

A RESOLUTION OF THE BOONE COUNTY PLANNING COMMISSION RECOMMENDING APPROVAL, WITH CONDITIONS, FOR A REQUEST OF SMJ INTERNATIONAL, ON BEHALF OF TESLA, PER AARON ADELMAN (APPLICANT) FOR MEIJER STORES LIMITED PARTNERSHIP (OWNER) FOR A CHANGE OF CONCEPT DEVELOPMENT PLAN IN AN OFFICE TWO/COMMERCIAL TWO/PLANNED DEVELOPMENT/HOUSTON DONALDSON STUDY CORRIDOR OVERLAY (O-2/C-2/PD/HDO) DISTRICT FOR AN APPROXIMATE 0.16 ACRE PORTION OF THE APPROXIMATE 22.48 ACRE LOT LOCATED AT 4990 HOUSTON ROAD, FLORENCE, KENTUCKY (MEIJER) AND PROVIDING THE RECOMMENDATION BE FORWARDED TO THE CITY OF FLORENCE, FLORENCE, KENTUCKY.

WHEREAS, the Boone County Planning Commission received a request for a Change of Concept Development Plan in an Office Two/Commercial Two/Planned Development/Houston Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) district for an approximate 0.16 acre portion of the approximate 22.48 acre lot located at 4990 Houston Road, Florence, Kentucky (Meijer) which is more particularly described below; and,

WHEREAS, the Boone County Planning Commission as the planning unit for the City of Florence, Florence, Kentucky was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made Findings of Fact recommending approval, with Conditions, for a Change of Concept Development Plan in an Office Two/Commercial Two/Planned Development/Houston Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) district for an approximate 0.16 acre portion of the approximate 22.48 acre lot located at 4990 Houston Road, Florence, Kentucky (Meijer).

NOW, THEREFORE, BE IT RESOLVED BY THE BOONE COUNTY PLANNING COMMISSION AS FOLLOWS:

**SECTION I**

That the request for a Change of Concept Development Plan for the real estate which is more particularly described below shall be and is hereby recommended for approval, with Conditions, in an Office Two/Commercial Two/Planned Development/Houston Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) district for an approximate 0.16 acre portion of the approximate 22.48 acre lot located at 4990 Houston Road, Florence, Kentucky (Meijer). The real estate which is the subject of this request for a Change of Concept Development Plan in an Office Two/Commercial Two/Planned Development/Houston Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) District is more particularly described in DEED BOOK: 793, PAGE NO: 603 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

**SECTION II**

That as a basis for the recommendation of approval, with Conditions, for a Change of Concept Development Plan in an Office Two/Commercial Two/Planned Development/Houston Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) district for an approximate 0.16 acre portion of the approximate 22.48 acre lot located at 4990 Houston Road, Florence, Kentucky (Meijer), Findings of Fact and Conditions of the Boone County Planning Commission as set forth in its minutes and official records for this request shall be and are hereby incorporated by reference as if fully set out in this Resolution and marked as "Exhibit A."


The Committee recommended approval, with conditions, for this request based on the Findings of Fact and Conditions as set forth in the Committee Report and marked as "Exhibit B."

**SECTION III**

That a copy of this Resolution recommending approval, with Conditions, for a Change of Concept Development Plan in an Office Two/Commercial Two/Planned Development/Houston Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) district for an approximate 0.16 acre portion of the approximate 22.48 acre lot located at 4990 Houston Road, Florence, Kentucky (Meijer), having jurisdiction over the property for its action on the recommendation of the Boone County Planning Commission.

**PASSED AND APPROVED ON THIS 22ND DAY OF JANUARY, 2025.**

**APPROVED:**



**CHARLIE ROLFSEN  
CHAIRMAN**

**ATTEST:**



**TREVA L. BEAGLE  
MANAGER, ADMINISTRATIVE SERVICES**

CR/tib

**EXHIBIT**

**“A”**

## STAFF REPORT

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

December 4, 2024

### PROPOSAL

This application is for a Change in Concept Development Plan to allow a second electric vehicle charging station on the southwest side of the Meijer parking lot. The charging station is being proposed by Tesla and would be located one parking row to the east of the existing Tesla charging station.

The submitted Concept Development Plan shows the utilization of twenty-four (24) existing parking spaces and replacing them with sixteen (16) charging spaces and enclosed electrical charging-related equipment. The charging spaces are comprised of fourteen (14) typical spaces, one (1) ADA space, and a single truck/trailer space. The spaces will have 6'-4 ½" high charging posts with the Tesla logo on one side and signage.

The plan indicates a 14'-4" x 29'-7" equipment enclosure with two gates. The enclosure is 8' tall and shown with custom gray CMU, a natural gray decorative cap, and Trex gates. A WIFI antenna will extend 2' above the enclosure height.

### PERTINENT SITE HISTORY

- 1990** A third Buchanan and NKS Concept Development Plan application was conditionally approved for the overall Houston Lakes development (two prior proposals were unsuccessful). A retail center was approved for the current Meijer lot and three outlot uses (two restaurants and a bank) were approved for the Houston Road frontage area in front of the retail center. This is the currently approved Concept Development for the site subject to the Zoning Administrator determination discussed below. A Change in Concept Development Plan was conditionally approved in 2007 to allow the bank to be replaced with the multi-tenant commercial building which was constructed at the Houston Road/Meijer Drive intersection
- 1992** In response to a request from Meijer representatives, the Zoning Administrator determined that the construction of a Meijer store in lieu of the above-mentioned



retail center was a minor change to the approved Concept Development Plan and was therefore permitted without the review and approval of a new Concept Development Plan.

- 2019** A Change in Concept Development Plan was approved to allow an electronic vehicle charging station in the western Meijer parking lot. Twelve new parking stalls were proposed and approximate 5.5' tall Tesla charging posts were proposed at each parking space. Equipment storage was shown in an 18' x 18.5' Trex enclosure, which was 8' tall. An electrical transformer and light pole were also proposed. Two conditions were imposed on the approval (see attachments).
- 2020** A Change in Approved Concept Development Plan was approved to allow a 123-room hotel (Hilton Garden Inn) to be developed east of the Meijer store.
- 2022** A Change in Approved Concept Development was approved to allow a 3,027 square foot restaurant (Freddy's Frozen Custard & Steakburgers).
- 2023** A Change in Concept Development Plan was approved to allow a second electric vehicle charging station on the northwest side of the Meijer parking lot. The charging station was proposed by Electrify America and would have been located one parking row to the northeast of the Tesla charging station.

A letter was received On June 23, 2023, from Electrify America requesting to withdraw their application.

- 2024** A Change in Concept Development Plan application was received to allow a second electric vehicle charging station on the southwest side of the Meijer parking lot. The charging station is being proposed by Tesla and would be located one parking row to the east of the existing Tesla charging station.

An email was received On May 14, 2024, from the applicant requesting to withdraw their application.

#### SITE CHARACTERISTICS

The charging station is proposed in the western portion of the Meijer parking lot, near Spiral Boulevard and the existing Tesla charging station. The topography in the subject part of the parking lot is relatively flat. The proposed charging stations are located within the 60 day/night noise level of the airport

#### ADJACENT LAND USES AND ZONING

North: Chili's, Chick-Fil-A, and a multi-tenant commercial building (O-2/C-2/PD/HDO).

South: Meijer Drive, a fitness club, an office building, and Duluth Trading (O-2/C-2/PD/HDO).

East: Meijer Drive, Freddy's Frozen Custard and Steakburgers, and the Hilton Garden Inn (O-2/C-2/PD/HDO).

West: Spiral Blvd., American Freight and multi-tenant retail center (O-2/C-2/PD/HDO).

#### 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 requirements described in this Article.
- B. Section 1101.A of the Boone County Zoning Regulations states that the purpose of the Office Two District is to consolidate those types of professional, research, business, service and similar uses which are based in office structures and which require and desire high levels of personal interaction. Such districts will be organized to provide employment labor markets. Districts will be located on suitable lands with convenient access from expressways, arterials or collectors. District plans will be organized to provide direct, central, convenient and safe collection of vehicles and pedestrian circulation.
- C. 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.
- D. 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.

- 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. Section 3328 of the Boone County Zoning Regulations states that public Electric Charging Stations, except those that are located in a gasoline filling station, shall be allowed in a parking lot or parking garage and shall comply with the following requirements:
  - 1. Shall be included in the calculation for both the number of minimum and maximum number of spaces required under Section 3325.
  - 2. Shall be reserved for parking and charging of electric vehicles only.
  - 3. Signage shall be limited to a maximum sign area of six (6) square feet.
  - 4. Canopies, for the purpose of covering just the electrical vehicle charging station, shall be prohibited.
  - 5. Lighting, for the purpose of just illuminating the electrical vehicle charging station, shall be prohibited.
  - 6. Shall not encroach into the required dimensions of the parking space, per Section 3310.
  - 7. Shall not encroach into any required landscape buffer yard.

#### RELATIONSHIP TO COMPREHENSIVE PLAN

The Our Boone County - 2040 Plan's Future Land Use Map designates the site as "Commercial." This designation is described as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

The Land Use Element provides the following quotes that relate to the proposal and/or general area.

- A. A substantial portion of this section is located within the 2013 Houston-Donaldson Study area and has excellent development and/or redevelopment opportunity due to its high visibility from and easy access to I-75. Existing parcels should be

developed/redeveloped to be aesthetically harmonious with existing surrounding land uses and cleaned up environmentally as much as is needed for new development ("14. Florence Commercial," pg. 125).

- B. Regionally-oriented growth should be confined to Mall Road and Houston Road, and should not expand onto U.S. 42, KY 18 or Hopeful Church Road. However, the highway-scaled, automobile oriented appearance of this growth should be minimized through the provision of pedestrian improvements, smaller facilities within outlots in conjunction with larger strip-style centers, multiple, scattered parking areas in lieu of large central parking areas, and street trees along Mall Road ("14. Florence Commercial," pg. 126).
- C. Commercial development in this section should remain near the arterial roads or close to the interstate. These consumer service and traffic-oriented developments must be contained to specific areas adjacent to the arterial roads and interstate. The coordination of curb cuts and parking lot connections in the already developed areas must occur in order to maintain a reasonable ease of travel along these roads ("14. Florence Commercial," pg. 126).
- D. The visual appearance of commercial areas in general and of Mall Road in particular, should be enhanced through the design of buildings, landscaping, signs, and arrangement of buildings. Attention to aesthetic impacts of proposed developments should be part of all phases of the review process ("14. Florence Commercial," pg. 126).

The Land Use Element's Future Land Use Development Guidelines provide the following general comments that relate to the proposal.

- A. Developments in Boone County must include landscaping to accompany the proposed project. Retention of existing healthy vegetation is considered a component of landscaping and is encouraged. This landscaping should be designed to improve the public view of a development, and should be incorporated into parking lots and other vehicle circulation areas, as well as within open spaces and around structures. Landscaping is intended to soften the visual impacts of the development from adjoining properties and roadways ("Landscaping," pg. 96).
- B. Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development or corridor. Utility lines should be placed underground wherever possible, and junction boxes screened from public view ("Design, Signs, and Cultural Resource Preservation," p. 97).



The Demographics Element provides the following statements regarding amenities and consumer needs.

- A. Furthermore, by continuing to monitor the composition of the population, Boone County will be more prepared to provide proper and adequate amenities that encourage them to stay in the county rather than moving elsewhere for their needs to be met. Knowing the makeup of the population will assist in providing the appropriate housing, employment, and retail shopping opportunities to meet their needs at the countywide level as well as within specific areas within the county as development plans and zone change requests are reviewed ("Identify the Needs of the Population," p. 19).

The Our Boone County - 2040 Plan's Goals and Objectives include the following pertinent statements.

- A. Boone County shall strive to achieve diversity and balance in land use while protecting natural resources and natural systems ("Overall," Objective 3).
- B. Promote quality of life amenities to retain current residents and attract new residents in order to have a stable and diversified population ("Demographics," Goal A, Objective 3).
- C. Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County ("Demographics," Goal A, Objective 4).
- D. Development shall utilize existing topography and vegetation (including mature trees) and preserve the existing character of the land ("Environment," Objective 7).
- E. Boone County shall promote a vibrant, diverse, and sustainable economy that both recognizes the value of the environment and encourages and incentivizes innovation and prosperity with meaningful employment opportunities ("Economy," Goal A).
- F. Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy ("Economy," Goal A, Objective 2).
- G. Boone County businesses are developed in appropriate locations and are compatible with surrounding land uses ("Economy," Goal B).
- H. Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well maintained buffer spaces between the business use and other land uses ("Economy," Goal B, Objective 1).
- I. Commercial uses shall be designed and located to coordinate with the surrounding

land uses and shall have safe access and adequate parking ("Economy," Goal B, Objective 3).

- J. Interstate commercial uses, as well as the freight logistics industry, shall be in close proximity to interstate interchanges for maximum convenience and economy to the traveling public, while minimizing traffic congestion except in the City of Florence where overlay districts exist to promote this type of industry ("Economy," Goal B, Objective 4).

#### RELATIONSHIP TO HOUSTON-DONALDSON STUDY

The subject site is within "Subarea Four" as outlined in the Houston-Donaldson Study. The recommendations for this subarea are summarized as follows:

- Future development and/or redevelopment in Subarea Four should be of commercial or office type land uses and not of light industrial or residential uses, except for the light industrial area on Spiral Drive.
- Existing office and retail structures on Meijer Drive be either completed or occupied.
- That redevelopment in Subarea Four aesthetically fit in with the existing land uses (p. 33).

The following Goals and Objectives are stated for Subarea Four:

- A. **Goal:** Maintain the successful business climate of the Subarea.

**Objectives:**

1. Continue to consistently apply the Design Standards for future development and/or redevelopment.
2. Continue to support the Commercial and Office uses and zoning classifications in future editions Boone County Zoning Ordinance and future editions of the Boone County Comprehensive Plan and its Future Land Use map.

- B. **Goal:** Enhance the non-motorized system in the South Entrance Subarea.

**Objectives:**

1. Disconnects in the sidewalk network within the Subarea should be filled in.
2. Redevelopments in the Subarea should incorporate new internal sidewalks that connect to the Subarea's sidewalk system.

- C. **Goal:** Protect the integrity of the Gunpowder Creek Watershed.

**Objectives:**

1. Use future development and/or redevelopment of properties in the Subarea for opportunities to apply efforts to improve quality and quantity of stormwater runoff (p. 44).

#### STAFF COMMENTS

1. An inter-departmental email was sent to the City of Florence, City of Florence Public Services, and the City of Florence Fire Department requesting comments pertaining to the request. These comments are attached to the Staff Report.

Staff would like the applicant to address the comments from the City of Florence at the zone change committee.

2. The 2022 Freddy's Frozen Custard and Steakburgers Staff Report indicates that 903 parking spaces would exist in the Meijer/Tesla, Hilton Garden Inn, and Freddy's parking lots after the restaurant was constructed.

The current proposal would convert twenty-four (24) parking stalls into 16 electric vehicle charging spaces. In total, 890 parking spaces are required for the businesses (Meijer – 695, Tesla – 28, Hilton Garden – 129, and Freddy's – 38).

3. The following issue was identified relative to the Planned Development criteria in Section 1506 and the standards of the Houston-Donaldson Study.

- A. The "Landscaping" Planned Development Standard states that substantial landscaping shall be provided with emphasis given to streetscape areas, buffer zones, and developed portions of the site.

The Concept Plan does not have a landscaping plan. The proposal indicates that the new equipment island will be filled with rock mulch. Section 3625 of the Boone County Zoning Regulations states the following: All planting islands shall be planted with either grass, low ground cover, shrubs, flowers, mulch or any combination of these. Hard surfaces or gravel are not permitted.

- Is the applicant willing to use a different material other than the proposed rock mulch around the island?
- Are there any additional landscape features planned with this proposal?

- B. Architecture: Building design shall correlate to adjoining structures, and those in the same overall center or subdivision if applicable, through the use of comparable and compatible facade composition, materials, colors, roof forms, and stylistic or thematic traits.


The proposal appears to match the existing Tesla enclosure and equipment.

- Staff would like the applicant to verify if there are any differences between the existing Tesla Charging Station and what is being proposed?

### CONCLUSION

The Boone County Planning Commission and the Florence City Council need to evaluate the application in terms of the Our Boone County - 2040 Plan (the adopted Comprehensive Plan), 2013 Houston-Donaldson Study, Article 15 "Planned Development District" of the Boone County Zoning Regulations, and the potential impacts on the existing and planned uses in the area. The Future Land Use Map will not need to be amended if this request is approved.

Respectfully submitted,

  
Steven C. Lilly, PLS  
Planner, Zoning Services

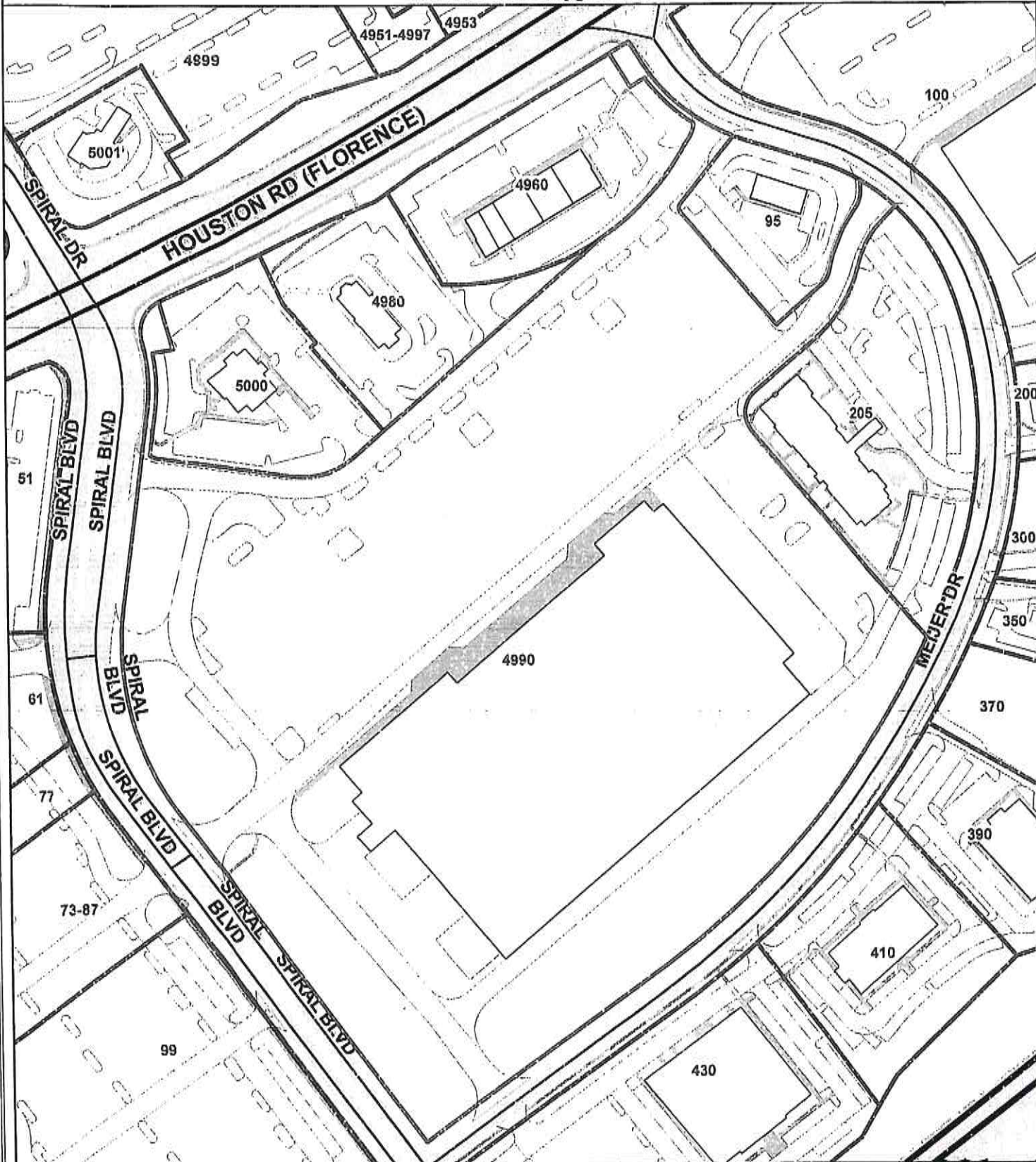
Attachments:

- \*Vicinity Map
- \*Topographical Map
- \*Airport Noise Contour Map
- \*Zoning Map
- \*2040 Future Land Use
- \*Aerial Map
- \*Application
- \*Concept Plan
- \*Inter-departmental emails



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



0 100 200 400 600 800 Feet

1 inch = 200 feet

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

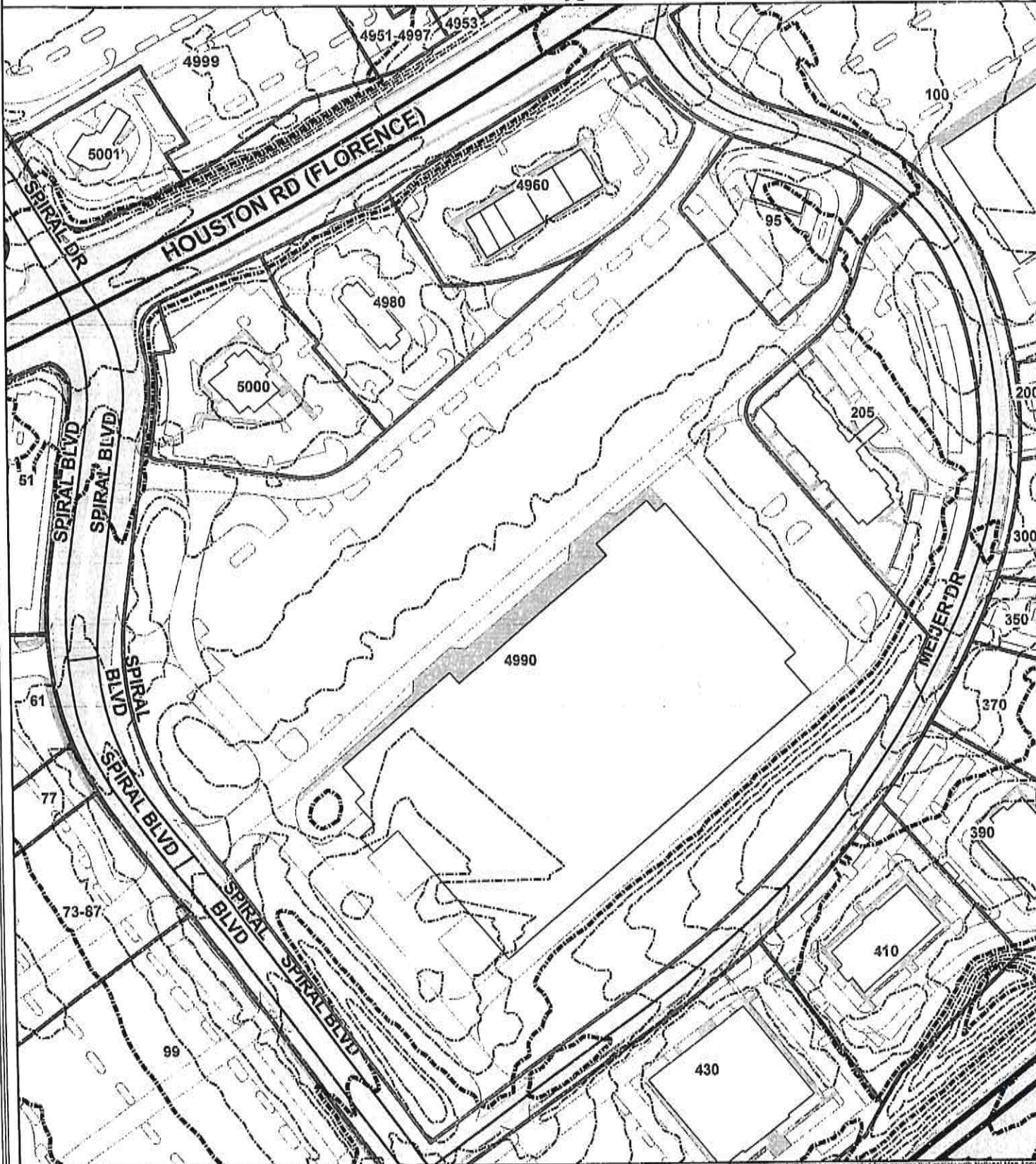


Boone County GIS  
ArcMap Document: \*.mxd



# Topographical 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 information provided by this map. This map should be used for general planning purposes.



0 100 200 400 600 800 Feet

1 Inch = 200 feet

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

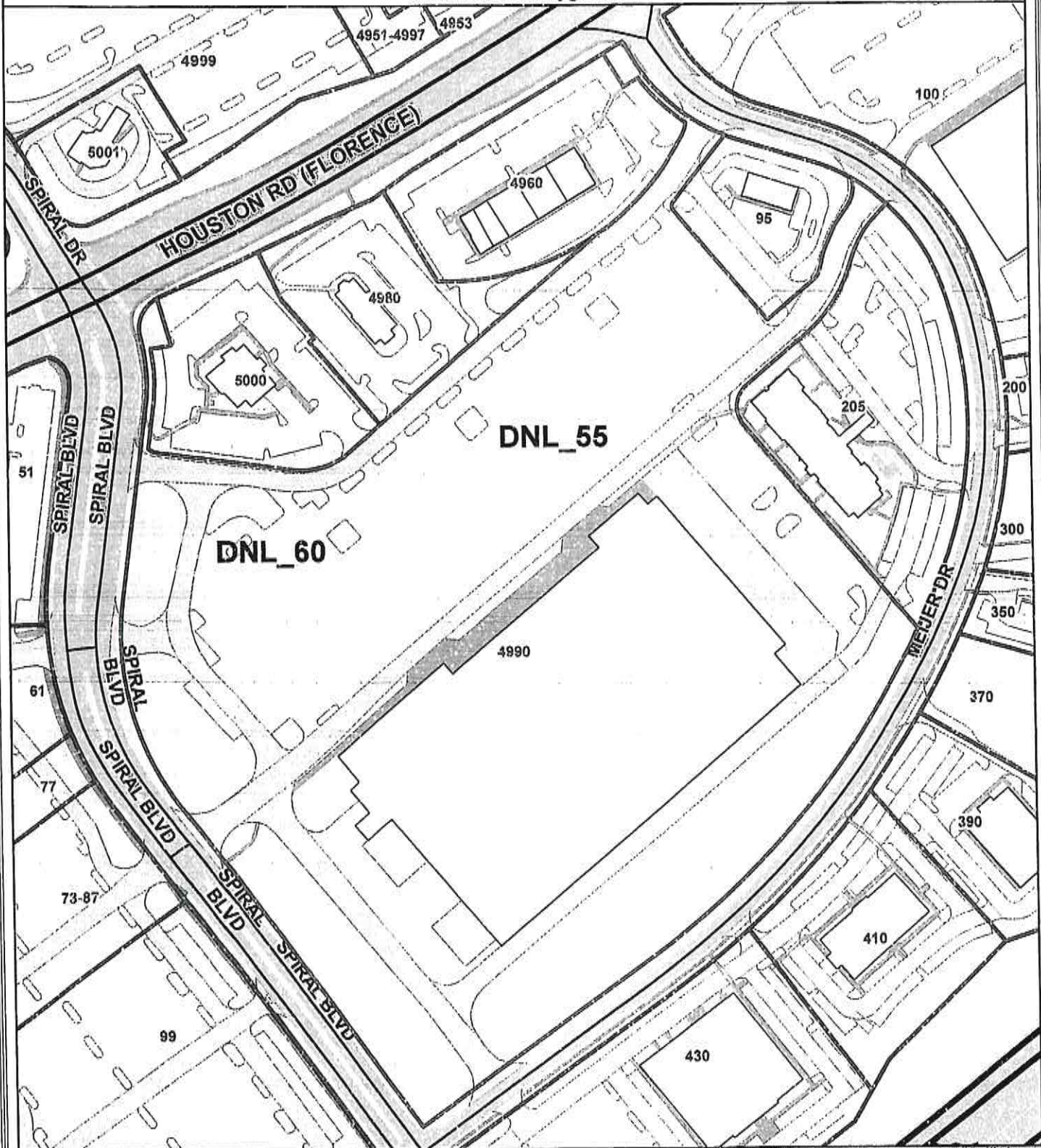


Boone County GIS  
ArcMap Document: \*n



# Noise Contour 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.



0 100 200 400 600 800 Feet  
1 inch = 200 feet



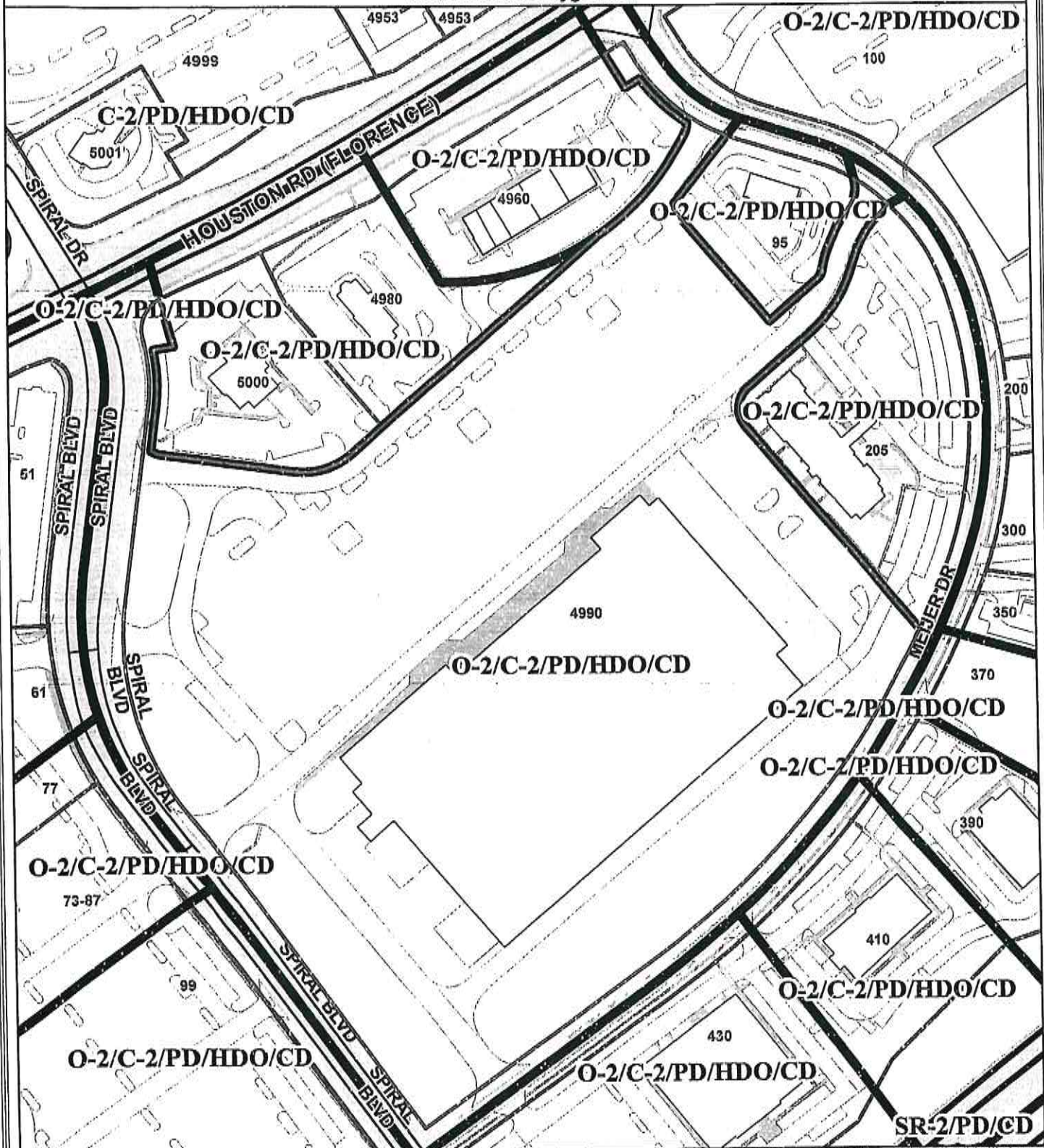
**Boone County GIS - Putting Northern Kentucky on the Map**

www.boonecountygis.com  
ArcMap Document: "mxd"



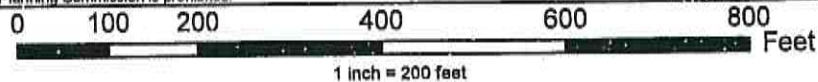
# Zoning Map

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.



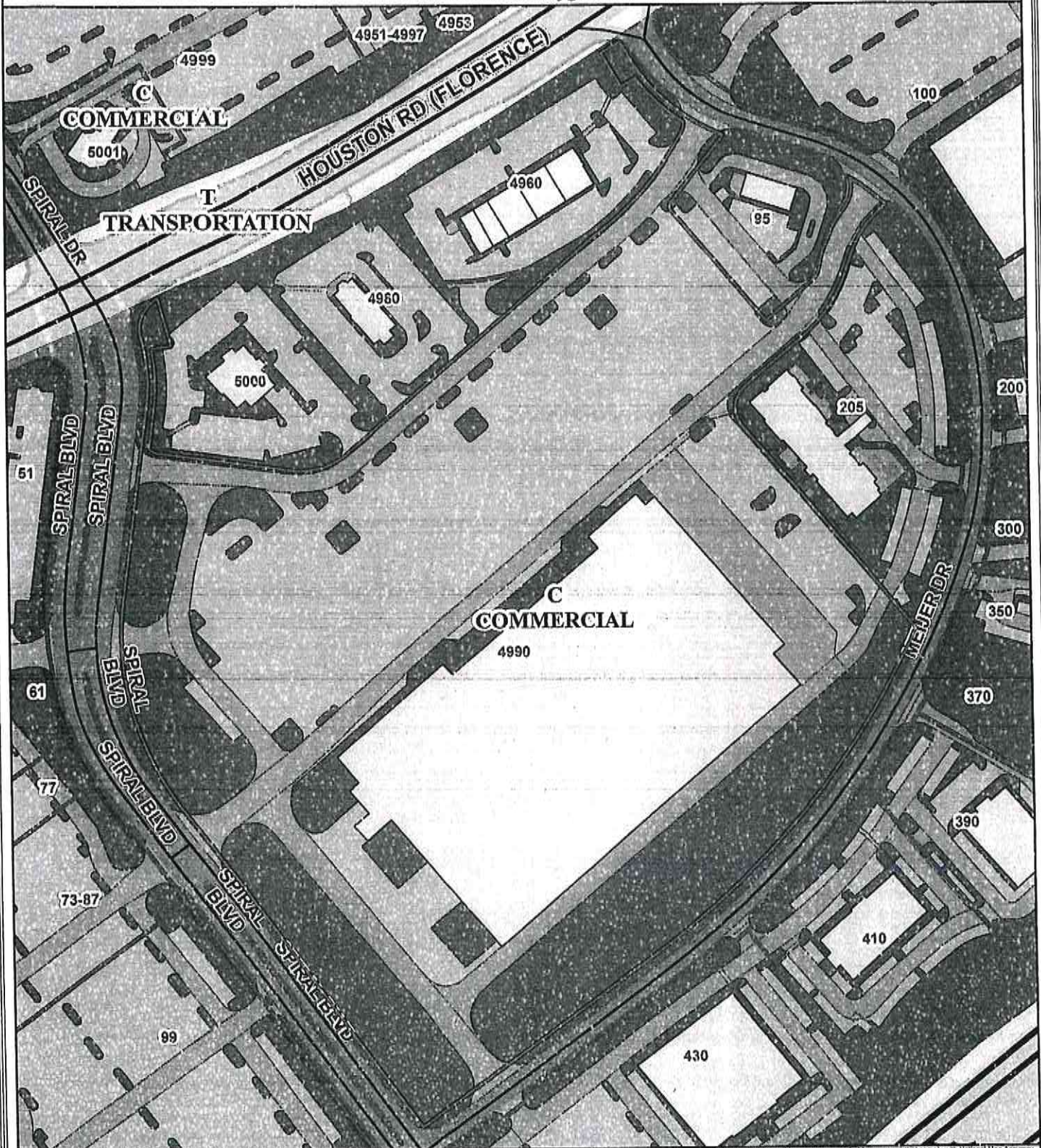
**Boone County GIS - Putting Northern Kentucky on the Map**

Map Data Source: 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.



0 100 200 400 600 800 Feet

1 inch = 200 feet

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

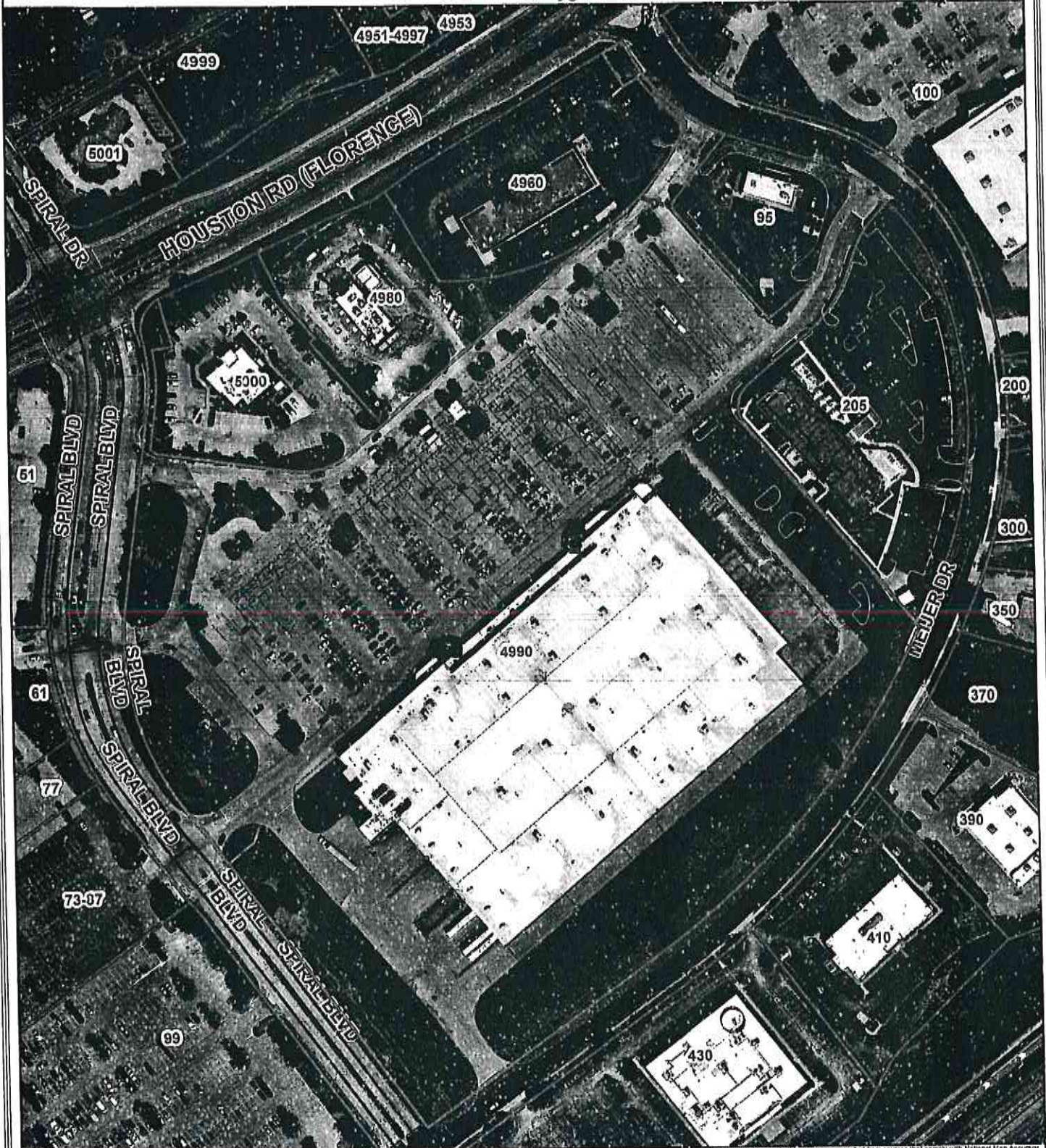


Map Date: 10/20/2024  
Map Document: 1.mxd



# Aerial Map

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



0 100 200 400 600 800 Feet

1 inch = 200 feet

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



Map Data: Esri, DeLorme, Garmin, etc.  
ArcMap Document: 7.mxd



**CONCEPT DEVELOPMENT PLAN  
BOONE COUNTY PLANNING COMMISSION**

<b>R</b>	<b>RECEIVED</b>	<b>D</b>
	91579 NOV 04 2024	
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: Tesla Charging Stations
3. Location of Project: 4990 Houston Road
4. Total Acreage of Project: 1
5. Current Zoning of Property: O-2/C-2/PN/HDD
6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable): \_\_\_\_\_
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: Houston-Donaldson Study
8. Proposed Use(s) (specify each use):  
Parking Lot Expansion of Tesla EV Charging
9. Proposed Building Intensities (specify for each building):  
Unchanged
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: Meijer Stores Meijer  
Address: 2929 Walker Ave NW  
Grand Rapids MI 49544  
City State Zip Code  
Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_
13. Applicant: SMJ International o/b/o Tesla

Address: 49030 Pontiac Trail, Suite 100  
Wixom MI 48393  
City State Zip Code  
Phone Number: 616-916-3062 Fax Number: 888-745-4719  
Email: aadelman@smj-llc.com

14. Are there any existing buildings on the site: ☒ Yes ☐ No  
If yes, indicate how many: \_\_\_\_\_
15. 793 603 20338  
Deed Book Page Number Group Number

16. Have you had a pre-application meeting with the BCPC staff: ☒ Yes ☐ No
17. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

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

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

18. Concept Development Plan Jurisdiction/Location (check all that apply):  
☐ Unincorporated Boone ☒ Florence ☐ Walton ☐ Union
19. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:

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

Property Owner's Signature:

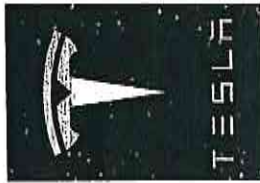
William J. Carter

Applicant's Signature:

Aaron Adelman



# TESLA



## TESLA SUPERCHARGER STATION

MEIJER #151

SITE NAME: FLORENCE KY (TRT: #12054)

JOB ID: JB-410596-00

4990 HOUSTON RD,

FLORENCE, KY 41042

TESLA

181 PAGE MILL ROAD  
PALO ALTO, CA 94304  
(415) 494-9100

LAB

49200 Parkway, Suite 100  
Florence, KY 41042  
PHONE: 502-775-5212

DESIGNED BY: MC  
CHECKED BY: MC

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



SITE NAME: FLORENCE KY  
(TRT: #12054)  
4990 HOUSTON RD,  
FLORENCE, KY 41042

SHEET TITLE  
TITLE SHEET &  
PROJECT DATA

SHEET NUMBER  
T-001

SHEET NO.	COVER PAGE	SHEET TITLE
T-001	TITLE SHEET	TITLE SHEET
E-001	EXISTING CONDITIONS PLAN	EXISTING CONDITIONS PLAN
C-001	DESIGN CONDITIONS PLAN	DESIGN CONDITIONS PLAN
C-002	DESIGN PLAN	DESIGN PLAN
C-003	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-004	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-005	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-006	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-007	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-008	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-009	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-010	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-011	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-012	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-013	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-014	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-015	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-016	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-017	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-018	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-019	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-020	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-021	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-022	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-023	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-024	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-025	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-026	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-027	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-028	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-029	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-030	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-031	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-032	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-033	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-034	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-035	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-036	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-037	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-038	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-039	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-040	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-041	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-042	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-043	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-044	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-045	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-046	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-047	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-048	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-049	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-050	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-051	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-052	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-053	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-054	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-055	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-056	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-057	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-058	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-059	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-060	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-061	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-062	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-063	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-064	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-065	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-066	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-067	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-068	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-069	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-070	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-071	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-072	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-073	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-074	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-075	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-076	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-077	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-078	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-079	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-080	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-081	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-082	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-083	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-084	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-085	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-086	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-087	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-088	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-089	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-090	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-091	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-092	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-093	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-094	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-095	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-096	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-097	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-098	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-099	DESIGN ELEVATIONS	DESIGN ELEVATIONS
C-100	DESIGN ELEVATIONS	DESIGN ELEVATIONS

ADDITIONAL REFERENCE DOCUMENTS AVAILABLE UPON REQUEST:

- TESLA EQUIPMENT DATASHEETS & SPECIFICATIONS
- SUPERCHARGER INSTALLATION MANUAL

CALL BEFORE YOU DIG

IF YOU DIG IN ANY STATE  
CALL 811 FOR THE LOCAL  
"ONE CALL CENTER" -  
IT'S THE LAW

THE USER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION PROVIDED.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

ARCHITECT OF RECORD: PROJECT ENGINEER  
CLARK TROMBLEY HANCOCK  
CONSULTING ENGINEERS  
504 S. CREEKSIDE RD. SUITE 100  
WAXALA, MI 48383  
(248) 710-9212  
performance@clarkthombley.com  
(419) 710-9212

PROJECT DESCRIPTION

- INSTALL (4) TESLA V3 SUPERCHARGER CABINETS
- INSTALL (4) TESLA V3 SUPERCHARGER POSTS
- INSTALL (1) UTILITY TRANSFORMER (BY UTILITY)
- INSTALL (1) SWITCHGEAR ASSEMBLY (BY UTILITY)
- INSTALL (1) 150 AMP 480V 3-PHASE 4-WIRE GROUNDING ROUTER (INSIDE SWITCHGEAR)

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- 2018 KENTUCKY BUILDING CODE (2015 IRC)
- 2017 NATIONAL ELECTRICAL CODE

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

FLOOD DEPTH: 3'0"

WIND SPEED: 105 MPH

SITE INFORMATION

APR: 06-06-21-006.00

COORDINATES (NAD83): 37° 07' 41.3" N 85° 01' 47.5" W

LONGITUDE (NAD83): 84° 37' 23.8" W

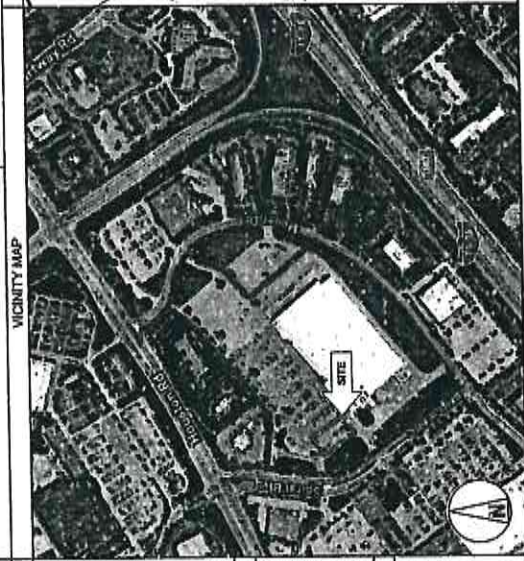
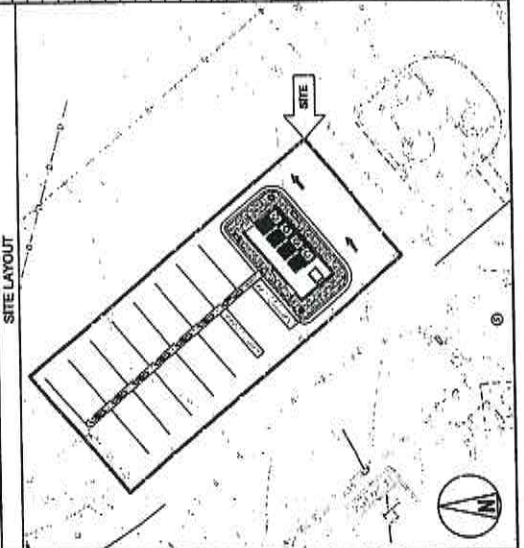
COUNTY: BOONE

PROJECT CONTACTS

UTILITY COMPANY:  
DUKE ENERGY (KY)

PROPERTY OWNER:  
MEIJER, INC.

PERMITTING JURISDICTIONS:  
CITY OF BOONE COUNTY



FLOOD HAZARD AREA NOTE

FLOOD ZONE: "X"

FLOOD INSURANCE MAP NUMBER: 21024

ANNUAL CHANCE OF FLOODPLAIN AREA OF 1%: 0.000000

ANNUAL CHANCE OF FLOODPLAIN AREA OF 0.2%: 0.000000

NO BASE FLOOD ELEVATION

AREA DETERMINED TO BE OUTSIDE 100-YEAR FLOOD PLAIN

CONTRACTOR NOTE

CONTRACTOR SHALL CONSIDER INSTALL PER THE FOLLOWING SET OF DRAWINGS. ANY NECESSARY DEVIATIONS FROM THE DRAWINGS MUST BE SUBMITTED THROUGH AN RFI REQUEST PROCESS WITH PROJECT / ENGINEER FOR AN APPROVAL PRIOR TO CONTRACTOR PROCEEDING WITH THE SET AND SEALED SET OF DRAWINGS.





**RA**

69030 Pontiac Trail, Suite 100  
Windsor, Michigan 48092  
P40ME 245-7705-4072

EXAMINER DATE:	SLC
CHIEF OF DISTRICT:	PL

REV	DATE	DESCRIPTION
A		CDM#
B		CDM#
C		CDM#
D		CDM#

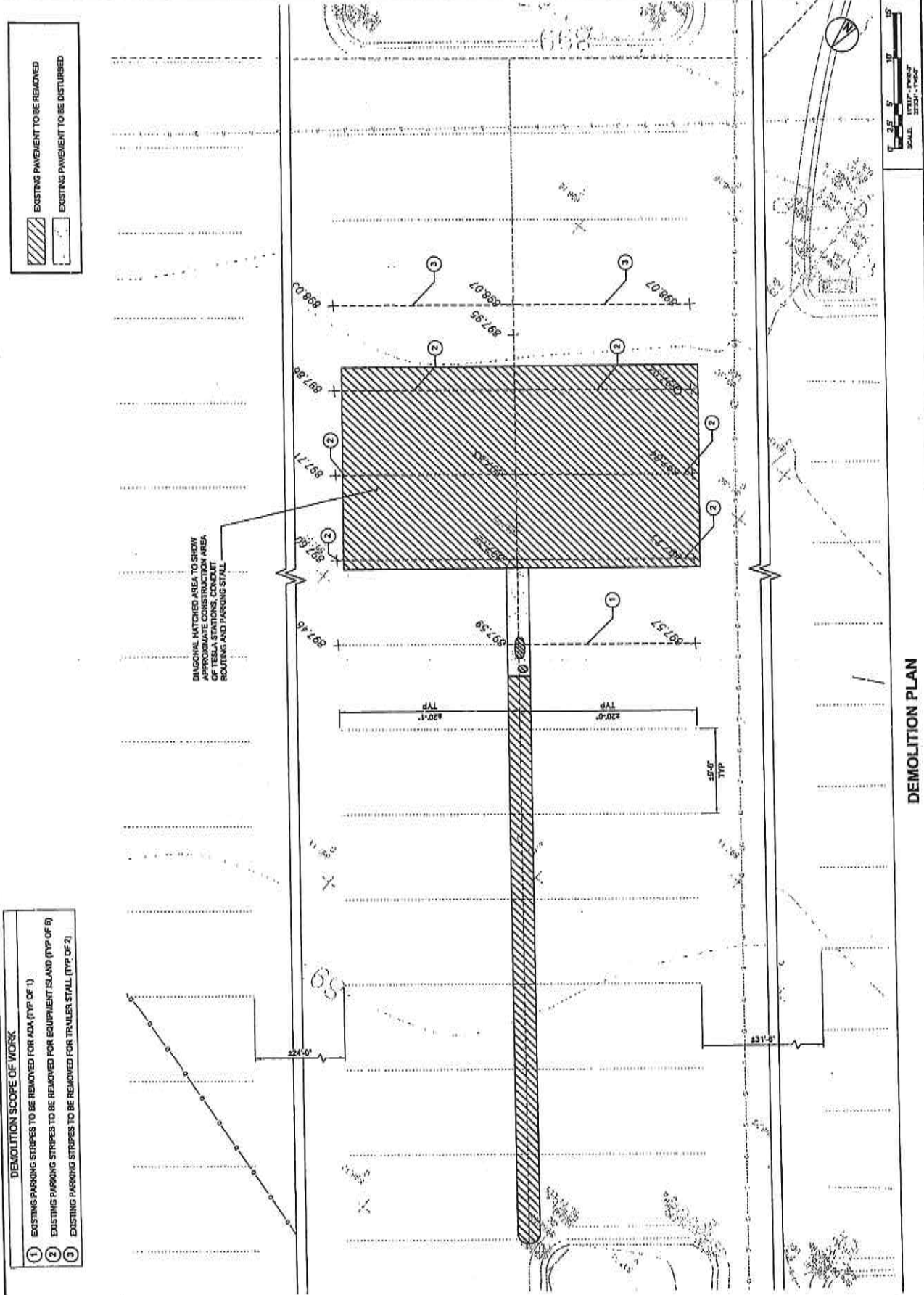


SITE NAME- FLORENCE KY  
(TRT: #12054)  
4990 HOUSTON RD.  
FLORENCE, KY 41042

**SHEET TITLE**


**DEMOLITION PLAN**

**C-101**  
**WEIGHTING: 100%**





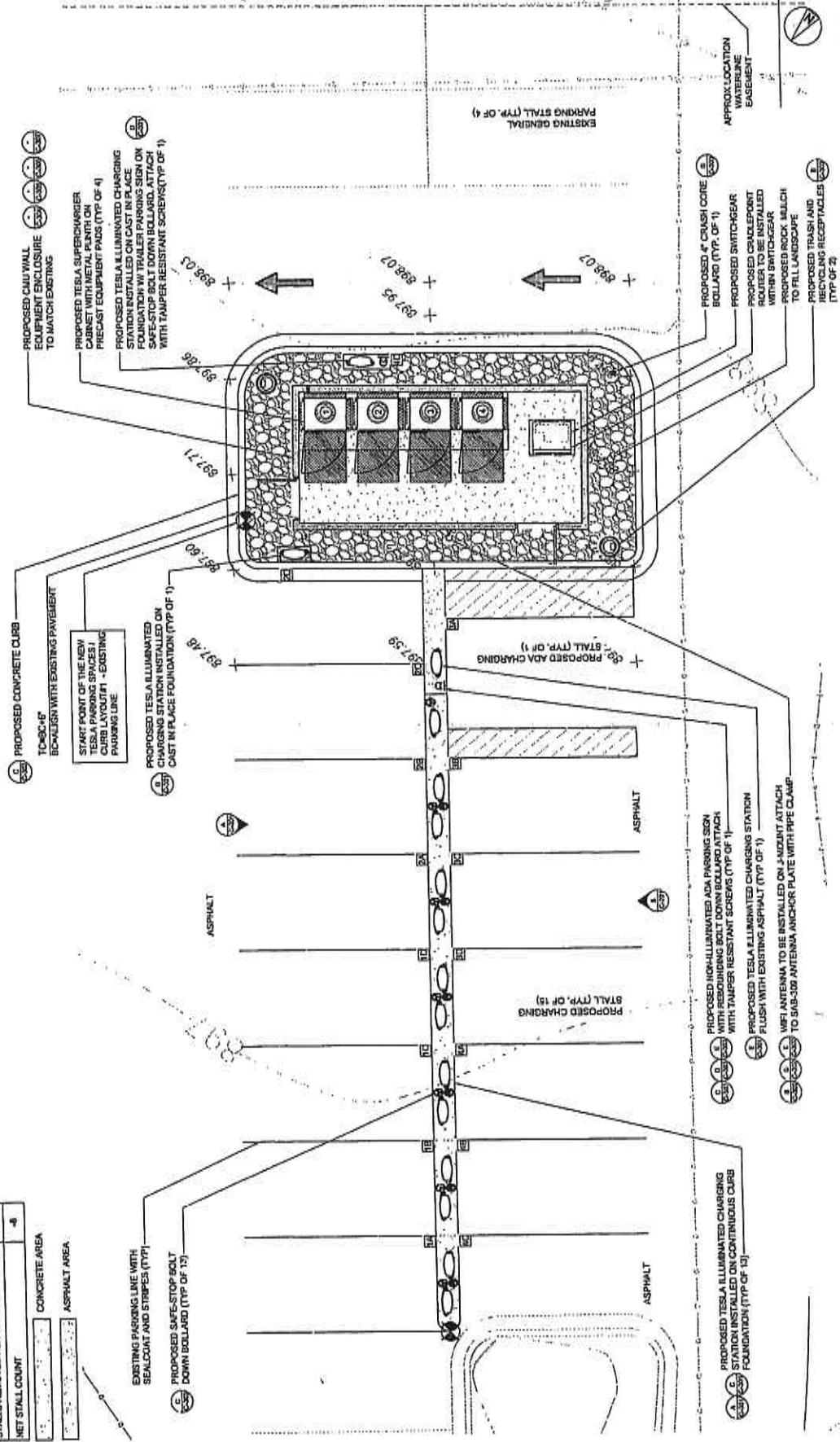
4900 Pontiac Trail, Suite 116  
Waco, TX 76798 45012  
PHONE: 254-706-2717



**C-102**

1. CONTRACTOR SHALL RETURN ALL DISTURBED AREAS OF PROPERTY TO ORIGINAL SITE CONDITION.
2. THE CONTRACTOR SHALL VERIFY ALL DEMOLITION AND CONSTRUCTION QUANTITIES PRIOR TO BIDDING.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR SEAL, COAT AND RE-STRENGTHEN OF WALL AREA UPON COMPLETION OF WORK, WHERE APPLICABLE. GO TO VERIFY ALL DEPTHS, DIMENSIONS AND SQUARE FOOTAGE WITH TESLA ON BEFORE CONSTRUCTION.

PROJECT AREA STALL COUNT	DESCRIPTION	COUNT
	EXISTING PARKING STALL COUNT	34
	PROPOSED TESLA STALL COUNT	15
	STALLS REMOVED FOR EQUIPMENT AREA	4
	STALLS REMOVED FOR ADA	1
	STALLS REMOVED FOR TRAILER PARKING	2
	NET STALL COUNT	-8



## SITE PLAN





**2**

69030 Parkway Trail, Suite 100  
Waco, Michigan 48799  
PHONE: 248-795-8712

DISCOUNT LIMIT	MC
CHECKED BY:	PL

REV	DATE	DESCRIPTION
A	02/01/2004	CD44
B	02/01/2004	CD44
C	02/01/2004	CD44
D	02/01/2004	CD44



*Mark Wilson*

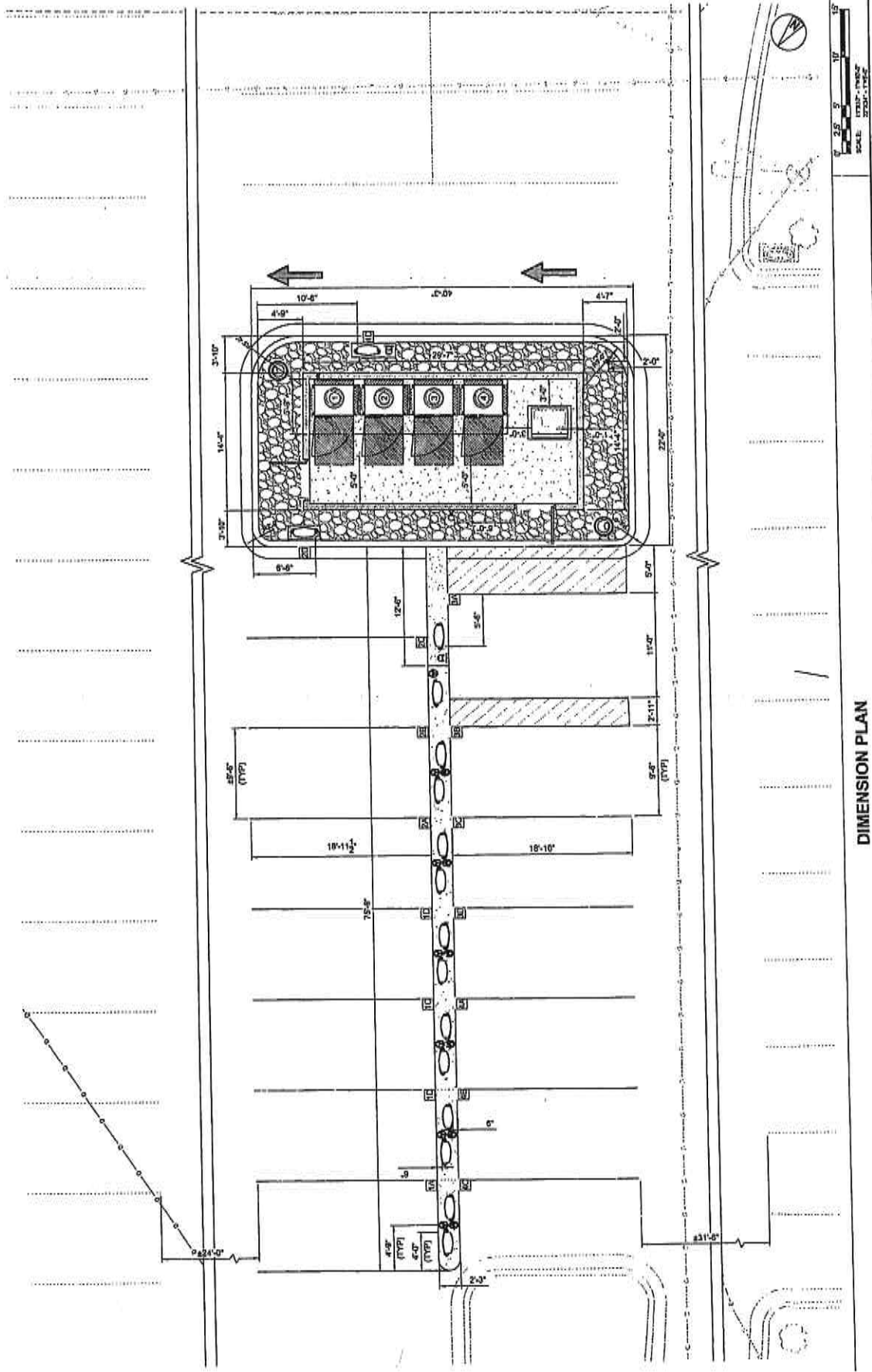
SITE NAME: FLORENCE KY  
(TRT: #12054)  
4990 HOUSTON RD.  
FLORENCE, KY 41042

## REFERENCES

### DIMENSION PLAN

**SHEET NUMBER**

**C-103**









181 HAZEL HILL ROAD  
PAID AUTO CLERK  
(PH) 410-2000



49320 Parkway Trl. Suite 100  
WINDY, ALABAMA 35393  
PHONE: 205-935-4972

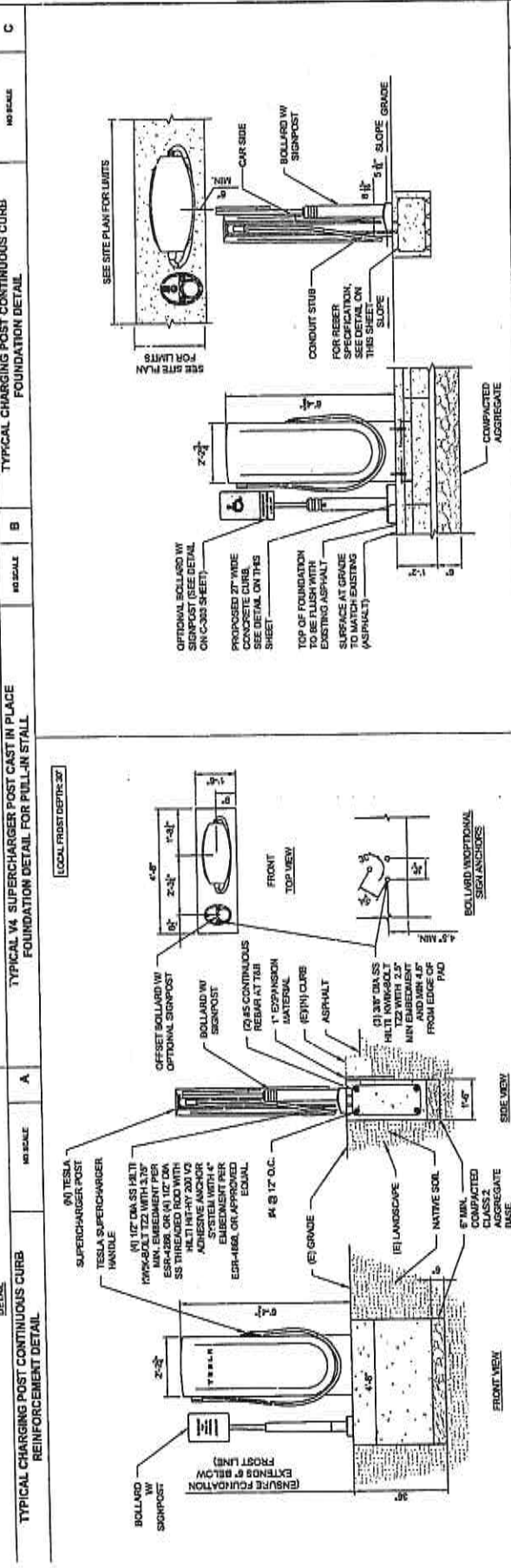
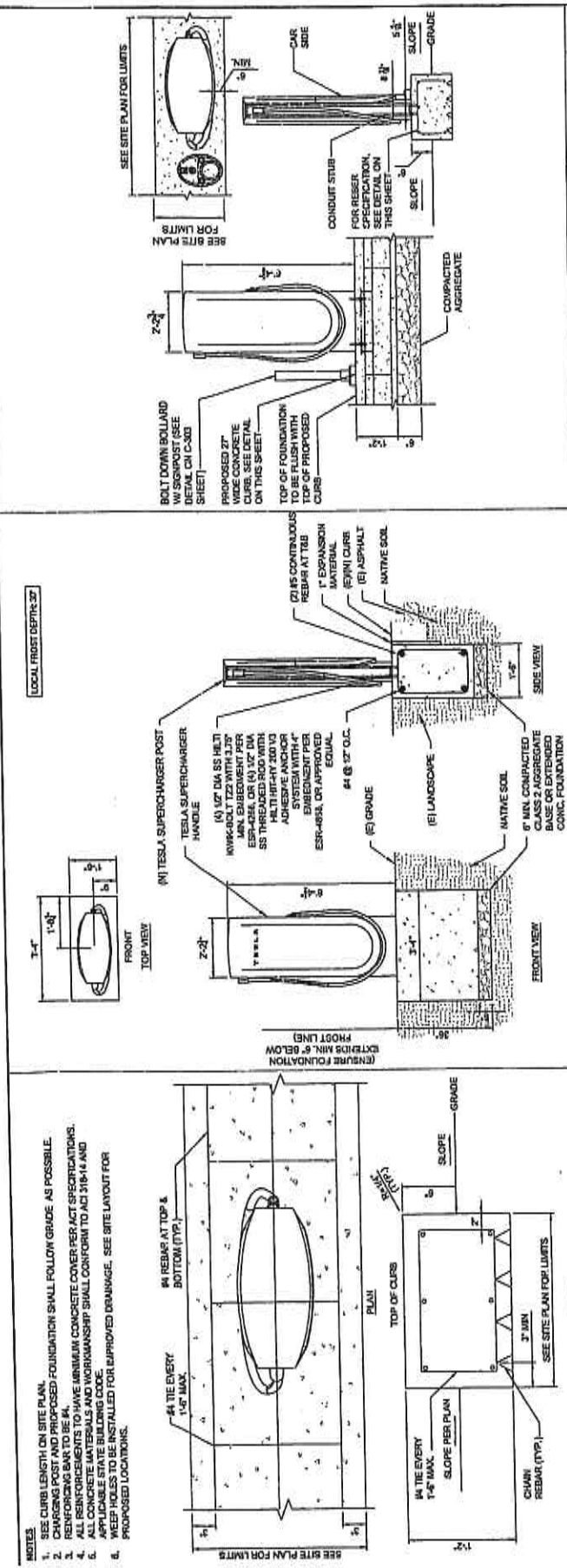
REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



SITE NAME: FLORENCE KY  
(TKT: #12054)  
4980 HOUSTON RD.  
FLORENCE, KY 41042

CIVIL DETAILS - EQUIPMENT  
AND FOUNDATIONS

SHEET NUMBER  
**C-301**



NO SCALE	NO SCALE	NO SCALE	NO SCALE	NO SCALE
TYPICAL CHARGING POST CONTINUOUS CURB FOUNDATION DETAIL	TYPICAL CHARGING POST CAST IN PLACE FOUNDATION DETAIL FOR PULL-IN STALL	TYPICAL CHARGING POST SUNK-IN SPLINE - CONTINUOUS CURB FOUNDATION DETAIL FOR ADA STALL	TYPICAL CHARGING POST CAST IN PLACE FOUNDATION DETAIL FOR TRUCK AND TRAILER STALL	



**LA**

212 566-6678  
25555 W. 4th Ave.  
Suite 100, Littleton, CO 80120

DATE: _____	BY: _____
REVIEWED BY: _____	DATE: _____

		D	E670022M	CZ18C
		C	E670022N	CZ18B
		B	E670022A	CZ9G
		A	E670022N	CZ9H
		REF.	DATE	DECLARATION

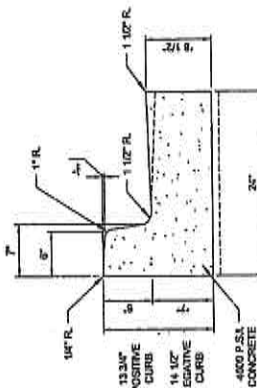


SITE NAME: FLORENCE KY  
(TRT: #12054)  
4990 HOUSTON RD,  
FLORENCE, KY 41042

SHEET TITLE  
CIVIL DETAILS - EQUIPMENT  
AND FOUNDATIONS

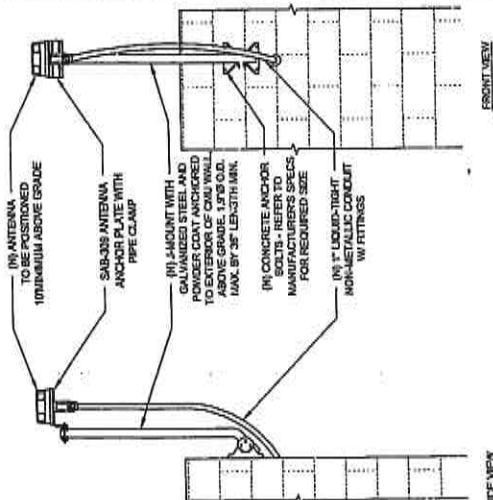
**C-302**  
**SHEET NUMBER**

NOTE:  
EXPANSION JOINTS REQUIRED AT 10' MAXIMUM SPACING  
ON ALL BUTT JOINTS TO EXISTING CONCRETE, CURB,  
RETURNS OR AS DIRECTED BY CONSTRUCTION  
MANAGER AND/OR ENGINEER.

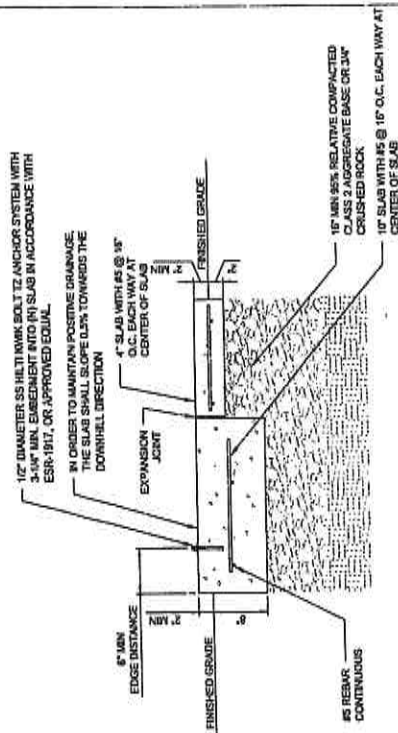


· DIMENSIONS REVERSED FOR  
UPCASTING CLOSED CYCLE

APPROXIMATE COMPONENT WEIGHT:  
WiFi Repeater: 2.15 LBS  
WiFi 11209AU Enclosure: 10.8 LBS

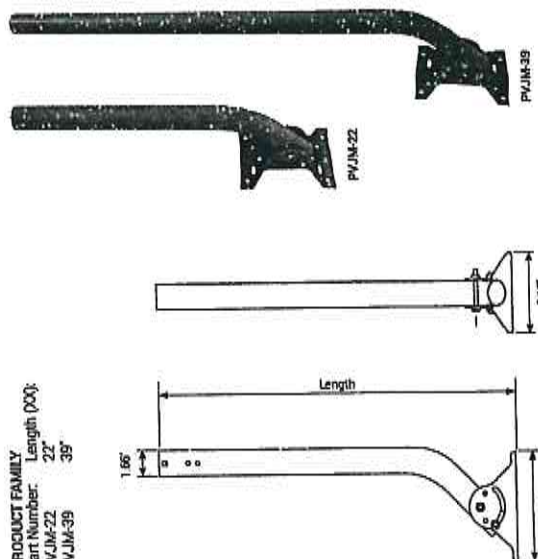


NOTE: MAX. CONTINUOUS SLAB LENGTH SHOULD NOT EXCEED 50 FT AND EXPANSION JOINT

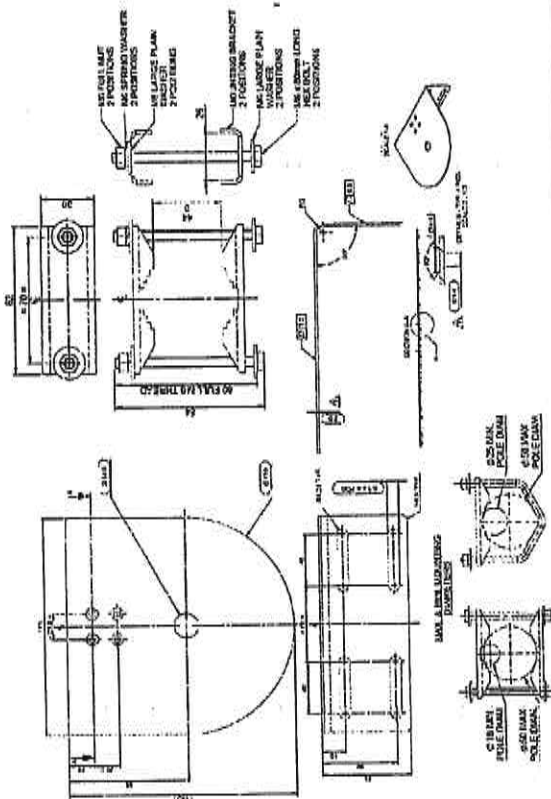


## TYPICAL CONCRETE SLAB &amp; ANCHOR SECTIONS

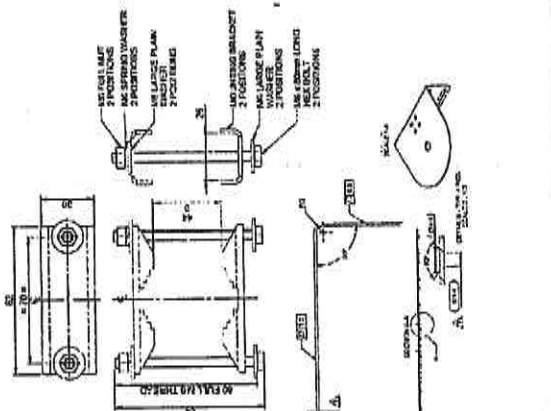
PRODUCT FAMILY	
Part Number:	Length (in):
PVJM-22	22"
PVJM-39	39"



## NET ANTENNA WALL | MOUNTING DETAIL




**TYPICAL CONCRETE CURB AND GUTTER DETAIL.**



AS-B-308 ANTENNA ANCHOR PLATE WITH PIPE CLAMP - FOR REFERENCE ONLY

BY AIR EXPANSION J MOUNTING DETAIL - FOR REFERENCE ONLY





**TESLA**

181 PAGE MILL ROAD  
PALO ALTO, CA 94304  
9505 341-0000

**LAP**

4909 Portland Trail, Suite 105  
Wheaton, Michigan 48090  
PHONE: 248-705-9272


DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: [Blank]

NO. [Blank]

PL. [Blank]

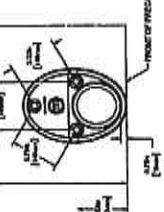
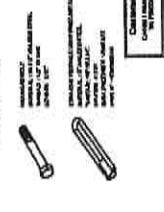
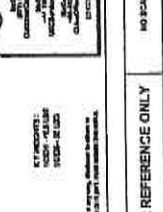


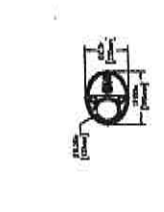
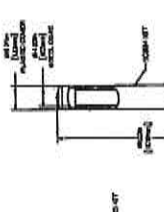
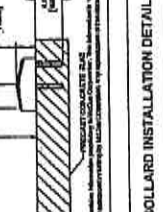
SITE NAME: FLORENCE KY  
(TRT: #12054)  
4990 HOUSTON RD,  
FLORENCE, KY 41042

SHEET TITLE  
**CIVIL DETAILS - EQUIPMENT  
AND FOUNDATIONS**

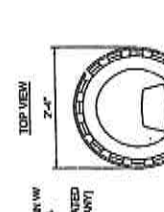
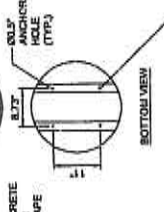

SHEET NUMBER  
**C-303**

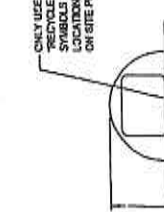
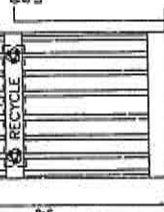

**NOTES:**  
1. 1000S KIT IS REQUIRED FOR INSTALLATION OF 2" SQUARE POST  
NEEDED FOR ALL SIGNAGE (DETAIL "F" ON THIS SHEET). REFER  
TO MANUFACTURER INSTRUCTIONS FOR INSTALLATION.

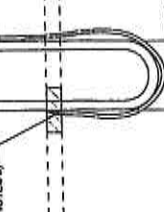
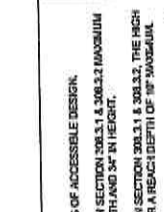
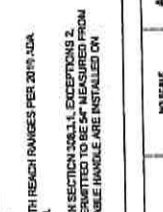




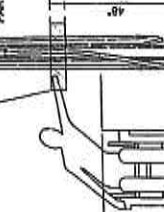
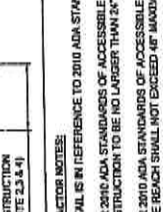
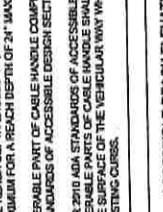
**NOTE:**  
TRASH & RECYCLING SIGNS TO BE PROVIDED  
BY TESLA

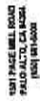




**NOTE:**  
MAXIMUM GRIP HEIGHT  
(SEE NOTES 3 & 4)



**LAP**

2030 Pontiac Trail, Suite 103  
Waco, Michigan 48093  
PHONE: 248-775-2212

DESIGN BY:	AC
------------	----

REV	DATE	DESCRIPTION
A	02/05/2014	CD001
B	02/05/2014	CD002
C	02/05/2014	CD003
D	02/05/2014	CD004

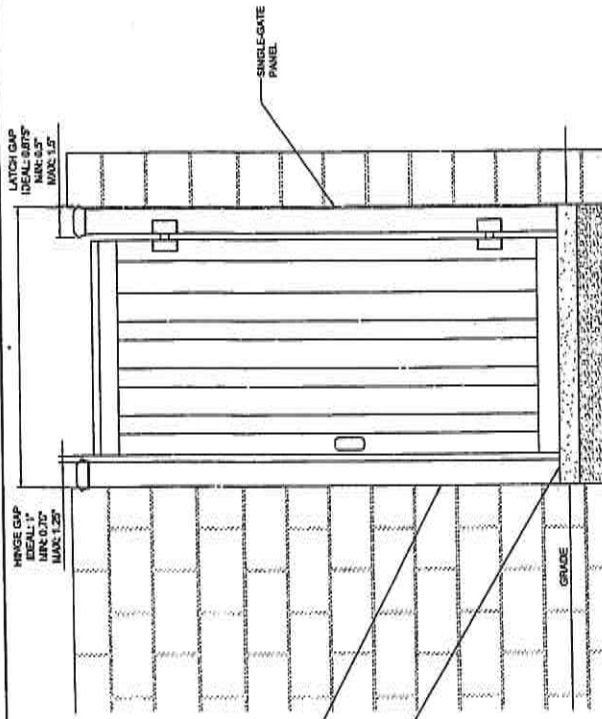


ACHITE  
P. K. in Orestis

SITE NAME: FLORENCE KY  
(TRT: #12054)  
4990 HOUSTON RD.  
FLORENCE, KY 41042

**CIVIL DETAILS -  
MISCELLANEOUS**

SHEET NUMBER  
**C-304**



\*GATE NOTES:  
- TREX SECLUSION SINGLE  
GATE IDEAL MASONRY  
OPENING IS 51"-54"

TREX 5"x5" FENCE POST  
NAILS (TYPICAL). SEE SHEET  
C-506 FOR INSTALLATION.

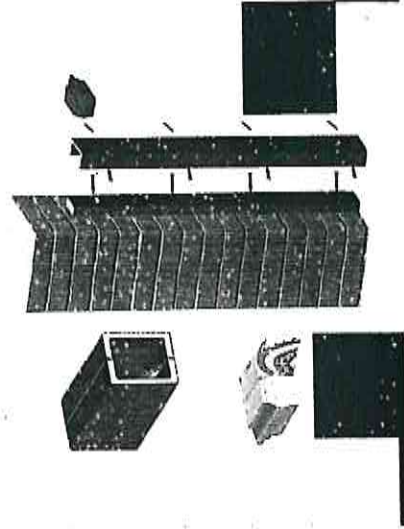
CONCRETE SLAB SURFACES TO BE SLOPED TOWARD ENCLOSURE DOOR FOR DRAINAGE.

## INSTALLATION NOTES

1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S RECOMMENDATIONS.
2. THIS DRAWING IS PROVIDED FOR PLANNING PURPOSES. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR CONSTRUCTION DETAILS.
3. REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.
4. CONTRACTOR SHALL ENSURE GATE WIDTH AND PLACEMENT IS IDENTICAL TO THAT SHOWN IN THIS SHEET.

**TRUCK CATE DETAIL**

Pillar Mount - Post Attachment



**NOTE:**  
CONTRACTOR SHALL ENSURE GATE JAMB WIDTH AND  
PLACEMENT IS SUITABLE FOR GATE HARDWARE

1. SEE PILLAR CONNECTION DETAIL ON S-2.

1. SEE PILLAR CONNECTION DETAIL ON S-2.

## INSTALLATION DETAILS

STRIPING NOTES

110-525-001

1

1

NOTES

1. FOR SOLID GATES & DOORS, CONTRACTOR SHALL UTILIZE LOCKET STYLE 285PMED DUTY LEVER WITH PANIC BAR OR APPROVED EQUAL. PURCHASE ADDITIONAL ACCESSORIES AS REQUIRED.
2. FOR CHANNELK GATES, CONTRACTOR SHALL UTILIZE LOCKET PS11-SECURITY KIT OR APPROVED EQUAL.

SINGLE GATE KEYPAD DETAIL W/ PANIC HARDWARE

**NON-REPLY**

9

NOTES:

1. ALL PAVEMENT MARKINGS TO BE WHITE PAVEMENT PAINT, UNLESS STATED OTHERWISE.
2. MARKING (STRIPIING) PAINT FOR PARKING SPACES, TRAFFIC ARROWS, ADA PARKING AND SYMBOLS, AND OTHER LOCAL REQUIREMENTS AND AS FOLLOWS:
  - a. 1.1. EXISTING SURFACES WITHOUT ANY SEAL COATING: OIL BASE PAINTS, ADHESIVE RESIN TYPE TO MEET FEDERAL SPECIFICATION TYP-182.
  - a. 2.2. NEW OR EXISTING SURFACES WITH A TOP COATING OR SEAL COATING (USUALLY WATER BASE FAST DRYING 100% SOLIDS TYPE) TO BE USED TO MEET FEDERAL SPECIFICATION TYP-182.
  - a. 3.3. NEW OR EXISTING SURFACES WITHOUT WEATHER APPLICATION PAINT PRODUCT SHALL BE IN ACCORDANCE WITH ASTM-D22399, D2732, D1675, D562 AND D711.
3. 1. PROVIDE A NON-SLIP AGGREGATE ADDITIVE TO MARKING PAINT USED AT ADA ACCESS RAMP.
4. 1. APPLY 2 COATS WITH STRAIGHT EDGES, YELLOW OR CONCRETE WHITE ON ASPHALT EXCEPT WHEN MARKING IS FOR A CONCER LOT.



**Steve Lilly**

---

**From:** Justin Finke <Justin.Finke@Florence-KY.gov>  
**Sent:** Friday, November 22, 2024 4:06 PM  
**To:** Steve Lilly; Todd Morgan; joshua.hunt@florence-ky.gov; Tom Gagnon; Randy Childress  
**Subject:** RE: Meijer - Tesla EV addition, 4990 Houston Rd

**EXTERNAL MESSAGE**

Steve,

We have reviewed the plans for the proposed Tesla charging station, and have the following comments:

- 1) We would like to see an updated parking analysis and verify that Meijer will meet code if the proposed EV charging stations are constructed.
- 2) We would like the applicant to explain if a new equipment enclosure is necessary for this project, or if the existing equipment enclosure can be expanded and service ran to this site underground via conduit.
- 3) Reviewing the plans for the curb along the chargers, we would like to see the applicant tie this curbing into the existing landscape island for a more cohesive integration into the existing site.
- 4) We recommend the following landscape conditions:
  - a. Large and small shrubbery shall be added around the perimeter of the new equipment enclosure. (This condition does not need to be considered if the existing equipment enclosure can be expanded to service the site.)
  - b. One additional tree and shrubbery shall be installed in the existing V.U.A. landscaping island located immediately to the northwest of the EV charging stations.


I do not believe Public Services, or the Fire Marshall had anything further to add on this project. Please let me know if there is anything additional you may need.

Thank you,

**JUSTIN D. FINKE**  
*Business Development Director*

**CITY OF FLORENCE, KENTUCKY**  
8100 Ewing Boulevard | Florence, KY 41042  
P: 859.647.8152 | E: [justin.finke@florence-ky.gov](mailto:justin.finke@florence-ky.gov)  
[Florence-ky.gov](http://Florence-ky.gov)

**From:** Steve Lilly <steve.lilly@boonecountky.org>  
**Sent:** Wednesday, November 6, 2024 9:44 AM  
**To:** Todd Morgan <todd.morgan@florence-ky.gov>; Justin Finke <Justin.Finke@Florence-KY.gov>; Joshua Hunt <Joshua.Hunt@Florence-KY.gov>; Tom Gagnon <Tom.Gagnon@Florence-KY.gov>; Randy Childress <Randy.Childress@Florence-KY.gov>  
**Subject:** Meijer - Tesla EV addition, 4990 Houston Rd

 [Florence KY\\_Meijer#151-Tesla EV Addition.pdf](#)

Good day,

**Steve Lilly**

---

**From:** Tom Gagnon <Tom.Gagnon@Florence-KY.gov>  
**Sent:** Wednesday, November 6, 2024 1:50 PM  
**To:** Steve Lilly; Todd Morgan; Justin Finke; joshua.hunt@florence-ky.gov; Randy Childress  
**Subject:** RE: Meijer - Tesla EV addition, 4990 Houston Rd

**EXTERNAL MESSAGE**

No comments from me. Thanks.

*Sincerely,*


**Tom Gagnon**  
**Project Manager**

**City of Florence**  
**Public Services**  
**Infrastructure Support Services**  
**8100 Ewing Boulevard**  
**Florence, Kentucky 41042**  
**Phone: (859) 647-5416**  
**[tom.gagnon@florence-ky.gov](mailto:tom.gagnon@florence-ky.gov)**



***Respect-Integrity-Competence-Cooperation-Honesty***

**From:** Steve Lilly <steve.lilly@boonecountyky.org>  
**Sent:** Wednesday, November 6, 2024 9:44 AM  
**To:** Todd Morgan <todd.morgan@florence-ky.gov>; Justin Finke <Justin.Finke@Florence-KY.gov>; Joshua Hunt <Joshua.Hunt@Florence-KY.gov>; Tom Gagnon <Tom.Gagnon@Florence-KY.gov>; Randy Childress <Randy.Childress@Florence-KY.gov>  
**Subject:** Meijer - Tesla EV addition, 4990 Houston Rd

 [Florence KY\\_Meijer#151-Tesla EV Addition.pdf](#)

Good day,

We've received a Change of Concept application for the subject site. You can access the proposal from the link above.

Please review and let me know if you have any revision comments by November 25, 2024.

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

Thanks,

**Steven Lilly, PLS**  
**Planner, Zoning Services**



**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Mrs. Kathy Clark  
Mrs. Pamela Goetting  
Ms. Corrin Gulick, Vice Chairwoman  
Mr. Steve Harper, Temporary Presiding Officer  
Mr. David Hincks  
Mrs. Janet Kegley  
Mr. Rick Lunnemann  
Mr. Eric Richardson  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke  
Mrs. Jackie Steele, Secretary/Treasurer  
Mr. Tom Szurlinski

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Steve Turner  
Mr. Kenny Vaught

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

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

Chairman Rolfsen introduced the third item on the Agenda at 8:30 p.m.

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

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

Staff member, Steve Lilly, referred to his PowerPoint presentation. The site is located in front of the Meijer building located at 4990 Houston Road near Meijer Drive. This application was heard previously in April, 2024. It was later withdrawn. It is the same concept of what was already presented. The proposed charging station will utilize 24 parking spaces. Sixteen charging stations will be installed in place of the 24 parking spaces. Equipment for the use will be enclosed. There will be 14 regular sized charging spaces, one space that will meet ADA requirements and one for trucks. Each space will have a 6' 4.5" charging post with the Tesla logo on one side. The enclosure will have two gates with an electronic key pad. The site is flat and is located in the 60 DNL noise contour. Pages 3-4 include information about applicable regulations. The 2040 Future Land Use Map designates the site for Commercial (C) use. Reference to the Houston-Donaldson Study and the Boone County Comprehensive Plan can be found on Pages 4-8 of the Staff Report. Mr. Lilly showed photographs of the site and adjoining properties. The submitted Concept Development Plan shows details of the proposed use. Comments from various agencies are attached to the Staff Report. Staff would like the applicant to address the City of Florence's comments at the Committee Meeting. Mr. Lilly mentioned that a parking report was conducted in 2022. There are 903 parking spaces. The center requires 890 parking spaces. There is adequate parking for the businesses. Staff would like the applicant to address the landscaping for this project. The applicant is proposing rock landscaping in the area. The City of Florence would like additional landscaping. The applicant would like to match building materials and architectural of what was on the site.

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

Mr. Mark Knapek, 1826 Bainbridge Row Drive, Louisville, Kentucky. Staff did a good job describing the project. Chairman Rolfsen asked if the applicant had an issue with adding more landscaping on the two islands? Mr. Knapek replied no. They installed rock mulch and now understand that it has to be wood mulch. The work would be limited to the area leased by Tesla only.

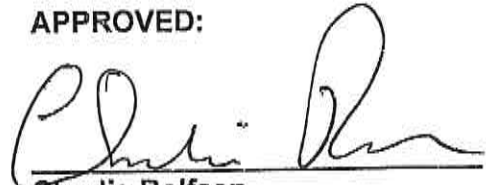
Chairman Rolfsen asked if anyone in the audience would like to speak in favor or against the request or had any questions?

Seeing no one else, Chairman Rolfsen asked if the Commissioners had any questions or comments?

Seeing no further questions or comments from the audience or Board members, Chairman Rolfsen announced that the Committee Meeting for this item will be on December 18, 2024 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on January 8, 2025 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 8:39 p.m.



APPROVED:

  
Charlie Rolfsen  
Chairman

Attest:

  
Kevin P. Costello, AICP  
Executive Director

**BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY FISCAL COURTROOM  
BURLINGTON, KENTUCKY  
BUSINESS MEETING  
JANUARY 8, 2025  
7:00 P.M.**

---

Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's January 8, 2025 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Mrs. Kathy Clark  
Mrs. Pamela Goetting  
Ms. Corrin Gulick, Vice Chairwoman  
Mr. Steve Harper, Temporary Presiding Officer  
Mr. David Hincks  
Mrs. Janet Kegley  
Mr. Rick Lunnemann  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke  
Mrs. Jackie Steele, Secretary/Treasurer  
Mr. Tom Szurlinski  
Mr. Steve Turner

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Eric Richardson  
Mr. Kenny Vaught

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Michael Schwartz, Director, Zoning Services  
Mr. Steve Lilly, GISP, Planner  
Ms. Lauren Elliott, Planner

**APPROVAL OF THE MINUTES:**

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

**Mrs. Goetting moved to approve the Minutes as presented. Dr. Clark seconded the motion and it carried unanimously.**



**BILLS:**

Mr. Kevin P. Costello, AICP, Executive Director, advised the Commissioners of the **Bills to be Paid**, which included a list of **Expenses** and **Salaries and Benefits** for a time period between December 5, 2024 and January 8, 2025.

**EXPENSES:**

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

**TOTAL: \$ 11,378.70**

**SALARIES AND BENEFITS:**

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

**TOTAL: \$ 171,232.37**

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

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

**ACTION ON PLAN REVIEWS:**

**CHANGE OF CONCEPT DEVELOPMENT PLAN, Corrin Gulick, Chairwoman, Michael Schwartz, Staff**

1. Request of **Bayer Becker, per Rob Keller (applicant) for Bunnell Hill Development Company Inc., per Roger Wells (owner)** for a Change of Concept Development Plan in an Industrial One/Planned Development (I-1/PD) district, for an approximate 11.8 acre area having a Parcel Identification Number (PIDN) of 037.00-00-018.00; and being located along the north and west sides of Conrad Lane, between North Bend Road and Strike The Gold Drive, approximately seven hundred fifty (750) feet east of Strike The Gold Drive, and directly across from Carry Back Drive, Boone County, Kentucky. The request is for a Change of Concept Development Plan to allow the development of sixty-eight (68) attached single-family residential dwellings within six (6) buildings.

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

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

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

Staff Member, Michael Schwartz read the Committee Report, which recommended approval of the Zoning Map Amendment and Variance based upon Findings of Facts and Conditions. The Condition Letter has been signed by the applicant and property owner and submitted to the Planning Commission. The other Variance request of reducing the drive aisle width has been withdrawn. Mrs. Kegley, Mr. Lunnemann, Mr. Harper and Ms. Gulick voted in favor of the request. Action by the Board regarding the Variance will become final should the Zoning Map Amendment request be approved by the City of Florence.

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



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

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

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

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

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

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

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

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

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

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

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

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

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

Staff Member, Steve Lilly, read the Committee Report, which recommended approval of the Change in Concept Development Plan based upon Findings of Facts and Conditions. The Committee voted 4-0 in favor of the request and the applicant and owner have signed the Condition Letter.

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

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

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

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

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

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



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

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

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

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

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

**NEW BUSINESS**

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

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

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

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

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

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

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

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

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

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

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

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

**No Report**



I. COMMITTEE REPORTS:

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

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

J. CHAIRMAN'S REPORT: (Charlie Rolfsen)

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

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

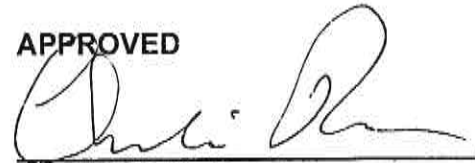
**Mr. Schwenke seconded the motion and is passed unanimously.**

K. OKI REPORT: (Randy Bessler)  
No Report

L. ADJOURNMENT:

There being no further business to come before the Planning Commission, **Mr. Bessler moved to adjourn the meeting. Mr. Turner seconded the motion and it passed unanimously. The meeting was adjourned at 7:38 p.m.**

**APPROVED**



**Charlie Rolfsen**  
**Chairman**

**Attest:**



**Kevin P. Costello, AICP**  
**Executive Director**



# EXHIBIT

## “B”

**ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT**

**TO:** Boone County Planning Commission

**FROM:** Steve Harper, Chairman

**DATE:** January 8, 2025

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

**REMARKS:**

We, the Committee, recommend approval of the above referenced request based on the following findings of fact and with the following conditions:

**FINDINGS OF FACT:**

1. The Committee concluded the proposal is consistent with Our Boone County Plan 2040 for the following reasons:
  - A. The proposed development is consistent with the 2040 Future Land Use Map which identifies the site for commercial uses.
  - B. The proposed development is in agreement with the following passages from the Land Use Element Text:

A substantial portion of this section is located within the 2013 Houston-Donaldson Study area and has excellent development and/or redevelopment opportunity due to its high visibility from and easy access to I-75. Existing parcels should be developed/redeveloped to be aesthetically harmonious with existing surrounding land uses and cleaned up environmentally as much as is needed for new development ("14. Florence Commercial," pg. 125).

Commercial development in this section should remain near the arterial roads or close to the interstate. These consumer service and traffic-oriented developments must be contained to specific areas adjacent to the arterial roads and interstate. The coordination of curb cuts and parking lot connections in the already developed areas must occur in order to maintain a reasonable ease of travel along these roads ("14. Florence Commercial," pg. 126).
2. The proposed development is consistent with The Houston Donaldson Study for the following reasons:



- A. The subarea 4 text states that development in this area should be of commercial of office type land uses and not of light industrial or residential uses, except for the light industrial area on Spiral Drive.
- B. One of the Goals for subarea 4 is to maintain the successful business climate.
- 3. The Committee concluded the request is in agreement with the following Planned Development standards found in Section 1506 of the Boone County Zoning Regulations:
  - A. Landscaping – A condition has been imposed which requires landscaping to be added around the charging station island and an adjacent parking island
  - B. Compatibility of Uses – The use is compatible with the grocery store. This will be the second electric vehicle charging station in the parking lot.
  - C. Architecture – The equipment enclosure will be constructed with CMU and a Trex door and will match the Tesla equipment enclosure.
- 4. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of Our Boone County Plan 2040 and to mitigate foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with these conditions.

CONDITIONS:

- 1. The approval shall be based on the submitted Concept Development Plans unless modified by other conditions below. Minor changes to the Concept Development Plans can be approved by the Zoning Administrator.
- 2. That the rock mulch be replaced with mulch, and large and small shrubbery around the perimeter of the new equipment enclosure.
- 3. That one additional tree and shrubbery shall be installed in the existing V.U.A. landscaping island located immediately to the northwest of the EV charging stations.

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**

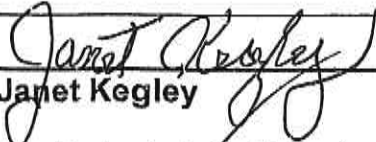
TO: Boone County Planning Commission  
FROM: David Hincks, Chairman  
DATE: December 18, 2024

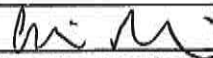
**REMARKS:**

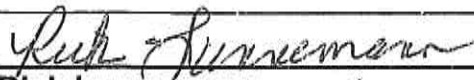
We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

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

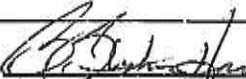
1. Request of **SMJ International, on behalf of Tesla, per Aaron Adelman (applicant) for Meijer Stores Limited Partnership (owner)** for a Change of Concept Development Plan in an Office Two/Commercial Two/Planned Development/Houston Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) district for an approximate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

  
Janet Kegley  
For Project ☒ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

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

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

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

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

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

David Hincks (Chairman)  
For Project \_\_\_\_\_ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

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

TOTAL: \_\_\_\_\_ DEFERRED 4 FOR PROJECT \_\_\_\_\_ ABSENT  
\_\_\_\_\_ AGAINST PROJECT \_\_\_\_\_ ABSTAIN



**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Mrs. Kathy Clark  
Mrs. Pamela Goetting  
Ms. Corrin Gulick, Vice Chairwoman  
Mr. Steve Harper, Temporary Presiding Officer  
Mr. David Hincks  
Mrs. Janet Kegley  
Mr. Rick Lunnemann  
Mr. Eric Richardson  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke  
Mrs. Jackie Steele, Secretary/Treasurer  
Mr. Tom Szurlinski

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Steve Turner  
Mr. Kenny Vaught

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

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

Chairman Rolfsen introduced the third item on the Agenda at 8:30 p.m.

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

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

Staff member, Steve Lilly, referred to his PowerPoint presentation. The site is located in front of the Meijer building located at 4990 Houston Road near Meijer Drive. This application was heard previously in April, 2024. It was later withdrawn. It is the same concept of what was already presented. The proposed charging station will utilize 24 parking spaces. Sixteen charging stations will be installed in place of the 24 parking spaces. Equipment for the use will be enclosed. There will be 14 regular sized charging spaces, one space that will meet ADA requirements and one for trucks. Each space will have a 6' 4.5" charging post with the Tesla logo on one side. The enclosure will have two gates with an electronic key pad. The site is flat and is located in the 60 DNL noise contour. Pages 3-4 include information about applicable regulations. The 2040 Future Land Use Map designates the site for Commercial (C) use. Reference to the Houston-Donaldson Study and the Boone County Comprehensive Plan can be found on Pages 4-8 of the Staff Report. Mr. Lilly showed photographs of the site and adjoining properties. The submitted Concept Development Plan shows details of the proposed use. Comments from various agencies are attached to the Staff Report. Staff would like the applicant to address the City of Florence's comments at the Committee Meeting. Mr. Lilly mentioned that a parking report was conducted in 2022. There are 903 parking spaces. The center requires 890 parking spaces. There is adequate parking for the businesses. Staff would like the applicant to address the landscaping for this project. The applicant is proposing rock landscaping in the area. The City of Florence would like additional landscaping. The applicant would like to match building materials and architectural of what was on the site.

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

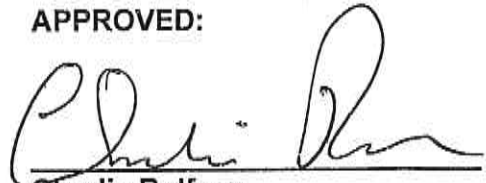
Mr. Mark Knapke, 1826 Bainbridge Row Drive, Louisville, Kentucky. Staff did a good job describing the project. Chairman Rolfsen asked if the applicant had an issue with adding more landscaping on the two islands? Mr. Knapke replied no. They installed rock mulch and now understand that it has to be wood mulch. The work would be limited to the area leased by Tesla only.

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

Seeing no one else, Chairman Rolfsen asked if the Commissioners had any questions or comments?

**Seeing no further questions or comments from the audience or Board members, Chairman Rolfsen announced that the Committee Meeting for this item will be on December 18, 2024 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on January 8, 2025 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 8:39 p.m.**

APPROVED:

  
Charlie Rolfsen  
Chairman

Attest:

  
Kevin P. Costello, AICP  
Executive Director