

APPLICATION FORM

**CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION**

FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Check One:

- Concept Development Plan (Includes Utilization of an Underlying Zone in a Planned Development)
- Change in an Approved Concept Development Plan
- Long Range Planning **Committee Review** (As stated in the Houston-Donaldson Study)
- Long Range Planning **Committee Review** (As stated in the Union Town Plan)
- Zone Change ___ Technical Design ___ **Committee Review** of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
- Zoning Administrator Review** (As stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
- Zoning Administrator Review** (As stated in the Mall Road District Study)

- 2. Name of Project Merchants Square
- 3. Location of Project Seligman Drive, Florence, KY
- 4. Total Acreage of Site 4.1401 Ac. (Lot 10 Merchants Square)
- 5. Current Zoning C-2 / PD / CD / HDO
- 6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable) 1998 + 2015

7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? (If so, indicate the name of the Study) Houston-Donelson Study

8. Proposed Uses (please specify each use)
Add this use: Senior Citizen Housing / Assisted living

9. Proposed Building Intensities (please specify)

10. Have you submitted a Concept Development Plan? Yes

11. Are you also applying for:
 No Conditional Use Permit
 No Dimensional Variance

12. Name of Applicant(s) Steve Bealing, P.E.

13. Address of Applicant(s) 1671 Park Road, Suite One
Fort Wright KY 41011

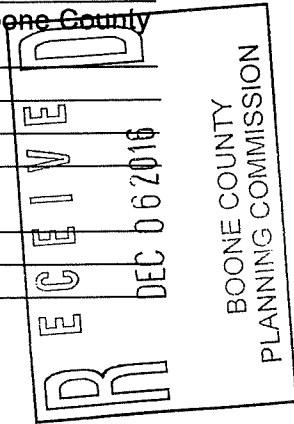
14. Name of Property Owner(s) DC-KY 18 LLC
Phone Number 802-8058 Fax No. _____ E-Mail rcrist100@gmail.com

15. Address of Property Owner(s) 8800 Bankers Street
Florence KY 41042

16. Are there any existing buildings on the site? No
How many? 0

17. Deed Book 635 Page No. 272 Group No. 2033-B

(over)



**ADDENDUM TO ZONING MAP AMENDMENT OR
CONCEPT DEVELOPMENT PLAN APPLICATION
CURRENTLY UNDER REVIEW BY THE BOONE COUNTY PLANNING COMMISSION**

**Waiver of 60 Day Time Requirement by Originator
for Final Planning Commission Action**

1. Name of Project MERCHANTS SQUARE - LOT NO. 10
2. Location of Project SELGHAN DRIVE, FLORENCE, KY
3. Names of Applicant(s) STEVE BERLING, P.E.
Phone No. 859-331-9191 Fax No. 859-344-7422 E-Mail STVEBERLING@fuse.net
4. Address of Applicant(s) 1671 PARK ROAD - SUITE ONE
FORT WRIGHT KY 41011
City State Zip
5. Name of Property Owner(s) DC-KY 13, LLC; BY: RICHARD CRIST, MEMBER

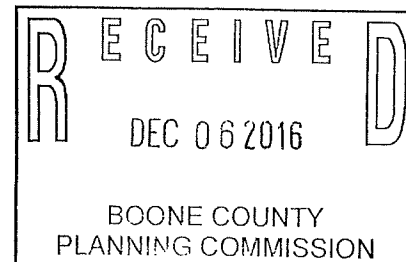
In accordance with the provisions in KRS 100.211, the applicant(s) and property owner(s) or originators above, hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment and/or Concept Development Plan* application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on FEB. 6, 2017.

6. ORIGINAL Property Owner's Signature DC-KY 13 LLC
BY: RICHARD D. CRIST
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature [Signature] PE
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

Note:

*The 60-day time limit applies to Concept Development Plan applications if the site was originally subject to a Zoning Map Amendment request as part of an individual request, county-wide Zoning Update or a land use/zoning study or plan.



EXHIBIT

“A”

STAFF REPORT

Request of **Steve Berling, P.E. (applicant)** for **DC-KY 18 LLC (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone for a 4.1401 acre site located on the west side of Seligman Drive and to the north of the property at 5935 Merchants Street, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow a senior citizen housing/assisted living facility.

January 4, 2017

PROPOSAL

This application is for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone for a 4.1401 acre site located along the west side of Seligman Drive. The Concept Development Plan is for a senior citizen housing/assisted living facility. The applicant's narrative indicates the facility will contain 60 units, with 84 beds, and provide assisted living and memory care for seniors.

The Concept Development Plan shows an irregularly "L" shaped building, which is 46,700 square feet in area (proposed building intensity of 11,280 square feet of building per acre of land). The building is 2 stories high and contains a decorative tower element, which is 50' tall at the roof peak. The access point on Seligman Drive is shown in the southeast corner of the tract and connects to a 48 space parking lot that's located in front of the building. Residents and guests can be dropped off under a detached porte cochere, which aligns with the main building entrance. The rear of the building contains a covered porch, a double sided fireplace, and an outdoor seating area. A secured courtyard is also shown in the rear yard with a walking path, gardens, and decorative metal fencing. Sidewalks are shown on both sides of the curb cut but not along the entire street frontage. A pedestrian connection is shown between the sidewalks on Seligman Drive and the main building entrance.

Floor plans, elevation drawings, and an architectural rendering were provided. The elevations show the building and will be constructed predominately with brick veneer, stone sills, shake siding, and standing seam metal roofing.

A formal landscape planting plan and a signage proposal were not included with the application. However, a note on the plan indicates that existing tree cover will be used to fulfill the buffer yard requirements along the northern and western property lines.

PERTINENT SITE HISTORY

- A. In 1997, Boone County Planning Commission recommended approval of a Zoning Map Amendment from Industrial One/Planned Development (I-1/PD) and Office Two/Planned Development (O-2/PD) to Commercial Two/Planned Development (C-2/PD) for a 95 acre tract located on both sides of Houston Road, generally between KY 18 and Woodspoint Drive.

The City of Florence overturned the Planning Commission's recommendation and the applicant filed a lawsuit. A lawsuit settlement agreement between the City of Florence, applicant, and property owners was agreed to on September 8, 1998 (see attachments). The site in question was designated for "commercial/office/research park" uses on the Concept Development Plan (Site #25), and the conditions of approval include a list of supplemental uses which are permitted in the development.

- B. The current version of the Houston-Donaldson Study was adopted in early 2014.
- C. In 2015, the City of Florence approved a Change in Approved Concept Development Plan application allowing a 46 unit senior citizen apartment building on the subject lot. The approved Concept Plans show a three-story building (+/- 46'-11" at the highest ridge line and +/- 60'-7" at the top of a decorative tower) and 115 parking stalls. Five (5) conditions were imposed on the approval. One of them requires all proposed structures to comply with the architectural design requirements from the 1998 lawsuit settlement agreement.

SITE CHARACTERISTICS

The site contains 4.1401 acres and has approximately 289 feet of frontage along Seligman Drive. The site contains no structures and has existing tree cover along the north and west boundaries. The center portion of the lot is relatively level, with steeper grades along the north and west boundaries, and along the northern part of the Seligman Drive frontage.

The elevation of the site ranges from approximately el. 872 along the center portion of the south property line to approximately el. 824 at the northwest corner of the lot. Public water and sanitary sewer adjoin the site in the Seligman Drive right-of-way. Soil types on the site include Jessup silt loam (JeD), Lindside silt loam (Ln), and Rossmoyne silt loam (RsB). A perennial blue line stream runs parallel to the north property line on the adjoining tract.

ADJACENT LAND USES AND ZONING

North: Homewood Suites (O-2/PD/HDO)

South: Kimba Credit Union (C-2/PD/HDO)

East: Seligman Drive, Bear Paddle Swim School (under construction), and vacant commercial property (O-2/PD/HDO and O-1/PD/HDO)

West: Single family residences fronting on Colony Road (SR-1).

RELATIONSHIP TO COMPREHENSIVE PLAN

The 2010 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 provides the following quotes that relate to the proposal and/or general area ("Houston-Donaldson/Mall Road" Area, pg. 167).

- A. Regionally-oriented growth should be confined to Mall Road and Houston Road, and should not expand on to U.S. 42, KY 18 or Hopeful Church Road. However, the highway-scaled, automobile-oriented appearance of this growth should be minimized through the provision of pedestrian improvements, smaller facilities within outlots in conjunction with larger strip-style centers, multiple, scattered parking areas in lieu of large central parking areas, and street trees along Mall Road. This growth should also include multi-modal transportation amenities, an idea which has been furthered by TANK's proposed transit hub at a site on the west side of Mall Rd. 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.

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.

Regionally-oriented commercial development should be confined to Mall Road and the Houston Road area.

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

- A. Developments in Boone County 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 ("Utilization of Existing Vegetation and Topography," pp. 161 and 162).
- B. 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 open space within developments and between developments. Developments proposed adjacent to planned or established open spaces should provide pedestrian access where appropriate. Natural green space benefits the community as well as encourages developers to create innovative development designs through clustering of buildings and impermeable area. 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," pp. 162 and 163).

- C. Developments in Boone County must include landscaping to accompany the proposed project. Retention of existing healthy vegetation is considered a component of landscaping and is encouraged. This landscaping should be designed to improve the public view of a development, and should be incorporated into parking lots and other vehicle circulation areas, as well as within open spaces and around structures. Landscaping is intended to 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. 163).

- D. 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. Connections between and within commercial and industrial developments allow for more efficient provision of transit service ("Access Management," pg. 163).

- E. Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development

or corridor. 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 ("Design, Signs, and Historic Preservation," pg. 164).

The Population Element outlines population estimates based on OKI transportation analysis zone "regions." This site is on the border between the "Florence" region and the "Airport" region. The population of the "Florence" region is estimated to change to 32,385 in 2020, and to 34,153 in 2030.

The Business Activity Element makes the following statements regarding the surrounding areas ("Recommended Areas of Commercial Activity," pg. 67).

- A. Four studies, the Houston-Donaldson Study, the Central Florence Strategic Plan, the Main Street Study, and the Mall Road District 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. Elizabeth-Florence Hospital. The Main Street area will experience a rebirth as a result of an expanded population in the area and public improvements. Existing business districts need to be supported through market analysis and realistic recommendations. Overall the commercial economy of Boone County has become more diversified.

The Housing Element makes the following statements that relate to the project or the overall area.

- A. High density residential areas should be located sufficiently near and with convenient access to major streets, highways, and shopping and public facilities. A progression of densities of residential uses from high (multi-family) to low (single family) shall be encouraged. Where traditional progressions of high to low net density are not possible through creative development design, an appropriate and attractive visual transition should be achieved. This could include existing vegetation or new landscaping and/or fencing. Existing vegetation (such as wooded fence rows) should be retained as much as possible to provide buffer strips and stormwater filters. This serves a dual purpose in that woodland is becoming relatively scarce in the eastern uplands of the county, and these areas buffer different land uses. Housing that is proposed on smaller, remnant tracts needs to be carefully designed (Housing Densities, pg. 81).
- B. Florence has taken steps, particularly through annexation, to include new developments in its housing supply. Beyond 2030, however, it will be difficult for the City to continue to grow geographically as the center of the county becomes fully developed and extensive infrastructure is in place. Florence has to continue to stabilize and improve older housing stock. There will likely be a major transition in ownership patterns for the houses of subdivisions built during the 1950s and 1960s, with an accompanying trend of remodeling and renovation to better serve the needs of the new owners. A plan should be conducted by the Planning Commission and City of Florence that inventories and determines methods of keeping good maintenance and vitality in these older single-family subdivisions. This plan should include a detailed survey of housing stock, property valuation survey, analysis of

landlords and property ownership, and the length of residency. Any infill housing that occurs should fit in with the existing character of the area. The plan must contain specific implementation steps to be taken to keep neighborhoods clean, well kept, and safe ("Geographic Housing Issues, Florence/U.S. 25 Corridor, pg. 84).

The Public Services and Facilities Element states the following regarding similar facilities in the community.

A. The following are private medical care facilities in the Florence area:

Bridgepoint Care and Rehabilitation Center, located on Woodspoint Drive, is a 150 bed facility with 100 intermediate care and 50 skilled care beds.

Florence Park Care Center, located on Burlington Pike in Florence, is a 150 bed facility with 120 intermediate care and 30 skilled care beds, as well as 200 assisted living.

Gateway Rehabilitation Center, located on Merchants Street in Florence, contains 40 private rooms, overnight family accommodations, and an outpatient center. It provides several types of therapy, radiology and lab services ("Health Care Services," pg. 134).

***The next Comprehensive Plan needs to include Elmcroft Senior Living (Main Street) and Magnolia Springs (Ewing Boulevard).**

The "Summary of the 2006 Boone County Transportation Plan Recommendations" section in the Transportation Element lists the following Operational Improvements that are in the general area (pp. 146 and 147).

- KY 18 & KY 842 Intersection Lane Improvements.
- KY 18 Access Management Study.
- KY 18 Speed Study.
- KY 18 at Merchants/Greenview/Ridge Signal Coordination.
- KY 18 at Bankers Street Signal Study.

The 2010 Boone County Comprehensive Plan Goals and Objectives include the following pertinent statements.

- A. Proper planning is achieved through accepted land use management tools and coordination with public infrastructure ("Overall," Goal).
- B. 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).
- C. Proper design principles shall be applied in development ("Overall," Objective 3).

- D. 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).
- E. Boone County shall strive to achieve both a diversity and balance in land use. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of the general public in a fair and impartial manner ("Overall," Objective 6).
- F. The needs of Boone County's population are measured and fulfilled through the provision of orderly growth ("Population," Goal).
- G. Boone County's development policies shall not exclude or include segments of the population based on age, race, or socio-economic status ("Population," Objective)
- 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. Development design 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," Objective 2).
- I. Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas ("Business Activity," Goal).
- J. A broad range of housing opportunities shall be provided which meet the needs and desires for all household types ("Housing," Objective 1).
- K. New or redeveloped residential areas shall be designed to establish clearly defined neighborhoods with a mix of retail, public, and recreational uses. Established neighborhoods shall be protected and enhanced, and deteriorated neighborhoods shall be regenerated ("Housing," Objective 9).
- L. Mixed use, higher density neighborhoods shall be encouraged near existing or proposed mass transit areas, commercial districts, and public facilities (i.e. parks) and also have convenient access to major streets and highways ("Housing," Objective 10).
- M. Public facilities and services shall be in locations that are accessible to the population being served. Public information shall be easily accessible through the Internet and similar technology ("Public Services and Facilities," Objective 5).
- N. Adequate health care and emergency facilities shall be promoted at accessible locations ("Public Services and Facilities," Objective 13).
- O. 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," 2nd Goal).

- P. Proper vehicular and pedestrian access to adjoining property shall be provided and/or retained when a property develops or redevelops ("Transportation," 2nd Goal, Objective 3).

RELATIONSHIP TO 2013 HOUSTON-DONALDSON STUDY

The site in question is within Subarea One as outlined in the Houston-Donaldson Study.

The "Development and Redevelopment Opportunities/Strategies" section of Chapter 3 "Land Use Recommendations" states the following:

- A. Subarea One is largely built out and has little development opportunity. What opportunity does exist can mostly be found on Merchants Street. This area is not one for primary retail development and should be developed as support services due to issues of limited access and visibility. Examples of this include the automobile-related development that has already occurred in this area or possibly a long term care facility for seniors, provided that such a facility is not set up as a short/long term senior residential facility. The facility is envisioned to be a place where patients from the Gateway Rehabilitation Center could go for recuperation before either going home or to a permanent care facility (pg. 30).
- B. It is not recommended that any new "big box" commercial development happen in Subarea One. If one of the existing large scale retail centers should vacate, the site should be redeveloped as such or, alternatively, could be redeveloped as a campus-like setting for office uses. In addition, no permanent residential development, either single family or multiple family, is recommended in Subarea One.

In summary, the Planning Commission makes the following recommendations for the future of Subarea One:

- Future development and/or redevelopment in Subarea One should be of commercial or office type land uses and not of light industrial or residential uses.
- Support services on Merchants Drive, such as automobile service related development, offices, or short/long term senior residential facilities.
- The properties at the KY 18/Woodspoint Drive intersection should be combined and developed as a single entity.
- The development of the KY 18/Woodspoint Drive intersection as a retail node.
- New development in Subarea One should be aesthetically harmonious with existing surrounding land uses so as to fit into the built landscape (pg. 31).

The Goals and Objectives for "Subarea One - South Entrance" includes the following pertinent statements (pg. 42).

- A. Maintain the successful business climate of the South Entrance Subarea (Goal A).

- B. Continue to consistently apply the Design Standards for future development and/or redevelopment (Goal A, Objective 1).
- C. Continue to support the Commercial, Office, and Industrial uses in their current locations, as well as the current zoning classifications in future editions Boone County Zoning Ordinance and future editions of the Boone County Comprehensive Plan and its Future Land Use map (Goal A, Objective 2).
- D. Disconnects in the sidewalk network within the Subarea should be filled in (Goal B, Objective 2).
- E. Use future development and/or redevelopment of properties in the Subarea for opportunities to apply efforts to improve quality and quantity of stormwater runoff (Goal C, Objective 1).

Chapter Six "Current Zoning and Recommended Changes" states the following.

- A. The Zoning for Subarea One is comprised of Office (O-1/PD/CD, O-2/PD/CD) and Commercial (C-2/PD, C-2/PD/CD, C-3/PD) districts (Figure 6.1). A close investigation of the existing zoning for Subarea One shows that the Subarea is appropriately zoned. Because of the limited nature of potential new development and because the existing zoning suits the existing development, thus there are no recommendations for rezonings in Subarea One (pg. 66).

BOONE COUNTY TRANSPORTATION PLAN 2030

Exhibit 5-2 "Operational Improvement Plan Project Locations" (pg. 5-4) outlines the following four projects that are in the area. All four projects are medium priority projects (4-6 years) on Exhibit 5-4 "Prioritization of Operational Improvement Plan Projects" (pg. 5-17).

1. Project 16: Turn lane improvements at KY 18 Burlington Pike and KY 842 Houston Road/Hopeful Church Road (text is on page 5-7).
2. Project 25: Traffic signal evaluation at KY 18 Burlington Pike and Merchants Street and evaluation of connection between Merchants Street and Greenview Drive (text is on page 5-10).
3. Project 26: Traffic signal evaluation at KY 18 Burlington Pike and Greenview Drive/Ridge Road and evaluation of connection to Merchants Street (text is on page 5-11).
4. Project 32: Traffic signal evaluation at KY 842 Houston Road and Bankers Street/Behrens Street (text is on page 5-12).

Exhibit 6-1 "Recommended Long-Range Highway Projects" (pg. 6-2) describes a project for Burlington Pike (Map ID 21) as "access management retrofit projects from 1-71/75 to KY 237 (text

is on pp 6-7 and 6-8). This is a medium priority project (11-20 years) on Exhibit 6-13 "Recommended Transportation Plan Project Prioritization" (pg 6-20). The "KY 18 Access Management Study" itself is discussed on page 6-19.

The text regarding the Florence Pedestrian & Bicycle Plan includes KY 18/Merchants Drive as an intersection "where actions are needed to improve pedestrian and bicycle safety" (pg. 6-27). The text also states "the Florence study also recommends a list of specific actions designed to improve pedestrian and bicycle safety along the major arterials - KY 18, US 42, and Mall Road" (pg. 6-27).

RELATIONSHIP TO AIRPORT

The site is near the alignment with runway 36R. The site is not within a noise contour on the 2006 Noise Exposure Map adopted by the Kenton County Airport Board, but it is within the 55 DNL contour on the 2011 map.

STAFF COMMENTS

1. Elderly housing facilities (definition in the zoning regulations includes assisted living) are not principally permitted or conditional uses in the Commercial Two (C-2) zone.

Section 1511 "Permitted Uses" (PD overlay zone) states "any other uses not listed in the underlying zone are permitted if found to be compatible and of benefit to the community and meet the requirements of this article, including approval for any such use or uses through a Concept Development by the appropriate legislative body or Fiscal Court. Uses proposed for a Planned Development district shall not adversely affect adjacent property, and/or the public health, safety, and general welfare and/or the provisions of the adopted Comprehensive Plan."

2. The governing bodies need to determine whether the proposal is in agreement with the 2010 Boone County Comprehensive Plan and the 2013 Houston-Donaldson Study.
 - A. It should be noted that the Future Land Use Map has not been updated since the 2015 Change in Approved Concept Development Plan application for the 46 unit senior apartment building was approved. This approval would have changed the future land map classification of the site from Commercial to Urban Density Residential when the next Comprehensive Plan was approved. The Urban Density Residential designation is described as "attached housing, generally condominiums or apartments, of over 8 dwelling units per acre." A copy of the October 7, 2015 Committee Report is attached to the Staff Report and includes the findings and conditions of approval.
 - B. The Houston-Donaldson Study contains the following passage which directly relates to proposal. Subarea One is largely built out and has little development opportunity. What opportunity does exist can mostly be found on Merchants Street. This area is not one for primary retail development and should be developed as support

services due to issues of limited access and visibility. Examples of this include the automobile-related development that has already occurred in this area or possibly a long term care facility for seniors, provided that such a facility is not set up as a short/long term senior residential facility. The facility is envisioned to be a place where patients from the Gateway Rehabilitation Center could go for recuperation before either going home or to a permanent care facility (pg. 30).

3. Staff recommends the following Planned Development Criteria from Section 1514 of the Boone County Zoning Regulations (see attachments) should be analyzed more closely:

Conformance with Comprehensive Plan:

- A. See excerpts in Staff Report.

Mixed Use Development and Pedestrian Orientation

- A. The current plan doesn't show sidewalks along the entire parcel frontage. These sidewalks are required per the Boone County Subdivision Regulations. A Planned Development Waiver would be need to be approved to eliminate the entirely or in part.

Compatibility of Uses

- A. The adjoining properties to the west contain single-family residential dwellings and the proposed tower element on the building is 50' tall. It should be noted that the 2015 approval allowed a 3 story apartment building, which contained a 60'-7" decorative tower.
- B. Exterior lighting is not addressed in the application materials. Provided the lighting standards in Section 3316 of the zoning regulations and the architectural grade fixture requirements of the Houston-Donaldson Study are met, Staff's only comment is to make sure that lighting fixtures (freestanding masts and wall packs) are not located where they are visible to the adjoining residential properties.

Architecture

- A. The submitted elevation drawings and rendering show that the applicant is aware of the 1998 lawsuit settlement agreement architectural guidelines. A Design Review application for the building will be required if the Change in Approved Concept Development Plan application is approved.

Landscaping

- A. The plans show the existing tree lines along the north and west property lines will be retained and will be used to fulfill the buffer yard requirements. The note on the

plan indicating that Buffer Yard D is required along the west property line is incorrect. Buffer Yard C is required because the building is less than 50,000 square feet in area. Buffer Yard C is required to be 30' wide (plantings with a berm, wall, or fence) or 60' wide (plantings only).

- B. Buffer Yard A plantings will be required along the southern and eastern property lines.
- C. Building landscaping would be required per the Zoning Regulations because the building is larger than 10,000 square feet in area.
- D. Vehicular Use Area (VUA) landscaping will be required if the facility has more than 50 parking stalls.

Signage

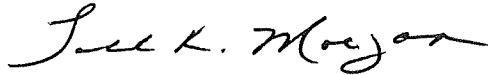
No details regarding signage were submitted with this application. Signage would need to meet the conditions of the 1998 Zone Change/Concept Development Plan approval and would be analyzed through the Design Review application process.

- 4. Kevin Vogelpohl, with Florence Fire and EMS, provided an email indicating that he had no immediate issues or comments regarding the project.
- 5. Staff had the applicant address some questions regarding the project as the Staff Report was being written. Highlights include:
 - A. The largest employee shift would be 23 to 25 people.
 - B. Their communities usually have zero residents with vehicles.
 - C. One resident transport bus will be kept on site.
 - D. The tower element on the building cannot be occupied.
 - E. They will be contacting the Kenton County Airport Board and Kentucky Airport Zoning Commission to see if any approvals are needed to construct the building.

CONCLUSION

The Boone County Planning Commission and the Florence City Council need to evaluate the application in terms of the requirements of Article 15 "Planned Development District" of the Boone County Zoning Regulations, the 2010 Boone County Comprehensive Plan, the 2013 Houston-Donaldson Study, and the potential impacts on the existing and planned uses in the area. The Future Land Use Map will need to be amended to reflect Urban Density Residential Uses on this site if this request is approved.

Respectfully submitted,



Todd K. Morgan, AICP
Senior Planner, Zoning Services

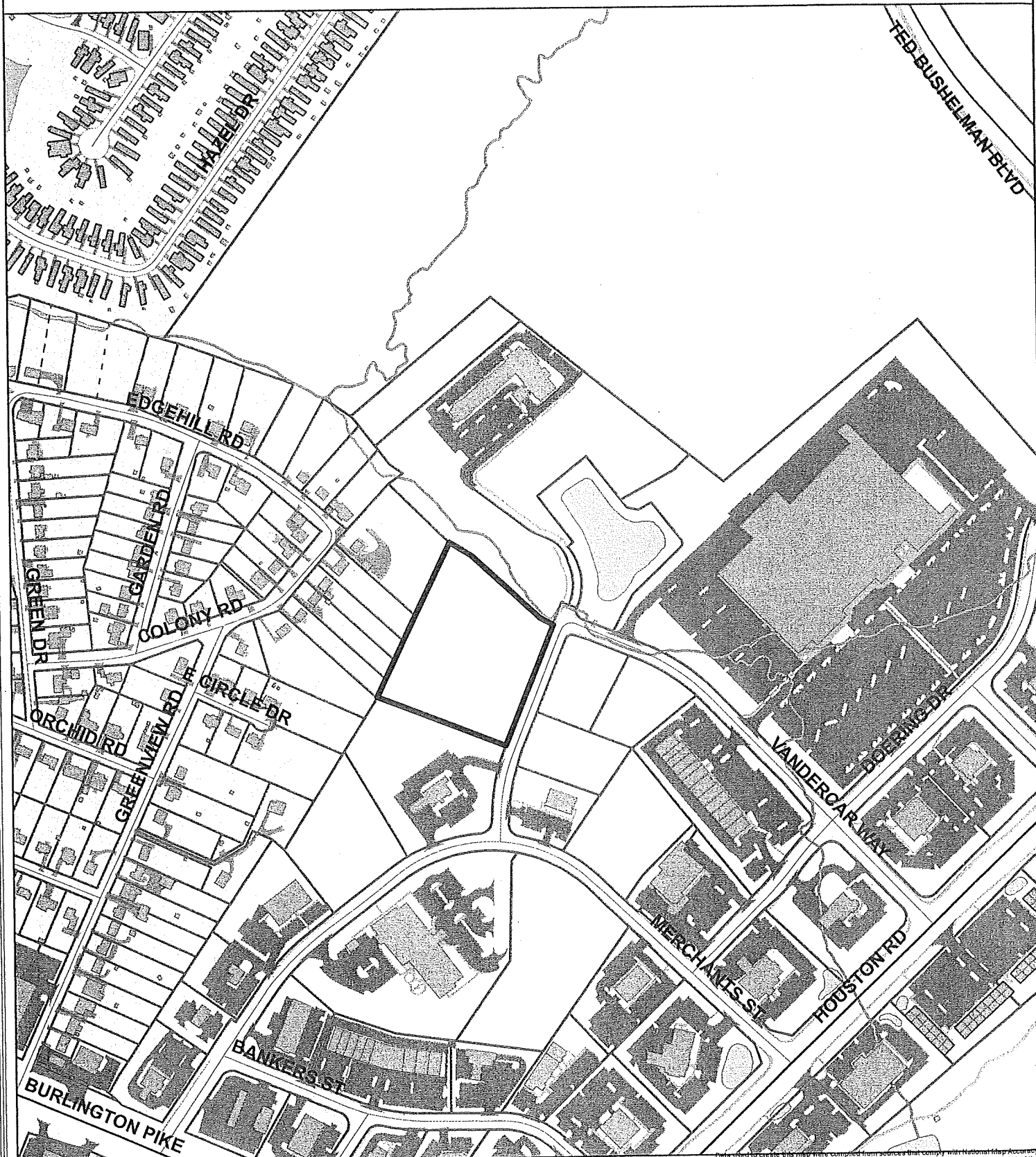
TKM/ss

attachments:

- *Site Vicinity Map
- *Application materials including Concept Development Plan, Floor Plans, and Elevations
- *Zoning Map
- *2035 Future Land Use Map
- *Topographical Map
- *2016 Aerial Map
- *1998 Concept Development Plan
- *10/15/97 Committee Report
- *Ordinance #O-18-98
- *2015 Concept Development Plan and Committee Report
- *Ordinance O-18-15
- *Agency Memo
- *12/15/16 e-mail from Kevin Vogelpohl, Commander/Fire Marshal, Florence Fire/EMS
- *Planned Development Standards
- *Application

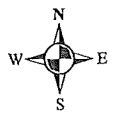
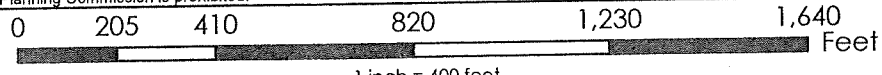
SITE VICINITY MAP

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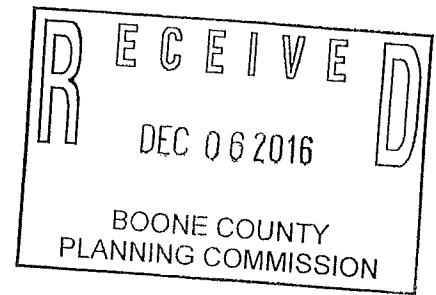
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ArcMap Document: BooneMap (14).mxd



December 5, 2016

Mr. Kevin Wall
Boone County
334 Beechwood Road, Suite 210
Fort Mitchell, KY 41017

RE: Development Narrative - Lot 10 Merchants Square on Seligman Drive (4.1401 Acres)

Mr. Wall,

Dominion Development Group, LLC (DDG) intends to develop a 60 unit, 46,700 sq ft, 2-story assisted living facility on the Lot 10 site of Merchants Square on Seligman Drive. This facility will be licensed as a personal care home with the Kentucky Office of Inspector General, and will contain up to 84 beds providing assisted living and memory care for seniors. Upon receipt of an approved CDP from the City of Florence, DDG would complete the land purchase and begin construction expecting to open the facility 14 months later.

Partnered with our management company, Dominion Senior Living (www.dominionseniorliving.com), DDG creates world-class communities designed to meet the physical, emotional, and spiritual needs of senior adults. We focus on caring for the individuals, with a commitment to providing a secure environment that promotes dignity, maintains physical and emotional health, and stability through the engagement of meaningful life enrichment programs. Every detail of the program is carefully considered: from design of the community, compassionate and specially trained team members, life enrichment programming and nutrition, to coordination of specialized health related services. We are excited about the opportunity to develop an outstanding facility bringing life-enriching care to the seniors of Florence.

Regards,

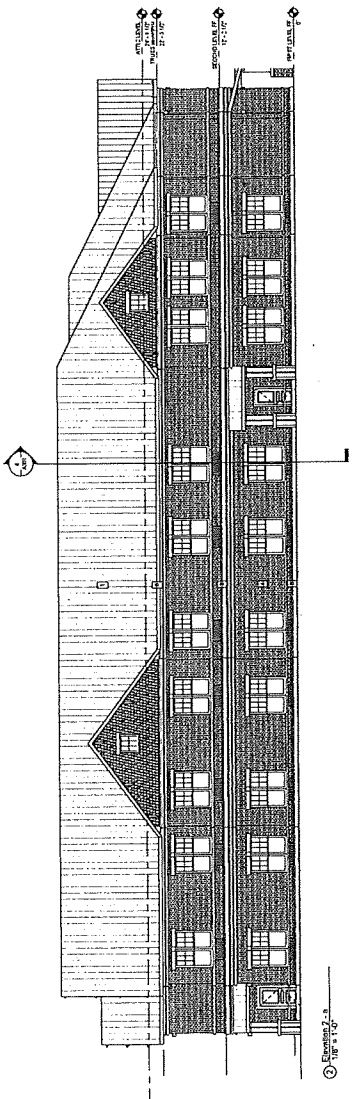
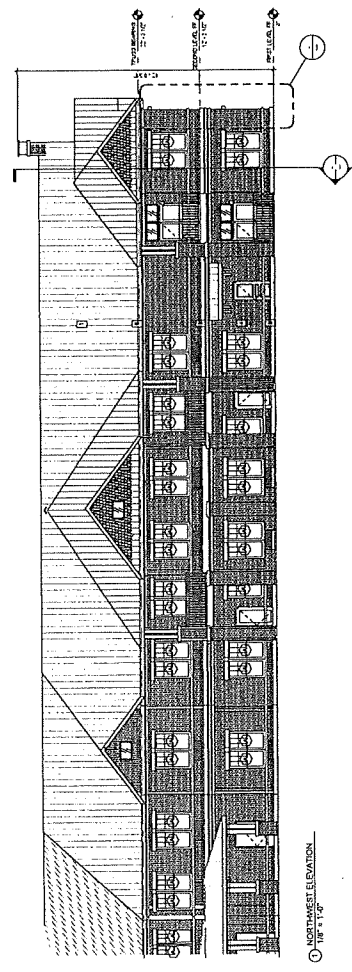
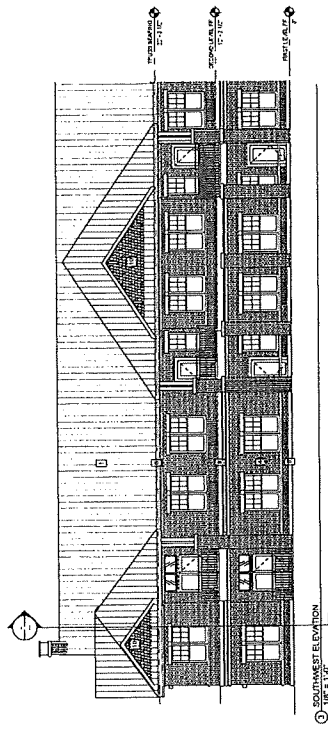
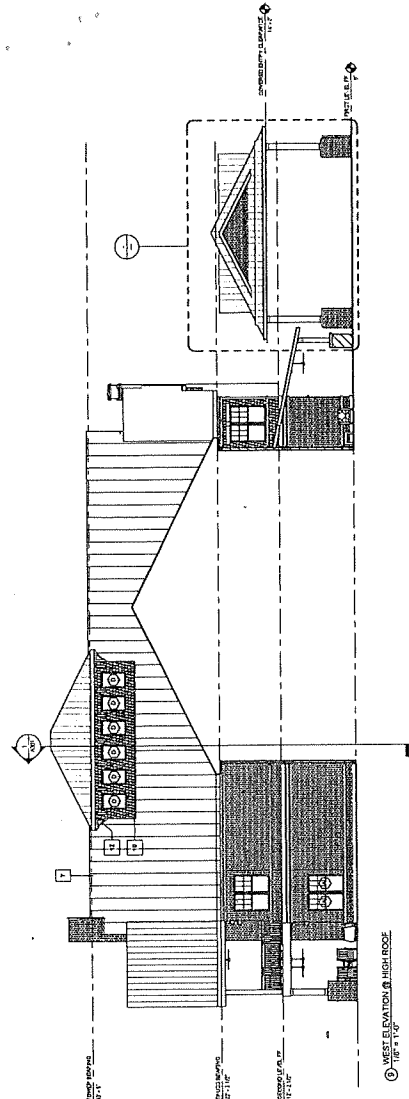
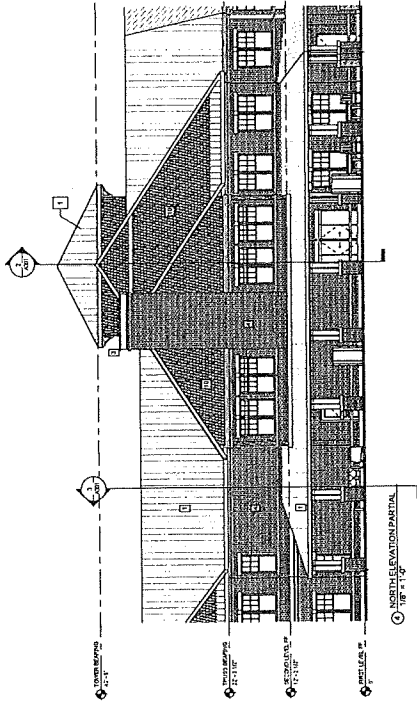
Sean Chalmers

Director of Asset Management/Operations

Dominion Development Group

seanc@dominiondg.com

865.809.9059 Mobile | 865.225.6506 x1004 Office | 865-219-1662 Fax



MATERIALS LEGEND

1	SPRINKLER HEADS, ROOF	14	PAVING
2	CONCRETE WALKWAYS, PATIOS	15	WOOD SHAKES
3	CONCRETE WALKWAYS, PATIOS	16	WOOD SHAKES WITH TRUSS BRUS
4	CONCRETE WALKWAYS, PATIOS	17	WOOD SHAKES WITH TRUSS BRUS
5	WOOD SILLING	18	WOOD SHAKES WITH TRUSS BRUS
6	WOOD SILLING	19	WOOD SHAKES WITH TRUSS BRUS
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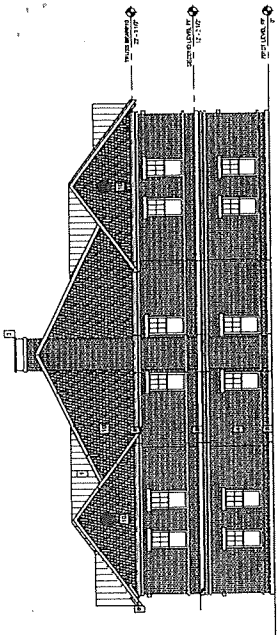
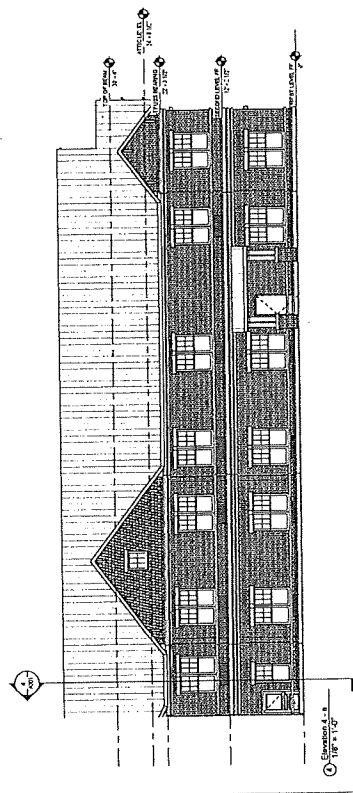
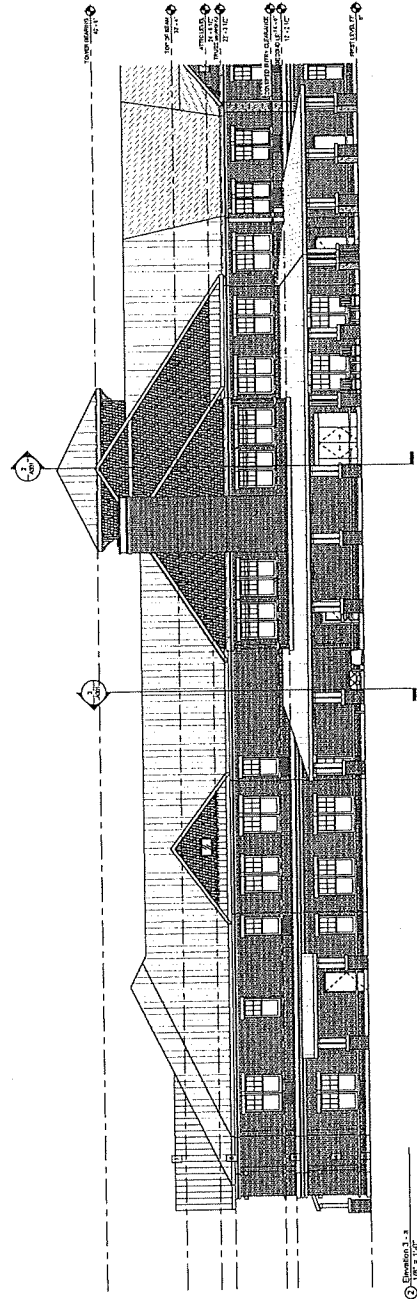
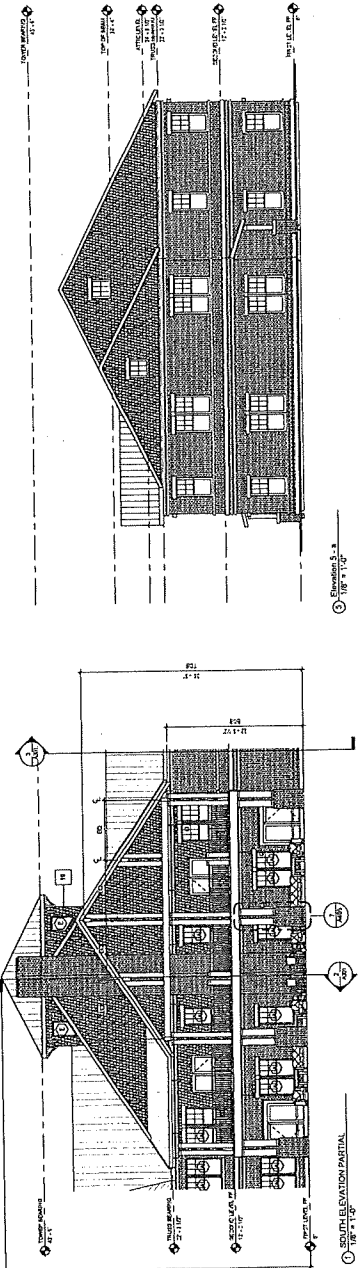
DKLEVY
architecture + design

3523 MALONEY ROAD, KNOXVILLE, TN 37920
e. dklevy@dklevy.com
p. 865.323.8495 w. www.dklevy.com

**DOMINION SENIOR LIVING
OF FLORENCE KY**

<p>Project Information</p> <p>Project Name: DOMINION SENIOR LIVING OF FLORENCE KY</p> <p>Project Location: FLORENCE, KY</p> <p>Project Type: DOMINION DEVELOPMENT GROUP</p>	<p>Design Information</p> <p>Design Firm: DKLEVY</p> <p>Design Date: 08/11/10</p> <p>Design By: [Name]</p> <p>Check By: [Name]</p> <p>Date: 08/11/10</p> <p>Scale: [Scale]</p>	<p>Client Information</p> <p>Client Name: Dominion Senior Living</p> <p>Client Address: [Address]</p> <p>Client Phone: [Phone]</p> <p>Client Email: [Email]</p>	<p>Revision 2 - 3</p> <p>08/11/10</p>
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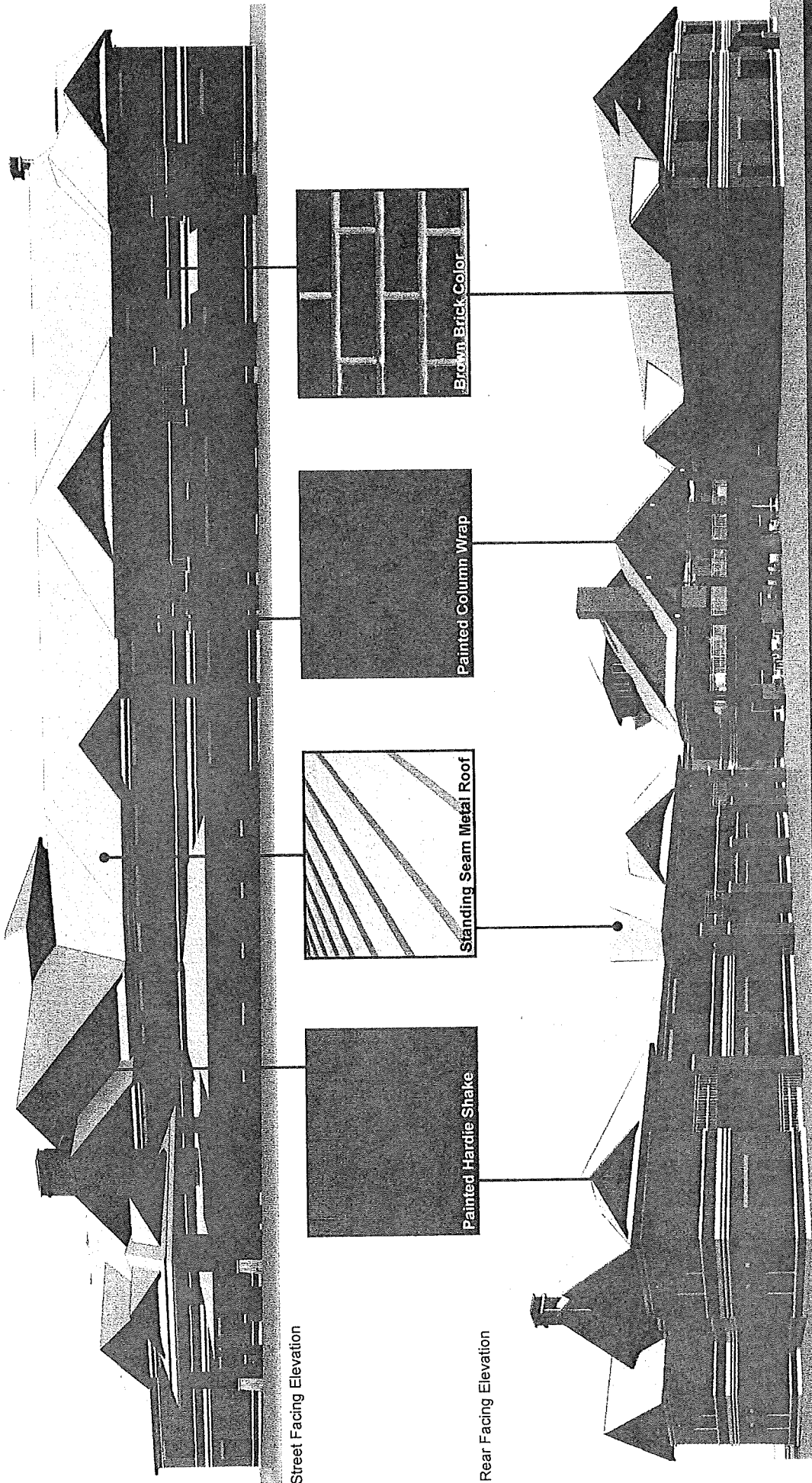
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MATERIALS LEGEND

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3	WOOD FLOORING	3	WOOD FLOORING
4	WOOD TRIM	4	WOOD TRIM
5	WOOD CEILING	5	WOOD CEILING
6	WOOD Siding	6	WOOD Siding
7	WOOD Decking	7	WOOD Decking
8	WOOD Stairs	8	WOOD Stairs
9	WOOD Railings	9	WOOD Railings
10	WOOD Balustrade	10	WOOD Balustrade
11	WOOD Trim	11	WOOD Trim
12	WOOD Siding	12	WOOD Siding
13	WOOD Decking	13	WOOD Decking
14	WOOD Stairs	14	WOOD Stairs
15	WOOD Railings	15	WOOD Railings
16	WOOD Balustrade	16	WOOD Balustrade
17	WOOD Trim	17	WOOD Trim
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20	WOOD Stairs	20	WOOD Stairs
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98	WOOD Stairs	98	WOOD Stairs
99	WOOD Railings	99	WOOD Railings
100	WOOD Balustrade	100	WOOD Balustrade

DKLEVY <i>architecture + design</i> 3523 MALONEY ROAD, KNOXVILLE, TN 37920 dklevy@dklevy.com P. 865.323.8465 W. www.dklevy.com	DOMINION SENIOR LIVING OF FLORENCE KY DOMINION DEVELOPMENT GROUP	Project Information Type of Contract: <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Renovation Fire Alarm (NFPA 72) <input type="checkbox"/> Fire Protection System <input type="checkbox"/> Sprinkler (NFPA 13) <input type="checkbox"/> Fire Alarm (NFPA 10) <input type="checkbox"/> Fire Alarm (NFPA 11) <input type="checkbox"/>	Cost Information Type of Contract: <input type="checkbox"/> Lump Sum <input type="checkbox"/> Cost Plus <input type="checkbox"/> Fixed Fee <input type="checkbox"/>	Drawing Information Sheet No. _____ Revision No. _____ Date _____ Scale _____	Project Number: 2214 Drawn By: _____ Checked By: _____ Date: _____ Scale: _____
		Title: A202 EXTERIOR ELEVATIONS			



Street Facing Elevation

Rear Facing Elevation

Painted Hardie Shake

Standing Seam Metal Roof

Painted Column Wrap

Brown Brick Color

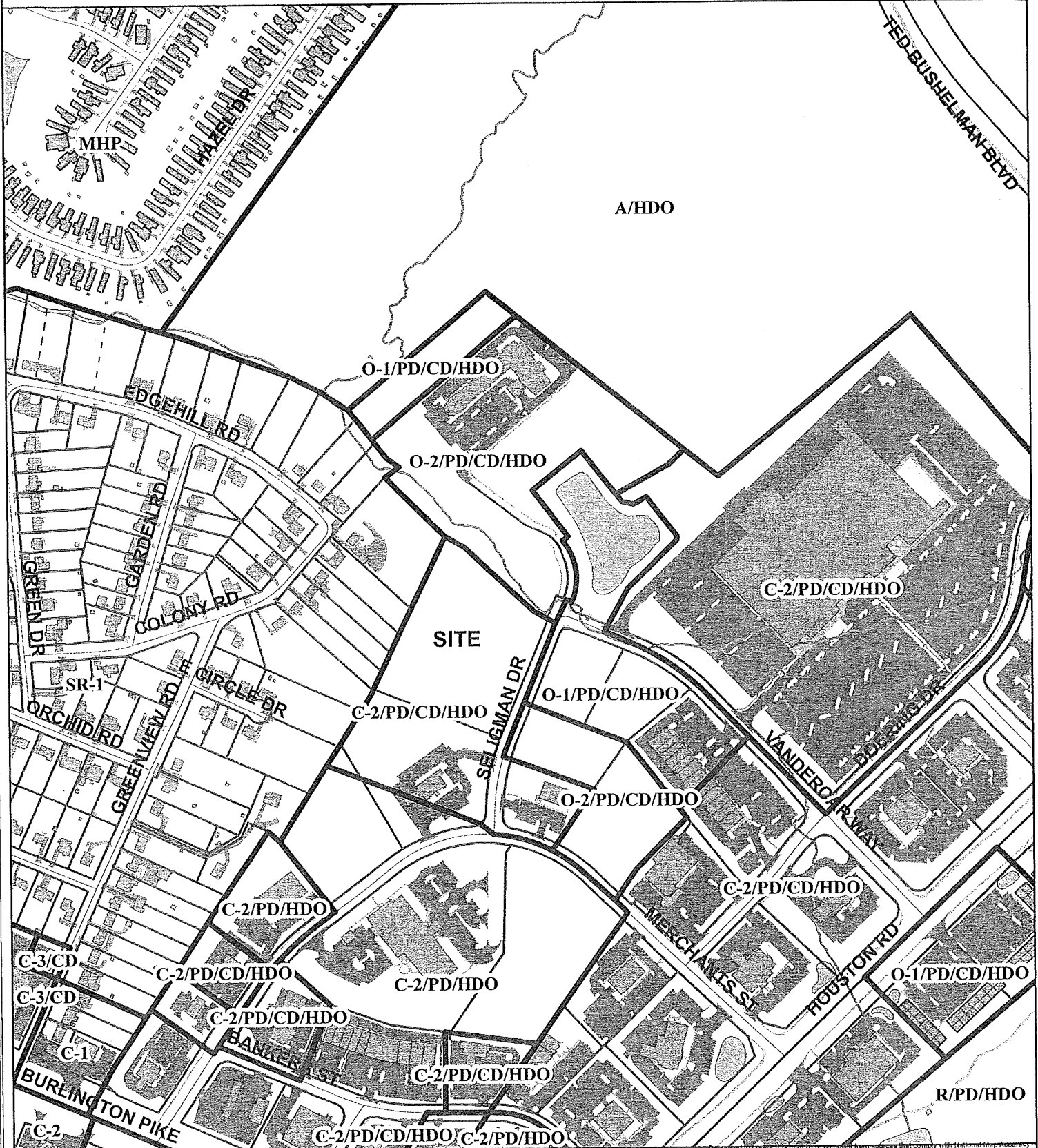


DOMINION SENIOR LIVING OF FLORENCE KY

DKLEVY
architects · designers · planners
865-323-5495 · www.dklevy.com · dklevy@dklevy.com

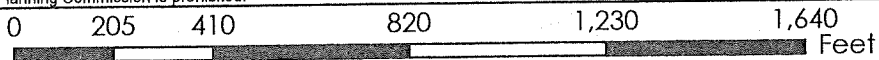
ZONING MAP

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1 inch = 400 feet



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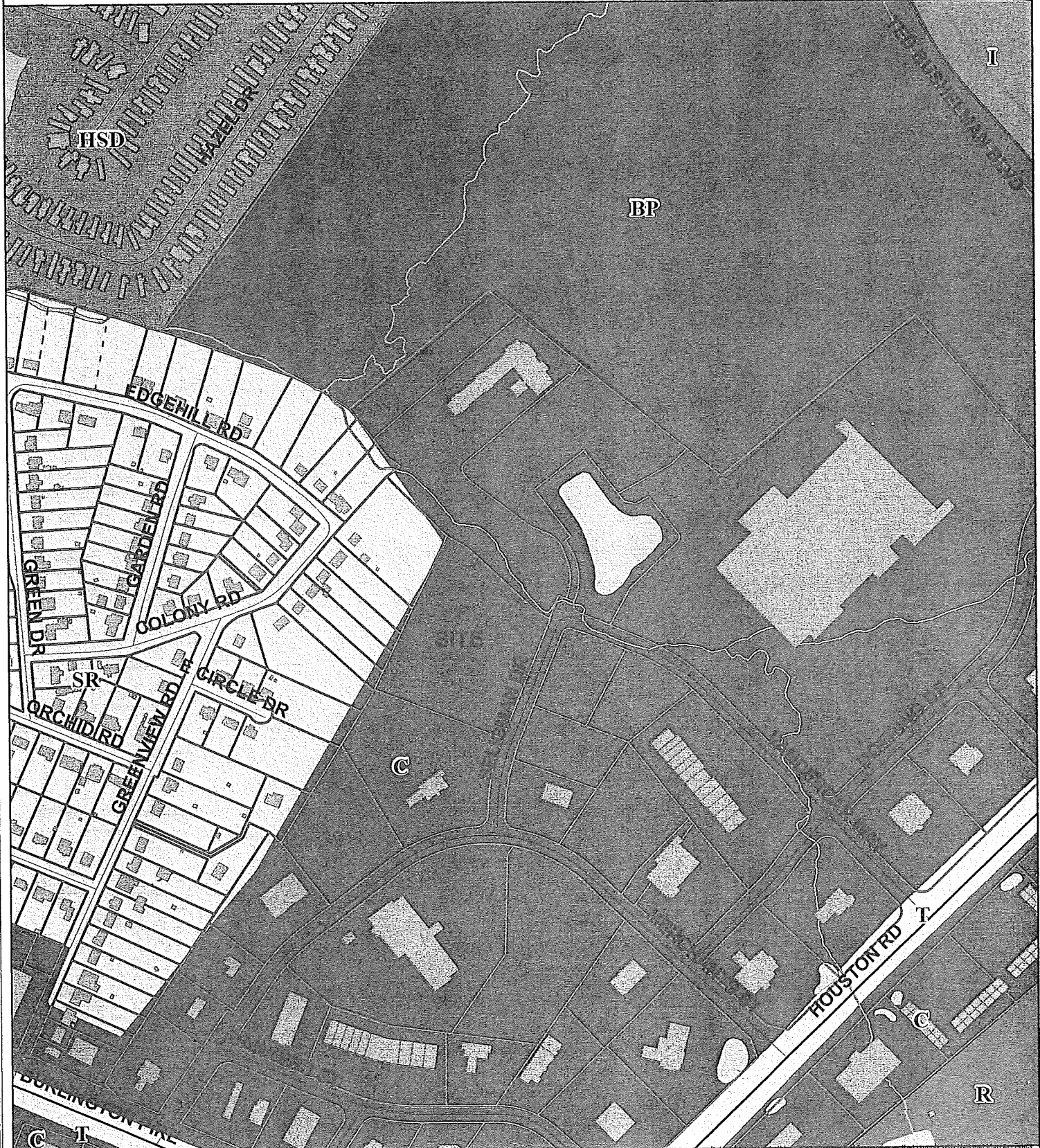


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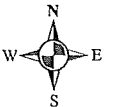
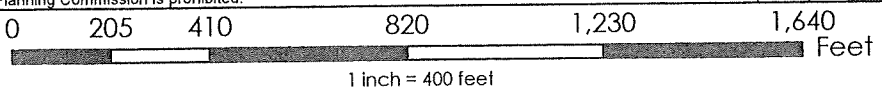
2035 FUTURE LAND USE MAP

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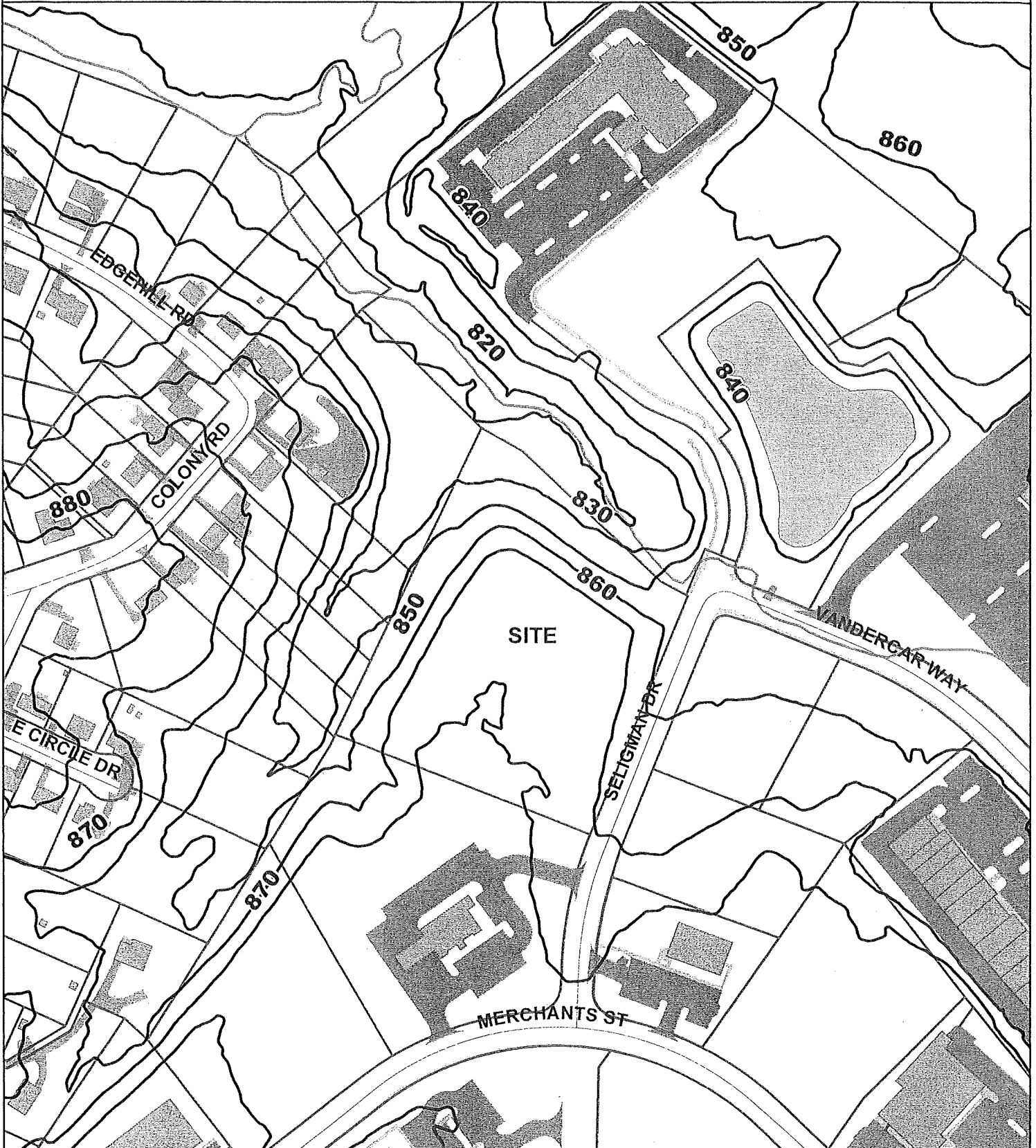
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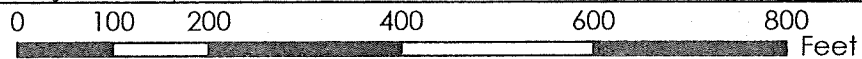
TOPOGRAPHICAL MAP

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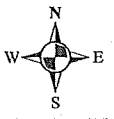


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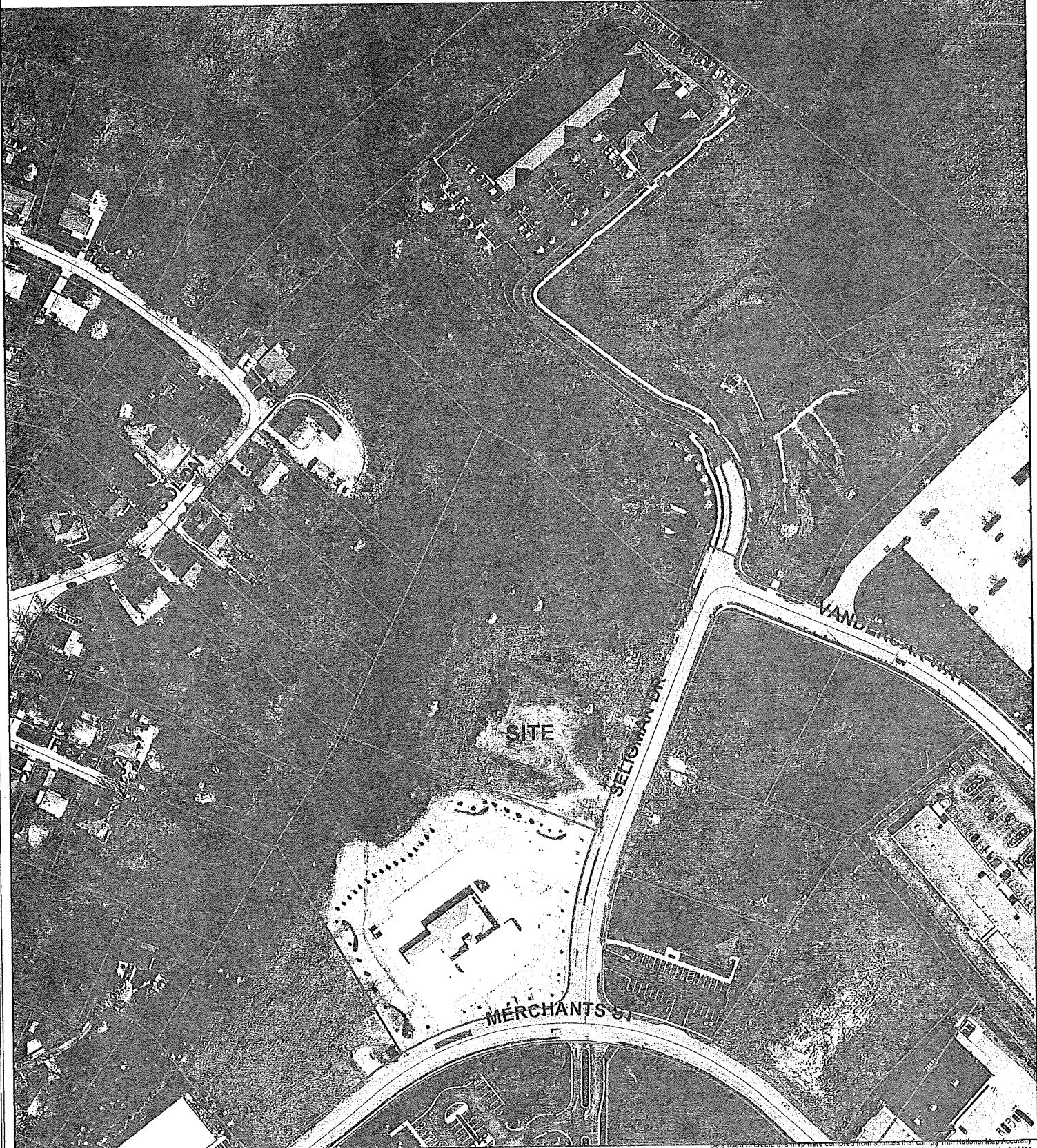
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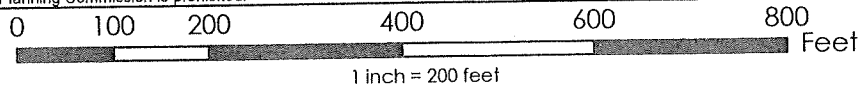
2016 AERIAL MAP

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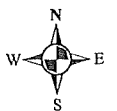


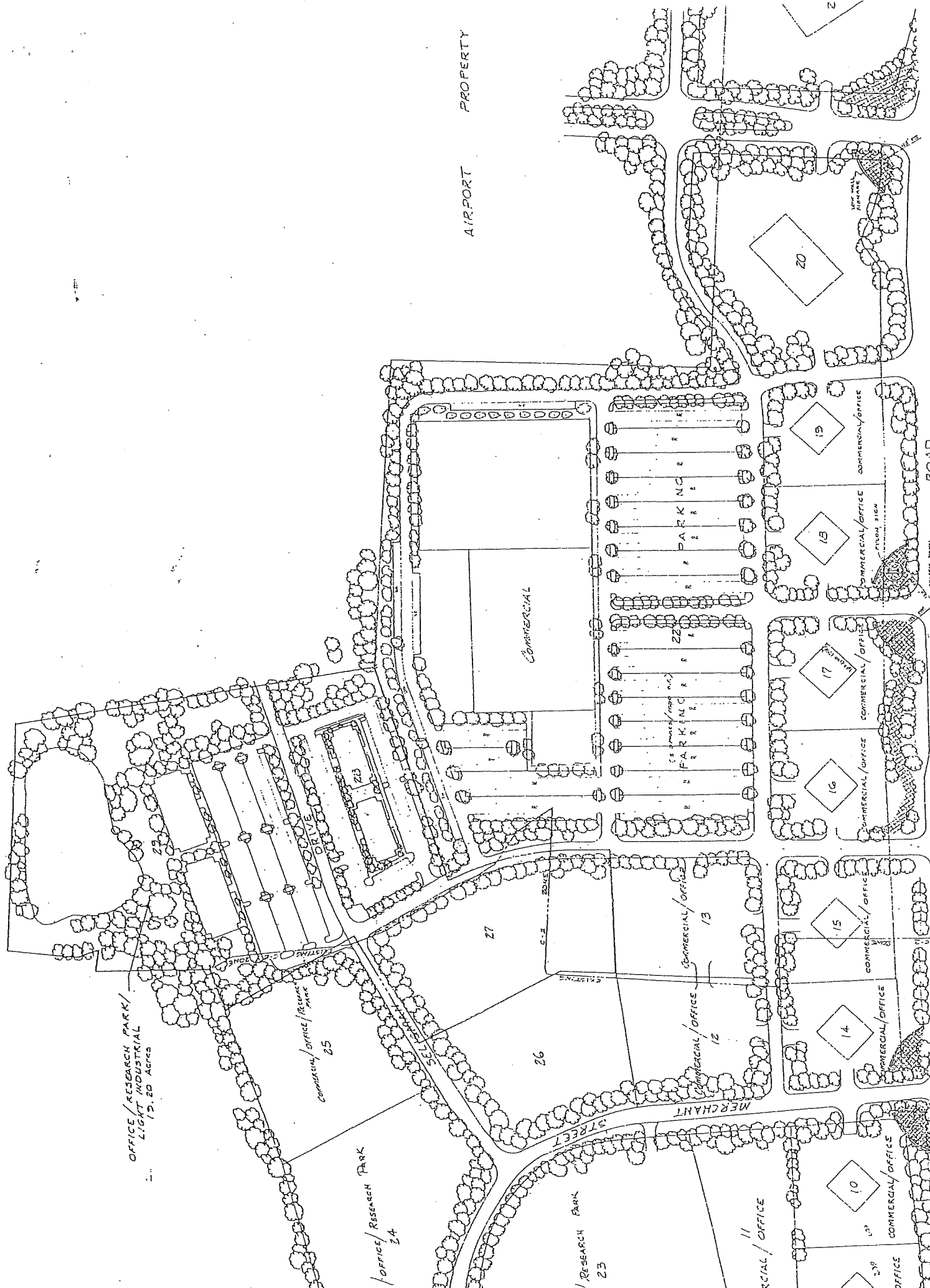
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Boone County GIS - Putting Northern Kentucky on the Map





CONCEPT DEVELOPMENT PLAN

OFFICE/RESEARCH PARK/
LIGHT INDUSTRIAL
12.80 Acres

OFFICE/RESEARCH PARK
24

RESEARCH PARK
23

OFFICE
20

OFFICE
21

COMMERCIAL/OFFICE
22

COMMERCIAL/OFFICE
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COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Arnold Caddell, Chairman

DATE: October 15, 1997

RE: Request of James W. Berling (applicant) for Ruth Doering, Harry Fuller, Mary Ellen Foltz, R.C. Durr and Richard Crist (owner) to consider a Zoning Map Amendment and the Utilization of an Underlying Zone in a Planned Development for 95 acres located on both sides of Houston Road generally between KY 18 and Woodspoint Drive, Florence and unincorporated Boone County, Kentucky. The request is for a zone change from Industrial One/Planned Development (I-1/PD) and Office Two/Planned Development (O-2/PD) to Commercial Two/Planned Development (C-2/PD), and the Utilization of an Underlying Zone in a Commercial Two/Planned Development (C-2/PD) zone, both to allow a retail/commercial development.

Remarks:

We, the Committee, recommend approval of the Zoning Map Amendment and Utilization of an Underlying Zone request based upon the following findings of fact and with the following conditions:

Findings of Fact:

The Committee believes that the applicant has adequately demonstrated that the restrictive site features, which include topography, geometry, and utilities, make the site unsuitable for industrial development. These site features were not foreseen in the 1995 Boone County Comprehensive Plan or the Houston Donaldson Study as possible deterrents for industrial development. As a result, the Committee has concluded that the existing Industrial One Planned Development (I-1/PD) zoning classification, which comprises a majority of the site, is not appropriate.

The applicant has demonstrated that the proposed uses within the underlying Commercial Two (C-2) zoning classification, as part of the Concept Development Plan, produce a cohesive and coordinated development of several distinct and separately-owned properties, which would otherwise be difficult to develop individually.

The Committee believes that the applicant has adequately demonstrated that the proposed Commercial Two Planned Development (C-2/PD) zoning classification is appropriate for the 95 acre site because, the submitted Concept Development Plan along with the attached conditions meets the standards required for a Planned Development within Article 15 of the Boone County Zoning Regulations. The Concept Development Plan with these conditions provides a beneficial interior circulation pattern, a comprehensive landscaping and entry feature package, a tightly controlled and consistent architectural theme and mixture of uses, all of which are consistent with the intent of a Planned Development.

The Applicant has signed a letter of agreement with these conditions and understands that the submitted Concept Development Plan along with these conditions serves as the basis for this recommendation.

Conditions

1. The development shall follow the revised Concept Development Plan which was submitted by the applicant during the review process to the Zone Change Committee. These changes reflect the issues raised at the Public Hearing on July 23, 1997. In addition to the revised Concept Development Plan, the applicant has provided supplemental design standards for the architectural treatment of all buildings, signage, and landscaping. The revised Concept Development Plan and supporting information contains the following:
 - A. The architectural development guidelines, as submitted by the applicant, outline the minimum design standards for all buildings to be constructed within the development. All proposed buildings shall be reviewed by the Design Review Committee and Planning Commission to determine if the architectural development guideline design standards are being followed. Each proposed building shall receive approval from the Committee and the Planning Commission before any construction occurs. Building types include anchor retailers (Exhibit A), attached retailers (Exhibits B & C), free standing commercial properties (Exhibits D & E), and single use buildings. The guidelines include general building design, roof treatment, building facade materials, colors, exterior lighting, window treatment, and signage. In addition, buildings shall not contain exposed heating or cooling units or other engineering devices. Roof mounted equipment shall not be seen as part of any building silhouette. See Exhibits A, B, C, D, and E of the Architectural Development Guidelines.

- B. Lot 1, which is located at the northeast corner of Houston Road and Hwy 18, will contain an architectural feature and landscaping for the purpose of identifying the southern entrance into the development. The architectural element shall be no taller than 32 feet and shall only identify the development. Advertising is prohibited. See Exhibits F, I, and J of the Architectural Development Guidelines. The existing billboard sign on Lot 1 shall be permanently removed.
- C. The proposed access road behind the Foltz property on the north end of the site shall either be relocated onto the Foltz property so that it runs parallel with the property line or constructed on the airport property as shown on the Concept Development Plan. Construction of this access road shall occur concurrently with the first phase of development of either lot. A four lane divided boulevard that extends from the airport to Houston Road is indicated on the north end of the Concept Development Plan. The applicant has agreed that if either lot on the Foltz property is ready to develop before the start of construction of the airport boulevard, the applicant shall develop the portion of the boulevard that runs the length of the Foltz property from Houston Road to the airport property.
- D. A Landscaping Master Plan has been included as part of the Concept Development Plan. The Master Plan provides uniform landscaping design and treatment along Houston Road, Merchants Street, Seligman Drive, and at all existing and proposed intersections. This landscaping shall be installed during the improvement phase of the development and is independent of, and in addition to landscaping requirements for individual lots that require a Site Plan review. See Exhibits H and J of the Architectural Development Guidelines.
- E. The development will include the following signage:
- One 40' tall pylon sign, identifying the development and tenants within the commercial center, shall be located on the northwest corner of the commercial center-Houston Road signalized intersection. See Exhibit G of the Architectural Development Guidelines.
- Low profile monument signs identifying only the development shall be located at the non-signalized intersection along Houston Road. The signs shall not exceed 6 feet in height.
- Low profile wall mounted signs shall be located at the Seligman Street-Merchant Street and Merchant Street-Houston Road intersections, at the southeast corner of the proposed office building complex, and at the southeast and southwest corners of the Houston Road-Woodspoint Drive-

Airport Boulevard intersection. The low profile walls shall be constructed of masonry brick and/or stone and shall only identify the name of the development. The wall mounted signs shall contain only non-illuminated, polished metal, individual channel letters. See Exhibit J of the Architectural Development Guidelines.

Each out lot will be permitted one low profile monument sign. The signs shall not exceed 6 feet in height. All low profile monument signs shall be constructed of the same masonry material, and be of the same height, size, design.

All building mounted signs shall be individual channel letters and internally illuminated.

- F. The development shall contain a pedestrian access network as shown on the Concept Development Plan.
 - G. The development shall also contain a vertical architectural element at the southwest corner of Merchants Street and Houston Road. See Exhibit F of the Architectural Development Guidelines.
2. The Seligman property, which contains approximately 51 acres including the three major commercial users, storm water detention basin, and 5 out lots on the west side of Houston Road, will develop as commercial uses described within a Commercial Two (C-2) zoning district of the Boone County Zoning Regulations. The applicant has agreed to develop 25% of the remaining 45 acres with uses permitted within the Office One (O-1) zoning district and the following uses that may occur in Commercial One (C-1) or Commercial Two (C-2) zoning district:
- A. Real estate sub-dividing and developing services;
 - B. Postal services and packaging services provided the use is essential for pick-up and delivery convenience;
 - C. Nursery and day care centers;
 - D. Consumer and mercantile credit reporting, adjustment and collection services;
 - E. Travel arranging, transportation ticket and public event or promotional booking agencies;

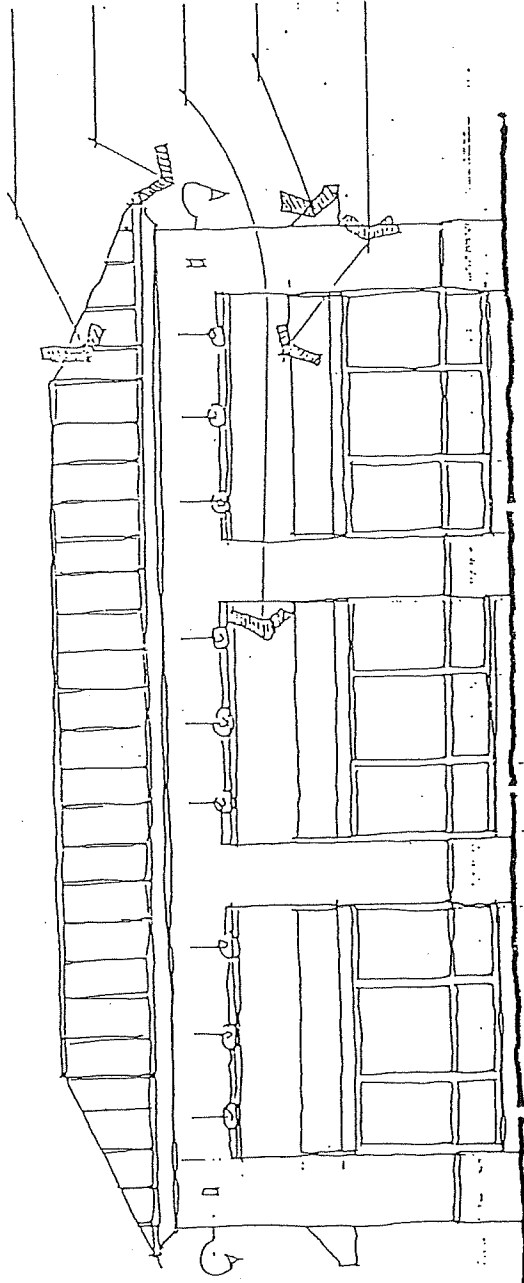
- F. Art, music, and dancing schools, libraries, museums, art and craft galleries and similar exhibit space;
- G. Medical clinics with out-patient services;
- H. Welfare and charitable services;
- I. Aquariums, botanical gardens and other natural exhibitions;
- J. Arcades and other amusement centers;

Included as part of this 25% is a proposed office building complex on the east side of Houston Road, immediately across from the three major commercial users on lots 6 and 7. Eleven (11) acres constitutes as a minimum, 25% of the remaining 45 acres that shall be developed with the uses described above.

3. The out lots along Houston Road are to be developed as individual businesses or establishments. The lots, which are approximately 1.5 acres each in size, shall not be consolidated for the purpose of developing a strip center along Houston Road. Any consolidation of lots shall be for a individual business and any additional parking needs or requirements only.
4. The Planning Commission has been informed that grave sites or possibly a cemetery exists somewhere on the site between the proposed storm detention basin and the airport property. The applicant shall be responsible for performing an archeological survey as required in the Boone County Zoning Regulations, to determine the location of any grave sites or a cemetery.
5. The traffic intersections along Houston Road shall be spaced at a minimum of 600' intervals as indicated on the Concept Development Plan.
6. The intensity of the 95 acre development shall will not exceed 10,000 square feet per acre.
7. The applicant will maintain all existing trees on the property lines between the development, the municipal golf course, and the Greenview Subdivision. The applicant shall establish a 15' no disturb limit on the site to the property line with the golf course and a 25' no disturb limit on the site to the property line with the Greenview Subdivision.
8. The applicant shall provide a minimum of 22% greenspace for the development as a whole, including the detention area, in accordance with the open space provisions of the Houston Donaldson Study.

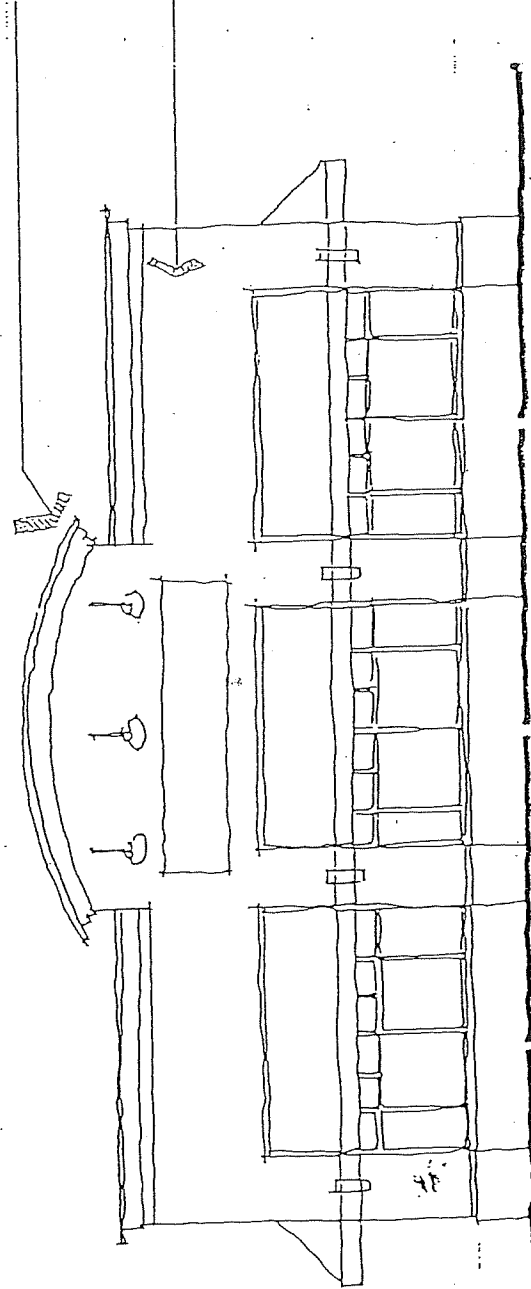
A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request.

STANDING SEAM METAL
 ROOF CONSISTANT W/ PLAZA
 LIGHTING CONSISTANT W/ BLDG.
 MOUNTED SIGNAGE & IMAGE,
 ACCENT LIGHTING.
 SIGNAGE MUST BE INDIV. AL
 CHANNEL LETTERS, INTERVAULT
 ILLUMINATED
 BLDG, MID, FABRIC CANOPY
 MUST BE OF PRESCRIBED
 COLOR.
 FULL HGT. FACE BRICK
 VENEER W/ EIFS, ACCENT.



SIMPLY SHAPED PARAPET.

4" MASONRY VENEER
 FULL HEIGHT ON OUTLOT
 BUILDINGS

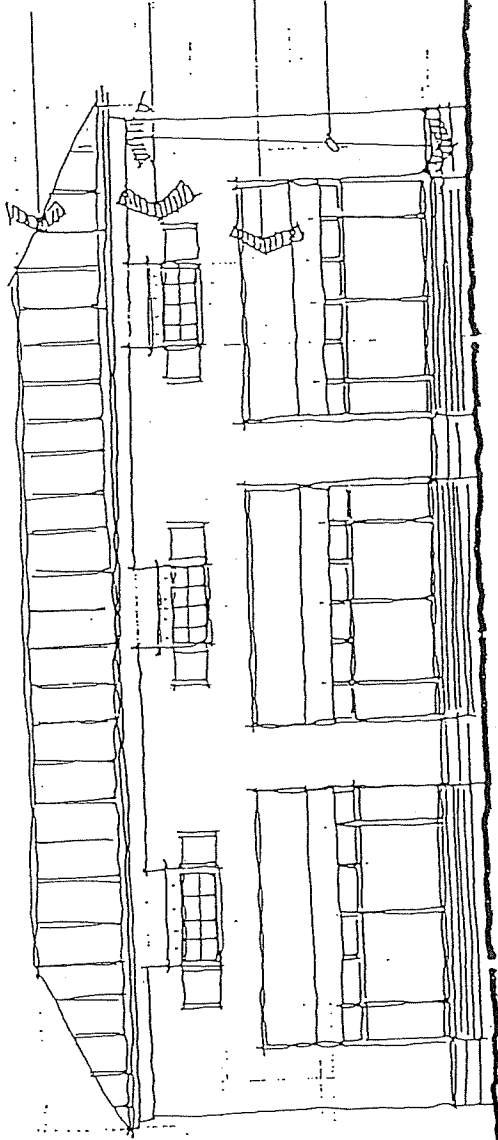


STANDING SEAM METAL ROOF
CONSISTANT W/ DEY COLOR PALETTE.

CORNERPOST OR SECOND FLOOR.

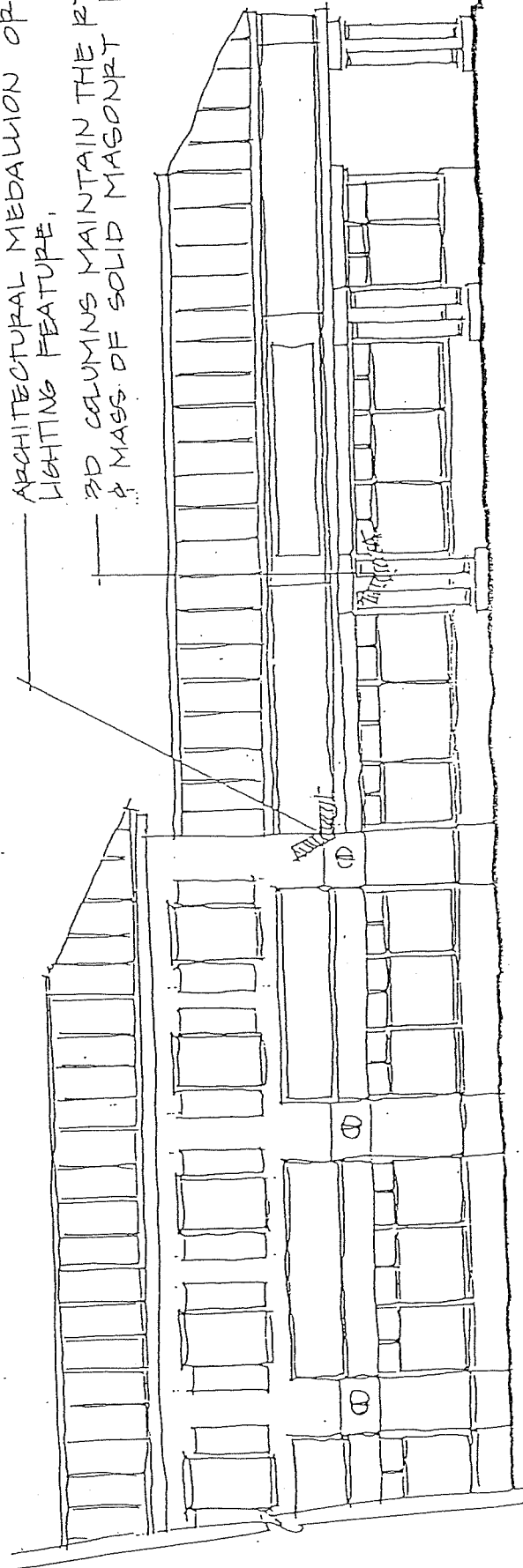
48" HIGH SIGNAGE BAND- INDIVIDUAL
ILLUMINATED CHANNEL LETTERS.

FULL HEIGHT MASONRY VENEER



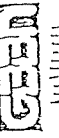
ARCHITECTURAL MEDALLION OR
LIGHTING FEATURE.

3D COLUMNS MAINTAIN THE RHYTHM
& MASS OF SOLID MASONRY PIERS



The Florence Marketplace

Architectural Development Guidelines NTS



E

ORDINANCE NO. 0-18-98

AN ORDINANCE ADOPTING AND APPROVING A REZONING ON AN APPROXIMATE 95 ACRE SITE GENERALLY LOCATED ON BOTH SIDES OF HOUSTON ROAD BETWEEN KENTUCKY 18 AND WOODSPOINT DRIVE FOR THAT PORTION OF THE SITE WITHIN THE CITY OF FLORENCE, KENTUCKY, AND APPROVING THE UTILIZATION OF THE UNDERLYING ZONE IN ACCORDANCE WITH A CONCEPT DEVELOPMENT PLAN AGREED TO BY THE CITY AND THE OWNERS OF THE SITE PURSUANT TO THE SETTLEMENT OF A PENDING APPEAL IN THE BOONE CIRCUIT COURT. (DOERING, FULLER, FOLTZ, DURR AND CRIST PROPERTY)

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

WHEREAS, the Boone County Planning Commission by Resolution R-97-020A recommended that a request for a zone change for an approximate 95 acre site located on both sides of Houston Road, generally between Kentucky 18 and Woodspoint, being part of the complete tract as recorded in Deed Book 446, Page 301, Deed Book 136, Page 74, and Deed Book 635, Page 68, of the Boone County Clerk's records (the "Site") to Commercial Two/Planned Development (C-2/PD) from Industrial One/Planned Development (I-1/PD) and Office Two/Planned Development (O-2/PD) be approved and utilization of the underlying zone be granted, and

WHEREAS, On January 6, 1998, City Council voted to override the recommendation of the Boone County Planning Commission and deny the zone change request, and

WHEREAS, the zone change applicant and owners of the site filed an action in the Boone Circuit Court being James W. Berling, et al v. City of Florence, et al, Case No. 98-CI-00145 (the "Lawsuit") as an appeal from such denial, and

WHEREAS, settlement negotiations between the parties to that action resulted in agreement on a revised concept development plan which was acceptable to all parties, and

WHEREAS, because the revised concept development plan results in a decrease in the intensity of uses recommended by the Boone County Planning Commission and, on advice of the staff of said Commission, the City and the applicant/owner have determined that, in settlement of the lawsuit, the zone change and utilization of the underlying zone represented by the revised concept development plan can be approved without the necessity of additional Planning Commission review and recommendation, and

WHEREAS, the parties have agreed to settle the lawsuit by granting the requested zone change in accordance with the revised concept development plan and subject to the terms and conditions hereinafter set out.

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

SECTION I

That a zone change for the Site is hereby approved as shown on the concept development plan titled: "June 16, 1998, Second Amendment Concept Development Plan, Seligman/Durr/Cris/Foltz Properties, Houston Road, Florence, Kentucky" (the "Development Plan"), a copy of which is attached hereto as Exhibit "I", subject to the conditions hereinafter set out. The zoning map of Boone County, Kentucky as it applies to the City of Florence, Kentucky shall be amended or changed to reflect the rezoning of that portion of the Site located within the City of Florence, Kentucky, as so approved.

SECTION II

That utilization of the underlying zone for that portion of the Site located in the City of Florence, Kentucky, in accordance with the Development Plan is hereby approved, subject to the conditions hereinafter set out.

SECTION III

The zone change and utilization of underlying zone are subject to all of the terms and conditions of the Committee Report of the Boone County Planning Commission dated October 15, 1997, (the "Committee Report"), a copy of which is attached hereto and incorporated herein as Exhibit "II", except as modified by the following:

A. Condition 1 is modified to provide that the development shall follow the Development Plan attached hereto as Exhibit "I".

B. Condition 1E is modified to provide that signage for the site shall be permitted in the areas designated on the Concept Development Plan and in compliance with the following criteria:

1. Building Mounted Signage shall be limited to the number and size as permitted by the Zoning Ordinance but must be internally illuminated individual channel letters, mounting raceway optional, and generally of the dimensions and criteria as depicted on Exhibits "A" through "E" to this Ordinance.

2. Project Identification Signage shall consist of a pylon sign maximum 28 feet in height and of materials and architectural details as depicted on Exhibit "F", hereto and of low wall signage not to exceed six (6) feet in height and constructed of masonry, brick or stone identifying only the development and containing only polished metal individual channel letters which may be backlit as depicted on Exhibit "G" to this Ordinance. The developer shall construct an architectural feature at the northeast corner of Houston Road and Kentucky Highway 18 identifying the south entrance to the development. This feature shall be architecturally compatible with the other landscaping and building construction.

3. Low Ground Monument Signage is permitted one per out-lot not to exceed six (6) feet in height and seven (7) feet in width and generally as depicted on Exhibit "H" to this Ordinance.

C. Condition 2 is deleted and the following substituted:

Zoning of the entire tract shall be in accordance with the land use designations on the Development Plan. The 19.20 acre parcel designated Office/Research Park/Light Industrial and the 3.80 acre parcel designated Office shall be zoned O1/PD. The remainder of the Site shall be zoned C2/PD. The following additional uses shall be permitted in the O1/PD and C2/PD areas.

1. Real estate sub-dividing and developing services.
2. Postal services and packaging services provided the use is essential for pick-up and delivery convenience.
3. Nursery and day care centers.
4. Consumer and mercantile credit reporting, adjustment and collection services.
5. Travel arranging, transportation ticket and public event or promotional booking agencies.
6. Art, music, and dancing schools, libraries, museums, art and craft galleries and similar exhibit space.
7. Medical clinics with outpatient services.
8. Welfare and charitable services.
9. Aquariums, botanical gardens and other natural exhibitions.

10. Rehabilitation hospital facilities.
11. Micro-brewery.
12. Professional scientific and controlling instruments, photographic and optical goods, watches and clocks.
13. Electric and electronic equipment.
14. Technology and research centers including medical and hospital research establishments.
15. Educational and governmental institutions.
16. Wholesale trade of drugs, drug proprietaries and sundries.
17. Wholesale trade of electrical and electronic parts.
18. Research, development and testing services.
19. Photo finishing and other photographic laboratories.
20. Postal services and related storage, distribution and transfer activities.
21. Blueprinting and photocopying services, stenographic services and other duplicating, mailing and delivering services.
22. Fire stations or fire related protective services including rescue services.
23. Warehouse and distribution center-warehouse facilities.

D. The retail commercial center located on parcel no. 22 shall not exceed 296,000 square feet under total roof and the square footage of any single user in the retail commercial center shall not be more than 150,000 square feet.

E. Not less than 22% of the total acreage of the Site shall be green space which may be integrated throughout the other approved uses, provided that green space of 18% of the total acreage shall be contained in the privately owned areas.

F. Neither the owners of the Site nor their successors or assigns shall apply for a land use change within the area zoned O1/P1D to any commercial use for a period of 5 years from the date of final passage of this Ordinance.

SECTION IV

If these approvals for a zone change and utilization of the subject property should be held invalid by any court of proper jurisdiction, such invalidity shall not affect the validity of any of the other zoning regulations, zoning map, or comprehensive plan provisions as they are severable from these approvals herein and are intended to continue to have effect regardless of any invalidity regarding these particular approvals.

SECTION V

This Ordinance shall be effective upon final passage, publication by summary, and approval by Judgment of the Boone Circuit Court in the Lawsuit.

PASSED AND APPROVED ON FIRST READING THIS 9th DAY OF September, 1998.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 22nd DAY OF September, 1998.

APPROVED:

Emogene M. Kelt
MAYOR

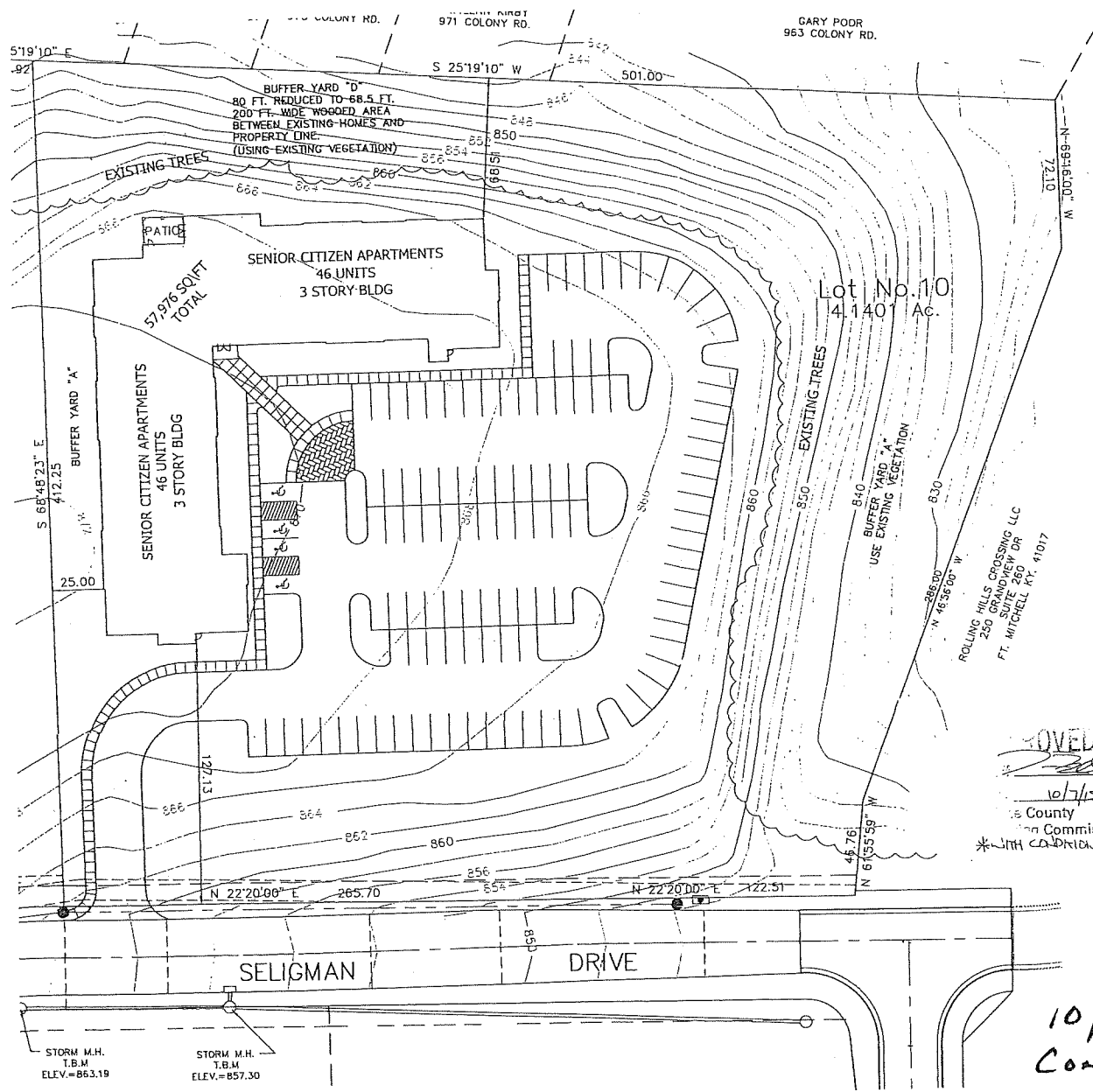
ATTEST:

Betsy R. Conrad
CITY CLERK

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I, Betsy R. Conrad, City Clerk for the City of Florence, Kentucky, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 0-18-98 as same appears in the official records of my office. Dated this 23rd day of September, 1998.

Betsy R. Conrad
Betsy R. Conrad, City Clerk



Lot No. 10
4.1401 Ac.

ROLLING HILLS CROSSING LLC
250 HANNOCK WY DR
FT. MITCHELL KY 41017

APPROVED

10/7/15

County
Commission
* WITH COMMENTS

10/7/15
Concept Plan

D.C. KY 18 PARTNERSHIP
8800 BANKERS ST.
FLORENCE KY.

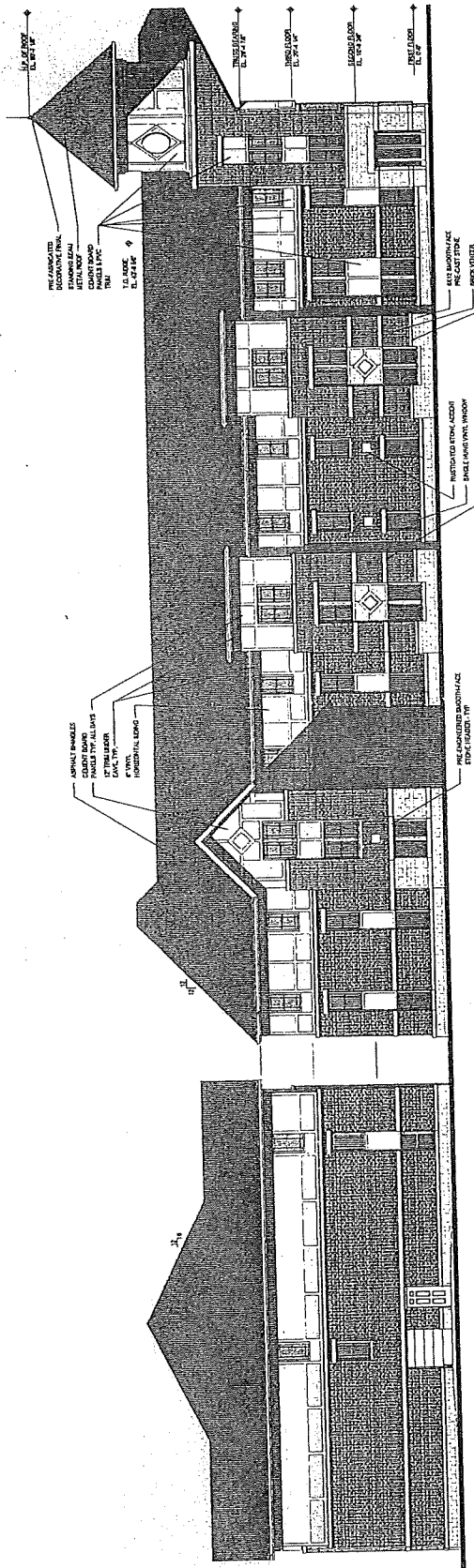
BBL DEVELOPMENT LLC
11520 SUTHERLAND DR
WALTON KY. 41094

ZONING
C-2/PD/CD/HDD

PARKING REQUIREMENT
46 UNITS @ 2 STALLS PER. UNIT = 82 :

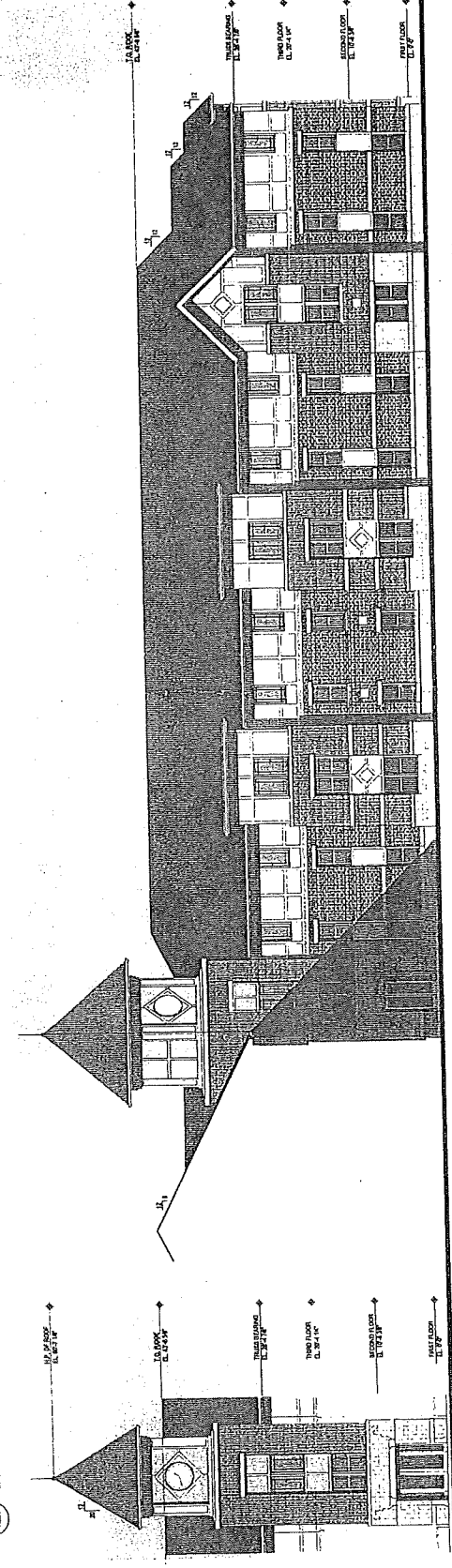
DEVELOPER
JONESBORO INVESTMENTS CORP.
7180 Chagrin Road, Suite 250
Chagrin Falls, Ohio 44023
Telephone: (440) 247-3900
Fax: (440) 247-3630

CONCEPT PLAN	
FLORENCE SENIOR VILLAGE MERCHANTS SQUARE - LOT	
SCALE: 1" = 30'	DATE: 4/07/14
KY, HWY. 18 & HOUSTON ROAD FLORENCE, KENTUCKY	
JAMES W. BERLING KY. SURVEYOR REG. 206	



2 BUILDING EAST ELEVATION
SCALE: 1/4" = 1'-0"

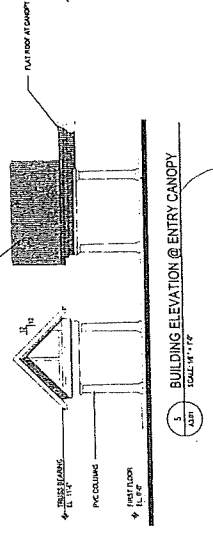
1 BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

3 BUILDING ELEVATION @ ENTRY TOWER
SCALE: 1/4" = 1'-0"

SCALE: 1/8" = 1'-0"



5 BUILDING ELEVATION @ ENTRY CANOPY
SCALE: 1/4" = 1'-0"

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Janet Kegley, Chairwoman

DATE: October 7, 2015

RE: Request of **James W. Berling (applicant)** for **DC-KY 18 LLC (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone for a 4.1401 acre site located on the west side of Seligman Drive and to the south of the property at 1090 Vandercar Way, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow a senior citizen residential apartment development.

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 Change in Concept Development Plan is in agreement with the 2010 Boone County Comprehensive Plan and 2013 Houston-Donaldson Study due to the following reasons.
 - A. The 2010 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 Comprehensive Plan's Land Use Element largely references the Houston-Donaldson Study. In this regard, the Element (pg. 167) states "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" and "regionally-oriented commercial development should be confined to Mall Road and the Houston Road area."

The subject site is in Subarea One in the Houston-Donaldson Study. Regarding

this area, the Study (pg. 30) states "Subarea One is largely built out and has little development opportunity. What opportunity does exist can mostly be found on Merchants Street. This area is not one for primary retail development and should be developed as support services due to issues of limited access and visibility. Examples of this include the automobile-related development that has already occurred in this area or possibly a long term care facility for seniors, provided that such a facility is not set up as a short/long term senior residential facility. The facility is envisioned to be a place where patients from the Gateway Rehabilitation Center could go for recuperation before either going home or to a permanent care facility." The Study (pg. 31) also states "no permanent residential development, either single family or multiple family, is recommended in Subarea One."

The Committee has concluded that while the proposal is for a permanent multiple family residential development, it will have a land use character and impacts that are very comparable to the "long term care facility for seniors" that is specifically contemplated by the Houston-Donaldson Study. Additionally, the proposal diversifies uses in the immediate vicinity and acts as a transitional use between the neighboring commercial, office, and institutional uses and the detached single family residences to the west as sought by the Comprehensive Plan's Housing Element ("Housing Types," pp. 79 and 80 and "Housing Densities," pg. 81), Future Land Use Development Guidelines ("Buffering," pp. 162 and 163), Goals and Objectives ("Housing," Objective 10), and the Planned Development Criteria in Section 1514 of the Boone County Zoning Regulations. The site is on a side street at the rear of Merchants Square Subdivision and is in proximity to the KY 18 corridor, which the Housing Element describes as "a prime opportunity to promote high density residential uses in a transit corridor" ("Florence/Burlington Area," pg. 84).

- B. The Committee has concluded that the proposal, with the agreed conditions, is in agreement with the applicable Comprehensive Plan Future Land Use Development Guidelines and Goals and Objectives, and the design and development standards in the 2013 Houston-Donaldson Study. The Land Use Element's "Future Land Use Development Guidelines" include several provisions that pertain to this proposal which are quoted in the Staff Report. These pertain to landscaping and buffering, signage, architectural design, minimizing disturbance and retaining existing vegetation, and access management and impacts on roadways. These basic tenets are also discussed in the Goals and Objectives.
2. The Committee has concluded that the Concept Development Plan, coupled with the agreed conditions, fulfills the applicable requirements of Article 15 "Planned Development District," including Section 1514 "Planned Development Criteria" of the Boone County Zoning Regulations.

3. The developer of the site testified at the 9/9/15 Public Hearing that the proposal was being amended to increase the total number of dwelling units from 46 to 48, and that freestanding garages for tenants may be added. The Committee has concluded that neither of these amendments substantively change the proposal, provided the stipulations regarding the garages outlined in Conditions #3 and 5 below are met.
4. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of the 2010 Boone County Comprehensive Plan and the 2013 Houston-Donaldson Study. 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 normal Buffer Yard D requirements per Section 3645 of the Boone County Zoning Regulations shall be met along the west property line (either the 40' or 80' width option). The existing wood cover along the north and west boundaries shall be retained as indicated on the Concept Development Plan. Mixed evergreen trees shall be added where needed to fill out the minimum opted buffer yard width and/or planting requirements along the west property line.
2. Freestanding light masts and wall packs shall not be located where they are visible to the neighboring residential properties to the west. Incidental patio/porch lights and security lighting, including lower wattage wall packs triggered by motion detectors, are permitted in all developed portions of the site.
3. All structures (apartment building and any garages) shall meet the applicable architectural design requirements outlined in the 1998 Zoning Map Amendment/Concept Development Plan approval which included the subject site, and the 2013 Houston-Donaldson Study. For the architectural concept presented at the 9/9/15 Public Hearing for this request, this includes changing the roof material from asphalt shingles to standing seam metal, changing the vinyl siding and cement board panels on the third floor to full height masonry, minimizing the overall use of cement board panels, and not using vinyl siding on any part of the building.
4. Any signage on the site shall meet the applicable requirements outlined in the 1998 Zoning Map Amendment/Concept Development Plan approval which included the subject site, and the 2013 Houston-Donaldson Study.
5. The garages shall meet all applicable requirements in the Boone County Zoning Regulations regarding the placement of accessory structures and building intensity, in addition to the architectural design requirements in Condition #3. If the addition of

garages would cause the overall development to exceed the intensity requirements of the underlying C-2 zone (15,000 gross square feet per acre), then the additional building area must be approved through the normal Change in Concept Development Plan Public Hearing procedure.

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 Committee Vote.

ORDINANCE NO. 0-18-15

AN ORDINANCE ADOPTING AND APPROVING A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT/HOUSTON - DONALDSON STUDY CORRIDOR OVERLAY (C-2/PD/HDO) ZONE FOR A 4.1491 ACRE SITE GENERALLY LOCATED ON THE WEST SIDE OF SELIGMAN DRIVE AND TO THE SOUTH OF THE PROPERTY AT 1090 VANDERCAR WAY, FLORENCE, KENTUCKY, TO ALLOW A SENIOR CITIZEN RESIDENTIAL APARTMENT DEVELOPMENT. (BERLING/DC-KY 18 LLC)

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-15-013-A recommended approval for a change in an approved concept development plan, 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 W. Berling (Applicant) for DC-KY 18 LLC (Owner), for a change in an approved concept development plan in a Commercial Two/Planned Development/Houston - Donaldson Study Corridor Overlay (C-2/PD/HDO) zone, for a 4.1491 acre site generally located on the west side of Seligman Drive and to the south of the property at 1090 Vandercar Way, Florence, Kentucky, to allow a senior citizen residential apartment development. 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 change in the concept development plan for this subject property.

SECTION II

The approval of this change to the concept development plan 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-15-013-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-15-013-A, marked Exhibit "A", and attached hereto.

SECTION IV

If the approval for this change in the concept development plan 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 10th DAY OF November, 2015.

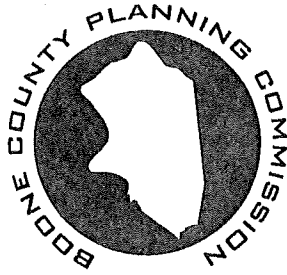
PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 17th DAY OF November, 2015.

APPROVED:

Dean E. White
MAYOR

ATTEST:

Joe Altizer
CITY CLERK



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

TO: Josh Hunt, City of Florence Administration
Tom Gagnon, Florence Public Services
Kevin Vogelpohl, Florence Fire Department

FROM: Todd K. Morgan, AICP *TKM*
Senior Planner, Zoning Services

DATE: December 14, 2016

RE: Berling/DC-KY 18 LLC Change in Concept Development Plan, Seligman Drive, Florence, Kentucky

Attached please find the application and plans for the above reference request. The proposal is for a change in an approved Concept Development Plan to allow a 84 bed assisted living facility. The building is two stories high and contains approximately 46,700 square feet. Please review the enclosed materials and provide any comments that you may have relative to your agency's policies and service abilities by Wednesday 12/21/16. Comments may be e-mailed to me at tmorgan@boonecountyky.org or faxed to 334-2264. Your input is greatly appreciated.

TKM/ss

Enclosures

that is consistent and compatible with existing or planned infrastructure;

3. A development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents the disruption of natural drainage patterns;
4. More efficient use and development of land than is generally achieved through conventional regulations resulting in substantial savings through shorter utilities, streets, and other infrastructure;
5. A development pattern consistent with the adopted Comprehensive Plan and any other appropriate land use studies;
6. A signage package that emphasizes consistency and the minimal use of signs.

SECTION 1510

Provisions Governing Planned Developments

Because of the special characteristics of planned developments, special provisions governing the development of land for this purpose are required. Whenever there is a conflict or difference between the provisions of this article and those of other articles of this order, the provisions of this article shall prevail. Subjects not covered by this article shall be governed by the respective provisions found elsewhere in this order.

SECTION 1511

Permitted Uses

Uses listed as principally permitted, accessory or conditional uses in the underlying zone are allowed within a Planned Development district as long as the requirements of this article have been met, including approval by the appropriate legislative body or Fiscal Court of a Concept Development Plan. Further, any other uses not listed in the underlying zone are permitted if found to be compatible and of benefit to the community and meet the requirements of this article, including approval for any such use or uses through a Concept Development by the appropriate legislative body or Fiscal Court. Uses proposed for a Planned Development district shall not adversely affect adjacent property, and/or the public health, safety, and general welfare and/or the provisions of the adopted Comprehensive Plan. The review and decision making process under this article identify adverse impacts and address how they may be minimized, if possible, to satisfy the requirements of this article. In no event shall this article on its face or as applied prohibit all use of property zoned with a Planned Development overlay district.

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 fifty (50) 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 Criteria

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. The examples listed in this section are for illustrative purposes. Specific solutions used to fulfill these criteria are contingent upon the size, scale, site conditions, design, uses and impacts of a proposed development.

1. **Mixed Use Development and Pedestrian Orientation:** Planned Developments shall generally have a mixed use orientation (combination of differing types of residential, commercial, public or civic, and/or industrial uses) both within the development itself and relative to the relationship between the proposed planned development and adjacent sites. The additional intensity allowed in a Planned Development by Section 1500 shall only be permitted when a true mixed use and/or an amenity - oriented development with community and recreation facilities as described in this standard is provided.

In general, planned developments shall have a pedestrian orientation, where it is possible to live, work, shop, and play in the same immediate vicinity without a required dependence on the automobile. This may be accomplished through the use of comprehensive pedestrian circulation networks including multi-purpose paths and walks along main routes and open spaces such as stream corridors, between major destinations within the development and adjoining areas, secondary walk connections to the multi-purpose paths, the creation of a designed pedestrian environment including street trees in addition to other required landscaping, decorative street lights and other street furniture, and seating areas, and the use of integral curb walks where appropriate along streets. Disruptions in major paths due to street and drive intersections shall be minimal. Additionally in commercial areas, pedestrian orientation can be accomplished by placing buildings in close proximity to the street with parking areas to the side and rear of buildings, mixing uses within the same multi-story buildings, building entrances directly facing streets with reduced setbacks, architectural design which employs display windows, projecting signs, and awnings at street level, and designed outdoor seating and gathering spaces at the street level. Each development proposal must demonstrate in detail how the project will be made walkable throughout.

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 dominant. When applicable, the design methods recommended in the "Development Layout, Lot Sizes, and Setbacks" section of the Comprehensive Plan's Land Use Element shall be employed. 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 and buffer yard 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. The use of single loaded streets to provide multi-purpose paths, park areas, or to protect stream corridors, may be proposed for this purpose. Open Space areas are encouraged to have street frontage and visibility. Any site proposed to be publically dedicated or donated for park or open space purposes shall comply with the appropriate legislative body's requirements for acceptance of such dedications or donations.
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. Multi-modal facilities are encouraged to be combined with the pedestrian systems and open spaces described in Sections 1 and 3.
5. **Preservation of Existing Site Features:** Existing topography, significant tree cover, tree lines along property lines, cemeteries, 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. The retention of such features may also fulfill portions of the requirements in Section 3 "Open Space" and Section 6 "Landscaping."
6. **Landscaping:** Substantial landscaping shall be provided in a planned development with emphasis given

APPLICATION FORM

**CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION**

FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(See Boone County Zoning Regulations)
SECTION A (To be completed by applicant)

1. Check One:

- Concept Development Plan (Includes Utilization of an Underlying Zone in a Planned Development)
- Change in an Approved Concept Development Plan
- Long Range Planning **Committee Review** (As stated in the Houston-Donaldson Study)
- Long Range Planning **Committee Review** (As stated in the Union Town Plan)
- Zone Change Technical Design **Committee Review** of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
- Zoning Administrator Review** (As stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
- Zoning Administrator Review** (As stated in the Mall Road District Study)

2. Name of Project Merchants Square
3. Location of Project Seligman Drive, Florence, KY
4. Total Acreage of Site 4.1401 Ac. (Lot 10 Merchants Square)
5. Current Zoning C-2 / PD / CD / HDO
6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable) 1998 + 2015

7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? (If so, indicate the name of the Study) Houston-Donelson Study

8. Proposed Uses (please specify each use) Add this use: Senior Citizen Housing / Assisted living

9. Proposed Building Intensities (please specify)

10. Have you submitted a Concept Development Plan? Yes

11. Are you also applying for:
 No Conditional Use Permit
 No Dimensional Variance

12. Name of Applicant(s) Steve Beurling, P.E.

13. Phone Number (859) 331-9191 Fax No. _____ E-Mail stevebeurling@fuse.net

13. Address of Applicant(s) 1671 Park Road, Suite 01E
Fort Wright KY 41011
 City State Zip

14. Name of Property Owner(s) DC-KY 18 LLC

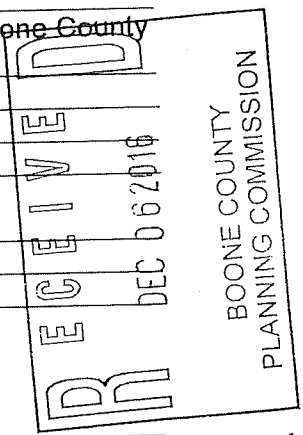
15. Phone Number 802-8058 Fax No. _____ E-Mail rcrist100@gmail.com

15. Address of Property Owner(s) 8800 Bankers Street
Florence KY 41042
 City State Zip

16. Are there any existing buildings on the site? No

How many? 0

17. Deed Book 635 Page No. 272 Group No. 2033-B



EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Janet Kegley, Chairwoman

DATE: February 1, 2017

RE: Request of **Steve Berling, P.E. (applicant)** for **DC-KY 18 LLC (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone for a 4.1401 acre site located on the west side of Seligman Drive and to the north of the property at 5935 Merchants Street, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow a senior citizen housing/assisted living facility.

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 Change in Concept Development Plan is in agreement with the 2010 Boone County Comprehensive Plan and 2013 Houston-Donaldson Study for the following reasons:
 - A. The 2010 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 Comprehensive Plan's Land Use Element largely references the Houston-Donaldson Study. In this regard, the Element (pg. 167) states "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" and "regionally-oriented commercial development should be confined to Mall Road and the Houston Road area."

The subject site is in Subarea One in the Houston-Donaldson Study. Regarding this area, the Study (pg. 30) states "Subarea One is largely built out and has

little development opportunity. What opportunity does exist can mostly be found on Merchants Street. This area is not one for primary retail development and should be developed as support services due to issues of limited access and visibility. Examples of this include the automobile-related development that has already occurred in this area or possibly a long term care facility for seniors, provided that such a facility is not set up as a short/long term senior residential facility. The facility is envisioned to be a place where patients from the Gateway Rehabilitation Center could go for recuperation before either going home or to a permanent care facility." The Study (pg. 31) also states "no permanent residential development, either single family or multiple family, is recommended in Subarea One."

The Committee has concluded that while the proposal is not the exact "long term care facility" that was contemplated by the Houston-Donaldson Study, the proposal does diversify uses in the immediate vicinity and acts as a transitional use to neighboring commercial, office, and institutional uses, and detached single-family residences to the west as sought by the Comprehensive Plan's Housing Element ("Housing Densities," pg. 81), Future Land Use Development Guidelines ("Buffering," pp. 162 and 163), and the Planned Development Criteria in Section 1514 of the Boone County Zoning Regulations.

The Committee also analyzed that a 2015 Change in Approved Concept Development Plan application allowed a three-story, 57,976 square foot senior apartment building on the subject site. The proposed assisted living facility is two-stories tall and 46,700 square feet in area.

- B. The Committee has concluded that the proposal, with the agreed conditions, is in agreement with the applicable Comprehensive Plan Future Land Use Development Guidelines and Goals and Objectives, and the design and development standards in the 2013 Houston-Donaldson Study. The Land Use Element's "Future Land Use Development Guidelines" include several provisions that pertain to this proposal which are quoted in the Staff Report. These pertain to landscaping and buffering, signage, architectural design, minimizing disturbance and retaining existing vegetation, and access management and impacts on roadways. These basic tenets are also discussed in the Goals and Objectives.
2. The Committee has concluded that the Concept Development Plan, coupled with the agreed conditions, fulfills the applicable requirements of Article 15 "Planned Development District," including Section 1514 "Planned Development Criteria" of the Boone County Zoning Regulations.
 3. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of the 2010 Boone County Comprehensive Plan and the 2013 Houston-Donaldson Study. 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. Sidewalks shall be required along the entire parcel frontage per the Boone County Subdivision Regulations.
2. Site landscaping shall comply with the Boone County Zoning Regulations. Existing vegetation that is retained can be credited towards the perimeter buffer yard requirements.
3. Wall packs and light poles shall not be visible from adjoining properties, which are residentially zoned. All lighting shall comply with the footcandle requirements from the Boone County Zoning Regulations.

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 Committee Vote.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mr. Greg Breetz
Mr. Kim Bunger, Secretary/Treasurer
Mrs. Lori Heilman
Mrs. Janet Kegley
Mr. Don McMillian
Mr. Kim Patton
Ms. Lisa Reeves
Mr. Bob Schwenke
Mr. Brad Shipe
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mr. Matt Apke
Mr. Mark Hicks
Mr. Charlie Reynolds
Mr. Charlie Rolfsen, Chairman

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

STAFF MEMBERS PRESENT:

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

Kim Bunger, Secretary/Treasurer called the Public Hearing to order at 8:47 P.M. and introduced the second item on the Agenda:

CHANGE IN CONCEPT DEVELOPMENT PLAN - Janet Kegley, Chairwoman, Todd Morgan, Staff

2. Request of **Steve Berling, P.E. (applicant)** for **DC-KY 18 LLC (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone for a 4.1401 acre site located on the west side of Seligman Drive and to the north of the property at 5935 Merchants Street, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow a senior citizen housing/assisted living facility.

Staff Member, Todd Morgan, presented the Staff Report, which included a PowerPoint presentation (see Staff Report). The request is for a Change in an Approved Concept Development Plan to allow a 46,700 square foot senior citizen housing/assisted living facility with 48 parking spaces. The building will include 60 units with 84 beds, and provide assisted living and memory care for seniors. There will be one access point off Seligman Drive. The applicant will maintain the tree lines on the north and west sides of the site. Some of the features of the project include a courtyard and fireplaces. The applicant has submitted building elevations. The building is predominantly brick. Design Review will be required by the Planning Commission since the project is located in the Houston-Donaldson Study. There is a decorative tower element on top of the building. The maximum height of the building is 50 feet with the tower element. The building only has 2 stories. The site is located in the lawsuit settlement area and the submitted renderings are consistent with the requirements.

In terms of site history, a 46 unit, 3 story senior citizen apartment building was approved in 2015. The building was 57,976 square feet in size. Mr. Morgan showed slides of the previous approval and of the site. The site is located across from the Bear Paddle Swim School. The Future Land Use Map of the Comprehensive Plan currently shows Commercial (C) but would have been changed to Urban Density Residential (UD) as a result of the 2015 zone change.

In terms of the Comprehensive Plan, the Business Activity Element suggests the following: Four studies, the Houston-Donaldson Study, the Central Florence Strategic Plan, the Main Street Plan and the Mall Road District Study, have defined the scale and type of commercial uses in the City of Florence and surrounding areas.

The Housing Element also recommends that high density residential areas should be located sufficiently near and with convenient access to major streets, highways, and shopping and public facilities.

Mr. Morgan also referred to some Goals and Objectives (see (I) and (N) on Page 7 of the Staff Report). The subject site is located in Subarea One of the Houston-Donaldson Study. The study describes the following: "Subarea One is largely built out and has little development opportunity. What opportunity does exist can mostly be found on Merchants Street. This area is not one for primary retail development and should be developed as support services due to issues of limited access and visibility. Examples of this include the automobile-related development that has already occurred in this area or possibly a long term care facility for seniors, provided that such a facility

is not set up as a short/long term senior residential facility. The facility is envisioned to be a place where patients from the Gateway Rehabilitation Center could go for recuperation before either going home or to a permanent care facility.”

In relation to the Airport, the site is near the alignment with runway 36R. The site is not within a noise contour on the 2006 Noise Exposure Map adopted by the Kenton County Airport Board, but it is within the 55 DNL contour on the 2011 map.

In terms of Staff Comments, the reason for the submittal is that elderly housing facilities (including assisted living) are not principally permitted or conditional uses in the C-2 zone but it could be allowed in a Planned Development (PD) zone. Mr. Morgan expressed a concern about a lack of sidewalks along the entire parcel frontage. This would be required per the Subdivision Regulations. The proposed building is 10 feet less in height with the exception of the tower when compared to the previous approval. Also, exterior lighting should be examined since there are single-family homes adjacent to the project. Landscaping and signage will have to meet the current requirements. No comments were made by Florence Fire & EMS. In response to some questions by Staff, the applicant provided the following responses. The largest employee shift is 23 to 25 people. Their communities usually have zero residents with vehicles. One resident transport bus will be kept on site. The tower element on the building cannot be occupied. They will be contacting the Kenton County Airport Board and Kentucky Airport Zoning Commission to see if any approvals are needed to construct the building.

At this time, Mr. Bunger asked if the applicant was present and wanted to make a presentation?

Mr. Steve Berling, applicant, stated that he drew the site plan for Dominion Development. He introduced Peter Hall with Dominion Development from Knoxville, Tennessee. They have assisted living facilities under construction in Richmond, Kentucky and Frankfort, Kentucky. There is a need in Florence. They have applied for a Certificate of Need for such a facility with the State of Kentucky. It is a 3 month process to obtain approval. It is assisted living. They have nurses on staff that can administer medicine. They are not a skilled care facility. They have smaller units and health care versus independent living senior living. Every meal is provided at the facility. Most residents don't drive. They will have 23-25 staff members working at any given time. Mr. Hall stated that he could commit to constructing a sidewalk.

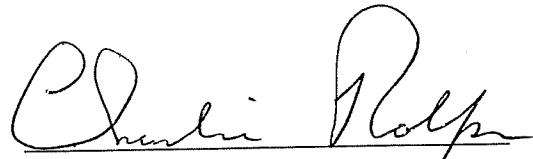
At this time, Mr. Bunger asked if there was anyone in the audience who wanted to speak in favor or against the request?

Seeing no one, Mr. Bunger asked if any Board Members had any comments or questions?

Mr. Bunger inquired about the storm water flow from the site? He remembered a storm water problem along the creek when the hotel was built. Will the subject site drain directly into the same creek or will it drain into the regional system by Walmart? Mr. Berling agreed to look into the issue and provide information at the Committee meeting.

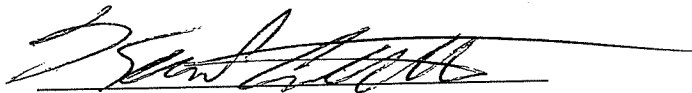
Seeing no further questions or comments, Mr. Bunger announced that the Committee Meeting for this item will be on January 18, 2017 at 5:00 P.M. in this room or the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on February 1, 2017 at 7:00 P.M. Mr. Bunger closed the Public Hearing at 9:00 P.M.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Janet Kegley, Chairwoman

DATE: January 18, 2017

CHANGE IN CONCEPT DEVELOPMENT PLAN - Janet Kegley, Chairwoman, Todd Morgan, Staff

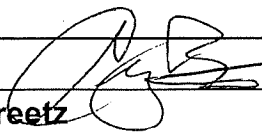
2. Request of Steve Berling, P.E. (applicant) for DC-KY 18 LLC (owner) for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone for a 4.1401 acre site located on the west side of Seligman Drive and to the north of the property at 5935 Merchants Street, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow a senior citizen housing/assisted living facility.

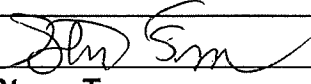
REMARKS:

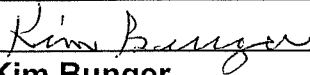
We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

Berling/DC-KY 18

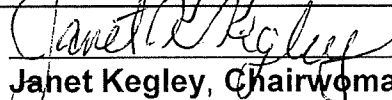
January 18, 2017


Greg Breetz
 For Project Absent
 Against Project
 Abstain Deferred



Steve Turner
 For Project Absent
 Against Project
 Abstain Deferred


Kim Bunger
 For Project Absent
 Against Project
 Abstain Deferred

Randy Bessler (Alternate)
 For Project Absent
 Against Project


Janet Kegley, Chairwoman
 For Project Absent
 Against Project
 Abstain Deferred

Lisa Heilman, (Alternate)
 For Project Absent
 Against Project
 Abstain Deferred


Kim Patton
 For Project Absent
 Against Project
 Abstain Deferred

Mark Hicks (Alternate)
 For Project Absent
 Against Project
 Abstain Deferred

TOTAL: DEFERRED 5 FOR PROJECT 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

January 24, 2017

Mr. Richard D. Crist
DC-KY 18 LLC
8800 Bankers Street
Florence, KY 41042

RE: Request of Steve Berling, P.E. (applicant) for DC-KY 18 LLC (owner) for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone for a 4.1401 acre site located on the west side of Seligman Drive and to the north of the property at 5935 Merchants Street, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow a senior citizen housing/assisted living facility.

Dear Mr. Crist:

The following represents the conditions of approval for the above referenced application. Please sign the appropriate lines on the last page of this letter if you are agreement with the conditions. Please return this letter to the Boone County Planning Commission by January 31, 2017.

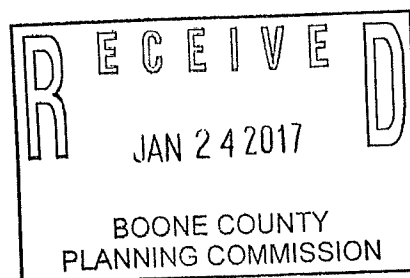
CONDITIONS

1. Sidewalks shall be required along the entire parcel frontage per the Boone County Subdivision Regulations.
2. Site landscaping shall comply with the Boone County Zoning Regulations. Existing vegetation that is retained can be credited towards the perimeter buffer yard requirements.
3. Wall packs and light poles shall not be visible from adjoining properties, which are residentially zoned. All lighting shall comply with the footcandle requirements from the Boone County Zoning Regulations.

Sincerely,

Todd K. Morgan, AICP
Senior Planner, Zoning Services

TKM/bs



Mr. Richard D. Crist
January 24, 2017
Page 2

AGREEMENT

I, Richard D. Crist, do hereby agree to the listed conditions of approval for the Change In Approved Concept Development application, which is described on the first page of this letter.

Richard D. Crist

JAN. 24 2017

Mr. Richard D. Crist, Property Owner
DC-KY 18 Partnership

Date

LEGAL DESCRIPTION

LOT NO. 10 MERCHANTS SQUARE

Beginning at a point in the west line of Seligman Drive in Florence, Kentucky, said point being the northeast corner of Lot No. 9 of Section No. 12 of Merchants Square Subdivision as shown in Plat Cabinet 5 at page 798 of the Boone County Clerk's Records at Burlington, Kentucky; thence N 22° 20' 00" E along the west right of way line of Seligman Drive 388.21 feet to the northeast corner of the grantor's property; thence learning Seligman Drive and following along the north line of the grantor's property N 61° 55' 59" W 46.76 feet to a point; thence continuing along the north line of the grantor's property N 46° 56' 00" W 286.00 feet, and N 69° 16' 00" W 72.10 feet to the northwest corner of the grantor's property; thence S 25° 19' 10" W along the west line of the grantor's property, and the east line Greenview Subdivision a distance of 518.92 feet to the northwest corner of said Lot No. 9; thence S 68° 48' 23" E along the north line of said Lot No. 9, a distance of 412.25 feet to the place of beginning containing 5.7153 Acres.

ORDINANCE NO. O-5-17

AN ORDINANCE ADOPTING AND APPROVING A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT/HOUSTON-DONALDSON STUDY OVERLAY (C-2/PD/HDO) ZONE FOR AN APPROXIMATE 4.1401 ACRE SITE GENERALLY LOCATED ON THE WEST SIDE OF SELIGMAN DRIVE AND TO THE NORTH OF THE PROPERTY AT 5935 MERCHANTS STREET, FLORENCE, KENTUCKY, TO ALLOW A SENIOR CITIZEN HOUSING/ASSISTED LIVING FACILITY. (STEVE BERLING, P.E./DC-KY18 LLC)

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-17-004-A recommended approval for a change in an approved concept development plan, 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 Steve Berling, P.E. (Applicant) for DC-KY 18 LLC (Owner), for a change in an approved concept development plan in a Commercial Two/Planned Development/Houston-Donaldson Study Overlay (C-2/PD/HDO) zone, for an approximate 4.1401acre site generally located on the west side of Seligman Drive and to the north of the property at 5935 Merchants Street, Florence, Kentucky, to allow a senior citizen housing/assisted living facility, shall be and is hereby 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 this change in the concept development plan for this subject property.

SECTION II

The approval of this change to the concept development plan 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-17-004-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-17-004-A, marked Exhibit "A", and attached hereto.

SECTION IV

If the approval for this change in the concept development plan 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 28th DAY OF March, 2017.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 4th DAY OF April, 2017.

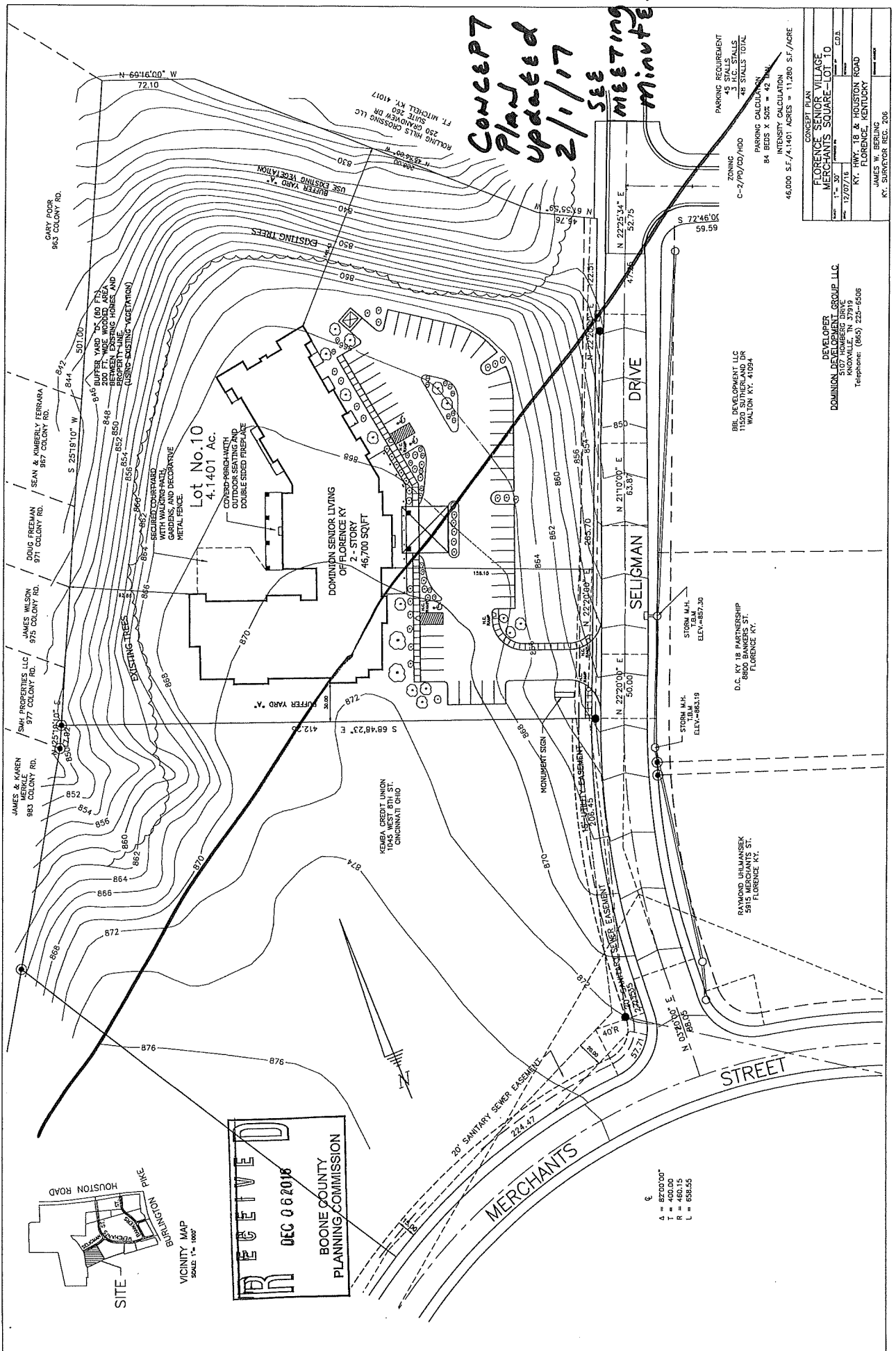
APPROVED:

Shawn E. Walsh
MAYOR

ATTEST:

Erin M. Courts
CITY CLERK

**CONCEPT
Plan
updated
2/1/17
SEE
MEETING
MINUTES**



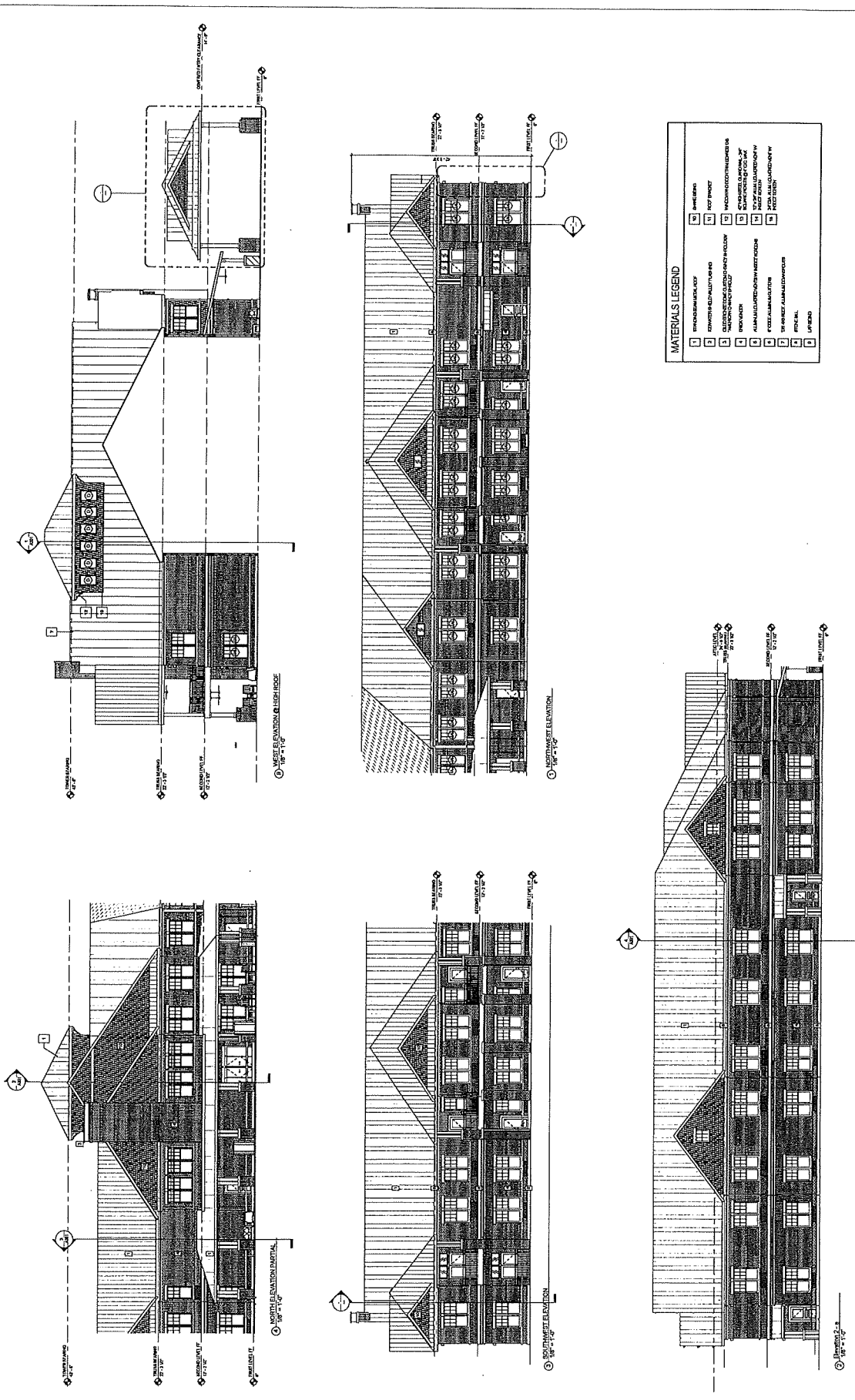
DATE	2/1/17	BY	JWB
SCALE	AS SHOWN	PROJECT	FLORENCE SENIOR VILLAGE
NO.	20	CLIENT	DOMINION DEVELOPMENT GROUP, LLC.
REV.	12/07/17	ADDRESS	5107 HOMBERG DRIVE
		CITY	KNOXVILLE, TN 37919
		STATE	KY.
		HWY.	HWY. 18 & HOUSTON ROAD
		COUNTY	FLORENCE, KENTUCKY
		OWNER	JAMES W. BERLING
		AGENT	KY. SURVEYOR REG. 206

PARKING REQUIREMENT
45 PAV. STALLS
48 STALLS TOTAL

PARKING CALCULATION
84 BEDS X 50% = 42

INTENSITY CALCULATION
46,000 SF./4,140.1 ACRES = 11,280 SF./ACRE

ZONING
C-2/PV/CD/HOO



MATERIALS LEGEND

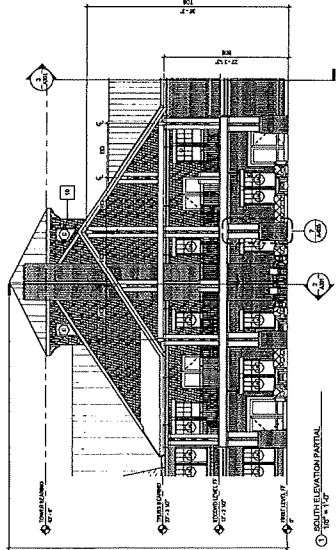
1	BRICK	11	WOOD SHAKES
2	CONCRETE BLOCK	12	WOOD SHAKES
3	CONCRETE BLOCK	13	WOOD SHAKES
4	CONCRETE BLOCK	14	WOOD SHAKES
5	CONCRETE BLOCK	15	WOOD SHAKES
6	CONCRETE BLOCK	16	WOOD SHAKES
7	CONCRETE BLOCK	17	WOOD SHAKES
8	CONCRETE BLOCK	18	WOOD SHAKES
9	CONCRETE BLOCK	19	WOOD SHAKES
10	CONCRETE BLOCK	20	WOOD SHAKES

DKLEVY
architects + design

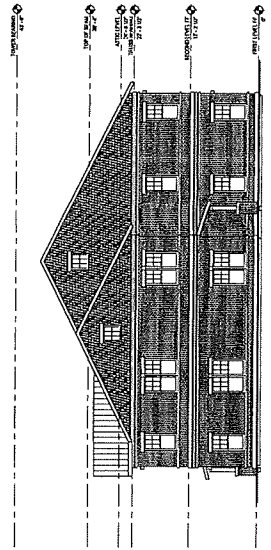
3523 MALONEY ROAD, KNOXVILLE, TN 37920
P: 615.525.8425
WWW.DKLEVY.COM

**DOMINION SENIOR LIVING
OF FLORENCE KY**

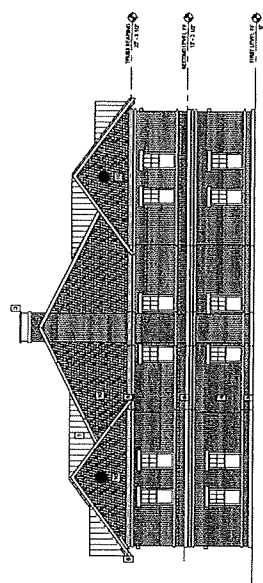
Project Information		Drawing Information		Code Information	
Project Name	DOMINION SENIOR LIVING OF FLORENCE KY	Sheet No.	A201	Project Number	23-116
Client	DOMINION DEVELOPMENT GROUP	Date	02/15/23	Drawn By	DK
Architect	DKLEVY ARCHITECTS + DESIGN	Check By	DK	Scale	AS SHOWN
Project Location	3523 MALONEY ROAD, KNOXVILLE, TN 37920	Project Date	02/15/23	Project Name	DOMINION SENIOR LIVING OF FLORENCE KY



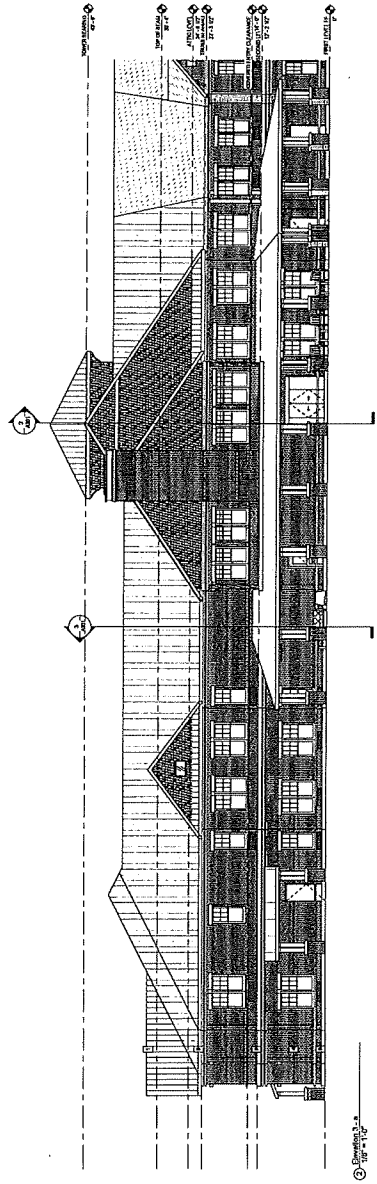
1 FRONT ELEVATION
1/8" = 1'-0"



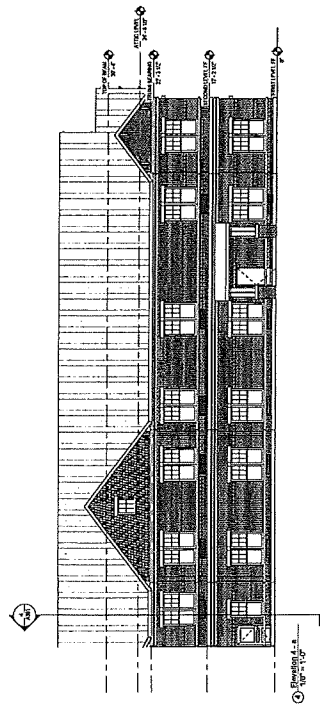
2 SIDE ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



4 FRONT ELEVATION
1/8" = 1'-0"



5 SIDE ELEVATION
1/8" = 1'-0"

MATERIALS LEGEND

1	PERMANENT METAL ROOF	10	BRICK
2	SHINGLED ROOF	11	WOOD SHAKES
3	CLAY TILE ROOF	12	WOOD SHAKES (WOOD TRIM MATCHES TO SHINGLES)
4	CLAY TILE ROOF (WOOD TRIM MATCHES TO SHINGLES)	13	WOOD SHAKES (WOOD TRIM MATCHES TO SHINGLES)
5	CLAY TILE ROOF (WOOD TRIM MATCHES TO SHINGLES)	14	WOOD SHAKES (WOOD TRIM MATCHES TO SHINGLES)
6	CLAY TILE ROOF (WOOD TRIM MATCHES TO SHINGLES)	15	WOOD SHAKES (WOOD TRIM MATCHES TO SHINGLES)
7	CLAY TILE ROOF (WOOD TRIM MATCHES TO SHINGLES)	16	WOOD SHAKES (WOOD TRIM MATCHES TO SHINGLES)
8	CLAY TILE ROOF (WOOD TRIM MATCHES TO SHINGLES)	17	WOOD SHAKES (WOOD TRIM MATCHES TO SHINGLES)
9	CLAY TILE ROOF (WOOD TRIM MATCHES TO SHINGLES)	18	WOOD SHAKES (WOOD TRIM MATCHES TO SHINGLES)

DKLEVVY
architecture + design
3523 MALDEN ROAD, INDOXVILLE, TN 37920
o dklevy@dklevy.com
p 603.323.0453 fr www.dklevy.com

**DOMINION SENIOR LIVING
OF FLORENCE KY**

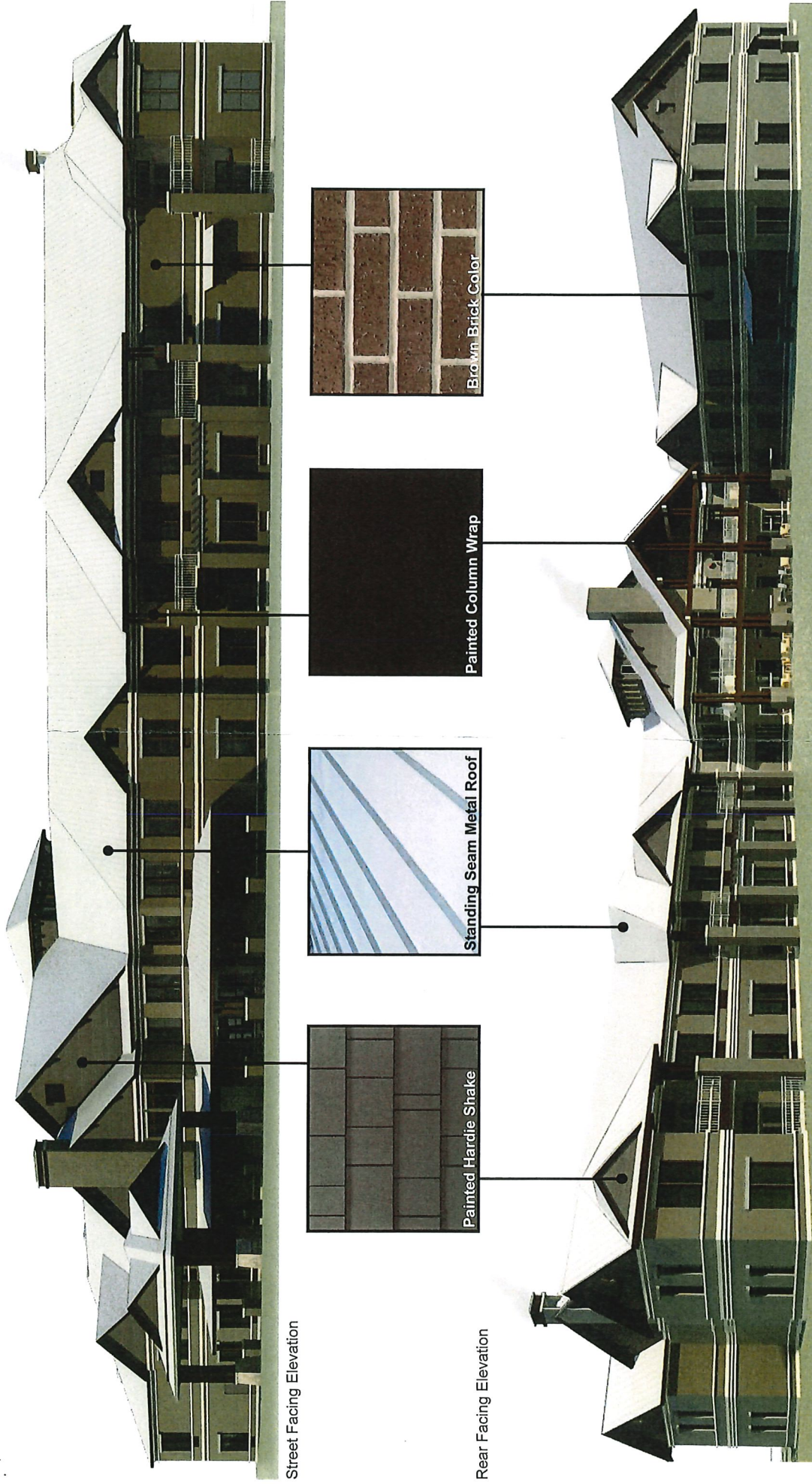
Project Information
 Project Name: DOMINION SENIOR LIVING OF FLORENCE KY
 Location: FLORENCE, KY
 Architect: DKLEVVY ARCHITECTURE + DESIGN

Client Information
 Client Name: DOMINION SENIOR LIVING OF FLORENCE KY
 Address: 1234 FLORENCE KY
 City: FLORENCE, KY
 State: KY
 Zip: 40302

Drawn By: [Name]
 Check By: [Name]
 Date: [Date]

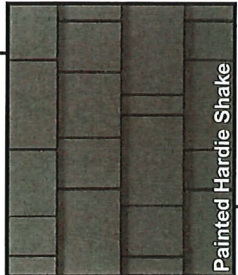
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EXTERIOR ELEVATIONS

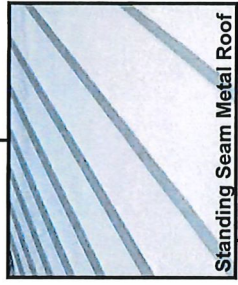


Street Facing Elevation

Rear Facing Elevation



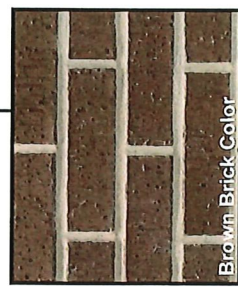
Painted Hardie Shake



Standing Seam Metal Roof



Painted Column Wrap



Brown Brick Color



DOMINION SENIOR LIVING of FLORENCE KY

DKLEVY
architects - designers - planners
855-322-3495 - www.DKLEVY.com - dklevy@DKLEVY.com