

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 Holiday Inn
2. Location of Project 7901 Freedom Way Florence KY 4042
3. Total Acreage of Site 3.05
4. Current Zoning of Site BC3/PD
5. Proposed Zoning (Classification being requested) Special Sign District
6. Proposed Uses (please specify each use) Green uprights on front of building, Holiday Inn Flag
7. Names of Applicant(s) 42 Lodging LLC
Phone Number 606 676 0939 Fax No. 606 676 0940
8. Address of Applicant(s) 675 Monticello St. Ste 4
Somerset KY 42501
City State Zip
9. Name of Property Owner(s) Todd Worley
Phone Number 606 676 0939 Fax No. 606 676 0940
10. Address of Property Owner(s) 675 Monticello St. Ste 4
Somerset KY 42501
City State Zip
11. Proposed Building Intensities (please specify) _____
12. Are there any existing buildings on the site? Yes
How many? 1
13. Deed Book 891 925 Page No. 56 475 Group No. 2042
14. Are you also applying for:
_____ Conditional Use Permit
_____ Dimensional Variance
15. Have you submitted a Concept Development Plan? No
16. Have you had a pre-application meeting with BCPC Staff? No
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 **42 Lodging, LLC (applicant)** for **Todd Worley (owner)** for a Zoning Map Amendment for a Special Sign District for a 3.05 acre site located at 7905 Freedom Way, Florence, Kentucky (Holiday Inn). The request is for a Special Sign District in a Commercial Services/Planned Development (C-3/PD) zone to allow alternative signage.

April 7, 2010

PROPOSAL

Article 40 of the *Boone County Zoning Regulations* defines a sign as “a device designed to promote and identify an establishment or activity by any means including but not limited to words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images.”

This request is for a Zoning Map Amendment for a Special Sign District to allow alternative signage for the Holiday Inn at 7905 Freedom Way. Specifically, in addition to their fixed building mounted and freestanding signage, they are requesting to illuminate four (4) areas on the front (west) elevation facing I-71/75 with green “up-lights” and two (2) “down-lights” under the canopy. This request also includes the use of one flag pole to display the “Holiday Inn” logo flag. The applicant has submitted digital photos showing the location of the light fixtures and flag.

The two (2) “down-lights” under the canopy are more decorative in nature and therefore are not considered signage.

SITE HISTORY

- 2006 First Major Site Plan to construct the Holiday Inn was approved.
- 2009 Second Major Site Plan to construct the Holiday Inn was approved (first approval expired).
- 2009 Sign Permits for building mounted, directional and monument signage approved.

ADJACENT ZONING AND LAND USES

North: Existing Hotel, Dunkin Donuts and Gas Station zoned Commercial Services, Planned Development (C-3/PD).

- East: Across Freedom Way, undeveloped parcel zoned Commercial Services, Planned Development (C-3/PD).
- South: Champion Windows Field zoned Recreation (R).
- West: Across I-71/75, existing Hotel, Restaurants and storage facility zoned Commercial Services (C-3).

RELATIONSHIP TO COMPREHENSIVE PLAN

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

The Land Use Element text makes the following statements that relate to the overall area.

"Just south of Dream Street, the new baseball field has provided a highly visible addition to the development along the interstate. Traffic patterns in the area need to be studied when the field is in full operation, as this may provide added incentive to improve the U.S. 42 interchange area at I-75 ("1. Florence Central," pg. 144)."

The Goals and Objectives include the following pertinent statements.

- A. Proper planning is achieved through specific land use regulation tools and coordination with public infrastructure ("Overall," Goal).
- B. Boone County shall be viewed as an integral part of the Cincinnati Metropolitan Area ("Overall," Objective 1).
- C. Development issues shall be viewed in terms of promoting overall quality of life. Mixing of residential and other land uses shall be encouraged, within appropriately planned and designed neighborhood developments ("Overall," Objective 2).
- D. Proper design principles shall be applied in development ("Overall," Objective 3).
- E. Future growth shall be accompanied by adequate infrastructure and services. Existing infrastructure and services shall be monitored, maintained and improved as needed ("Overall," Objective 4).

- F. The needs of Boone County's population are measured and fulfilled through the provision of orderly growth ("Population," Goal).
- G. 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 enhanced. Development within Boone County preserves and promotes a better quality of life ("Environment," Goal).
- H. New development or redevelopment shall attempt to design sites utilizing existing topography and vegetation, and encourage preservation of the existing character of the land. New development shall be designed in harmony with the physical environment in such a way that each site's existing physical assets are used. Residential development design in particular should minimize grading work as opposed to clearing the entire site. Existing trees and pasture land shall be evaluated during the design and construction process as a visual and economic benefit to the community ("Environment," Physical Objective 2).

RELATIONSHIP TO CENTRAL FLORENCE STRATEGIC PLAN

The Plan Concepts chapter makes the following statement that relates to the district.

"Create special signage and landscape regulations for the entire district ("Stadium District," pg. 6.3)."

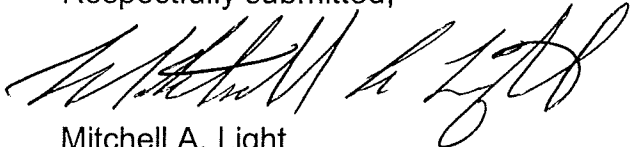
STAFF COMMENTS

1. Article 40 of the *Boone County Zoning Regulations* defines a sign as "a device designed to promote and identify an establishment or activity by any means including but not limited to words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images."
2. A Sign Permit to install one (1) monument sign, one (1) building mounted sign and two (2) directional signs were approved on September 10, 2009. Staff had no discussion or correspondence with the Applicant or sign contractor with regard to the green "up-lights".
3. If this request is approved, a Sign Permit review will be conducted by the Boone County Planning Commission Staff.

CONCLUSION

The request needs to be evaluated by the Boone County Planning Commission and Boone County Fiscal Court in terms of Articles 3 and 15 of the Boone County Zoning Regulations.

Respectfully submitted,

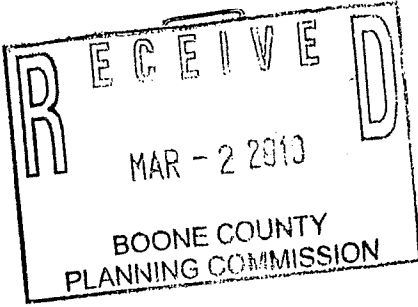
A handwritten signature in black ink, appearing to read 'Mitchell A. Light', written in a cursive style.

Mitchell A. Light
Asst. Zoning Administrator/Enforcement Officer

MAL/pr

attachments:

- Application
- Vicinity Map
- Zoning Map
- Future Land Use Map
- 2007 Aerial
- Photos of Existing Site Lighting



APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

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2. Location of Project: 7901 Freedom Way Florence KY 41042
3. Total Acreage of Site: 3.05
4. Current Zoning of Site: RC3/PD
5. Proposed Zoning (Classification being requested): Special Sign District
6. Proposed Uses (please specify each use): Green uprights on front of building, Holiday Inn Flag

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Phone Number: 606 676 0939 Fax No.: 606 676 0940
8. Address of Applicant(s): 675 Monticello St. Ste 4
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City State Zip

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City State Zip

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Dimensional Variance

15. Have you submitted a Concept Development Plan? No

16. Have you had a pre-application meeting with BCPC Staff? No

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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)

C-3/PD

C-3/PD

C-3/PD

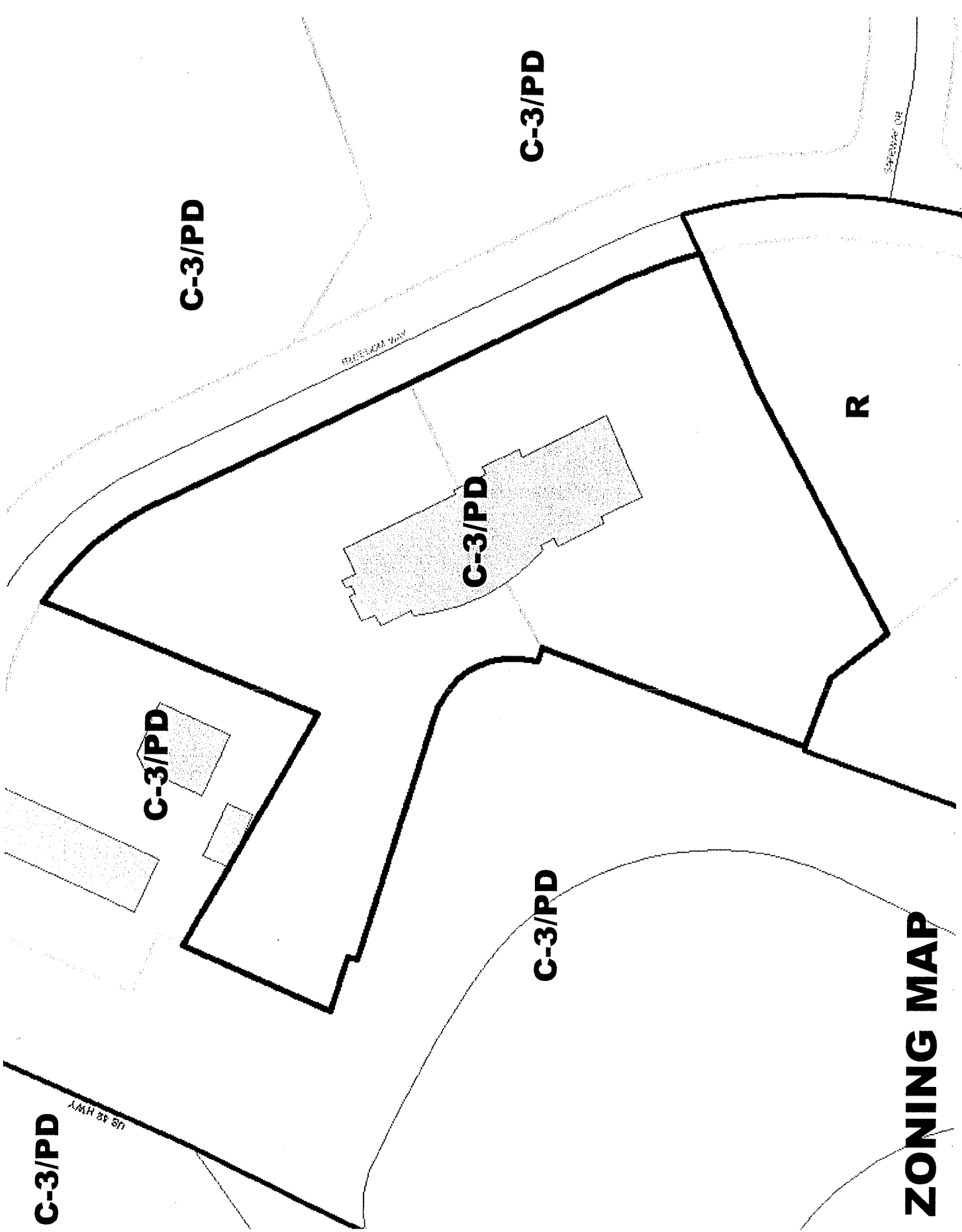
C-3/PD

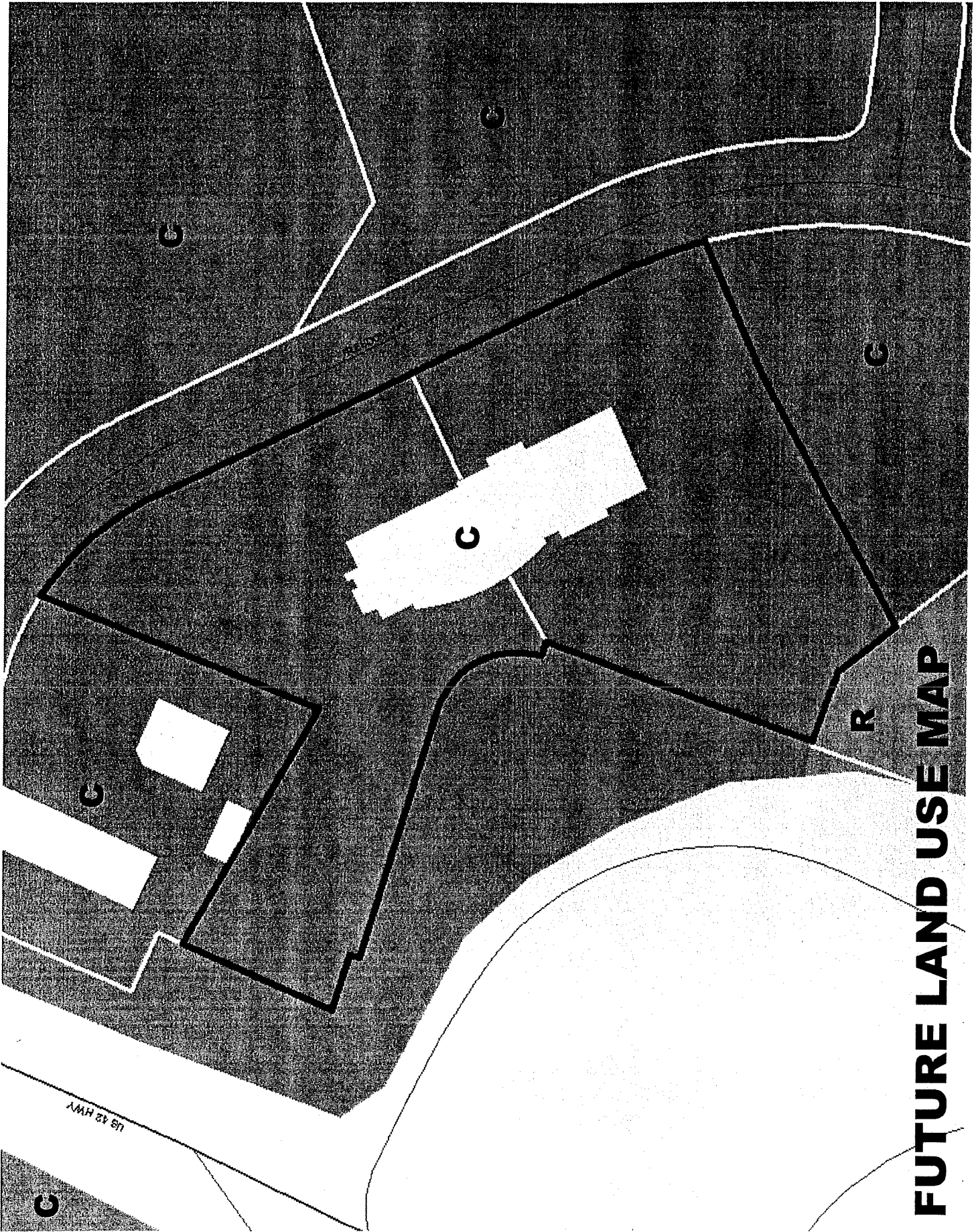
C-3/PD

C-3/PD

R

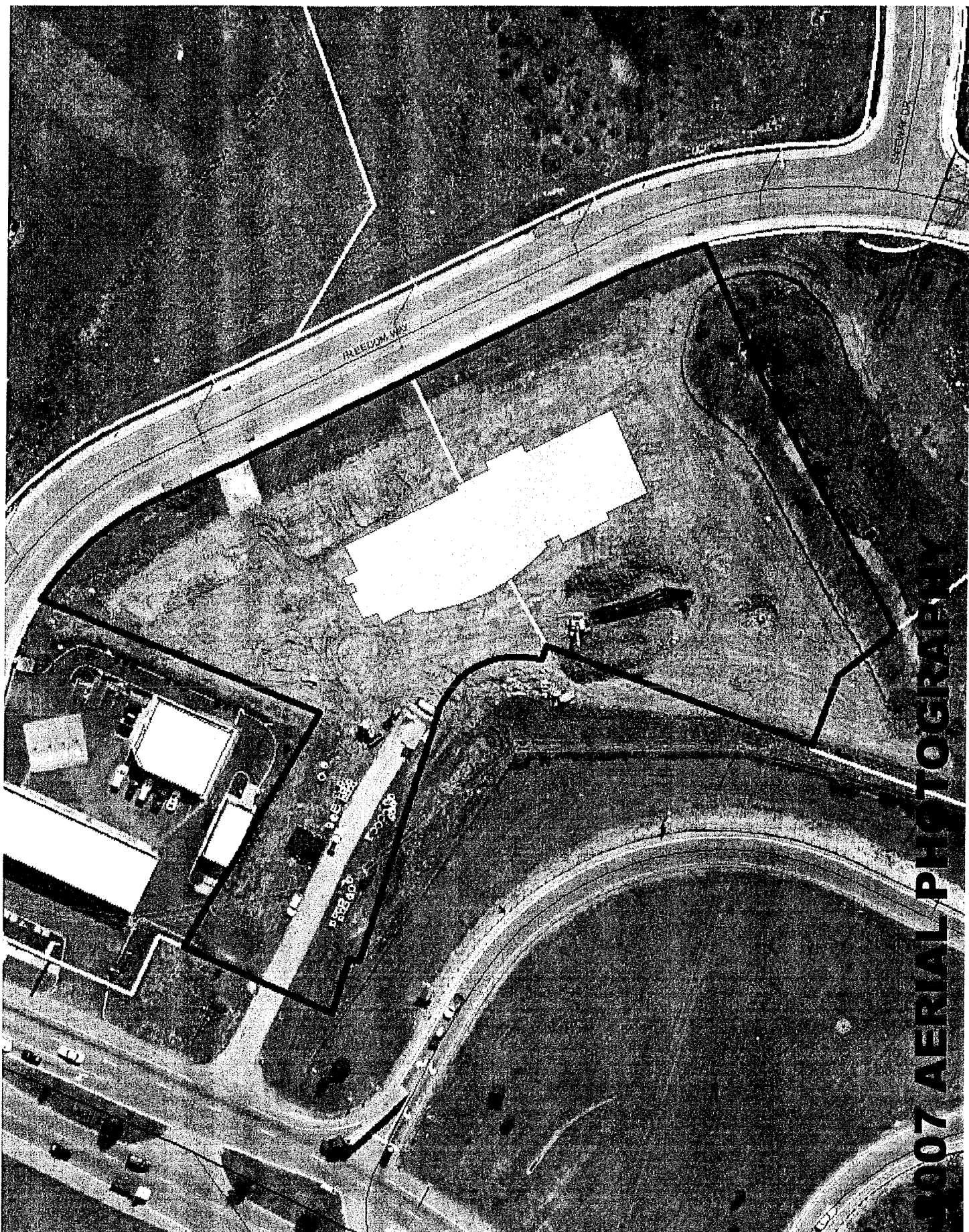
ZONING MAP



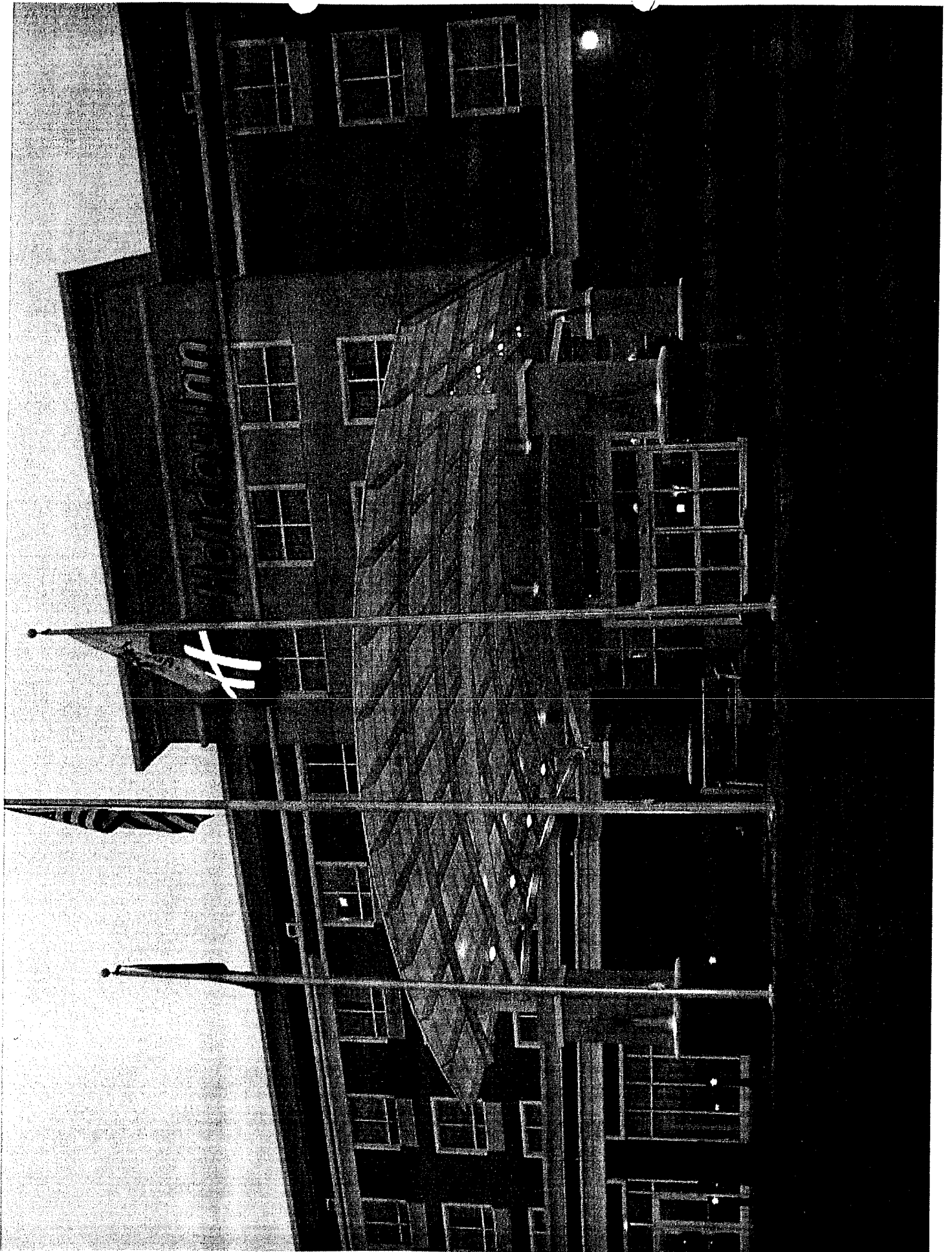


FUTURE LAND USE MAP

US 42 HWY



2007 AERIAL PHOTOGRAPHY



PUBLIC HEARING ITEM #2

COMMISSION MEMBERS PRESENT:

Mr. Ben Brandstetter
Mr. Kim Bunger, Secretary/Treasurer
Mr. Mike Ford, Vice Chairman
Mr. Jim Longano
Mr. Don McMillian
Mrs. Susan Poston, Temporary Presiding Officer
Ms. Lisa Reeves
Mr. Bob Schwenke
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Mr. Greg Breetz
Mrs. Linda Herald
Mr. Mark Hicks
Mrs. Janet Kegley
Mr. Charlie Reynolds
Mr. Charlie Rolfsen, Chairman

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Kevin T. Wall, AICP, Director, Zoning Services
Mr. Todd K. Morgan, AICP, Senior Planner
Mr. Mitchell A. Light, Asst. Zoning Administrator/Enf. Officer

APPLICANT: 42 Lodging, LLC(applicant) for Todd Worley (owner)

REQUEST: Zoning Map Amendment for a Special Sign District

2. Request of 42 Lodging, LLC (applicant) for Todd Worley (owner) for a Zoning Map Amendment for a Special Sign District for a 3.05 acre site located at 7905 Freedom Way, Florence, Kentucky (Holiday Inn). The request is for a Special Sign District in a Commercial Services/Planned Development (C-3/PD) zone to allow alternative signage.

Staff member, Mitch Light, presented the Staff Report, which included a Powerpoint presentation (See Staff Report). Mr. Light explained that the request is a Zoning Map Amendment to create a Special Sign District in order to allow alternative signage at a Holiday Inn off Freedom Way. This request is different than the previous request. It includes 4 green lights on the front (west elevation facing I-75), two down lights on the canopy and a Holiday Inn flag.

Mr. Light described the surrounding land uses and zoning of the site and explained the Central Florence Strategic Plan, which recommends special signage and landscaping in the Stadium District. Mr. Light discussed the Staff concerns outlined in the report.

Mr. Don Castle, representing Holiday Inn stated that all the lights have to be purchased from the same vendor and at the same wattage. He feels the lights are an added attraction. It looks nice even if Holiday Inn didn't require it.

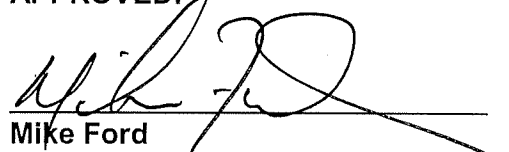
Vice-Chairman Ford asked if there was anyone else present who wished to speak in favor or against the project. There being no response, he asked whether the Commissioners had any questions.

Mrs. Poston asked if the area as part of the Central Florence Strategic Plan has special signage regulations already in place. Mr. Light responded "no" but the Central Florence Strategic Plan recommended some in the future as it relates to the proposed entertainment uses in the Stadium District.

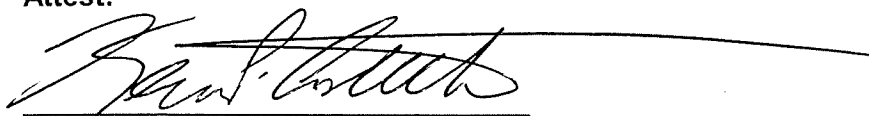
Mr. Brandstetter again noted that the photographs showed more intense lighting. Mr. Light noted that he would bring the Comparison to the Committee meeting.

There being no further comments, Mr. Ford stated that the Committee Meeting for this item will be on April 21, 2010 at 5:00 P.M. in this room. This item will be on the Agenda for the Business Meeting on May 5, 2010 at 7:00 P.M. Mr. Ford closed this Public Hearing at 7:55 P.M.

APPROVED:


Mike Ford
Vice-Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
FIRST FLOOR FISCAL COURTROOM
BUSINESS MEETING**

May 5, 2010

7:00 P.M.

Mr. Charlie Rolfsen, Chairman, called the meeting to order at 7:00 P.M.

COMMISSION MEMBERS PRESENT:

Mr. Ben Brandstetter
Mr. Kim Bunger, Secretary/Treasurer
Mr. Mike Ford, Vice Chairman
Mrs. Linda Herald
Mr. Mark Hicks
Mr. Don McMillian
Mrs. Susan Poston, Temporary Presiding Officer
Ms. Lisa Reeves
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Mr. Greg Breetz
Mrs. Janet Kegley
Mr. Jim Longano
Mr. Charlie Reynolds

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Kevin T. Wall, AICP, Director of Zoning Services
Mr. Mitchell A. Light, Asst. Zoning Administrator/Enf. Officer
Mr. Todd K. Morgan, AICP, Senior Planner

Approval of the Minutes:

Chairman Rolfsen, stated that the Commissioners received copies of the Minutes of the April 7, 2010 Business Meeting and the April 7, 2010 Public Hearings. He asked if there were any comments or corrections. There being no changes to the Minutes, Mr. Ford moved that the Minutes be approved as written. Mr. Bunger seconded the motion and it carried unanimously.

ACTION ON PLAN REVIEWS:

ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT

1. Request of Rolling Hills Richwood, LLC (owner) for a Zoning Map Amendment for a Special Sign District for a 2.58 acre site located at 12928 Frogtown Connector Road, Boone County, Kentucky (Holiday Inn Express). The request is for a Special Sign District in Commercial Services (C-3) and Commercial Four (C-4) zones to allow alternative signage.

Staff Member, Mitch Light, read the Committee Report, which recommended approval subject to conditions (see Committee Report). He referred to the Findings of Fact for Approval and the list of Conditions. Mr. Light stated that the property owner has signed a letter agreeing to the conditions. The Committee approved the request 4-0 with Mr. Bunger, Mr. Brandstetter, Mrs. Kegley and Mrs. Poston voting in favor of the request. Mr. Light noted that the Masque 2 option is the same as the one used at the Airport Holiday Inn.

Charlie Rolfsen asked if the applicant wanted to make any comments. Mr. Bimal Patel, representing Rolling Hills Richwood, LLC responded no, but he was present to answer any questions. At this time, Chairman Rolfsen asked if there was anyone in the audience that wanted to speak in opposition to the request? There being no further comments, Chairman Rolfsen asked if the Planning Commissioners had any questions or comments.

Mr. McMillian asked if they were using the colored lights? Mr. Light responded yes - it is the blue up-lights for Holiday Inn Express. Mr. McMillian asked why the blue lights? Mr. Bimal Patel, Rolling Hills Richwood, LLC explained that the Inter-Continental Hotels has designated blue for all Holiday Inn Express hotels and green for all Holiday Inn hotels. It is a branding scheme.

There being no further discussion, Mr. Bunger moved that the request be approved by Resolution to the Boone County Fiscal Court with conditions based on the Committee Report. Mrs. Poston seconded the motion and it carried unanimously.

ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT

2. Request of 42 Lodging, LLC (applicant) for Todd Worley (owner) for a Zoning Map Amendment for a Special Sign District for a 3.05 acre site located at 7905 Freedom Way, Florence, Kentucky (Holiday Inn). The request is for a Special Sign District in a Commercial Services/Planned Development (C-3/PD) zone to allow alternative signage.

Staff Member, Mitch Light, read the Committee Report, which recommended approval subject to conditions (see Committee Report). He referred to the Findings of Fact for Approval and the list of Conditions. Mr. Light stated that owner has signed a letter agreeing to the conditions. The Committee approved the request 4-0 with Mr. Bunger, Mr. Brandstetter, Mrs. Kegley and Mrs. Poston voting in favor of the request.

Chairman Rolfsen asked if the applicant wanted to make any comments. Mr. Don Castle, representing 42 Lodging LLC responded no, but he was present to answer any questions. At this time, Chairman Rolfsen asked if there was anyone in the audience that wanted to speak in opposition to the request? There being no further comments, Chairman Rolfsen asked if the Planning Commissioners had any questions or comments and if not, he would entertain a motion.

There being no further discussion, Mr. Bunger moved that the request be approved by Resolution to the City of Florence with conditions based on the Committee Report. Mr. Ford seconded the motion and it carried unanimously.

ZONING MAP AMENDMENT AND CHANGE IN CONCEPT DEVELOPMENT PLAN

3. Request of Doug Cox and Mary Cox (applicants) for Jerry King (owner) for a Zoning Map Amendment from Industrial Two (I-2) to Commercial Services (C-3) for a 0.41 acre portion of the site located at 8484 Dixie Highway, Boone County, Kentucky; and, the request of Doug Cox and Mary Cox (applicants) for Jerry King (owner) for a Change in an Approved Concept Development Plan in a Commercial Services (C-3) zone for a 0.73 acre portion of the site located at 8484 Dixie Highway, Boone County, Kentucky. Both applications are to allow automobile sales and all uses permitted in the C-3 zone for a total 1.14 acre site.

Staff Member, Kevin Wall, read the Committee Report, which recommended approval subject to conditions (see Committee Report). He referred to the Findings of Fact for Approval and the list of Conditions. Mr. Wall stated that the property owners have signed a letter agreeing to the conditions. The Committee approved the request 4-0 with Mr. Bunger, Mr. Brandstetter, Mrs. Kegley and Mrs. Poston voting in favor of the request.

Chairman Rolfsen asked if the applicant wanted to make any comments. Mr. Jim Bertram, One Eleven Engineering & Surveying, responded no, but he was present to answer any questions. At this time, Chairman Rolfsen asked if there was anyone in the audience that wanted to speak in opposition to the request? There being no further comments, Chairman Rolfsen asked if the Planning Commissioners had any questions or comments and if not, he would entertain a motion.

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Kim Bungler, Chairman

DATE: May 5, 2010

RE: Request of **42 Lodging, LLC (applicant)** for **Todd Worley (owner)** for a Zoning Map Amendment for a Special Sign District for a 3.05 acre site located at 7905 Freedom Way, Florence, Kentucky (Holiday Inn). The request is for a Special Sign District in a Commercial Services/Planned Development (C-3/PD) zone to allow alternative signage.

REMARKS:

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

FINDINGS OF FACT

1. The Committee has concluded that the proposed Concept Development Plan is in agreement with the Comprehensive Plan due to the following reasons.
 - A. The Future Land Use Map designates this site as "Commercial." This designation is described as "Retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc." The proposal is to create a Special Sign District to allow alternative signage in the form of the Holiday Inn logo flag and accent up-lighting.
2. The Committee has concluded that the provisions stated in the Special Sign District, coupled with the agreed conditions, fulfill the applicable requirements of Article 15 "Planned Development District" of the Boone County Zoning Regulations as well as the Plan Concepts chapter of the Central Florence Strategic Plan.
3. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of the 2005 Boone County Comprehensive Plan and Article 15 "Planned Development District" of the Boone County Zoning Regulations. The Committee has also concluded that the attached conditions are necessary to mitigate any foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with these conditions.

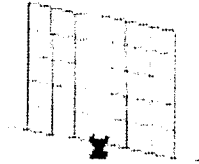
CONDITIONS

1. The property owner agrees that the proposed lighting "height" will not exceed the height of the roofline.
2. The property owner agrees that the Masque II option from the Photometric Data exhibit (attached) will be used.
3. The property owner agrees that the up-lighting will be a constant beam of light and at no time will the up-lighting ever flash, blink, pulsate, etc.

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.

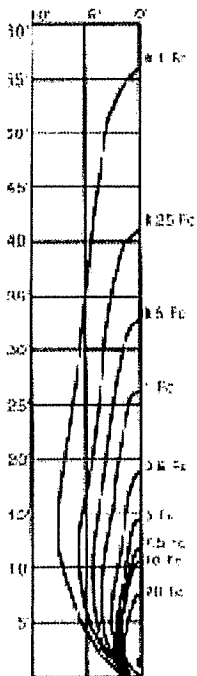
Photometric Data

Narrow Wash



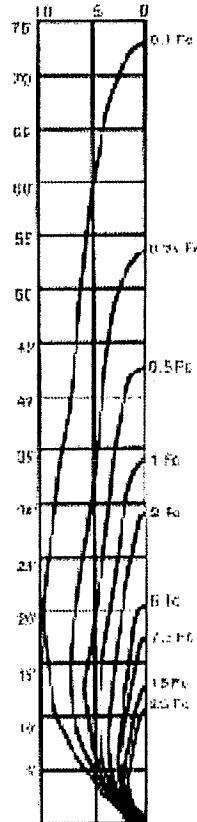
Mosque I
 70W CMH (T-4, G9.5)
 Narrow Wash (NW)
 Beam Angle: 10°
 Field Angle: 27°
 Initial Lamp Lumens: 0,400
 Offset: 6 inches
 Aiming Angle: 0°

Multipliers (T-4, G9.5 Lamps):
 20W CMH 1,000 Lumens X 0.27
 30W CMH 3,400 Lumens X 0.53
 70W CMH 6,400 Lumens X 1.0



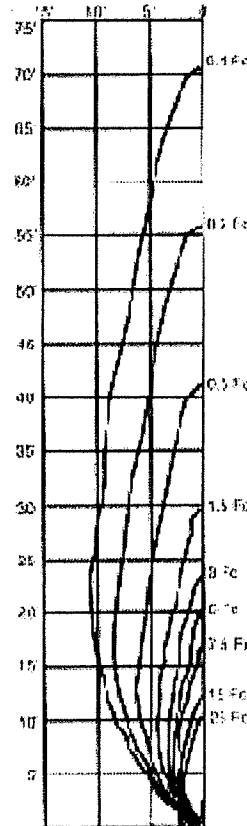
Mosque II
 160W CMH (T-6, G12)
 Narrow Wash (NW)
 Beam Angle: 10°
 Field Angle: 27°
 Initial Lamp Lumens: 11,000
 Offset: 9 inches
 Aiming Angle: 0°

Multipliers (T-6, G12 Lamps):
 70W CMH 1,000 Lumens X 0.47
 100W CMH 3,000 Lumens X 0.64
 160W CMH 14,000 Lumens X 1.0



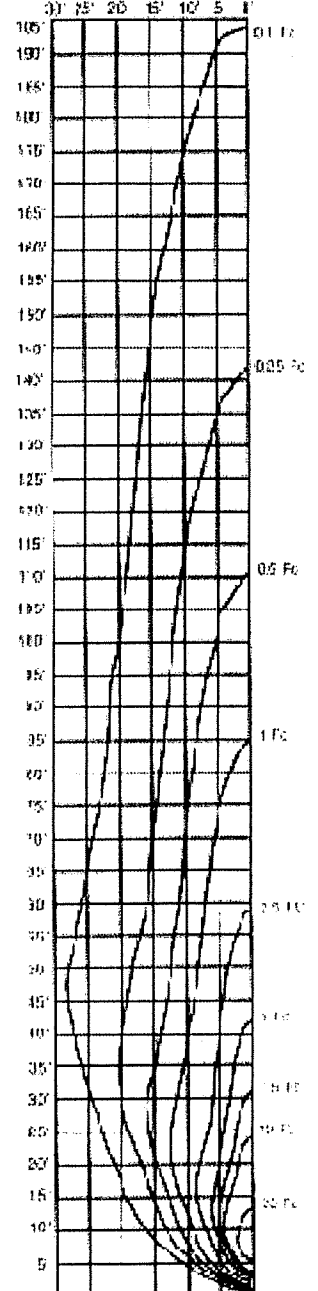
Mosque III
 160W MH (FD-17, Med)
 Narrow Wash (NW)
 Beam Angle: 11°
 Field Angle: 34°
 Initial Lamp Lumens: 14,000
 Offset: 6 inches
 Aiming Angle: 0°

Multipliers (FD-17, Med Lamps):
 70W CMH 0,200 Lumens X 0.44
 100W CMH 6,000 Lumens X 0.60
 160W CMH 14,000 Lumens X 1.0



Mosque IV
 400W MH (ED-28, Med Base)
 Narrow Wash (NW)
 Beam Angle: 10°
 Field Angle: 27°
 Initial Lamp Lumens: 40,000
 Offset: 18 inches
 Aiming Angle: 0°

Multipliers (ED-28, Med Lamps):
 200W MH 10,000 Lumens X 0.58
 400W MH 40,000 Lumens X 1.0
Multipliers (CT-13 Lamps):
 250W MH 30,000 Lumens X 0.85
 400W MH 36,000 Lumens X 1.0



PUBLIC HEARING ITEM #2

COMMISSION MEMBERS PRESENT:

Mr. Ben Brandstetter
Mr. Kim Bungler, Secretary/Treasurer
Mr. Mike Ford, Vice Chairman
Mr. Jim Longano
Mr. Don McMillian
Mrs. Susan Poston, Temporary Presiding Officer
Ms. Lisa Reeves
Mr. Bob Schwenke
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Mr. Greg Breetz
Mrs. Linda Herald
Mr. Mark Hicks
Mrs. Janet Kegley
Mr. Charlie Reynolds
Mr. Charlie Rolfsen, Chairman

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Kevin T. Wall, AICP, Director, Zoning Services
Mr. Todd K. Morgan, AICP, Senior Planner
Mr. Mitchell A. Light, Asst. Zoning Administrator/Enf. Officer

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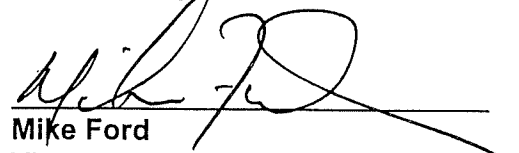
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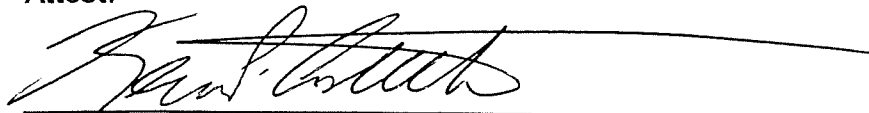
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APPROVED:


Mike Ford
Vice-Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Kim Bunger, Chairman

DATE: April 21, 2010

RE: Request of **42 Lodging, LLC (applicant)** for **Todd Worley (owner)** for a Zoning Map Amendment for a Special Sign District for a 3.05 acre site located at 7905 Freedom Way, Florence, Kentucky (Holiday Inn). The request is for a Special Sign District in a Commercial Services/Planned Development (C-3/PD) zone to allow alternative signage.

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.

42 Lodging, LLC

April 21, 2010

Kim Bunger

Kim Bunger, Chairman

For Project Absent _____
 Against Project _____
 Abstain _____ Deferred _____

Ben Brandstetter

Ben Brandstetter

For Project Absent _____
 Against Project _____
 Abstain _____ Deferred _____

Greg Breetz

For Project _____ Absent
 Against Project _____
 Abstain _____ Deferred _____

Janet K Kegley

Janet Kegley

For Project Absent _____
 Against Project _____
 Abstain _____ Deferred _____

Susan Poston

Susan Poston

For Project Absent _____
 Against Project _____
 Abstain _____ Deferred _____

Linda Herald (Alternate)

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

Charlie Reynolds

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

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

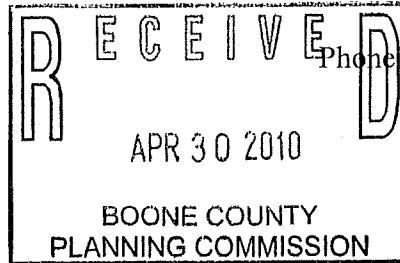
SUPPORTING INFORMATION



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

April 26, 2010

Mr. Todd Worley
42 Lodging, LLC
675 Monticello Street, Suite 4
Somerset, KY 42501

RE: Request of **42 Lodging, LLC (applicant)** for **Todd Worley (owner)** for a Zoning Map Amendment for a Special Sign District for a 3.05 acre site located at 7905 Freedom Way, Florence, Kentucky (Holiday Inn). The request is for a Special Sign District in a Commercial Services/Planned Development (C-3/PD) zone to allow alternative signage.

Dear Mr. Worley:

The following represents the conditions of approval for the above referenced application as recommended by the Planning Commission's Zone Change Committee at their April 21, 2010 meeting. If you, as the applicant, agree with these conditions, please indicate by providing the signatures of the property owners, in the spaces provided at the end of this letter, and return the original letter to the Planning Commission office by Monday, May 3, 2010.

CONDITIONS

1. The property owner agrees that the proposed lighting "height" will not exceed the height of the roofline.
2. The property owner agrees that the Masque II option from the Photometric Data exhibit (attached) will be used.
3. The property owner agrees that the up-lighting will be a constant beam of light and at no time will the up-lighting ever flash, blink, pulsate, etc.

Sincerely,

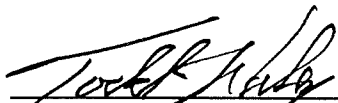
Mitchell A. Light
Assistant Zoning Admin/Enforcement Officer

MAL/pr

Mr. Todd Worley
42 Lodging, LLC
April 26, 2010
Page 2

AGREEMENT

I, Todd Worley, do hereby agree to the recommended conditions of approval stated above for a Zoning Map Amendment for a Special Sign District in a Commercial Services/Planned Development (C-3/PD) zone for a 3.05 acre site located at 7905 Freedom Way, Florence, Kentucky (Holiday Inn) to allow alternative signage.


Todd Worley
42 Lodging, LLC (owner)

4-29-10
Date

4
213



DEED

THIS DEED, dated as of the 10th day of February, 2005, is made by and between **JOHN BILL KECK and GLORIA KECK**, his wife, 1486 West Cumberland Gap Parkway, Corbin, Kentucky 40701 ("Grantors"), and **42 LODGING, LLC**, a Kentucky limited liability company, 1486 West Cumberland Gap Parkway, Corbin, Kentucky 40701 ("Grantee").

WITNESSETH:

In consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, including this conveyance being an exchange of property for membership interests in the Grantee, the receipt of which is hereby acknowledged, Grantors have Bargained and Sold and do hereby Grant and Convey to Grantee, its successors and assigns forever, all of their right, title and interest in that certain property located in the City of Florence, Boone County, Kentucky, and described as follows:

Group No: 2042
228

Situated in the City of Florence, Boone County, Kentucky, lying along the southwest side of Dream Street (as extended south of U.S. Highway 42), and being described as follows:

Beginning at a point in the southwest line of Dream Street, said point being the north corner of R. C. Durr and the east corner of Service Station Holdings, Inc.; thence in a southeasterly direction along the southwest line of Dream Street as it curves to the right with a radius of 195.84 feet, an arc distance of 117.47 feet to a point; thence S 26° 11' 26" E along the southwest line of Dream Street 200.00 feet to a point; thence leaving Dream Street and running through the land of R. C. Durr S 63° 48' 34" W 137.22 feet, S 59° 17' 20" W 74.29 feet, and N 70° 09' 20" W 10.08 feet to a point; thence in a northwesterly direction along a curve as it deflects to the left with a radius of 58.50 feet, an arc distance of 85.65 feet to a point; thence N 73° 06' 45" W 186.87 feet to a point; thence N 16° 53' 15" E 7.00 feet to a point, thence N 73° 06' 45" W 40.00 feet to a point in the southeast line of U. S. Highway 42, thence along the southeast line of U. S. Highway 42 N 23° 10'

RETURN TO: DeCamp & Talbott

Return to: DeCamp & Talbott, P.S.C.
301 East Main St., Ste. 600
Lexington, KY 40507

40" E 99.91 feet to a point; thence leaving U. S. Highway 42 and following along the southwest line of a 0.0585 acre tract S 60° 31' 35" E 171.03 feet to a point; thence N 23° 10' 40" E and along the southeast line of Service Station Holdings, Inc., 225.67 feet to the place of beginning. Containing 1.5505 acres.

Being the same property conveyed to John Bill Keck by deed dated August 29, 2002 of record in Deed Book 836, Page 139, in the Boone County Clerk's Office.

138 ✓

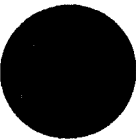
TO HAVE AND TO HOLD the above described property, together with all easements and appurtenances thereunto belonging unto Grantee, its successors and assigns, forever.

Grantors do hereby release and relinquish unto Grantee, its successors and assigns, all of their right, title and interest in and to the above described property and hereby covenant to and with Grantee, its successors and assigns, that they are lawfully seized in fee simple to said property and have a good right to convey the same as herein done and that said property is free and clear of all encumbrances of whatsoever nature and that they will WARRANT GENERALLY the title to said property.

Provided, however, that there is excepted from the foregoing warrant and covenants the following:

1. All conditions and restrictions, if any, affecting the property herein conveyed including conditions and restrictions contained on any plat of record in the aforesaid Clerk's Office.
2. Zoning and building restrictions, regulations and ordinances, if any.
3. Easements and rights-of-way of whatsoever nature and kind reserved and recorded in the aforesaid Clerk's Office.

4
BA



This Instrument Prepared by
and after recording

RETURN TO:

ZIEGLER & SCHNEIDER, P.S.C.
541 Buttermilk Pike, Suite 500
P.O. Box 175710
Covington, Kentucky 41017-57170

By *Wilbert L. Ziegler*
Wilbert L. Ziegler

D E E D

KNOW ALL MEN BY THESE PRESENTS:

That **R. C. DURR and DEBORAH JO DURR, his wife**, the GRANTORS, for and in consideration of **TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00)** paid to the GRANTORS by the GRANTEE herein, the receipt of which is hereby acknowledged, do bargain, sell and convey to the following named GRANTEE, **42 LODGING, LLC, a Kentucky limited liability company**, its successors and assigns forever, the following described real estate, in the City of Florence, County of Boone, and State of Kentucky, to wit:

Street Address: Dream Street Extension, Florence, Kentucky 41042

GRANTEE Address: 1486 West Cumberland Gap Parkway, Corbin, Kentucky 40701

GRANTORS Address: 8800 Bankers Street, #1, Florence, Kentucky 41042

Group No.: 2042, 228 and 229

Located in the City of Florence, Kentucky, lying along the west side of Dream Street Extension south of U. S. Highway 42, and being more particularly described as follows:

Beginning at a point in the west line of Dream Street Extension, said point being the southeast corner of the 1.5505 acre tract conveyed from R. C. Durr to John Bill Keck; thence along the south line of said 1.5505 acre tract S 63° 48' 34" W 137.22 feet and S 59° 17' 20" W 74.29 feet to a corner; thence along the west line of the 1.4901 acre tract S 19° 50' 40" E 129.39 feet; S 71° 41' 22" E 7.00 feet and S 19° 50' 40" W 41.31 feet to a corner; thence S 38° 09' 20" E 102.79 feet to a point; thence N 61° 15' 49" E 198.35 feet and N 65° 39' 59" E 103.19 feet to a point in the west line of Dream Street Extension; thence in a northerly direction along the west line of Dream

RETURN TO:

BOONE COUNTY
D925 PG 475

Return to: WHF Attn: JDM
200 W Vine St Suite 500
Lexington, Ky 40507

Street Extension as it curves to the left with a radius of 353.10 feet, an arc distance of 68.06 feet to a point; thence N 26° 11' 26" W along the west line of Dream Street Extension 156.72 feet to the place of beginning. Containing 1.4901 acres.

See conveyance plat attached.

Being all of the remaining parts of the same property conveyed to the Grantor, R. C. Durr, by deeds from DKE Incorporated dated July 26, 1997 and recorded in Deed Book 668, Page 108, from John S. Schutzman dated November 21, 1966 and recorded in Deed Book 174, Page 289, from Paul Edwin Tipton and Alvera M. Tipton, his wife, dated November 28, 1966 and recorded in Deed Book 174, Page 281, from Dorothy M. Linder, Trustee, dated January 1965 and recorded in Deed Book 165, Page 418, and from Verlan Linder, et al dated January 18, 1965 and recorded in Deed Book 165, Page 423 and from City of Florence, Kentucky dated August 28, 2000 and recorded in Deed Book 788, Page 88. All references are to the Boone County Clerk's records at Burlington, Kentucky.

The foregoing property is conveyed subject to any easements shown on the attached plat, subject to easements and restrictions of record and subject to easements physically located on the property. The foregoing property is conveyed by the Grantor and accepted by the Grantee in its "as is" condition.

Together with all the privileges and appurtenances to the same belonging. To have and to hold forever the same to the GRANTEE, in the fashion and manner stated above in the conveying clause, with covenants of general warranty.

The signatory member hereto has been authorized to execute this deed on behalf of 42 Lodging, LLC, by authorization approved by all of the members of 42 Lodging, LLC.

Of the purchase price, there remains unpaid the sum of Two Hundred Thousand Dollars which sum is represented by a Promissory Note of even date herewith from 42 Lodging, LLC, and others, to R. C. Durr, said Note being due and payable in full eighteen (18) months after the date thereof and bearing interest at the rate of six percent (6%) per annum payable at the time that the Note is due in full. R. C. Durr reserves and 42 Lodging, LLC allows a vendor's lien in favor of R. C. Durr on the property herein conveyed to secure said Note, which vendor's lien is second and inferior only to a first mortgage from 42 Lodging, LLC to Farmer's Bank and Trust Company, Georgetown, Kentucky, in the principal amount of Five Million Eight Hundred Seventy-Five Thousand Dollars (\$5,875,000.00) executed of even date herewith.

GRANTORS and GRANTEE both certify, under oath, that the consideration reflected in this Deed is the full consideration paid for the property and GRANTEE join(s) in this Deed for the sole purpose of making this certificate about the consideration.

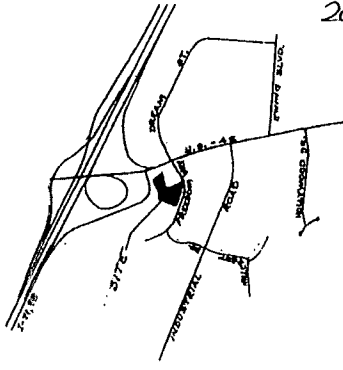
Return to WHF
 Attn JSM
 200 W Vine St
 Suite 500
 Lexington, Ky 40507

LAND SURVEYOR'S CERTIFICATE

"I certify that this plat has been prepared by me or under my supervision in accordance with the Kentucky Minimum Surveying Standards, and complies with all requirements of the Boone County Zoning and Subdivision Regulations, and that dedicated areas including public ways or streets are currently owned by the property owner."

I certify that I have examined the records of the Boone County Clerk and find that this is the remaining Parcel under the present ownership and the parent tract since 1988 or from the adoption kre 100.

7/5/06
 Date
 James W. Berling, L.S. Ky. Reg. #206



VICINITY MAP
 SCALE 1" = 2000'

DOCUMENT NO: 486494
 RECORDED ON: NOVEMBER 13, 2006 04:00:45PM
 TOTAL FEES: \$19.00
 TRANSFER TAX: \$250.00
 GROUP: 2042
 COUNTY CLERK: MARILYN K ROUSE
 COUNTY: BOONE COUNTY CLERK
 DEPUTY CLERK: CINDY B
 BOOK 0925 PAGES 475 - 478

"This plat shall be void if not filed with the Boone County Clerk For recording purposes within two (2) years of Planning Commission approval."

K.D.O.T.

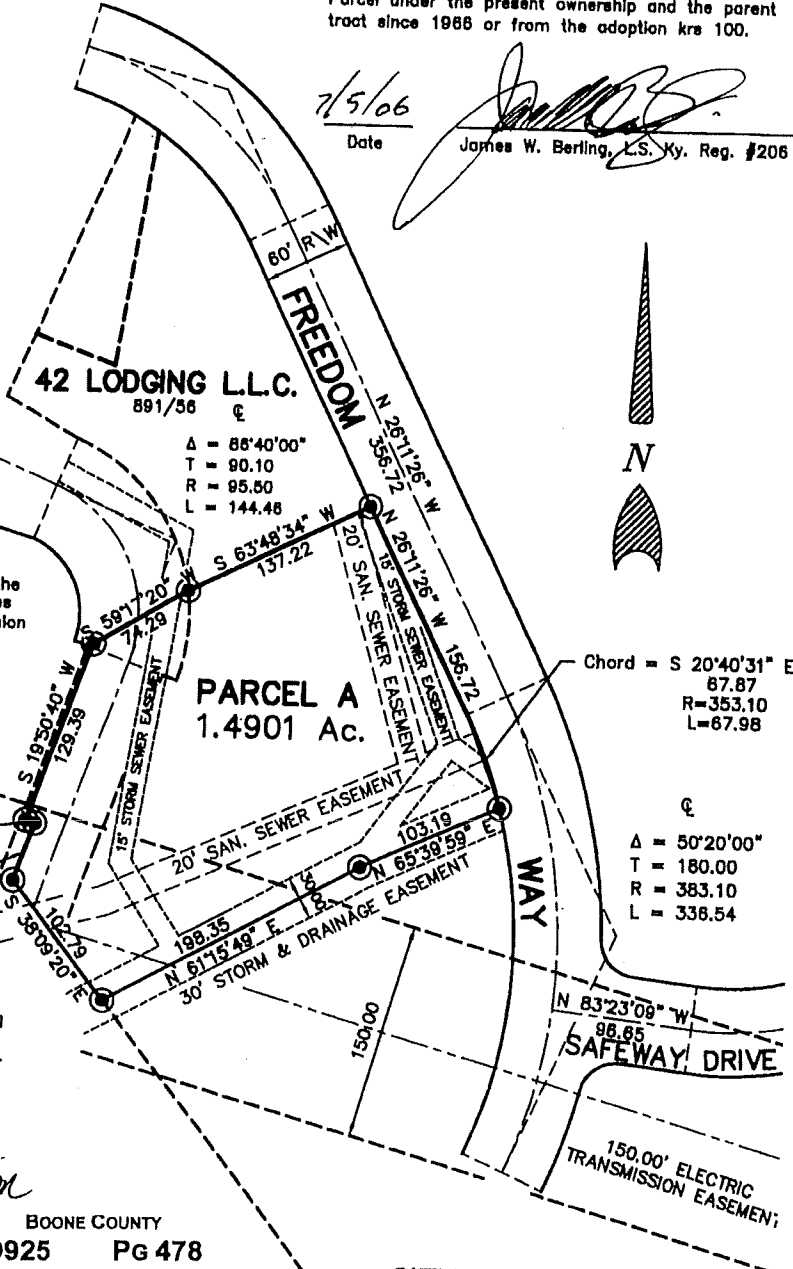
BUILDING SETBACKS WILL BE DETERMINED BY CURRENT ZONING REGULATION OR DISTRICTS.

C-3
 7-506
 GVS

BOONE COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE

Approved for recording the transfer of the property only by the Boone County Planning Commission the 5th day of July, 2006.

7-506
 Date: July 5, 2006
 Chairman: See-then
 BOONE COUNTY
 D925 PG 478



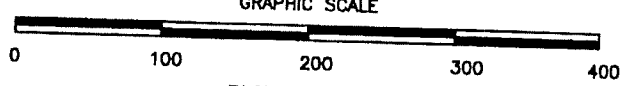
Chord = S 20°40'31" E
 87.87
 R=353.10
 L=67.98

€
 Δ = 50°20'00"
 T = 180.00
 R = 383.10
 L = 336.54

⊙ = IRON PIN (SET)

P & Z Code No. 4523

BACK REFERENCE:
 D.B.:668 PG.:108
 D.B.:174 PG.:283
 D.B.:174 PG.:281
 D.B.:165 PG.:423
 D.B.:788 PG.:88
 GROUP No. 2042



PLOT OF SURVEY
 FROM: R.C. DURR
 TO: **42 LODGING, L.L.C.**
 (U.S. HWY. 42) FLORENCE, BOONE Co. KY
 SCALE: 1" = 100' JUNE 2006
 JAMES W. BERLING
 1671 PARK ROAD - SUITE ONE
 FT. WRIGHT KY 41011
 KY SURVEYOR 206



Dear Sirs and/or Madams:

Enclosed please find a certified copy of City of Florence, Kentucky Ordinance No. O-8-10:

ORDINANCE NO. O-8-10:

AN ORDINANCE ADOPTING AND APPROVING A ZONING MAP AMENDMENT TO THE BOONE COUNTY, KENTUCKY, ZONING MAP TO ESTABLISH A SPECIAL SIGN DISTRICT FOR A 3.05 ACRE SITE LOCATED AT 7905 FREEDOM WAY (HOLIDAY INN), FLORENCE, KENTUCKY, IN A COMMERCIAL SERVICES/PLANNED DEVELOPMENT (C-3/PD) ZONE TO ALLOW ALTERNATIVE SIGNAGE. (HOLIDAY INN PROPERTY)

The First Reading of Ordinance No. O-8-10 was held on the 22nd Day of June, 2010. The Second Reading of Ordinance No. O-8-10 was held on the 13th Day of July, 2010. Ordinance No. O-8-10 was published in the *Boone County Recorder* on the 22nd Day of July, 2010 at which time the Ordinance became statutorily official.

Please contact me if you require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Christofield", is written over a horizontal line.

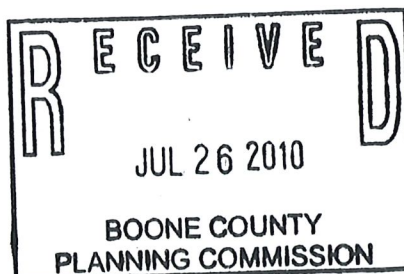
Joseph A. Christofield
City Clerk
Florence

I, Joseph A. Christofield, City Clerk for the City of Florence, Kentucky, do hereby certify the foregoing is a true and correct copy of Ordinance O-8-10 as same appears in the official records of my office.

Dated this 22nd day of July, 2010.

A handwritten signature in blue ink, appearing to read "J. Christofield", is written over a horizontal line.

Joseph A. Christofield
City Clerk
Florence



CITY OF FLORENCE, KENTUCKY
SUMMARY OF ORDINANCE NO. 0-8-10

The City of Florence, Kentucky, enacted on second reading Ordinance No. 0-8-10 on July 13, 2010. The title of this Ordinance is as follows:
ORDINANCE NO. 0-8-10

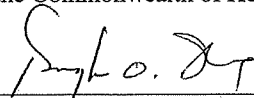
AN ORDINANCE ADOPTING AND APPROVING A ZONING MAP AMENDMENT TO THE BOONE COUNTY, KENTUCKY, ZONING MAP TO ESTABLISH A SPECIAL SIGN DISTRICT FOR A 3.05 ACRE SITE LOCATED AT 7905 FREEDOM WAY (HOLIDAY INN), FLORENCE, KENTUCKY, IN A COMMERCIAL SERVICES/PLANNED DEVELOPMENT (C-3/PD) ZONE TO ALLOW ALTERNATIVE SIGNAGE. (HOLIDAY INN PROPERTY)

The effect of this Ordinance is to approve a Zoning Map Amendment to the Boone County, Kentucky, zoning map to establish a special sign district for a 3.05 acre site located at 7905 Freedom Way, Florence, Kentucky (Holiday Inn), in a Commercial Services/Planned Development (C-3/PD) zone to allow alternative signage.

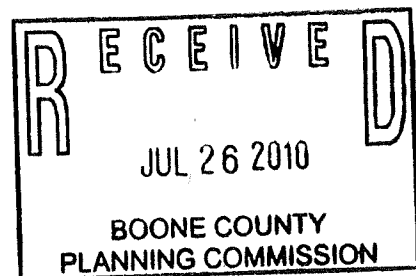
The full text of Ordinance No. 0-8-10, including its exhibits, is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Government Center, 8100 Ewing Blvd., Florence, Kentucky, during regular office hours.

CERTIFICATION

I hereby certify that the foregoing is a summary of the contents of Ordinance No. 0-8-10 and that it has been prepared by me on the 16th day of June, 2010, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.



HUGH O. SKEES
SKEES, WILSON & DILLON, PLLC
7699 Ewing Blvd., P.O. Box 756
Florence, KY 41042-0756
Phone: (859) 371-7407
Fax: (859) 371-9872



ORDINANCE NO. 0-8-10

AN ORDINANCE ADOPTING AND APPROVING A ZONING MAP AMENDMENT TO THE BOONE COUNTY, KENTUCKY, ZONING MAP TO ESTABLISH A SPECIAL SIGN DISTRICT FOR A 3.05 ACRE SITE LOCATED AT 7905 FREEDOM WAY (HOLIDAY INN), FLORENCE, KENTUCKY, IN A COMMERCIAL SERVICES/PLANNED DEVELOPMENT (C-3/PD) ZONE TO ALLOW ALTERNATIVE SIGNAGE. (HOLIDAY INN 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-10-005-A recommended approval, with conditions, for a Zoning Map Amendment, 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 42 Lodging, LLC (Applicant) for Todd Worley Trust (Owner) for a Zoning Map Amendment to the Boone County, Kentucky zoning map to establish a special sign district for a 3.05 acre site located at 7905 Freedom Way, Florence, Kentucky (Holiday Inn Property) in a Commercial Services/Planned Development (C-3/PD) zone is approved. The zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be designated to reflect the approval of the special sign district 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-10-005-A of the Boone County Planning Commission, including the exhibits referenced to that Resolution.

SECTION III

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-10-005-A, marked Exhibit "A", and attached hereto.

SECTION IV

If the approval for this change in the zoning map 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.

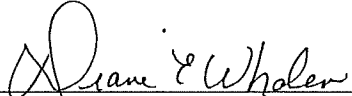
SECTION V

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

PASSED AND APPROVED ON FIRST READING THIS 22nd DAY OF June, 2010.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 13th DAY OF July, 2010.

APPROVED:


MAYOR

ATTEST:


CITY CLERK

CITY OF FLORENCE, KENTUCKY
PLANNING AND ZONING COMMITTEE

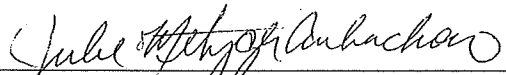
IN RE: REPORT AND RECOMMENDATION - REQUEST OF 42 LODGING LLC (APPLICANT) FOR TODD WORLEY (OWNER) FOR A ZONING MAP AMENDMENT FOR A SPECIAL SIGN DISTRICT FOR A 3.05 ACRE SITE LOCATED AT 7905 FREEDOM WAY (HOLIDAY INN). THE SITE IS IN A COMMERCIAL SERVICES/PLANNED DEVELOPMENT (C-3/PD) ZONE AND THE REQUEST WOULD ALLOW ALTERNATIVE SIGNAGE.

The Committee met in a regular meeting on Wednesday, June 9, 2010, at the Florence Government Center Building to consider Resolution No. R-10-005-A of the Boone County Planning Commission which recommended approval of the request described above. The Committee reviewed the record of proceedings before the Boone County Planning Commission, including said Resolution and the exhibits thereto, and the approved Minutes of the public hearing. The Committee determined that the record from the Boone County Planning Commission contains adequate information for consideration of the recommendation and that no need exists for an additional hearing before the City Council.

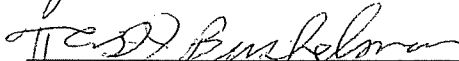
Further, the Committee determined, and the applicant has agreed, that the recommendation for approval should be affirmed, based upon the findings of fact and conditions contained in the record before the Boone County Planning Commission.

NOW, THEREFORE, the Planning and Zoning Committee recommends to the City Council of the City of Florence, Kentucky, that this matter be considered solely on the record before the Boone County Planning Commission and that no additional hearings be held.

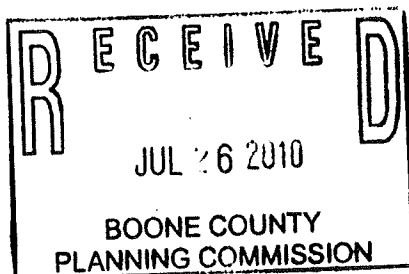
MEMBERS OF THE COMMITTEE:

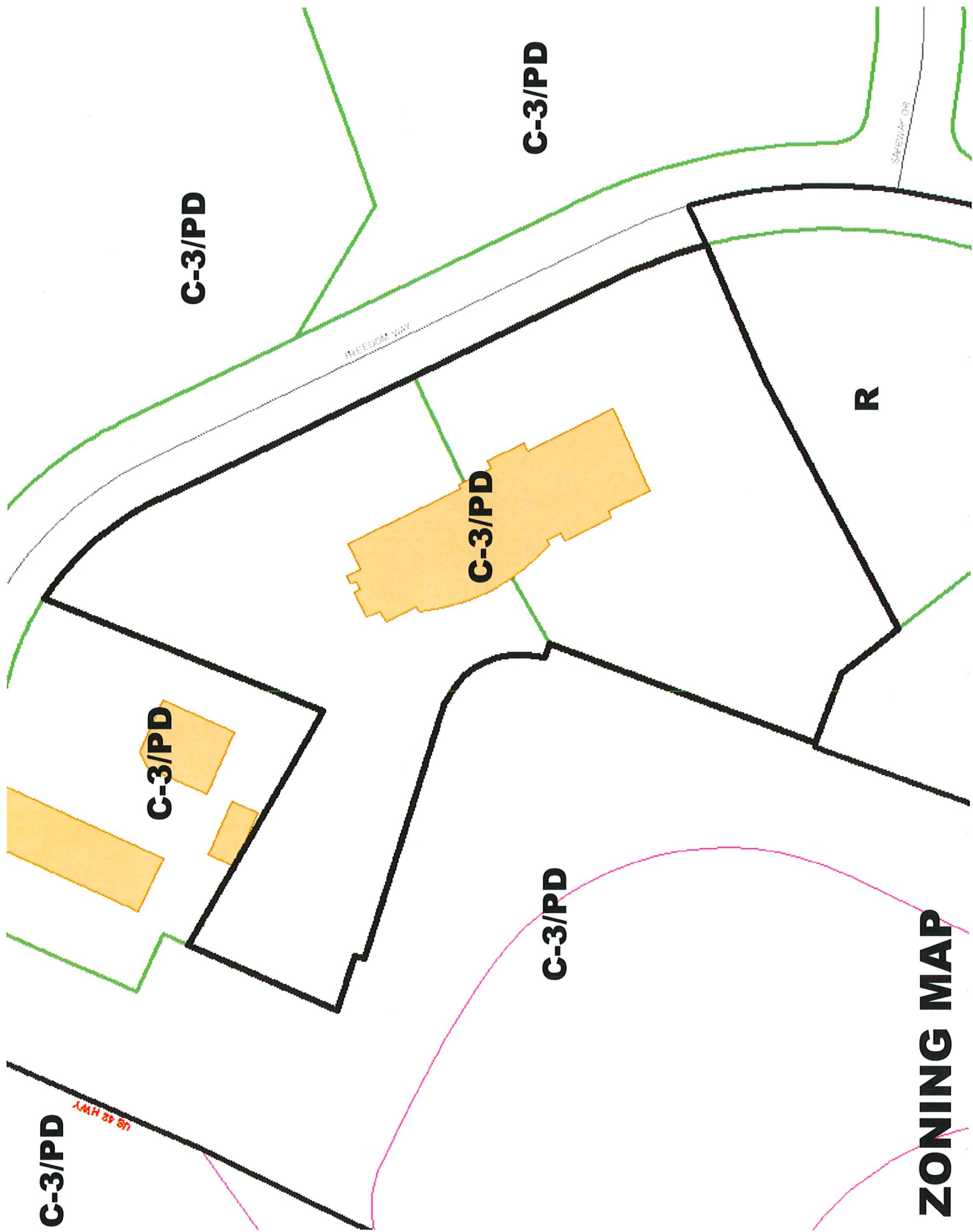


DR. JULIE METZGER AUBUCHON



TED BUSHELMAN





ZONING MAP

C-3/PD

C-3/PD

C-3/PD

C-3/PD

C-3/PD

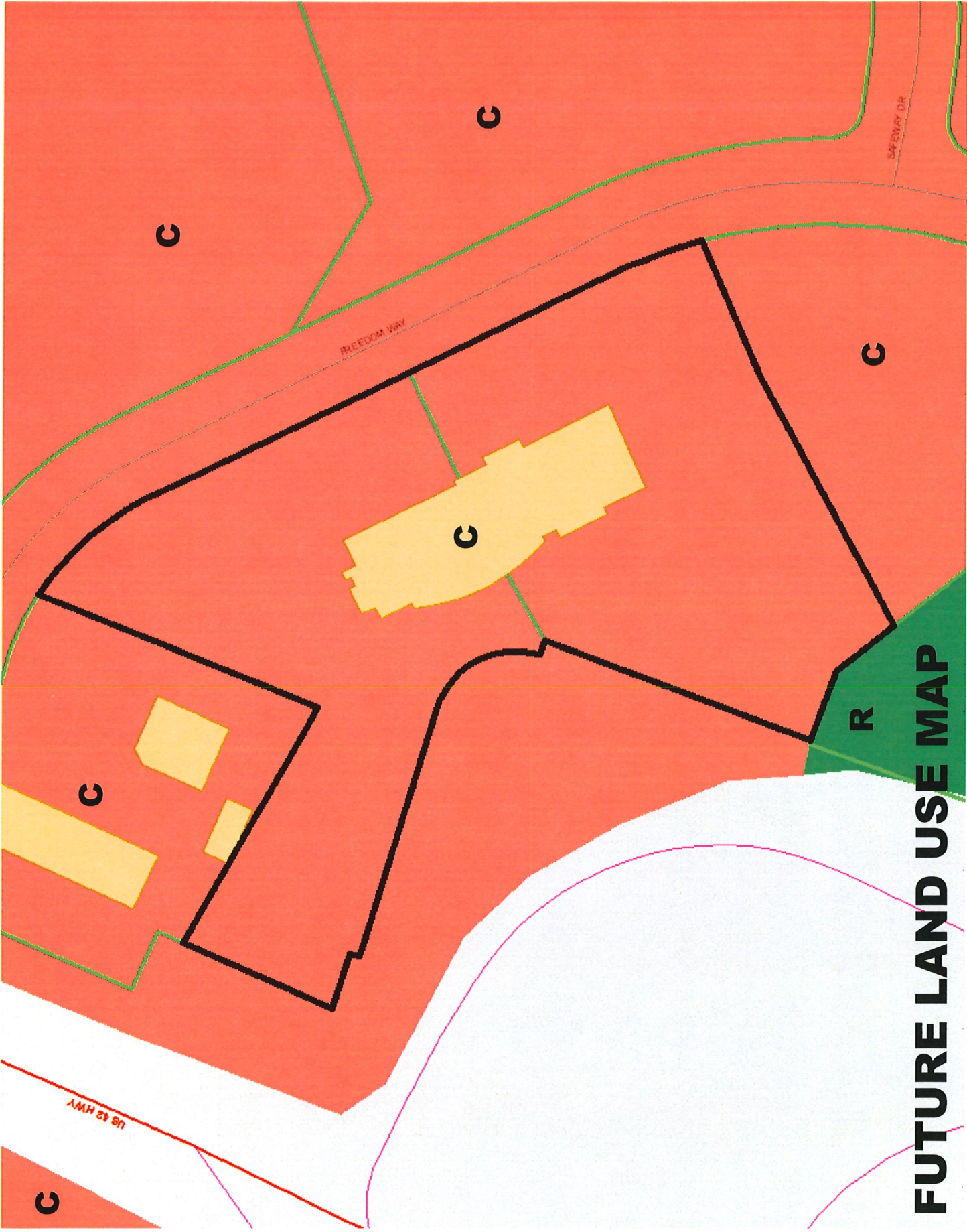
C-3/PD

R

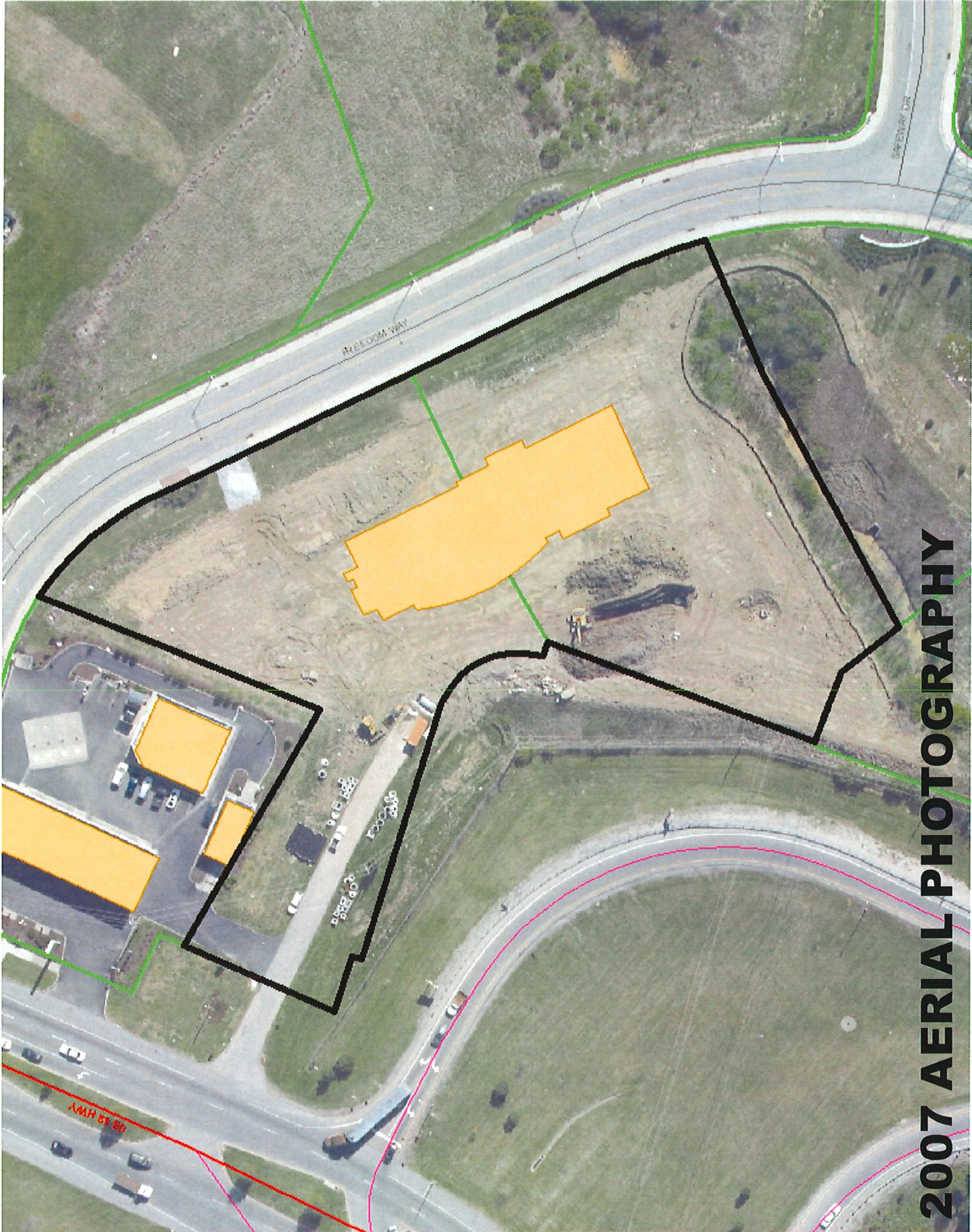
US 42 HWY

FREEDOM WAY

SHELBY DR



FUTURE LAND USE MAP

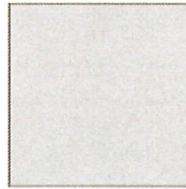
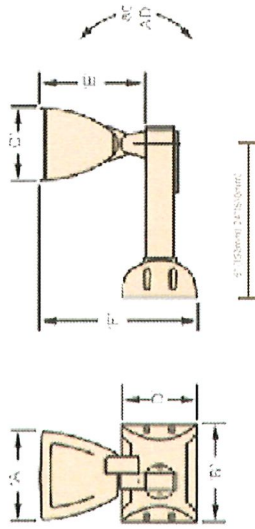


2007 AERIAL PHOTOGRAPHY





Building Lighting



Semi Gloss Satin

Requirement:

A minimum of two up to a maximum of four light fixtures must be installed to effectively light the site-specific façade details. Lights must be cast and narrowed to a visually defined beam upon the façade and between windows. A general light wash on the building or lights shining onto windows is not permitted.

The light fixtures can be adjusted on two axes for proper beam aiming, as well as adjustable apertures for refined beam control and shaping.

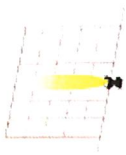
All building light fixtures should be mounted at a consistent Above Finish Floor (AFF) height and discreetly located above the porte cochere.

Quantity, mounting location and lamp wattage must be determined based on specific property conditions. Secondary entries or exterior wall surfaces which are prominently visible from various building approaches may also be good

locations for additional building lighting. Hotels are permitted, but not required, to install additional sets of lights in secondary and tertiary locations. As with front entry, application of light fixtures should be in groups of two to four, based on specific property conditions.

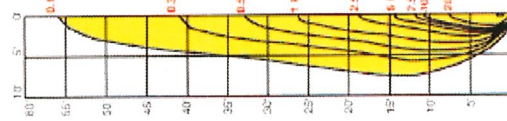
Photometric Data

Narrow Wash



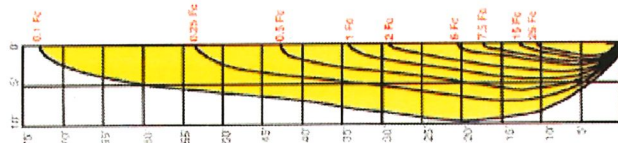
Masque I
 70W CMH (T-4, G8.5)
 Narrow Wash (NW)
 Beam Angle: 10°
 Field Angle: 27°
 Initial Lamp Lumens: 6,400
 Offset: 6 inches
 Aiming Angle: 0°

Multiplex (T-4, G8.5 Lamps)
 20W CMH 1,700 Lumens X 0.27
 39W CMH 3,400 Lumens X 0.53
 70W CMH 6,400 Lumens X 1.0



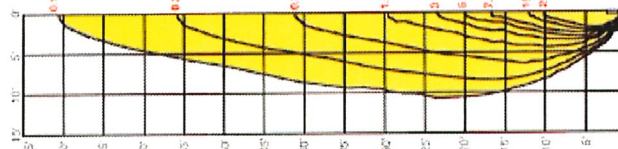
Masque II
 150W CMH (T-6, G12)
 Narrow Wash (NW)
 Beam Angle: 10°
 Field Angle: 27°
 Initial Lamp Lumens: 14,000
 Offset: 6 inches
 Aiming Angle: 0°

Multiplex (T-6, G12 Lamps)
 70W CMH 6,000 Lumens X 0.47
 100W CMH 9,000 Lumens X 0.64
 150W CMH 14,000 Lumens X 1.0



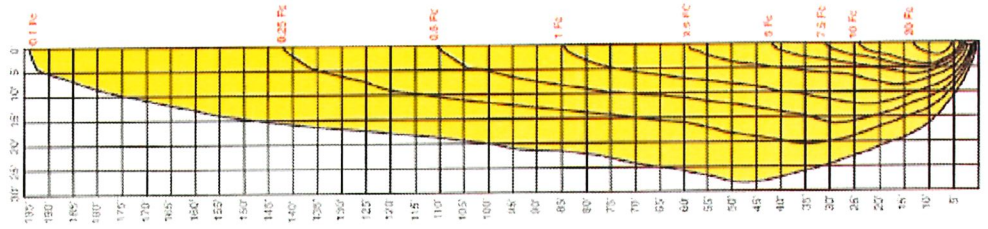
Masque III
 150W MH (ED-17, Meq)
 Narrow Wash (NW)
 Beam Angle: 11°
 Field Angle: 34°
 Initial Lamp Lumens: 14,000
 Offset: 6 inches
 Aiming Angle: 0°

Multiplex (ED-17, Meq Lamps)
 70W CMH 6,000 Lumens X 0.44
 100W CMH 9,000 Lumens X 0.68
 150W CMH 14,000 Lumens X 1.0



Masque IV
 400W MH (ED-28, Meg Base)
 Narrow Wash (NW)
 Beam Angle: 10°
 Field Angle: 27°
 Initial Lamp Lumens: 40,000
 Offset: 48 inches
 Aiming Angle: 0°

Multiplex (ED-28 & T15 Lamps)
 250W MH 23,000 Lumens X 0.58
 400W MH 40,000 Lumens X 1.0
Multiplex (ET-18 Lamps)
 250W MH 22,000 Lumens X 0.55
 400W MH 36,000 Lumens X 1.0



All photometry is performed by an independent test laboratory.