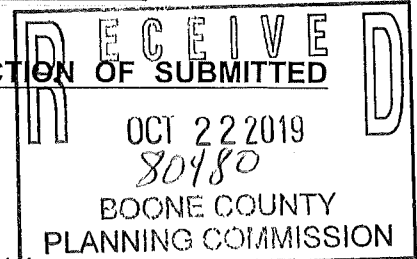


APPLICATION FORM

BOARD OF ADJUSTMENT  
AND  
ZONING APPEALS ACTION  
BOONE COUNTY PLANNING COMMISSION

**FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED**

See Boone County Zoning Regulations



**SECTION A** (To be completed by applicant)

- (Check One)
1. Boone  Florence  Walton  Union
  2. (Check One)  
Conditional Use Permit  Variance  Appeal   
Change in Non-Conforming Use
  3. Applicant's Name DRURY SOUTHWEST, INC.  
Applicant's Address 101 S. FARRAR  
CAPE GIRARDIAN MO 63701  
City State Zip  
Phone Number 573-388-3571 Fax No. 573-335-5125 E-Mail M2IERESE@DRURYSW.COM
  4. Description of Request: HEIGHT VARIANCE TO 99' FOR NEW  
DRURY INN + SUITES HOTEL
  5. Name of Development DRURY INN + SUITES HOTEL
  6. Location of Development 7913-7915 US 42 HWY  
PARCEL - 073.00-00-002.06
  7. Acreage Under Review 7.97
  8. Lot Number and Name of Subdivision (if part of a subdivision)  
SNOW HILL SUBDIVISION
  9. Owner of Property FLORENCE GATEWAY LLC ETAL  
Address of Property Owner 4653 TRUEMAN BLD STE 100
  10. HILLIARD OH 43026  
City State Zip  
Phone Number 614-778-0857 Fax No. \_\_\_\_\_ E-Mail SFOREST@EQUITY.NET
  11. Proposed Use(s) on Site DRURY INN + SUITES - 187 ROOM HOTEL
  12. Total Square Footage of Existing and/or Proposed Buildings PROPOSED - 109,082 SF
  13. Current Zoning on Property C-3 PD
  14. Deed Book SEE ENCLOSED Page No. \_\_\_\_\_ Group No. 2042
  15. Is the site subject to a zone change? NO  
If yes, give date of approval \_\_\_\_\_
  16. Have you submitted a Site Plan with this request? YES
  17. Have you submitted a list of adjoining property owners with this request? YES
  18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations

ORIGINAL Property Owner's Signature: \_\_\_\_\_  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: \_\_\_\_\_  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

**BOARD OF ADJUSTMENT AND  
ZONING APPEALS ACTION  
APPLICATION  
PAGE 2**

**SECTION B** (To be completed by the Boone County Planning Commission Staff)

1. Date Received 10-22-19 Fee Received \$932.<sup>00</sup> Receipt # 80480
2. Is application complete?  Yes  No
3. Staff Reviewer \_\_\_\_\_
4. Scheduled Board Action Date 11/13/19
5. Board Action:  **Approved**  
 **Approved with Conditions** (See #6)  
 **Denial** (See #7)
6. Conditions of Approval: NONE  
\_\_\_\_\_  
\_\_\_\_\_
7. Reasons for Denial: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
(859) 334-2196 - Phone  
(859) 334-2264 - Fax  
plancom@boonecountyky.org - E-mail  
[www.boonecountyky.org](http://www.boonecountyky.org) - Web Page**

**NOTE: See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.**

**Site Plan Review is not granted by the appropriate Board of Adjustment.**

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

## STAFF REPORT

APPLICANT: Drury Southwest, Inc.

LOCATION: 7913-7915 US 42, Florence, Kentucky

ZONING: Commercial Services/Planned Development/Parkway Corridor Study Overlay  
(C-3/PD/PO)

DATE: November 13, 2019

### PROPOSAL

The applicant has submitted a variance application to increase the height of a proposed Drury Inn & Suites from 50 feet to 99 feet. The submitted plans show the hotel will be 95 feet tall (8 stories), 109,082 square feet in area, and contain 187 sleeping rooms. Access to the site is proposed from two existing access points on US 42, an existing point on Industrial Road, and a City of Florence parcel on Freedom Way. The parking lot is shown with 198 parking stalls. The exterior building elevations show the hotel will be constructed with brick, stone, and various shades of stucco.

### APPLICABLE REGULATIONS

Section 220 of the Boone County Zoning Regulations states that one duty of the Board of Adjustment is to act on variance applications.

Section 250 of the Boone County Zoning Regulations states the Board of Adjustment and Zoning Appeals shall have the power to hear and decide on applications for variances. A variance is defined as a departure from the dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.

The Board needs to evaluate the request as it relates to the criteria listed in Section 251 of the Boone County Zoning Regulations:

1. Before any variance is granted, the Board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements contained in the zoning regulations.
  - A. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
  - B. The strict application of the provisions contained in the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
  - C. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
2. The Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

Table 31.1 of the Boone County Zoning Regulations states the maximum building height in a Commercial Services (C-3) zoning district is 50 feet.

#### PERTINENT SITE HISTORY

October 2008 - The Central Florence Strategic Plan, An Update of the Parkway Corridor Study was adopted by the City of Florence.

July 2016 - Boone County Building Department issues a Demolition Permit for Quality Inn & Suites.

#### SITE CHARACTERISTICS

The 7.62 acre site has approximately 357 feet of frontage on US 42, 793 feet of frontage on Industrial Road, and 293 feet of frontage on Freedom Way. The property contains the foundations of the former Quality Inn & Suites buildings and a large asphalt parking lot. Access to the site is currently provided from two existing access points on US 42, an existing point on Industrial Road, and a City of Florence parcel on Freedom Way. Vehicle access to site is currently barricaded off to prevent trespassing and parking. Other structures on site include a large freestanding sign at the southwestern access point (US 42) and a satellite dish between the rear parking lot and Industrial Road. Public sidewalks exist along the US 42 and Industrial Road street frontages.

#### SURROUNDING LAND USES & ZONING

Northeast: Industrial Road, Fifth Third Bank, Joseph Cadillac and Subaru, Classic Car Wash, Lohr Printing, Advanced Construction, Bavarian Motor Services (C-3/PD/PO) and Cross Creek Apartments (UR-2/PO)

Northwest: US 42, Discount Tobacco Mart, and Frisch's (C-3/PD/PO)

Southeast: Undeveloped Property at Industrial Road/Safeway Drive (C-3/PD/PO)

Southwest: Freedom Way, Sea Sushi and Grill, BP, and Holiday Inn (C-3/PD/PO)

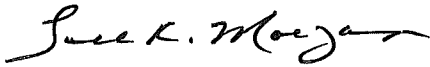
#### STAFF COMMENTS

1. Staff would like to make the Board aware that the property is located within the Central Florence Strategic Plan limits. On October 30, 2019, the Zoning Administrator determined the hotel met the criteria to go through the short review process and could proceed to the Major Site Plan application process as long as a Variance was approved by the Board of Adjustment to increase the proposed building height. The letter mentions the 95' building height would maximize building intensity as recommended by the plan concepts section of the plan. It also notes that some changes will need to be made to the building materials, sidewalk system, and landscaping plan when the Site Plan application is submitted (see attachments).
2. Staff sent out an agency memo and received comments back from the City of Florence, Florence Fire/EMS, Boone County Building Department, and Kenton County Airport Board. These comments are attached to the Staff Report.
3. The Board needs to analyze the Variance criteria before acting on the request.

CONCLUSION

KRS 100.241 and Section 220 of the Boone County Zoning Regulations gives the Florence Board of Adjustment and Zoning Appeals the authority to act on the request.

Respectfully submitted,



Todd K. Morgan, AICP  
Senior Planner, Zoning Services

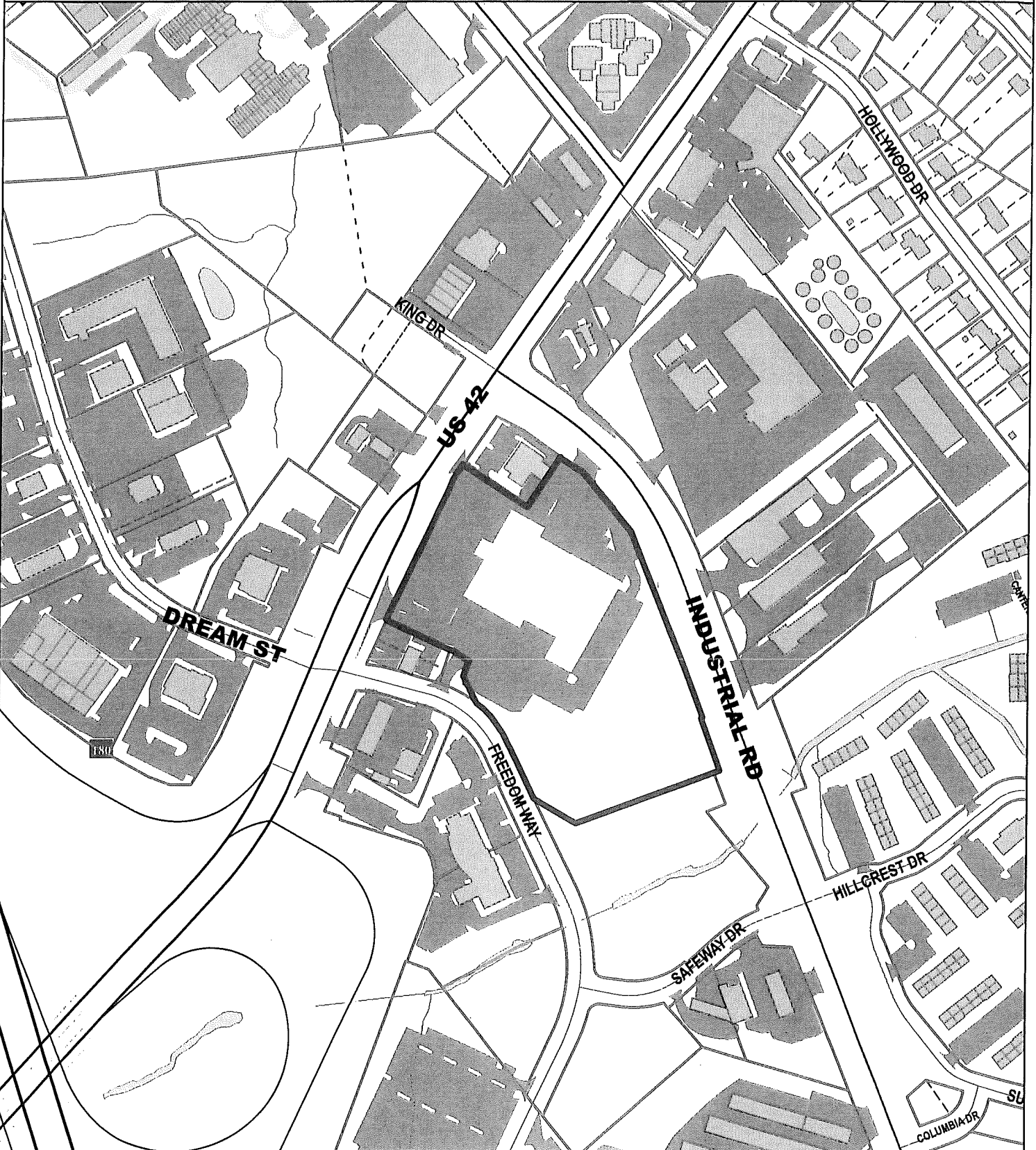
TKM/ss

Attachments

- \*Site Vicinity Map
- \*Preliminary Site Plan
- \*Building Elevations
- \*Zoning Map
- \*Topographical Map
- \*2016 Aerial Map
- \*10/30/19 Letter From Kevin Wall, Zoning Administrator
- \*10/29/19 Email From Kevin Vogelpohl, Florence Fire/EMS
- \*10/30/19 Email from Paul Hegedus, Kenton County Airport Board
- \*11/1/19 Email From Jerry Noran, Boone County Building Department
- \*11/7/19 Email from Josh Hunt
- \*Application

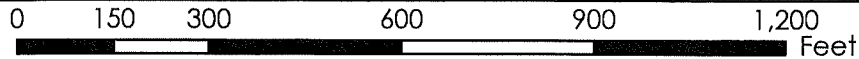
# SITE VICINITY MAP

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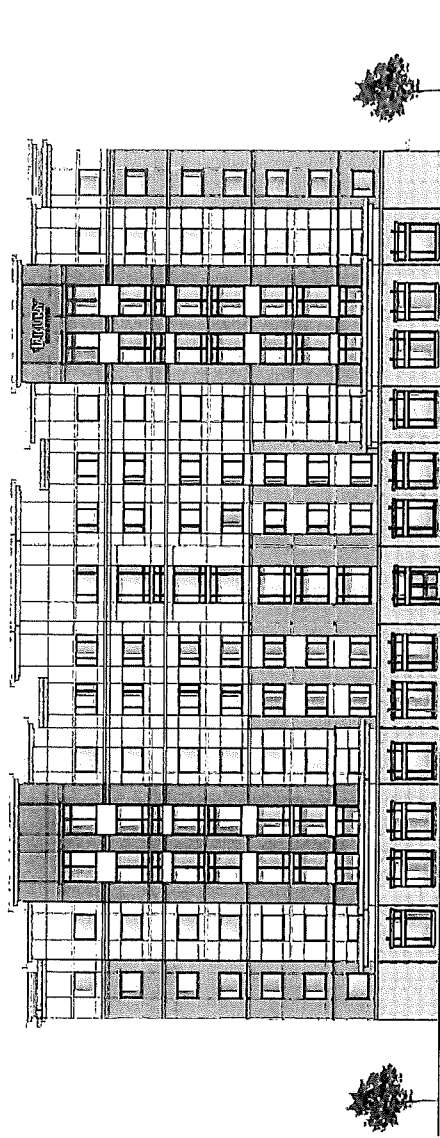


**Boone County GIS - Putting Northern Kentucky on the Map**

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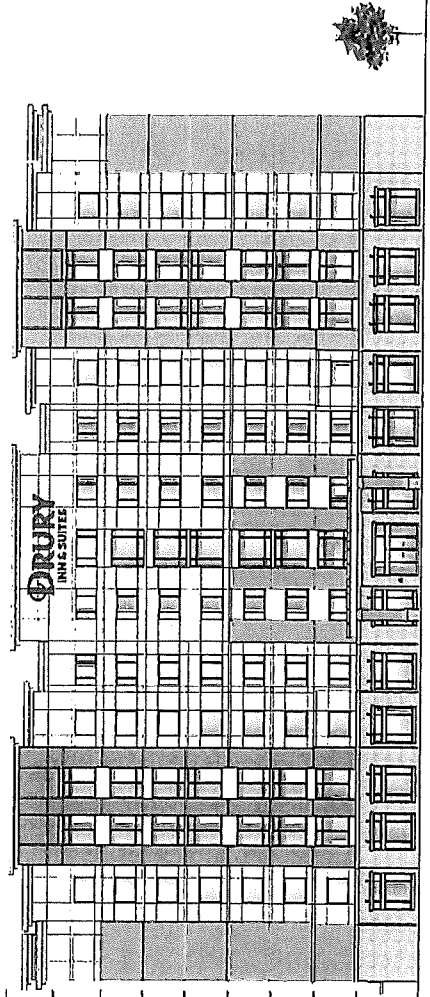
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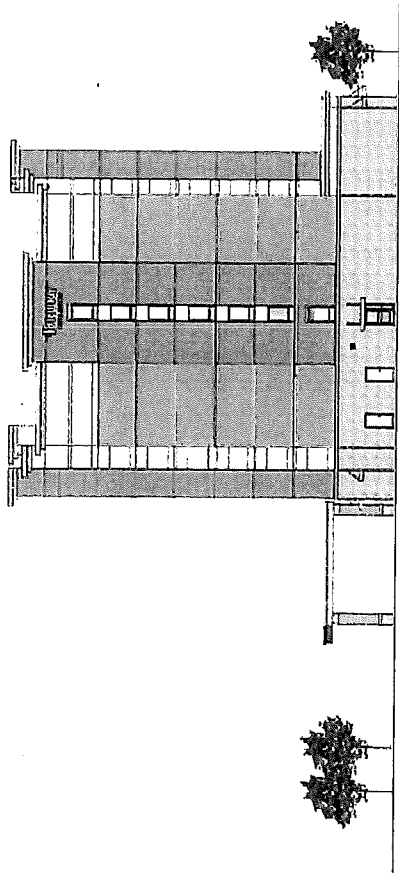


*Northeast* ELEVATION  
*View from Industrial Road Access Point*

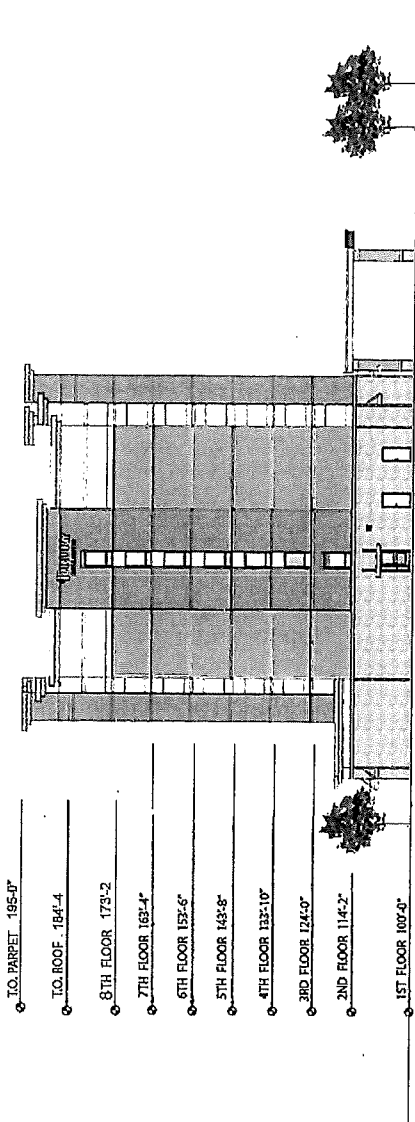
- TO PARPET 195'-0"
- TO ROOF 184'-4"
- 8TH FLOOR 173'-2"
- 7TH FLOOR 163'-4"
- 6TH FLOOR 153'-6"
- 5TH FLOOR 143'-8"
- 4TH FLOOR 133'-10"
- 3RD FLOOR 124'-0"
- 2ND FLOOR 114'-2"
- 1ST FLOOR 104'-0"



*Southwest* ELEVATION  
*View from Freedom Way*

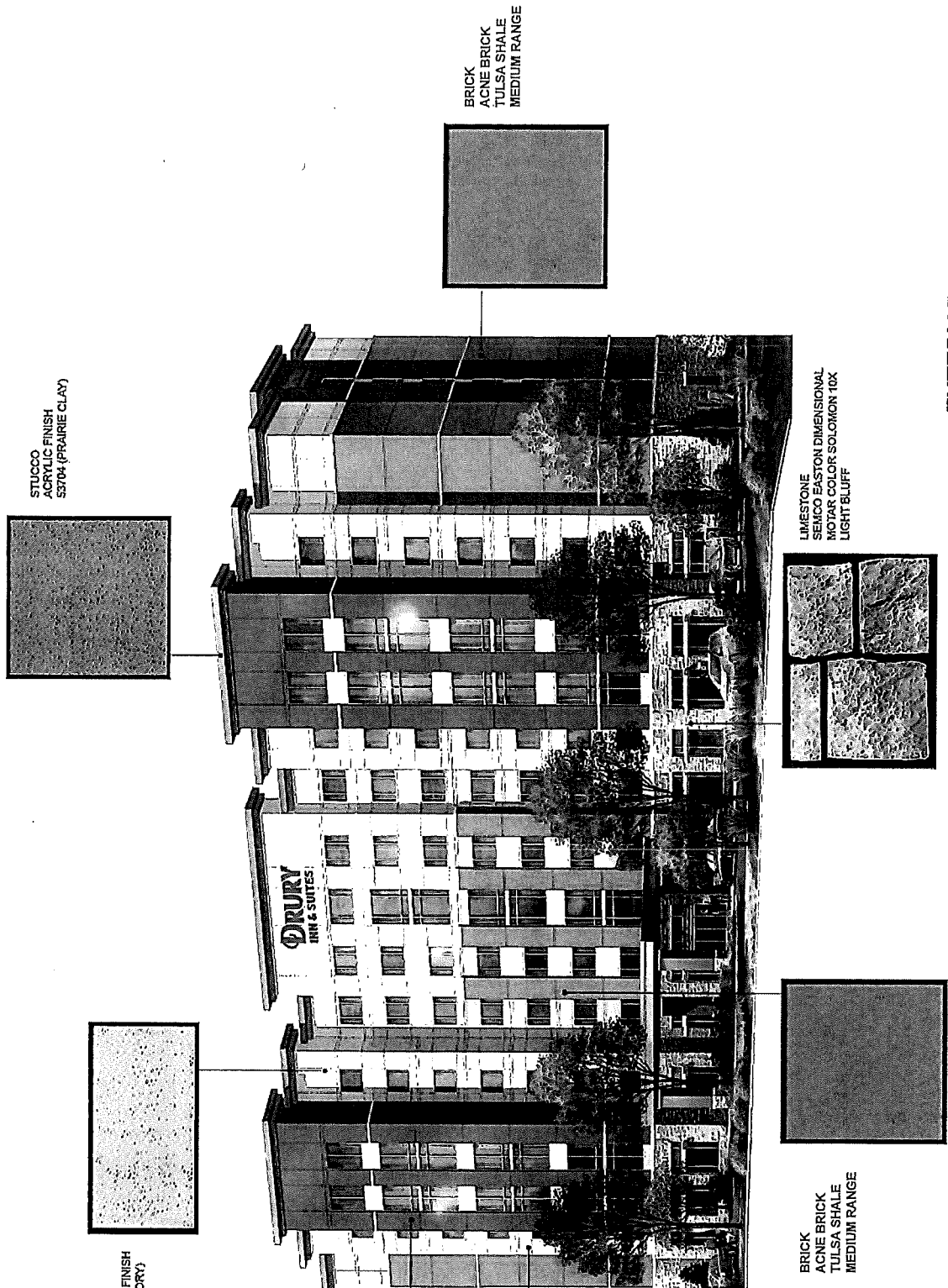


**Southeast ELEVATION**  
*View from Rear Parking Lot  
 and Industrial Road*



**Northwest ELEVATION**  
*View From US 42*

- TO. PARPET 185'-0"
- TO. ROOF 184'-4"
- 8TH FLOOR 179'-2"
- 7TH FLOOR 168'-4"
- 6TH FLOOR 152'-6"
- 5TH FLOOR 143'-8"
- 4TH FLOOR 132'-10"
- 3RD FLOOR 124'-0"
- 2ND FLOOR 114'-2"
- 1ST FLOOR 109'-0"



STUCCO  
ACRYLIC FINISH  
S2704 (PRAIRIE CLAY)

BRICK  
ACNE BRICK  
TULSA SHALE  
MEDIUM RANGE

LIMESTONE  
SEMICO EASTON DIMENSIONAL  
MOTAR COLOR SOLOMON 10X  
LIGHT BLUFF

STUCCO  
ACRYLIC FINISH  
1041L (IVORY)

STUCCO  
ACRYLIC FINISH  
3020L (LAREDO)

STUCCO  
ACRYLIC FINISH  
10432L (WARM SAND)

BRICK  
ACNE BRICK  
TULSA SHALE  
MEDIUM RANGE

RECEIVED  
OCT 22 2019  
BOONE COUNTY  
PLANNING COMMISSION

**EXTERIOR BUILDING MATERIALS**

**DRURY INN & SUITES**

Florence, KY

DrurySouthwest, Inc.

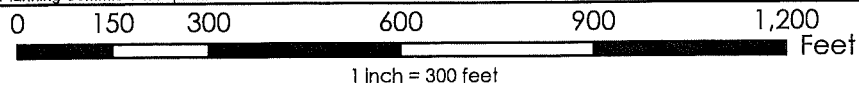
# ZONING MAP

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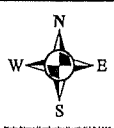
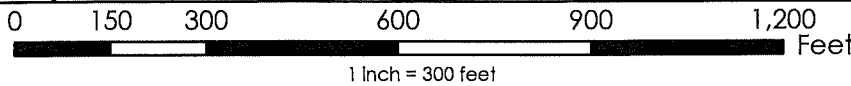
# TOPOGRAPHICAL MAP

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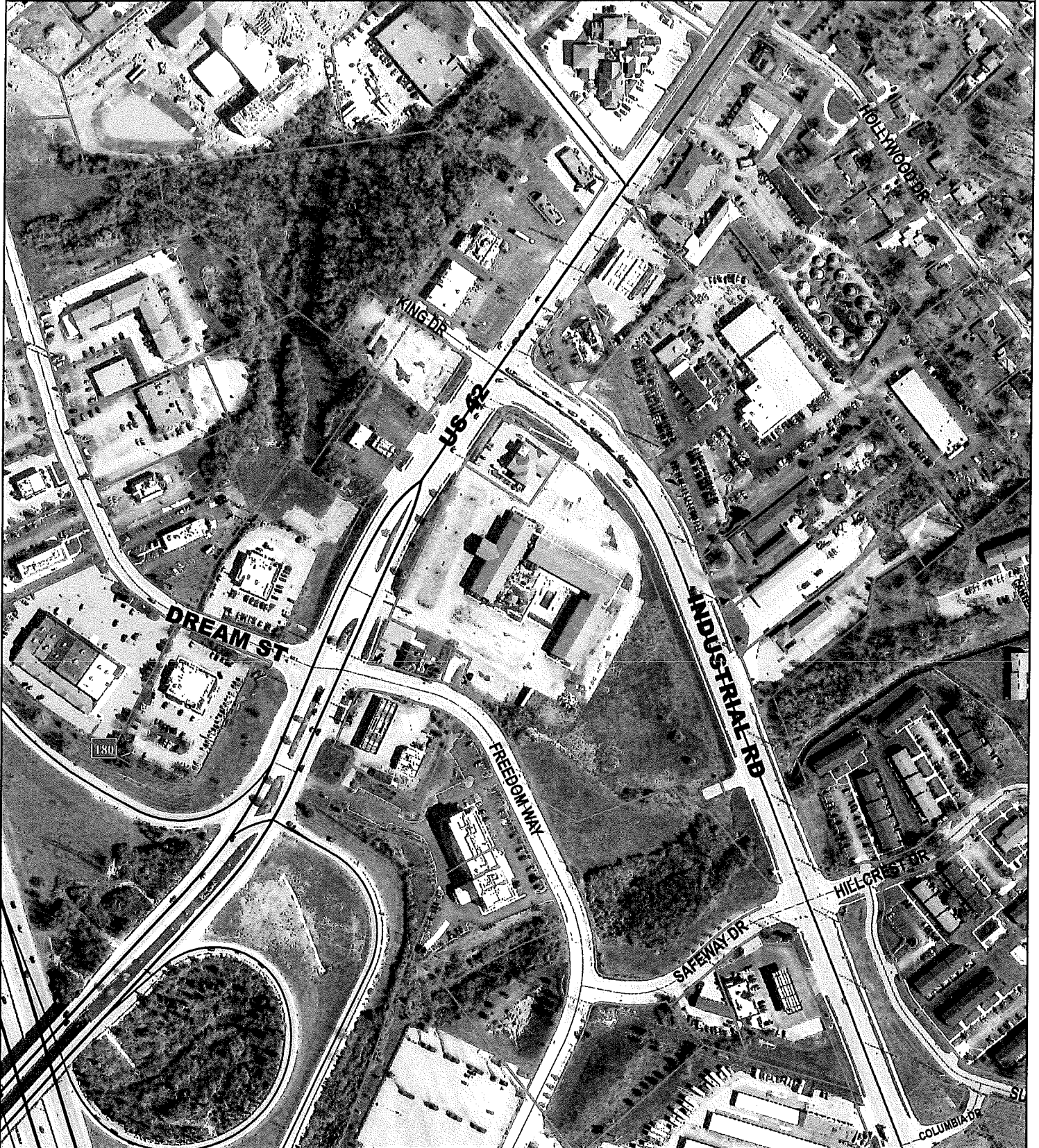
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ArcMap Document: BooneMap (13).mxd

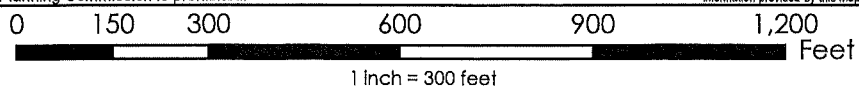
# 2016 AERIAL MAP

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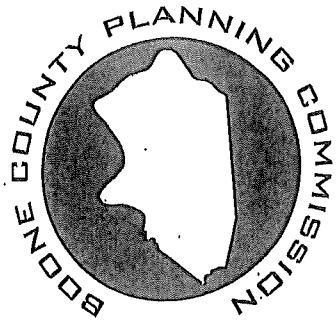
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**Boone County GIS - Putting Northern Kentucky on the Map**

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# BOONE COUNTY PLANNING COMMISSION

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

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

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

October 30, 2019

Mr. Mark Zieres  
Drury Southwest, Inc.  
101 S. Farrar Drive  
Cape Girardiau, MO 63701

FAX: 573-335-5125

RE: Determination of Review Process Relative to the Central Florence Strategic Plan for Drury Inn & Suites, 7913-7915 US 42, Florence, Kentucky; Commercial Services/Planned Development/Parkway Corridor Study Overlay (C-3/PD/PO) Zone.

Dear Mr. Zieres:

As Zoning Administrator, I have reviewed the Drury Inn & Suites proposal that was submitted for the 7913-7915 US 42 site relative to the "Zoning Administrator Criteria for Determining Review Process" section in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study (p. 7.5). This document is incorporated into the Boone County Zoning Regulations by reference in Article 18. The "Short Review Process" (administrative site plan review by the Planning Commission's staff) may be followed provided the criteria in Subsection 3 "New Development, Site Redevelopment, Changes or Additions to Building or Site, Other Use Changes" are met by the proposal. Alternatively, the "Long Review Process" requires approval of a Concept Development Plan before the administrative construction approvals.

The Concept Development Plan process (Long Review Process) requires a public hearing before the Planning Commission, a review of the hearing record and a recommendation by the Planning Commission's Zone Change Committee to the full Commission, a decision by the Planning Commission which is a recommendation to the Florence City Council, and a final decision by the City Council. This process takes between four and five months to complete.

Subsection 3 of the "Zoning Administrator Criteria for Determining Review Process" section outlines three criteria for the Zoning Administrator to apply when determining whether a proposal should follow the Short Review Process or Long Review Process. Criterion A pertains to following the Central Florence Strategic Plan's "Plan Concepts" and "Zoning for Plan Sub-Areas" sections, and plan maps, as they relate to the specific site and surrounding vicinity. This site is within "Area 7 - Stadium District."

Mr. Mark Zieres  
October 30, 2019  
Page 2

The "Zoning for Plan Sub-Areas" text for Area 7 (pp. 7.3-7.4) recommends various types of entertainment and hospitality uses for the Stadium District overall, as well as "complimentary uses" including hotels. It also states that "neighborhood oriented retail, offices, services, and other restaurants may be appropriate for the U.S. 42 frontage portion of this area and can be considered for the Short Review Process" (p. 7.3). This section describes the intended character of the district as "tight knit, urban-like," and mentions meeting the Plan Concepts section and the applicable development standards in order to follow the Short Review Process. Compliance with the applicable "Office, Commercial, and Industrial Project Design Requirements" outlined in Chapter 8 of the Central Florence Strategic Plan is part of Criterion B.

The proposal meets the tenor of the Plan Concepts section (p. 6.3). The Plan Concepts include "promote(ing) little to no setback requirements, maximize building intensity, other public and private recreational uses." The Design Requirements for Area 7 (p. 8.4) have reduced setback requirements that apply to lots fronting on Freedom Way, Safeway Drive, and Industrial Road. Since the subject site's primary frontage is US 42, the setback requirements for the underlying C-3 zone apply, which are met by the submitted proposal. The development standards also require a pedestrian/service vehicle street to run through the overall block in a north-south manner and to provide shared parking. These requirements most clearly apply to the areas which front on Freedom Way, Safeway Drive, and Industrial Road (the areas subject to the reduced setback standards) versus US 42. The proposed hotel would essentially function as a standalone facility out of necessity at this point since much of the Stadium District is undeveloped, including the entire block south of this site. A Zoning Map Amendment or Concept Development Plan approval could be sought in the future to increase the permitted building intensity and open up the southern part of the subject site for further development. The proposed building height of approximately 95 feet maximizes building intensity as sought by the Plan Concepts section. Please keep in mind that the variance requested for building height is determined by the Board of Adjustment in accordance with State law.

Criterion B states, "The proposal follows all applicable development standards outlined in the 'Office, Commercial, and Industrial Project Design Requirements' and 'Master Sign Districts' sections of this document. The proposal also follows any applicable provisions in the 'Transportation Improvements' section." As previously communicated, the Master Sign District section appears to be moot at present. The Transportation Improvements (pp. 10.1 and 10.3) recommends making the southern/western curb cut on US 42 (closest to Freedom Way) a right-in/right out. Since US 42 is a State route, this decision will need to be ultimately made by the Kentucky Transportation Cabinet and can be determined at the site plan stage.

Compliance with the the "Office, Commercial, and Industrial Project Design Requirements" is partly discussed above. The majority of these standards pertain to architectural design.

Mr. Mark Zieres  
October 30, 2019  
Page 3

It is my conclusion that the architectural standards are substantially met with two exceptions. First, the "Materials/Colors" requirements for Architectural Design (pp. 8.4-8.5) state, "Exterior walls shall be constructed of brick (clay or pigmented concrete but not CMU except for knee walls) which are in the brown, red-brown, or red range." The proposed building design meets the color requirements, but the exterior walls are largely finished with stucco (non-brick materials are permitted within certain parameters). Second, the ground level of the US 42 facade does not present itself as a street-facing facade reflective of the "Facade Treatment" requirements (p. 8.5). Since the building envelope as a whole meets the Architectural Design requirements, these two issues are details which can be addressed at the site plan stage. The Central Florence Strategic Plan does allow the Zoning Administrator some discretion in applying the Architectural Design requirements in Chapter 8.

Criterion C states, "The proposal does not present unknown or undue impacts on infrastructure or public services based on the recommendations in the Central Florence Strategic Plan, such as water, sanitary and storm sewer, traffic impacts, public schools, and emergency services." I have consulted with the City of Florence regarding this criterion and have not identified any unknown or undue impacts on infrastructure or public services.

Based on the analysis of how the proposal relates to Subsection 3 "Zoning Administrator Criteria for Determining Review Process" outlined above, it is my determination that the proposal qualifies for the Short Review Process and can proceed to the Major Site Plan procedure (and any applicable procedures outlined in the Boone County Subdivision Regulations). Please keep in mind that this is a concept level approval and all applicable standards will need to be met. In addition to the issues noted above and the code requirements mentioned in my 10/10/19 e-mail, I have identified the following details in the submitted plans which will need to be addressed.

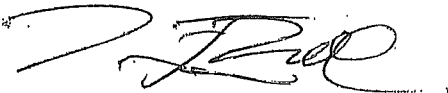
- A. A complete landscape plan which meets the applicable requirements of Article 36 of the zoning regulations and the "Streetscape/Street Frontage Landscaping" requirements for Area 7 in the Central Florence Strategic Plan (p. 8.4) will need to be provided. The conceptual landscape plan states, "For clarity not all trees/plants are shown."
- B. A sidewalk link between the building, vehicular area, and sidewalk along a public street will need to be provided (Section 3327 of the zoning regulations). I have identified several locations where this could be readily provided on the submitted site plan.
- C. It appears that the proposal includes three freestanding signs and building mounted signage on all four facades. Section 3413.4 of the zoning regulations allows one

Mr. Mark Zieres  
October 30, 2019  
Page 4

freestanding sign and Section 3412 allows supplemental directional signs. Additionally, Section 3413.1 permits building mounted signs on up to three elevations. Todd Morgan, Senior Planner in our office, can answer any questions regarding signage.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin T. Wall', written in a cursive style.

Kevin T. Wall  
Zoning Administrator  
City of Florence

KTW/tlb

cc: Josh Hunt, Business & Community Development Director, City of Florence

## Todd Morgan

---

**From:** Kevin Vogelpohl <Kevin.Vogelpohl@Florence-KY.gov>  
**Sent:** Tuesday, October 29, 2019 3:26 PM  
**To:** Todd Morgan; Joshua Hunt; Jerry Noran; bschempf@cvgairport.com  
**Subject:** RE: Drury Inn & Suites - Height Variance

Todd,

At this time I don't see an issue with the project and it's proposed height. I will do some more research and let you know by Friday at Plan Review any comments I may have. I will plan on attending the Board meeting as well that night.

Thanks,

***Kevin R. Vogelpohl***

Battalion Chief/Fire Marshal

Florence Fire/EMS

1152 Weaver Rd

Florence, KY 41042

[kevin.vogelpohl@florence-ky.gov](mailto:kevin.vogelpohl@florence-ky.gov)

O: (859) 647-5660 F: (859)647-5670



---

**From:** Todd Morgan [<mailto:TMorgan@boonecountyky.org>]  
**Sent:** Tuesday, October 29, 2019 3:18 PM  
**To:** Joshua Hunt; Kevin Vogelpohl; Jerry Noran; [bschempf@cvgairport.com](mailto:bschempf@cvgairport.com)  
**Subject:** Drury Inn & Suites - Height Variance

All,

I wanted to make you aware that Drury Inn & Suites has submitted a Variance application to allow an eight story hotel that could be up to 99' tall (the plans show 95'). The Florence Board of Adjustment will be acting on this on application on November 13, 2019, at 7:30 P.M. The meeting will take place in Council Chambers in Florence Government Center.

Please send me an email if you have comments regarding the application and I will include them as part of the meeting record. I would like to receive all comments no later than Noon on November 13<sup>th</sup>.

Thanks for your help.

Sincerely,

Todd K. Morgan, AICP

## Todd Morgan

---

**From:** Paul Hegedus <PHegedus@cvgairport.com>  
**Sent:** Wednesday, October 30, 2019 3:07 PM  
**To:** Todd Morgan  
**Cc:** Barb Schempf  
**Subject:** RE: Drury Inn & Suites - Height Variance

Dear Mr. Todd Morgan:

I am responding on behalf of CVG Airport to the proposed Drury Inn & Suites height variance application. The Airport has no objection to the application contingent upon the proposed building height (including any roof top equipment and antennas) being reviewed and approved by the Kentucky Airport Zoning Commission and the Federal Aviation Administration to assure that the building height will not impact Airport Operations at CVG. The proposed building is generally in line with Runway 18L/36R and within two mile of the runway end, therefore, a structure of this height requires more detailed review.

Should you have any questions, please contact me at 859-767-4708.

Sincerely,

Paul Hegedus

**Paul L. Hegedus, Vice President Commercial Management**



Cincinnati / Northern Kentucky International Airport (CVG)  
Kenton County Airport Board  
P.O. Box 752000  
Cincinnati, OH 45275-2000

[phegedus@cvgairport.com](mailto:phegedus@cvgairport.com)

**O:** 859.767.4708

**M:** 859.743.5843



**From:** Todd Morgan <[TMorgan@boonecountky.org](mailto:TMorgan@boonecountky.org)>

**Sent:** Tuesday, October 29, 2019 3:18 PM

**To:** 'Joshua Hunt' <[Joshua.Hunt@Florence-KY.gov](mailto:Joshua.Hunt@Florence-KY.gov)>; Kevin Vogelpohl <[Kevin.Vogelpohl@Florence-KY.gov](mailto:Kevin.Vogelpohl@Florence-KY.gov)>

(<[Kevin.Vogelpohl@Florence-KY.gov](mailto:Kevin.Vogelpohl@Florence-KY.gov)> <[Kevin.Vogelpohl@Florence-KY.gov](mailto:Kevin.Vogelpohl@Florence-KY.gov)>; Jerry Noran <[jnoran@boonecountky.org](mailto:jnoran@boonecountky.org)>;

Barb Schempf <[BSchempf@cvgairport.com](mailto:BSchempf@cvgairport.com)>

**Subject:** Drury Inn & Suites - Height Variance

**CAUTION: EXTERNAL EMAIL**

## Todd Morgan

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**From:** Jerry Noran  
**Sent:** Friday, November 01, 2019 10:20 AM  
**To:** Todd Morgan  
**Subject:** Drury Suites Site Plan

There are a number of provisions for high-rise hotels in the 2018 Kentucky Building Code that will need to be addressed in Drury Suites building plan submittal, but they would not impact the site plan review. I have no site plan review comments on this project.

Sincerely,  
Jerald E. Noran, CBO, AIA  
Chief Building Official  
Boone County Building Department  
2950 Washington Street  
P.O.Box 900  
Burlington, KY 41005  
859-334-3288  
[jnoran@boonecountky.org](mailto:jnoran@boonecountky.org)

## Todd Morgan

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**From:** Joshua Hunt <Joshua.Hunt@Florence-KY.gov>  
**Sent:** Thursday, November 07, 2019 4:06 PM  
**To:** Todd Morgan  
**Subject:** RE: Drury Inn & Suites - Height Variance

Thank you for the opportunity to provide feedback regarding the Variance application request that will be before the Florence Board of Adjustment on November 13, 2019. We have also reviewed the staff report and offer the following additional observations.

Based on the elevation of the development and the grade of the site. The city has no issue will the proposed additional height request. From a development point of view, this project achieves what the city has been after for years for this specific property. As you know, over the past few years, multiple different developments have shown interest in this site. While each one was different in nature, none had the direct economic impact nor the capital investment in which the city was desiring. Administration has personally met with Drury and have been working on this project for over a year, we're extremely happy that they are pursuing the appropriate approvals for the site and cannot reiterate enough how big of an positive impact this development will have on the corridor.

Should you have any questions or need any additional information that will assist the Florence Board of Adjustment in rendering a decision, please let us know.

Regards,

JOSHUA J. HUNT

*Director, Business & Community Development*

CITY OF FLORENCE, KENTUCKY

8100 Ewing Boulevard | Florence, KY 41042

t 859.647.8168 | f 859.647.5411

e [joshua.hunt@florence-ky.gov](mailto:joshua.hunt@florence-ky.gov) | w [florence-ky.gov](http://florence-ky.gov)

**From:** Todd Morgan <[TMorgan@boonecountyky.org](mailto:TMorgan@boonecountyky.org)>

**Sent:** Tuesday, October 29, 2019 3:18 PM

**To:** Joshua Hunt <[Joshua.Hunt@Florence-KY.gov](mailto:Joshua.Hunt@Florence-KY.gov)>; Kevin Vogelpohl <[Kevin.Vogelpohl@Florence-KY.gov](mailto:Kevin.Vogelpohl@Florence-KY.gov)>; Jerry Noran <[jnoran@boonecountyky.org](mailto:jnoran@boonecountyky.org)>; [bschempf@cvgairport.com](mailto:bschempf@cvgairport.com)

**Subject:** Drury Inn & Suites - Height Variance

All,

I wanted to make you aware that Drury Inn & Suites has submitted a Variance application to allow an eight story hotel that could be up to 99' tall (the plans show 95'). The Florence Board of Adjustment will be acting on this on application on November 13, 2019, at 7:30 P.M. The meeting will take place in Council Chambers in Florence Government Center.

Please send me an email if you have comments regarding the application and I will include them as part of the meeting record. I would like to receive all comments no later than Noon on November 13<sup>th</sup>.

Thanks for your help.

Sincerely,

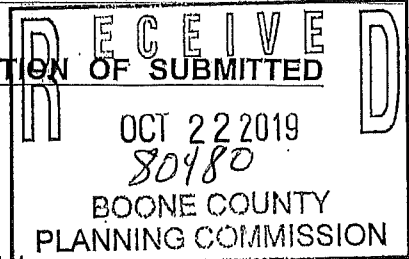
Todd K. Morgan, AICP  
Senior Planner, Zoning Services  
Boone County Planning Commission  
(859) 334-2196

APPLICATION FORM

BOARD OF ADJUSTMENT  
AND  
ZONING APPEALS ACTION  
BOONE COUNTY PLANNING COMMISSION

**FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED**

See Boone County Zoning Regulations



**SECTION A** (To be completed by applicant)

(Check One)

1.        Boone  Florence        Walton        Union       

(Check One)

2.        Conditional Use Permit  Variance        Appeal         
       Change in Non-Conforming Use

3. Applicant's Name DRURY SOUTHWEST, INC

Applicant's Address 101 S. FARRAR

CAPE GIRARDIAN MO 63701

City State Zip

Phone Number 573-388-3571 Fax No. 573-335-5125 E-Mail M2IERESE@DRURYSW.COM

4. Description of Request: HEIGHT VARIANCE TO 99' FOR NEW

DRURY INN + SUITES HOTEL

5. Name of Development DRURY INN + SUITES HOTEL

6. Location of Development 7913-7915 US 42 HWY

PARCEL → 073.00-00-002.06

7. Acreage Under Review 7.97

8. Lot Number and Name of Subdivision (if part of a subdivision)

SNOW HILL SUBDIVISION

9. Owner of Property FLORENCE GATEWAY LLC ETAL

Address of Property Owner 4653 TRUEMAN BLD STE 100

10. HILLIARD OH 43026

City State Zip

Phone Number 614-778-0857 Fax No.        E-Mail SFOREST@BOONECOUNTY.MO

11. Proposed Use(s) on Site DRURY INN + SUITES - 187 ROOM HOTEL

12. Total Square Footage of Existing and/or Proposed Buildings PROPOSED - 109,082 SF

13. Current Zoning on Property C-3 PD

14. Deed Book SEE ENCLOSED Page No.        Group No.       

15. Is the site subject to a zone change? NO

If yes, give date of approval       

16. Have you submitted a Site Plan with this request? YES

17. Have you submitted a list of adjoining property owners with this request? YES

18. I, or we, understand and agree that this application and drawing(s) are being filed in

accordance with the Boone County Zoning Regulations.

**ORIGINAL Property Owner's Signature:** [Signature]

(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

**ORIGINAL Applicant's Signature:** [Signature]

(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

(Copy)

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)

<u>Florence Gateway LLC (32.258%)</u>	<u>Grandland Investments LLC (32.258%)</u>
<u>4653 Trueman Blvd., Ste. 100</u>	<u>4653 Trueman Blvd., Ste. 100</u>
<u>Hilliard, OH 43026</u>	<u>Hilliard, OH 453026</u>

<u>Resolution Land Investments LLC (32.258%)</u>	<u>Soylent Land Investments LLC (3.226%)</u>
<u>4653 Trueman Blvd., Ste. 100</u>	<u>4653 Trueman Blvd., Ste. 100</u>
<u>Hilliard, OH 43026</u>	<u>Hilliard, OH 43026</u>

2. ADDRESS OF PROPERTY

7915 US 42

Florence, KY 41042

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Drury Inn & Suites Hotel

4. <u>DEED BOOK 1063</u>	<u>PAGE NO. 451</u>	<u>GROUP NO. 2042</u>
<u>DEED BOOK 1106</u>	<u>PAGE NO. 787</u>	<u>GROUP NO. 2042</u>
<u>DEED BOOK 1106</u>	<u>PAGE NO. 793</u>	<u>GROUP NO. 2042</u>
<u>DEED BOOK 1106</u>	<u>PAGE NO. 799</u>	<u>GROUP NO. 2042</u>

5. TYPE OF RESTRICTION(S) (Check all that apply)

- |   |   |
|---|---|
| <input type="checkbox"/> Zoning Map Amendment:<br>From _____ To _____ | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Development Plan                             | <input type="checkbox"/> Conditional Zoning     |
| <input type="checkbox"/> Subdivision Plat<br>(Not Recorded)           | <input type="checkbox"/> Other:                 |
| <input checked="" type="checkbox"/> Variance                          |   |

6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION  
 2950 WASHINGTON STREET, ROOM 317  
 P.O. BOX 958  
 BURLINGTON, KENTUCKY 41005

Todd K. Morgan  
 SIGNATURE OF COMPLETING OFFICIAL


Todd K. Morgan, Senior Planner  
 Name and Title of Completing Official

*(Faint handwritten text)*

COMMONWEALTH OF KENTUCKY

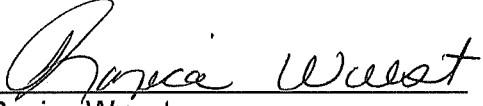
COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Todd K. Morgan on behalf of the  
Boone County Planning Commission this 14th day of November, 2019.

  
\_\_\_\_\_  
Treva L. Beagle  
Notary ID 588897  
NOTARY PUBLIC, State at Large

My commission Expires:  
November 12, 2021

This instrument was prepared for recording purposes only by:

  
\_\_\_\_\_  
Ronica Wuest  
Boone County Planning Commission  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)