

BOONE COUNTY PLANNING & ZONING

PUBLIC HEARING

DECEMBER 18, 1985 7:00 P.M.

Chairman Kroger opened the Public Hearing on the request of Gartner, Burdick, Bauer-Nilsen (applicant) for Jerry Feldman (owner) for a Zoning Map Amendment from its current zoning of Public Facilities, PF and Commercial Two, C-2 to Public Facilities/Planned Development Overlay, PF/PD Overlay and Commercial Two/Planned Development Overlay, C-2/PD Overlay. The 14.2 acre tract is located in Florence, Kentucky.

Staff member Kevin Costello presented the slide presentation of the subject and surrounding areas.

Chairman Kroger inquired who would be making the presentation for the applicant.

Mr. Jack Gartner of Gartner, Burdick, Bauer-Nilsen, Inc., (GBBN) stated he would make the presentation. Mr. Gartner described the location of the request and the surrounding areas. Mr. Gartner stated the site is currently zoned Commercial Two, C-2 and the C-2 zone would permit a variety of commercial activities and and if the site would be permitted to be developed to its ultimate density it would permit 171,000 square feet of retail development in the present zone. Mr. Gartner suggested the site be developed into a mixed-use type zone which would cause housing in terms of senior citizen, congregate-type living, a medical building, and a retail space. Mr. Gartner described the existing sites as followed: Site #1 - an existing skill care facility which had a present use of 3½ acres, 150 beds and a parking requirement of 75 cars currently on the site. Site #2 - is a medical office building of 1.3 acres, 2,500 square feet and a parking requirement of 100 cars; Site #3 - would be commercial with restaurant capacity of 20,000 square feet, two acres and parking requirement of 100 cars. Mr. Gartner described the principle access point to the site and the existing curb cuts; Site #4 - would be described as an independent living facility and within the facility 200 units including 50 assistant living units. Mr. Gartner noted the idea would be to provide a total health care facility that would provide service to the community at large. Mr. Gartner explained the skill level being proposed would place very few services and demands upon the community and was an adult area. Mr. Gartner stated the units could be described as small living units approximately 650 square feet for the one bedroom units and the larger units around 850 to 900 square feet and was being proposed as a five story building. Mr. Gartner noted the assistant living facility would be part of the building being proposed. Mr. Gartner defined the difference between skill care living, independent

living and assistant living. Mr. Gartner elaborated on the parking ratio for the facility. Mr. Gartner noted the proposed concept was not new to the area and stated there was a necessity for the proposed type of facility. Mr. Gartner stated the site is relatively flat with an existing tree stand which would be maintained and supported and they intend to buffer the area adjacent to the existing shopping district to the north. Mr. Gartner stated the office building would be a two-story building and the commercial building would be a one-story building but added both buildings would have a low profile from the street. Mr. Gartner stated the site had a unique quality because the site would be primarily a residential site. Mr. Gartner noted the traffic impact would be minimal and no attempt would be made to tie in Sweetbriar Lane nor would an attempt be made to create a circulation pattern. Mr. Gartner stated the staging of the residential development had not been determined at the present time but noted the medical building would be an on-going development and the retail space would be constructed as one of the earlier phases of the project. Mr. Gartner explained how the proposal would meet the policies and objectives of the Comprehensive Plan in such the proposal would minimize any uses in traffic that Turfway would take into Price Pike. Mr. Gartner closed by stating a Planned Development Overlay was an appropriate request and a compatible land use request for the site.

Chairman Kroger called for audience participation in support, opposition or for information on the proposed development.

Mr. Jerry Goins, 38 Sweetbriar Avenue, expressed concern of the closeness of his property line to the existing building. Mr. Goins noted there was approximately 50 feet from his property line to the existing building with only shrubs as a buffer. Mr. Goins elaborated on some of the difficulties with the elderly from the facility and requested no more elderly be added to the facility.

Mr. Gartner stated from Mr. Goin's property line to the edge of the existing building was approximately 65-70 feet.

Mr. Goins stated he wanted more privacy between his home and the existing building.

Further discussion followed on landscaping between Mr. Goin's property and the existing building.

Mr. Goins expressed concern of water run-off coming down on his property.

Mr. Goins inquired the possibility of Sweetbriar being opened to make it an entrance to any building later on in the development.

Mr. Gartner stated no Sweetbriar would never be opened as a street.

Atty. Andre' Busald, representing the request, stated Mr.

Jerry Feldman, owner, would like to address the vegetation screening.

Chairman Kroger noted the Chair would return for Mr. Feldman's comments later in the meeting.

Mr. Robert Bowman, 33 Sweetbriar Avenue, inquired if the one sewage system going on Sweetbriar would be able to handle the 200 living units plus the present sewage.

Mr. Steve Field, 37 Sweetbriar Avenue, inquired the definition of a dry retention pond. Mr. Field expressed concern of the safety factor of the children crossing the cross walks to and from the school. Mr. Field noted that with the 200 living units there would be a lot of waste and so forth and requested consideration be given to the possibility of rodents. Mr. Field inquired if the green belt would be taken care of to provide the residents more privacy. Mr. Field noted his main concern was the retention pond. Mr. Field noted Mr. Gartner had stated there would be no need to open Sweetbriar and requested Mr. Gartner's statement be made part of the record.

Mr. Gartner explained a dry retention pond was a pond that would not retain water like a lake but would during extreme heavy periods of rainfall would gather water and allow it to discharge slowly into the storm system so as not to overload the system which would cause the other systems to overload which it would serve.

Mr. Field inquired if the pond would ever hold any water.

Mr. Gartner responded only during extremely heavy rainfall.

Mr. Field inquired when the overload would drain into the storm sewer at the end of Sweetbriar would any of the overload go across his property.

Mr. Gartner stated if water does not cross his property now then it would not cross his property later.

Mr. Gartner explained a facility such as the one being proposed could not exist without maintaining sanitation.

Further discussion followed on traffic increase due to the development and concerns were expressed for safety factors regarding the school's cross walks.

Mr. Roy Sparks, 30 Sweetbriar Avenue, stated he was not pleased with the fact that when he walked out his back door all he would be seeing was buildings, no skyline.

Mr. McMillian inquired what chance there would be for a connector road being opened from the end of the existing building.

Mr. Gartner explained there was no particular desire to connect an office and retail with a residential section and noted the

development does not want to generate traffic.

Mr. McMillian explained his questions stating he felt more traffic would be generated on KY 18 due to the development so that with a connector road the traffic would have a chance to go out at the traffic light.

Mr. Gartner explained persons living at the skill care facility do not drive but would only have visitors and noted there had never been a problem of visitors getting in or out of the parking lot onto KY. 18. Mr. Gartner also noted the only way Sweetbriar could be extended was if a request was made and the Planning Commission approved the request. Mr. Gartner commented on Mr. Spark's concern of no skyline stating the applicant would attempt to site the proposed building in relation to topography as best as could be.

Mr. Viox inquired what Mr. Gartner visualized the uses to be in Site #3.

Mr. Gartner responded the building would be 20,000 square feet and suggested the uses to be a sit-down restaurant.

Mr. Viox explained by looking at the proposed plan it seemed Site #3 had been isolated and appeared not to have been meant to interact with the rest of the community. Mr. Viox expressed concern on the number of curb cuts at the proximity of Boone County High School creating a potential safety problem in that motorist may not adequately pick up on children crossing Price Pike to and from school.

Chairman Kroger requested staff report be presented.

Staff member Kevin Costello presented staff report which stated the relationship of the proposed project to the Comprehensive Plan was (1) the need or demand for federal housing in the Florence area and (2) awareness of the environmentally sensitive areas, specifically the site in question. Mr. Costello stated staff had concerns in regard to interpretation whether PF/PD zone would be appropriate for independent and assistant living concept. Mr. Costello stated the staff requested the applicant define what was meant by "independent" and "assistant" living. Mr. Costello noted the applicant had responded with a letter now before each Commission member. Mr. Costello stated staff felt the proposed project was very similar to the Florence Christian Services, Inc., project which called for independent living units as well as providing a variety of other supported services such as food and dining, a grocery store, beauty parlor and transportation. Mr. Costello explained if based on the similar project, the proposed project, because it would involve 150 units of independent living, of the total 200 units, the staff felt the mere definition of the word "independent" and what was described by the applicant would not be health related and the principle use would be independent living. Mr. Costello stated staff felt a more appropriate zone for the proposed type of activity and land use would be Urban

Residential Two/Planned Development Overlay, UR-2/PD Overlay. Mr. Costello stated staff felt the proposed layout of curb cuts was not consistent with the access management provisions of Section 1723 of the Boone County Zoning Regulations. Mr. Costello noted the provisions recommended the development of frontage roads, coordination of curb cuts, and curb cut connections accessible to adjoining property owners. Mr. Costello stated sanitary sewer capacity should be required. Mr. Costello concluded by stating the Florence Care Center's concept development plan indicated a mixed-use development pattern on a 14.20 acre tract. Mr. Costello noted the appropriate zoning classification, coordination of curb cuts, and the preservation of the existing vegetation for natural buffering and locating the residents are key issues concerning the Concept Development Plan. Mr. Costello stated the plan should be examined by the Planning Commission in terms of meeting the objectives of the Planned Development district. Mr. Costello noted the proposed Comprehensive Plan Land Use map from Public Facilities, PF and Commercial Two, C-2 to Public Facilities/Planned Development Overlay, PF/PD Overlay, and Commercial Two/Planned Development Overlay, C-2/PD Overlay should the request be eventually granted by the City of Florence. Mr. Costello closed by stating the Comprehensive Plan text would also need to be adjusted on pages 3.4, 3.10 and 3.12.

Mr. Delong inquired if the Commission determined that the zone was inappropriate for the request what was the legal status of the request.

Counselor Wilson stated assuming it would be determined by the Commission the use was not allowed in the area by virtue of a lack of a relationship to a health care facility, the applicant would be required if they wanted to seek the use for the particular different zone to make a new application and readvertise.

Mr. Delong expressed concern on the number of curb cuts being proposed on the plan especially the one furthest north.

Further discussion followed on the traffic which would be generated by the proposed site.

Chairman Kroger noted a letter from Mr. Jerry Feldman to Kevin Costello to be made part of the record; a letter from Ms. Carol Grieves, 28 Sweetbriar; and a letter to the Boone County Planning Commission from the residents of Sweetbriar and included in the letter a petition from the residents of Sweetbriar. Chairman Kroger noted all of the abovemention correspondence would be made a part of the record.

Mr. Neltner requested to hear Mr. Jerry Feldman's comments regarding the landscaping.

Mr. Jerry Feldman, owner of the proposed development stated when the care facility had originally been constructed it was agreed by him to put in an evergreen belt across the back property but noted it

had been brought to his attention at a previous meeting that some of the trees had not been planted due to problems with the previous landscaper. Mr. Feldman stated he had now hired a local landscaper and additional evergreens would be planted on the back property in the next few days.

Mr. Barnett stated since there would only be 40 or 50 beds for care in the facility then it would seem to become a residential community with the only difference being the age of the residents. Mr. Barnett indicated it would seem to be a housing project or an apartment building type zone which would be more appropriate in a residential type zone.

Mr. Feldman stated the concept of the independent versus the assistant living was a term that referred to the degree and intensity of services and assistance the residents needed. Mr. Feldman explained a facility would be set up for persons that required less care would be in one section of the project which would be termed as "independent" and the persons that required more care would be in the assistant section. Mr. Feldman noted the difference between the proposed project, the Florence Christian Services, Inc., was Florence Christian Services, Inc., was truly an independent apartment project, which provided no services such as housekeeping and food. Mr. Feldman stated the State of Kentucky approved the proposed facility as a licensed Home Health Agency. Mr. Feldman stated the project was considered health care related.

Mr. McMillian inquired what assurance the Commission had the green belt would be completed this time.

Mr. Feldman stated the project would be completed this time.

Mr. Delong requested staff look into what was "independent" and how it would fit into the Boone County zoning so the Commission would know if the zone would be appropriate for independent living.

Chairman Kroger noted Mr. Delong's request and directed the request to staff.

Mrs. Smith inquired if Phase One of the development was complete or would additions be added on.

Mr. Gartner stated Phase One was complete.

Mrs. Smith inquired if any additions would be added to Florence Park Care.

Mr. Gartner stated no.

Mr. Neltner inquired if the trees located on the green belt would remain where they were located after grading started.

Mr. Gartner responded no changes to the trees was anticipated.

Mr. Gartner stated the trees located on the green belt would remain so.

Mr. Feldman noted the back area of the property would be cleaned up and paths put in the wooded area with hopes the tenants would use the wooded area.

Mr. Feldman stated the #4 building would be built down in the hollow and noted the #4 building's floor level would be around 910.

Chairman Kroger inquired if the #4 building would be a five-story building.

Mr. Feldman stated yes.

Chairman Kroger inquired what height the building would be from the floor level of the other building which was 920.

Mr. Gartner stated under 50 feet.

Chairman Kroger noted there would be a 30 foot difference from the back yard of the houses to the top of #4 building so the level would be increased again.

Mr. Gartner agreed.

Chairman Kroger inquired if on-site dirt would be needed to bring the building to floor level.

Mr. Gartner state no but dirt would be taken off the property line next to the old Rink's site.

Chairman Kroger inquired if building #4 be required to be licensed by the State.

Mr. Feldman stated no.

Mr. Kroger inquired if a license from the State of Kentucky would not be needed.

Mr. Feldman stated he already had a license.

Chairman Kroger stated Mr. Feldman had a license for building #1.

Mr. Feldman stated he had a license for a Home Health Agency which allowed him to provide services.

Chairman Kroger stated when expanding, an additional license would have to be obtained. Chairman Kroger inquired if Mr. Feldman's license was for a number of units.

Mr. Feldman stated no, the Home Health Agency covered a six

county area in Northern Kentucky.

Chairman Kroger inquired if as many units as wanted could be put in building #1. Chairman Kroger inquired if 1,000 or 2,000 beds could be put in building #1 as it existed presently.

Mr. Feldman stated building #1 was a skilled care facility permitted only 150 beds.

Chairman Kroger inquired that Mr. Feldman could not expand building #1 without a license.

Mr. Feldman stated that was correct.

Chairman Kroger inquired in order to expand building #1 Mr. Feldman would have to go to Frankfort and obtain a license.

Mr. Feldman stated yes.

Chairman Kroger inquired Mr. Feldman would not have to go to Frankfort to obtain a license to expand building #4.

Mr. Feldman stated no he would not have to go to Frankfort to obtain a license to expand building #4.

Chairman Kroger inquired that when Mr. Feldman stated he was going to Frankfort for a Health Care license the statement really didn't mean a whole lot but just meant that Frankfort seemed to know what Mr. Feldman was doing in building #1 and Mr. Feldman would be allowed to expand along building #1 so long as he does not get into any of the semi-skill care areas.

Mr. Feldman stated that was correct.

Mr. Feldman stated in order to provide a Health Care service in a building, the building would have to be licensed as a Health Care facility.

Chairman Kroger responded right, but noted building #4 really did not have any bearing on licensing.

Mr. Feldman stated in order for him to provide Home Health services in building #4 he would have to be licensed as a Home Health Agency.

Chairman Kroger inquired if licensed as a Home Health Agency would mean Mr. Feldman could go outside the area to someone's home and provide services to them.

Mr. Feldman stated that was correct.

Chairman Kroger inquired Mr. Feldman could go to Florence, Walton, Union, etc., and provide Home Health services.

Mr. Feldman stated that was correct.

Chairman Kroger inquired it did not have anything particular to do with building #4.

Mr. Feldman stated when he went to Frankfort he told them he had two primary purposes.

Chairman Kroger stated that was alright but stated the thing he did not want to do was to confuse the issue. Chairman Kroger stated when Mr. Feldman made his comment about going to Frankfort and obtaining licenses Mr. Feldman had a tendency to bring building #4 into the comment as saying "it was a part of the licensing process". Chairman Kroger stated it was not a part of the licensing process.

Chairman Kroger informed the public the Commission would try to make a determination at the January 15, 1986 meeting but noted due to the holidays, etc., it may not be heard until February 5, 1986. Chairman inquired of Messrs. Feldman, Busald and Gartner if need be would February 5, 1986 be in agreement with them.

Messrs. Busald and Gartner stated they had no objection to February 5, 1986.

Mr. Feldman explained the project was on somewhat of a tight schedule and requested if at all possible to be placed on the January 15, 1986 agenda.

Chairman Kroger responded there was certainly a possibility of the request being placed on the January 15, 1986 agenda but stated he felt it may not be to the best interest of Mr. Feldman, the community or the Commission to be heard on January 15, 1986.

Chairman Kroger hearing no further questions or comments, closed the Public Hearing.

COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Fred Burch, Chairman

DATE: January 15, 1986

RE: Request of GBBN (applicant) for Turfway Development Company (owner) to construct a mixed-use development just south of the northbound I-75 exit ramp and west of KY. 18. The site is divided into two parcels of land. The 4.33± acre parcel is currently zoned Commercial Services, C-3 with an attached, approved Concept Development Plan. A request is being made to rezone the 4.33± acre parcel from Commercial Services, C-3 to Commercial Services/Planned Development Overlay, C-3/PD Overlay. The remaining 50.57± acre parcel is zoned Commercial Services/Planned Development Overlay, C-3/PD Overlay; Office Two/Planned Development Overlay, O-2/PD Overlay; and Suburban Residential Two/Planned Development Overlay, SR-2/PD Overlay, all within an approved Concept Development Plan. A change in the approved Concept Development Plan is being requested.

REMARKS:

The Committee recommends approval based on Article 15 of the Boone County Zoning Regulations and subject to the following reservations and conditions. The Committee wishes to emphasize that approval in principle constitutes only a commitment to the planned land uses and intensities and is not an agreement of precise locations or mixture of uses, configurations of parcels, arrangement of physical design, engineering feasibility or other particulars. The Committee makes the following findings of fact, recommendations and comments.

Findings of Fact:

The site is located within the Turfway Interchange Study area. The Study recognizes the unique features of the site such as the close proximity to I-75, existing vegetation to serve as a natural buffer and the irregularity of the topography to form natural drainage patterns. The Study also suggested potential traffic problems in the area based upon existing transportation routes and future development proposals. In addition, the Turfway Study did recommend residential, office, commercial or mixed land-uses for the site.

Recommendations:

- A. Parcel 1 - The Committee agrees in principle with a reduction in the square footage of the drive-in bank. The Committee recommends the concept of an 8,000 square foot drive-in bank located on a 1.2 acre parcel. Because of the close proximity of this parcel to KY. 18, landscaping is important to this highly visible site.
- B. Parcel 2 - The Committee recommends approval of a 1.9 acre, 200 car restaurant. The Committee agrees with the concept of an upscale restaurant and the applicant's desire to maintain the flexibility of incorporating a drive-in window with the above type restaurant.
- C. Parcel 3 - The proposed 120 unit motel is appropriate for the underlying Commercial Services, C-3 zoning. The existing gravestone should be maintained and secured. If it is determined that a small cemetery exists on-site, then proper demarcation and access to the cemetery such as a walkway should be constructed along with maintenance and security of the cemetery. The motel will be built on a 3.75 acre parcel.
- D. Parcel 4 - The Committee generally agrees with a 2.65 acre, 200 car, sit-down type, upscale restaurant.
- E. Parcel 5 - The Committee approves in principle with the Concept of a 250 room hotel on a 6.85 acre parcel of land.
- F. Parcel 6 - The Committee approves the concept of a sit-down type, upscale restaurant to be constructed on a 2.85 acre tract of land. Parking will be made available for 200 cars.
- G. Parcel 7 - Committee approves the concept of a sit-down type, upscale restaurant to be constructed on a 3.50 acre tract of land. Parking will be made available for 200 cars.
- H. Parcel 8 - The Committee approves in principle the concept of Executive Apartments for Parcel 8. The maximum number of units for the 7.2 acre site is 98. The Committee would like to emphasize the following Section of the GBBN Turfway Study with regard to the proper development of this parcel.

"It is the purpose of SR-2 for this parcel to permit a sensitive residential use of the land. This parcel has a major swale and heavy vegetation in a east-west direction through the parcel. Development of the parcel must recognize and be sensitive to the existing vegetation and topography while maintaining the natural buffering of the land. The site is surrounded on two sides by existing R1F residential. Development of the site should be limited and clustered north of the swale and take maximum advantage of the slopes, views and vegetation. Access to the parcel should be provided off Price Road through Parcel 2E. Access off Claxon Drive or JoAnn Drive should be discouraged."

"Within the study area, there are specific areas where topography is a very important consideration. The third dimension varies as much as 100 feet within the study area and many of the drainage swales carry considerable runoff. These swales have slopes which will prohibit some development and

require that any development be environmentally sensitive.

Vegetation exists on many of the extreme slope areas. This is nature's way of maintaining the stable condition of the slopes. Development must be done in a sensitive manner so as to maintain the beauty and natural buffering of these areas.

Specific attention should be given to the sloped area behind JoAnn and Claxon Drive as a natural buffer".

The Committee feels that development on Parcel 8 should occur on the north side of the 900 contour line. In addition, the Committee requests that the existing vegetation along Claxon Drive and JoAnn Drive be left undisturbed in order to provide a dense and natural buffer between the single-family residences and the proposed Executive Apartments. Preservation of the existing vegetation should occur during the construction phases and be replaced if necessary. Finally, the Committee would also recommend that no transportation access be permitted from the site through the Colonial Estates Subdivision via the lot off Claxon Drive.

- I. Parcel 9 - The Committee agrees in principle with the concept of a 144,000 square foot office center on a 7.20 acre parcel of land.
- J. Parcel 10 - The Committee generally agrees with the concept of a 100,000 square foot, specialty retail center on a 9.0 acre tract of land. The Committee realizes that Parcel 10 is a focal point of the Turfway Commercial Park and that it should be designed in a manner which would be compatible or enhance the character of the neighborhood. The retail center's location is highly visible and the development of it should be enhanced by selecting a type of architecture which would maintain or upgrade area amenities. The Committee agrees with the concept of an indoor mall or a partially-covered pedestrian mall to make the retail center unique to Florence. Proper landscaping should be placed along the property line of the retail center and Brynwood Plantation Apartments.

The Committee would also like the applicant to build the four-lane bermed boulevard as the only entrance and exit in order to demonstrate its commitment to the land uses and arrangement of parcels. The Committee understands that there will be no more than four restaurants located on the site as described in the attached Concept Development Plan. The Committee also has the understanding there will be no additional access from Turfway Road, KY 18 or from any adjacent property owner.

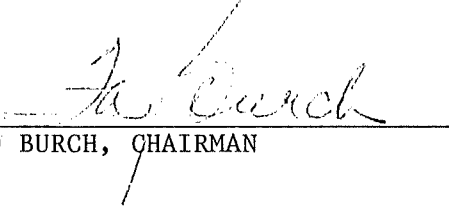
The Committee would also require that a traffic signal be placed at the entrance of the Turfway Commercial Park. Each land owner will provide storm water detention on-site. The applicant will still be responsible for meeting the requirements of Florence's Storm Water Detention Regulations. Additional green areas or open space is a Committee concern and will be addressed in the Preliminary Development Plan. Finally, any change in the increased intensity, land use, or arrangement of parcels, would require a new application and a public hearing and be treated as a Change in a Concept Development Plan. The Committee recommends that the applicant submit a final Revised Concept Development Plan reflecting the items and conditions stated above.

Comments:

The Committee would like to state that the present Concept Development Plan is

is different than the approved April 3, 1985 Concept Development Plan. An additional restaurant has replaced a sports center in the December 4, 1985 plan. Also, in some cases, the intensity of development has been reduced. The Turfway Commercial Park Concept Development Plan demonstrates an appropriate number of land uses for suitable development on a site that is highly visible and accessible from I-75. The site will serve the local and regional population and should be developed in a high quality manner.

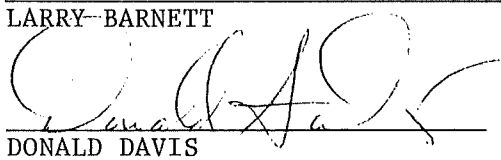
We the Committee recommend approval of the submitted Concept Development Plan and for a zone change for a 4.33± acre parcel from Commercial Services, C-3 to Commercial Services/Planned Development Overlay, C-3/PD Overlay.



FRED BURCH, CHAIRMAN

MELVIN DELONG

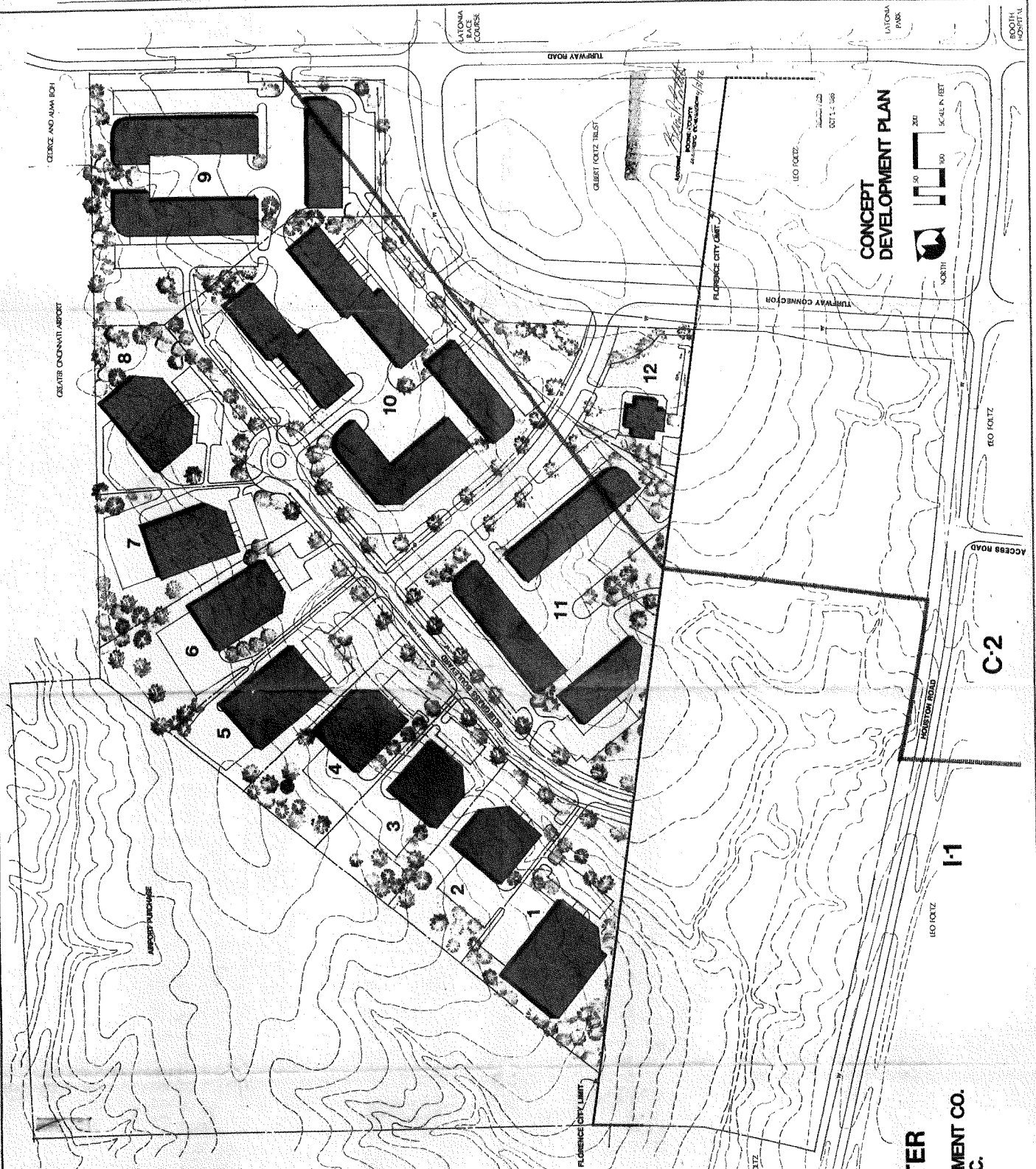
LARRY BARNETT



DONALD DAVIS

RECTOR JONES

WILLIAM VIOX



CONCEPT DEVELOPMENT PLAN
 SCALE: 1/8" = 1'-0"
 DATE: OCT 11, 1999
 NORTH

LEGEND:

PHASE ONE - BOONE COUNTY

SYMBOL	DESCRIPTION	AMOUNT
1	4.7% INDUSTRIAL	60,000 SQ. FEET
2	5.0% INDUSTRIAL	60,000 SQ. FEET
3	5.0% INDUSTRIAL	60,000 SQ. FEET
4	5.0% INDUSTRIAL	60,000 SQ. FEET
5	5.0% INDUSTRIAL	60,000 SQ. FEET
6	5.0% INDUSTRIAL	60,000 SQ. FEET
7	5.0% INDUSTRIAL	60,000 SQ. FEET
8	5.0% INDUSTRIAL	60,000 SQ. FEET
9	5.0% INDUSTRIAL	60,000 SQ. FEET
10	5.0% INDUSTRIAL	60,000 SQ. FEET
11	5.0% INDUSTRIAL	60,000 SQ. FEET
12	5.0% INDUSTRIAL	60,000 SQ. FEET

12. 1.0% RESTROOMS
 12,000 SQ. FT.

TOTAL: 600,000 SQ. FT. (12 BLDGS. @ 50,000 SQ. FT. EACH)
 12,000 SQ. FT. RESTROOMS
 TOTAL: 612,000 SQ. FT.

12. 1.0% RESTROOMS
 12,000 SQ. FT.

12. 1.0% RESTROOMS
 12,000 SQ. FT.

BLUEGRASS BUSINESS CENTER
 BOONE COUNTY, KENTUCKY
 PAUL HEMMER MANAGEMENT CO.
 TRISTON ASSOCIATES INC.
 CO - DEVELOPERS