept Development Plan depicts the current conditions.

STAFF COMMENTS

- A. The submitted Concept Development Plan indicates the following:

1. Continued use of the existing building and off-street parking lot.
2. Use of the existing building for a jewelry store or another principally permitted use in the underlying C-2 district.

- B. Staff sent out an Agency Memo to the Boone County Building Department, Boone County Planning Commission Community Development Division, Boone County Sheriff's office, City of Florence, and Florence Fire Department.

1. Jason Noel, Boone County Sheriff's Office, replied that he had no comments.
2. Bridget Striker, Boone County Planning Commission Community Development Division, replied that she had no comments.
3. Todd Morgan, City of Florence, replied with the following comments:

- a. Principally Permitted Uses should be limited to the following:

- (1) Art gallery
- (2) Business Support Services
- (3) Financial Services
- (4) Medical, Dental or Optical Clinics
- (5) Office
- (6) Personal Service (permitted uses include barber and beauty shops, tanning, health clubs, yoga studios, driving schools, martial arts studios, and pet grooming but excluding massage parlors and laundromats/dry cleaning)
- (7) Retail (excluding liquor stores and vape shops)
- (8) Veterinary Animal Hospital or Clinic (all business activities must occur indoors and the only animals that can stay overnight shall be under a veterinarian's care)
- (9) Aquarium, Arboretum, Botanical Garden, Wildlife Preserve, and Natural Exhibition
- (10) Business and Trade School
- (11) Cultural Exhibits
- (12) Solar Energy Systems, Integrated

- b. Conditional Uses should be limited to the following:

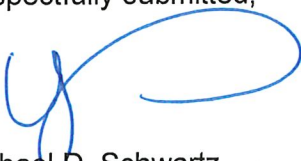
- (1) Body Art Services
- (2) Historic Sites and Structures, Monuments and other exhibits available for public viewing
- (3) Residential Care Facility for Handicapped Persons

- c. Accessory Uses should be limited to the following:
 - (1) Dwelling Unit for Property Owner, Owner/Operator, Caretaker, or Property Manager
 - (2) Battery Energy Storage Facility, Tier 1
 - (3) Customary Accessory Buildings and Uses
 - (4) Outside Loading Areas
 - (5) Fences
 - (6) Parking
 - (7) Signs
 - (8) Solar Energy Systems, Rooftop
- d. Daily business hours of any permitted business shall be limited from 8:00 AM – 9:00 PM.
- e. Site lighting shall be limited to downcast residential style fixtures mounted to the building.
- f. Freestanding signage shall be limited to the existing monument sign which exists on the site. The sign height and sign area shall not be enlarged, and the brick base, brick columns, and caps are required elements.

CONCLUSION

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

Respectfully submitted,



Michael D. Schwartz
Director, Zoning Services

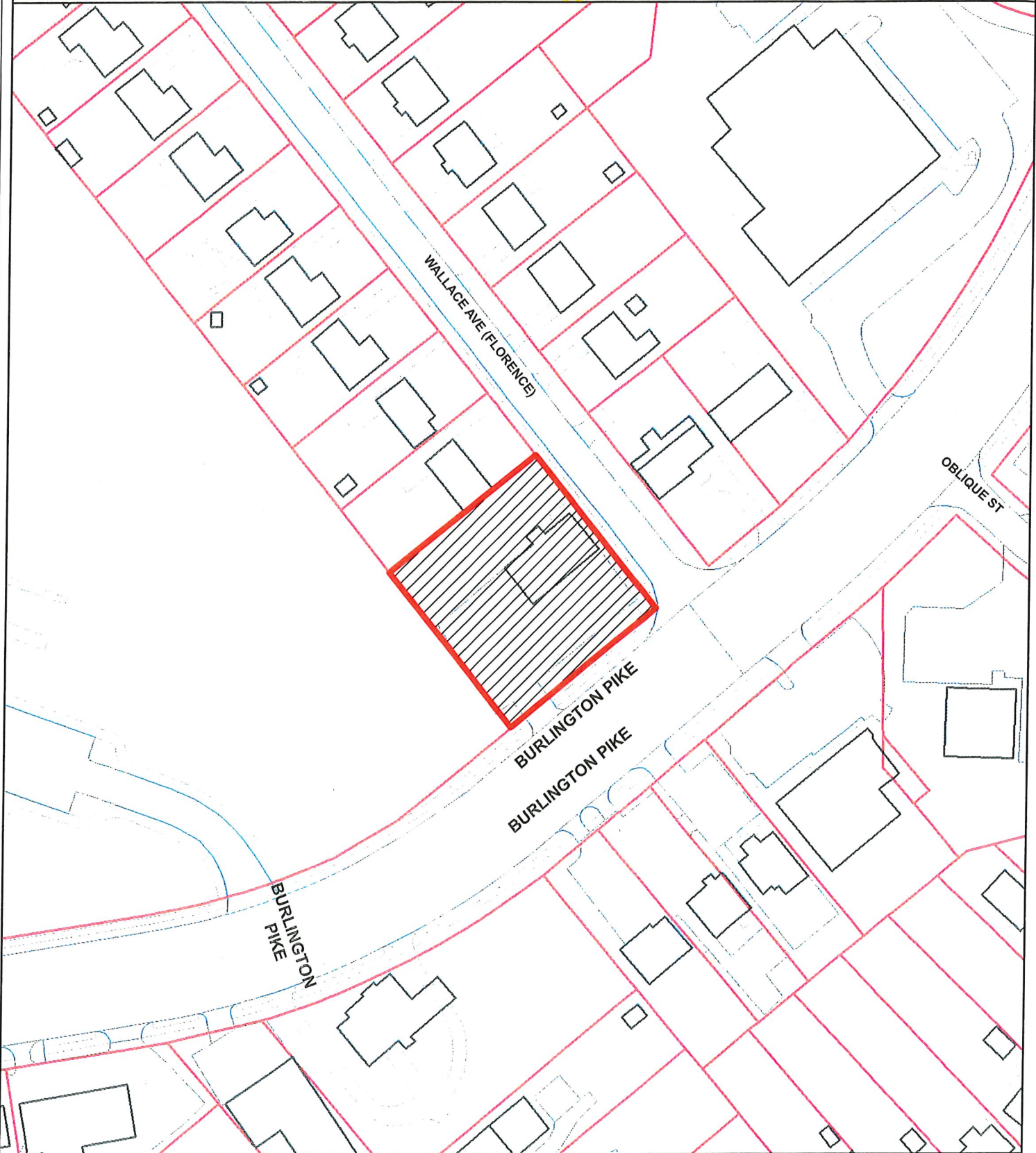
MDS/ss

Attachments:

- *Vicinity Map
- *Aerial Map
- *Topographic Map
- *Zoning Map
- *2040 Future Land Use Map
- *Application
- *Concept Development Plan

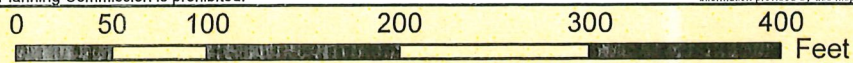
Vicinity Map

www.boonecountygis.com



Copyright 2024 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 100 feet



Boone County GIS - Putting Northern Kentucky on the Map



Boone County GIS - Putting Northern Kentucky on the Map
ArcMap Document: *.mxd

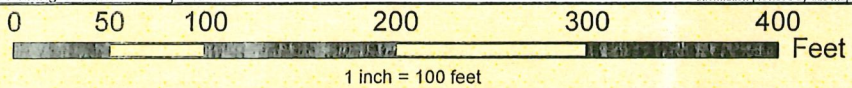
Aerial Map

www.boonecountygis.com



Copyright 2024 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

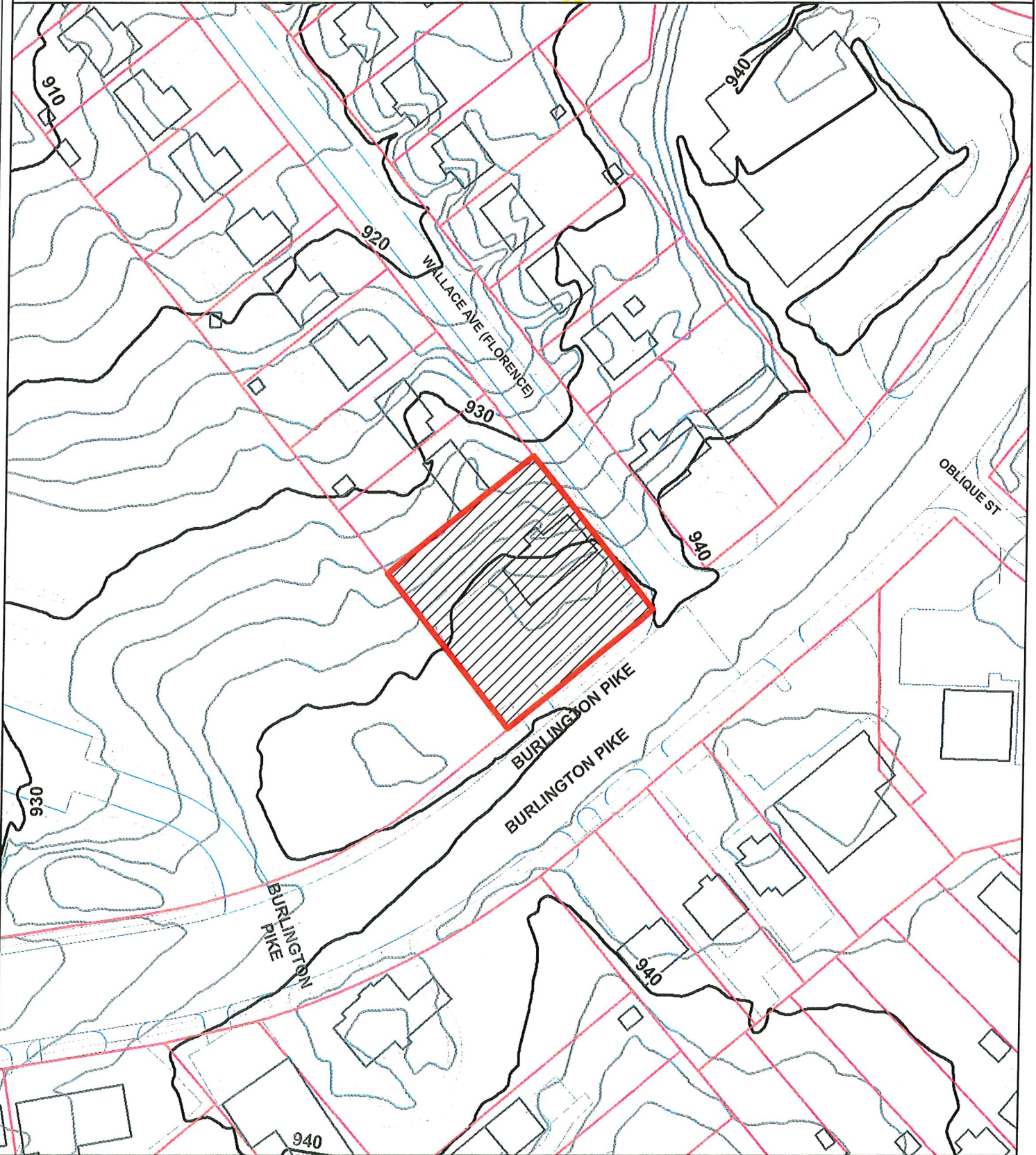


Boone County GIS - Putting Northern Kentucky on the Map

Photo Provided by North B&B 11/03
ArcMap Document: *.mxd

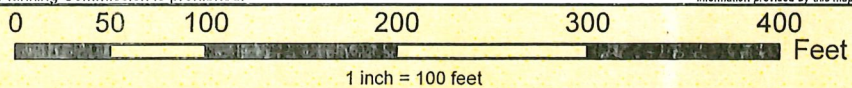
Topographic Map

www.boonecountygis.com



Copyright 2024 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



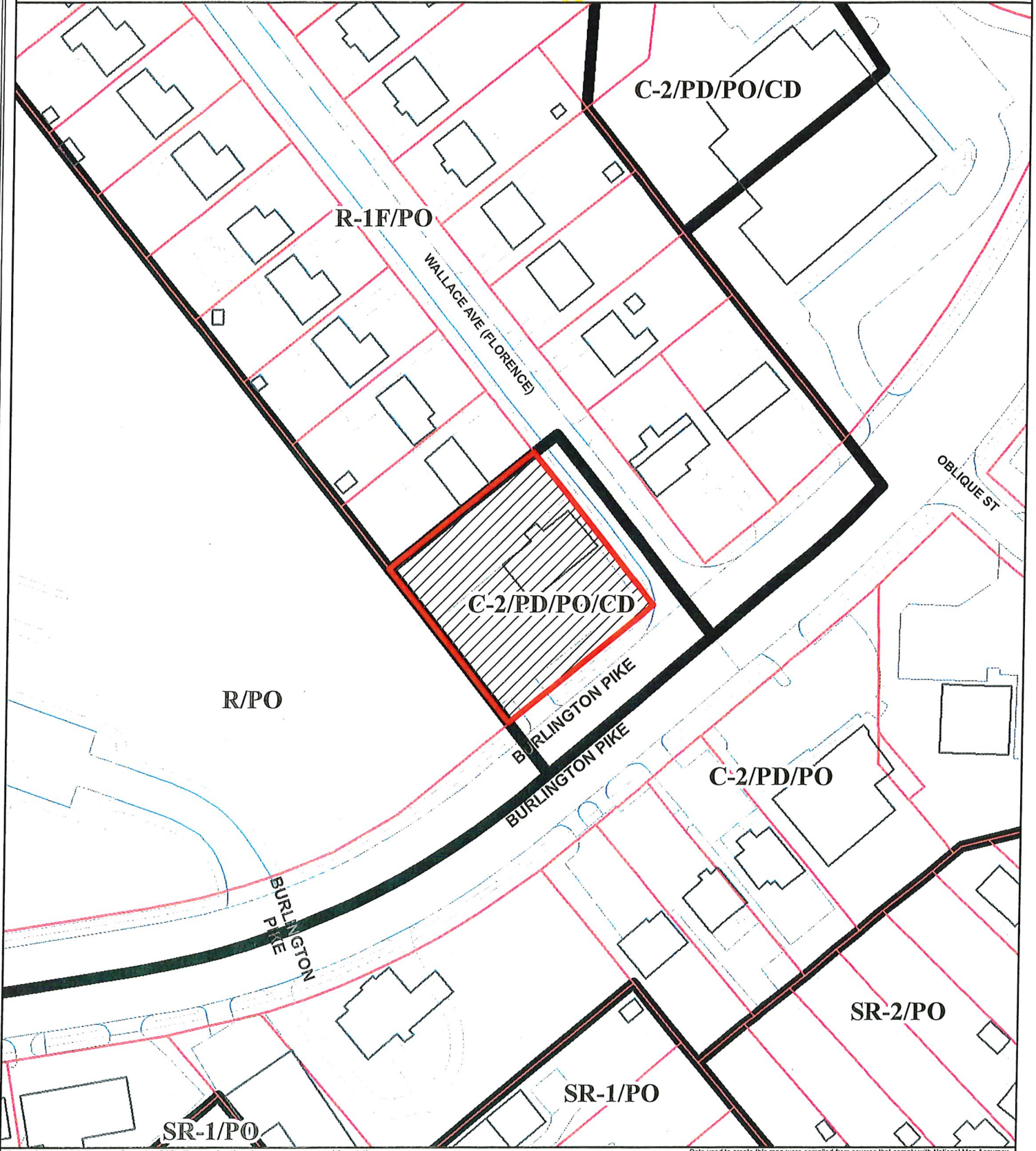
Boone County GIS - Putting Northern Kentucky on the Map



Boone County GIS
ArcMap Document (*.mxd)

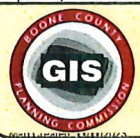
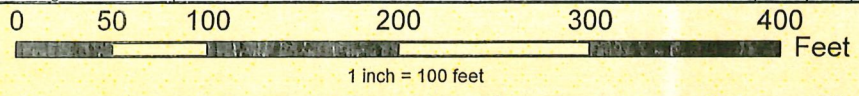
Zoning Map

www.boonecountygis.com



Copyright 2024 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



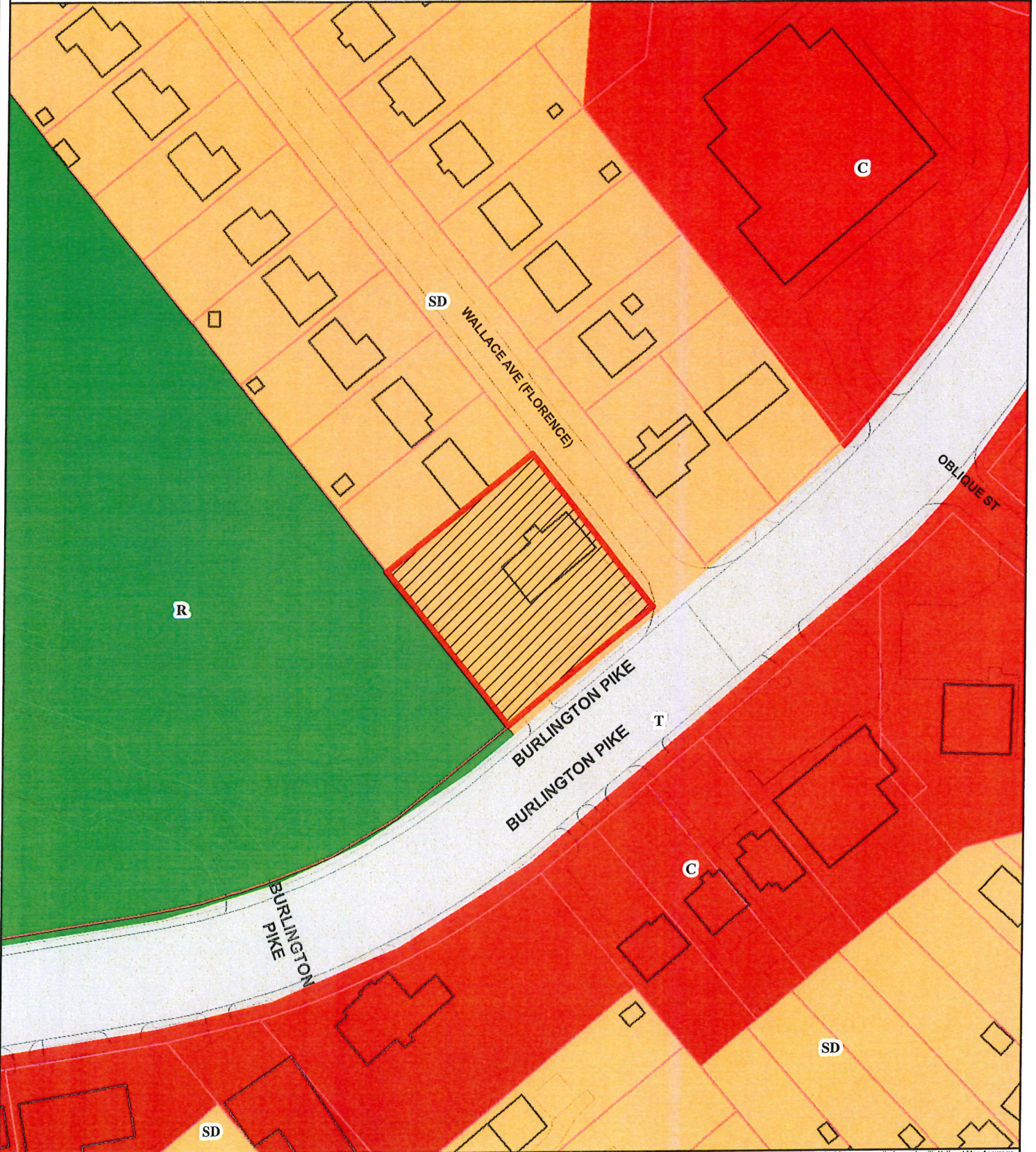
Boone County GIS - Putting Northern Kentucky on the Map



Boone County GIS
ArcMap Document: *.mxd

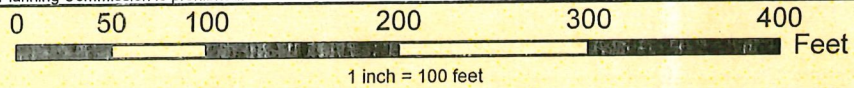
2040 Future Land Use Map

www.boonecountygis.com



Copyright 2024 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



Boone County GIS - Putting Northern Kentucky on the Map



Boone County GIS
ArcMap Document: *.mxd

**CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION**

RECEIVED
931046
NOV 03 2025
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: Dr. Michael K. Redman
3. Location of Project: 7276 Burlington Pike Florence KY 41042
4. Total Acreage of Project: 0.45
5. Current Zoning of Property: C2/PD/PO/CD
6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable): 2002

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: Parkway Corridor study
8. Proposed Use(s) (specify each use):
jewelry or other permitted C2 use

9. Proposed Building Intensities (specify for each building):
1500 exiting square footage

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: Dr. Michael K. Redman

Address: 7276 Burlington Pike

Florence KY 41042
City State Zip Code

Phone Number: 859-486-9010 Fax Number: _____

Email: drmredman@gmail.com

13. Applicant: Dr. Michael K. Redman

Address: 7276 Burlington Pike
Florence KY 41042
City State Zip Code
Phone Number: 8594969010 Fax Number: _____
Email: drmredman@gmail.com

14. Are there any existing buildings on the site: Yes No
If yes, indicate how many: 1500 SQUARE FOOT OFFICE BUILDING

15. 840 363 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 1/22/2026

Property Owner's Signature: _____

Applicant's Signature: _____

De Mulal K Redman
De Mulal K Redman

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

1. Date Received: 11/3/25 Fee Received: \$2075.40 Receipt #: 93646

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

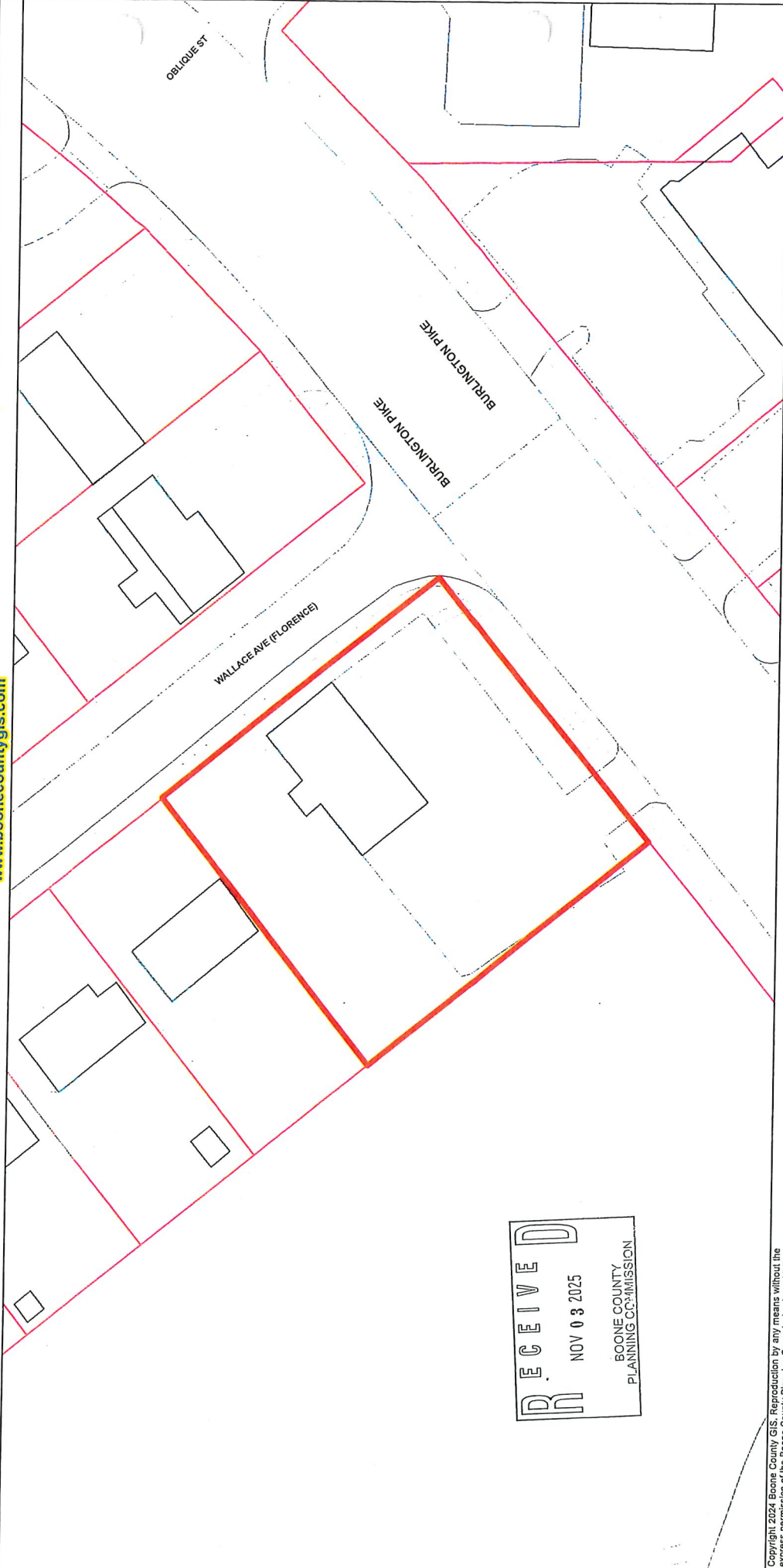
_____ Denial

_____ 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
www.boonecountyky.org

Boone County GIS Map

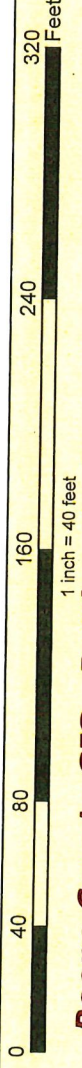
www.boonecountygis.com



RECEIVED
NOV 03 2025
BOONE COUNTY
PLANNING COMMISSION

Copyright 2024 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

GIS used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



Boone County GIS - Putting Northern Kentucky on the Map



Map Created: 2/19/2024

Boone County GIS
Planning Department

Boone County GIS Map

www.boonecountygis.com



Copyright 2024, Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National MAP Accuracy Standards. The user assumes all responsibility for the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



Map Created: 3/30/2024

Boone County GIS - Putting Northern Kentucky on the Map

Map Document: 7.mxd

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. Thomas Judd
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Eric Richardson
Mr. Charlie Rolfsen, Chairman
Mr. Tom Szurlinski

COMMISSION MEMBERS NOT PRESENT:

Mr. David Hincks
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Steve Turner

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

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

Chairman Rolfsen introduced the second item on the Agenda at 7:58 p.m.:

CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Michael Schwartz, Staff

2. Request of **Dr. Michael K. Redman (applicant/owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Overlay (C-2/PD/PO) district for an approximate 0.47 acre area located at 7276 Burlington Pike, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow the site to be used by a jewelry store or a principally permitted use in the underlying C-2 district. **(Jurisdiction: Florence)**

Staff member, Michael Schwartz, referred to his PowerPoint presentation. (see Staff Report). The approximate half acre site is located at the northwest corner of Burlington Pike and Wallace Avenue. The site has 140 feet of frontage along Burlington Pike and 146 feet of frontage along Wallace Avenue. The current Concept Development Plan was approved in 2002 with a specific condition that limited the use of the property to a medical office building or an optical facility. Any other use for the property had to go through a new application process for a Change in Concept Development Plan. Page 1 of the Staff Report provides a history of the request. The site is occupied with an office building and 20 off street parking spaces. The site is served by one curb cut off Burlington Pike. Mr. Schwartz described the zoning of the property and adjoining properties with residential, commercial and recreational zones. A park exists immediately west of the site. Pages 1-5 of the Staff Report include those portions of the Zoning Regulations that are applicable. Pages 5-6 of the Staff Report include sections of the Central Florence Strategic Plan that are relative. The 2040 Future Land Use Map designates the site as Suburban Density Residential (SD). The existing building on the site is a former residence that has been converted to a medical office building. Page 6 of the Staff Report includes those portions of the Comprehensive Plan that are applicable. Mr. Schwartz showed photographs of the site and neighborhood. The proposed use is a jewelry store or another principally permitted use in the underlying C-2 zone. Comments from outside agencies can be found on Pages 7-8 of the Staff Report. Those comments are primarily from the City of Florence. The current Concept Development Plan is restricted to an office use.

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

Dr. Mike Redman, applicant and owner, explained that he is retiring and wants to sell the property. With the restriction, it is very limited in terms of use. He has a contract on the property to sell it to an existing business down the street – Klass Jewelers. They need more parking and will not make any changes. He would like to expand the number of permitted uses for the site.

Mr. Lunnemann asked about the volume of traffic generated by the jewelry store? Dr. Redman replied that he didn't know. He has 20-40 patients a day and he thinks the jewelry store will be no way close to that figure. There are 20 parking spaces in the lot. It should be plenty. Mr. Lunnemann doesn't think there will be a huge change if the jeweler moves to the site. Are they open on Saturdays/Sundays? The site already has lighting. Dr. Redman replied that he was open on Saturdays but not Sundays. There will be no exterior improvements just some minor interior improvements.

Ms. Gulick asked the applicant if he had a list of other uses that he would like to have in the future? Dr. Redman replied that he did review the list with Todd Morgan. It was more retail and office driven.

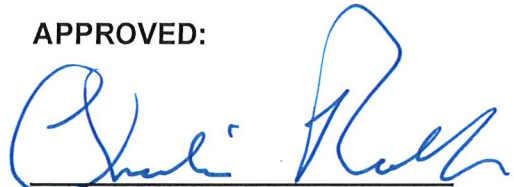
Chairman Rolfsen asked if anyone in the audience would like to speak in favor or against the request or had any questions?

Ms. Amy Stephens, 1 Wallace Avenue, stated that she and her sister own the house behind the medical office building. They both live in the house and they have faced a lot of issues about

the park – drug dealers, guns, knives, etc. There haven't been any issues with Dr. Redman's business. They are interested in knowing what the plans are for the property with the new owner. Will the business be open past 6:00 p.m.? There is a small drainage issue on the site. Ms. Stephens expressed a concern for security because it would be a jewelry store. She expressed a concern about inappropriate uses like a brewery, crematorium, etc. Chairman Rolfsen explained that the Planning Commission will review the list of uses carefully and not allow inappropriate uses. They would not mind having it remain a medical office use. A privacy fence would be preferred to separate the uses. The goal would be to keep it the way it is today.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on December 17, 2025 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on January 7, 2026 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 8:18 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 7, 2026
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's January 7, 2026 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
Mr. Thomas Judd
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:

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, PLS, GISP, Planner
Ms. Lauren Elliott, Planner

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the December 17, 2025 Business Meeting. He asked if there were any comments or corrections?

Dr. Clark moved to approve the Minutes as presented. Mrs. Goetting 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 4, 2025 and January 7, 2026.

EXPENSES:

Accounting Fees	1,207.21
Attorney Fees	5,000.00
Auto Expense	33.17
Consultant/Profess Svcs Fees	817.70
Filing Fees (CLURS)	950.00
Legal Ads/Recruitment	1,053.87
Miscellaneous Expense	494.80
Office & Board Meeting Supplies	2,155.87
Office Equipment / Expense	-11.18
Postage Expense	502.25
Printing/Pub/Dues/Subscriptions	210.00
Professional Development	
TOTAL:	\$ 12,413.69

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 9,120.28
Health/Dental/Life/LTD	20,602.50
Retirement – BCPC Portion	18,518.34
Salaries – Staff Expenses	124,978.87
Salaries – BCPC & BOA	1,430.00
TOTAL:	\$ 174,649.99
GRAND TOTAL:	\$ 187,063.68

Ms. Gulick moved that the bills (expenses and salaries and benefits) be approved and paid as presented and indicated approval of those items, which have been previously paid. Mr. Lunnemann seconded the motion and it carried unanimously.

ACTION ON PLAN REVIEWS:

**CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Corrin Gulick, Chairwoman
Michael Schwartz, Staff**

1. Request of **Whitewater Car Wash, per Gregg Murry (applicant) for NNN REIT, LP (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district for an approximate 1.40 acre area located at 1731 Jones Circle, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow the demolition of the existing building and the construction of a 4,375 square foot car wash. **(Jurisdiction: Boone County)**

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval of the Change of Concept Development Plan based upon Findings of Facts and Conditions. The Condition Letter has been signed by the developer and property owner and submitted to the Planning Commission. The Committee voted 4-0 in favor of the request.

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

Mr. Justin Bailey, 1648 Southcross Drive, explained that his main concern was that with the Super Street changes, there will be only 3 ways out of Kroger. The number of cars from the car wash will cause a problem there. The purposed car wash has a 32 car stack versus his 50 car stack. He backs up to Taylor Drive. Common sense says they will back up to the road. Sometimes, Wendy's backs up.

Ms. Erin McMachen, Stonefield Engineering, stated that her company analyzed the traffic comparing the car wash with the Big Boy restaurant. In the weekday morning peak hour, the car wash would produce 7 additional trips and weekday evening 48 additional trips. It assumes that the restaurant didn't have a drive-thru window. A 32 vehicle stack is normal for them. She mentioned that they have a dedicated lane for monthly pass owners and two other lanes for busy time periods.

Ms. Gulick stated that the Committee discussed traffic at the Committee meeting. She researched the trip generation manual and thinks that the proposed use will generate more traffic at peak times than a restaurant with a drive-thru. She remains concerned about the proposed Super Street project and feels that the Board didn't have enough time to vet the traffic. There hasn't been enough due diligence done and therefore she will change her position from for to against the request. **Ms. Gulick moved to deny the application. Mr. Szurlinski seconded the motion.** Mr. Costello reminded the Board to come up with Findings of Fact for Denial. Mr. Costello explained that the policy is to draft Findings for Approval and Denial if the Committee vote is split or tied. The Committee voted unanimously to approve the project. Ms. Gulick stated that she is not convinced that the proposed use is not going to cause an impact that would be detrimental to the adjacent property owners. Mr. Wilson inquired about the time limit for the Board to act on the request? Mr. Schwartz responded that the deadline is January 22, 2026. A Committee Meeting could be held on January 21, 2026 and final action could occur

that evening or on February 4, 2026 if the applicant would agree to extend the time limit. Mr. Schwartz suggested making a motion to approve the request based upon the Committee Report and if passed, the denial would not be necessary. Ms. Gulick recommended to withdraw her motion to deny the request and Mr. Szurlinski agreed to withdraw his second.

At this time, Mr. Lunnemann moved to approve the request by Resolution to the Boone County Fiscal Court based on the Committee Report, Findings of Fact and Conditions. Mr. Hincks seconded the motion. Mr. Szurlinski stated that he agreed with Ms. Gulick about traffic as evidenced by a recent coffee shop that was originally approved on US 42. The City of Florence has problems with it. We need to take a closer look at these types of projects. Chairman Rolfsen said that the Super Street project could be a game changer. We don't know what the impact will be when the improvements are made.

Chairman Rolfsen asked for a vote on the motion to approve the project. The vote found Mr. Bessler, Mr. Harper, Mr. Hincks, Mrs. Kegley, Mr. Lunnemann and Mr. Richardson voting yes and Dr. Clark, Ms. Gulick, Mrs. Goetting, Mr. Judd, Mr. Rolfsen, Mr. Schwenke, Mrs. Steele and Mr. Szurlinski voting no. The motion to approve the request is defeated by a vote of 6 yes and 8 no.

Chairman Rolfsen asked the applicant to meet with the State to review the plans for KY 18 to make sure there is no impact from the car wash and the proposed road improvements.

Ms. McMachen suggested more than a 30 day extension to address the traffic concerns. Mr. Schwartz mentioned that the Committee Meeting could be held February 18, 2025 with possible action on March 4, 2026. The extension could go to March 5, 2026. Chairman Rolfsen asked Staff to get the extension in writing. **Mrs. Goetting moved to defer the request to March 4, 2026. Dr. Clark seconded the motion and it passed unanimously.**

Mr. Harper asked Staff to provide the full Board with the KY 18 Super Street Plan. Mr. Costello replied that Staff will provide it.

CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Rick Lunnemann, Chairman, Michael Schwartz, Staff

2. Request of **Dr. Michael K. Redman (applicant/owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Overlay (C-2/PD/PO) district for an approximate 0.47 acre area located at 7276 Burlington Pike, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow the site to be used by a jewelry store or a principally permitted use in the underlying C-2 district. **(Jurisdiction: Florence)**

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval of the Change of Concept Development Plan based upon Findings of Facts and Conditions. The Condition Letter has been signed by the property owner and submitted to the Planning Commission. The Committee voted 4-0 in favor of the request.

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

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

ZONING MAP AMENDMENT, Janet Kegley, Chairwoman, Michael Schwartz, Staff

3. Request of **Corporex Parks of Kentucky, per Nick Heekin (applicant/owner)** for a Zoning Map Amendment from Rural Suburban (RS) and Industrial One (I-1) to Urban Residential Three/Planned Development (UR-3/PD) for an approximate 9 acre area located along the southeast side of Mineola Pike, between Olympic Boulevard and Jamike Avenue, approximately 1,300 feet southwest of Olympic Boulevard, and along the northwest side of Gap Way, at the terminus of Gap Way, including the properties having the following Parcel Identification Numbers (PIDN's): 071.00-01-001.00, 071.00-01-005.00, 071.00-01-006.00, 071.00-01-031.00, 071.00-01-032.00, 071.00-01-033.00, 071.00-01-034.00, 071.00-01-035.00, and 071.00-01-036.00. The request is for a zone change to allow a multi-family residential development. **(Jurisdiction: Boone County)**

Mrs. Kegley moved to defer this item to the March 4, 2026 Business Meeting. The Committee Meeting will be held on February 18, 2026 at 5:00 p.m. Mr. Szurlinski seconded and it passed unanimously.

Mr. Schwartz asked if he should note that the S.L. Weaver Investments project on Weaver Road has been withdrawn. Mr. Costello replied yes.

NEW BUSINESS

CONCEPT DEVELOPMENT PLAN, Steve Lilly, Staff

4. Request of **McBride Dale Clarion, per Jonathan Wochoer (applicant) for Village at the Mall Holdings LLC (owner)** for a Concept Development Plan in a Commercial Two/Planned Development/Mall Road (C-2/PD/MR) district for an approximate 10.7 acre area located at 7606-7654 Mall Road, Florence, Kentucky. The request is for a Concept Development Plan to allow the creation of an outlet and the construction of an approximate 990 square foot eating and drinking establishment (coffee house) with drive-through service. **(Jurisdiction: Florence)**

ZONING MAP AMENDMENT, Michael Schwartz, Staff

5. Request of **Arlinghaus Builders LLC and Arlinghaus I LLC (applicants/owners)** for a Zoning Map Amendment from Agriculture (A-1) to Suburban Residential One (SR-1) for an approximate 30 acre area

located at 6597 Utz Lane, Boone County, Kentucky. The development area includes the property at the terminus of Cinnamon Ridge Drive and Remington Cove, having a Parcel Identification Number (PIDN) of 038.00-17-000.02, which is currently zoned SR-1. The request is for a Zoning Map Amendment to allow the development of 58 detached single-family residential dwellings. (**Jurisdiction: Boone County**)

Mrs. Goetting moved to schedule the Public Hearings for Items #4 and #5 on February 4, 2026 at 7:30 p.m. in the Boone County Fiscal Courtroom. Mr. Schwenke seconded the motion and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

- No Report

COMMITTEE REPORTS:

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

CHAIRMAN'S REPORT: (Charlie Rolfsen)

- No Report

ELECTION OF OFFICERS FOR 2026:

Ms. Kegley stated she and Mr. Schwenke have not received any other Board nominations for the Officer positions. She asked if anyone wanted to nominate anyone? Seeing no further nominations, **Mrs. Kegley moved to nominate the present officers to fill the 2026 term at their same position by acclamation. Below is a list of officers for 2026:**

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

Mr. Schwenke seconded the motion and it passed unanimously.

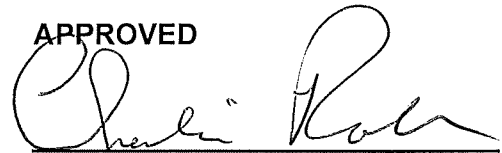
OKI REPORT: (Randy Bessler)

No Report

ADJOURNMENT:

There being no further business to come before the Planning Commission, Mr. Bessler moved to adjourn the meeting. Mrs. Steele seconded the motion and it passed unanimously. The meeting was adjourned at 7:30 p.m.

APPROVED



Charlie Rolfsen

Attest:



Kevin P. Costello, AICP
Executive Director

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Rick Lunnemann, Chair

DATE: January 7, 2026

RE: Request of **Dr. Michael K. Redman (applicant/owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Overlay (C-2/PD/PO) district for an approximate 0.47 acre area located at 7276 Burlington Pike, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow the site to be used by a jewelry store of a principally permitted use in the underlying C-2 district. **(Jurisdiction: Florence)**

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 findings 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 proposed concept development plan is generally consistent with Florence Ordinance Number O-29-92, which changed the zoning of the site from R-1F to C-2.
2. The proposed concept development plan is generally consistent with the Parkway Corridor Study – Central Florence Strategic Plan which states that the area should encourage local consumer services and retail.

Many of the permitted uses within the C-2 district fit within this criteria.

3. It is important to protect the residential area that exists along Wallace Avenue. Rather than identifying a list of uses that could be compatible with the residential area, the conditions listed herein provide for the same protections.
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 and developer have signed a letter demonstrating agreement with these conditions:

CONDITIONS:

1. Any use of the property that requires a Major Site Plan shall follow the Concept Development Plan process.

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

Redman Chiropractic/Burlington Pike

January 7, 2026

Page 2

2. Except for a face change, the existing monument sign shall not be altered.
3. Building mounted signage shall be limited to the front building façade (facing Burlington Pike) only.
4. The installation of additional exterior lighting shall be prohibited.
5. Except for routine maintenance and the color of the building, no physical changes can be made to the north (rear) and east (side facing Wallace Avenue) facades of the existing building.

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: Rick Lunnemann, Chairman

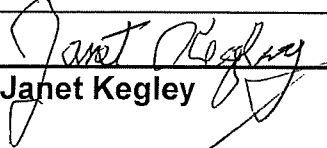
DATE: December 17, 2025

REMARKS:

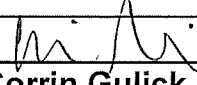
We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Rick Lunnemann, Chairman, Michael Schwartz, Staff

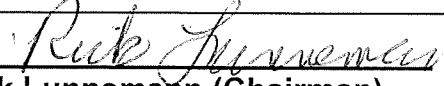
1. Request of **Dr. Michael K. Redman (applicant/owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Overlay (C-2/PD/PO) district for an approximate 0.47 acre area located at 7276 Burlington Pike, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow the site to be used by a jewelry store or a principally permitted use in the underlying C-2 district. **(Jurisdiction: Florence)**



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




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



Rick Lunnemann (Chairman)
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

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. Thomas Judd
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Eric Richardson
Mr. Charlie Rolfsen, Chairman
Mr. Tom Szurlinski

COMMISSION MEMBERS NOT PRESENT:

Mr. David Hincks
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Steve Turner

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

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

Chairman Rolfsen introduced the second item on the Agenda at 7:58 p.m.:

CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Michael Schwartz, Staff

2. Request of **Dr. Michael K. Redman (applicant/owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Overlay (C-2/PD/PO) district for an approximate 0.47 acre area located at 7276 Burlington Pike, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow the site to be used by a jewelry store or a principally permitted use in the underlying C-2 district. **(Jurisdiction: Florence)**

Staff member, Michael Schwartz, referred to his PowerPoint presentation. (see Staff Report). The approximate half acre site is located at the northwest corner of Burlington Pike and Wallace Avenue. The site has 140 feet of frontage along Burlington Pike and 146 feet of frontage along Wallace Avenue. The current Concept Development Plan was approved in 2002 with a specific condition that limited the use of the property to a medical office building or an optical facility. Any other use for the property had to go through a new application process for a Change in Concept Development Plan. Page 1 of the Staff Report provides a history of the request. The site is occupied with an office building and 20 off street parking spaces. The site is served by one curb cut off Burlington Pike. Mr. Schwartz described the zoning of the property and adjoining properties with residential, commercial and recreational zones. A park exists immediately west of the site. Pages 1-5 of the Staff Report include those portions of the Zoning Regulations that are applicable. Pages 5-6 of the Staff Report include sections of the Central Florence Strategic Plan that are relative. The 2040 Future Land Use Map designates the site as Suburban Density Residential (SD). The existing building on the site is a former residence that has been converted to a medical office building. Page 6 of the Staff Report includes those portions of the Comprehensive Plan that are applicable. Mr. Schwartz showed photographs of the site and neighborhood. The proposed use is a jewelry store or another principally permitted use in the underlying C-2 zone. Comments from outside agencies can be found on Pages 7-8 of the Staff Report. Those comments are primarily from the City of Florence. The current Concept Development Plan is restricted to an office use.

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

Dr. Mike Redman, applicant and owner, explained that he is retiring and wants to sell the property. With the restriction, it is very limited in terms of use. He has a contract on the property to sell it to an existing business down the street – Klass Jewelers. They need more parking and will not make any changes. He would like to expand the number of permitted uses for the site.

Mr. Lunnemann asked about the volume of traffic generated by the jewelry store? Dr. Redman replied that he didn't know. He has 20-40 patients a day and he thinks the jewelry store will be no way close to that figure. There are 20 parking spaces in the lot. It should be plenty. Mr. Lunnemann doesn't think there will be a huge change if the jeweler moves to the site. Are they open on Saturdays/Sundays? The site already has lighting. Dr. Redman replied that he was open on Saturdays but not Sundays. There will be no exterior improvements just some minor interior improvements.

Ms. Gulick asked the applicant if he had a list of other uses that he would like to have in the future? Dr. Redman replied that he did review the list with Todd Morgan. It was more retail and office driven.

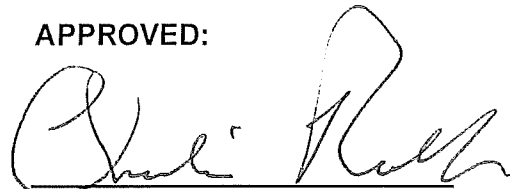
Chairman Rolfsen asked if anyone in the audience would like to speak in favor or against the request or had any questions?

Ms. Amy Stephens, 1 Wallace Avenue, stated that she and her sister own the house behind the medical office building. They both live in the house and they have faced a lot of issues about

the park – drug dealers, guns, knives, etc. There haven't been any issues with Dr. Redman's business. They are interested in knowing what the plans are for the property with the new owner. Will the business be open past 6:00 p.m.? There is a small drainage issue on the site. Ms. Stephens expressed a concern for security because it would be a jewelry store. She expressed a concern about inappropriate uses like a brewery, crematorium, etc. Chairman Rolfsen explained that the Planning Commission will review the list of uses carefully and not allow inappropriate uses. They would not mind having it remain a medical office use. A privacy fence would be preferred to separate the uses. The goal would be to keep it the way it is today.

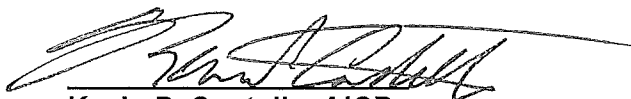
Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on December 17, 2025 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on January 7, 2026 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 8:18 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION



BOONE COUNTY PLANNING COMMISSION

www.bcptky.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@boonecountyky.org

December 18, 2025

Dr. Michael K. Redman
7276 Burlington Pike
Florence, Kentucky 41042

RE: Request of **Dr. Michael K. Redman (applicant/owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Overlay (C-2/PD/PO) district for an approximate 0.47 acre area located at 7276 Burlington Pike, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow the site to be used by a jewelry store of a principally permitted use in the underlying C-2 district. (**Jurisdiction: Florence**)

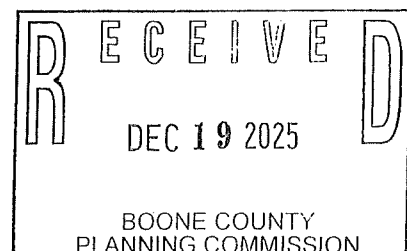
Dear Dr. Redman:

The following represents the recommended conditions of approval for the above referenced application as discussed by the Planning Commission at their December 17, 2025 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 29, 2025.

CONDITIONS

1. Any use of the property that requires a Major Site Plan shall follow the Concept Development Plan process.
2. Except for a face change, the existing monument sign shall not be altered.
3. Building mounted signage shall be limited to the front building façade (facing Burlington Pike) only.
4. The installation of additional exterior lighting shall be prohibited.
5. Except for routine maintenance and the color of the building, no physical changes can be made to the north (rear) and east (side facing Wallace Avenue) facades of the existing building.

Sincerely,

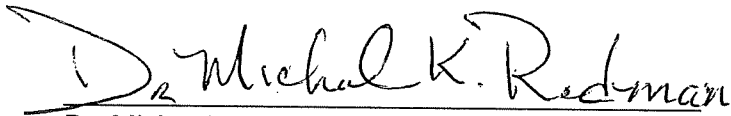


Michael D. Schwartz
Director, Zoning Services

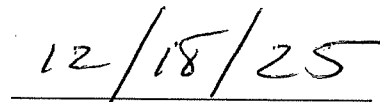
MDS/ss

AGREEMENT

I, the property owner of the approximate 0.47 acre area located at 7276 Burlington Pike, Florence, Kentucky, agree to the conditions listed herein for the above referenced Change of Concept Development Plan.



Dr. Michael K. Redman (Owner)



Date

**CITY OF FLORENCE, KENTUCKY
ORDINANCE O-5-2026**

AN ORDINANCE ADOPTING AND APPROVING A CHANGE OF CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO / PLANNED DEVELOPMENT / PARKWAY CORRIDOR OVERLAY (C-2/PD/PO) DISTRICT FOR AN APPROXIMATE 0.47 ACRE SITE LOCATED AT 7276 BURLINGTON PIKE, FLORENCE, KENTUCKY, TO ALLOW THE SITE TO BE USED BY A JEWELRY STORE OR A PRINCIPALLY PERMITTED USE IN THE UNDERLYING C-2 DISTRICT. (REDMAN)

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-26-001-A recommended approval for a Change in an approved 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 Dr. Michael K. Redman (Applicant/Owner) for a change in an approved Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Overlay (C-2/PD/PO) District for an approximate 0.47 acre site located at 7276 Burlington Pike, Florence, Kentucky, to allow the site to be used by a jewelry store or a principally permitted use in the underlying C-2 District, 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 of Concept Development Plan for this subject property.

The real estate which is the subject of this request is shown on 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 this Change of Concept Development Plan for this subject property.

SECTION II

The approval of this Change of 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-26-001-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-26-001-A, marked Exhibit "B", and attached hereto.

SECTION IV

In addition to the 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 10th DAY OF MARCH 2026.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED
THIS 17th DAY OF MARCH 2026.

APPROVED:



Julie M. Aubuchon, Mayor

ATTEST:



Melissa Kramer, City Clerk

CITY OF FLORENCE, KENTUCKY
SUMMARY OF ORDINANCE O-5-2026

The City of Florence, Kentucky, enacted on second reading Ordinance O-5-2026 on March ~~17th~~^{16th}, 2026. The title of this Ordinance is as follows:

ORDINANCE O-5-2026


AN ORDINANCE ADOPTING AND APPROVING A CHANGE OF CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO / PLANNED DEVELOPMENT / PARKWAY CORRIDOR OVERLAY (C-2/PD/PO) DISTRICT FOR AN APPROXIMATE 0.47 ACRE SITE LOCATED AT 7276 BURLINGTON PIKE, FLORENCE, KENTUCKY, TO ALLOW THE SITE TO BE USED BY A JEWELRY STORE OR A PRINCIPALLY PERMITTED USE IN THE UNDERLYING C-2 DISTRICT. (REDMAN)

The effect of this Ordinance is to allow a Change of Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Overlay (C-2/PD/PO) District for an approximate 0.47 acre site located at 7276 Burlington Pike, Florence, Kentucky, to allow the site to be used by a jewelry store or a principally permitted use in the underlying C-2 District.

The full text of Ordinance O-5-2026, 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-5-2026 and that it has been prepared by me on the 10th day of March 2026, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.



THOMAS R. NIENABER
SKEES, WILSON & NIENABER, PLLC
7699 Ewing Blvd., P.O. Box 756
Florence, KY 41022-0756
Phone: (859) 371-7407

CITY OF FLORENCE, KENTUCKY
PLANNING AND ZONING COMMITTEE

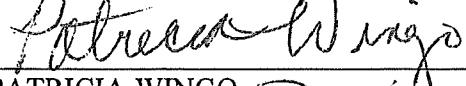
IN RE: REPORT AND RECOMMENDATION - REQUEST OF DR. MICHAEL K. REDMAN (APPLICANT/OWNER) FOR A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT/PARKWAY CORRIDOR OVERLAY (C-2/PD/PO) DISTRICT FOR AN APPROXIMATE 0.47 ACRE SITE LOCATED AT 7276 BURLINGTON PIKE, FLORENCE, KENTUCKY, TO ALLOW THE SITE TO BE USED BY A JEWELRY STORE OR A PRINCIPALLY PERMITTED USE IN THE UNDERLYING C-2 DISTRICT.

The Committee met in a regular meeting on February 11, 2026, at the Florence Government Center Building to consider Resolution No. R-26-001-A of the Boone County Planning Commission which recommended approval, with conditions, of the request described above. The Committee reviewed the record of proceedings before the Boone County Planning Commission, including said Resolution and the exhibits thereto, and the approved Minutes of the public hearing. The Committee determined that the record from the Boone County Planning Commission contains adequate information for consideration of the recommendation and that no need exists for an additional hearing before the City Council.

NOW, THEREFORE, the Planning and Zoning Committee recommends to the City Council of the City of Florence, Kentucky, as follows:

- a. That this matter be considered solely on the record before the Boone County Planning Commission and that no additional hearings be held; and
- b. That the recommendation of approval from the Boone County Planning Commission, with conditions, be affirmed and the request described above be approved, subject to the additional conditions attached hereto and incorporated herein (Exhibit "A").

MEMBERS OF THE COMMITTEE:



PATRICIA WINGO



GARY WINN

CITY OF FLORENCE, KENTUCKY
PLANNING AND ZONING COMMITTEE

IN RE: AGREED AMENDED AND ADDITIONAL CONDITIONS - Consideration of Resolution R-26-001-A of the Boone County Planning Commission recommending approval, with conditions, for a request of Dr. Michael K. Redman (Applicant/Owner) for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Overlay (C-2/PD/PO) District for an approximate 0.47 acre area located at 7276 Burlington Pike, Florence, Kentucky, and providing the recommendation be forwarded to the City of Florence, Florence, Kentucky.

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

1. The following principally permitted, conditional, and accessory uses shall be permitted:

Principally Permitted Uses

- a. Art Gallery
- b. Business Support Services
- c. Financial Services
- d. Medical, Dental or Optical Clinics
- e. Office
- f. Personal Service (permitted uses include barber and beauty shops, tanning, health clubs, yoga studios, driving schools, martial arts studios, and pet grooming but exclude massage parlors and laundromats/dry cleaning).
- g. Retail (Excluding liquor stores and vape shops).
- h. Veterinary Animal Hospital or Clinic (all business activities must occur indoors and the only animals that can stay overnight shall be under a veterinarian's care)
- i. Aquarium, Arboretum, Botanical Garden, Wildlife Preserve, and Natural Exhibition
- j. Business and Trade Schools
- k. Cultural Exhibits
- l. Postal Services
- m. Solar Energy System, Integrated

Conditional Uses (Subject to Florence Board of Adjustment Approval)

- a. Body Arts Services
- b. Historic sites and structures, monuments and other exhibits available for public viewing
- c. Residential Care Facility for Handicapped Persons

Accessory Uses

- a. Dwelling Unit for Property Owner, Owner/Operator, Caretaker, or Property Manager
 - b. Battery Energy Storage Facility, Tier 1
 - c. Customary Accessory Buildings and Uses
 - d. Loading and uncrating or unpacking areas
 - e. Fences
 - f. Parking
 - g. Signs
 - h. Solar Energy System, Rooftop
2. Daily business hours of any permitted business shall be limited from 8:00 A.M. – 9:00 P.M.
 3. The existing monument sign shall not be altered unless a face change is proposed or the entire sign is being replaced with a like-structure.
 4. Building mounted signage shall be limited to the front building façade (facing Burlington Pike) only. Any such signage shall comply with Section 3199 of the Boone County Zoning Regulations.
 5. Additional exterior lighting shall be limited to low-level, low-wattage landscaping/path lights to illuminate the access point and western parking lot. The lighting shall:
 - a. Be located on and oriented inwards towards the subject site.
 - b. Be constructed with individual fixtures and not strip lighting.
 - c. Not exceed (18) inches in height.
 6. Except for routine maintenance and the color of the building, no physical changes can be made to the north (rear) and east (side facing Wallace Avenue) facades of the existing building. Any proposed changes to the building color shall comply with Section 3199 of the Boone County Zoning Regulations.
 7. The existing privacy fence in the rear buffer shall be extended to the southwest to fully screen the subject parking lot from the adjoining single-family residential property to the north.

Agreed to this 3 day of March, 2026.

BY: Dr. Michael K. Redman
(Applicant/Owner)

COUNTY OF Boone STATE Kentucky

The foregoing instrument was acknowledged before me this 3rd day of March, 2026, by Dr. Michael K. Redman, the Applicant/Owner, on behalf of the company.



Melissa Kramer
NOTARY PUBLIC, State at Large
My Commission Expires: 1/31/2027
KYNP63390

Exhibit A

N.W. Cor. Wallace and Locust Street, Florence, Kentucky. Being Lot Nos. One (1) and Two (2) of the Florence Manor Subdivision, as shown and designated on the plat of said subdivision, recorded in Plat Book 3 Page 38 of the Boone County Clerk's Records, at Burlington, Kentucky.

Save and exception of the following described property in Highway Book 9 Page 133:

A said tract of land lying and being in the city of Florence, Boone County, Kentucky and being located on the north side of existing KY 18, also being on the west side of and adjacent to Wallace Avenue and being more particularly described as follows:

Beginning at a point in the centerline of existing KY 18, also being in the westerly property line, said point being 35.0 feet left of proposed KY 18 centerline Station 40+08.6; thence along said property line N 37° 48' 20" W, 20.01 feet to a point in the proposed and existing right of way line, said point being 55.0 feet left of Station 40+09.4; thence along said proposed and existing right of way line N 50° 17' 42" E, 165.09 feet to a point in the centerline of existing Wallace Avenue, said point being 53.7 feet left of Station 41+74.5; thence along said existing Wallace Avenue centerline S 37° 48' 20" E 20.01 feet to a point in the centerline of existing KY18, said point being 33.7 feet left of Station 41+73.7; thence along said existing KY 18 centerline S 50° 17' 42" W, 165.09 feet to the point of beginning.

The property described above contained 3,302 square feet, more or less all of which is existing right of way.

DOCUMENT NO: 139678
RECORDED ON: NOVEMBER 01, 2002 01:40:14PM
TOTAL FEES: \$12.00
TRANSFER TAX: \$175.00
GROUP : 543
COUNTY CLERK: MARILYN K ROUSE
COUNTY: BOONE COUNTY CLERK
DEPUTY CLERK: BARBARA

Boone County GIS Map

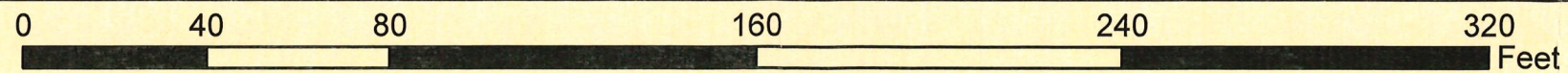
www.boonecountygis.com

CHANGE OF CONCEPT
DEVELOPMENT PLAN
APPROVED *with conditions*
Staff M. Schwartz
Date 1/17/2026
Boone County
Planning Commission

R E C E I V E **D**
NOV 03 2025
BOONE COUNTY
PLANNING COMMISSION

Copyright 2024 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

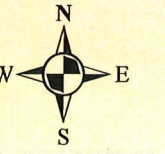
Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



Boone County GIS - Putting Northern Kentucky on the Map



Map Created: xx/xx/2024



State Plane Kentucky North NAD 1983
ArcMap Document: *.mxd

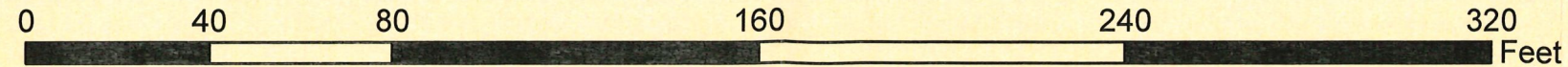
Boone County GIS Map

www.boonecountygis.com



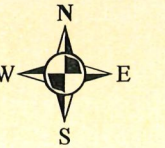
Copyright 2024 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 40 feet

Boone County GIS - Putting Northern Kentucky on the Map



Map Created: xx/xx/2024

State Plane Kentucky North NAD 1983
ArcMap Document: *.mxd