

APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION



(See Boone County Zoning Regulations)
SECTION A (To be completed by applicant)

- 1. Name of Project RIDDELL-PROPERTY
- 2. Location of Project KY 20, APPROX. 1 QUARTER MILE WEST OF THE INTERSECTION WITH KY 212
- 3. Total Acreage of Site APPROXIMATELY 15 ACRES
- 4. Current Zoning of Site A-2
- 5. Proposed Zoning (Classification being requested): I-1 and C-2
- 6. Proposed Uses (please specify each use) OFFICE/WAREHOUSE COMPLEX

- 7. Names of Applicant(s) GRACE PROPERTIES, LLC c/o RICHARD E. WENTZ
Phone Number (606) 431-6100 Fax No. (606) 431-3778
- 8. Address of Applicant(s) 600 GREENUP STREET
COVINGTON KY 41011
City State Zip

- 9. Name of Property Owner(s) LINA MAE RIDDELL, MARION RIDDELL, ~~ELIZABETH RIDDELL~~ & ADELIA WOHRLEY
Phone Number (606) 689-4006 Fax No. (606) 689-4141
- 10. Address of Property Owner(s) c/o JAMES RIDDELL 2961 ARIENS DRIVE
HEBRON KY 41048
City State Zip

11. Proposed Building Intensities (please specify) _____

12. Are there any existing buildings on the site? NO
How many? _____

13. Deed Book 59 Page No. 377 Group No. 2009

14. Are you also applying for:
NO Conditional Use Permit
NO Dimensional Variance

15. Have you submitted a Concept Development Plan? YES

16. Have you had a pre-application meeting with BCPC Staff? NO

17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- Boone County Water and Sewer District
- Florence Water and Sewer Commission
- Union Light Heat and Power
- Cincinnati Bell
- Owen County Rural Electric
- Boone County Public Works Department
- Kentucky Transportation Cabinet
- City of Florence Public Services Department
- Boone County Building Department

- EXHIBIT "A"

STAFF REPORT

Request of Grace Properties, LLC c/o Richard E. Wentz (applicant) for Lina Mae Riddell, Marion Riddell, and Adelia Wohrley (owners) to consider a Zoning Map Amendment for a 15 acre tract located on the north side of KY 20, approximately 1/4 mile west of KY 212, Boone County, Kentucky. The request is for a zone change from Agricultural Estate (A-2) to Industrial One (I-1) and Commercial Two (C-2) to allow an office/warehouse complex and commercial uses.

June 25, 1997

This request for a Zoning Map Amendment from Agricultural Estate (A-2) to Industrial One (I-1) and Commercial Two (C-2) for an approximate 15 acre tract to allow warehouse, office and retail uses between Airpark International and Skyport 275 Business Park (See Sheet #1).

Surrounding Zoning and Land Uses (See Sheet #2)

- North: Hemmer property currently zoned Industrial One (I-1) to be accessed through this development. The site is shown as part of lot 17 on the approved Preliminary Plat for Airpark International.
- West: Property along KY 20 zoned Agricultural Estate (A-2).
- South: Bluebird Hill subdivision zoned Suburban Residential One (SR-1) and the Rademaker property zoned Commercial Services (C-3).
- East: Duke property zoned Industrial One (I-1) under development as Skyport 275 Business Park.

Site Characteristics

This site is situated between the runways along the north side of KY 20 across from the Bluebird Hill Subdivision.

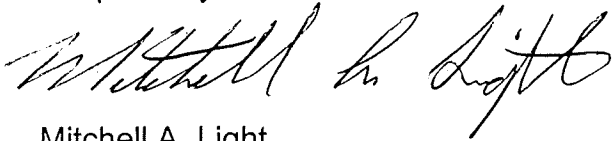
The site is relatively flat sloping into a ravine to the west and toward River Road to the north and wooded. It is between Skyport (formerly the Barth property) and Airpark International. Across KY 20 is P&J Express Inc. (Rademaker) and Bluebird Hill Subdivision.

Conclusion

The Boone County Planning Commission and the Boone County Fiscal Court must review this request on the basis of its relationship to the Comprehensive Plan and in terms of the three (3) criteria necessary for a Zoning Map Amendment.

1. The map amendment request is in agreement with the adopted Comprehensive Plan and any specific study designed to further detail the Boone County Comprehensive Plan for the location in question; or,
2. The existing zoning classification is inappropriate; or,
3. There have been major changes of an economic, physical, or social nature not anticipated in the adopted Comprehensive Plan that substantially alter the areas character.

Respectfully submitted,



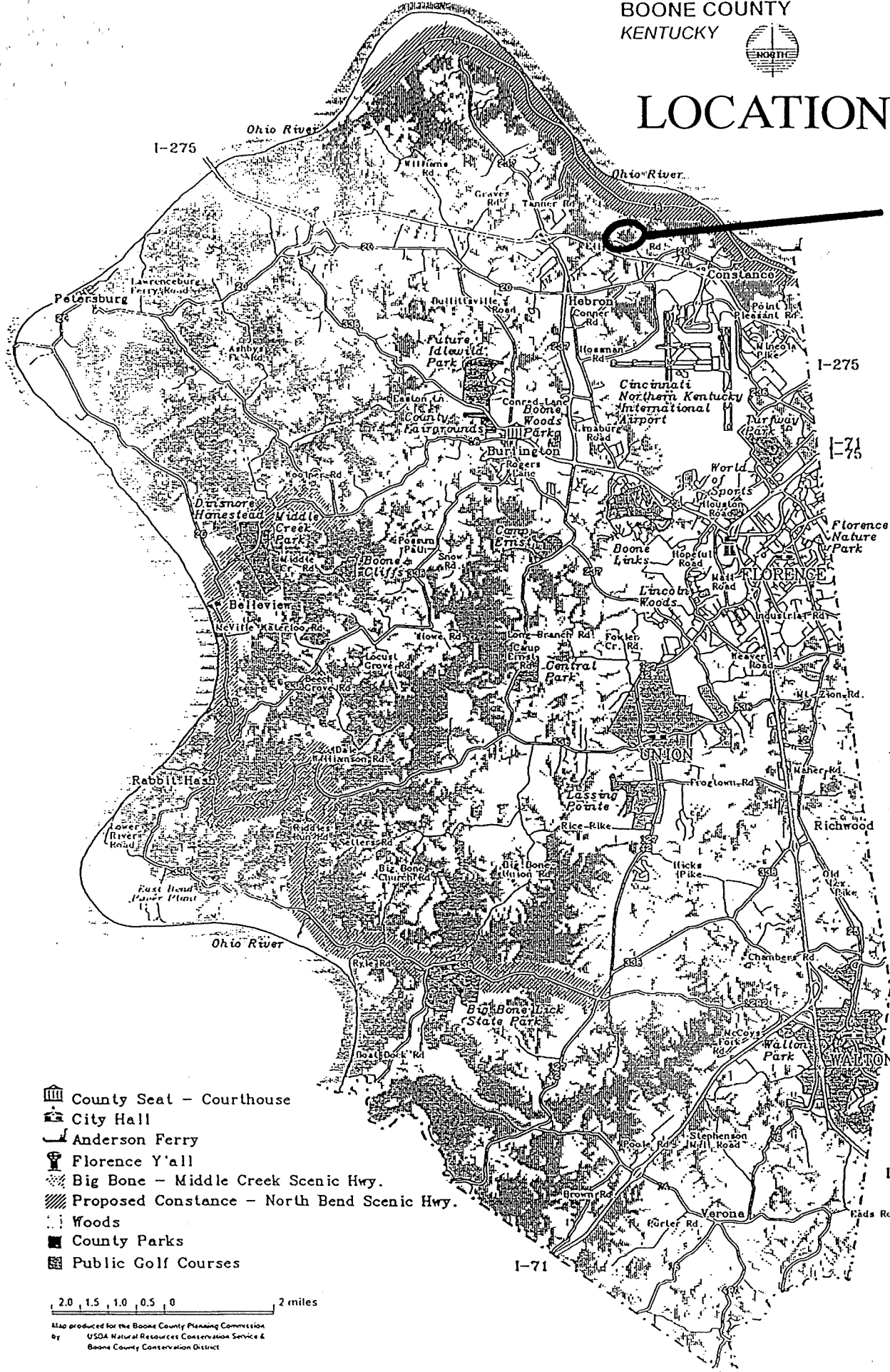
Mitchell A. Light
Asst. Zoning Administrator/Enf. Officer










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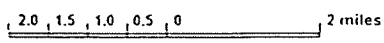


LOCATION MAP

SITE

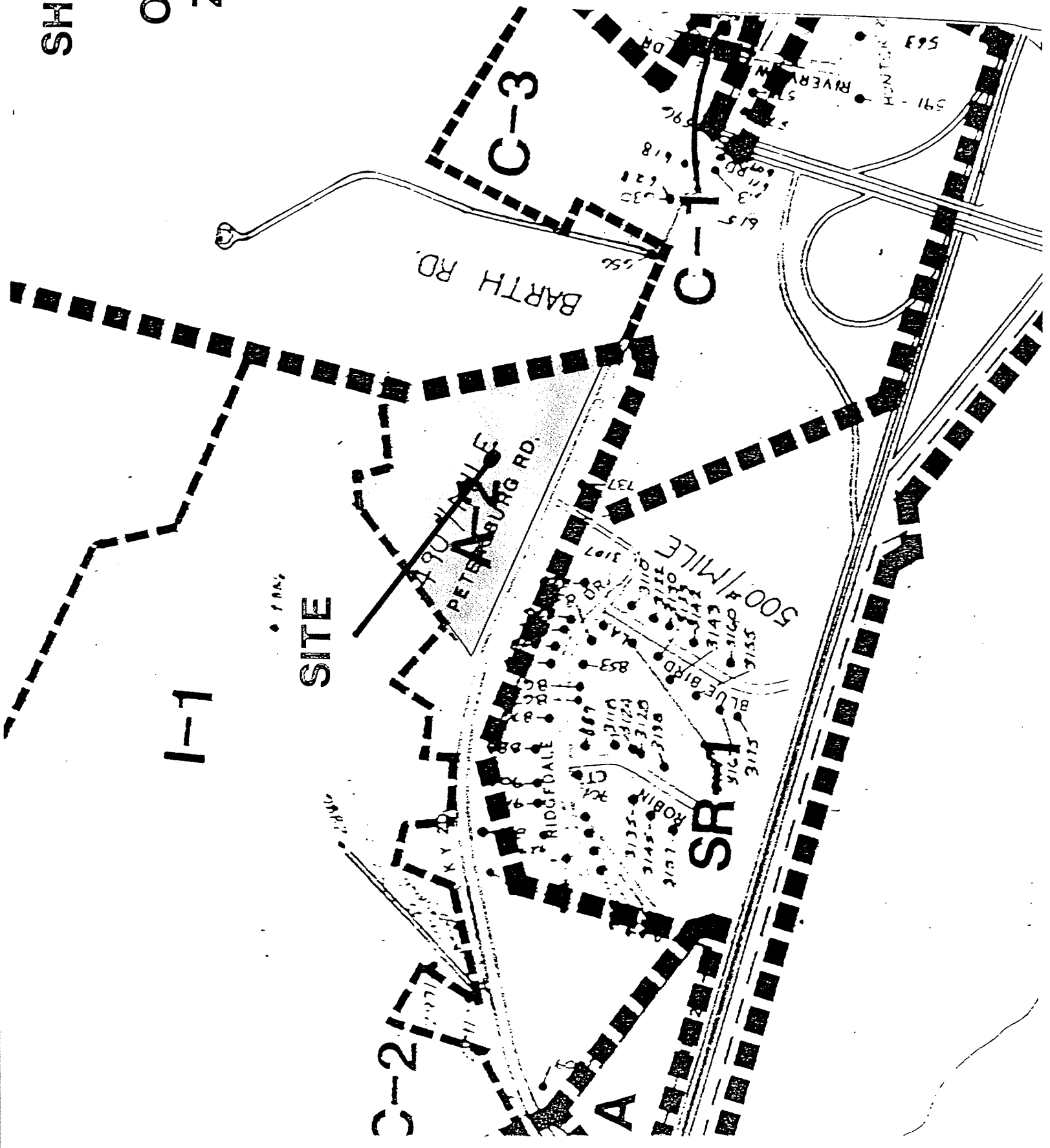


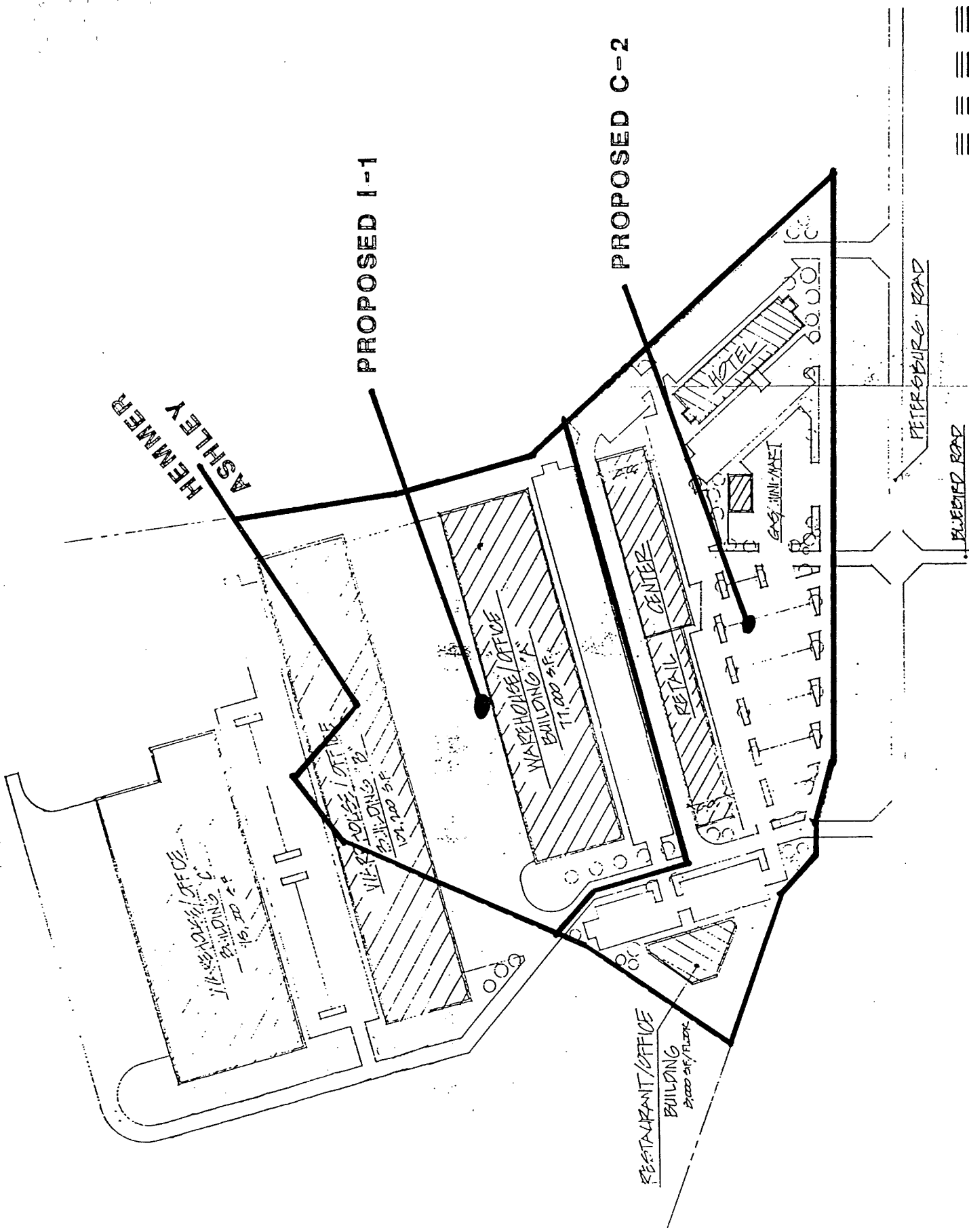
-  County Seat - Courthouse
-  City Hall
-  Anderson Ferry
-  Florence Y'all
-  Big Bone - Middle Creek Scenic Hwy.
-  Proposed Constance - North Bend Scenic Hwy.
-  Woods
-  County Parks
-  Public Golf Courses



Map produced for the Boone County Planning Commission
by
USDA Natural Resources Conservation Service &
Boone County Conservation District

OFFICIAL
ZONING
MAP





HEMMER
ASHLEY

PROPOSED I-1

PROPOSED C-2

WAREHOUSE/OFFICE
BUILDING C
15,000 S.F.

WAREHOUSE/OFFICE
BUILDING B
102,000 S.F.

WAREHOUSE/OFFICE
BUILDING A
11,000 S.F.

RESTAURANT/OFFICE
BUILDING
2,000 S.F./FLOORS

RETAIL CENTER

GAS MINI-MART

HOTEL

PETERBURG ROAD

BLEWETT ROAD

CONCEPT DEVELOPMENT PLAN

SHEET # 3

ASHLEY DEVELOPMENT

SITE DEVELOPMENT STUDY

HEMMER

Paul Hemmer Construction Com

4-10-04
NTS

KY. 20



Riddell/Wohrley ZMA

300 0 300 Feet

1 inch equals 300 feet
Produced by the
Boone County Planning Commission
GIS Services Division
March 16, 1980



PUBLIC HEARING ITEM NO. 2:

Commission members present: Mr. Brown, Mr. Caddell, Mr. Damstrom, Mr. McKinney - Chairman, Mr. McMillian, Mr. Millay, Mr. Neltner, Mr. Ries - Vice Chairman, Mrs. Smith, and Mr. White - Temporary Presiding Officer.

Following the recess, Mr. McKinney introduced the second item on the Agenda:

2. Applicant: Grace Properties, LLC c/o Richard E. Wentz for Lina Mae Riddell, Marion Riddell, and Adelia Wohrley (owners)

Request: Zoning Map Amendment

The request of Grace Properties, LLC c/o Richard E. Wentz (applicant) for Lina Mae Riddell, Marion Riddell, and Adelia Wohrley (owners) to consider a Zoning Map Amendment for a 15-acre tract located on the north side of KY 20, approximately one quarter mile west of KY 212, Boone County, Kentucky. The request is for a zone change from Agricultural Estate (A-2) to Industrial One (I-1) and Commercial Two (C-2) to allow an office/warehouse complex and commercial uses.

Staff Member Mitch Light presented the Staff Report which included a slide presentation (see Staff Report).

The Chairman asked for the applicant's presentation.

Attorney Richard Wentz stated that the property is the remaining part of the Riddell Farm located on Old KY 20. It is the remaining tract at the back of the property. The remaining Riddell heirs are the owners of the property. Mr. Wentz stated that he is one of the principals of Grace Properties, LLC. Bill Kreutzjans and John Yeager with Ashley Development are also principals in the property. He stated that there is a reference to Hemmer on Sheet #3 (attached to the Staff Report). He stated that part of this development flows over into Airpark at the back. Part of the project is in industrial and there is a joint venture between Grace Properties, LLC and Hemmer to develop that part of the property. He stated that the development is consistent with the Comprehensive Plan and the first criteria mentioned on Page 3 of the Staff Report would be appropriate. The Comprehensive Plan refers specifically to this section as being suitable and appropriate for business/commercial/industrial on the north side of KY 20 between the runways. He stated that the existing zoning classification is inappropriate. It is currently zoned A-2 and there is no ability to farm this property anymore. It is the only agricultural piece of property left in the area and it is totally surrounded by I-1 uses. He stated that the Duke property located immediately adjacent and to the east was zoned C-3 and changed to I-1. The properties by the interchange are zoned C-3. He stated that there have been some major changes in the area. At the time the Comprehensive Plan was done, there were no utilities at this site or in the vicinity, and shortly thereafter Airpark brought the utilities to the area. When Duke developed there, the utilities (sewer, gas, and water) were run down

KY 20. The utilities are now available to this piece of property making it more appropriate for commercial and industrial zoning, than for agricultural. He stated that there is access to the pumping station.

Mr. McKinney asked if there was anyone else present who wished to speak in favor of the request.

Mr. Jim Viox, engineer for the applicant, distributed a handout of the Concept Development Plan, which was also shown on an exhibit. He referred to the exhibit and indicated the site outlined in red. He stated that the second and third industrial buildings lie outside the zone change area and within lands owned by Hemmer (Airpark). Toward the edge of the plan there is a deep ravine that separates this land from the main entrance to Airpark. It was difficult getting into this topography and they anticipated that at some point there would be some association, which has become available. This topography lends itself to a ridge extension from the interchange of Blackbird back into the site and the buildings are generally placed on the ridge. The pump station and sanitary sewer, which was not there previously, is available from the Duke development. The water main was extended from the Hemmer property and across I-275, and there is a water main on KY 20 existing. He stated that Boone County Water & Sewer has determined the need to make a loop. They will extend the water main and connect it onto the line built by Duke to allow a second source of water. Gas and water are available and there is access to the sanitary sewer. The sewage is pumped back into the sewer in Airpark and pumped into Elijah's Creek. He stated that the second and third industrial buildings shown are already in the I-1 area in Airpark. The area outlined is the C-2 area being requested.

Mr. Jim Viox referred to the Staff Report and the issues regarding architecture and signage. He stated that there is a need for this commercial center to have some uniformity in character and signage, which concurs with the Staff Report. He stated that the landscaping and entrance treatment would be presented in the future. He stated that Staff referred to the three curb cuts and a desire to consider two curb cuts. He indicated the intersection opposite Bluebird which has the opportunity for signalization and the one that would take the truck traffic to the industrial area to the rear. He stated that the third entrance is the one that approaches the commercial area and might be able to be considered to be restricted. They would like to keep the access open until they present a Site Plan to identify all three of the needs. He stated that there were some vacant lots left over from the development on Bluebird and they may be able to obtain one or two of them to move the entrance to get more separation. He stated that another issue is the topography. There is a deep ravine which was shown in the slides. There will be the ability to preserve some of the vegetation along there. He stated that what the applicant is representing in green they feel they will be able to preserve or revegetate with some landscaping.

Mr. McKinney asked if there was anyone else present who wished to speak. There being no response, he asked if there were any comments or questions from the Planning Commission.

Mrs. Smith questioned how close the two houses in the area are to this property. Mr. Light reviewed the map with her and advised that the houses are around the bend. Mr. Costello stated that they are pretty far away.

Mr. Caddell asked if on the exhibit the red line is the existing property line of the applicant. Mr. Light stated that everything with the red area is the zone change. Building C and part of Building B are already zoned I-1 and owned by Hemmer.

Mr. Caddell asked if this is a Concept Development Plan for properties beyond what the applicant owns. Mr. Light advised that what they are submitting is what they will do with this property and some of the adjacent property. Mr. Costello explained that Mr. Caddell wants to know the total square footage the Planning Commission is reviewing for this application. Mr. Light stated that they are under the maximum intensity for the I-1 and are within the maximum intensity per acre for the retail. He stated that there is a 50-foot height maximum in the C-2 Zone. The hotel could be no taller than 50 feet. Mr. Costello stated that they would not be able to build Building B if they did not have it the way it is situated on both properties.

Mr. Caddell asked if the Concept Development Plan as proposed includes the balance of the property that the applicant does not have under his control at this time.

Mr. Jim Viox stated that a representative of the Hemmer Company is present and they support the application. They are aware of the plan.

Mr. Mike Hargis, Vice President of Paul Hemmer Construction Company, stated that they support the plan and initiated the use of this property as industrial partially because of the access to KY 20. It gave them a feasible way to develop the plateau.

Mr. Costello asked if they indicated this use when they came through with the rezoning of their property. Mr. Hargis responded "yes". Mr. Costello asked if they are basically showing what was approved when they came through and this supplements that. Mr. Hargis stated that they had an office building back there on their original Concept Plan, but they are not going to have an office building with the flight paths the way they are.

Mr. Light stated that where Hemmer adjoins the Grace Properties piece was shown as part of Lot #17 on the original Preliminary Plat. It was a very large lot because of the topography. They would have had to cross a 100-foot ravine to access this portion of their property. He stated that technically it would not be part of the Airpark development.

Mr. Wentz stated that he met with Kevin Wall regarding whether or not this was consistent with the Hemmer Concept Plan and Mr. Wall felt that it was consistent with the Hemmer Concept Plan and that it was not necessary for this to be a joint application to amend their Concept Plan, which showed a larger intensity use for Lot #17 than what this building would be. The conclusion was that it was consistent with the Hemmer plan.

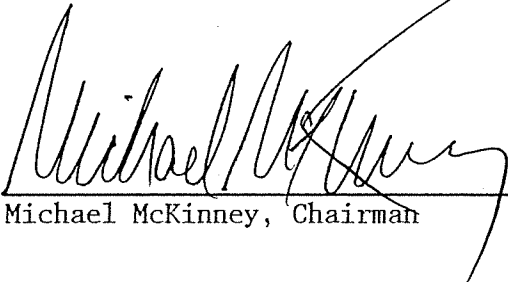
Mr. McMillian asked if the Planning Commission is approving a zone change and a Concept Plan. Mr. Light responded "yes" and advised that this is a Concept Plan, but not a change in the Concept Plan for the Airpark piece. It is a zoning map amendment for the area outlined in red and a Concept Plan.

Mr. Caddell questioned the distance between the entrances. Mr. Jim Viox reviewed the exhibit and stated that one location is about 500 feet and the other is closer to 400 feet. Mr. Light stated that from the easternmost entrance to the one across from Bluebird is 470 feet and from the westernmost entrance to Bluebird is 410 feet.

Mr. McKinney asked if there were any further comments from anyone. There being no response, he stated that the Committee Meeting for this item will be on July 7, 1997 at 4 P.M. in the second floor conference room. He suggested that people check with the Staff prior to the meeting to see if it has been moved. This item will be on the Agenda for the Business Meeting on July 16, 1997 at 7:30 P.M..


The Chairman closed this Public Hearing.

APPROVED:



Michael McKinney, Chairman

Attest:



Jan Hancock, Recording Secretary

BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
COURTROOM 3A
BUSINESS MEETING
July 16, 1997
7:30 P.M.

Mr. Michael McKinney, Chairman, called the meeting to order at 7:30 P.M..

COMMISSION MEMBERS PRESENT:

Mrs. Judy Arnett, Secretary/Treasurer
Mr. Larry Brown
Mr. Arnold Caddell
Mr. Mike McKinney, Chairman
Mr. Don McMillian
Mr. Bob Millay
Mr. Barry Neltner
Mr. Robert Ries, Vice Chairman
Mr. Ralph Rush
Mrs. Linda Schaffer
Mrs. Carol Smith
Mr. Earl White, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mr. Fred Burch
Mr. Phil Damstrom
Mr. William Viox

LEGAL COUNSEL PRESENT:

Mr. Larry Dillon

STAFF MEMBERS PRESENT:

Mr. Kevin Costello, AICP, Executive Director
Ms. Susan Cabot, Historic Preservation
Mr. Ed Coleman
Mr. Dan Richards, GIS
Ms. Jan Hancock, Secretary
Mr. John Huth
Mr. Mitch Light
Mr. Kevin Wall, AICP

3. Concept Development Plan

The request of Vinu J. Patel (applicant) for Krispy Kreme Doughnut Corporation (owners) to consider a Change in Concept Development Plan for a 1.1 acre lot known as Lot 3, Saratoga Square Subdivision, located at the intersection of Hansel Avenue and Turfway Road, Florence, Kentucky. The request is for a change in the approved Concept Development Plan to allow a motel in a Commercial Two/Planned Development (C-2/PD) zone.

Staff Member Ed Coleman presented the Committee Report which recommended approval of the request based on the findings of fact, but subject to conditions (see Committee Report). The applicant has signed the letter agreeing to the conditions.

Mr. Millay moved by resolution to the City of Florence to approve the request based on the Committee Report. Mrs. Schaffer seconded the motion.

Mr. Brown questioned if the parking is adequate and if there is an agreement to use the overflow parking. Mr. Coleman advised that if they need overflow parking in the future, they will need to get an agreement, but they meet the minimum parking requirements at this time.

There being no further questions, Mr. McKinney asked for a vote on the motion made by Mr. Millay and it carried unanimously.

4. Zoning Map Amendment

The request of Grace Properties, LLC c/o Richard E. Wentz (applicant) for Lina Mae Riddell, Marion Riddell, and Adelia Wohrley (owners) to consider a Zoning Map Amendment for a 15 acre tract located on the north side of KY 20, approximately 1/4 mile west of KY 212, Boone County, Kentucky. The request is for a zone change from Agricultural Estate (A-2) to Industrial One (I-1) and Commercial Two (C-2) to allow an office/warehouse complex and commercial uses.

Staff Member Mitch Light presented the Committee Report which recommended approval of the request based on the findings of fact, but subject to conditions (see Committee Report). The applicant has signed the letter agreeing to the conditions.

There being no discussion, Mr. Millay moved by resolution to the Boone County Fiscal Court to approve the request based on the Committee Report. Mr. McMillian seconded the motion and it carried unanimously.

5. Design Review: Howard Leight Industries, 21 Spiral Drive

Staff Member John Huth presented the Design Review request. The applicant is proposing a 20,000 square foot building on Lot #5 of Turfway Business Park. Mr. Huth presented an exhibit which included a rendering of the proposed building and the Site Plan. The Committee has recommended approval of the request.

EXHIBIT "B"

COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Robert Millay, Chairman

DATE: July 16, 1997

RE: Request of **Grace Properties, LLC c/o Richard E. Wentz (applicant)** for **Lina Mae Riddell, Marion Riddell, and Adelia Wohrley (owners)** to consider a Zoning Map Amendment for a 15 acre tract located on the north side of KY 20, approximately 1/4 mile west of KY 212, Boone County, Kentucky. The request is for a zone change from Agricultural Estate (A-2) to Industrial One (I-1) and Commercial Two (C-2) to allow an office/warehouse complex and commercial uses.

REMARKS:

We, the Committee, recommend approval of this request based upon the following findings of fact and with the following conditions:

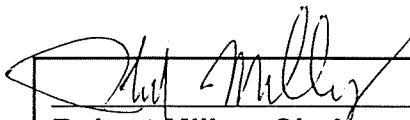
Findings of Fact

1. The Committee has concluded that the proposed Zoning Map Amendment and Concept Development Plan are in agreement with the 1995 Boone County Comprehensive Plan.
2. The Committee has concluded that the existing zoning classification of Agricultural Estate (A-2) is inappropriate and the proposed zoning classifications of Commercial Two (C-2) and Industrial One (I-1) is appropriate.
3. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives and policies of the 1995 Boone County Comprehensive Plan. The committee has also concluded that the attached conditions are necessary to mitigate any foreseeable impacts that may be created by the development. The applicant has signed a letter demonstrating agreement with these conditions.

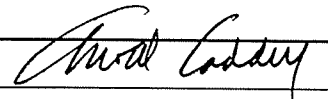
Conditions

1. The architectural design and signage theme will follow the Houston-Donaldson Study Design Review guidelines through the Site Plan Review process. However, the signage will not be limited to the size and height requirements of the Houston-Donaldson Study.
2. The entrance treatments must be comparable in design to those in Airpark International and shall be reviewed through Site Plan Review process (or Improvement Plan if applicable).
3. Substantive landscaping shall be provided along the entire KY 20 frontage and reviewed through the Site Plan Review process.
4. The applicant will actively pursue signalization of one of the access points through the Kentucky Department of Transportation.
5. Right hand deceleration lanes shall be provided at all access points and a left hand deceleration lane shall be provided at any signalized access point that is determined by the Kentucky Transportation Cabinet.
6. The easternmost access shall be limited to "right-in/right-out" turning movements only.

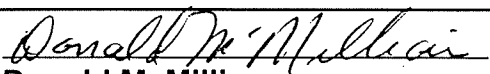
A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request.



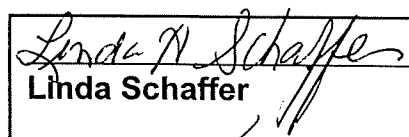
Robert Millay, Chairman
For _____ Against _____
Abstain _____ Absent _____



Arnold Caddell
For _____ Against _____
Abstain _____ Absent _____



Donald McMillian
For _____ Against _____
Abstain _____ Absent _____



Linda Schaffer
For _____ Against _____
Abstain _____ Absent _____

TOTAL: 4 FOR — AGAINST — ABSTAIN — ABSENT

PUBLIC HEARING ITEM NO. 2:

Commission members present: Mr. Brown, Mr. Caddell, Mr. Damstrom, Mr. McKinney - Chairman, Mr. McMillian, Mr. Millay, Mr. Neltner, Mr. Ries - Vice Chairman, Mrs. Smith, and Mr. White - Temporary Presiding Officer.

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Mrs. Smith questioned how close the two houses in the area are to this property. Mr. Light reviewed the map with her and advised that the houses are around the bend. Mr. Costello stated that they are pretty far away.

Mr. Caddell asked if on the exhibit the red line is the existing property line of the applicant. Mr. Light stated that everything with the red area is the zone change. Building C and part of Building B are already zoned I-1 and owned by Hemmer.

Mr. Caddell asked if this is a Concept Development Plan for properties beyond what the applicant owns. Mr. Light advised that what they are submitting is what they will do with this property and some of the adjacent property. Mr. Costello explained that Mr. Caddell wants to know the total square footage the Planning Commission is reviewing for this application. Mr. Light stated that they are under the maximum intensity for the I-1 and are within the maximum intensity per acre for the retail. He stated that there is a 50-foot height maximum in the C-2 Zone. The hotel could be no taller than 50 feet. Mr. Costello stated that they would not be able to build Building B if they did not have it the way it is situated on both properties.

Mr. Caddell asked if the Concept Development Plan as proposed includes the balance of the property that the applicant does not have under his control at this time.

Mr. Jim Viox stated that a representative of the Hemmer Company is present and they support the application. They are aware of the plan.

Mr. Mike Hargis, Vice President of Paul Hemmer Construction Company, stated that they support the plan and initiated the use of this property as industrial partially because of the access to KY 20. It gave them a feasible way to develop the plateau.

Mr. Costello asked if they indicated this use when they came through with the rezoning of their property. Mr. Hargis responded "yes". Mr. Costello asked if they are basically showing what was approved when they came through and this supplements that. Mr. Hargis stated that they had an office building back there on their original Concept Plan, but they are not going to have an office building with the flight paths the way they are.

Mr. Light stated that where Hemmer adjoins the Grace Properties piece was shown as part of Lot #17 on the original Preliminary Plat. It was a very large lot because of the topography. They would have had to cross a 100-foot ravine to access this portion of their property. He stated that technically it would not be part of the Airpark development.

Mr. Wentz stated that he met with Kevin Wall regarding whether or not this was consistent with the Hemmer Concept Plan and Mr. Wall felt that it was consistent with the Hemmer Concept Plan and that it was not necessary for this to be a joint application to amend their Concept Plan, which showed a larger intensity use for Lot #17 than what this building would be. The conclusion was that it was consistent with the Hemmer plan.

Mr. McMillian asked if the Planning Commission is approving a zone change and a Concept Plan. Mr. Light responded "yes" and advised that this is a Concept Plan, but not a change in the Concept Plan for the Airpark piece. It is a zoning map amendment for the area outlined in red and a Concept Plan.

Mr. Caddell questioned the distance between the entrances. Mr. Jim Viox reviewed the exhibit and stated that one location is about 500 feet and the other is closer to 400 feet. Mr. Light stated that from the easternmost entrance to the one across from Bluebird is 470 feet and from the westernmost entrance to Bluebird is 410 feet.

Mr. McKinney asked if there were any further comments from anyone. There being no response, he stated that the Committee Meeting for this item will be on July 7, 1997 at 4 P.M. in the second floor conference room. He suggested that people check with the Staff prior to the meeting to see if it has been moved. This item will be on the Agenda for the Business Meeting on July 16, 1997 at 7:30 P.M..

The Chairman closed this Public Hearing.

APPROVED:

Michael McKinney, Chairman

Attest:

Jan Hancock, Recording Secretary

SUPPORTING
INFORMATION

BOONE COUNTY PLANNING COMMISSION



2995 Washington Street, Burlington, KY 41005

606-334-2196

FAX 606-334-2264

E-Mail plancom@one.net

July 14, 1997

Mr. Richard E. Wentz
600 Greenup Street
Covington, KY 41011

RE: Conditions of Approval for the Riddell Property/Grace Properties, LLC, Zoning Map Amendment Application from A-2 to C-2 and I-1 for the approximate 15 acre tract located along KY 20, approximately 1/4 mile west of KY 212, Boone County, Kentucky.

Dear Mr. Wentz:

The following represents the conditions of approval for the above referenced application as agreed by the Boone County Planning Commission's Zone Change Committee. If you as the applicant agree to these conditions please indicate so by providing your signature on the agreement stated at the end of this letter.

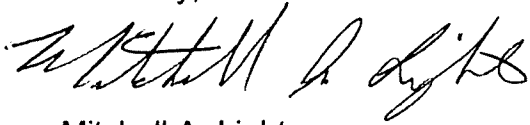
Conditions

1. The architectural design and signage theme will follow the Houston-Donaldson Study Design Review guidelines through the Site Plan Review process. However, the signage will not be limited to the size and height requirements of the Houston-Donaldson Study.
2. The entrance treatments must be comparable in design to those in Airpark International and shall be reviewed through Site Plan Review process (or Improvement Plan if applicable).
3. Substantive landscaping shall be provided along the entire KY 20 frontage and reviewed through the Site Plan Review process.
4. The applicant will actively pursue signalization of one of the access points through the Kentucky Department of Transportation.
5. Right hand deceleration lanes shall be provided at all access points and a left hand

deceleration lane shall be provided at any signalized access point that is determined by the Kentucky Transportation Cabinet.

6. The easternmost access shall be limited to "right-in/right-out" turning movements only.

Sincerely,



Mitchell A. Light
Asst. Zoning Administrator/Enf. Officer

MAL\par

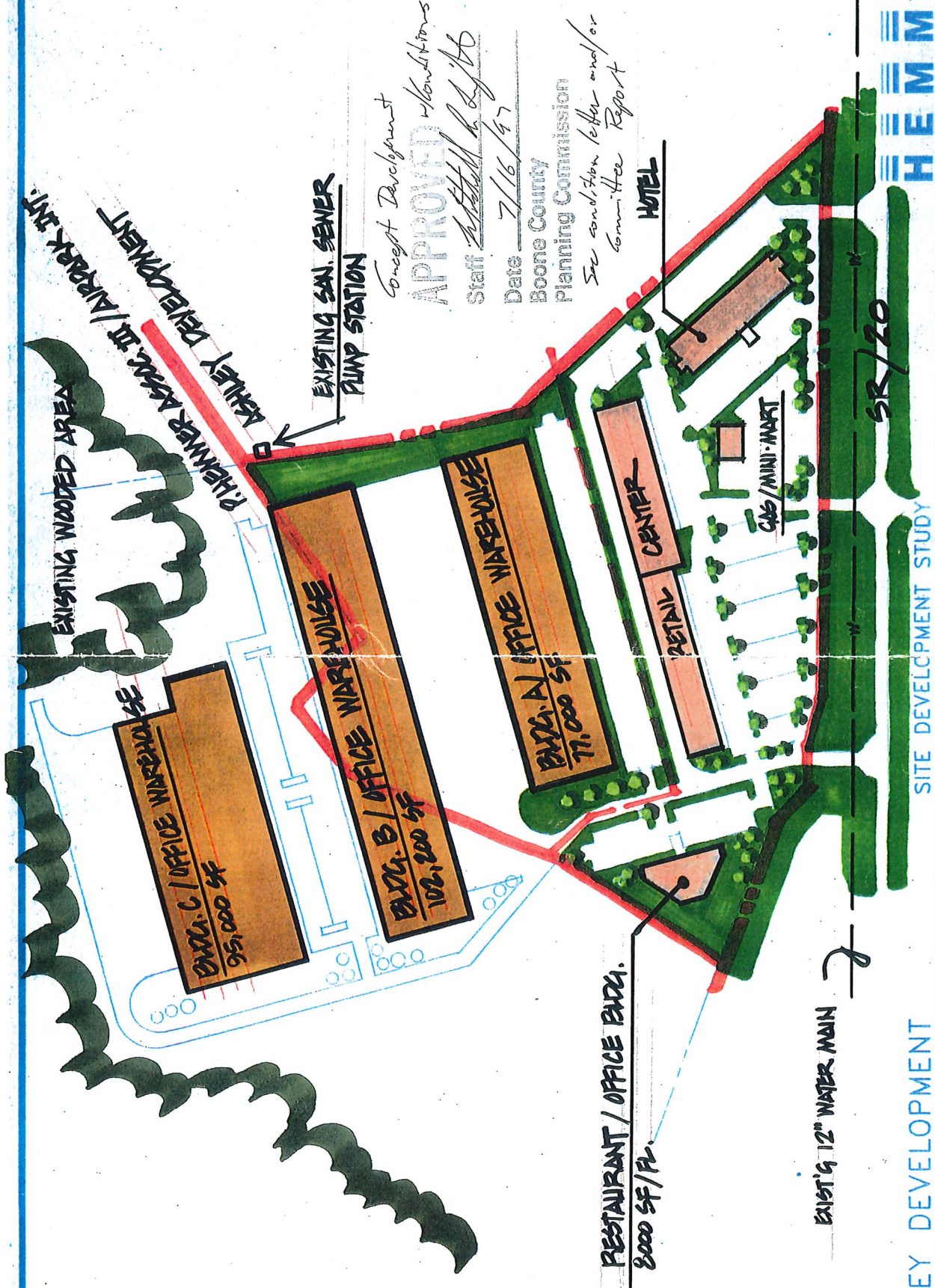
Agreement

I, Richard E. Wentz, duly authorized to act on behalf of the applicant, Grace Properties, LLC, do hereby agree to the conditions of approval stated above for the Zoning Map Amendment from A-2 to C-2 and I-1 for the approximately 15 acre tract located along KY 20 approximately 1/4 mile west of KY 212, Boone County, Kentucky.



Richard E. Wentz (date)
for Grace Properties, LLC

DEVELOPMENT CONCEPT PLAN



Concept Development *revisions*
APPROVED
 Staff *[Signature]*
 Date 7/16/17
 Boone County
 Planning Commission
See condition letter and/or Committee Report

MINUTES
BOONE COUNTY FISCAL COURT
August 12, 1997
10:00 A.M.

ORDINANCE NO. 920.350 - HARMS

Judge Lucas presented for First Reading Ordinance No. 920.350, an ordinance of the Boone County Fiscal Court to consider the request of Steven P. Harms and Tonia R. Harms (Applicants) for Steven P. Harms, Tonia R. Harms and Bermac Corporation (Owners) for a Zoning Map Amendment on a 15.6 acre site located west of Orchard Estates Subdivision. The request is to rezone the site from Agricultural Estate (A-2) and Suburban Residential One (SR-1) to Suburban Residential Two (SR-2). (This request was forwarded to the Boone County Fiscal Court with no recommendation from the Boone County Planning Commission due to a tie vote (7-7) at their meeting of June 18th.) Judge Lucas advised a Public Hearing and Second Reading will be advertised for the meeting of August 26, which begins at 5:30 p.m.

ORDINANCE NO. 920.351 - GRACE PROPERTIES, LLC C/O RICHARD E. WENTZ/RIDDELL/WOHRLEY

Judge Lucas presented for First Reading Ordinance No. 920.351, an ordinance of the Boone County Fiscal Court to consider the request of Grace Properties, LLC C/O Richard E. Wentz (Applicant) for Lina Mae Riddell, Marion Riddell and Adelia Wohrley (Owner) for a Zoning Map Amendment, such Zoning Map Amendment being a zone change from Agricultural Estate (A-1) to Industrial One (I-1) and Commercial Two (C-2) on a 15 acre site generally located on the north side of KY 20, approximately 1/4 mile west of KY 212, Boone County, Kentucky, recommended unanimously by the Boone County Planning Commission via Resolution No. R-97-014-A. Judge Lucas advised a Public Hearing and Second Reading will be advertised for the meeting of August 26, which begins at 5:30 p.m.

RESOLUTION NO. R-08-12-97-01 - FEASIBILITY STUDY - TELECOMMUNICATION SYSTEM (Fiber Optics)

Judge Lucas presented Resolution No. R-08-12-97-01, a resolution to enter into an Interlocal Agreement to study the feasibility of developing a telecommunication system and associated services.

Subsequent to a brief discussion, Commissioner Patrick moved, seconded by the Chair for purpose of discussion, to deny the resolution. Judge Lucas called for a vote of the motion, Commissioner Patrick voted AYE, Commissioner Meihaus voted NO, Commissioner Campbell voted NO, and Judge Lucas voted NO. Motion failed.

Commissioner Meihaus then moved, seconded by Commissioner Campbell, to approve, at no cost to the County, Resolution No. R-08-12-97-01, a resolution authorizing the Boone County Judge/Executive to enter into an Interlocal Agreement between the City of Bellevue, Campbell County; City of Edgewood, Kenton County; City of Erlanger, Kenton County; City of Forth Thomas, Campbell County; City of Fort Wright, Kenton County;