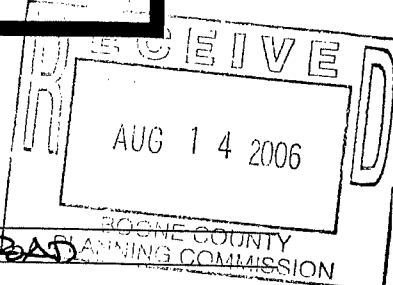


APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION



(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Name of Project SPRINGHILL SUITES HOTEL
2. Location of Project TURFWAY PARK / TURFWAY ROAD
3. Total Acreage of Site ~~3.84 +/-~~ ACRES 3.84 +/-
4. Current Zoning of Site R/PD ~~ACRES~~
5. Proposed Zoning (Classification being requested) C-2/PD
6. Proposed Uses (please specify each use) LOT #1 : HOTEL
LOT #2 C-2 USES
7. Names of Applicant(s) JAMES RYBOLT and SUBHAS PATEL
Phone Number 513.984.1244 Fax No. 513.984.4408
8. Address of Applicant(s) 1050 F STEWART ROAD
CINCINNATI OHIO 45230
City State Zip
9. Name of Property Owner(s) KENTUCKY WATFUR LLC
Phone Number 859.647.4309 Fax No. 859.647.4307
10. Address of Property Owner(s) 2210 DIXIE HIGHWAY SUITE 200
FT. MITCHELL KENTUCKY 41017
City State Zip
11. Proposed Building Intensities (please specify) LOT #1 : 59,520 ± SF
LOT #2 : ~~1000~~ ± SF max
6760
12. Are there any existing buildings on the site? No
How many? _____
13. Deed Book 439 & 344 Page No. 285/11 Group No. 2027
14. Are you also applying for:
_____ Conditional Use Permit
_____ Dimensional Variance
15. Have you submitted a Concept Development Plan? YES
16. Have you had a pre-application meeting with BCPC Staff? YES
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- _____ Boone County Water District
- _____ Florence Public Services Dept.
- _____ Duke Energy
- _____ Sanitation District #1
- _____ Cincinnati Bell
- _____ Owen Electric Cooperative, Inc.
- _____ Boone County Public Works Department
- _____ Kentucky Transportation Cabinet
- _____ Cincinnati/N. KY International Airport (KY Airport Zoning Commission for height restrictions near the airport)

EXHIBIT

“A”

STAFF REPORT

Request of James Rybolt and Subhas Patel (applicants) for Kentucky Wayturf, LLC (owner) for a Zoning Map Amendment from Recreation/Planned Development (R/PD) to Commercial Two/Planned Development (C-2/PD) for an approximate 3.84 acre site located on the northeast corner of the Turfway Road/Thoroughbred Boulevard intersection and immediately to the north/west of the building at 7484 Turfway Road (Tumbleweed Restaurant), Florence, Kentucky. The request is for a zone change to allow a hotel and a commercial building.

September 20, 2006

REQUEST

The applicants have requested a Zoning Map Amendment from Recreation/Planned Development (R/PD) to Commercial Two/Planned Development (C-2/PD) for an approximate 3.84 acre site which is located on the northeast side of the Turfway Road/Thoroughbred intersection and immediately northwest of Tumbleweed restaurant.

The submitted Concept Development Plan shows that the property will be split into two lots of record. Lot 1 is 3.053 acres in area and contains an approximate 59,520 square foot, four-story hotel with 103 sleeping rooms and 124 parking spaces (proposed building intensity = 19,496 square feet of building per acre of land). The site contains a single curb cut on Turfway Park Access Road. The submitted elevation drawings show that the front and sides of the building will be constructed with brick and E.I.F.S. and that the approximate building height will be 55 feet (average of the highest eave and ridge).

In order to reach the desired intensity on lot 1, the applicants have applied for the 30% building intensity bonus that is permitted in the PD district. While the C-2 district typically permits an intensity of 15,000 square feet of building per acre of land ($3.053 \times 15,000 = 45,795$), the intensity bonus would allow 19,500 square feet of building per acre of land ($3.053 \times 19,500 = 59,534$). The applicants are also seeking a waiver to allow the building height to be increased from 50 feet to approximately 55 feet.

Lot 2 is 0.787 acres in area and is shown in following alternative layouts:

Alternative #1 (Sheet DD2) shows a 3,000 square foot, one-story building with a drive-through lane and 38 parking stalls. The plan indicates that any principally permitted Commercial Two (C-2) use could locate in the building. Access to the site is provided by driveway connections to lot 1 and Tumbleweed restaurant. A Waiver would need to be approved with this Concept Plan because Section 3155 of the Zoning Regulations does not permit drive through lanes in the front yard of a development.

Alternative #2 (Sheet DD3) shows a one-story, 6,760 square foot restaurant with an outside eating area and 26 parking stalls. Access to the site is provided by driveway connections to lot 1 and Tumbleweed restaurant.

Alternative #3 (Sheet DD4) shows a one-story bank which is approximately 2,430 square feet in area. The plan shows that bank would have two drive-through lanes and 18 parking spaces. Access to the site is provided by driveway connections to lot 1 and Tumbleweed restaurant.

SITE CHARACTERISTICS

The 3.84 acre parcel is located on the northeast corner of Turfway Road/Thoroughbred Boulevard signalized intersection. The property has approximately 535 feet of frontage on Turfway Road and 618 feet of frontage on the Turfway Park Access Road. Except for the northeastern portion of the site where a pond exists, the majority of the parcel is flat and contains no tree cover. Water and sanitary sewer mains exist along the parcel frontage

ADJACENT LAND USES AND ZONING

- Northeast: Turfway Park Access Road and Turfway Park (R/PD)
- Northwest: Turfway Park Access Road, Turfway Park (R/PD, and Danbarry Theater (R/PD)
- Southeast: Tumbleweed Restaurant and Target (C-2/PD)
- Southwest: Turfway Road and Multi-Tenant Building with Dicks Sporting Goods (C-2/PD)

RELATIONSHIP TO COMPREHENSIVE PLAN

The 2005 Boone County Comprehensive Plan's "2030 Land Use Plan" designates the site for "Commercial" uses. This designation is described as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

The Land Use Element (Florence Commercial Area, pp. 144-145) makes the following statements regarding the general area:

- A. "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 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. This growth should also include multi-modal transportation amenities."

- B. "Any commercial development in the Houston Road area should be consistent with the recommendations of the Houston-Donaldson Study. The Study recommended an employment district to include a mix of office, commercial, and industrial uses for the existing Houston Road corridor, with a preferred emphasis on office development along I-75 and high-technology industrial uses west of Houston Road. The development of the southern portion of the corridor has been more commercial in nature, and contains less office or industrial than recommended in the Study. The northern portion has experienced office, commercial, industrial, and education development."
- 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. Undeveloped tracts of commercial land should connect to and coordinate with any adjoining commercial, office, or industrial development in existence. Where no development has yet occurred, provisions for Access Management must be made for future development. This includes the use of frontage roads as well as parking lot connections and shared curb cuts."

The Land Use Element provides the following Future Land Use Development Guidelines that relate to the proposal.

- A. Developments in Boone County should begin with an assessment of the existing site features to determine positive and useful attributes, as well as features which should or can be preserved. Development design should incorporate the use of these attributes for the benefit of the development and the County as a whole, rather than leveling an entire site to meet a pre-conceived project design. Development plans should identify such areas, and delineate disturb limits to protect those areas that have been defined. True Open Space subdivision design should be considered to blend new subdivisions in with areas that have a rural character ("Utilization of Existing Vegetation and Topography," pg. 140).
- B. As described in the Goals and Objectives, different development densities can occur in Boone County as long as the development is designed in a proper manner and the infrastructure exists or is planned to support the development.

Business, commercial, or industrial parks should be designed and developed to allow future residential or other uses to access through them where the corridor may extend to large developable tracts or may provide a future road connection. A roadway that is suitable for mixed use development should serve side streets for businesses rather than serving individual businesses directly, include an urban curb and gutter design, and provide pedestrian amenities and green space along the right-of-way. In this way, future residential development could be developed beyond the initial development, but be readily marketed.

These recommendations are site specific and should be evaluated on a case-by-case basis. In fact, there may be other design mechanisms not identified here that may work in some instances ("Development Layout, Lot Sizes, and Setbacks," pp. 140 and 141).

- C. Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact. Appropriate wooded areas and stream valleys should remain as greenbelts and open space within developments and between developments. Developments proposed adjacent to planned or established greenbelts should provide pedestrian access where appropriate . . .

Typically, buffering is required and provided between unlike land uses, however, as the development of Boone County fills in previously rural areas, different lot sizes and designs of residential development sometimes impact each other. Where an appropriate gradation of lot size and setbacks cannot be designed into a proposed residential subdivision development of a significantly higher density than existing adjacent residential uses, deliberate vegetation buffering may need to be incorporated into the design to help protect low density residential areas. Buffer areas should use and supplement existing site features where possible ("Buffering," pg. 141).

- D. Developments in Boone County must include landscaping to accompany the proposed project. 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 minimize the visual impacts of the development from adjoining properties and roadways.

Developments along major roadways in Boone County must include landscaping between the development and the right-of-way in order to promote the aesthetic appearance from the roads and to facilitate the compatibility of differing land uses ("Landscaping," pg. 141).

- E. Developments in Boone County must recognize the potential impacts of stormwater runoff. Developments must design and incorporate adequate provisions for the channelization and control of the rate of stormwater flow on and from the site. One goal of local storm water programs should be to minimize the amount of storm water generated by decreasing the amount of pavement and encouraging green rooftops. Creating less runoff is a method of managing runoff.

Control and mitigation practices for erosion associated with developments must be provided. At a minimum, developments must seed and mulch all graded areas and provide siltation controls. Stormwater management and erosion control measures must be concurrent with site work in order to be effective. Stormwater management officials

must also consider the cumulative effects of increased development runoff in watersheds ("Stormwater Management and Erosion Control, pg. 141).

- F. Developments in Boone County must recognize the potential impacts of associated traffic on adjoining properties and transportation systems. The need exists to protect the capacity of the existing roadway network, and to plan improvements to accommodate new development and travel patterns. Access management provisions include the coordination of curb cuts, adequate corner clearance and site distance for access points, adequate space between access points, shared access points and parking facilities, provisions for access connections to adjoining properties, and dedication of public right-of-way. In subdividing property, arterials or collectors should not be used for direct access to lots, rather a system of local streets should feed into the collector and arterial system ("Access Management," pp. 141 and 142).
- G. Developments in Boone County must be designed, where appropriate, to improve the County's transportation network system of roadways, and functional classifications must be used in the planning for and designing of new developments. Collector roadways should be extended and developed to provide for the safe movement of traffic through and between subdivisions. Development along existing arterials and collector roadways should not have direct driveway access, but be served by a local street. Appropriate road connections should be constructed to provide alternate routes for traffic to and through specific projects and to enhance the capacity of existing streets. Appropriate pedestrian networks should be incorporated into the design of developments which will generate or experience significant pedestrian use. These networks should not only provide internal paths, but should provide connections to adjoining uses where appropriate ("Transportation and Pedestrian Network," pg. 142).
- H. Developments in Boone County should give consideration to the overall design of the area. 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. Overhead utility lines should be placed underground wherever possible, and junction boxes screened from public view. Neo-traditional residential and commercial development should be encouraged to provide quality development that blends with the natural or historic character of parts of Boone County. This Comprehensive Plan encourages the restoration, renovation and/or adaptive re-use of historically significant structures in Boone County.

The proper application of these guidelines help, in part, to achieve an overall objective of this Comprehensive Plan. This goal states that proper future growth management for Boone County is implemented. As a minimum, proper design and development must include the consideration and application of the above guidelines ("Design, Signs, and Historic Preservation," pg. 142).

The Business Activity Element provides the following comment that relates to the general area:

- A. Since the immediate Florence area figures so prominently in Boone County's commercial activity, this region has the momentum to continue dominating any expansion of commercial activity. Currently, "big box" retail has been overbuilt in the county. As a result, building vacancies and tenant changes are visible along the major commercial corridors in Florence. The market and infrastructure impacts of future large scale or regional commercial uses on the existing Florence commercial districts must be considered. Furthermore, it is important to encourage the reuse of vacant commercial buildings and ongoing maintenance and rehabilitation of older business districts, instead of creating new commercial districts. Three studies, the Houston-Donaldson Study, the Main Street Study, and the Mall Road Corridor Study, have defined the scale and type of commercial uses in the City of Florence and surrounding area. The Houston Road area will mature with expansion of the retail and office base, and expansions of St. Luke West Hospital (Recommended Areas of Commercial Activity, pp. 62-65).

The Transportation Element provides the following comments that relate to the proposal:

- A. The Transportation plan has served as a guide for long range transportation improvement decisions. The thoroughfare component has assisted in the preservation of right-of-ways for transportation facilities and established a consistent framework for the design of new transportation facilities (Boone County Transportation Plan, pg. 128).
- B. The Transportation Plan is not an amendment to the Comprehensive Plan. Rather, it is intended to be one of many planning tools utilized during the review of applications submitted for development in this county (Boone County Transportation Plan, pg. 128).

Relationship to the Boone County Transportation Plan 2030

The following passages and information relates to the request:

- A. The current level of service (LOS) on Turfway Road, U.S. 25 and Thoroughbred Boulevard, is LOS F. The average daily trips on this section of road is 25,478 (Exhibit 2-7).
- B. The widening of Turfway Road, from Dixie Highway to Thoroughbred Boulevard is currently on the State's Six Year Plan (Exhibit 3-1). This project is currently under construction and is scheduled to be completed by the summer of 2007.

The 2005 Boone County Comprehensive Plan's Goals and Objectives include the following pertinent statements:

- A. Proper design principles shall be applied in development (Overall, Objective).
- B. Future growth shall be accompanied by adequate infrastructure and services. Existing infrastructure and services shall be maintained or improved as needed (Overall, Objective).

- C. New development or redevelopment within Boone County is designed, constructed and operated in such a way that the quality of the existing physical environment and social environment are maintained and enhanced. Development within Boone County preserves and promotes a better quality of life (Environment, Goal).
- D. The incremental effects of development on the environment, including, but not limited to storm water, erosion, woodlands, streams, and views shall be evaluated and addressed (Environment, Objective).
- E. Boone County shall have a sustainable economy that both restores and protects the environment and also brings forth innovation and prosperity with meaningful employment opportunities for all its citizens (Economy, Goal).
- F. Employment opportunities shall be encouraged for the citizens of Boone County (Economy, Objective).
- G. Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas (Business Activity, Goal).
- H. Commercial uses shall be designed and located to coordinate with surrounding land uses and shall have safe and effective access and ample parking spaces (Business Activity, Objective).
- I. Safe, efficient and environmentally sound public services and facilities shall exist for all development (Public Services and Facilities, Goal).
- J. Existing infrastructure and services (e.g. systems and facilities for: water treatment and distribution, wastewater collection and treatment, natural gas distribution, electric power distribution, communication lines, police and fire services and associated municipal buildings, schools, public roads and storm water management) shall be utilized efficiently. The phasing of proposed development shall demonstrate a means of addressing significant impacts on existing infrastructure and services (Public Services and Facilities, Objective).
- K. The incremental effects of developments on public facilities and services shall be evaluated and addressed (Public Services and Facilities, Objective).
- L. The local transportation system in Boone County shall be maintained and improved so that overall safety and level of service will be enhanced. Inefficiencies in the system will be identified and addressed. New land development shall be closely coordinated with the local transportation system to assure efficiency and continuity with the regional multi-modal transportation system (Transportation, Goal).
- M. Priority shall be given toward maintaining, protecting, and improving the capacity and safety of the existing road system (Transportation, Objective).

- N. Proper vehicular and pedestrian access to adjoining property shall be provided and/or retained when a property develops or redevelops.

Relationship to the Houston-Donaldson Study

- A. The property is located in Site 28 (Turfway Park) of the Study. The Study recommends that the race track continue on this approximate 212 acre site. The recommended zoning for the Turfway Park site is to remain Recreation/Planned Development. New recreation uses or alternative uses not related to the track operation should be revised through the public hearing process. Recreation uses directly related to the track operation, however, may undergo the short review process (see attachments).
- B. The property is subject to the Site Design Standards, Architectural Design Review, and Special Sign Regulations (see attachments).

Planned Development Standards

Because the property is proposed to be rezoned to Commercial Two/Planned Development (C-2/PD), the submitted Concept Development Plans needs to be evaluated against the Planned Development Standards that are found in Section 1514 of the Boone County Zoning Regulations (see attachments). A proposed Concept Development Plan shall fulfill the criteria outlined in this section "unless a portion of the criteria do not apply or relate, in whole or part, to a specific proposal."

STAFF COMMENTS

1. The applicant, Planning Commission, and Florence City Council should work toward implementing the following Planned Development (PD) Standards into the Concept Development Plans:
- A. Mixed Use Orientation and Pedestrian Orientation: This standard states that Planned Developments shall have a pedestrian orientation. Staff recommends that following pedestrian improvements:
- A sidewalk connection shall be provided through the shared landscaping buffer between the two sites.
 - The sidewalk which runs between Hansel Avenue and the Tumbleweed driveway connection shall extend into lot 2. The sidewalk shall run out to Turfway Park Access Road if lot 2 is short on required parking and needs to obtain a shared parking agreement with Turfway Park.
 - Both buildings shall have sidewalk connections to the public sidewalks which are being constructed on Turfway Road.

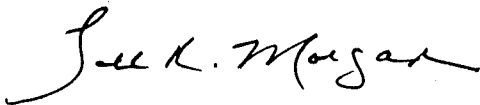
- B. Compatibility of Uses: One of the submitted Concept Plans shows that all the principally permitted uses of the Commercial Two (C-2) zone could locate in a 3,000 square foot building. Staff recommends that the list of principally permitted C-2 uses should be examined by the applicants and Zone Change/Concept Development Plan Committee to determine if all the uses are appropriate.
 - C. Open Space: This standard calls out that useable open space in an amount over the setback area shall be provided. Although both sites exceed the 22% green space requirement of the Houston-Donaldson Study, Staff recommends that some sidewalk connections should connect the two sites to the pond.
 - D. Landscaping: This standard states that substantial landscaping shall be provided in Planned Developments with emphasis given to street scape areas and buffer zones. Staff would like the applicant to contact the City of Florence to find out if they can install landscaping in the sanitary sewer easement along Turfway Road. In addition, Staff recommends that the landscaping island in the back of lot 2 should extend to the property line.
 - E. Architecture: This standard states that a consistent architectural theme shall be provided in Planned Developments. The architectural theme shall also relate to the existing structures on the project site and adjacent sites. Staff is concerned that the front and side elevation drawings of the hotel seem to show a lot of E.I.F.S. In addition, no elevation drawings were submitted for the rear facade of the hotel or for any facade on lot 2. Staff recommends that both buildings should be constructed with coordinating brick and/or masonry and that E.I.F.S. should be limited to trim and detailing. Staff would like the applicants to add building material labels to the elevation drawings for the Zone Change Committee meeting.
 - F. Signage: This standard states that a consistent signage theme shall be provided within a Planned Development. All three Concept Development Plans show that each lot will have a monument sign. These monument signs can be a maximum 8' tall and 60 square feet in area and will be reviewed through the Design Review process.
- 2. Staff would like the applicants to address site lighting due to the proximity of the parcels to Turfway Road. If the project is approved, Staff recommends conditions dealing with the maximum height of light poles, cut-off shields, and the orientation of the lighting.
 - 3. Staff is concerned that Concept Development Plan #2 shows a 6,760 square foot restaurant, an outside seating area, and 26 parking spaces. The parking requirement for a restaurant is currently 1 parking stall for every two seats located inside and outside the restaurant. The amount of parking shown means the restaurant could have a maximum of 52 seats unless the Zoning Administrator approved a shared parking agreement with an adjoining site.

4. Staff would like the applicants to address the filling of the pond. Will any approvals be required from the Division of Water to fill the pond?
5. Staff obtained copies of the Turfway Road Widening project plans from the Kentucky Transportation Cabinet (see attachments). These plans show that the portion of Turfway Road which adjoins the site will be upgraded to six automobile traffic lanes (four direct lanes a center turn lane, and a right hand deceleration lane), 4' wide bike lanes, and 8' wide sidewalks. The road project is scheduled to be completed by the Summer of 2007. The Transportation Cabinet had no comment regarding the submitted Concept Plan because they do not show any access points on Turfway Road.
6. Alternative layouts for the South Airfield Bypass are currently being analyzed by Boone County Fiscal Court. This road will connect the KY 18/Oakbrook Road intersection to Turfway Road/Thoroughbred Boulevard intersection (see attachments). Staff does not believe that the design of the road will be impacted by the subject project because there are no access points being proposed on Turfway Road.
7. Staff contacted Florence Fire Department regarding the project. Fire Marshall Krebs indicated that he had some concerns regarding the parking lot design and the turning movements of fire trucks. He provided a turning radius exhibit of the department's largest aerial truck (see attachments)
8. Staff received a letter from the Cincinnati/Northern Kentucky International Airport regarding the request (see attachments). The letter indicates that the proposed use is compatible with airport operations but that State Form 5650 and Federal Form 7460 will need to be approved before any construction occurs.

CONCLUSION

The Zoning Map Amendment request needs to be evaluated by the Boone County Planning Commission and Florence City Council in terms of Articles 3 and 15 of the Boone County Zoning Regulations and the potential impacts on existing and planned uses in the area.

Respectfully Submitted,

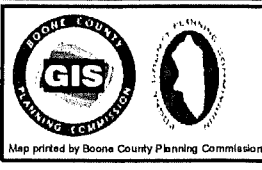
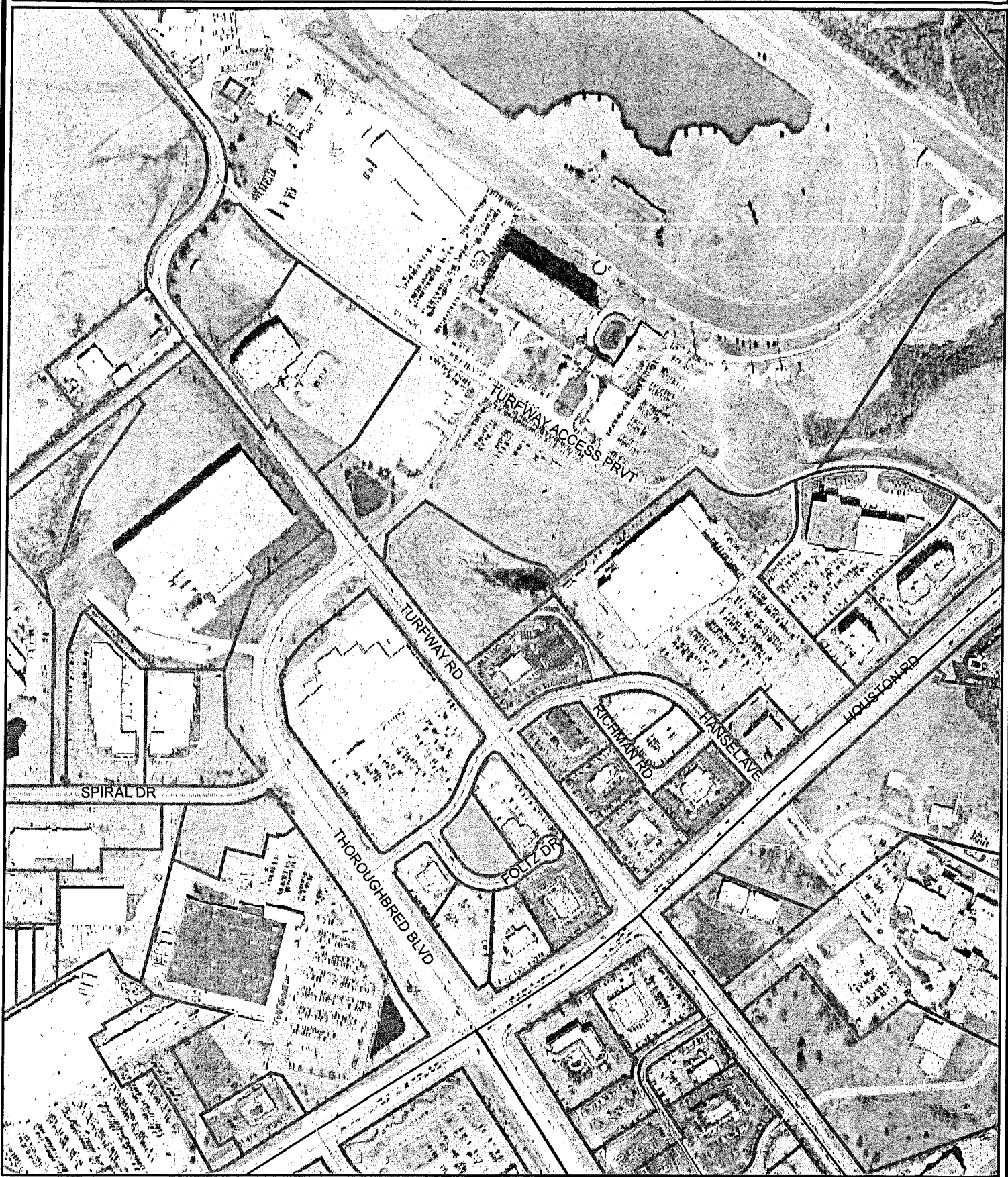


Todd K. Morgan, AICP
Senior Planner, Zoning Services

TKM/pr

Attachments:

- *Aerial Map
- *Concept Development Plans
- *Elevation Drawings of Proposed Hotel
- *Pictures of Similar Hotels
- *Zoning Map
- *Topographical Map
- *Future Land Use Map
- *Turfway Road Widening Plans
- *Turfway Road Typical Sections
- *Preliminary Layouts for South Airfield Bypass
- *Site 28, Houston-Donaldson Study
- *Site Design Standards, Houston-Donaldson Study
- *Architectural Design Review, Houston-Donaldson Study
- *Planned Development Standards
- *Fire Truck Turning Radius Exhibit
- *Letter from Cincinnati/Northern Kentucky International Airport
- *Application



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Date: Plans Kentucky North NAD 1983

PRELIMINARY
NOT FOR CONSTRUCTION

SPRA ARCHITECTS
ARCHITECTS
200 WEST 10TH STREET
SUITE 100
COLUMBUS, MISSISSIPPI 39201
PHONE: 662.322.1111
FAX: 662.322.1112
WWW.SPRAARCHITECTS.COM

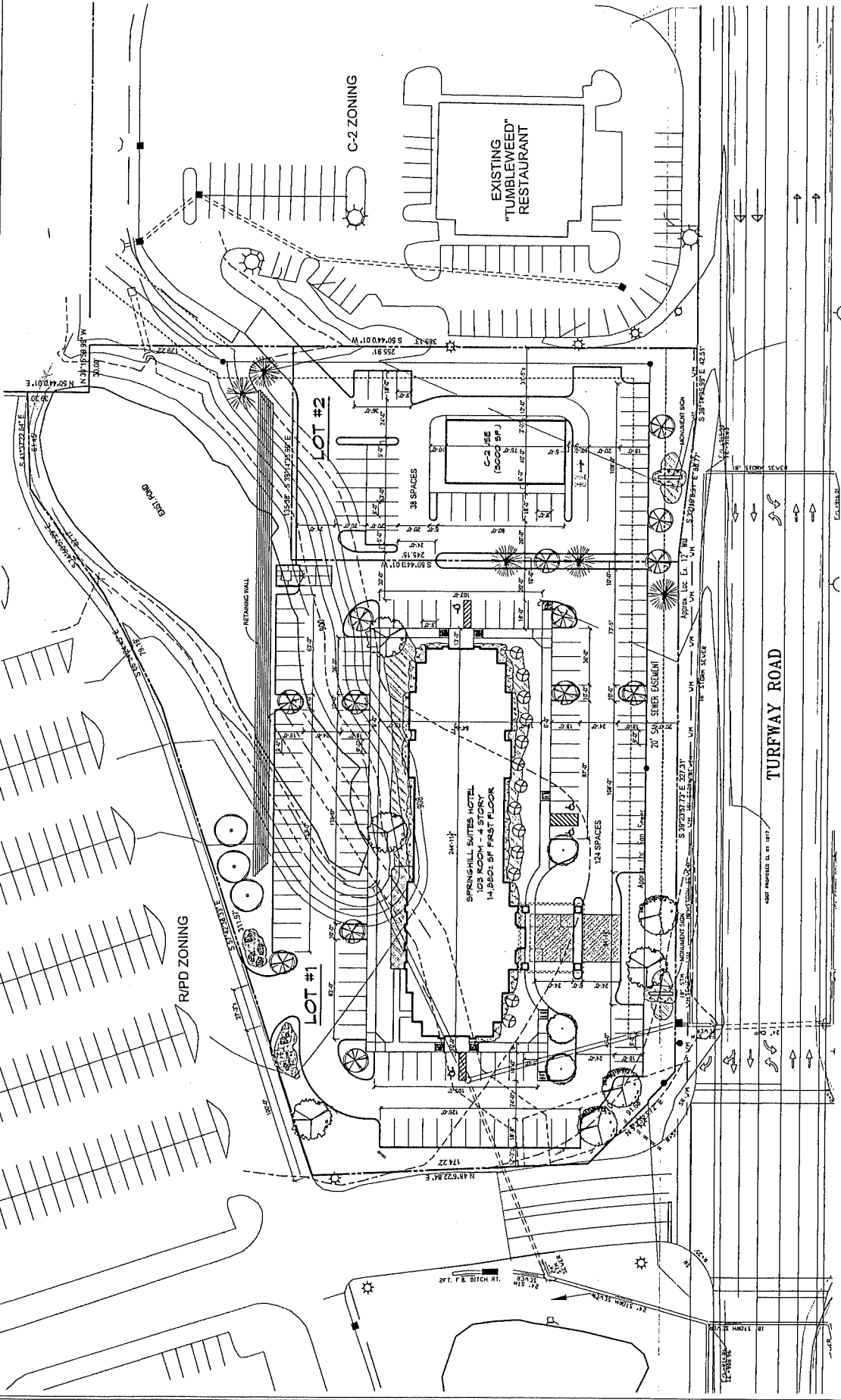
A NEW
HOTEL FOR:
SPRINGHILL SUITES

TURFWAY PARK
FLORENCE, KENTUCKY

PROJECT NO.: 05023

INDICATES 1:1/2"
FILE NAME: 021002.dwg
SHEET NO. 6
CONCEPT SITE
PLAN OPTION #1

SHEET NUMBER
DD2
REDUCED PRINT
HALF SIZE



SITE INFORMATION	
EXISTING ZONING:	R1-PD
PROPOSED ZONING:	C-2 USES
TOTAL AREA:	2.97 ACRES
LOT #1:	1.53 ACRES (4 STORES)
LOT #2:	1.44 ACRES (1 STORE)
PROPOSED USE:	HOTEL
SITE AREA:	2.97 ACRES
BUILDING AREA:	14,000 SF (1 STORY)
BUILDING HEIGHT:	40 FT MAX.
PARKING SPACES:	124 SPACES
GREEN SPACE:	10,000 SF (34%)
LOT DENSITY (10,000 SF):	85.33 MAX - 98.320 ACTUAL
LOT DENSITY (10,000 SF):	10,000 MAX - 6,000 MAX ACTUAL

OPTION #1
CONCEPT SITE PLAN
SCALE: 1" = 32'

TURFWAY ROAD

R1PD ZONING

C-2 ZONING

PRELIMINARY
NOT FOR CONSTRUCTION

SRA
SPRINGHILL SUITES
ARCHITECTS
1000 W. MARKET STREET
SUITE 200
COLUMBIANA, KY 40306
TEL: 502-233-1234
WWW.SRAKY.COM

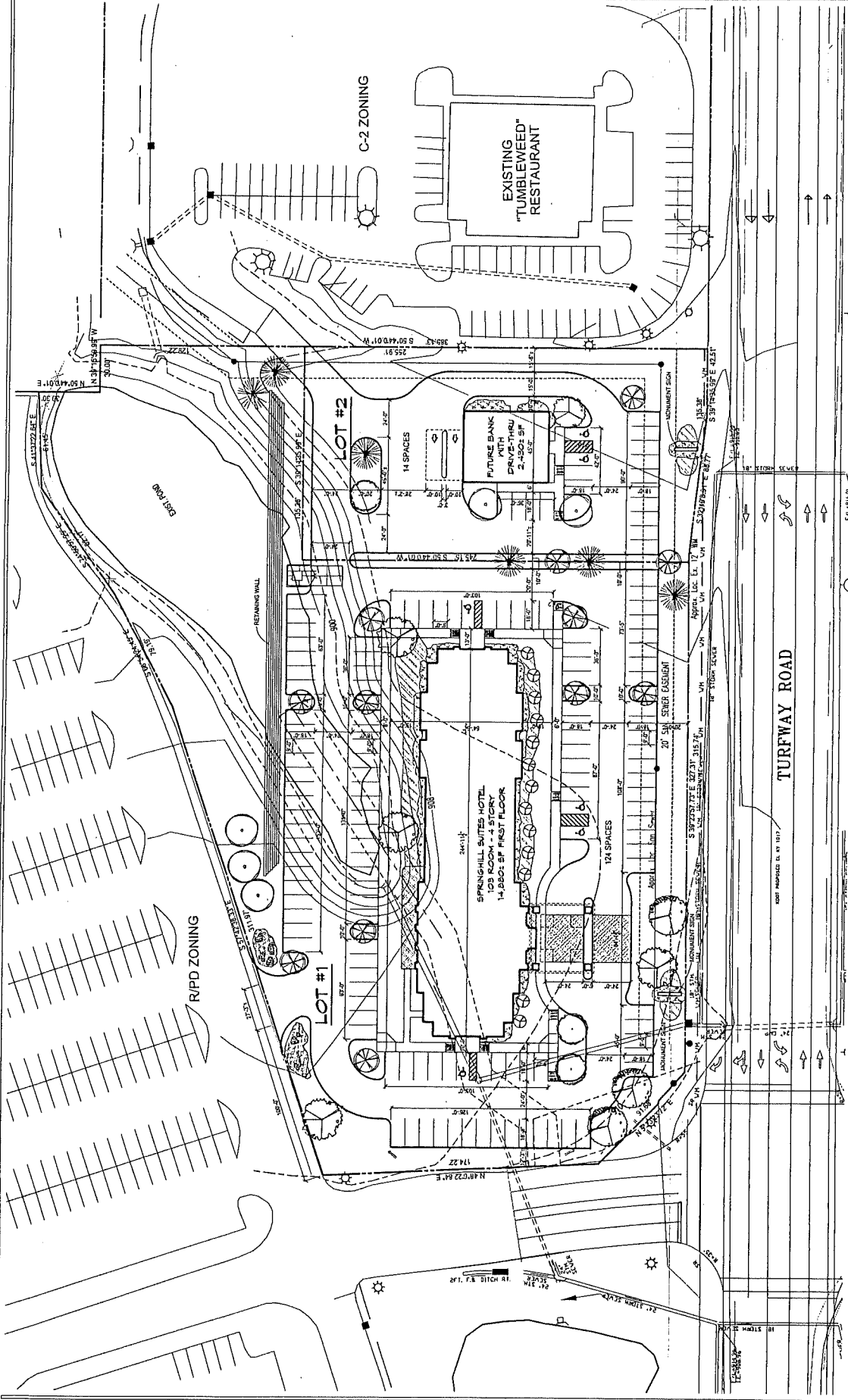
A NEW
HOTEL FOR:
SPRINGHILL SUITES
BY NATION

TURBWAY PARK
FLORENCE, KENTUCKY

PROJECT NO.: 06023
SCALE:
SECTION: ZONING CONCEPT
PLAN REVIEW
LSC-004
SUBMISSION

* INDICATES THAT:
FILE NAME: 023004-010
SHEET TITLE:
CONCEPT SITE
PLAN OPTION #3

SHEET NUMBER
DD4
REDUCED PRINT
HALF SIZE



SITE INFORMATION

EXISTING ZONING:	R1 PD	HOTEL:	C-2 USES
TOTAL ACRES:	3.14 ACRES	PROPOSED USE:	0.787 ACRES
PROPOSED USE:	HOTEL	BUILDING AREA:	53,200 SF (4 STORIES)
LOT #1:	124 SPACES	BUILDING HEIGHT:	50'-0" MAX.
LOT #2:	14 SPACES	PARKING SPACES:	14 SPACES
TOTAL SPACES:	138 SPACES	CHANGING SPACES:	0 SPACES
LOT DENSITY (18,500 SF):	28.53 MAX. - 95.30 ACTUAL	LOT DENSITY (18,500 SF):	10.94 MAX. - 3.43 ACTUAL

OPTION #3
CONCEPT SITE PLAN
SCALE: 1" = 30'

PRELIMINARY
NOT FOR CONSTRUCTION

SRA
ARCHITECTS
3000 W. MARKET ST.
SUITE 200
CINCINNATI, OH 45219
PHONE: 513.351.6414
FAX: 513.351.6419
EMAIL: info@sraarchitects.com

This project is the property of the client. It is to be used only for the project and location specified. It is not to be used for any other project or location without the written consent of SRA Architects, Inc. All rights reserved.

A NEW
HOTEL FOR:



TURFWAY PARK
FLORENCE, KENTUCKY

PROJECT NO.: 06023

ISSUE: 06/03/06

DESCRIPTION: FRANCHISE SUBMISSION

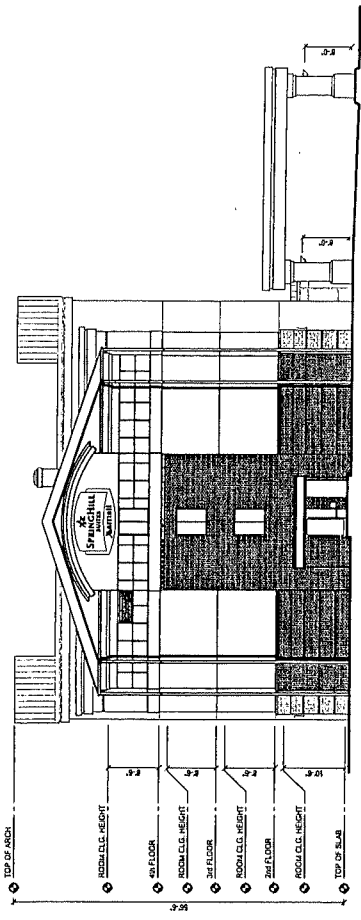
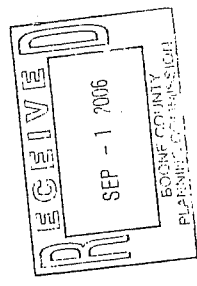
* INCHES 1/4" = 1'-0"

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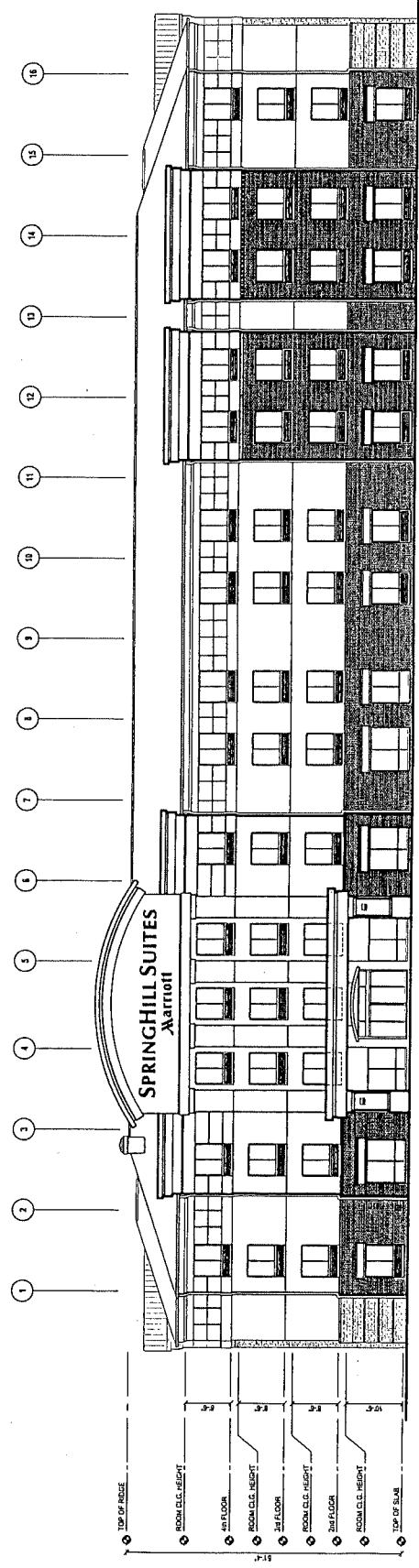
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SHEET NUMBER

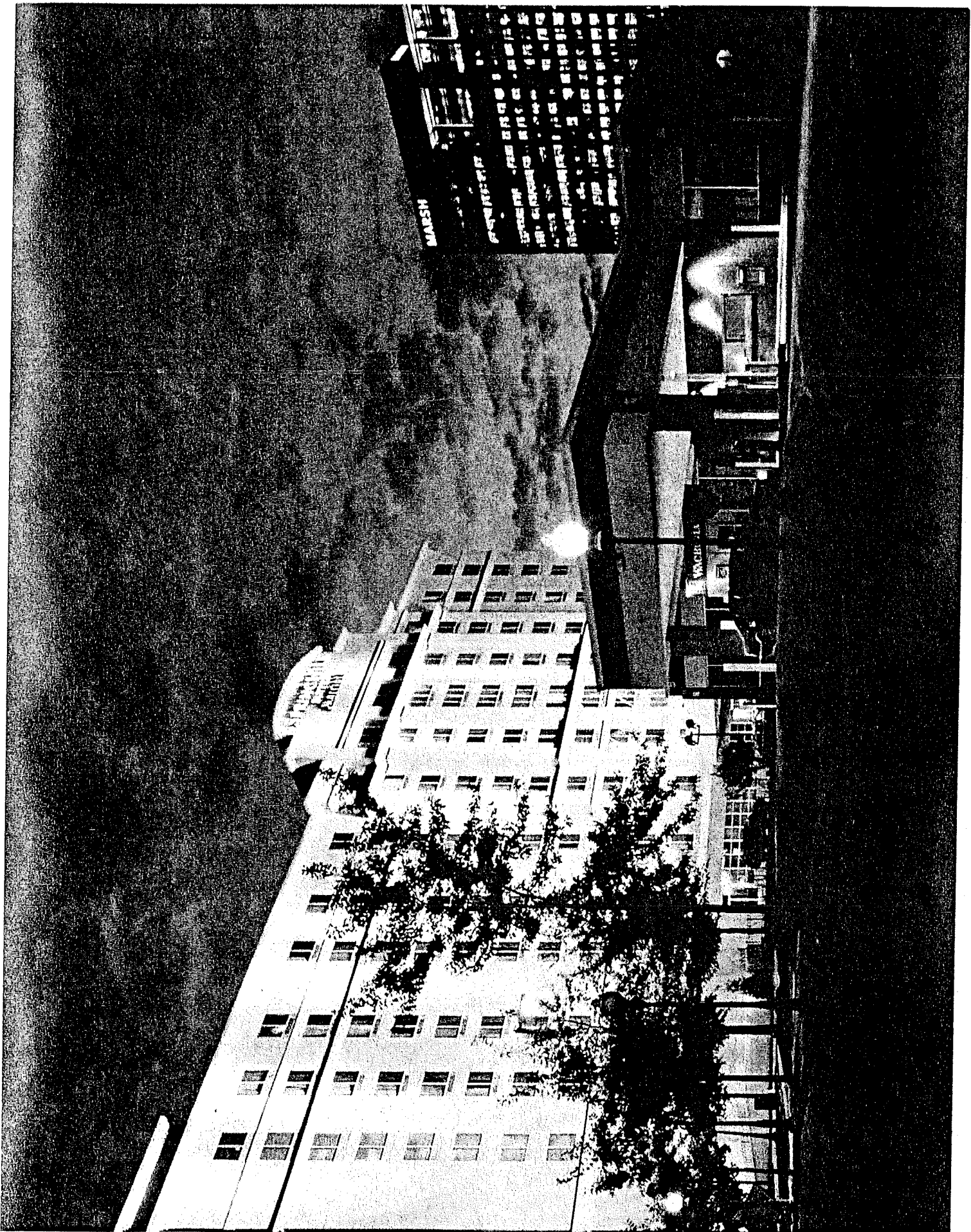
DD1
REDUCED PRINT
HALF SIZE



SIDE ELEVATION
SCALE: 3/32" = 1'-0"



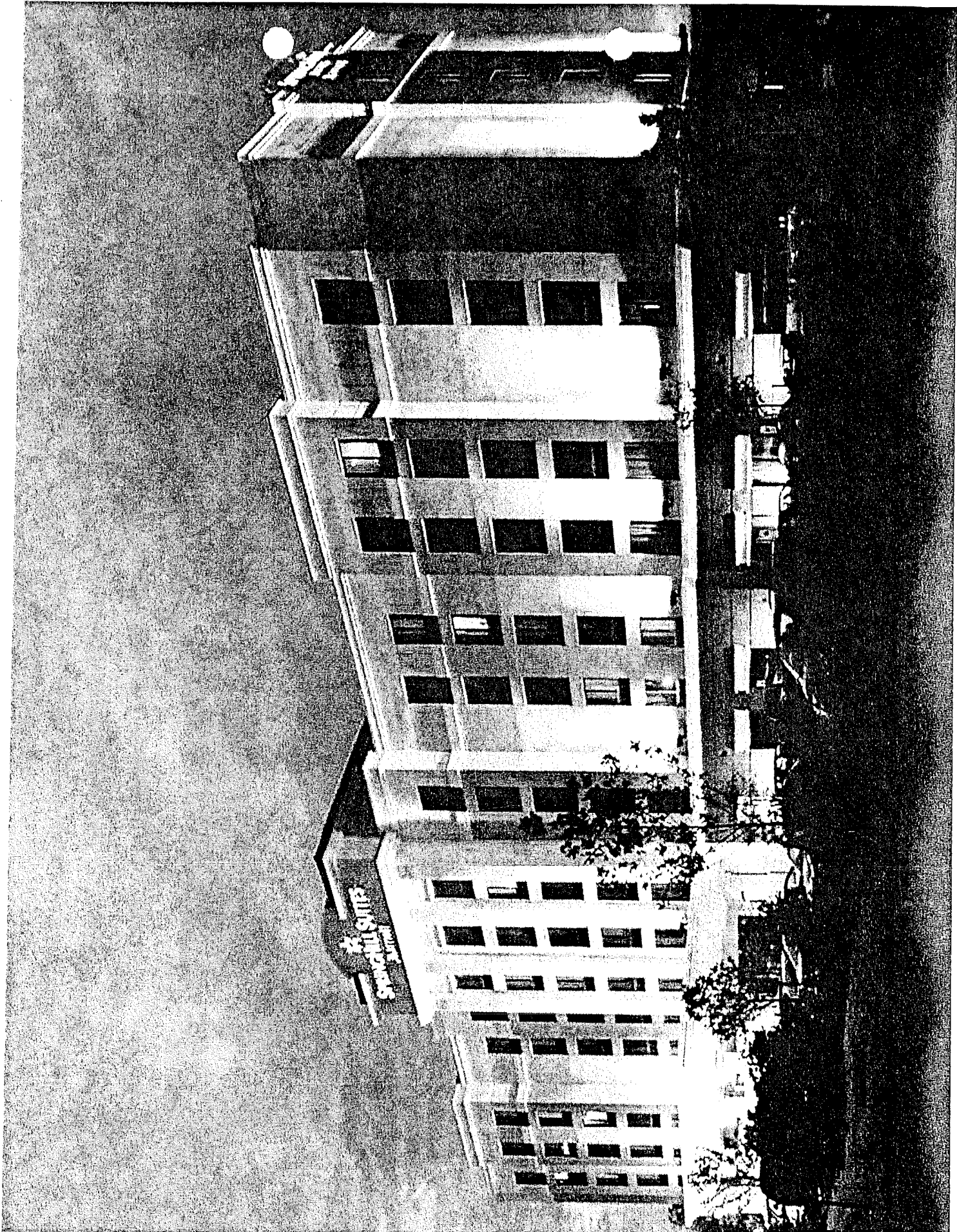
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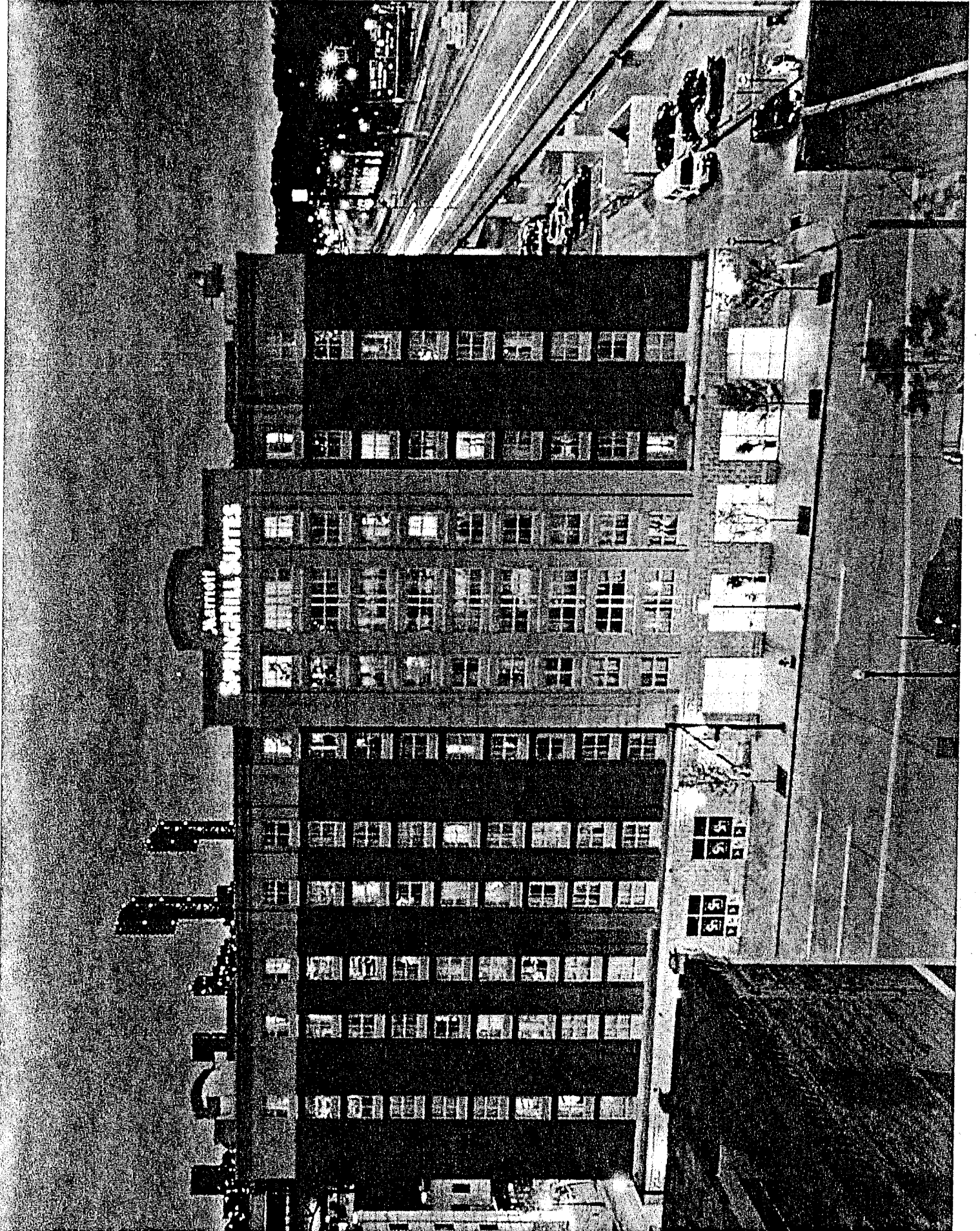


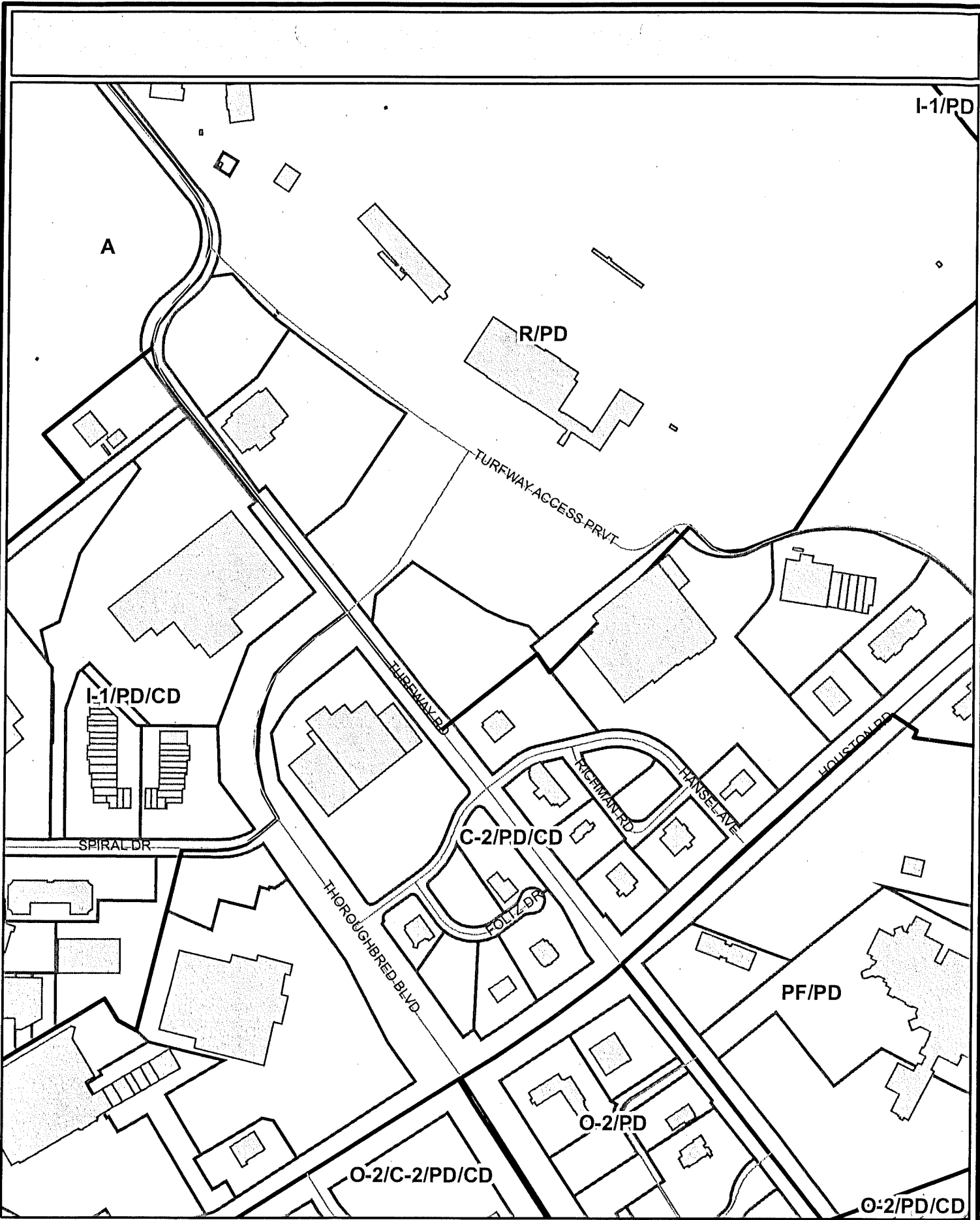
MARSH

ST. PETER'S HOSPITAL
PATIENTS

WATER 215







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0 66 132 264 528 792 feet

1 inch equals 441 feet

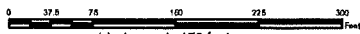
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State Plane Kentucky North NAD 1983



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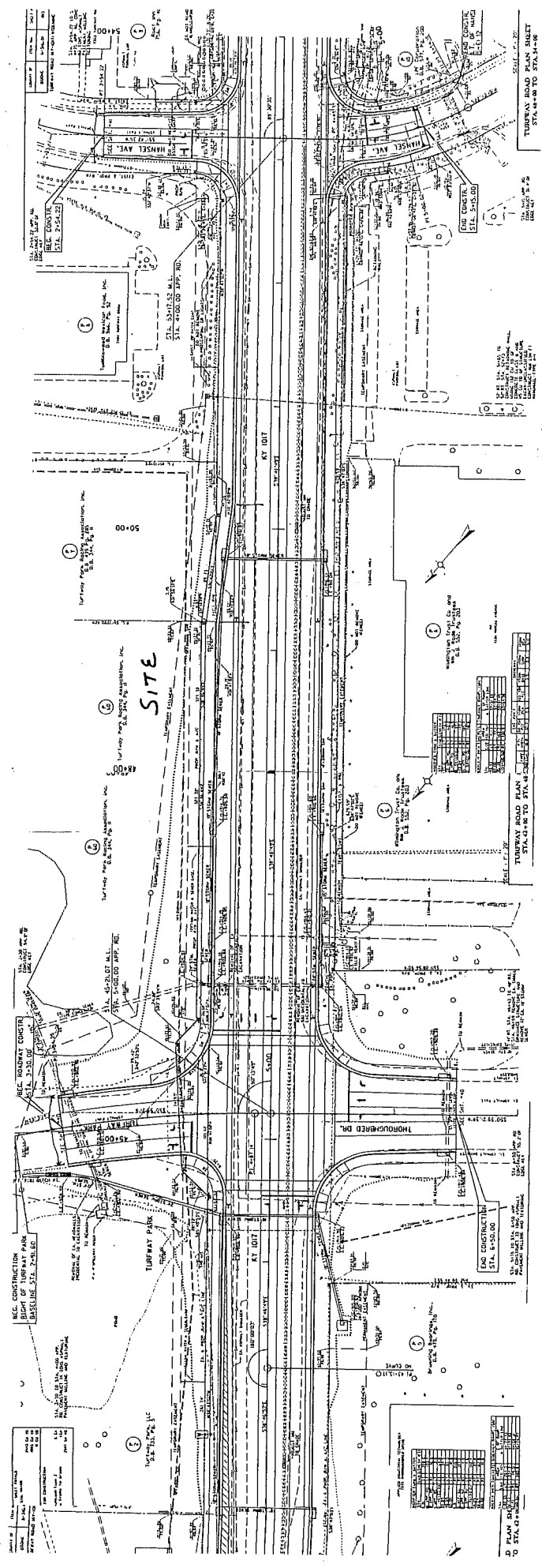


1 inch equals 172 feet

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State Plane Kentucky North NAD 83



REC. CONSTRUCTION
SIGHT OF TURFWAY PARK
STATIONING 45+00 TO 50+00

STATION	45+00	46+00	47+00	48+00	49+00	50+00
PLAN	1:10	1:10	1:10	1:10	1:10	1:10
SCALE	AS SHOWN					

PLAN SHEET
STA. 45+00 TO 50+00

NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
DATE																																																		
BY																																																		
CHECKED																																																		
APPROVED																																																		

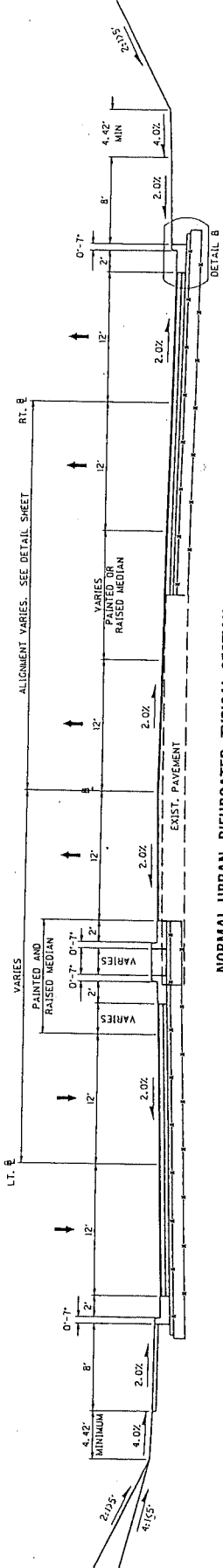
TURFWAY ROAD PLAN
STA. 45+00 TO 50+00

NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
DATE																																																		
BY																																																		
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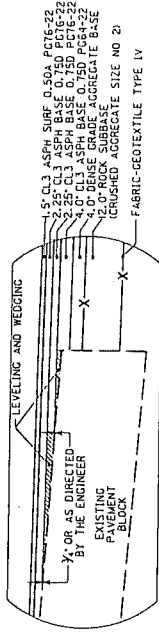
TURFWAY ROAD PLAN
STA. 45+00 TO 50+00

TURFWAY ROAD TYPICAL SECTIONS

QUANTITY OF	ITEM NO.	SHEET NO.
BOONE	6-316.01	R2a
TURFWAY ROAD (KT-1077) WIDENING		



NORMAL URBAN BIFURCATED TYPICAL SECTION
STATION 70+00 TO STATION 75+50.97



DETAIL B

1.5' CL3 ASPH SURF 0.50A PC16-22
2.5' CL3 ASPH BASE 0.75D PC16-22
4.0' CL3 ASPH BASE 0.75D PC64-22
4.0' DENSE GRADE AGGREGATE BASE
4.0' CRUSHED AGGREGATE BASE (NO. 2)
FABRIC-GEOTEXTILE TYPE IV

LEVELING AND BEDDING
1" OR AS DIRECTED BY THE ENGINEER
EXISTING PAVEMENT
PAVEMENT BLOCK

VARIES 3.42' MIN. 4.02'

PAVEMENT CROSS SLOPE 2.0%

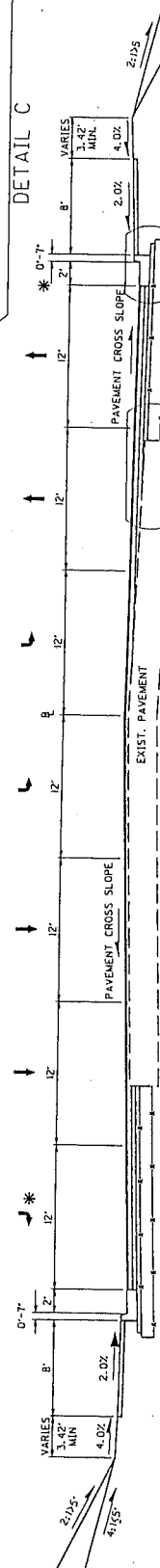
DETAIL C

NO. 2

4:1/5'

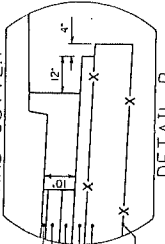
4:1/5'

NORMAL URBAN 6 LANE TYPICAL SECTION
STATION 61+00 TO STATION 70+00



* 12" WIDE RIGHT TURN LANE (WHEN REQUIRED) MAY ALSO INCLUDE RADIUS TAPERS

MODIFIED CURB AND GUTTER



DETAIL B

1.5' CL3 ASPH SURF 0.50A PC16-22
2.5' CL3 ASPH BASE 0.75D PC16-22
4.0' CL3 ASPH BASE 0.75D PC64-22
4.0' DENSE GRADE AGGREGATE BASE
4.0' CRUSHED AGGREGATE BASE (NO. 2)
FABRIC-GEOTEXTILE TYPE IV

LEVELING AND BEDDING
1" OR AS DIRECTED BY THE ENGINEER
EXISTING PAVEMENT
PAVEMENT BLOCK

VARIES 3.42' MIN. 4.02'

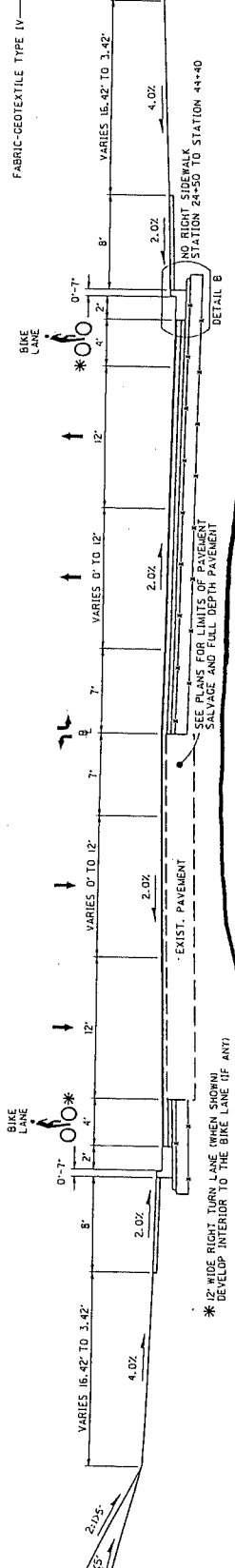
PAVEMENT CROSS SLOPE 2.0%

DETAIL C

NO. 2

4:1/5'

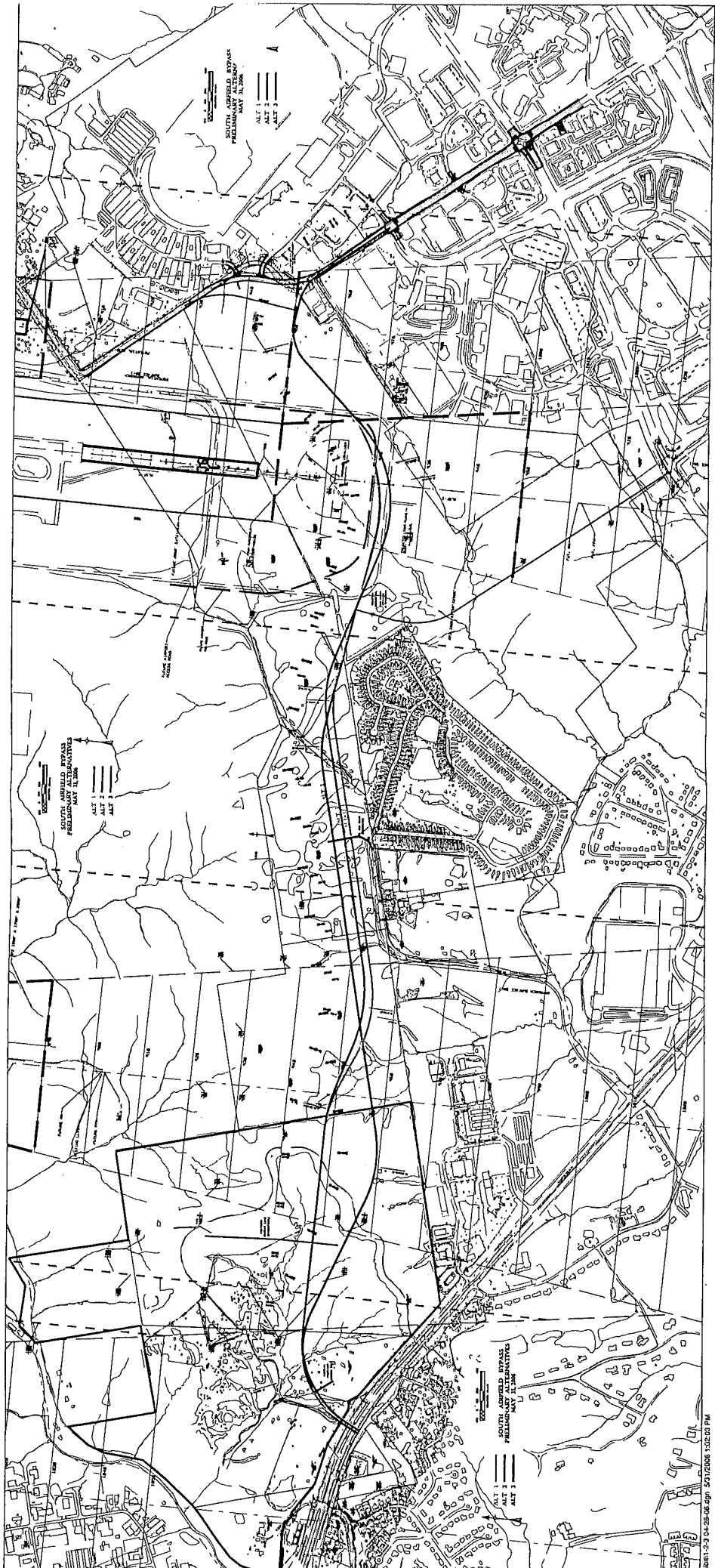
4:1/5'



NORMAL URBAN 3 TO 5 LANE TYPICAL SECTION
STATION 37+37.5 TO STATION 60+00
STATION 94+70.78 TO STATION 96+26.94 (WITHOUT BIKE LANES)
STATION 111+52.09 TO STATION 121+49.25 (WITHOUT BIKE LANES)

* 12" WIDE RIGHT TURN LANE (WHEN SHOWN) DEVELOP INTERIOR TO THE BIKE LANE (IF ANY)

TURFWAY ROAD TYPICAL SECTIONS



SOUTH ASHFIELD BYPASS
PRELIMINARY ALTERNATIVES
ALT 1
ALT 2
ALT 3

SOUTH ASHFIELD BYPASS
PRELIMINARY ALTERNATIVES
ALT 1
ALT 2
ALT 3

SOUTH ASHFIELD BYPASS
PRELIMINARY ALTERNATIVES
ALT 1
ALT 2
ALT 3

and landscaping must be sensitive to the remaining residential uses along Turfway Road and O'Hara Lane. Industrial uses should have a low rise office appearance from public viewpoint to help accomplish this objective. The 11 lots purchased by the airport on the west side of Turfway Road should remain zoned Suburban Residential One/Planned Development at least until the Airport Master Plan Update is completed. All property not owned by the airport west of Turfway Road, is recommended to be zoned Industrial One/Planned Development.

Access/Improvements - One major access point is recommended on Turfway Road near the southern end of Site 27. O'Hara Road may contain several access points, however, development of Site 27 industrial uses off of O'Hara Road may require improvements to the O'Hara Road intersection with Turfway road to eliminate the existing turning radius constraints. Any proposed access from Turfway Road should include appropriate left-turn lanes and deceleration lanes.

SITE 27 - TRIP GENERATION

LAND USE	24 HOUR	AM PEAK		PM PEAK	
		IN	OUT	IN	OUT
[110] GENERAL LIGHT INDUSTRY					
465,000 GSF	3,371	382	78	60	443
TOTAL	3,371	382	78	60	443

SITE 28, TURFWAY PARK

The existing horse race facility has been upgraded during the 1980's, and currently new horse barns are being constructed on the northwest portion of the site. This Study recommends that the race track continue on this approximately 212 acre site. The recommended zoning for the Turfway Park site is to remain Recreation/Planned Development. New recreation uses or alternative uses not related to the track operation should be reviewed through the public hearing process. Recreation uses directly related to the track operation, however, may undergo the short review process.

SITE 28 - TRIP GENERATION

LAND USE
Existing Land Use

SITE DESIGN IN THE HOUSTON/DONALDSON STUDY AREA

This section is important for the implementation of the Houston-Donaldson Study because much of the Study Area comprises the highly visible Houston Road Corridor. As pointed out in the Mall Road Study of 1990, the roadway corridor shapes the public perception of a community. As described in that study, many commercial, office, and industrial corridors across the United States have experienced a common set of problems, including traffic congestion, confusing driveway alignments, proliferation of strip centers, poor landscaping, lack of corridor identity, and excessive signage. The objective of this section of the Houston-Donaldson Study is to enhance the identity of the Study Area and avoid the above problems.

Each development should meet the following specific development guidelines at Site Plan Review in addition to the standard requirements of Article 30 of the Boone County Zoning Regulations:

1. Placement or location of buildings - Buildings shall be placed on a site so that a) building frontages are diagonal to the street where possible, b) large blank building walls are partially screened with vegetation or made visually less intrusive with architectural treatment, and c) landscaping and planting spaces are created. In addition, restaurant and bank outlot buildings along Houston Road should be placed so that the building frontage is diagonal from the public roadway similar to previously approved Concept Development Plans in the Study Area. A minimum 20 foot landscaped setback should be maintained between the parking area and the public right-of-way.
2. Impervious Area Coverage - Impervious areas include all building and pavement coverage on a site. Green Space areas include all landscape areas that have a meaningful visual impact on a development. Consistent with the previous approvals of Concept Development Plans in the Study Area, all commercial, office, and industrial developments shall contain a minimum of 22 percent of the development site as permanent green space. The computation of this green space ratio can include landscaped parking islands, buffer areas, and aesthetically suitable wet stormwater retention areas, but will not include any area on public right-of-way or dry detention areas that will have a negative visual impact on the development. Interior road systems, sidewalk networks, and parking lots of new developments must be designed with this in mind. In industrial zones, any parking in the front yard area should be devoted to office employee and visitor parking. Other employee parking in industrial zones, will be placed on the side and rear portions of the building. Parking areas should include decorative elements, such as suitable fences, wall extensions, plantings, and/or berms between the public

right-of-way to screen parking areas from public view. Parking lots must be designed with landscaped islands as described under requirement 3. Concrete curbs should be used around the perimeter of the parking lot. Landscaped areas with trees and bushes will be installed at the entrances of any commercial, office, or industrial development. Continuous curbs or wheel blocks should be placed between a parking area and a sidewalk. As approved for the Houston Lakes development in 1990, pedestrian crossings at interior intersections should be constructed of suitable brick, cobblestone, or similar surface to emphasize the crossing location.

3. Landscaping - The simplest and most effective method to enhance the appearance of a roadway corridor is to provide adequate landscaping. Landscaping also reduces glare and the amount of reflected and absorbed sunlight, resulting in a more comfortable environment and reduced energy costs. Landscaping and buffering should meet the requirements under Article 30 Site Plan Review of the 1991 Boone County Zoning Regulations. These requirements were developed for the Mall Road Study in 1990, however, are generally consistent with several approved developments in the Study Area. A list of reference source books for suitable plant species can be found in the Mall Road Study.

4. Pedestrian Connections - Each development or land use within the Study Area will provide pedestrian connections to other developments, recreation facilities, and public open space areas, if appropriate. An area-wide pedestrian network that connects developments, recreation areas, and existing green areas should be developed for the Study Area. Innovative and practical pathway designs other than typical sidewalks are encouraged within developments. Certain sites within the Study Area, such as the Marydale property, World of Sports site, Seligman property, and Houston Lakes site are important to the overall pedestrian network of the corridor, and are addressed in detail in the Individual Site Analysis and Recommendations section of this Study. In addition, pedestrian crossings on public and private roadways within planned developments may be required to be of distinct pavement treatment, such as brick or cobblestone to emphasize these crossings. This feature will provide a safer pedestrian environment because motorists can actually feel the pavement difference at the crossing.

ARCHITECTURAL DESIGN REVIEW

Architectural Design Review is based upon the third goal of the Houston/Donaldson Study, or more specifically, "to ensure that the recommended land uses and the type of development occurs in conjunction with appropriate exterior appearances to the general

public." Design review is important because many sites within the Study Area have an enormous amount of public visibility from major public thoroughfares, and the Study Area represents one of the few locations in Boone County where the opportunity exists to achieve a distinct corridor of planned uses.

The purpose or intent of establishing a procedure for reviewing exterior design features of new development, site improvements, and exterior renovations is to protect the existing and planned public investment in the Houston/Donaldson Study Area. The public investment refers to the existing infrastructure such as the road and utility systems and future improvements. Recommended land uses in the Study Area are sensitive to the existing infrastructure and needed improvements. Any future improvements to the existing infrastructure system will most likely be the result of actions by local and state government officials and by developers in the area. What makes this area unique to Boone County is the rapid pace of development and the amount of investment already occurring. A formal design review process would help ensure orderly and compatible development in the Study Area. Architectural Design review is based upon the recommendations of the Study and would only include those sites or structures subject to public view from a public street. This section should not be used as a criteria in determining the review process to be followed for a specific application, as described in the Implementation section. Design review is based upon the following objectives:

1. To formulate a procedure or process which would protect the public's view and create a harmonious development pattern in a specified area.
2. To protect and promote the economic and general welfare of the public and to encourage complementary, orderly and efficient growth and development.
3. To ensure that future development occurs with appropriate exterior appearance because the area has a high level of visibility from major public thoroughfares.
4. To encourage compatibility and visual continuity among structures and land uses in the Study Area.
5. To be consistent with the objectives of Planned Development (PD), Article 15, Boone County Zoning Regulations and the goals and objectives section of the 1990 Boone County Comprehensive Plan, which recommends the utilization of proper design principles among land uses.
7. To create public awareness concerning the importance of aesthetics based upon a study of recommended land uses and zoning.
8. To assure that appropriate design features are built and

maintained according to approved plans.

9. To establish criteria and standards for evaluating the exterior appearance of a proposed or existing building or structure.

Procedure/Application

Submittal is required for any proposed office, commercial, and industrial building(s), exterior building renovations (including painting), or site improvements visible from a public viewpoint in the Study Area. The Zoning Administrator shall make a determination whether Architectural Design Review is required for a specific project. Each applicant will submit four (4) sets of architectural drawings or renderings of the site and proposed building plans showing the external features of the building (including elevations), which are subject to public view or from a public street. These features are described in more detail in the following section.

At the same time a Site Plan is being reviewed by the Boone County Planning Commission, the building plans and architectural drawings or renderings of a site will be reviewed by the appropriate committee of the Boone County Planning Commission. Time limitations will remain the same or in accordance with Site Plan Review unless otherwise indicated. The Committee will be working with Staff and should possess the appropriate technical background to review and evaluate the set of plans. The Committee and/or Staff may at some time seek the technical assistance of experts in reviewing these plans or drawings. The experts and Staff will not vote on the approval or disapproval of any design plans. During the review process, a meeting will be arranged with the applicant to discuss the details of the design plans.

If for some reason an applicant does not submit the building plans, architectural drawings or renderings at the Site Plan Review stage, then the applicant can only receive conditional approval of the Site Plan pending final approval on the building plans, architectural drawings or renderings. The applicant will have up to thirty (30) days to submit the building plans, architectural drawings or renderings from the date of approval of a Site Plan. Upon submittal of the Design Review Drawings, the Boone County Planning Commission will approve or disapprove the Design Review Drawings within forty-five (45) days.

Criteria and Standards Used for Evaluating Architectural Design Plans

Based upon the following standards, the Committee will determine if the submitted plans are consistent with the Purpose, Intent and Objectives sections of this element and the criteria and standards used for evaluating such plans:

1. Height - The height of any structure will be in accordance with the limitation of the underlying zone and will be compatible with the nearby existing buildings in the Study Area. Other restrictions may include airport clearance regulations.
2. Building Facades - Building facades shall be designed in the same architectural style if part of a large commercial, retail or office center. Individual building facades not part of larger development or industrial building facades will be compatible with surrounding structures. If a structure has double-frontage or double entry (faces two or more streets), the type of facade shall be same for both frontages.
3. Windows and Doors - The type, location and size of any window and door should be dependent upon the relationship of width to height of any proposed structure. Service or delivery doors or windows shall be limited from public view or from a public street. Appropriate screening shall be required in order to minimize their visual effect.
4. Relationship of Materials - At least 30 percent of the front elevation portion of a building in industrial areas shall be of non-metal material such as but not limited to brick, refined stone, stucco, wood, decorative masonry, or architectural concrete. An appropriate type of architectural metal siding may be permitted. Regular painted concrete block or smooth face block will not be permitted in the area if open to view from a public street. At least 60 percent of the building in the office and commercial zones should be of non-metal material as previously mentioned above. Materials should be of durable quality and should be in harmony with surrounding buildings in color and texture.
5. Relationship of Color - Consideration should be given to the predominant color that may be of a natural material or a patina color over time. Color refers to trim work and a majority of a building and should be in harmony with adjacent structures and the natural environment. Colors should be harmonious, and only compatible accents should be used for any trim work. Unusually bright colors should not be used on the majority of any building, but may be permitted as a compatible accent to any building.
6. Entrances and Porch Projections - Entrances and porch projections (enclosed or open) should be designed so as to provide rhythm and open space at an intimate scale.
7. Architectural Details - Architectural details including, but not limited to arches, cornices, balustrades, iron work and chimneys shall be designed in relationship to the structure itself and to the architecture of surrounding buildings.

Architectural details may be required to enhance or downplay the shape or size of a building. If adjacent buildings are of inconsistent architectural styles, they may be required to be separated by some sort of buffer.

8. Roof Types and Shapes - Roof types and shapes shall be designed in accordance with the design of surrounding buildings. Utility equipment to be located on building roofs in commercial, office, and industrial zones must be screened from public view with materials harmonious with the building. A parapet of sufficient height should be used in office and commercial zones to screen the roof utility equipment from a public street. Such equipment should be located away from the edge of the building to assist in hiding it. Utility equipment shall also be screened in industrial zones. This equipment should be located in areas not directly visible from public view.
9. Scale - Consideration should be given to the scale of each building and architectural detail, which relates to the size of man and the natural environment. In rendering this decision, emphasis should be given to building mass and how it relates to open space.
10. Elevation - The elevation of any site or structure should be determined by the grade of any existing or proposed public road. Consideration should be given to the relationship between the width and height of the front, side and rear elevation of any building as viewed from a public road. Exposed foundations visible from a public street shall be minimized.
11. Signage - A signage package for the entire site shall be developed in accordance with the Special Sign Regulations of this Study and in uniformity with the existing signs in the Study Area.
12. Detention/Retention Ponds or Lakes - Large detention/retention ponds or lakes shall not be placed in the front yard or in an area subject to public view from a public street, unless also designed for aesthetic purposes.
13. Lighting - Exterior lighting, whether free-standing or building mounted, shall enhance the building design and the adjoining landscape. Lighting fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting will be designed and placed to prevent excessive brightness and glare on adjacent properties or public streets.
14. Retaining Walls - The placement of retaining walls, which are visible to a public street, should be minimized. If located in an area subject to view from a public street, then either brick facing or some other type of decorative masonry or

textured concrete material or appropriate landscaping shall be used.

15. Rear of Buildings and Storage Areas - The rear of buildings and outside storage areas shall be sufficiently screened from public view by the orientation of the building or the use of berms, landscaping, walls of materials similar to the front facade of the building. Any portion of the rear wall or seasonal display area that is visible from public view shall be faced with materials similar in texture and color as the front of the building.
16. Utilities - All utility service lines to the building and main lines to or within the site shall be located and installed underground, or located along a low visibility rear lot line. New development or redevelopment of a site should include the placement of existing overhead utility lines underground.
17. Maintenance - The property owner of each parcel is responsible for the proper maintenance and visual appearance of each building within the development. Documentation shall be provided at the Design Review stage.
18. Registered Kentucky Seal or Stamp - Each set of architectural drawings or renderings and building plans should include the stamp or seal of a registered architect and/or engineer from the Commonwealth of Kentucky.
19. Waiver of Requirement - The Boone County Planning Commission, upon recommendation of the Committee's report, may waive any requirement or standard based upon a sufficient alternate design; the discovery of a new type of technology; or apparent minimal impact on the public. The purpose of this waiver is to allow some flexibility based upon sound design principles and the economic realities of such design.

Committee Recommendation on Architectural Design Review

Based upon the thorough review and evaluation by the appropriate committee of the Boone County Planning Commission and Staff, the Committee shall recommend approval or denial to the full Planning Commission in the form of a report. The Committee decision or report is based upon a majority vote of the Committee. By a majority vote of the members present, the Boone County Planning Commission will vote to approve or deny the building plans, architectural drawings and renderings of the site, which relate to the exterior appearance of the project subject to public view. If the applicant's sign package is ready at the Site Plan stage, it may be incorporated into the Committee's report so that the necessary sign permit(s) may be issued. The signage package may be submitted at a later date and follow the approval procedure described in the next section, Special Sign Regulations - Houston-Donaldson Study Area. The absence of a signage package for the

It is also provided that the amount of land devoted to each use in a Planned Development shall be determined through the Concept Development Plan review and approval process. The appropriate legislative body or Fiscal Court shall have final decision making authority and the Planning Commission is a recommending body pursuant to the provisions of this article.

SECTION 1512

Intensity

The intensity of use in a Planned Development may exceed by no more than thirty (30) percent the maximum intensity permitted in the underlying zone district.

SECTION 1513

Minimum Size

The minimum size or area required for a Planned Development overlay shall be no less than five (5) acres.

SECTION 1514

Planned Development Standards

Concept Development Plan proposals in a Planned Development shall be primarily evaluated against the criteria listed below. The Concept Development Plan shall fulfill the following criteria unless a portion of the criteria do not apply or relate, in whole or part, to a specific proposal.

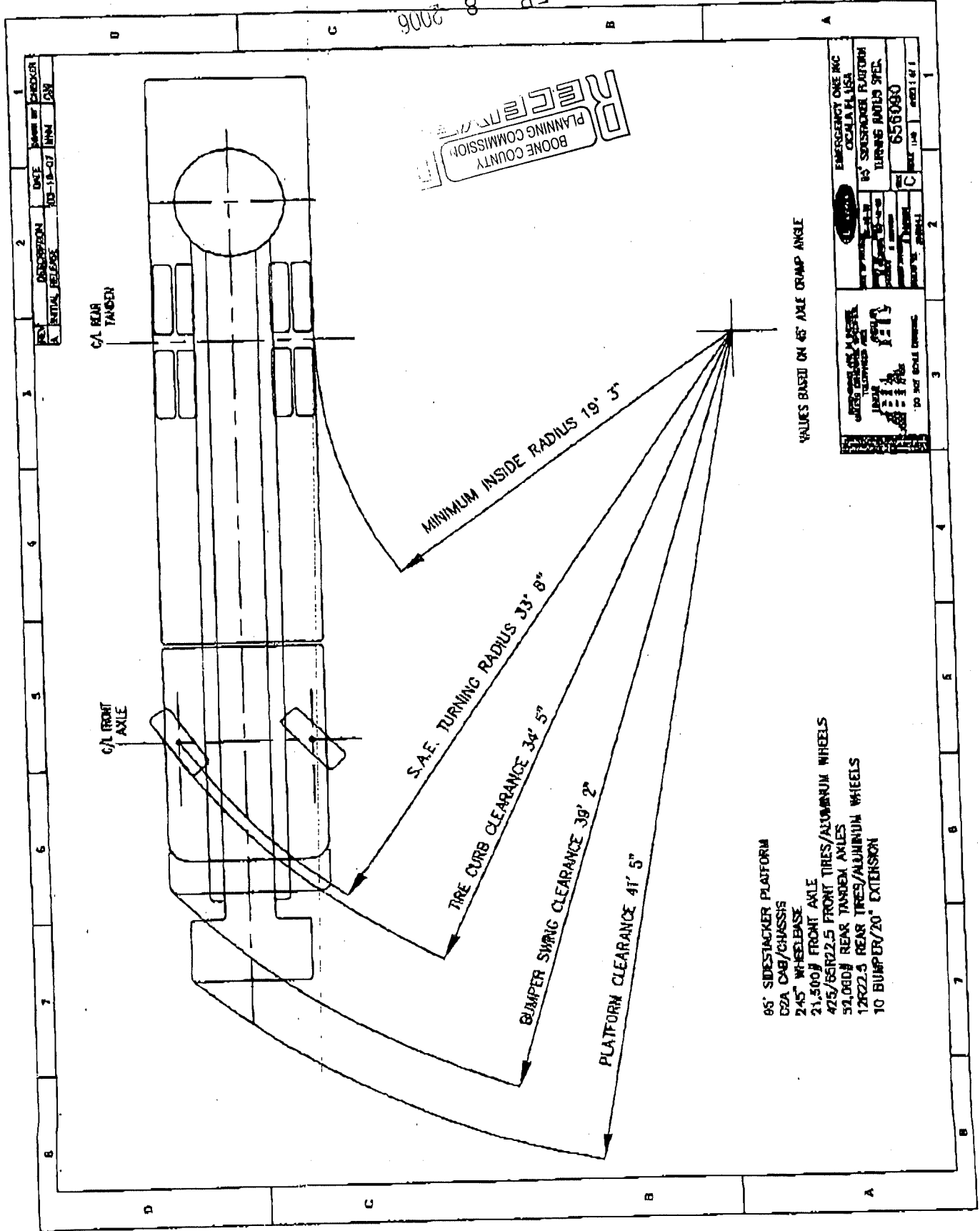
1. Mixed Use Development and Pedestrian Orientation: Planned Developments shall generally have a mixed use orientation (combination of differing types of residential, commercial, and/or industrial uses) both within the development itself and relative to the relationship between the proposed planned development and adjacent sites. In general, planned developments shall have a pedestrian orientation. The additional intensity allowed in a Planned Development by Section 1500 shall only be permitted when a mixed use development as described in this standard is provided.
2. Compatibility of Uses: Measures shall be taken to assure compatibility of land uses within a planned development itself and adjacent sites. Such measures may include the provisions of buffer zones, common open space areas and landscape features, transitional land uses, or a mixed-use development in which no specific type of land use is dominate. Compatibility measures/mitigation measures shall exceed the usual minimum standards of this order when needed to address impacts of the proposed development.
3. Open Space: Useable open space(s), in an amount over and above setback areas and open areas required by the underlying zone, shall be provided. These spaces may be provided in the form of parks, plazas, arcades, commons, trails, sports courts or other athletic and recreational areas, outdoor areas for the display of sculptural elements, etc. Land reservations for community facilities may be considered in lieu of useable open space.
4. Multi-Modal Transportation System: Planned developments shall incorporate multi-modal transportation elements through the development, depending on the foreseeable needs of future residents and users of the site, and the relationship of the project site to the community at large. Such multi-modal elements may include provisions for mass transit stops or stations, car pooling lots, pedestrian and bicycle paths and lanes, bicycle parking areas, etc.

5. Preservation of Existing Site Features: Existing topography, significant tree cover, and water courses and water bodies shall be largely preserved and incorporated into the project design, where appropriate and consistent with the remainder of this article.
6. Landscaping: Substantial landscaping shall be provided in a planned development with emphasis given to street scape areas, buffer zones, and the provision of significant landscaping (in terms of size of landscape areas, and quantity and quality of landscape materials) within the developed portions of the site. The use of landscape design guidelines is required for multi-phased projects.
7. Architecture: A consistent architectural theme shall be provided in planned developments. The theme shall largely use traditional, regionally influenced architectural forms and elements and shall allow variations within it. The architectural theme shall also relate to existing structures on the project site and adjacent sites, especially if such existing structures are historic. The use of architectural guidelines is required for multi-phased projects.
8. Historic and Prehistoric Features: Historic and prehistoric features on the project site shall be retained, utilized, and incorporated into the overall project design if physically and economically feasible.
9. Signage: A consistent signage theme shall be provided within a planned development. Building-mounted signs shall be the predominate signage on the project site. Freestanding signs shall be monument style and of a limited size and height. The use of signage design guidelines is required for multi-phased projects.
10. Transportation Connections and Entry Points: The provision of transportation connections (street connections, pedestrian paths and sidewalks, bicycle facilities) shall be provided in all planned development unless physically unfeasible or undesirable due to land use characteristics. In addition, the various entry points (streets, paths, etc.) into a planned development shall be marked or otherwise defined through the use of landscaping, low-key signage on retaining walls, architectural or sculptural elements, archways, markers, etc.
11. Conformance with Comprehensive Plan: All planned developments shall conform to the provisions of the adopted Comprehensive Plan and take into account the limitations or existing or planned infrastructure.

Further, Concept Development Plan proposals within areas that are subject to a specific land use or corridor study shall be evaluated against the criteria or requirements of such study as well as the criteria in this section.

A Planned Development and its uses, buildings or structures shall be minimally subject to the supplemental performance and development standards of this order, unless superseded by any special requirements, conditions, variances or other particulars imposed by the Planning Commission during the concept or preliminary application and hearing phases described in this article. Such special conditions may include provisions governing, common open space, lands or facilities, disposition of open land, infrastructure provisions including any physical design and/or any other requirement found to be necessary, appropriate or desirable for the purposes of this district.

Such conditions shall be made a part of the terms under which the development is approved. Any violation of such conditions shall be deemed a violation of this order.



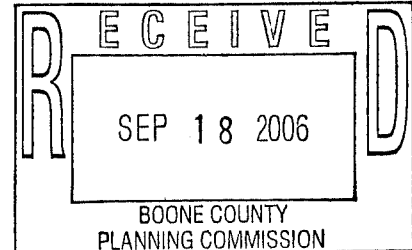
EMERGENCY ONE RMC		C/O CALA FL USA	
65' SIDESTACKER PLATFORM		TURNING RADIUS SPEC.	
656080		656080	
C		C	

SEP 8 2006

**CINCINNATI/NORTHERN KENTUCKY INTERNATIONAL AIRPORT**

P.O. BOX 752000 CINCINNATI, OH 45275-2000 (859) 767-3151 FAX (859) 767-3080

September 18, 2006

**VIA FACSIMILE (859) 334-2264**

Mr. Todd Morgan, AICP
Senior Planner
Boone County Planning Commission
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005

Re: James Rybolt and Subhas Patel (applicants) or Kentucky Wayturf, LLC (owner) for a Zoning Map Amendment from Recreation/Planned Development (R/PD) to Commercial Two/Planned Development (C-2/PD) for an approximate 3.84 acre site located on the northeast corner of the Turfway Road/Thoroughbred Boulevard

Dear Mr. Morgan:

Our staff has reviewed the aforementioned project and offer the following comments:

- A. The proposed use of the land is compatible with airport operations with respect to aircraft noise.
- B. The location of the project will require the completion of a Federal Form 7460, and State Form 5650, both of which relate to heights of structures around airports. Approval time with both agencies is two (2) to four (4) months. Both forms are available from Bill Martin at our Planning and Development department. Both of these forms would also be required to approve construction cranes if their use is contemplated for this project.

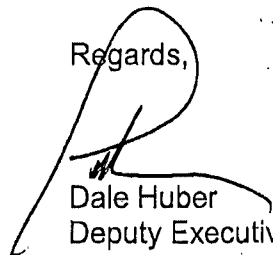
Mr. Martin is willing to review proposed structure heights to see if there may be any concerns from the approving agencies.

Mr. Todd Morgan, AICP
September 18, 2006
Page 2

For this project he will need the floor elevation of the building(s) expressed in terms of MSL. Also required will be the height of all structures, antennas, light poles, and towers contemplated for the site.

Thank you for keeping us apprised of these projects in the airport environs.

Regards,

A large, stylized handwritten signature in black ink, appearing to be 'Dale Huber', written over the typed name.

Dale Huber
Deputy Executive Director

DH/vls

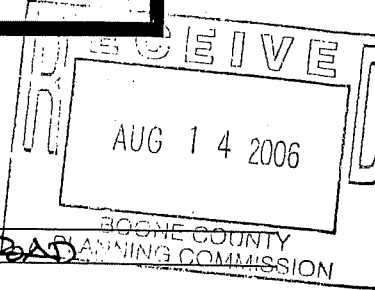
cc: Robert Holscher
Bill Martin

APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

(See Boone County
Zoning Regulations)

SECTION A (To be completed by applicant)



1. Name of Project SPRINGHILL SUITES HOTEL
2. Location of Project TURFWAY PARK / TURFWAY ROAD
3. Total Acreage of Site ~~3.84~~ ACRES 3.84 +/-
4. Current Zoning of Site R/PD ~~RES~~
5. Proposed Zoning (Classification being requested) C-2/PD
6. Proposed Uses (please specify each use) LOT #1 : HOTEL
LOT #2 C-2 USES
7. Names of Applicant(s) JAMES RYBOLT and SUBHAS PATEL
- Phone Number 513.984.1244 Fax No. 513.984.4408
8. Address of Applicant(s) 10507 STEWART ROAD
CINCINNATI OHIO 45236
City State Zip
9. Name of Property Owner(s) KENTUCKY NATURE LLC
- Phone Number 859.647.4309 Fax No. 859.647.4307
10. Address of Property Owner(s) 2210 DIXIE HIGHWAY, SUITE 200
FT. MITCHELL KENTUCKY 41017
City State Zip
11. Proposed Building Intensities (please specify) LOT #1 : 59,520 ± SF
LOT #2 : ~~6760~~ ± SF max.
6760
12. Are there any existing buildings on the site? No
How many? _____
13. Deed Book 439 & 344 Page No. 285/11 Group No. 2027
14. Are you also applying for:
_____ Conditional Use Permit
_____ Dimensional Variance
15. Have you submitted a Concept Development Plan? YES
16. Have you had a pre-application meeting with BCPC Staff? YES
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- _____ Boone County Water District
- _____ Florence Public Services Dept.
- _____ Duke Energy
- _____ Sanitation District #1
- _____ Cincinnati Bell
- _____ Owen Electric Cooperative, Inc.
- _____ Boone County Public Works Department
- _____ Kentucky Transportation Cabinet
- _____ Cincinnati/N. KY International Airport (KY Airport Zoning Commission for height restrictions near the airport)

Public Hearing Item No. 3:

Commission Members Present: Mrs. Arnett, Mr. Breetz, Mr. Bungler, Mr. Caddell - Chairman, Mr. Carmichael, Mr. McMillian, Mr. Poe, Mr. Rolfsen, and Mrs. Wilson - Secretary/Treasurer.

Staff Members Present: Mr. Kevin Costello, AICP, Executive Director; Ms. Jan Hancock, Secretary; and Mr. Todd Morgan, AICP, Senior Planner.

Legal Counsel Present: Mr. Dale Wilson

3. Applicant: **James Rybolt and Subhas Patel for Kentucky Wayturf, LLC (owner)**

Request: **Zoning Map Amendment**

The request of James Rybolt and Subhas Patel (applicants) for Kentucky Wayturf, LLC (owner) for a Zoning Map Amendment from Recreation/Planned Development (R/PD) to Commercial Two/Planned Development (C-2/PD) for an approximate 3.84 acre site located on the northeast corner of the Turfway Road/Thoroughbred Boulevard intersection and immediately to the north/west of the building at 7484 Turfway Road (Tumbleweed Restaurant), Florence, Kentucky. The request is for a zone change to allow a hotel and a commercial building.

Staff Member Todd Morgan presented the Staff Report which included a Power Point presentation (see Staff Report).

The Chairman asked for the applicant's presentation.

Ms. Megan deSola, a planner with Viox & Viox, introduced the applicant's team: Jonathan Brown, Engineer with Viox & Viox; Bill Viox; James Rybolt; and Subhas Patel with Keystone Management Group. She stated that the proposal is for a four-story *Springhill Suites by Marriott* on the vacant lot directly northwest of Tumbleweed Restaurant. The proposal is in compliance with the Future Land Use Map which indicates the site for commercial use. Keystone Management Group is a Cincinnati based hotel management and development company that manages hotel brands including Country Inn and Suites by Carlson, Comfort Suites, and Comfort Inn by Choice. They developed Country Inn and Suites on KY 20 next to the Marriott. Reviewing the applicant's Power Point presentation (a CD copy was submitted) she indicated a hotel similar to the proposed hotel, except that the proposed hotel will have a brick façade. She submitted a hard

copy of the applicant's Power Point slides and biographies of the applicant's team (see Exhibit 2).

Mr. Jonathan Brown reviewed the Power Point slide in regard to the road connection discussed in Public Hearing Item #2. He noted that the surrounding areas and adjoining properties are essentially the same as those in Public Hearing Item #2. He stated that the hotel use is compatible with the adjoining properties and will provide lodging for people going to the racetrack. The Tumbleweed Restaurant will provide eating facilities for people staying at the hotel. He stated that the Future Land Use Map calls for the area to be commercial. The request is in compliance with the Comprehensive Plan. He presented the Concept Plan. He stated that Staff noted three alternatives: (1) A 6,000 square foot building with limited parking for a restaurant. There have been discussions that the small lot could be sold to Tumbleweed to build their new prototype restaurant. He noted that if it was a stand-alone restaurant, there would be cross parking; (2) A restaurant with a drive-through, and (3) a bank with a drive-through. He stated that it is a speculative commercial use. The fall-back option would be to add a couple of rooms to the hotel. He stated that they are limited on the square footage by the intensity requirements. They plan to add a small fountain to the lake and turn it into a feature. The fountain will help to aerate it and deal with the existing algae problem. He stated that the Staff Report states that the height of the hotel will be 55 feet, but the maximum height is 60 feet. He stated that there will not be any curb cuts on Turfway Road. Access is through the Tumbleweed site and the Turfway access easement. The location of that curb cut is dictated by an agreement between the property owner and the racetrack when the property was sold. He stated that the proposal is in compliance with the Comprehensive Plan and compliments the existing surrounding uses. He stated that they plan to build the hotel 90% brick as opposed to the prototype elevations that were presented.

This concluded the applicant's presentation.

The Chairman noted that there was no one else present in the audience and asked if there were any comments or questions from the Commissioners.

Mrs. Wilson asked the applicant to bring information to the Committee Meeting regarding the sign. The Committee would like to look at where they anticipate placing the monument signage.

Mr. Breetz questioned the proposed height of the building. Mr. Brown responded that it is between 55 and 60 feet and he believes it is 58 feet tall. Mr. Breetz questioned the height of the grandstand at the racetrack. Mr. Brown will bring that information to the Committee Meeting. Mr. Breetz commented that information about the height of the grandstand would help to put the building in perspective.

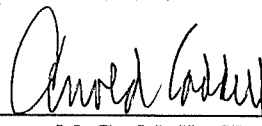
Mr. Poe asked the Committee to take a hard look at the shared parking arrangement in relation to the standards the Planning Commission has recently discussed for restaurants with shared parking. Mr. Costello stated that Staff will look at the agreements with the racetrack. There is a lot of parking at the racetrack. Chairman Caddell questioned the proximity of the potential shared parking at the racetrack to this site. How far away is it? Mr. Morgan stated that the distance will be looked at in Committee and added that there should be a sidewalk connection between the restaurant site and the racetrack so that it is walkable. Mr. Poe stated that the shared parking for O'Charley's is across the street and it is dangerous in the evening. It is not well lit and people have to walk through a parking lot because there is no sidewalk. He asked the Committee to consider those issues.

Mr. Bunger asked if there is a planned restaurant for the hotel. Mr. Patel responded that the extent of the food and beverage service at the hotel will be a complimentary continental breakfast. He stated that, depending on the market, they may have a managers' reception in the evening for business guests to have drinks. He stated that the 6,000 square foot restaurant was presented to show what Tumbleweed might come in and request if they have a transaction with them.

Mr. Morgan asked if there will conference rooms that are rented out. Mr. Patel responded that they normally have a 35 – 50 person conference room and will do studies to see if they require more. He stated that any conference room additions would increase the required on-site parking. Mr. Morgan asked that the information be provided so that Staff can determine if more on-site parking is needed.


There being no further comments, the Chairman stated that the Committee Meeting for this item will be on October 11, 2006 at 5:00 PM in this room. This item will be on the Agenda for the Business Meeting on October 18, 2006 at 7:00 PM. The Chairman closed this Public Hearing at 10:03 PM.

APPROVED:



Arnold Caddell, Chairman

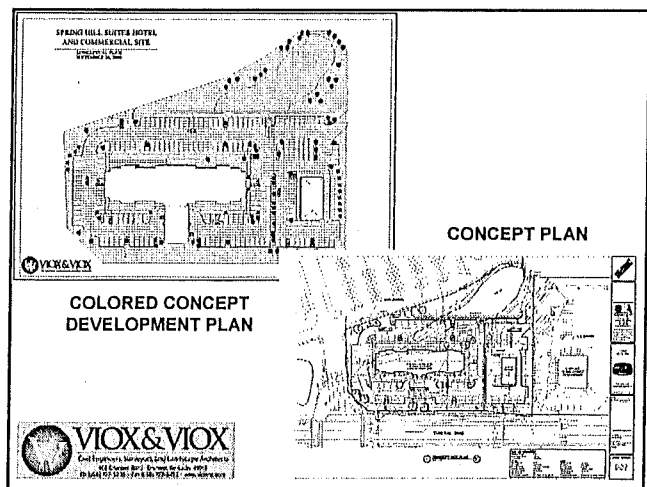
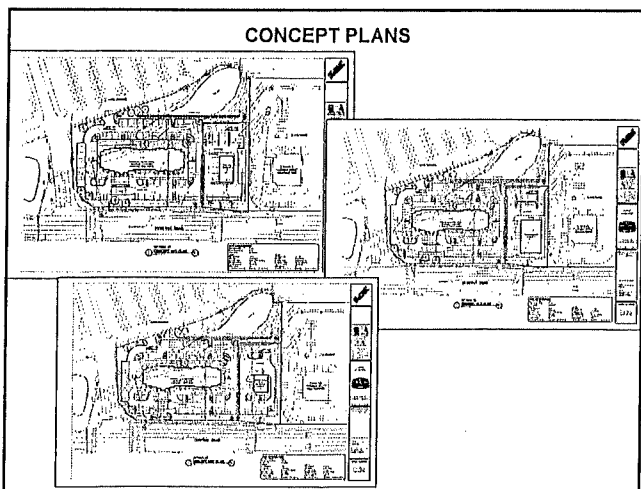
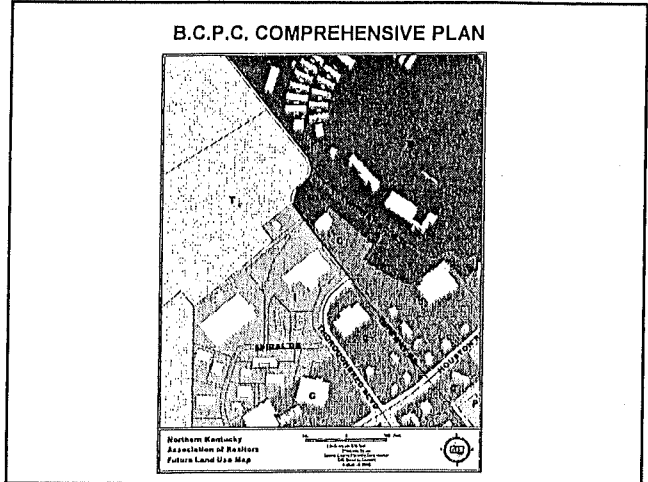
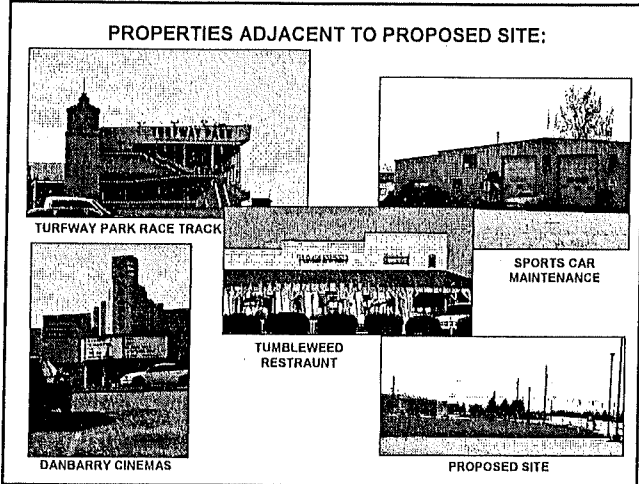
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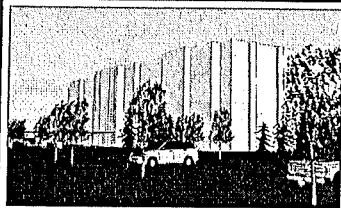


Jan Hancock, Recording Secretary

Exhibits

1. **Applicant's Power Point presentation (CD)**
2. **Hard copy of the applicant's Power Point slides and biographies of the applicant's team**





**3-D DIGITAL SITE STUDY FOR
SPRINGHILL SUITES HOTEL
SITE**

ANIMATION OF 3-D SIGHT

VIEW OF HOTEL FROM LOT #2



WILLIAM R. VIOX, P.E., P.L.S. (Principal)

Mr. Viox graduated from Louisiana Technical University with a Bachelor of Science in Civil Engineering in 1970. Bill began work as partner with Viox & Viox immediately following his graduation. Bill is responsible for the day-to-day operation of the firm and all quality control reviews performed by the office. He oversees all submittals, quantity take-offs, and professional estimates produced by Viox & Viox. His primary area of expertise is land development and public projects. Bill has been the City Engineer for Florence, Kentucky since 1980. Bill served on the Boone County Planning Commission from 1980 to 1999, and was the Chairman for 5 years. In 2000, Bill received the Northern Kentucky Home Builders Association's "Donald M. Wiedeman Award" for community service. He is a resident of Florence, Kentucky.

MEGAN V. de SOLA, AICP - Project Coordinator

Ms. de Sola graduated with a Bachelor of Public Administration from the University of Mississippi in 1994. In 2002, Megan received a Master of Community Planning from the University of Cincinnati, as well as a Certificate in Historic Preservation. While at U.C., Megan was awarded the AICP Planning Student Award. Megan began working at Viox & Viox as a high school student in 1989. She became a full-time employee in 1996 as Viox & Viox's Financial Manager. Upon receiving her degree in Planning, Megan began a new position at Viox & Viox as Director of Planning Services. In 2005, Megan became a member of the American Institute of Certified Planners (AICP). She is a member of the Kentucky Chapter of the American Planning Association (KAPA) and serves on the Professional Development Committee. She is a resident of Fort Thomas, Kentucky.

CARTER P. DICKERSON - Landscape Designer

Mr. Dickerson began work with Viox & Viox in 2004, after graduating with a Bachelor of Landscape Architecture from Mississippi State University. Carter provides landscape and streetscape design services for the firm. He has recently finished master plan designs for two city parks in Northern Kentucky, one for the City of Florence and one for the City of Erlanger. In addition, Carter prepares illustrative exhibits for public hearings, assists engineers with erosion prevention plans (BMP), and is actively involved in presentations for zone changes, site plan approvals, and board of adjustment applications. Carter is an associate member of the American Society of Landscape Architects; he serves on the Dixie Renaissance Committee, the Northern Kentucky Chamber of Commerce's Eggs and Issues Committee as well as the Environmental Issues Committee. He currently resides in Boone County, Kentucky.

JONATHAN L. BROWN, E.I. - Design Engineer

Mr. Brown began working at Viox & Viox during the summers of 2001 and 2002, while he was pursuing a Bachelor of Science in Civil Engineering from the University of Kentucky. During his time at U.K., Jonathan also completed multiple classes in organic chemistry and environmental issues. Jonathan has assisted in presentations and performed research for zone change applications across Northern Kentucky. His position at Viox & Viox also includes a balance between civil design and surveying work. His versatility makes him an integral part of our engineering team. Jonathan is actively involved with the Northern Kentucky Chamber of Commerce and the Kentucky Society of Professional Engineers. He currently resides in Hebron, Kentucky.

JAMES E. RYBOLT - Principal, SRA Architects

Mr. Rybolt received a Bachelor of Architecture from the University of Cincinnati, College of Design, Architecture, Art, and Planning. He is a registered architect in Kentucky, Ohio, and Indiana and National Council of Architectural Registration Boards (NCARB) certified. Jim was with Suhar & Associates Architects for eleven years prior to purchasing the firm in July 2004. He has experience in hotel, multi-family, housing for the elderly, apartment, townhouse, and office building design and construction.

SUBHAS PATEL - CEO, Keystone Management Group

Mr. Patel has a Bachelor degree in Accounting and Information Systems from the University of Cincinnati. He became a Certified Public Accountant in 1993. Mr. Patel has been the CEO of Keystone Management Group since 1999.

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
FIRST FLOOR FISCAL COURTROOM
BUSINESS MEETING
October 18, 2006
7:00 P.M.**

Mr. Arnold Caddell, Chairman, called the meeting to order at 7:02 PM.

COMMISSION MEMBERS PRESENT:

Mrs. Judy Arnett
Mr. Randy Barlow
Mr. Greg Breetz
Mr. Kim Bungler
Mr. Arnold Caddell, Chairman
Mr. Jim Carmichael
Mr. Richard Knock, Temporary Presiding Officer
Mr. Don McMillian
Mr. Randy Poe
Mrs. Susan Poston, Vice Chairwoman
Mr. Charlie Reynolds
Mr. Charlie Rolfsen
Mr. Bob Schwenke
Mrs. Lisa Wilson, Secretary/Treasurer

COMMISSION MEMBER NOT PRESENT:

Mrs. Janet Kegley

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin Costello, AICP, Executive Director
Ms. Jan Hancock, Secretary
Mr. Mitch Light, Assistant Zoning Administrator/ZEO
Mr. Todd Morgan, AICP, Senior Planner
Mr. Kevin Wall, AICP, CDT – Director, Zoning Services

Staff Member Todd Morgan presented the Committee Report which recommended approval of the request based on the Findings of Fact, but subject to conditions (see Committee Report). The property owner has signed the letter agreeing to the conditions.

Mr. Bill Viox stated that a condition stated in the Committee Report is different from the condition letter signed by Jerry Carroll. He stated that the first paragraph on Page 3 of the Committee Report states that "the applicant has committed to providing the following sidewalk connections: (1) between the front of the buildings and the planned sidewalks on Turfway Road, (2) between the shared landscape buffer which separates the two lots, and (3) along Turfway Park Access Road". Mr. Morgan stated that the sidewalks along Turfway Park Access Road will meet up with the Danbarry Theater site. He stated that agreement regarding sidewalks was made through the Committee process. It is in the Findings of Fact and the rationale was that it would meet the requirements of the Houston-Donaldson Study. It was not an agreed upon condition. Mr. Viox responded "that's fine".

The Chairman asked if there was anyone present who wished to make a summary statement in regard to the discussion at the Committee Meeting. There was no response.

There being no further comments, **Mrs. Arnett moved by resolution to the City of Florence that the request be approved based on the Committee Report with the conditions. Mr. Schwenke seconded the motion.** Mr. Costello stated that the property is currently in unincorporated Boone County but it is in the process of being annexed and the recommendation will be forwarded to the City of Florence. The Chairman asked for a vote on the motion made by Mrs. Arnett and **it carried unanimously.**

3. Zoning Map Amendment

The request of James Rybolt and Subhas Patel (applicants) for Kentucky Wayturf, LLC (owner) for a Zoning Map Amendment from Recreation/Planned Development (R/PD) to Commercial Two/Planned Development (C-2/PD) for an approximate 3.84 acre site located on the northeast corner of the Turfway Road/Thoroughbred Boulevard intersection and immediately to the north/west of the building at 7484 Turfway Road (Tumbleweed Restaurant), Florence, Kentucky. The request is for a zone change to allow a hotel and a commercial building.

Staff Member Todd Morgan presented the Committee Report which recommended approval of the request based on the Findings of Fact, but subject to conditions (see Committee Report).

The Chairman asked if there was anyone present who wished to make a summary statement in regard to the discussion at the Committee Meeting. There was no response.

There being no discussion, **Mrs. Arnett moved by resolution to the City of Florence that the request be approved based on the Staff and Committee Reports with the conditions. Mr. Bunger seconded the motion and it carried unanimously.**

4. **Houston-Donaldson Study Review - Donaldson Road Center II
1325-1335 Donaldson Road**

Staff Member Mitch Light presented the Committee Report which recommended that the request follow the short Houston-Donaldson Study review process based on the Findings of Fact, but subject to one condition (see Committee Report). The property owner has signed the letter agreeing to the condition.

There being no discussion, **Mr. Knock moved that the request follow the short Houston-Donaldson Study review process based on the Committee Report. Mr. Poe seconded the motion and it carried unanimously.**

5. **Technical/Design Review - Cheddar's
6935 Houston Road**

Staff Member Mitch Light presented the Committee Report. He reviewed his memorandum dated October 18, 2006, re: Cheddar's, Design Review (Signage), 6935 Houston Road - #5. He stated that the Committee recommends (1) approval of a 23.33 square foot sign located on the rear elevation along Doering Drive, and (2) approval of the *casual café* letters on the front elevation being illuminated individual channel letters. The Committee recommends (3) denial of the applicant's request that LED type lighting be permitted around the entire perimeter of the building.

Mr. Schwenke moved to approve a (1) 23.33 square foot sign located on the rear elevation along Doering Drive and (2) the *casual café* letters on the front elevation being illuminated individual channel letters, and (3) to deny the applicant's request that LED type lighting be permitted around the entire perimeter of the building, based on the Committee Report. Mr. Barlow seconded the motion.

Chairman Caddell asked if the applicant understands the motion. Mr. Phil Grier, 1125 Bridlewood, Lexington, KY responded "yes".

There being no discussion, the Chairman asked for a vote on the motion made by Mr. Schwenke **and it carried unanimously.**

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Judy Arnett, Chairwoman

DATE: October 18, 2006

RE: Request of **James Rybolt and Subhas Patel (applicants)** for **Kentucky Wayturf, LLC (owner)** for a Zoning Map Amendment from Recreation/Planned Development (R/PD) to Commercial Two/Planned Development (C-2/PD) for an approximate 3.84 acre site located on the northeast corner of the Turfway Road/Thoroughbred Boulevard intersection and immediately to the north/west of the building at 7484 Turfway Road (Tumbleweed Restaurant), Florence, Kentucky. The request is for a zone change to allow a hotel and a commercial building.

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

The Committee has concluded that the proposed Zoning Map Amendment and accompanying Concept Development Plan (exhibit 1) subject to conditions are in agreement with the Boone County Comprehensive Plan due to the following reasons:

- A. The 2005 Comprehensive Plan's 2030 Future Land Use map designates the site for Commercial uses. This designation is described as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants and services, etc. The proposed uses are consistent with the recommendations of the Comprehensive Plan and are compatible with adjacent uses such as Turfway Park Racetrack and other hotel and commercial uses in the Houston-Donaldson Study area."
- B. The proposed design and uses of the site are consistent with the overall recommendations outlined in the Houston-Donaldson Study. This includes shared access to adjoining properties (Turfway Park Racetrack and Tumbleweed Restaurant) and connections to a new sidewalk system along Turfway Road. Further the Houston-Donaldson Study recognizes that uses should serve not only the interstate traveler but also local businesses in the area. The proposed uses will accomplish this objective.
- C. The proposed uses subject to the following conditions meet the requirements of the Future Land Use Development guidelines that are stated in the Land Use Element of the Comprehensive Plan.

CONDITIONS

1. The proposed building will have a brick facade (see exhibit 1).
2. The approved Concept Development Plan will include two options for development. Option 1 will involve only the hotel use with a maximum of 119 rooms. Option 2 will involve 103 rooms and a 3,000 square foot retail or office building (see exhibit 2).
3. If Option 2 is preferred, the proposed 3,000 square foot building will be restricted to only the following uses:
 - a) Eating and drinking establishments including alcoholic beverages
 - b) Department stores, mail order houses, direct retail selling organizations of general merchandise.
 - c) Apparel stores
 - d) Photographic, stenographic and other duplicating and mailing services.
 - e) Legal services, engineering and architectural services
 - f) Security brokers, dealers and flotation services
 - g) Title abstracting services, holding and investment services
 - h) Advertising services
 - i) Business and management consulting services
 - j) Employment services
 - k) Consumer and mercantile credit reporting, adjustment and collection services
 - l) Travel arranging, transportation ticket or promotional booking agencies
 - m) Radio and television broadcasting studios excluding transmitting stations and towers
 - n) Art, music and dancing schools, libraries and museums
 - o) Medical and dental laboratory services
 - p) Medical clinics - out patient services
 - q) Business associations and professional membership organizations including civil, social and fraternal organizations
 - r) Art and craft galleries and similar exhibit space

In addition, only principally permitted office uses in the Office One (O-1) are allowed in the proposed 3,000 square foot building.

4. The maximum height of the hotel building will be 60 feet. The applicant will be required to file federal and state aviation permits as a result of the building's proximity to the airport.
5. The applicant is required to improve the existing lake in order to make it a water feature for the site.
6. The applicant will be required to meet the landscaping requirements applicable to sites located in the City of Florence. A preliminary landscaping plan has been submitted (see exhibit 2).

7. If Option #2 is selected, a shared parking and access agreement will be provided to serve both uses. Adequate parking must be provided for both uses.
8. A sidewalk will be constructed from the existing road behind the Tumbleweed restaurant across the rear portion of the lot along the existing lake to the entrance near Turfway Park. In addition, an interior sidewalk system will be constructed to connect to a future sidewalk along Turfway Road.
9. All site lighting will be directed towards the building(s) and not on the Turfway Road right-of-way.

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.

PRELIMINARY
NOT FOR CONSTRUCTION

SRA ARCHITECTS
ARCHITECTS
SARA PHELPS ASSOCIATE
ARCHITECTS
1000 W. MAIN ST. SUITE 100
CINCINNATI, OH 45202
PHONE: 513.524.1234
FAX: 513.524.1235
EMAIL: info@sraarchitects.com

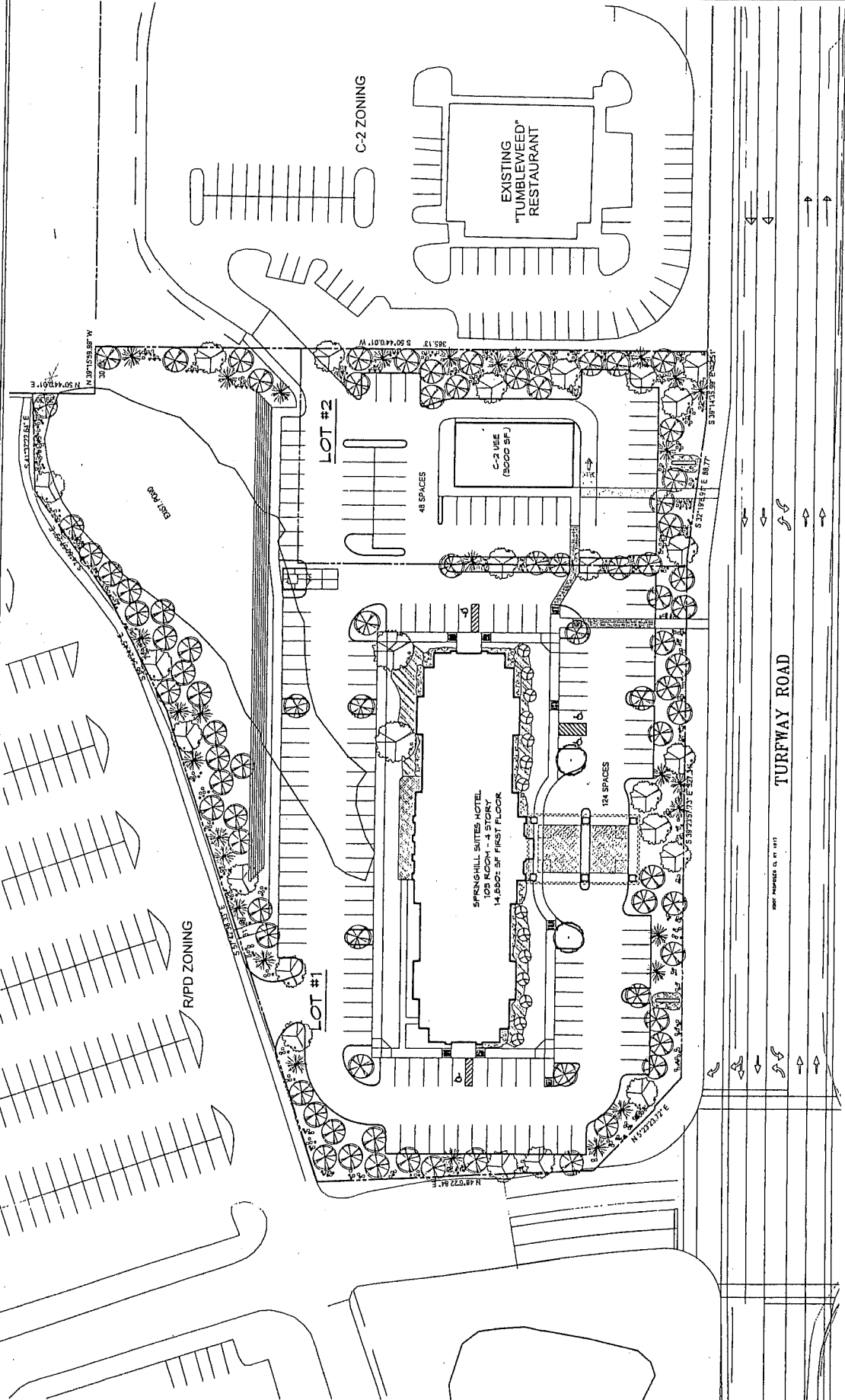
A NEW HOTEL FOR:
SPRINGHILL SUITES
A HILTI COMPANY

TURFWAY PARK
FLORENCE, KENTUCKY
PROJECT NO.: 08033
ISSUE: 10/1/2008 JH

* INDICATES 1/4" = 1' SCA.
FILE NAME: 020008.dwg
SHEET TITLE: CONCEPT SITE PLAN

SHEET NUMBER
DD8
REDUCED PRINT
HALF SIZE

EXHIBIT 2



SITE INFORMATION

EXISTING ZONING:	C-2 / PD	LOT #2	C-2 USES
TOTAL AREA:	3.34 ACRES	PROPOSED USE:	HOTEL
PROPOSED USE:	HOTEL	BUILDING AREA:	59,200 SF (4 STORIES)
SITE AREA:	3,093 ACRES	PARKING SPACES:	324 SPACES
BUILDING AREA:	59,200 SF (4 STORIES)	GREEN SPACE:	47%
PARKING SPACES:	324 SPACES	LOT DENSITY (18,000SF):	59,200 MAX. - \$3,529 ACTUAL
GREEN SPACE:	47%	LOT DENSITY (18,000SF):	15,348 MAX. - 6,768 MAX. ACTUAL

⊕ CONCEPT SITE PLAN
SCALE: 1" = 30'

Public Hearing Item No. 3:

Commission Members Present: Mrs. Arnett, Mr. Breetz, Mr. Bungler, Mr. Caddell - Chairman, Mr. Carmichael, Mr. McMillian, Mr. Poe, Mr. Rolfsen, and Mrs. Wilson - Secretary/Treasurer.

Staff Members Present: Mr. Kevin Costello, AICP, Executive Director; Ms. Jan Hancock, Secretary; and Mr. Todd Morgan, AICP, Senior Planner.

Legal Counsel Present: Mr. Dale Wilson

3. **Applicant:** **James Rybolt and Subhas Patel for
Kentucky Wayturf, LLC (owner)**

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Ms. Megan deSola, a planner with Viox & Viox, introduced the applicant's team: Jonathan Brown, Engineer with Viox & Viox; Bill Viox; James Rybolt; and Subhas Patel with Keystone Management Group. She stated that the proposal is for a four-story *Springhill Suites by Marriott* on the vacant lot directly northwest of Tumbleweed Restaurant. The proposal is in compliance with the Future Land Use Map which indicates the site for commercial use. Keystone Management Group is a Cincinnati based hotel management and development company that manages hotel brands including Country Inn and Suites by Carlson, Comfort Suites, and Comfort Inn by Choice. They developed Country Inn and Suites on KY 20 next to the Marriott. Reviewing the applicant's Power Point presentation (a CD copy was submitted) she indicated a hotel similar to the proposed hotel, except that the proposed hotel will have a brick façade. She submitted a hard

copy of the applicant's Power Point slides and biographies of the applicant's team (see Exhibit 2).

Mr. Jonathan Brown reviewed the Power Point slide in regard to the road connection discussed in Public Hearing Item #2. He noted that the surrounding areas and adjoining properties are essentially the same as those in Public Hearing Item #2. He stated that the hotel use is compatible with the adjoining properties and will provide lodging for people going to the racetrack. The Tumbleweed Restaurant will provide eating facilities for people staying at the hotel. He stated that the Future Land Use Map calls for the area to be commercial. The request is in compliance with the Comprehensive Plan. He presented the Concept Plan. He stated that Staff noted three alternatives: (1) A 6,000 square foot building with limited parking for a restaurant. There have been discussions that the small lot could be sold to Tumbleweed to build their new prototype restaurant. He noted that if it was a stand-alone restaurant, there would be cross parking. (2) A restaurant with a drive-through, and (3) a bank with a drive-through. He stated that it is a speculative commercial use. The fall-back option would be to add a couple of rooms to the hotel. He stated that they are limited on the square footage by the intensity requirements. They plan to add a small fountain to the lake and turn it into a feature. The fountain will help to aerate it and deal with the existing algae problem. He stated that the Staff Report states that the height of the hotel will be 55 feet, but the maximum height is 60 feet. He stated that there will not be any curb cuts on Turfway Road. Access is through the Tumbleweed site and the Turfway access easement. The location of that curb cut is dictated by an agreement between the property owner and the racetrack when the property was sold. He stated that the proposal is in compliance with the Comprehensive Plan and compliments the existing surrounding uses. He stated that they plan to build the hotel 90% brick as opposed to the prototype elevations that were presented.

This concluded the applicant's presentation.

The Chairman noted that there was no one else present in the audience and asked if there were any comments or questions from the Commissioners.

Mrs. Wilson asked the applicant to bring information to the Committee Meeting regarding the sign. The Committee would like to look at where they anticipate placing the monument signage.

Mr. Breetz questioned the proposed height of the building. Mr. Brown responded that it is between 55 and 60 feet and he believes it is 58 feet tall. Mr. Breetz questioned the height of the grandstand at the racetrack. Mr. Brown will bring that information to the Committee Meeting. Mr. Breetz commented that information about the height of the grandstand would help to put the building in perspective.

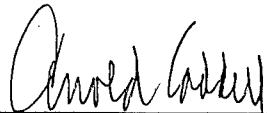
Mr. Poe asked the Committee to take a hard look at the shared parking arrangement in relation to the standards the Planning Commission has recently discussed for restaurants with shared parking. Mr. Costello stated that Staff will look at the agreements with the racetrack. There is a lot of parking at the racetrack. Chairman Caddell questioned the proximity of the potential shared parking at the racetrack to this site. How far away is it? Mr. Morgan stated that the distance will be looked at in Committee and added that there should be a sidewalk connection between the restaurant site and the racetrack so that it is walkable. Mr. Poe stated that the shared parking for O'Charley's is across the street and it is dangerous in the evening. It is not well lit and people have to walk through a parking lot because there is no sidewalk. He asked the Committee to consider those issues.

Mr. Bunger asked if there is a planned restaurant for the hotel. Mr. Patel responded that the extent of the food and beverage service at the hotel will be a complimentary continental breakfast. He stated that, depending on the market, they may have a managers' reception in the evening for business guests to have drinks. He stated that the 6,000 square foot restaurant was presented to show what Tumbleweed might come in and request if they have a transaction with them.

Mr. Morgan asked if there will conference rooms that are rented out. Mr. Patel responded that they normally have a 35 – 50 person conference room and will do studies to see if they require more. He stated that any conference room additions would increase the required on-site parking. Mr. Morgan asked that the information be provided so that Staff can determine if more on-site parking is needed.

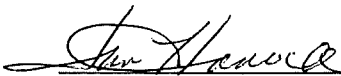
There being no further comments, the Chairman stated that the Committee Meeting for this item will be on October 11, 2006 at 5:00 PM in this room. This item will be on the Agenda for the Business Meeting on October 18, 2006 at 7:00 PM. The Chairman closed this Public Hearing at 10:03 PM.

APPROVED:



Arnold Caddell, Chairman

Attest:



Jan Hancock, Recording Secretary

Exhibits

- 1. Applicant's Power Point presentation (CD)**
- 2. Hard copy of the applicant's Power Point slides and biographies of the applicant's team**

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Judy Arnett, Chairwoman

DATE: October 11, 2006

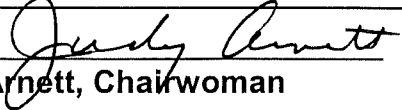
RE: Request of **James Rybolt and Subhas Patel (applicants)** for **Kentucky Wayturf, LLC (owner)** for a Zoning Map Amendment from Recreation/Planned Development (R/PD) to Commercial Two/Planned Development (C-2/PD) for an approximate 3.84 acre site located on the northeast corner of the Turfway Road/Thoroughbred Boulevard intersection and immediately to the north/west of the building at 7484 Turfway Road (Tumbleweed Restaurant), Florence, Kentucky. The request is for a zone change to allow a hotel and a commercial building.

REMARKS:

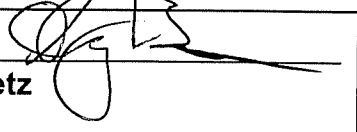
We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

Rybolt/Patel/Kentucky Wayturf

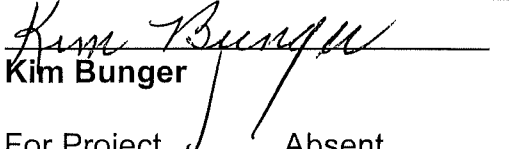
October 11, 2006


Judy Arnett, Chairwoman

For Project Absent
 Against Project
 Abstain Deferred


Greg Breetz

For Project Absent
 Against Project
 Abstain Deferred


Kim Bunger

For Project Absent
 Against Project
 Abstain Deferred

Janet Kegley

For Project Absent
 Against Project
 Abstain Deferred

Susan Poston

For Project Absent
 Against Project
 Abstain Deferred

Jim Carmichael (Alternate)

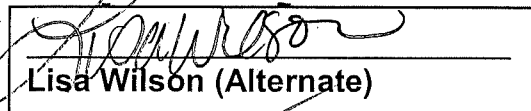
For Project Absent
 Against Project
 Abstain Deferred

Charlie Reynolds (Alternate)

For Project Absent
 Against Project
 Abstain Deferred

Bob Schwenke (Alternate)

For Project Absent
 Against Project
 Abstain Deferred


Lisa Wilson (Alternate)

For Project Absent
 Against Project
 Abstain Deferred

TOTAL: DEFERRED 4 FOR PROJECT 1 ABSENT
 AGAINST PROJECT ABSTAIN

SUPPORTING INFORMATION



BOONE COUNTY PLANNING COMMISSION

www.boonecountyky.org/pc
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

October 12, 2006

Mr. James Rybolt
SRA Architects
6507 Stewart Road
Cincinnati, OH 45236

RE: Request of **James Rybolt and Subhas Patel (applicants)** for **Kentucky Wayturf, LLC (owner)** for a Zoning Map Amendment from Recreation/Planned Development (R/PD) to Commercial Two/Planned Development (C-2/PD) for an approximate 3.84 acre site located on the northeast corner of the Turfway Road/Thoroughbred Boulevard intersection and immediately to the north/west of the building at 7484 Turfway Road (Tumbleweed Restaurant), Florence, Kentucky. The request is for a zone change to allow a hotel and a commercial building.

Dear Mr. Rybolt and Mr. Patel:

The following represents the conditions of approval for the above referenced application as recommended by the Planning Commission's Zone Change Committee at their October 11, 2006 meeting. If you, as the applicant, agree with these conditions, please indicate by providing the signature of the property owner, as well as your own in the spaces provided at the end of this letter, and return the original letter to the Planning Commissions office by Tuesday, October 17, 2006.

Conditions:

1. The proposed building will have a brick facade (see exhibit 1).
2. The approved Concept Development Plan will include two options for development. Option 1 will involve only the hotel use with a maximum of 119 rooms. Option 2 will involve 103 rooms and a 3,000 square foot retail or office building (see exhibit 2).
3. If Option 2 is preferred, the proposed 3,000 square foot building will be restricted to only the following uses:

Mr. James Rybolt
SRA Architects
October 12, 2006
Page 2

- a) Eating and drinking establishments including alcoholic beverages
- b) Department stores, mail order houses, direct retail selling organizations of general merchandise.
- c) Apparel stores
- d) Photographic, stenographic and other duplicating and mailing services.
- e) Legal services, engineering and architectural services
- f) Security brokers, dealers and flotation services
- g) Title abstracting services, holding and investment services
- h) Advertising services
- l) Business and management consulting services
- j) Employment services
- k) Consumer and mercantile credit reporting, adjustment and collection services
- l) Travel arranging, transportation ticket or promotional booking agencies
- m) Radio and television broadcasting studios excluding transmitting stations and towers
- n) Art, music and dancing schools, libraries and museums
- o) Medical and dental laboratory services
- p) Medical clinics - out patient services
- q) Business associations and professional membership organizations including civil, social and fraternal organizations
- r) Art and craft galleries and similar exhibit space


In addition, only principally permitted office uses in the Office One (O-1) are allowed in the proposed 3,000 square foot building.

- 4. The maximum height of the hotel building will be 60 feet. The applicant will be required to file federal and state aviation permits as a result of the building's proximity to the ~~applicant~~ **AIRPORT**.
- 5. The applicant is required to improve the existing lake in order to make it a water feature for the site.
- 6. The applicant will be required to meet the landscaping requirements applicable to sites located in the City of Florence. A preliminary landscaping plan has been submitted (see exhibit 2).
- 7. If Option #2 is selected, a shared parking and access agreement will be provided to serve both uses. Adequate parking must be provided for both uses.

Mr. James Rybolt
SRA Architects
October 12, 2006
Page 3

8. A sidewalk will be constructed from the existing road behind the Tumbleweed restaurant across the rear portion of the lot along the existing lake to the entrance near Turfway Park. In addition, an interior sidewalk system will be constructed to connect to a future sidewalk along Turfway Road.
9. All site lighting will be directed towards the building(s) and not on the Turfway Road right-of-way.

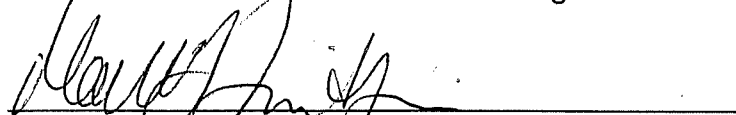
Sincerely,


Kevin P. Costello, AICP
Executive Director

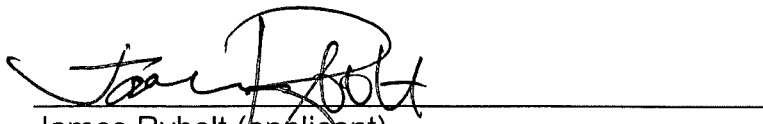
KPC/pr

Agreement


We, the property owner and Applicants, do hereby agree to the recommended conditions of approval stated above for a Zoning Map Amendment from Recreation/Planned Development (R/PD) to Commercial Two/Planned Development (C-2/PD) for a 3.84 acre site located off Turfway Road, Florence, Kentucky. The request is for a zone change to allow a hotel and a commercial building.


Mark Simendinger, President (owner)
Kentucky Wayturf, LLO

10/18/06
Date


James Rybolt (applicant)

10/18/2006
Date


Subhas Patel (applicant)

10-18-06
Date

PRELIMINARY
NOT FOR CONSTRUCTION

SRA
ARCHITECTS
SHIRAZ REHILL ASSOCIATES
652 KENNETH ROAD
DOWNSIDE, OHIO 45405-1410
PH: 754.233.4353
FAX: 754.233.4353
EMAIL: info@sraarchitects.com

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A NEW
HOTEL FOR:



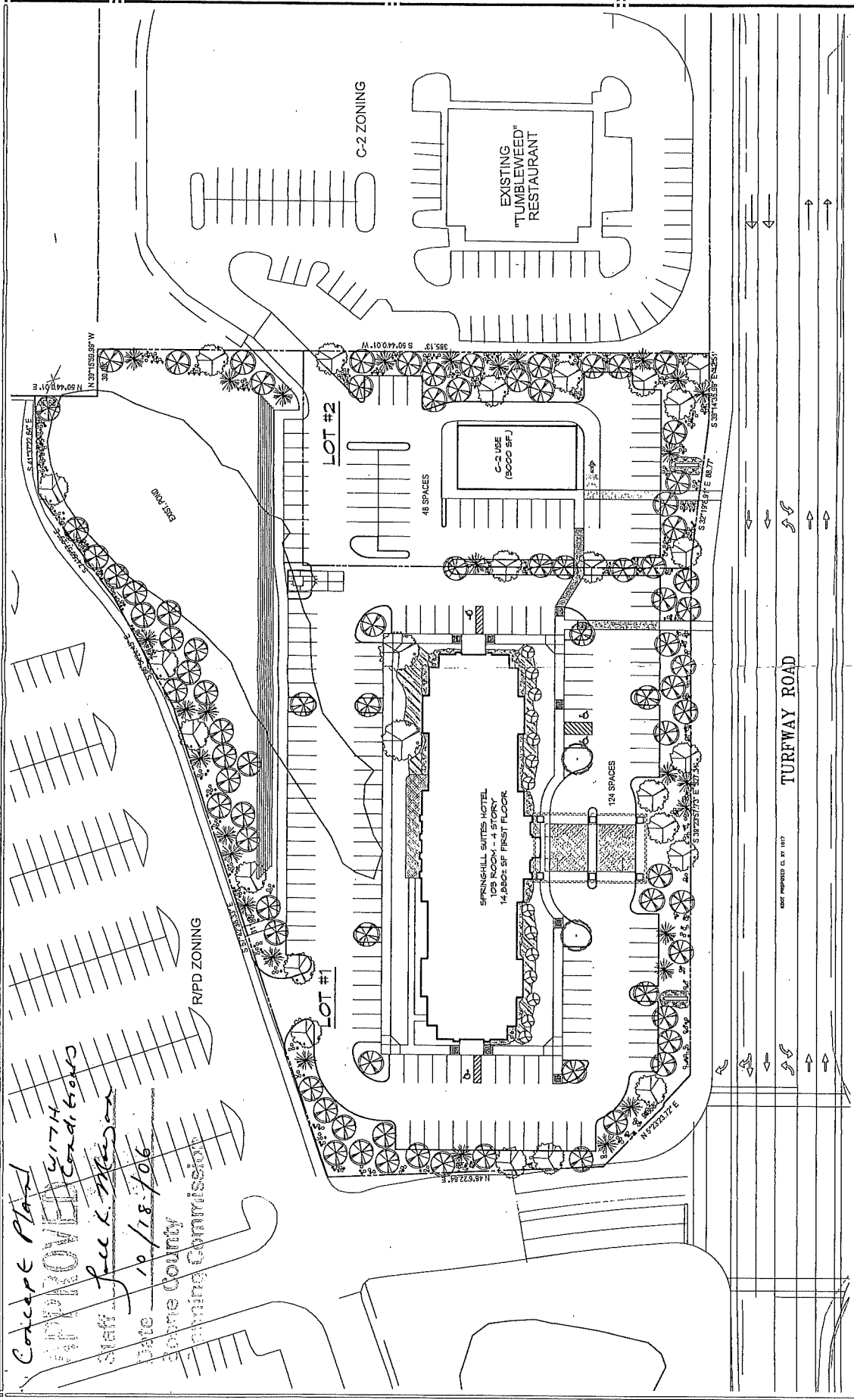
TURFWAY PARK
FLORENCE, KENTUCKY

PROJECT NO.: 06023

ISSUE:
REVISED 06/07

* INDICATES 1:100 SCALE ONLY
FILE NAME:
SIZING
SHEET TITLE:
CONCEPT SITE
PLAN

SHEET NUMBER
DD8
REDUCED PRINT



Concept Plan
APPROVED WITH CONDITIONS
Staff: *Lee & Mc...*
Date: *10/18/06*
Boone County Planning Commission

SITE INFORMATION

EXISTING ZONING:	R/DP
PROPOSED ZONING:	C-2
TOTAL AREA:	3.34 ACRES
LOT #1:	1.77 ACRES
LOT #2:	1.57 ACRES
PROPOSED USE:	HOTEL
BUILDING AREA:	28,600 SF (4 STORIES)
BUILDING HEIGHT:	18'-0" (1 STORY)
PARKING SPACES:	172 SPACES

CONCEPT SITE PLAN
SCALE: 1" = 30'

TURFWAY ROAD

PRELIMINARY
NOT FOR CONSTRUCTION

SRA
ARCHITECTS
300 SOUTH MAIN STREET
FLORENCE, KY 40301
859.227.1100
WWW.SRAARCHITECTS.COM

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A NEW
HOTEL FOR:

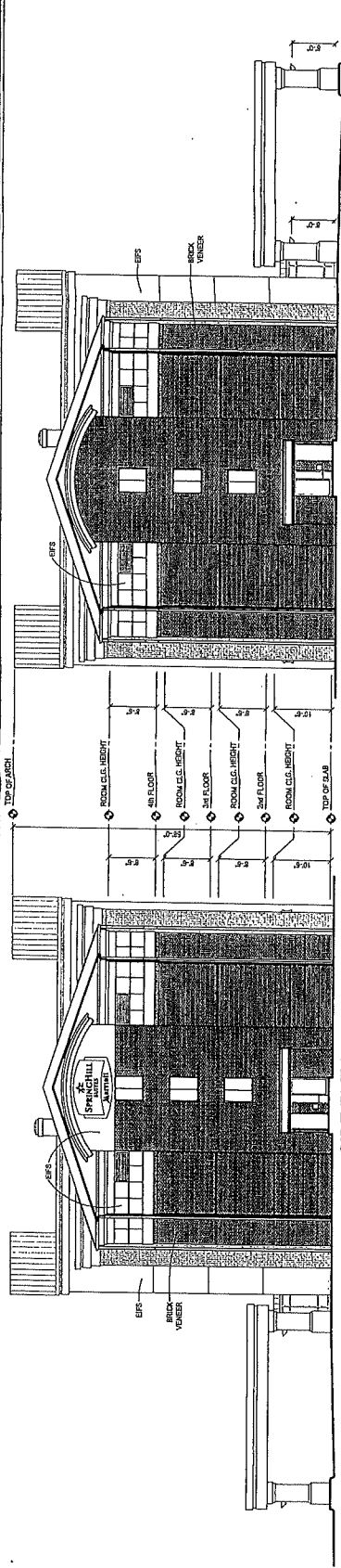


TURFWAY PARK
FLORENCE, KENTUCKY
PROJECT NO.: 06022

ISSUE: _____
DATE: _____
DRAWN BY: _____
CHECKED BY: _____

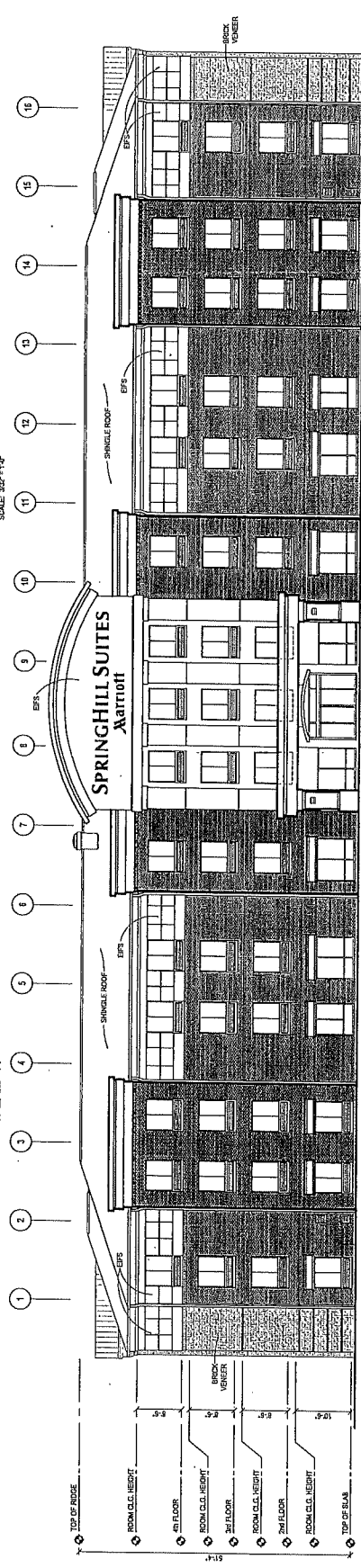
* INDICATES 1/4" SCALE ONLY
FILE NAME: EC03DD1.dwg
SHEET TITLE: BUILDING ELEVATIONS

SHEET NUMBER
DD1
REDUCED PRINT
JAN 15 2007

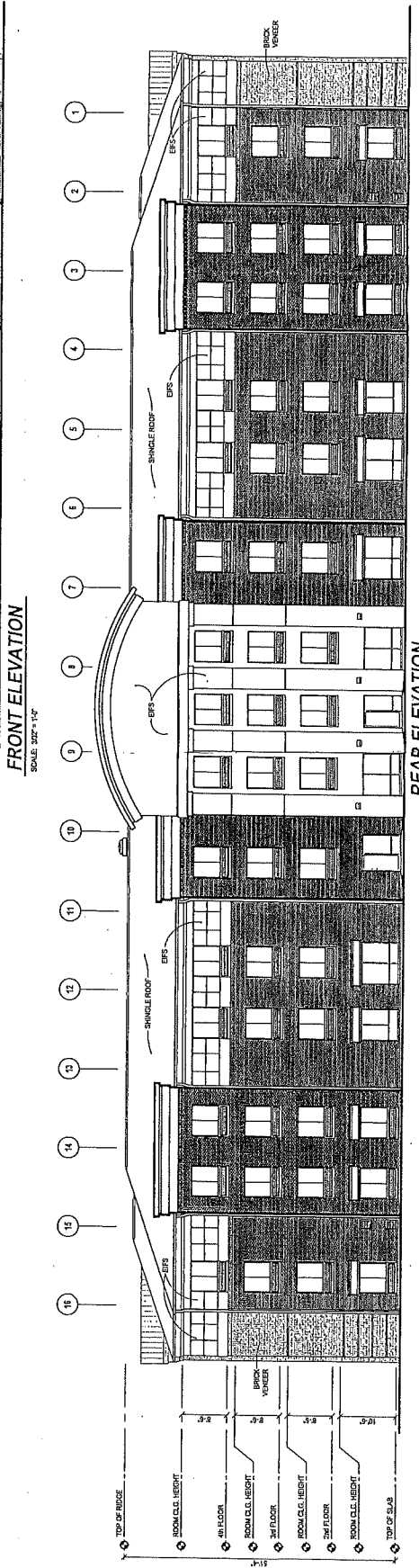


SIDE ELEVATION
SCALE: 3/32" = 1'-0"

SIDE ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects

466 Erlanger Road
Erlanger, Kentucky 41018

Tel: 859.727.3293
Fax: 859.727.8452
www.vioxinc.com

DESCRIPTION OF 3.93+- ACRES TO BE REZONED FROM R/PD TO C-2/PD

Located in Boone County, City of Florence, Commonwealth of Kentucky, on the northeasterly side of Turfway Road (Kentucky Highway 1017) approximately 250 feet northwest of Hansel Drive and is more particular described as follows:

Beginning at the most westerly corner of Lot 6 of Saratoga Square Subdivision, Section Two, in the northeasterly right-of-way line of Turfway Road; thence with said right-of-way line N 38-47-46 W, 451.12 feet to a point; thence leaving said right-of-way line N 05-50-14 E, 91.68 feet to a point; thence N 48-33-13 E, 174.22 feet to a point; thence S 57-15-48 E, 311.97 feet to a point; thence S 66-27-34 E, 79.19 feet to a point; thence S 74-24-07 E, 82.17 feet to a point; thence S 51-10-50 W, 39.30 feet to a point; thence S 38-49-10 E, 30.00 feet to a point; thence S 51-10-50 W, 385.13 feet to the point of beginning containing 3.93 acres and being subject to all right-of-ways and easements of record.

TURFWAY PARK, LLC
733/5

3.93 ACRES
ASSOCIATION PARCEL TWO
SCHEDULE B-3

N48°33'13"E
174.22'

R/PD

S57°15'48"E
311.97'

R/PD

S66°27'34"E
79.19'

S74°24'07"E
82.17'

R/PD
C-2/PD

S 41°10'33" E
61.45'

S 38°49'10" E
30.00'

S 51°10'50" W
39.30'

DAYTON HUDSON CORP
705/26

N05°50'14"E
91.68'

N38°47'46"W
451.12'

D.B. 439, PG. 285

S51°10'50"W
385.13'

C-2/PD

C-2/PD

SR 1017
TURFWAY ROAD

6

SARATOGA SQUARE
SECTION TWO

TW REAL ESTATE
846/611



ORDINANCE NO. O-30-06

AN ORDINANCE ADOPTING AND APPROVING A ZONING MAP AMENDMENT FOR AN APPROXIMATE 3.84 ACRE SITE GENERALLY LOCATED ON THE NORTHEAST CORNER OF THE TURFWAY ROAD/THOROUGHbred BOULEVARD INTERSECTION AND IMMEDIATELY TO THE NORTH/WEST OF THE BUILDING AT 7484 TURFWAY ROAD (TUMBLEWEED RESTAURANT), FLORENCE, KENTUCKY, TO REZONE THIS SITE FROM RECREATION/PLANNED DEVELOPMENT (R/PD) TO COMMERCIAL TWO/PLANNED DEVELOPMENT (C-2/PD) TO ALLOW A HOTEL AND A COMMERCIAL BUILDING. (WAYTURF, LLC PROPERTY)

WHEREAS, the City of Florence, Kentucky, is a member of the county-wide planning unit with a county-wide planning commission known as the Boone County Planning Commission, and

WHEREAS, the Boone County Planning Commission by Resolution No. R-06-026-A recommended approval, with conditions, of a zoning map amendment, such amendment being a zone change to allow a hotel and a commercial building, and

WHEREAS, the recommendation for approval by the Boone County Planning Commission is based upon certain findings and conditions attached to the Commission's Resolution, all of which have been reviewed by the City Council for the City of Florence, Kentucky.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

SECTION I

That the request of James Rybolt and Subhas Patel (Applicants) for Kentucky Wayturf, LLC (Owner), for a zoning map amendment, said amendment being a zone change from Recreation/Planned Development (R/PD) to Commercial Two/Planned Development (C-2/PD) for an approximate 3.84 site generally located on the northeast corner of the Turfway Road/Thoroughbred Boulevard intersection and immediately to the north/west of the building at 7484 Turfway Road (Tumbleweed Restaurant), Florence, Kentucky, shall be and is hereby approved, subject to agreed conditions for this site, this zone change being to allow a hotel and a commercial building. The zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be designated to reflect the approval of this zoning map amendment for this subject property.

SECTION II

The approval of this zoning map amendment is granted subject to the conditions, terms and provisions of the Boone County Planning Commission recommendation, including its Committee Report, made a part of that recommendation, and all provisions comprising the development plan herein, a copy of that recommendation and Committee Report of the Boone County Planning Commission being attached, marked Exhibit "A" and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-06-026-A of the Boone County Planning Commission, including the exhibits referenced to that Resolution.

SECTION III

In addition to those conditions set forth in the recommendation of the Boone County Planning Commission, this approval of the City of Florence, Kentucky, through its City Council shall be and is hereby subject to those additional conditions that have been agreed to in writing by the property owner/applicant as shown on Exhibit "B", a copy of which is attached and incorporated herein by reference as if fully set out.

SECTION IV

This approval is granted based on the Findings of Fact made by the Boone County Planning Commission and contained within its recommendation that is attached and part of the Commission's Resolution No. R-06-026-A, marked as Exhibit "A", and attached hereto.

SECTION V

If the approval for this zoning map amendment shall be held invalid, in whole or in part, by any Court of proper jurisdiction, that invalidity shall not affect the validity of any of the other zoning regulations, zoning map, comprehensive plan, or other portions, provisions or terms of the approved concept development plan for this property as they are severable from this Ordinance and are intended to have full force and effect regardless of any invalidity relating to this particular Ordinance.

SECTION VI

Publication of this Ordinance is hereby authorized to be by summary publication in accordance with Kentucky law.

PASSED AND APPROVED ON FIRST READING THIS 12th DAY OF December, 2006.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 14th DAY OF December, 2006.

APPROVED:

Deane E. White
MAYOR

ATTEST:

[Signature]
CITY CLERK

EXHIBIT

“ A ”

RESOLUTION R-06-026-A

A RESOLUTION OF THE BOONE COUNTY PLANNING COMMISSION RECOMMENDING APPROVAL, WITH CONDITIONS, FOR A REQUEST OF JAMES RYBOLT AND SUBHAS PATEL (APPLICANTS) FOR KENTUCKY WAYTURF, LLC (OWNER) FOR A ZONING MAP AMENDMENT, SUCH ZONING MAP AMENDMENT BEING A ZONE CHANGE FROM RECREATION/PLANNED DEVELOPMENT (R/PD) TO COMMERCIAL TWO/PLANNED DEVELOPMENT (C-2/PD) FOR AN APPROXIMATE 3.84 ACRE SITE GENERALLY LOCATED ON THE NORTHEAST CORNER OF THE TURFWAY ROAD/THOROUGHbred BOULEVARD INTERSECTION AND IMMEDIATELY TO THE NORTH/WEST OF THE BUILDING AT 7484 TURFWAY ROAD (TUMBLEWEED RESTAURANT), FLORENCE, KENTUCKY, AND PROVIDING THE RECOMMENDATION BE FORWARDED TO THE CITY OF FLORENCE, KENTUCKY.

WHEREAS, the Boone County Planning Commission received a request for a Zoning Map Amendment to the Boone County Zoning Map and such Zoning Map Amendment being a zone change from Recreation/Planned Development (R/PD) to Commercial Two/Planned Development (C-2/PD) for an approximate 3.84 acre site generally located on the northeast corner of the Turfway Road/Thoroughbred Boulevard intersection and immediately to the north/west of the building at 7484 Turfway Road (Tumbleweed Restaurant), Florence, Kentucky, which is more particularly described below; and,

WHEREAS, the Boone County Planning Commission as the planning unit for the City of Florence, Kentucky, was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made findings recommending approval, with conditions, for the Zoning Map Amendment.

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

SECTION I

That the request for a Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby recommended for approval, with conditions, this Zoning Map Amendment being a zone change from Recreation/Planned Development (R/PD) to Commercial Two/Planned Development (C-2/PD) for an approximate 3.84 acre site generally located at on the northeast corner of the Turfway Road/Thoroughbred Boulevard intersection and immediately to the north/west of the building at 7484 Turfway Road (Tumbleweed Restaurant), Florence, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in a Recreation/Planned Development (R/PD) zone is more particularly described in DEED BOOKS 439 & 344, PAGE NOS. 285 & 11 (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 for a Zoning Map Amendment request are the 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."

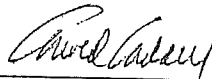
The Committee recommended approval for this request based on the findings of fact and conditions as set forth in the Committee Report and the Boone County Planning Commission Business Meeting minutes and marked as "Exhibit B."

SECTION III

That a copy of this Resolution recommending approval for a Zoning Map Amendment for a zone change from Recreation/Planned Development (R/PD) to Commercial Two/Planned Development (C-2/PD) for an approximate 3.84 acre site generally located on the northeast corner of the Turfway Road/Thoroughbred Boulevard intersection and immediately to the north/west of the building at 7484 Turfway Road (Tumbleweed Restaurant), Florence, Kentucky, shall be forwarded to the City of Florence, Kentucky, having jurisdiction over the property for its action on the recommendation of the Boone County Planning Commission.

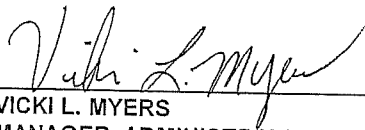
PASSED AND APPROVED ON THIS 1ST DAY OF NOVEMBER, 2006.

APPROVED:



ARNOLD CADDELL
CHAIRMAN

ATTEST:



VICKI L. MYERS
MANAGER, ADMINISTRATIVE SERVICES

AC:vlm

Public Hearing Item No. 3:

Commission Members Present: Mrs. Arnett, Mr. Breetz, Mr. Bunger, Mr. Caddell - Chairman, Mr. Carmichael, Mr. McMillian, Mr. Poe, Mr. Rolfsen, and Mrs. Wilson - Secretary/Treasurer.

Staff Members Present: Mr. Kevin Costello, AICP, Executive Director; Ms. Jan Hancock, Secretary; and Mr. Todd Morgan, AICP, Senior Planner.

Legal Counsel Present: Mr. Dale Wilson

3. Applicant: James Rybolt and Subhas Patel for Kentucky Wayturf, LLC (owner)

Request: Zoning Map Amendment

The request of James Rybolt and Subhas Patel (applicants) for Kentucky Wayturf, LLC (owner) for a Zoning Map Amendment from Recreation/Planned Development (R/PD) to Commercial Two/Planned Development (C-2/PD) for an approximate 3.84 acre site located on the northeast corner of the Turfway Road/Thoroughbred Boulevard intersection and immediately to the north/west of the building at 7484 Turfway Road (Tumbleweed Restaurant), Florence, Kentucky. The request is for a zone change to allow a hotel and a commercial building.

Staff Member Todd Morgan presented the Staff Report which included a Power Point presentation (see Staff Report).

The Chairman asked for the applicant's presentation.

Ms. Megan deSola, a planner with Viox & Viox, introduced the applicant's team: Jonathan Brown, Engineer with Viox & Viox; Bill Viox; James Rybolt; and Subhas Patel with Keystone Management Group. She stated that the proposal is for a four-story *Springhill Suites by Marriott* on the vacant lot directly northwest of Tumbleweed Restaurant. The proposal is in compliance with the Future Land Use Map which indicates the site for commercial use. Keystone Management Group is a Cincinnati based hotel management and development company that manages hotel brands including Country Inn and Suites by Carlson, Comfort Suites, and Comfort Inn by Choice. They developed Country Inn and Suites on KY 20 next to the Marriott. Reviewing the applicant's Power Point presentation (a CD copy was submitted) she indicated a hotel similar to the proposed hotel, except that the proposed hotel will have a brick façade. She submitted a hard

copy of the applicant's Power Point slides and biographies of the applicant's team (see Exhibit 2).

Mr. Jonathan Brown reviewed the Power Point slide in regard to the road connection discussed in Public Hearing Item #2. He noted that the surrounding areas and adjoining properties are essentially the same as those in Public Hearing Item #2. He stated that the hotel use is compatible with the adjoining properties and will provide lodging for people going to the racetrack. The Tumbleweed Restaurant will provide eating facilities for people staying at the hotel. He stated that the Future Land Use Map calls for the area to be commercial. The request is in compliance with the Comprehensive Plan. He presented the Concept Plan. He stated that Staff noted three alternatives: (1) A 6,000 square foot building with limited parking for a restaurant. There have been discussions that the small lot could be sold to Tumbleweed to build their new prototype restaurant. He noted that if it was a stand-alone restaurant, there would be cross parking. (2) A restaurant with a drive-through, and (3) a bank with a drive-through. He stated that it is a speculative commercial use. The fall-back option would be to add a couple of rooms to the hotel. He stated that they are limited on the square footage by the intensity requirements. They plan to add a small fountain to the lake and turn it into a feature. The fountain will help to aerate it and deal with the existing algae problem. He stated that the Staff Report states that the height of the hotel will be 55 feet, but the maximum height is 60 feet. He stated that there will not be any curb cuts on Turfway Road. Access is through the Tumbleweed site and the Turfway access easement. The location of that curb cut is dictated by an agreement between the property owner and the racetrack when the property was sold. He stated that the proposal is in compliance with the Comprehensive Plan and compliments the existing surrounding uses. He stated that they plan to build the hotel 90% brick as opposed to the prototype elevations that were presented.

This concluded the applicant's presentation.

The Chairman noted that there was no one else present in the audience and asked if there were any comments or questions from the Commissioners.

Mrs. Wilson asked the applicant to bring information to the Committee Meeting regarding the sign. The Committee would like to look at where they anticipate placing the monument signage.

Mr. Breetz questioned the proposed height of the building. Mr. Brown responded that it is between 55 and 60 feet and he believes it is 58 feet tall. Mr. Breetz questioned the height of the grandstand at the racetrack. Mr. Brown will bring that information to the Committee Meeting. Mr. Breetz commented that information about the height of the grandstand would help to put the building in perspective.

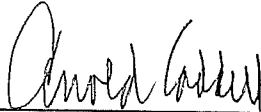
Mr. Poe asked the Committee to take a hard look at the shared parking arrangement in relation to the standards the Planning Commission has recently discussed for restaurants with shared parking. Mr. Costello stated that Staff will look at the agreements with the racetrack. There is a lot of parking at the racetrack. Chairman Caddell questioned the proximity of the potential shared parking at the racetrack to this site. How far away is it? Mr. Morgan stated that the distance will be looked at in Committee and added that there should be a sidewalk connection between the restaurant site and the racetrack so that it is walkable. Mr. Poe stated that the shared parking for O'Charley's is across the street and it is dangerous in the evening. It is not well lit and people have to walk through a parking lot because there is no sidewalk. He asked the Committee to consider those issues.

Mr. Bunger asked if there is a planned restaurant for the hotel. Mr. Patel responded that the extent of the food and beverage service at the hotel will be a complimentary continental breakfast. He stated that, depending on the market, they may have a managers' reception in the evening for business guests to have drinks. He stated that the 6,000 square foot restaurant was presented to show what Tumbleweed might come in and request if they have a transaction with them.

Mr. Morgan asked if there will conference rooms that are rented out. Mr. Patel responded that they normally have a 35 – 50 person conference room and will do studies to see if they require more. He stated that any conference room additions would increase the required on-site parking. Mr. Morgan asked that the information be provided so that Staff can determine if more on-site parking is needed.


There being no further comments, the Chairman stated that the Committee Meeting for this item will be on October 11, 2006 at 5:00 PM in this room. This item will be on the Agenda for the Business Meeting on October 18, 2006 at 7:00 PM. The Chairman closed this Public Hearing at 10:03 PM.

APPROVED:



Arnold Caddell, Chairman

Attest:



Jan Hancock, Recording Secretary

Exhibits

1. Applicant's Power Point presentation (CD)
2. Hard copy of the applicant's Power Point slides and biographies of the applicant's team




SPRINGHILL SUITES HOTEL AND COMMERCIAL SITE

FLORENCE, KENTUCKY

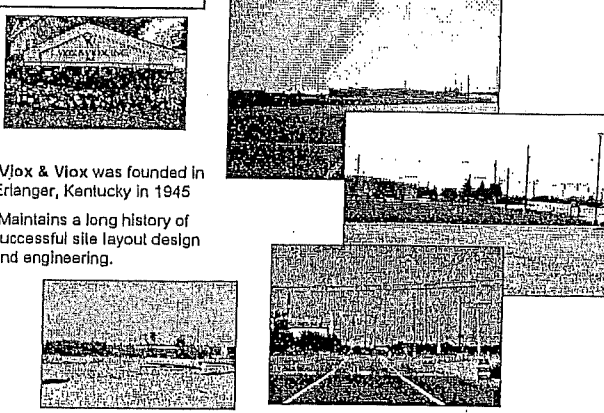
Civil Engineers: Viox & Viox
466 Erlanger Road
Erlanger, KY 41018

Developer: Keystone Hotel Group, LLC.
9011 Fields Ertel RD, Ste 301
Cincinnati, OH 45249


September 20, 2006




PICTURES OF PROPOSED SITE:



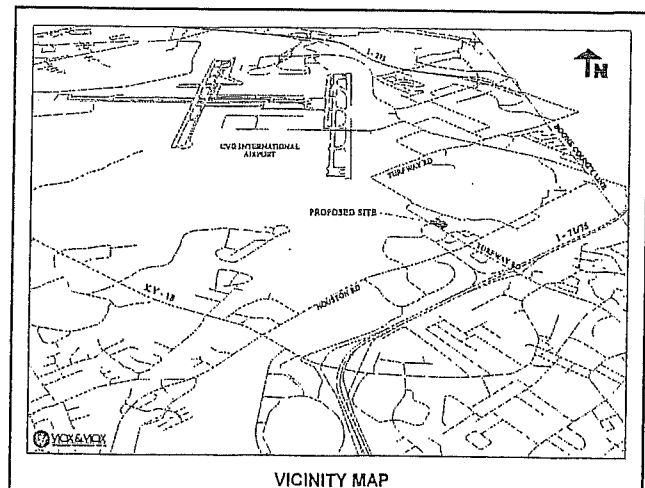
- Viox & Viox was founded in Erlanger, Kentucky in 1945
- Maintains a long history of successful site layout design and engineering.



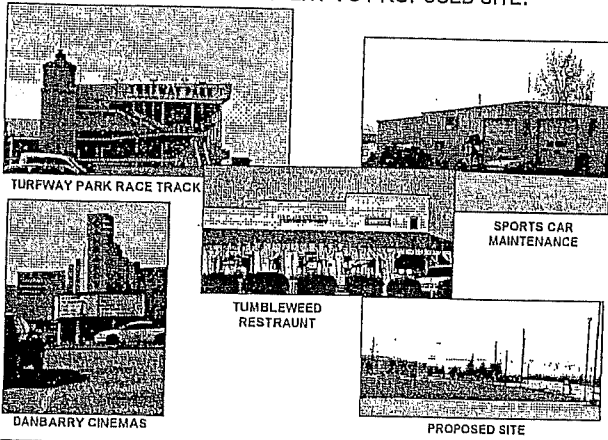
KEYSTONE HOTEL GROUP, LLC. BACKGROUND



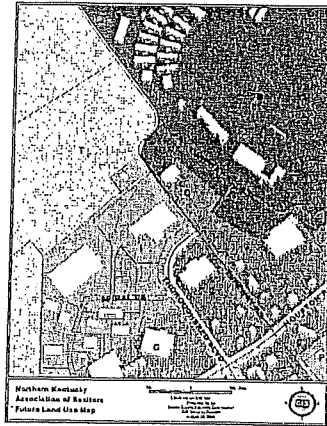
- Keystone Hotel Group is a Cincinnati based Hotel Management and Development firm.
- Keystone Hotel Group manages multiple hotel brands including Country Inn & Suites by Carlson and Comfort Suites & Comfort Inn by Choice.
- Locally, Keystone Hotel Group developed the Country Inn & Suites, Greater Cincinnati Airport, located on KY 20 in Hebron.



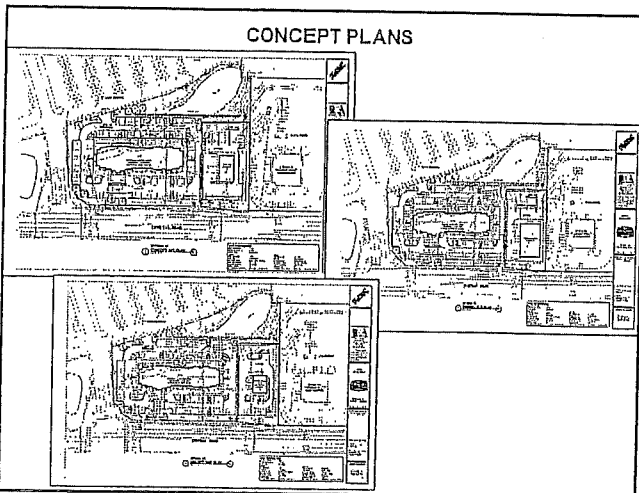
PROPERTIES ADJACENT TO PROPOSED SITE:



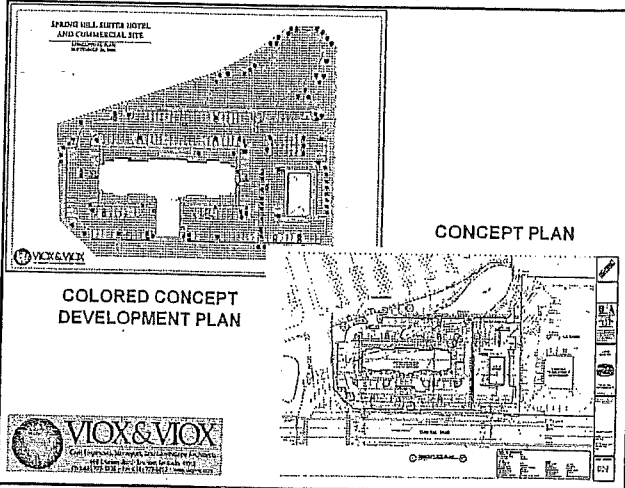
B.C.P.C. COMPREHENSIVE PLAN

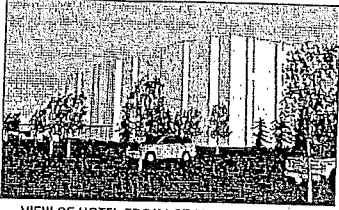


CONCEPT PLANS



SPRING HILL SUITE HOTEL AND COMMERCIAL SITE

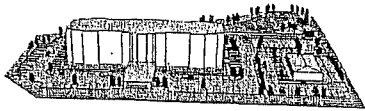




VIEW OF HOTEL FROM LOT #2

3-D DIGITAL SITE STUDY FOR
SPRINGHILL SUITES HOTEL
SITE

ANIMATION OF 3-D SIGHT



WILLIAM R. VIOX, P.E., P.L.S. (Principal)

Mr. Viox graduated from Louisiana Technical University with a Bachelor of Science in Civil Engineering in 1970. Bill began work as partner with Viox & Viox immediately following his graduation. Bill is responsible for the day-to-day operation of the firm and all quality control reviews performed by the office. He oversees all submittals, quantity take-offs, and professional estimates produced by Viox & Viox. His primary area of expertise is land development and public projects. Bill has been the City Engineer for Florence, Kentucky since 1980. Bill served on the Boone County Planning Commission from 1980 to 1999, and was the Chairman for 5 years. In 2000, Bill received the Northern Kentucky Home Builders Association's "Donald M. Wiedeman Award" for community service. He is a resident of Florence, Kentucky.

MEGAN V. de SOLA, AICP - Project Coordinator

Ms. de Sola graduated with a Bachelor of Public Administration from the University of Mississippi in 1994. In 2002, Megan received a Master of Community Planning from the University of Cincinnati, as well as a Certificate in Historic Preservation. While at U.C., Megan was awarded the AICP Planning Student Award. Megan began working at Viox & Viox as a high school student in 1989. She became a full-time employee in 1996 as Viox & Viox's Financial Manager. Upon receiving her degree in Planning, Megan began a new position at Viox & Viox as Director of Planning Services. In 2005, Megan became a member of the American Institute of Certified Planners (AICP). She is a member of the Kentucky Chapter of the American Planning Association (KAPA) and serves on the Professional Development Committee. She is a resident of Fort Thomas, Kentucky.

CARTER P. DICKERSON - Landscape Designer

Mr. Dickerson began work with Viox & Viox in 2004, after graduating with a Bachelor of Landscape Architecture from Mississippi State University. Carter provides landscape and streetscape design services for the firm. He has recently finished master plan designs for two city parks in Northern Kentucky, one for the City of Florence and one for the City of Erlanger. In addition, Carter prepares illustrative exhibits for public hearings, assists engineers with erosion prevention plans (BMP), and is actively involved in presentations for zone changes, site plan approvals, and board of adjustment applications. Carter is an associate member of the American Society of Landscape Architects; he serves on the Dixie Renaissance Committee, the Northern Kentucky Chamber of Commerce's Eggs and Issues Committee as well as the Environmental Issues Committee. He currently resides in Boone County, Kentucky.

JONATHAN L. BROWN, E.I. - Design Engineer

Mr. Brown began working at Viox & Viox during the summers of 2001 and 2002, while he was pursuing a Bachelor of Science in Civil Engineering from the University of Kentucky. During his time at U.K., Jonathan also completed multiple classes in organic chemistry and environmental issues. Jonathan has assisted in presentations and performed research for zone change applications across Northern Kentucky. His position at Viox & Viox also includes a balance between civil design and surveying work. His versatility makes him an integral part of our engineering team. Jonathan is actively involved with the Northern Kentucky Chamber of Commerce and the Kentucky Society of Professional Engineers. He currently resides in Hebron, Kentucky.

JAMES E. RYBOLT - Principal, SRA Architects

Mr. Rybolt received a Bachelor of Architecture from the University of Cincinnati, College of Design, Architecture, Art, and Planning. He is a registered architect in Kentucky, Ohio, and Indiana and National Council of Architectural Registration Boards (NCARB) certified. Jim was with Suhar & Associates Architects for eleven years prior to purchasing the firm in July 2004. He has experience in hotel, multi-family, housing for the elderly, apartment, townhouse, and office building design and construction.

SUBHAS PATEL - CEO, Keystone Management Group

Mr. Patel has a Bachelor degree in Accounting and Information Systems from the University of Cincinnati. He became a Certified Public Accountant in 1993. Mr. Patel has been the CEO of Keystone Management Group since 1999.

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
FIRST FLOOR FISCAL COURTROOM
BUSINESS MEETING
October 18, 2006
7:00 P.M.**

Mr. Arnold Caddell, Chairman, called the meeting to order at 7:02 PM.

COMMISSION MEMBERS PRESENT:

Mrs. Judy Arnett
Mr. Randy Barlow
Mr. Greg Breetz
Mr. Kim Bunger
Mr. Arnold Caddell, Chairman
Mr. Jim Carmichael
Mr. Richard Knock, Temporary Presiding Officer
Mr. Don McMillian
Mr. Randy Poe
Mrs. Susan Poston, Vice Chairwoman
Mr. Charlie Reynolds
Mr. Charlie Rolfsen
Mr. Bob Schwenke
Mrs. Lisa Wilson, Secretary/Treasurer

COMMISSION MEMBER NOT PRESENT:

Mrs. Janet Kegley

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin Costello, AICP, Executive Director
Ms. Jan Hancock, Secretary
Mr. Mitch Light, Assistant Zoning Administrator/ZEO
Mr. Todd Morgan, AICP, Senior Planner
Mr. Kevin Wall, AICP, CDT – Director, Zoning Services

Staff Member Todd Morgan presented the Committee Report which recommended approval of the request based on the Findings of Fact, but subject to conditions (see Committee Report). The property owner has signed the letter agreeing to the conditions.

Mr. Bill Viox stated that a condition stated in the Committee Report is different from the condition letter signed by Jerry Carroll. He stated that the first paragraph on Page 3 of the Committee Report states that "the applicant has committed to providing the following sidewalk connections: (1) between the front of the buildings and the planned sidewalks on Turfway Road, (2) between the shared landscape buffer which separates the two lots, and (3) along Turfway Park Access Road". Mr. Morgan stated that the sidewalks along Turfway Park Access Road will meet up with the Danbarry Theater site. He stated that agreement regarding sidewalks was made through the Committee process. It is in the Findings of Fact and the rationale was that it would meet the requirements of the Houston-Donaldson Study. It was not an agreed upon condition. Mr. Viox responded "that's fine".

The Chairman asked if there was anyone present who wished to make a summary statement in regard to the discussion at the Committee Meeting. There was no response.

There being no further comments, **Mrs. Arnett moved by resolution to the City of Florence that the request be approved based on the Committee Report with the conditions. Mr. Schwenke seconded the motion.** Mr. Costello stated that the property is currently in unincorporated Boone County but it is in the process of being annexed and the recommendation will be forwarded to the City of Florence. The Chairman asked for a vote on the motion made by Mrs. Arnett and **it carried unanimously.**

3. Zoning Map Amendment

The request of James Rybolt and Subhas Patel (applicants) for Kentucky Wayturf, LLC (owner) for a Zoning Map Amendment from Recreation/Planned Development (R/PD) to Commercial Two/Planned Development (C-2/PD) for an approximate 3.84 acre site located on the northeast corner of the Turfway Road/Thoroughbred Boulevard intersection and immediately to the north/west of the building at 7484 Turfway Road (Tumbleweed Restaurant), Florence, Kentucky. The request is for a zone change to allow a hotel and a commercial building.

Staff Member Todd Morgan presented the Committee Report which recommended approval of the request based on the Findings of Fact, but subject to conditions (see Committee Report).

The Chairman asked if there was anyone present who wished to make a summary statement in regard to the discussion at the Committee Meeting. There was no response.

There being no discussion, **Mrs. Arnett moved by resolution to the City of Florence that the request be approved based on the Staff and Committee Reports with the conditions. Mr. Bunger seconded the motion and it carried unanimously.**

4. **Houston-Donaldson Study Review - Donaldson Road Center II
1325-1335 Donaldson Road**

Staff Member Mitch Light presented the Committee Report which recommended that the request follow the short Houston-Donaldson Study review process based on the Findings of Fact, but subject to one condition (see Committee Report). The property owner has signed the letter agreeing to the condition.

There being no discussion, **Mr. Knock moved that the request follow the short Houston-Donaldson Study review process based on the Committee Report. Mr. Poe seconded the motion and it carried unanimously.**

5. **Technical/Design Review - Cheddar's
6935 Houston Road**

Staff Member Mitch Light presented the Committee Report. He reviewed his memorandum dated October 18, 2006, re: Cheddar's, Design Review (Signage), 6935 Houston Road - #5. He stated that the Committee recommends (1) approval of a 23.33 square foot sign located on the rear elevation along Doering Drive, and (2) approval of the *casual café* letters on the front elevation being illuminated individual channel letters. The Committee recommends (3) denial of the applicant's request that LED type lighting be permitted around the entire perimeter of the building.

Mr. Schwenke moved to approve a (1) 23.33 square foot sign located on the rear elevation along Doering Drive and (2) the *casual café* letters on the front elevation being illuminated individual channel letters, and (3) to deny the applicant's request that LED type lighting be permitted around the entire perimeter of the building, based on the Committee Report. Mr. Barlow seconded the motion.

Chairman Caddell asked if the applicant understands the motion. Mr. Phil Grier, 1125 Bridlewood, Lexington, KY responded "yes".

There being no discussion, the Chairman asked for a vote on the motion made by Mr. Schwenke **and it carried unanimously.**

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Judy Arnett, Chairwoman

DATE: October 18, 2006

RE: Request of **James Rybolt and Subhas Patel (applicants)** for **Kentucky Wayturf, LLC (owner)** for a Zoning Map Amendment from Recreation/Planned Development (R/PD) to Commercial Two/Planned Development (C-2/PD) for an approximate 3.84 acre site located on the northeast corner of the Turfway Road/Thoroughbred Boulevard intersection and immediately to the north/west of the building at 7484 Turfway Road (Tumbleweed Restaurant), Florence, Kentucky. The request is for a zone change to allow a hotel and a commercial building.

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

The Committee has concluded that the proposed Zoning Map Amendment and accompanying Concept Development Plan (exhibit 1) subject to conditions are in agreement with the Boone County Comprehensive Plan due to the following reasons:

- A. The 2005 Comprehensive Plan's 2030 Future Land Use map designates the site for Commercial uses. This designation is described as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants and services, etc. The proposed uses are consistent with the recommendations of the Comprehensive Plan and are compatible with adjacent uses such as Turfway Park Racetrack and other hotel and commercial uses in the Houston-Donaldson Study area."
- B. The proposed design and uses of the site are consistent with the overall recommendations outlined in the Houston-Donaldson Study. This includes shared access to adjoining properties (Turfway Park Racetrack and Tumbleweed Restaurant) and connections to a new sidewalk system along Turfway Road. Further the Houston-Donaldson Study recognizes that uses should serve not only the interstate traveler but also local businesses in the area. The proposed uses will accomplish this objective.
- C. The proposed uses subject to the following conditions meet the requirements of the Future Land Use Development guidelines that are stated in the Land Use Element of the Comprehensive Plan.

CONDITIONS

1. The proposed building will have a brick facade (see exhibit 1).
2. The approved Concept Development Plan will include two options for development. Option 1 will involve only the hotel use with a maximum of 119 rooms. Option 2 will involve 103 rooms and a 3,000 square foot retail or office building (see exhibit 2).
3. If Option 2 is preferred, the proposed 3,000 square foot building will be restricted to only the following uses:
 - a) Eating and drinking establishments including alcoholic beverages
 - b) Department stores, mail order houses, direct retail selling organizations of general merchandise.
 - c) Apparel stores
 - d) Photographic, stenographic and other duplicating and mailing services.
 - e) Legal services, engineering and architectural services
 - f) Security brokers, dealers and flotation services
 - g) Title abstracting services, holding and investment services
 - h) Advertising services
 - i) Business and management consulting services
 - j) Employment services
 - k) Consumer and mercantile credit reporting, adjustment and collection services
 - l) Travel arranging, transportation ticket or promotional booking agencies
 - m) Radio and television broadcasting studios excluding transmitting stations and towers
 - n) Art, music and dancing schools, libraries and museums
 - o) Medical and dental laboratory services
 - p) Medical clinics - out patient services
 - q) Business associations and professional membership organizations including civil, social and fraternal organizations
 - r) Art and craft galleries and similar exhibit space

In addition, only principally permitted office uses in the Office One (O-1) are allowed in the proposed 3,000 square foot building.

4. The maximum height of the hotel building will be 60 feet. The applicant will be required to file federal and state aviation permits as a result of the building's proximity to the airport.
5. The applicant is required to improve the existing lake in order to make it a water feature for the site.
6. The applicant will be required to meet the landscaping requirements applicable to sites located in the City of Florence. A preliminary landscaping plan has been submitted (see exhibit 2).

7. If Option #2 is selected, a shared parking and access agreement will be provided to serve both uses. Adequate parking must be provided for both uses.
8. A sidewalk will be constructed from the existing road behind the Tumbleweed restaurant across the rear portion of the lot along the existing lake to the entrance near Turfway Park. In addition, an interior sidewalk system will be constructed to connect to a future sidewalk along Turfway Road.
9. All site lighting will be directed towards the building(s) and not on the Turfway Road right-of-way.

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.

PRELIMINARY
NOT FOR CONSTRUCTION

SRA
ARCHITECTS
SINCE 1921
1000 WEST 10TH AVENUE
DENVER, CO 80202
TEL: 303.733.1100
FAX: 303.733.1101
www.sraarchitects.com

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A NEW
HOTEL FOR:



TURFWAY PARK
FLORENCE, KENTUCKY

PROJECT No.: 08003

ISSUE:
DATE: 08/08/04

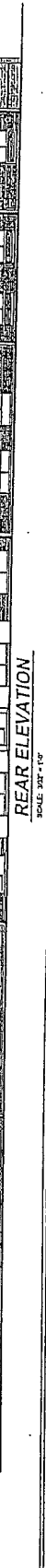
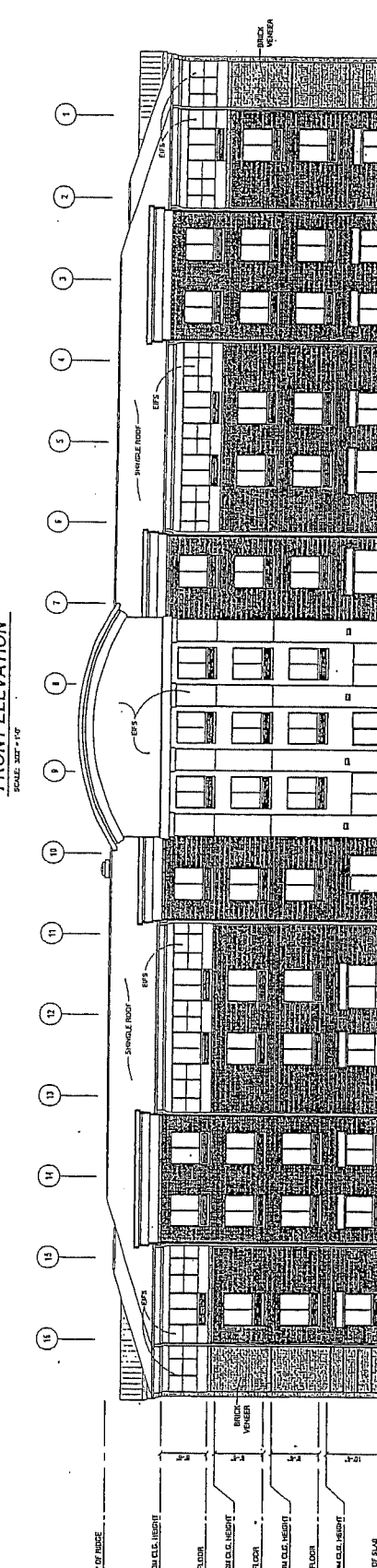
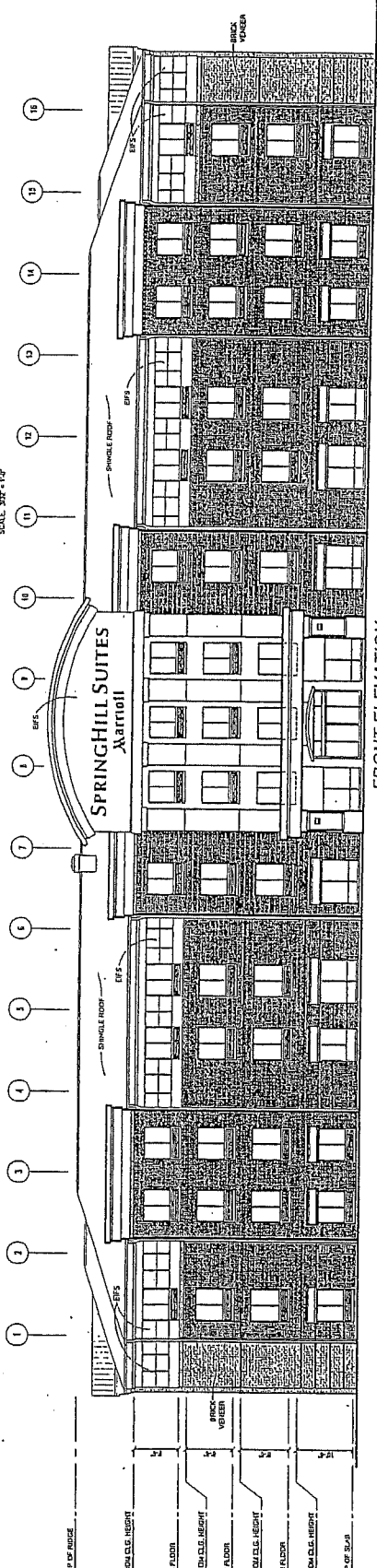
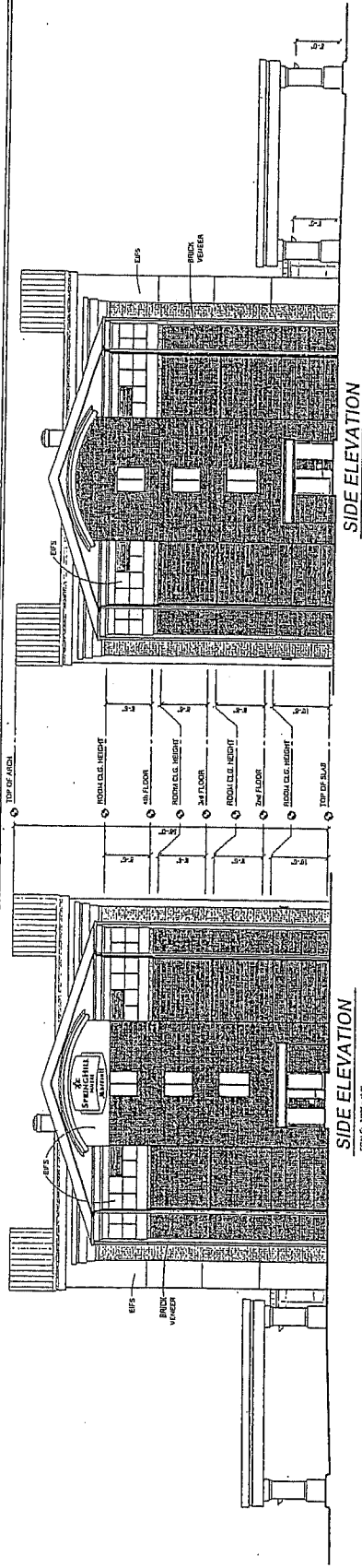
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SHEET NUMBER

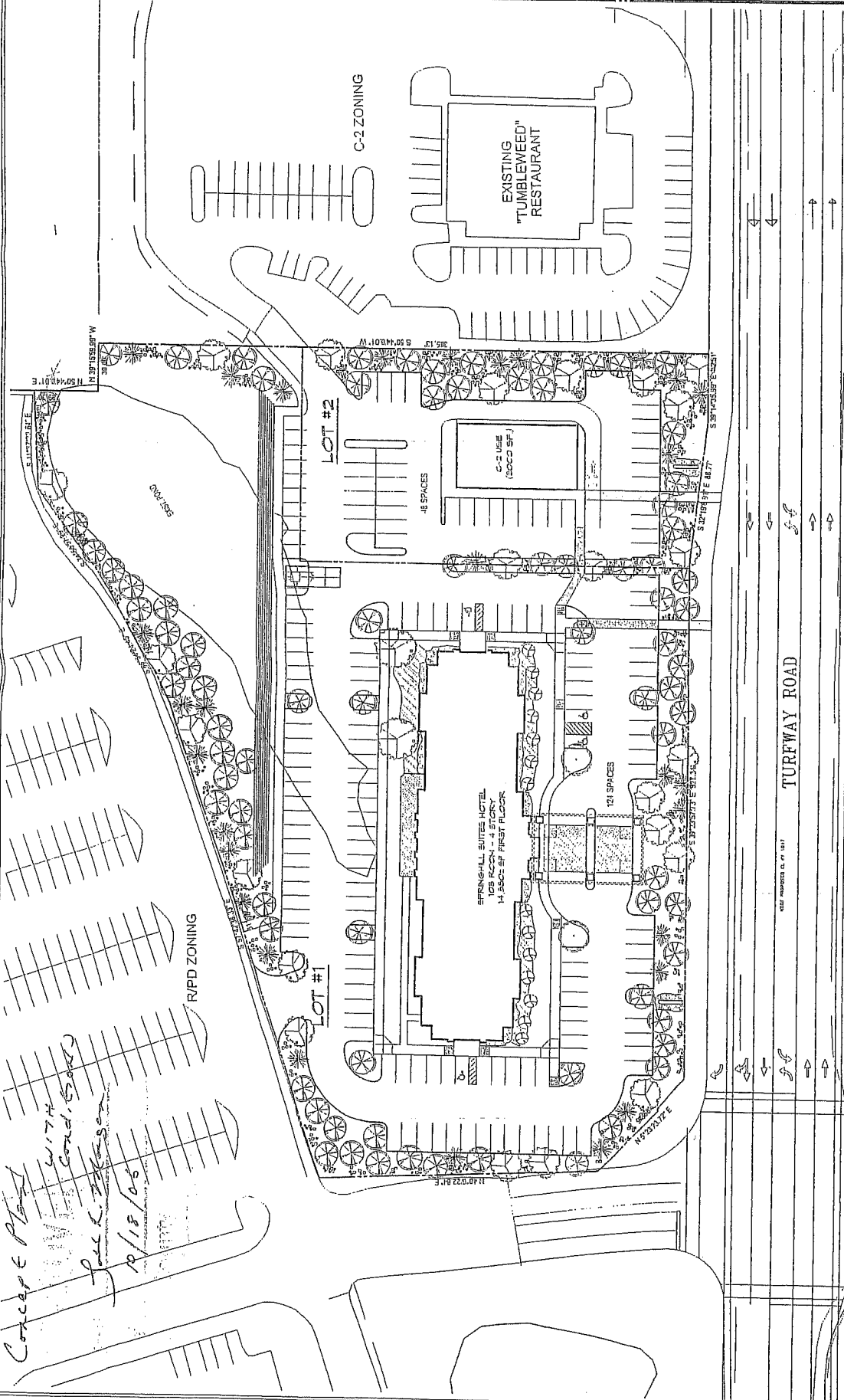
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REDUCED PRINT
HALF SIZE

EXHIBIT 1



Concept Plan
 WITH
 CONCEPT
 FALL K. JOHNSON
 12/18/06



SITE INFORMATION

PROPOSED ZONING	C-2 / PD
TOTAL AREA	2.84 ACRES
LOT #1	USE: 1,300 ACRES
LOT #2	USE: 1,540 ACRES
BUILDING AREA	14,500 SF (4 STORIES)
SPF OF MAX.	14,500 SF
GREEN SPACE	14,500 SF
LOT DENSITY (14,500SF)	95.533 MAX. - 95.533 ACTUAL
LOT #2	USE: 1,540 ACRES
BUILDING AREA	8,700 SF
SPF OF MAX.	8,700 SF
GREEN SPACE	8,700 SF
LOT DENSITY (8,700SF)	1.316 MAX. - 1.316 ACTUAL

CONCEPT SITE PLAN
 SCALE: 1"=30'

PRELIMINARY
 NOT FOR CONSTRUCTION

SRA ARCHITECTS
 SINGLE-UNIT ASSOCIATES
 425 STEPHEN ROAD
 SUITE 200
 FLORENCE, KY 40302
 502.261.1111
 SRA@SRAARCHITECTS.COM

A NEW HOTEL FOR:

 TURFWAY PARK
 FLORENCE, KENTUCKY
 PROJECT NO.: 09023
 DATE: 09/12/2006

* INDICATES 11% ESCALATOR
 SEE PLAN
 REVISIONS
 SHEET TITLE:
 CONCEPT SITE
 PLAN

SHEET NUMBER

 REDUCED PRINT
 HALF SIZE

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Judy Arnett, Chairwoman

DATE: October 11, 2006

RE: Request of **James Rybolt and Subhas Patel (applicants)** for **Kentucky Wayturf, LLC (owner)** for a Zoning Map Amendment from Recreation/Planned Development (R/PD) to Commercial Two/Planned Development (C-2/PD) for an approximate 3.84 acre site located on the northeast corner of the Turfway Road/Thoroughbred Boulevard intersection and immediately to the north/west of the building at 7484 Turfway Road (Tumbleweed Restaurant), Florence, Kentucky. The request is for a zone change to allow a hotel and a commercial building.

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.

Rybolt/Patel/Kentucky Wayturf

October 11, 2006

Judy Arnett

Judy Arnett, Chairwoman

For Project Absent _____
 Against Project _____
 Abstain _____ Deferred _____

Greg Breetz

Greg Breetz

For Project Absent _____
 Against Project _____
 Abstain _____ Deferred _____

Kim Bunger

Kim Bunger

For Project Absent _____
 Against Project _____
 Abstain _____ Deferred _____

Janet Kegley

For Project _____ Absent _____
 Against Project _____
 Abstain _____ Deferred _____

Susan Poston

For Project _____ Absent
 Against Project _____
 Abstain _____ Deferred _____

Jim Carmichael (Alternate)

For Project _____ Absent _____
 Against Project _____
 Abstain _____ Deferred _____

Charlie Reynolds (Alternate)

For Project _____ Absent _____
 Against Project _____
 Abstain _____ Deferred _____

Bob Schwenke (Alternate)

For Project _____ Absent _____
 Against Project _____
 Abstain _____ Deferred _____

Lisa Wilson

Lisa Wilson (Alternate)

For Project Absent _____
 Against Project _____
 Abstain _____ Deferred _____

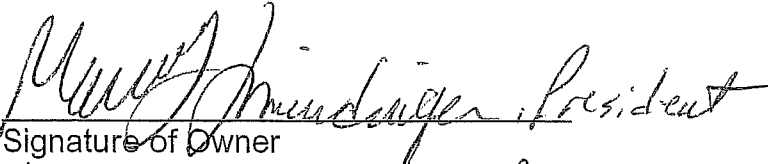
TOTAL: _____ DEFERRED 4 FOR PROJECT 1 ABSENT
 _____ AGAINST PROJECT _____ ABSTAIN

**City of Florence, Kentucky Special Conditions of Approval
For
A Zoning Map Amendment From R/PD To C-2/PD On A
3.84 Acre Site On The North Side of Turfway Road
Adjacent To The Tumbleweed Restaurant At 7484 Turfway Road
Kentucky Wayturf, LLC, Owner**

The undersigned on behalf of Kentucky Wayturf, LLC, as owner, hereby agrees to the following Special Conditions of Approval placed on this Zoning Map Amendment by the City of Florence, Kentucky. The property to which these Special Conditions of Approval apply is located on the north side of Turfway Road nearly opposite Thoroughbred Boulevard and adjacent to the property at 7484 Turfway Road (Tumbleweed Restaurant) in Florence, Kentucky.

1. If the applicant selects Option 2 for the development of this project, the approximate 3,000 square foot building constructed shall utilize similar building materials as those utilized on the adjacent Springhill Suites Hotel to ensure a consist architectural theme is utilized for both buildings.
2. The applicant shall provide a patio seating area adjacent to the lake with a sidewalk connection to the Springhill Suites Hotel property in accordance with Section 1514 of the Boone County Zoning Regulations.

11/20/06
Date

 President
Signature of Owner
MARK F SIMENDINGER, PRESIDENT
KENTUCKY WAYTURF, LLC

December 31, 2006

VIA IN-HOUSE:

Project Manager Peter Glenn
Florence Public Services
Florence Government Center
Florence, KY 41042

Chief Tom Szurlinski
Florence Police Department
Florence Government Center
Florence, KY 41042

Chief Marc Muench
Florence Fire/EMS Department
Fire Station 3, 1152 Weaver Road
Florence, KY 41042

Director Bob Townsend
Florence Public Services
Florence Government Center
Florence, KY 41042

Boone County Property Valuation Administrator
P.O. Box 388
Burlington, KY 41005

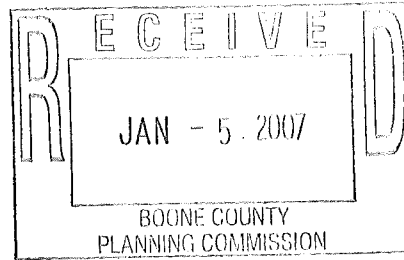
Chief Building Official Jim Key
Boone County Building Inspection Office
2950 Washington Street, Room 312
P.O. Box 960
Burlington, KY 41005

Boone County Judge/Executive Gary Moore
P.O. Box 900
Burlington, KY 41005

Manager, Administrative Services Vicki Myers
Boone County Planning Commission
2995 Washington Street
Burlington, KY 41005

Director James Staverman Boone Co. PSCC
Florence Government Center
Florence, KY 41042

Florence City Engineer Bill Viox
Viox & Viox Inc.
466 Erlanger Road
Erlanger, KY 41018



Ms. Cindy Dobias, CAE
Executive Vice President
Northern Kentucky Association of Realtors
184 Barnwood Drive
Edgewood, KY 41017

Dear Sirs and/or Madams:

Enclosed please find certified copies of City of Florence, Kentucky Ordinance No. O-30-06 adopting and approving a zoning map amendment for an approximate 3.84 acre site generally located on the northeast corner of the Turfway Road/Thoroughbred Boulevard intersection and immediately to the north/west of the building at 7484 Turfway Road (Tumbleweed Restaurant), Florence, Kentucky. to rezone this site from recreation/planned development (R/PD) to commercial two/planned development (C-2/PD) to allow a hotel and a commercial building.

First reading of Ordinance No. O-30-06 was held on the 12th Day of December 2006. Second reading was held on the 19th Day of December 2006, and the full Ordinance was published in the *Boone County Recorder* on the 27th Day of December 2006 at which time the Ordinance became statutorily official.

If you require additional information, please contact me.


Sincerely,



Joseph A. Christofield, City Clerk

I, Joseph A. Christofield, City Clerk for the City of Florence, Kentucky, do hereby certify that the foregoing is a true and correct copy of Ordinance O-30-06 as same appears in the official records of my office.

Dated this 2nd day of December, 2006.



Joseph A. Christofield
Florence City Clerk

PRELIMINARY
NOT FOR CONSTRUCTION



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A NEW HOTEL FOR:



TURFWAY PARK
FLORENCE, KENTUCKY

PROJECT NO.: 0802

DATE: 10/18/06 3P

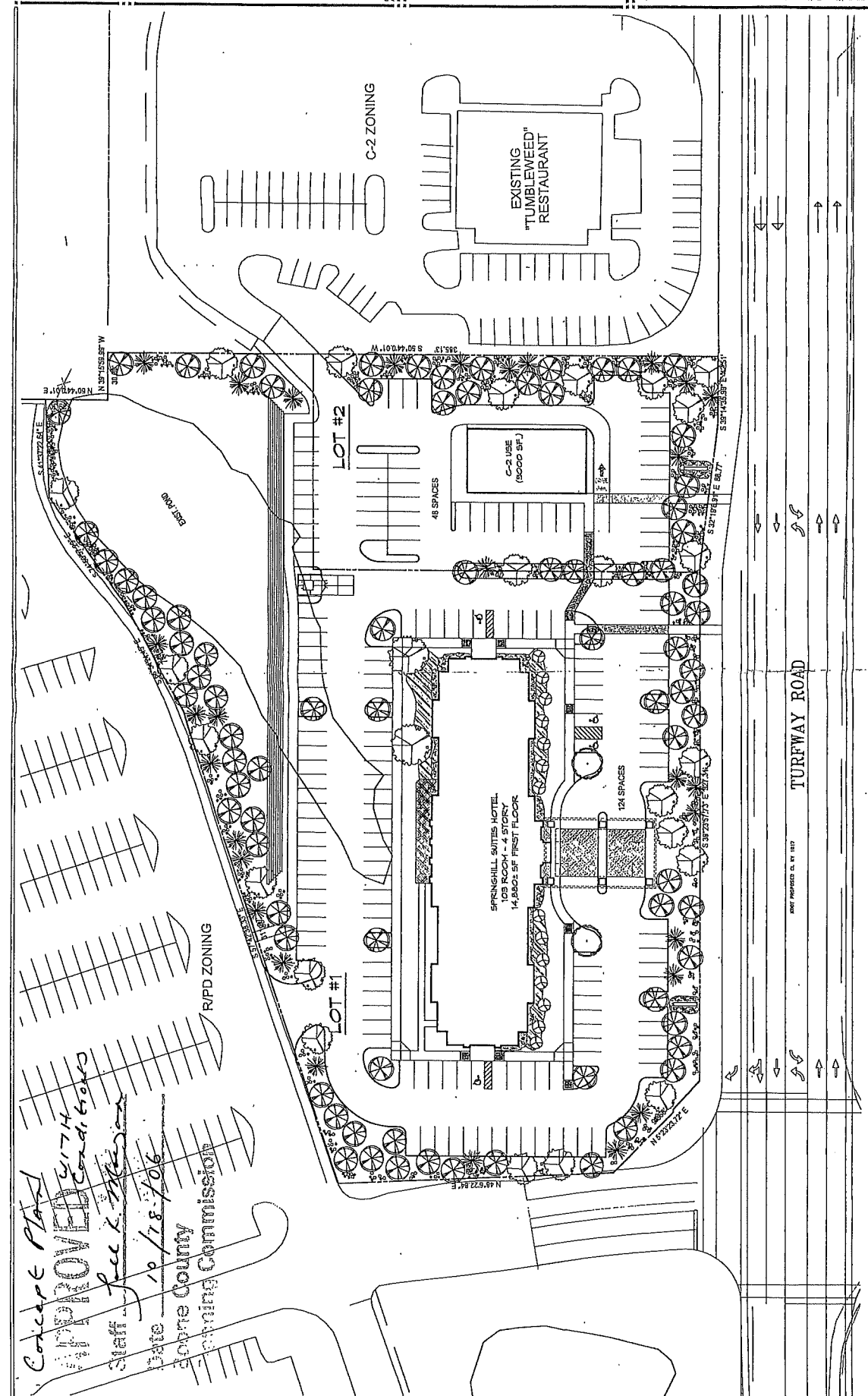
* INDICATES LOT ISSUE ONLY

FILE NAME: 623008.dwg

SHEET TITLE: CONCEPT SITE PLAN

SHEET NUMBER

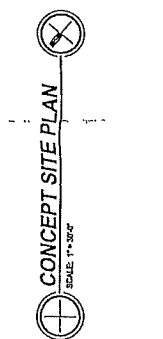
DD8
REDUCED PRINT



Concept Plan
APPROVED WITH CONDITIONS
Staff: *[Signature]*
Date: 10/18/06
Boone County Planning Commission

SITE INFORMATION

EXISTING ZONING:	RTD	C-2 USE	3.38 ACRES
PROPOSED ZONING:	C-2 / PD	HOTEL	3.03 ACRES
TOTAL AREA:		SITE AREA:	58,529 SF (4 STORIES)
LOT #1:		BUILDING AREA:	55,477 SF
LOT #2:		GREEN SPACE:	317
LOT #3:		GREEN SPACE:	317
LOT #4:		GREEN SPACE:	317
LOT #5:		GREEN SPACE:	317
LOT #6:		GREEN SPACE:	317
LOT #7:		GREEN SPACE:	317
LOT #8:		GREEN SPACE:	317
LOT #9:		GREEN SPACE:	317
LOT #10:		GREEN SPACE:	317



PRELIMINARY
NOT FOR CONSTRUCTION

SRA
ARCHITECTS
SARASOTA, FLORIDA
1000 JEFFERSON ROAD
SUITE 200
SARASOTA, FL 34236-4408
TEL: 941.554.4400
WWW.SRAARCHITECTS.COM

A NEW
HOTEL FOR



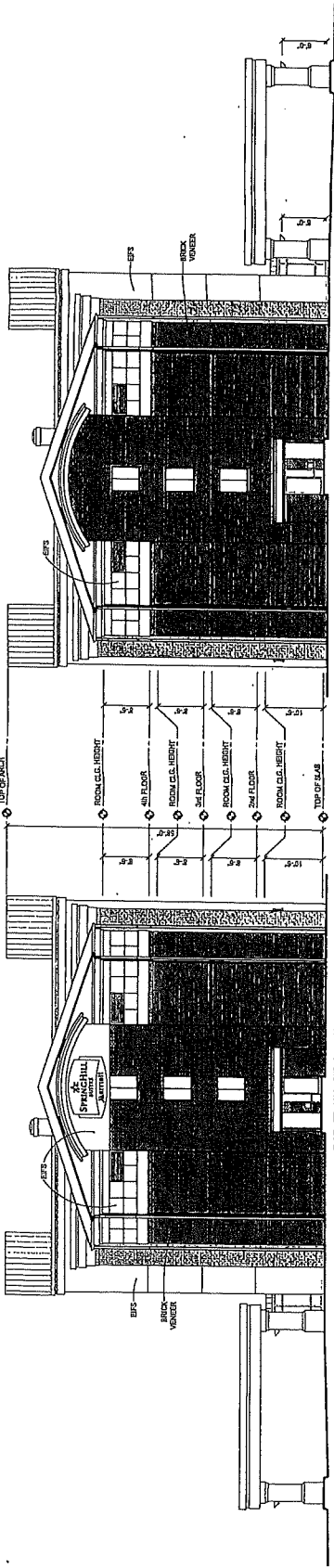
TURKEY PARK
FLORENCE, KENTUCKY
PROJECT NO.: 08222

ISSUE:
DATE:
DRAWN BY: FRANCHISE
CHECKED BY: SPRINGHILL

* INDICATES 1/4" ISSUE ONLY
FILE NAME:
S:\DD1.Dwg
SHEET TITLE:
BUILDING ELEVATIONS

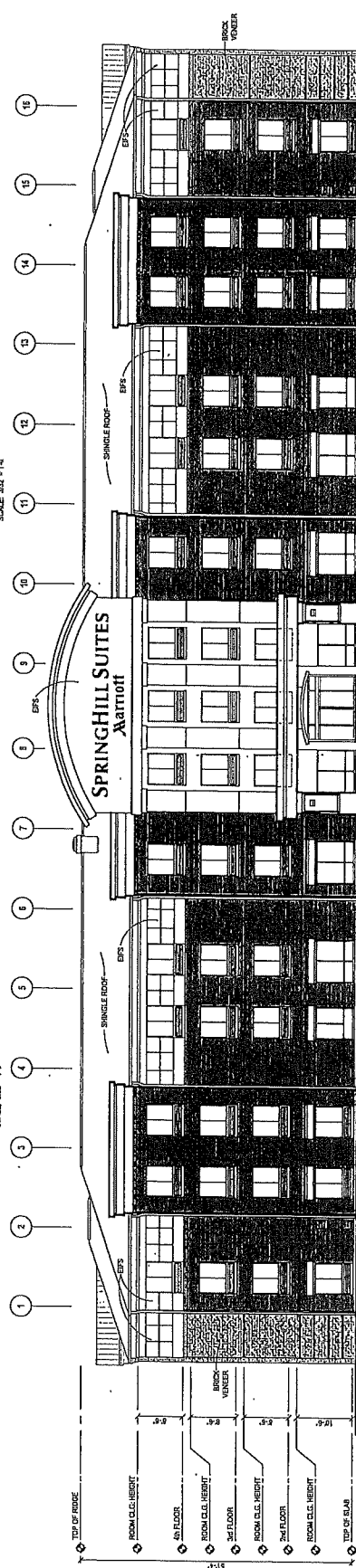
SHEET NUMBER

DD1
1/4" E SIZE
REDUCED PRINT

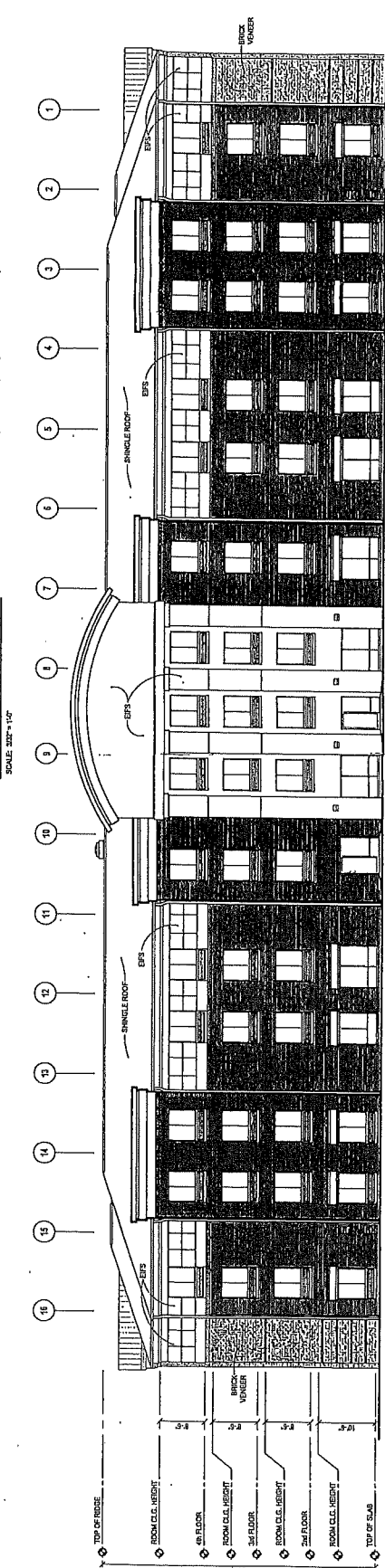


SIDE ELEVATION
SCALE: 3/32" = 1'-0"

SIDE ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"