

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
SPECIAL PUBLIC HEARING**

July 11, 2018

7:00 P.M.

COMMISSION MEMBERS PRESENT:

Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Charlie Rolfsen, Chairman
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mr. Randy Bessler
Mr. Greg Breetz
Mr. Kim Bunger, Secretary/Treasurer
Mrs. Lori Heilman
Mr. Mark Hicks
Mr. Don McMillian
Mr. Kim Patton
Mr. Bob Schwenke
Mr. Brad Shipe
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

STAFF MEMBERS PRESENT:

Mr. Todd K. Morgan, AICP, Senior Planner
Mr. Kevin T. Wall, AICP, Director, Zoning Services

Chairman Rolfsen called the Public Hearing to order at 7:01 P.M. and introduced the first item on the Agenda:

ZONING MAP AMENDMENT - Kevin Wall, Staff

1. Request of **Al Neyer, Inc./Matt Blankenship (applicant)** for **KY 18 Acres, LLC c/o Paul Vesper (owner)** for a Zoning Map Amendment from Commercial Four (C-4) to Urban Residential Three (UR-3) for 12.8 acres, and a Zoning Map Amendment from Commercial Four (C-4) to Industrial One (I-1) for 47.2 acres, both within a 66.3 total acre tract that is located on the northeast corner of the Burlington Pike/Aero Parkway intersection, along the south side of Aero Parkway, and to the north of the properties at 5945, 5965, 5975, and 5985 Centennial Drive, and 5785 Constitution Drive, Boone County, Kentucky. The request is for two zone changes to allow uses permitted in the UR-3 and I-1 zones.

Staff Member, Kevin Wall, presented the Staff Report, which included a PowerPoint presentation (see Staff Report). The site is 66.3 acres in size and fronts on Burlington Pike and Aero Parkway. The applicant is requesting a zone change to Industrial One (I-1) on 47.2 acres located on the eastern portion of the tract and Urban Residential Three (UR-3) on 12.8 acres. There are six acres of land proposed for commercial use that will remain C-4. The commercial portion of the Concept Development Plan is not part of the zone change application. The site is referred to as the Vesper property. The Future Land Use Map from the Comprehensive Plan designates the site for Business Park (BP) and Commercial (C) uses - approximately half of the site for each designation. The site's topography is rough and there is a major wooded area towards the front of the site. Mr. Wall showed the current Airport Noise Exposure Map and the location of the site relative to the 65 DNL noise level. The site is just outside the 65 DNL level. The proposed Amazon facility will be located across from the subject site. Mr. Wall also showed the submitted Concept Development Plan and the arrangement of the industrial options. The proposed residential phase will include 6 multi-family buildings, 3 stories in height and with a total unit count of 250. The density is about 19.5 dwelling units/acre. The first industrial option shows 2 buildings - one with a little over half a million square feet and the second about 168,000 square feet. The second option shows one building with 887,000 square feet. Mr. Wall showed some examples of building prototypes for the industrial phase. It is tilt-up concrete and is comparable to the newer buildings located along Aero Parkway and Ted Bushelman Boulevard. He also displayed the prototypes for the proposed apartments and photographs of the project site and adjoining properties.

Mr. Wall reviewed the site history. Part of the site was zoned I-1 until recently. The zoning for the eastern portion of the subject site, approximately 900 feet from the KY 18 right-of-way, was changed from I-1 to C-4 through the 2012-2013 Boone County Zoning update at the request of the property owner. The Comprehensive Plan's Future Plan Use Map does not show any residential for the property. There is some generic reference to housing on the north side of KY 18 in the Land Use and Housing Elements but no text relative to this specific site. It mentions what are good places to site multi-family units. Mr. Wall mentioned the applicability of certain standards that apply to the proposed I-1 zone when there is a Business Park (BP) land use designation. What are these standards and are they being met? That information is in the Staff Report. Mr. Wall noted that he is still waiting to hear from the Kentucky Transportation Cabinet to complete the review of the submitted Traffic Impact Study (TIS). In addition, the County Engineer has submitted some additional comments regarding the TIS.

At this time, Mr. Dale Wilson, attorney, reminded everyone that the full Staff Report and exhibits are introduced as being part of the official record.

Mr. Lunnemann asked if the applicant was willing to eliminate any of the I-1 uses in light of the proposed large industrial building being located adjacent to the proposed residential uses? Mr. Wall replied no but he had included a list of permitted I-1 uses in the Staff Report. The I-1 zone allows the O-1 and O-2 primarily permitted uses. The submitted application listed all UR-3 and I-1 uses. Mr. Lunnemann asked for more details on the proposed multi-family units? Mr. Wall responded that he included that information in the Staff Report. A pool and clubhouse is shown on the submitted plan. The proposed residential buildings will be brick and siding and Mr. Wall suggested extending the brick to the 3rd floor.

Mr. Lunnemann asked what will be the buffer between the differing uses? Mr. Wall replied that it would be per code.

At this time, Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation? Mr. Joe Kramer, Cardinal Engineering, stated that he has been working with the Kentucky Highway Department since March/April. They have met with Amazon officials to obtain and share traffic data. Feedback is taking more time than anticipated. The additional time has allowed them to make some modifications to the Concept Development Plan including adjusting the residential zoning line. Mr. Kramer stated that even though the Future Land Use Map doesn't show residential on the subject site, there are references to the text of the Comprehensive Plan.

Mr. Greg Otis, Elevar Design Group, stated that the drawing is a concept plan not for developmental plan approval. The site is highly marketable with Amazon located across the street. The proposed residential use is a nice buffer from a passive industrial building of manufacturing and warehousing uses in the industrial zone. The first option shows one single multi-tenant building. The proposed UR-3 zoning would allow higher density of almost 400 units. The proposed layout is lower in density and the access points control how the property can be used along with the site's topography. It is designed so all uses can co-habitat as well. The buffer takes into consideration the topography of the site. The site does balance. The clubhouse and pool will be located near the entrance of the development next to a proposed retention basin. The third entrance off Aero Parkway will be restricted to no left turn. It won't be a full function intersection because it won't be signalized. A private drive will be built along the rear portion of the commercial area and this drive will connect to Centennial Circle. They are proposing a traffic signal at access point #1 off KY 18. Access Point #4 off Aero Parkway will also be signalized. Access Point #5 will not be signalized. The second option shows two industrial buildings (a small 167,000 square foot building and a large industrial building). Mr. Otis showed illustrations of the proposed multi-family buildings - brick and siding. Neyer is discussing the concept with 3 different residential buildings. This project could support workforce housing. The development will have carports. Examples of existing Neyer buildings were shown with high bays and a single floor on a continuous slab.

Chairman Rolfsen asked where the proposed traffic signal will line up on KY 18? Mr. Kramer responded across a private drive serving residential uses. Mr. Kramer distributed a handout (See Attachment A). He reviewed the existing and proposed access points on KY 18 and Aero Parkway. They have coordinated their access with the planned access for Amazon. Amazon's peak traffic

is not the same as their peak traffic hours. Amazon's traffic is driving the warrants for the one signal off Aero Parkway. They are considering the private drive to be a public street but there are ramifications - building setbacks, landscaping, turning or curve radius, speed, etc..

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

Seeing no one, Chairman Rolfsen asked if any Board Members had any questions or comments? Mr. Lunnemann asked if the applicant can elaborate how many 1, 2, and 3 bedroom units will be constructed? Mr. Otis replied that the current market is 1 and 2 bedroom units. That doesn't mean others will not arise in the final development plan. Is there pedestrian connectivity? Mr. Otis responded they will look at that issue at the development plan stage.

Chairman Rolfsen asked if the applicant had tenants in mind when it was stated that there won't be trip conflicts during peak times? Mr. Kramer responded that it was Amazon peaks they had discussed and their development peaks are different based on the proposed mixed use or multi-use. Neyer doesn't have specific tenants in mind at this stage.

Mrs. Kegley asked what would be the square footage of the residential units? Mr. Otis replied that it is rental units and they don't have unit size or cost in mind yet just total number of units. They have decided not to have a high density but to create a more qualitative living environment. They have not gone much into detail in terms of rent costs.

Mr. Lunnemann stated that more information is better than less information. We really don't know what the units will look like or how many bedrooms they will have for the site. There are no specifics. Mr. Otis emphasized that they are using information based upon 3 developers who are interested in the site. It is garden style, 3 story walk up units. Mr. Lunnemann encouraged Staff to look into potential conditions in order to nail down the specifics of the building design should the Zoning Map Amendment be recommended for approval. Mr. Otis commented that they understood the code and will meet it.

Chairman Rolfsen emphasized that the applicant seriously consider restricting the industrial uses since the proposed units are adjacent to residential uses. Mr. Otis agreed to discuss the matter with staff. Mr. Wall suggested they review the Business Park theme and focus on light industrial uses.

Mr. Turner asked if the applicant would come up with more buffering detail between the residential and industrial? Mr. Otis replied that they show what is required and there is a topographic change.

Mr. Matt Blankenship, Al Neyer, explained that the low spot of the site is where the clubhouse and retention pond will be built. The industrial buildings sit higher on the site. Chairman Rolfsen asked whether the retention pond adjacent to the clubhouse is just to serve the residential units? Mr. Kramer replied yes and maybe the commercial area.

Mr. Lunnemann suggested that the proposed private drive located behind the commercial area be a public street due to the volume of traffic and mixed uses. He recommended contacting the Boone County Public Works Department. A private street is too narrow to handle expected traffic.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on July 18, 2018 at 5:00 P.M. in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on August 1, 2018 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 7:44 P.M.

APPROVED:

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director

Exhibit A - Access Exhibit - Aero Commerce Center