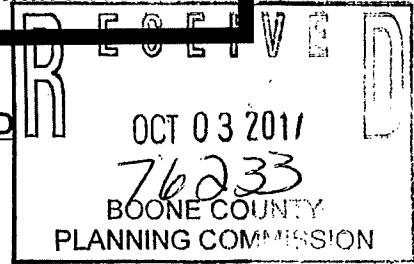


APPLICATION FORM

ZONING MAP AMENDMENT  
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. Name of Project Staybridge Suites Hotel - Florence
2. Location of Project Ted Bushelman Blvd
3. Total Acreage of Site 2.80 ±
4. Current Zoning of Site Office - 1/PD/HDO
5. Proposed Zoning (Classification being requested) Office - 2/PD/HDO
6. Proposed Uses (please specify each use) All uses in O-2 and some additional uses in C-2. See attached list of exclusions of C-2 uses. Specific proposed use is a Hotel.
7. Names of Applicant(s) Seva Hospitality (Pavi Narsinghani)  
Phone No. 812-350-7422 Fax No. 859-488-1712 E-Mail Pavi@sevahotels.com
8. Address of Applicant(s) 5905 Merchants Street  
Florence KY 41042  
City State Zip
9. Name of Property Owner(s) BBW&J Partnership (William Burbank)  
Phone No. \_\_\_\_\_ Fax No. \_\_\_\_\_ E-Mail \_\_\_\_\_
10. Address of Property Owner(s) 2210 Goldsmith Lane  
Louisville KY 40218  
City State Zip
11. Proposed Building Intensities (please specify) The plan proposes a 5-story Hotel with a total approximate 71,483 GSF. The proposed intensity is 25,500 sf per acre.
12. Are there any existing buildings on the site? No  
How many? N/A
13. Deed Book 975 Page No. 179 Group No. 2033B
14. Are you also applying for:  
\_\_\_\_\_ Conditional Use Permit  
\_\_\_\_\_ Dimensional Variance
15. Have you submitted a Concept Development Plan? Yes
16. Have you had a pre-application meeting with BCPC Staff? Yes
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

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

# EXHIBIT

“A”

## STAFF REPORT

Request of **Seva Hospitality, Ravi Narsinghani (applicant)** for **BBWAJ Partnership (William Burbank) (owner)** for a Zoning Map Amendment from Office One/Planned Development/Houston-Donaldson Study Corridor Overlay (O-1/PD/HDO) to Office Two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/PD/HDO) for an approximate 2.8 acre site located on the south/west side of Ted Bushelman Boulevard between the property at 3125 Ted Bushelman Boulevard (Florence Fire Department) and 7300 Woodspoint Drive (Bridge Point Center), Florence, Kentucky. The request is for a zone change to allow a hotel and other uses permitted in the O-2 and C-2 zones.

November 1, 2017

### REQUEST

The applicant has submitted a Zoning Map Amendment application to change the zoning of an 2.8 acre site from Office One/Planned Development/Houston-Donaldson Study Corridor Overlay (O-1/PD/HDO) to Office Two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/PD/HDO). The application and Concept Plan indicate that the applicant proposes to construct a 5-story, 89 unit hotel with an approximate gross floor area (GFA) of 72,965 and proposed intensity of 25,500 s.f. per acre. The proposed elevations show a brick and EIFS facade. The Concept Development Plan shows two (2) curb cuts onto Ted Bushelman Boulevard.

### SITE CHARACTERISTICS

The 2.8 acre site has approximately 230' of frontage on Ted Bushelman Boulevard. The site is wooded and lies between the new Florence Fire Station on Ted Bushelman Boulevard and Bridge Point Center on Woodspoint Drive. Boone County GIS shows that the topography of the site falls from 906 feet above sea level on Ted Bushelman Boulevard to 868 feet above sea level at the rear of the site adjacent to the golf course. All utilities are either available or will be extended to serve the subject site.

### ADJACENT LAND USES AND ZONING

North: Florence Fire Station #3 owned by the City of Florence fronting on Ted Bushelman Blvd. (R/PD/HDO)

South: Bridge Point Center (O-1/PD/HDO)

East: Across Ted Bushelman Blvd., the Houston Lakes Subdivision (O-2/C-2/PD/CD/HDO)

West: World of Golf owned by the City of Florence fronting on Woodspoint Dr. (R/PD/HDO)

### RELATIONSHIP TO COMPREHENSIVE PLAN

The 2010 Boone County Comprehensive Plan's "2035 Land Use Plan" designates the site for "Recreation" uses. This designation is described as:

Recreation - "Public and commercial outdoor recreation including golf courses, parks, race tracks, private reserves, wooded areas that serve an established recreation use, etc."

The Land Use Element (Houston-Donaldson/Mall Road Area, pg. 167) makes the following statements regarding the general area:

- A. "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."
- B. "Commercial development in this section should remain near the arterial roads or close to the interstate. These consumer service and traffic-oriented developments must be contained to specific areas adjacent to the arterial roads and interstate. The coordination of curb cuts and parking lot connections in the already developed areas must occur in order to maintain a reasonable ease of travel along these roads. Undeveloped tracts of commercial land should connect to and coordinate with any adjoining commercial, office, or industrial development in existence. Where no development has yet occurred, provisions for Access Management must be made for future development. This includes the use of frontage roads as well as parking lot connections and shared curb cuts."

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

- A. 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).

- B. 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).

- C. 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 Business Activity Element provides the following comment that relates to the general area:

- A. Since the immediate Florence area figures so prominently in Boone County's commercial activity, this region has the momentum to continue dominating any expansion of commercial activity. Currently, "big box" retail has been overbuilt in the county. As a result, building vacancies and tenant changes are visible along the major commercial corridors in Florence. The market and infrastructure impacts of future large scale or regional commercial uses on the existing Florence commercial districts must be considered. Furthermore, it is important to encourage the reuse of vacant commercial buildings and ongoing maintenance and rehabilitation of older business districts, instead of creating new commercial districts. 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 (Recommended Areas of Commercial Activity, pg. 67).

The following Goals and Objectives relate to the proposal:

- A. Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas (Business Activity, Goal).

- B. Compact, efficient development patterns shall be encouraged for business districts (e.g. industrial, commercial, and office) with appropriately sized and well maintained buffer spaces between the business use and other land usage (Business Activity, Objective)
- C. Commercial uses shall be designed and located to coordinate with surrounding land uses and shall have safe and effective access and ample parking spaces (Business Activity, Commercial Objective).
- D. Highway commercial uses shall be in close proximity to highway interchanges for maximum convenience and economy to the traveling public, while minimizing impact to the community in terms of traffic congestion, local commuting patterns and access (Business Activity, Commercial Objective).
- E. Land use planning should protect natural systems (streams, wetlands, forests, etc.) essential to safety, health, economic stability, and overall quality of life (Environment, Goal).
- F. Safe, efficient and environmentally sound public services and facilities shall exist for all development (Public Services and Facilities, Goal).
- G. Transportation opportunities for pedestrians and bicyclists shall be provided by the development of a network of sidewalks, pathways and roadway lanes (Transportation, Objective).
- H. Priority shall be given toward maintaining, protecting, and improving the capacity and safety of the existing road system (Transportation, Objective).

#### RELATIONSHIP TO THE HOUSTON-DONALDSON STUDY

The property is located in subarea 4 of the Study. The Study does not refer to this site specifically, but makes the following general statements:

- Although there is some redevelopment opportunity, there is very little new development opportunity in the Subarea.
- The zoning for the Subarea Four shows that almost the entire Subarea is under an approved Concept Development Plan. The only areas that are not subject to a Concept Development Plan are the development between Thoroughbred Boulevard and Turfway Road and the Bridgepoint Care and Rehabilitation Center.
- Future development and/or redevelopment in Subarea Four should be of commercial or office type land uses and not of light industrial or residential uses, except for the light industrial area on Spiral Drive.

PLANNED DEVELOPMENT STANDARDS

The application needs to be evaluated in terms of the Planned Development Standards that are found in Section 1514 of the Boone County Zoning Regulations because the property is proposed to be zoned Office Two/Planned Development (O-2/PD). A proposed Concept Development Plan shall fulfill the criteria outlined in this section unless a portion of the criteria do not apply or relate, in whole or part, to a specific proposal (see attachments).

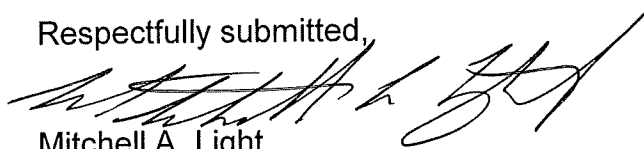
STAFF COMMENTS

1. Staff would like the applicant to address if the hotel will have any conference rooms that can be rented out? If so, additional parking would be required.
2. Staff would like the applicant to address if any of the rooftop units will be visible from either Ted Bushelman Boulevard or Woodspoint Drive.
3. Permitted Signage - One (1) Monument Sign 8' high and 48 s.f. max and a maximum of two (2) building mounted sign not to exceed 250 s.f. total. The proposed elevations show building mounted signage on the front and rear elevations.
4. Staff sent an agency memo to the City of Florence, Florence Police Department, Florence Fire Department, and Kenton County Airport Board asking if they had any comments regarding the proposal. Staff received an email from Florence Fire Department indicating they had no issues at this time.

CONCLUSION

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

Respectfully submitted,

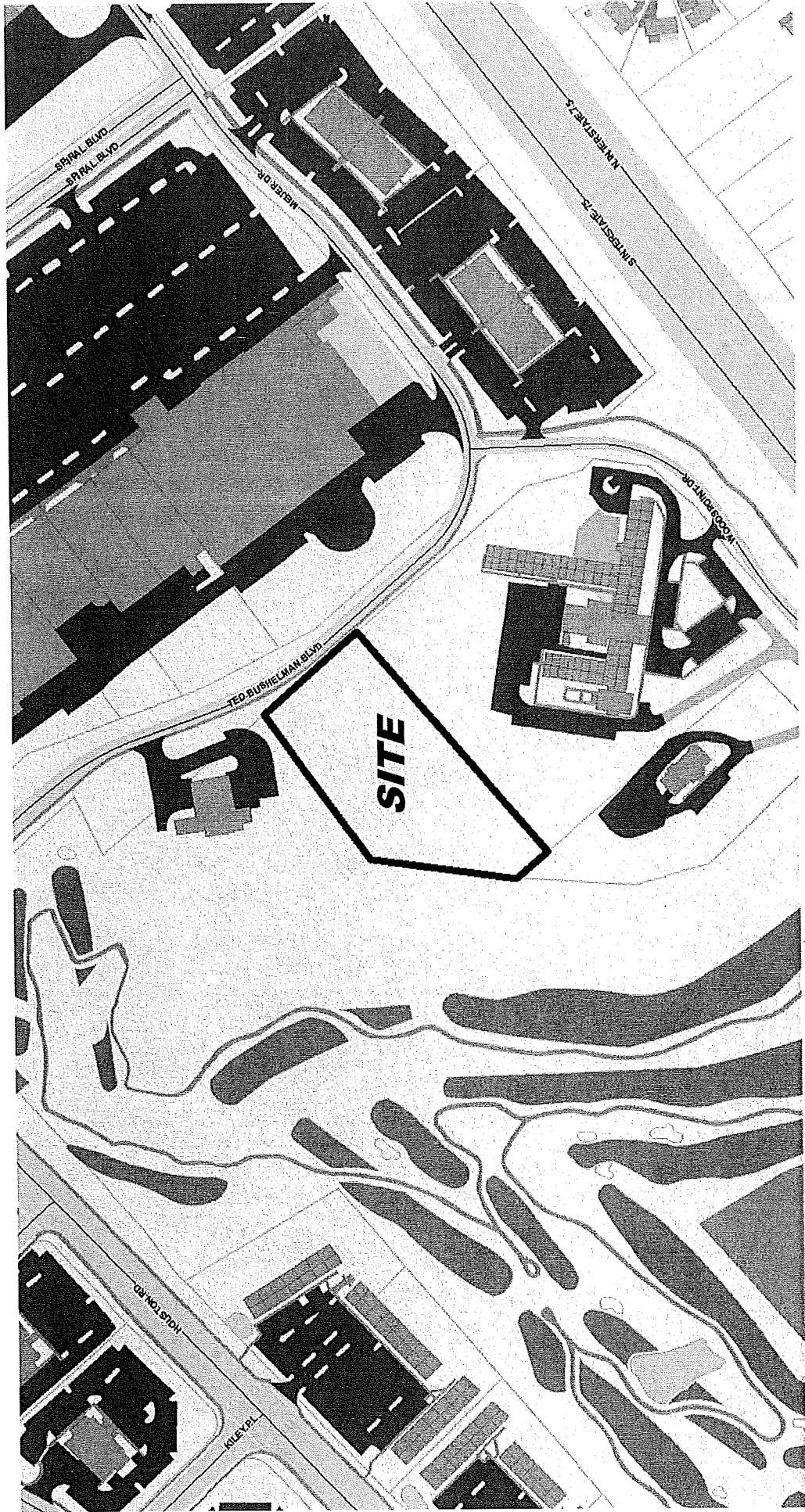


Mitchell A. Light  
Asst. Zoning Administrator/Enforcement Officer

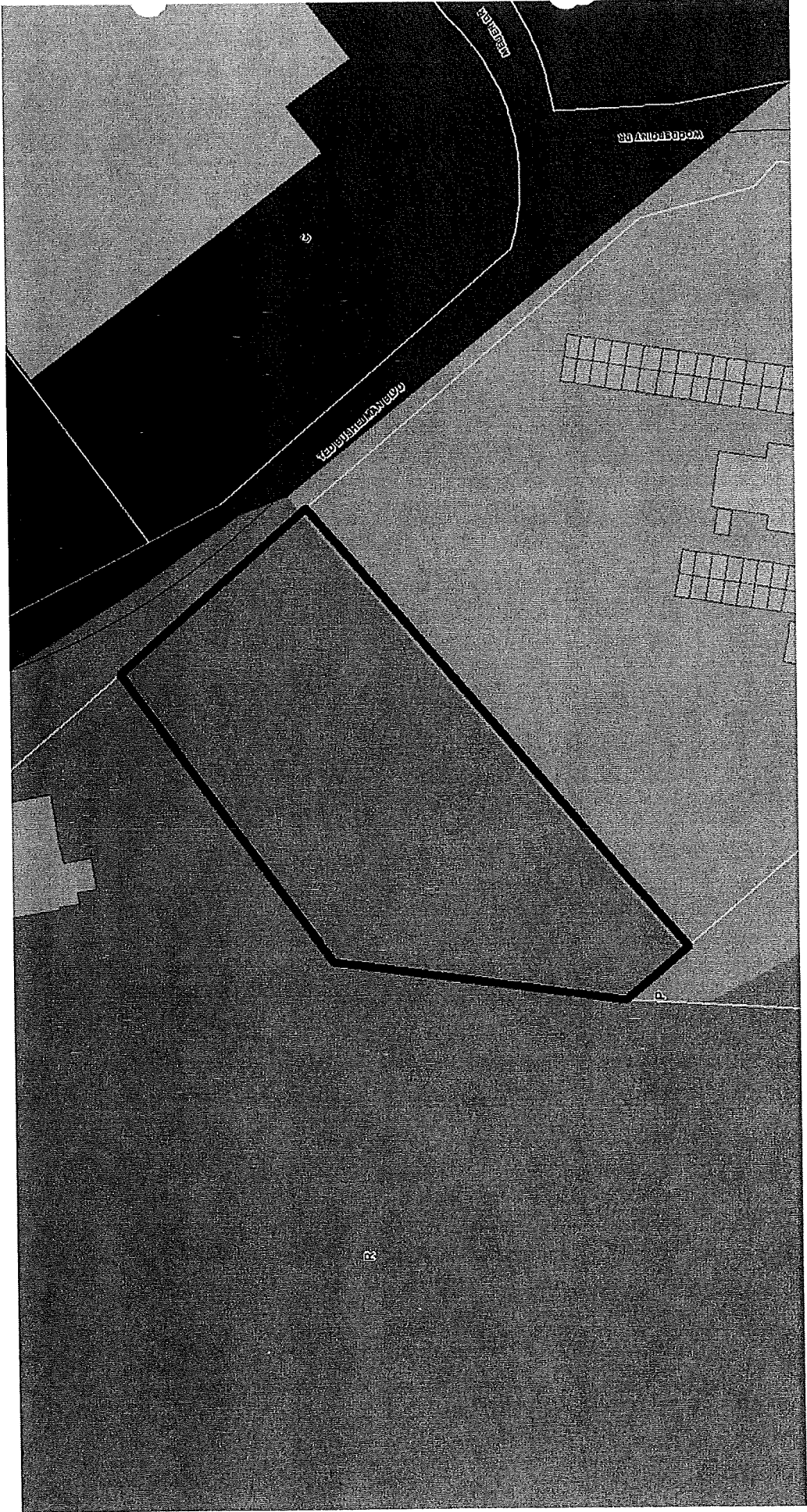
MAL/ss

Attachments:

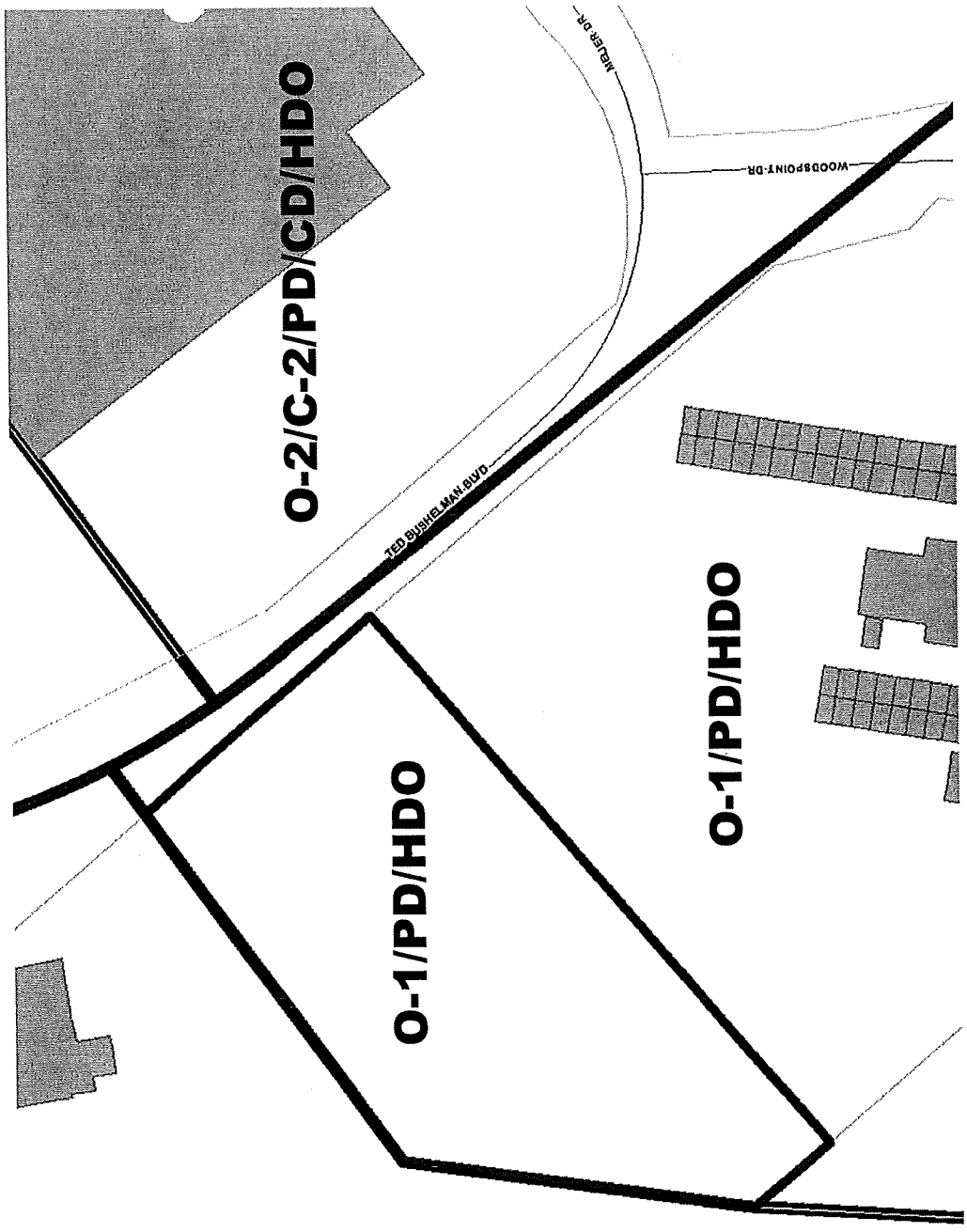
- Vicinity Map
- Zoning Map
- Future Land Use Map
- Existing Topography
- 2016 Aerial Photography
- Concept Development Plan
- Use List Provided bt the Applicant
- Proposed Building Materials & Colors
- Proposed Elevations
- Agency Comments
- Application



**VICINITY MAP**



**FUTURE LAND USE MAP**



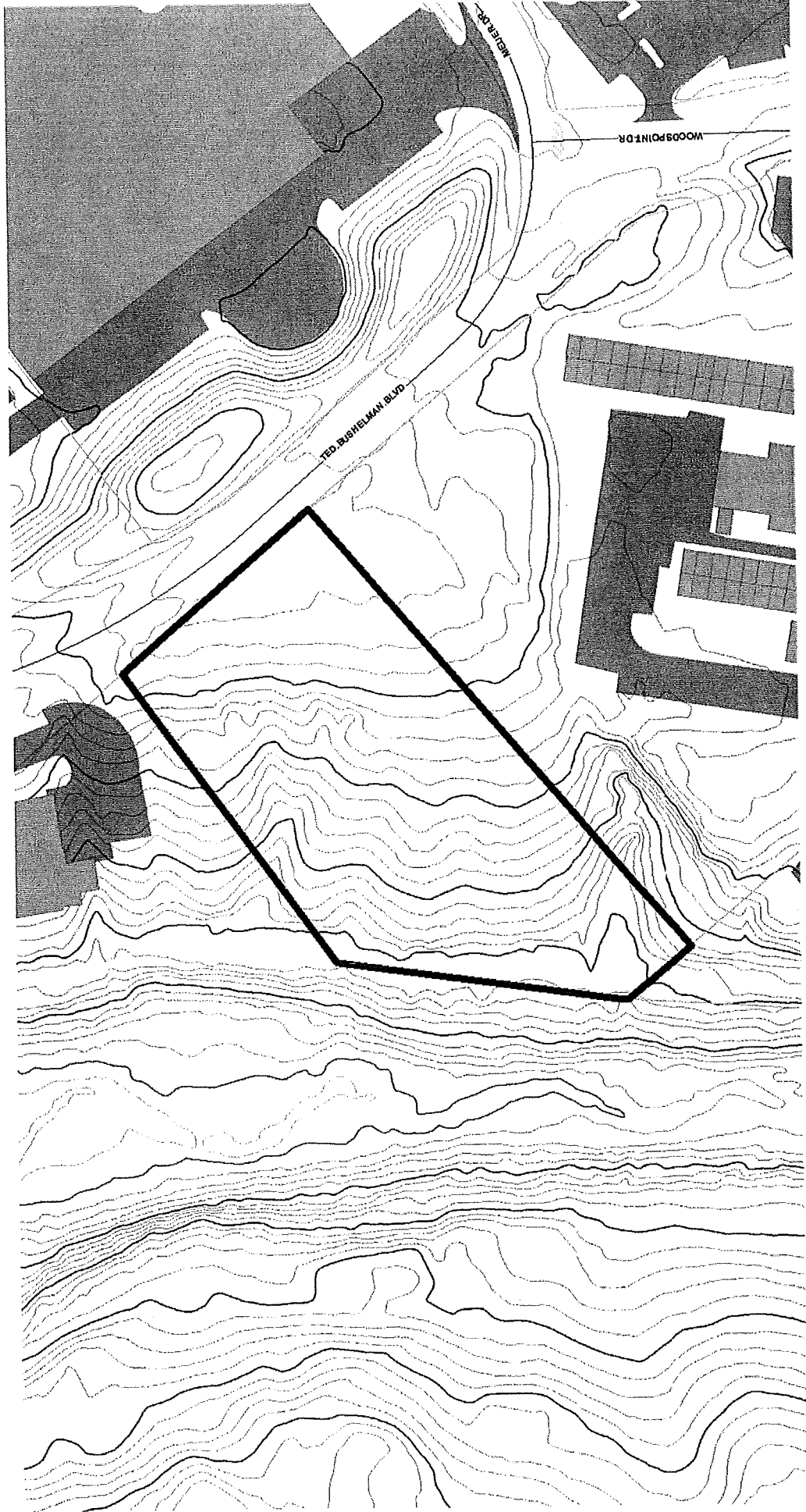
**O-2/C-2/PD/CD/HDO**

**O-1/PD/HDO**

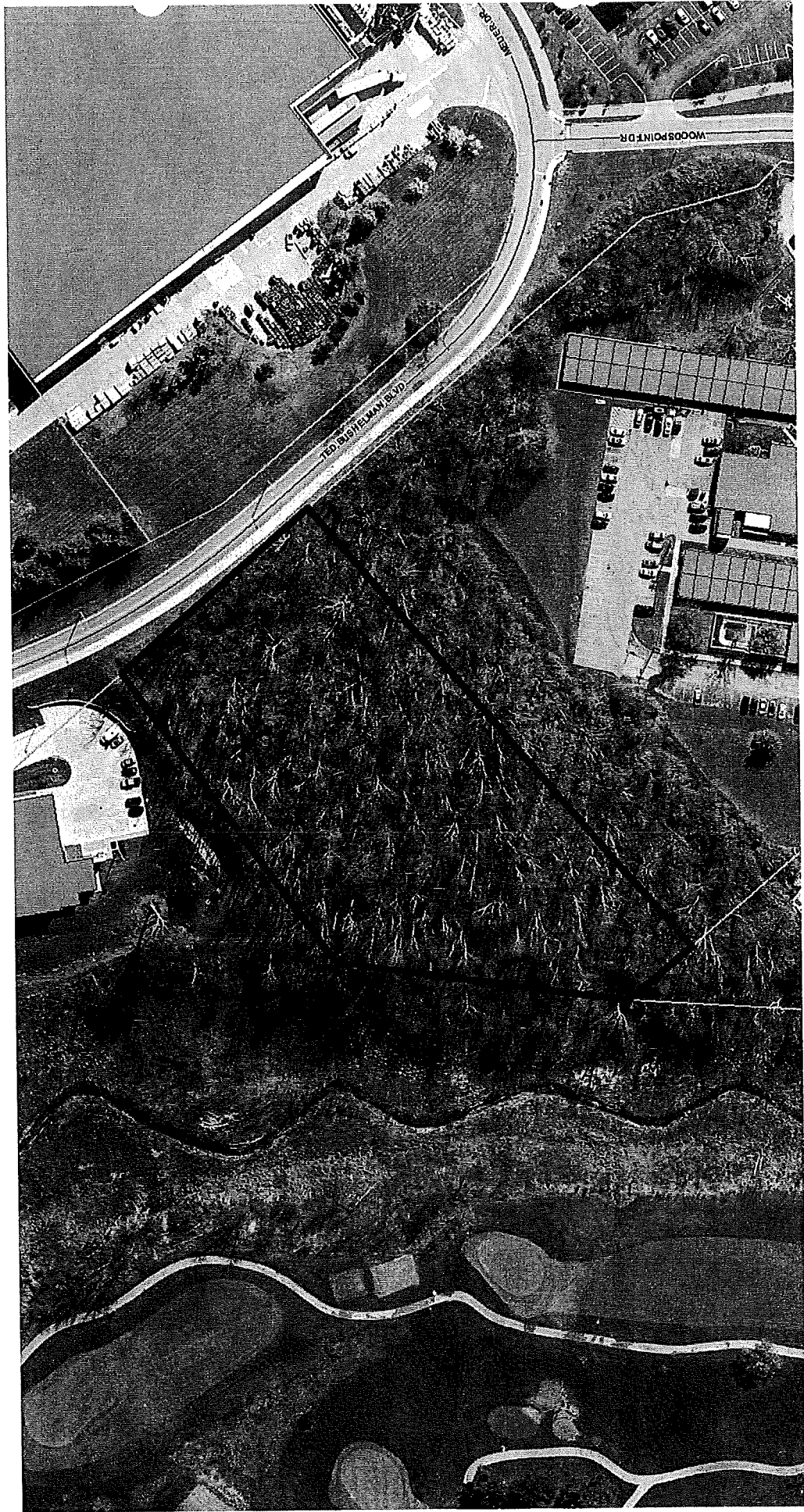
**R/PD/HDO**

**O-1/PD/HDO**

**ZONING MAP**



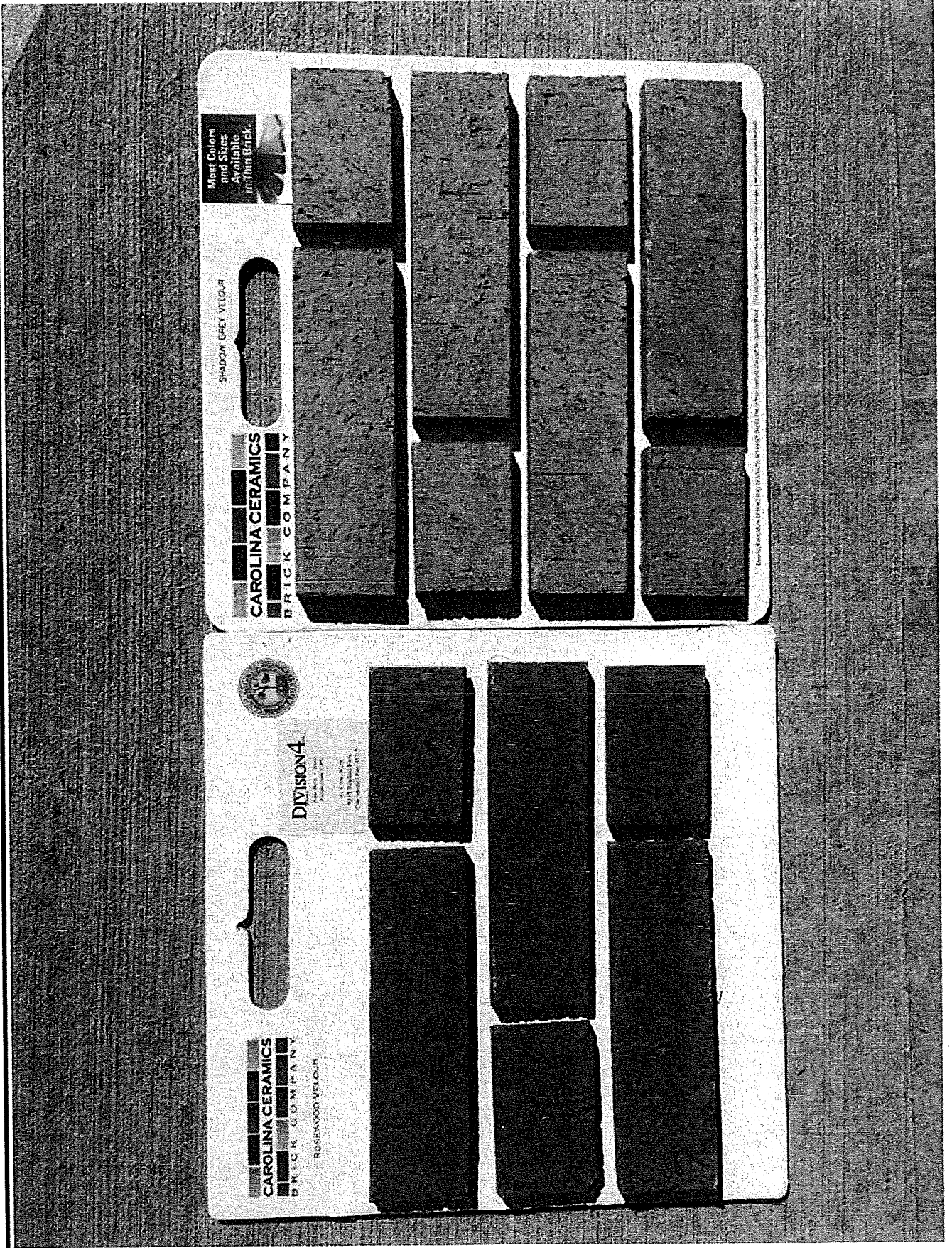
**EXISTING TOPOGRAPHY**



**2016 AERIAL PHOTOGRAPHY**



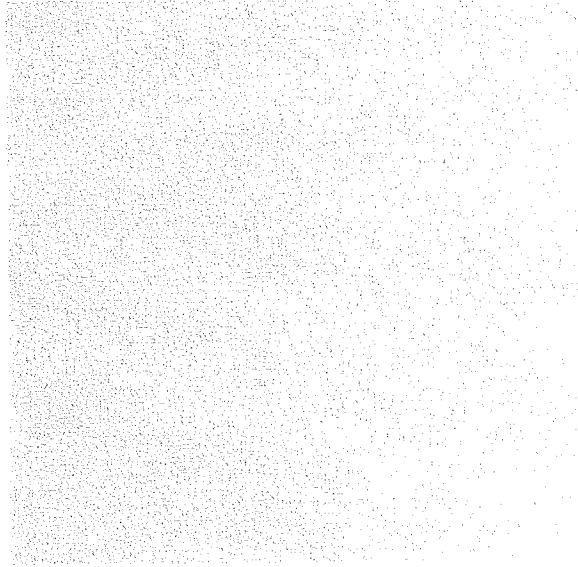
Brick – Carolina Ceramics – Rosewood Velour & Shadow Grey Velour



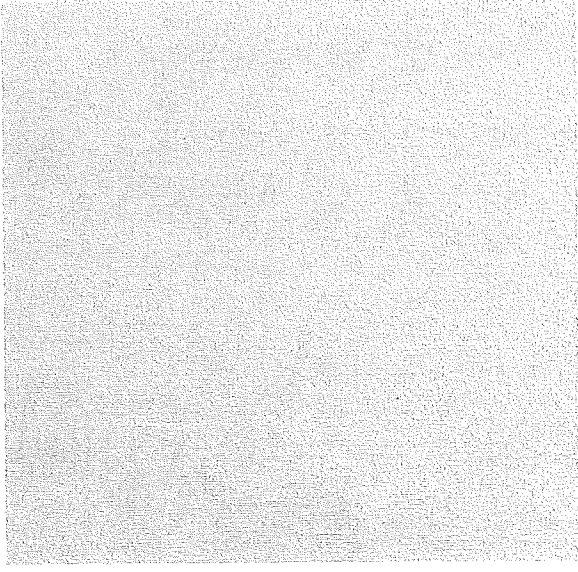
EIFS – Parex – Proposed Color Range

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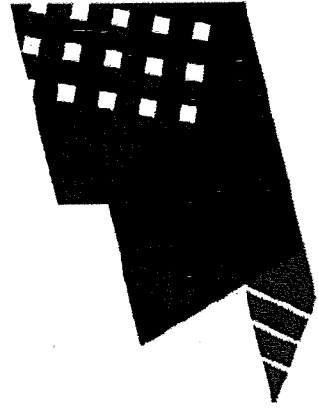
Snowball  
10400L (75)



Oyster  
T010L (57)

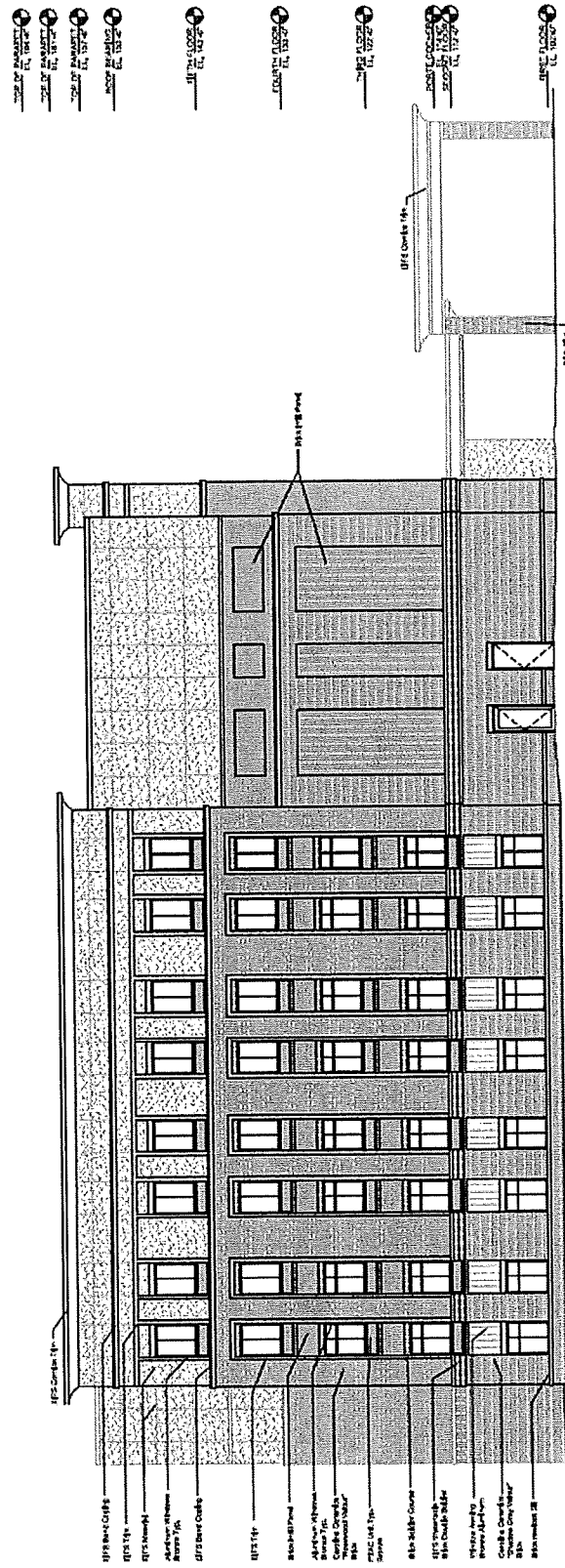


Lariat  
821L (57)



**PAREX**





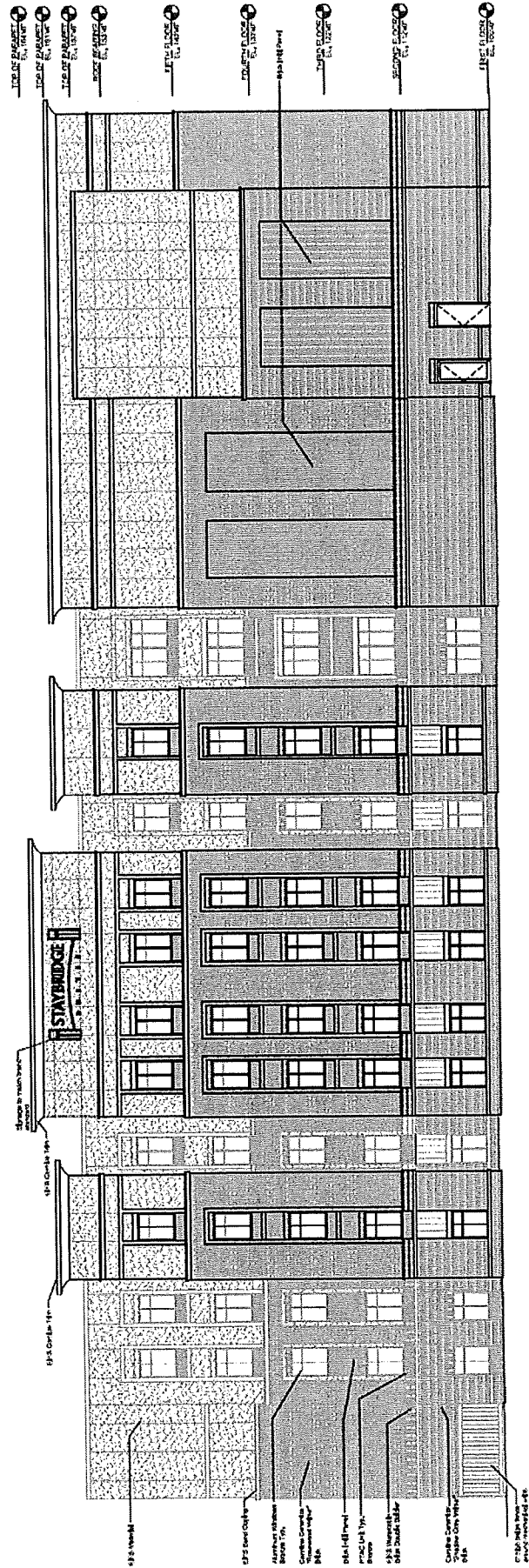
**CONCEPTUAL LEFT ELEVATION**  
10.3.2017

PROJECT: SEVA HOSPITALITY - STAYBRIDGE FLORENCE KY



**Orange frog Design Group**

411 MEDITATION LANE COLUMBUS, OHIO 43235



**CONCEPTUAL BACK ELEVATION**

10.3.2017

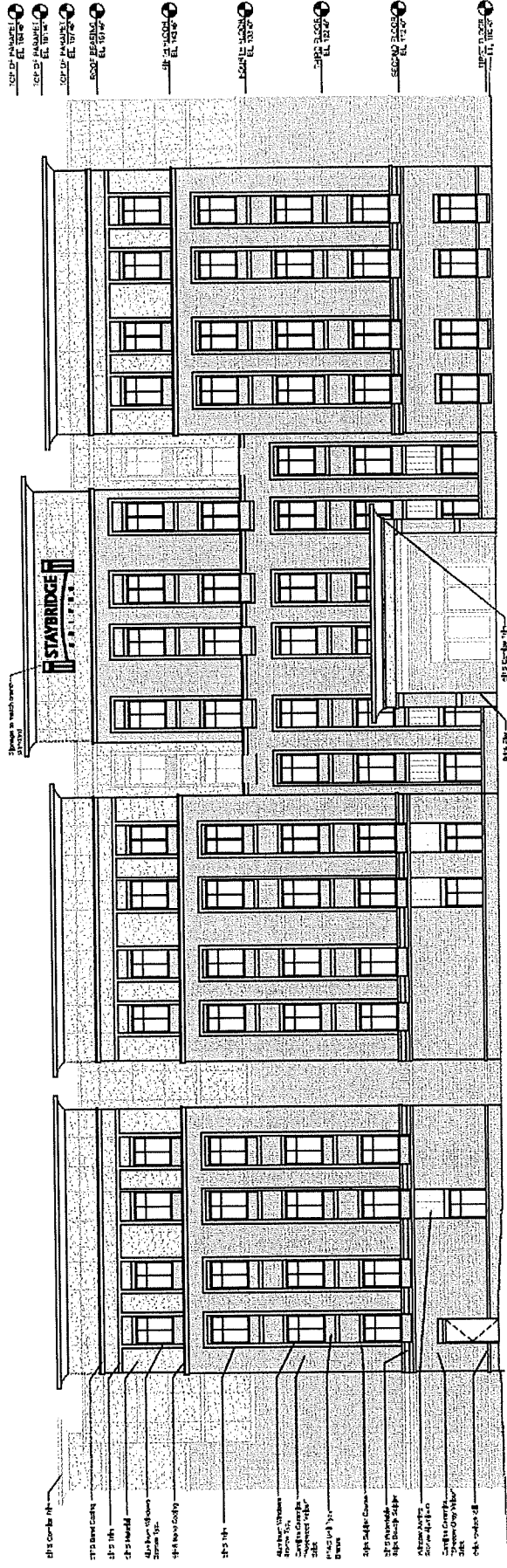
PROJECT: SEVA HOSPITALITY - STAYBRIDGE FLORENCE KY



**Orange frog Design Group**

411 MEDITATION LANE COLUMBUS, OHIO 43235





**CONCEPTUAL FRONT ELEVATION**  
10.3.2017

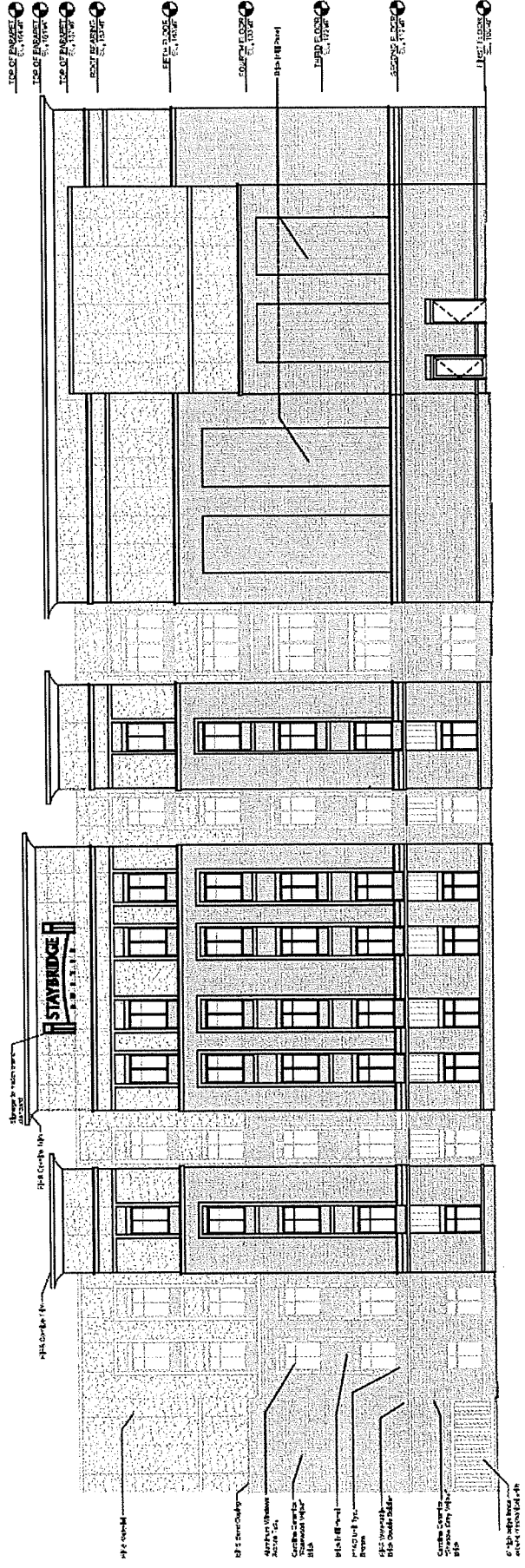
PROJECT: SEVA HOSPITALITY - STAYBRIDGE FLORENCE KY



**Orange frog Design Group**

411 MEDITATION LANE COLUMBUS, OHIO 43235





**CONCEPTUAL BACK ELEVATION**

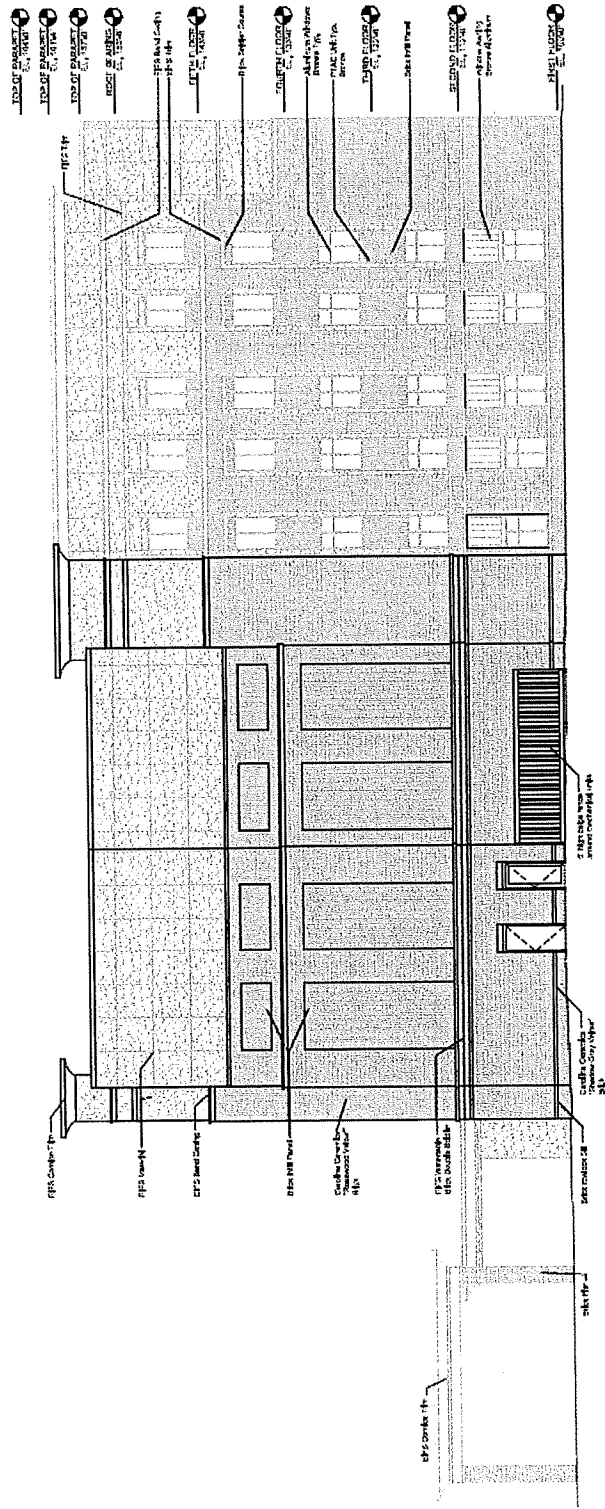
10.3.2017

PROJECT: SEVA HOSPITALITY - STAYBRIDGE FLORENCE KY



**Orange frog Design Group**

411 MEDITATION LANE COLUMBUS, OHIO 43235



**CONCEPTUAL RIGHT ELEVATION**

10.3.2017

PROJECT: SEVA HOSPITALITY - SİYATBRIDGE FLORENCE KT



**Orange frog Design Group**

411 MEDITATION LANE COLUMBUS, OHIO 43235

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ARTICLE

10

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COMMERCIAL DISTRICTS

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**SECTION 1000**

**Intent**

The intent of this article is to create and provide: a) the necessary selection of goods and services required by urban and suburban neighborhoods, communities and regions; b) sites which are capable of centrally serving trade area populations; c) sites which are appropriately supported and served by necessary infrastructure; d) the implementation of an overall identifiable, cohesive urban and suburban form which is compact and efficient in design and makes efficient use of parking, multi-modal forms of transportation, open space and other physical characteristics of the land and improvements. In addition, this article is intended to prevent the excessive commercialization from wasting or blighting public and private facilities and land.

**SECTION 1010**

**COMMERCIAL ONE (C-1)**

The purpose of the Commercial One district is to provide the convenience goods and personal services required for daily living needs. Districts will be located on suitable lands central to the neighborhood trade area with direct access from neighborhood collector roads or minor arterials. District facilities and plans will be organized to provide central and convenient collection of vehicles, pedestrians and multi-modal forms of transportation within the district's facilities and major shopping spaces.

**SECTION 1011**

**Principally Permitted Uses**

The following uses are permitted:

1. Hardware stores;
2. Eating and drinking establishments including alcoholic beverages;
3. Grocery stores and supermarkets;
4. Stores with retail sales of meat, fish, seafood, dairy and poultry products;
5. Fruit and vegetable stores; bakeries, candy, nut and confectionery stores;
6. Convenience stores;
7. Liquor, beverage, drug and proprietary stores;
8. Banking services, savings and loan associations, credit unions and other credit services;  
**(THE FOLLOWING PASSAGE APPLIES TO THE CITY OF FLORENCE CITY LIMITS ONLY)** The business of cashing checks or accepting deferred deposit transactions as regulated by KRS 368.010 to 368.120 shall not be included in this permitted use.

9. Insurance carriers and agents;
10. Real estate operators, agents, lessors and real estate sub-dividing and developing services, operative builders and related services;
11. Accounting, auditing and bookkeeping services;
12. Postal services and packaging services provided the use is essential for pick-up and delivery convenience and not storage or transfer activities more appropriate to an employment district;
13. Medical, dental or optical clinics;
14. Veterinary services and pet grooming services but not including the boarding of animals;
15. Beauty and barber services and tanning salons;
16. Day care centers;
17. Laundering, dry cleaning and dyeing services including self-service;
18. Alteration and garment repair and custom tailoring;
19. Shoe repair, shoe shining and hat cleaning services;
20. Family clothing, shoe stores, specialty clothing or boutiques and other apparel retail trade;
21. Jewelry stores;
22. Household electronics sales;
23. Art, craft and hobby supplies and products, gifts and novelties;
24. Antiques and used merchandise;
25. Books, stationery, newspapers, greeting cards, magazines and related media;
26. Florists excluding greenhouses;
27. Sporting goods including bicycles;
28. Draperies, curtains, upholstery and floor coverings;
29. Paint, glass and wallpaper stores;
30. Photo finishing services;
31. Recreation centers, gymnasiums, clubs and similar athletic uses;
32. Video stores;
33. Funeral homes and ~~crematoriums~~ excluding cemeteries or mausoleums.

*Excluded*

**SECTION 1012**

**Accessory Uses**

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses defined to be:

1. Recreation uses or spaces of integral relation to the developed portions of the district including:
  - a. Temporary exhibit spaces;
  - b. Aquariums, botanical gardens and other natural exhibitions;
  - c. Stages and similar assembly areas;
  - d. Indoor target ranges and similar athletic uses;
2. A dwelling unit of the property owner, or owner-operator, manager, or employee of the business including:
  - a. Private garage and parking;
  - b. Structures such as fences and walls;
  - c. Buildings such as storage sheds;
  - d. The keeping and use of appropriate household pets;
3. Signage (See Article 34);
4. Parking (See Article 33);
5. Temporary buildings incidental to construction;
6. Outside storage, display, loading, uncrating or unpacking areas which are an integral function of a permitted use and do not create outside spaces which will tend to enlarge or overpower the activities of permitted uses, and which are conducted in accordance with Section 3154;
7. ~~Retail sale of motor fuels;~~
8. Drive-up photo finishing services and automatic teller services;
9. ~~The rental of trucks and trailers (only permitted to be displayed in the side or rear of the property);~~
10. Drive-through facilities operated in conjunction with a permitted use, and which are conducted in accordance with Section 3155;
11. Recycling collection containers.

**SECTION 1013**

**Conditional Uses and Criteria**

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided: a) the activity is an integral and subordinate function of a permitted commercial use, professional or personal service; or b) the activity will further add to, not detract from, the creation of a compact, multi-purpose and pedestrian oriented commerce center; and, c) the arrangement of uses, buildings or structures will be compatible with the organization of permitted and accessory uses to be protected in the district:

*Excluded*

1. ~~Gasoline filling stations~~ and automotive repair facilities;
2. Churches, synagogues, temples and other places of religious assembly for worship;
3. ~~Horse related uses, including riding and boarding stables, as defined by KRS 100.111 (2)(c).~~

*Excluded*

**SECTION 1014**

**Intensity**

The intensity of use in a Commercial One district of under two (2) acres shall not exceed 8,000 square feet of gross floor area per acre of land.

The intensity of use in a Commercial One district larger than two (2) acres shall not exceed 11,000 square feet of gross floor area per acres of land.

**SECTION 1015**

**Minimum Size**

There is no minimum size or extent required of a Commercial One district.

**SECTION 1016**

**Minimum Standards**

See Article 31 for dimensional standards. (Site Plan Review required for all permitted uses, See Article 30)

**SECTION 1020**

**COMMERCIAL TWO (C-2)**

The purpose of the Commercial Two district is to provide comparable shopping goods, personal and professional services, and some convenience goods required for normal living needs as well as major purchase opportunities. Districts will be located on suitable lands primarily central to regional trade areas and to some extent the community as a whole and such districts have access from expressways or arterial roads. District facilities and plans will be organized to provide central and convenient collection of vehicles, pedestrians and multi-modal forms of transportation within the district's facilities and major shopping spaces.

**SECTION 1021**

**Principally Permitted Uses**

The following uses are permitted:

1. All principally permitted uses of a Commercial One (C-1) district;
2. All the principally permitted uses in an Office One (O-1) district; with the exception of principally permitted use #27 in Section 1111.
3. Eating and drinking establishments including alcoholic beverages; **(THE FOLLOWING PASSAGE APPLIES TO THE CITY OF WALTON CITY LIMITS ONLY)** Eating and drinking establishments including alcoholic beverages and accessory drive-in facilities;
4. Department stores, mail order houses, direct retail selling organizations of general merchandise;
5. Furniture, home furnishings including specialty and floor coverings;
6. Specialized upholstery and furniture repair or refinishing services;
7. Apparel stores;

8. China, glassware and metal ware;
9. Radio, t.v., watch, clock, and jewelry repair;
10. Photographic, stenographic and other duplicating and mailing services;
11. Legal services, engineering and architectural services;
12. Security brokers, dealers and flotation services;
13. Title abstracting services; holding and investment services;
14. Advertising services including direct mail;
15. Business and management consulting services;
16. Employment services;
17. Consumer and mercantile credit reporting, adjustment and collection services;
18. Travel arranging, transportation ticket and public event or promotional booking agencies;
19. Radio and television broadcasting studios excluding transmitting stations and towers;
20. Art, music and dancing schools, libraries and museums;
21. Welfare and charitable services;
22. Business associations and professional membership organizations including civic, social and fraternal organizations;
23. Art and craft galleries and similar exhibit space;
24. Aquariums, botanical gardens and other natural exhibitions;
25. Arcades and other amusement centers;
26. Motion picture theaters (indoor);
27. Bowling alley, skating rinks, roller skating rinks, miniature golf courses, golf driving ranges, and skateboard facilities;
28. Recreation centers, gymnasiums, clubs and similar athletic uses;
29. Motorcycle sales or bike shops excluding outside storage;
30. Churches, synagogues, temples and other places or religious assembly for worship;
31. Hotels and motels including convention facilities;
- Excluded* 32. ~~Pawn shops~~ **(Not Applicable within the City of Florence);**
33. Auto parts and accessories stores;
- Excluded* 34. ~~Gasoline filling station;~~
35. Emergency medical transport helicopter base or heli-pad when located immediately adjacent to a public emergency care ambulance/fire department station, which is used exclusively for the transport of emergency care patients, and ancillary facilities such as office, hangar and parking.  
**(THIS APPLIES TO THE CITY OF WALTON CITY LIMITS ONLY)**

**SECTION 1022**

**Accessory Uses**

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Recreation uses or spaces of integral relation to the developed portions of the district defined to be:
  - a. Stages and similar assembly areas;
  - b. Auditoriums, exhibition halls and other public assembly spaces;
  - c. Billiards;
  - d. Play lots and tot lots;
  - e. General, leisure, ornamental and other parks, spaces, trails bikeway systems, malls and urban pedestrian networks;
2. A dwelling unit of the property owner, or owner-operator, manager, or employee of the business including:
  - a. Private garage and parking;
  - b. Structures such as fences and walls;
  - c. Buildings such as storage sheds;
  - d. The keeping and use of appropriate household pets;
3. Signage (See Article 34);
4. Parking (See Article 33);
5. Temporary buildings incidental to construction ;
6. Outside storage, display, loading, uncrating or unpacking areas which are an integral function of a permitted use and do not create outside spaces which will tend to enlarge or overpower the activities of permitted uses, and which are conducted in accordance with Section 3154;
7. Retail sale of motor fuels;
8. Drive-up photo finishing services and automatic teller services;
9. Indoor target ranges and similar athletic uses;
- Excluded* 10. ~~The rental of trucks and trailers~~ (only permitted to be displayed in the side or rear of the property);
11. Drive-through facilities operated in conjunction with a permitted use, and which are conducted in accordance with Section 3155;
12. Recycling collection containers.

**SECTION 1023**

**Conditional Uses and Criteria**

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided: a) the activity is an integral and subordinate function of a permitted commercial use, professional or personal service; or b) the activity will further add to, not detract from, the creation of a compact, multi-purpose and pedestrian oriented commerce center; and c) the arrangement of

uses, buildings or structures will be mutually compatible with the organization of permitted and accessory uses to be protected in the district:

1. Garden and landscape sales including florist greenhouses, lawn furniture and the like;
2. Automotive repair facility and wash services for vehicles;
3. Small scale sales or leasing of new and used motor vehicles requiring the storage of no more than fifty (50) vehicles on the premises (**Does not apply in the City of Florence**);
4. Small scale sales or leasing of new and used recreational vehicles requiring the storage of no more than fifty (50) vehicles on the premises (**Does not apply in the City of Florence**);
5. Mini-warehouses or storage facilities (**Does not apply in the City of Florence**);
6. ~~Horse related uses, including riding and boarding stables, as defined by KRS 100.141-(2)(c).~~
7. Indoor kennels for household pets; except in the City of Florence where indoor kennels for household pets are only allowed when not adjoining a residential zoned property.
8. Multi-family and/or attached dwelling units including customary accessory uses; designated resident parking shall be provided when dwelling units are part of a mixed use or multi-use building or development.

*Excluded*

#### **SECTION 1024**

##### **Intensity**

The intensity of use in a Commercial Two district of under four (4) acres, including all the contiguous private property so designated, shall not exceed 12,000 square feet of gross floor area per acre of land. In a commercial two district of over four (4) acres, the intensity of use shall not exceed 15,000 square feet of gross floor area per acre of land.

#### **SECTION 1025**

##### **Minimum Size**

The minimum size and extent of a Commercial Two district, including all the contiguous private property so designated, shall not be less than two (2) acres.

#### **SECTION 1026**

##### **Minimum Standards**

See Article 31 for dimensional standards. (Site Plan Review required for all permitted uses, See Article 30)

#### **SECTION 1030**

##### **COMMERCIAL SERVICES (C-3)**

The purpose of the Commercial Services district is to provide, control and centralize those types of commercial activities which; a) depend on and generate high vehicular accessibility, visibility and traffic; and/or b) large outdoor single-purpose storage, display and parking areas and c) which do not fit the scale, character, trade area and general objectives of the other commercial districts in this article or the employment districts defined in Article 11. Such districts will generally be organized about regional or major community trade areas. Sites will be of suitable lands which can be appropriately buffered from surrounding urban uses. Districts will be located to have direct visibility from major arterials. District facilities and plans should be organized to accomplish as much clustering of compatible uses, sharing of parking and access, signage, lighting and other spaces and improvements as possible.

#### **SECTION 1031**

##### **Principally Permitted Uses**

The following uses are permitted:

## Mitch Light

---

**From:** Kevin Vogelpohl <Kevin.Vogelpohl@Florence-KY.gov>  
**Sent:** Wednesday, October 11, 2017 3:49 PM  
**To:** Mitch Light  
**Subject:** Comments for Zone Change on Ted Bushelman

Mitch,

I have no comments at this time that would affect the zone change request.

Thanks,

***Kevin R. Vogelpohl***

Battalion Chief/Fire Marshal

Florence Fire/EMS

1152 Weaver Rd

Florence, KY 41042

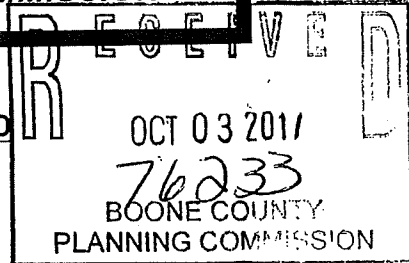
[kevin.vogelpohl@florence-ky.gov](mailto:kevin.vogelpohl@florence-ky.gov)

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



APPLICATION FORM

ZONING MAP AMENDMENT  
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. Name of Project Staybridge Suites Hotel - Florence
2. Location of Project Ted Bustelman Blvd
3. Total Acreage of Site 2.80 ±
4. Current Zoning of Site Office - 1 / PD / HDO
5. Proposed Zoning (Classification being requested) Office - 2 / PD / HDO
6. Proposed Uses (please specify each use) All uses in O-2 and some additional uses in C-2. See attached list of exclusions of C-2 uses. Specific proposed use is a Hotel.
7. Names of Applicant(s) Seva Hospitality (Pavi Narsinghani)  
Phone No. 812-350-7422 Fax No. 859-488-1712 E-Mail Pavi@sevahotels.com
8. Address of Applicant(s) 5905 Merchants Street  
Florence KY 41042  
City State Zip
9. Name of Property Owner(s) BBW&J Partnership (William Burbank)  
Phone No. \_\_\_\_\_ Fax No. \_\_\_\_\_ E-Mail \_\_\_\_\_
10. Address of Property Owner(s) 2210 Goldsmith Lane  
Louisville KY 40218  
City State Zip
11. Proposed Building Intensities (please specify) The plan proposes a 5-story hotel with a total approximate 71,483 GSF. The proposed intensity is 25,500 sf per acre.
12. Are there any existing buildings on the site? No  
How many? N/A
13. Deed Book 975 Page No. 179 Group No. 2033B
14. Are you also applying for:  
\_\_\_\_\_ Conditional Use Permit  
\_\_\_\_\_ Dimensional Variance
15. Have you submitted a Concept Development Plan? Yes
16. Have you had a pre-application meeting with BCPC Staff? Yes
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

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

**EXHIBIT**

**“B”**

## ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

**TO:** Boone County Planning Commission

**FROM:** Richard J. Lunnemann, Chairman

**DATE:** December 6, 2017

**RE:** Request of **Seva Hospitality, Ravi Narsinghani (applicant)** for **BBWAJ Partnership (William Burbank) (owner)** for a Zoning Map Amendment from Office One/Planned Development/Houston-Donaldson Study Corridor Overlay (O-1/PD/HDO) to Office Two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/PD/HDO) for an approximate 2.8 acre site located on the south/west side of Ted Bushelman Boulevard between the property at 3125 Ted Bushelman Boulevard (Florence Fire Department) and 7300 Woodspoint Drive (Bridge Point Center), Florence, Kentucky. The request is for a zone change to allow a hotel and other uses permitted in the O-2 and C-2 zones.

### REMARKS:

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

### FINDINGS OF FACT

1. The Committee has concluded that the request is in agreement with the following passage from the Land Use Element:
  - A. 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.
2. The Houston-Donaldson Study recommendations for subarea 4 include:
  - Future development and/or redevelopment in Subarea Four should be of commercial or office type land uses and not of light industrial or residential uses, except for the light industrial area on Spiral Drive.

The Committee has concluded that this proposal fulfills the recommendation.

3. The request is in conformance with the Planned Development (PD) Standards found in Section 1514 of the Boone County Zoning Regulations. A condition has been imposed that deals with the size and design of the proposed hotel facility.
4. The Committee has concluded that the attached condition is necessary to achieve consistency with the specific goals, objectives, and policies of the Boone County Comprehensive Plan and Section 1514 of the Boone County Zoning Regulations. The Committee has also concluded that the attached condition is necessary to mitigate any foreseeable community impacts that may be created by the development. The applicant and property owner have signed a letter demonstrating agreement with these conditions.

CONDITION

1. The approval is based on the building elevations and material colors that were submitted at the 11/1/17 Public Hearing and Revised Concept Development Plan that was shown at the 11/15/17 Zone Change Committee meeting indicating 92 rooms and 69,747 square feet.

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 Concept Development Plan Committee Vote.

## ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Rick Lunnemann, Chairman

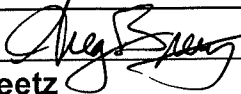
DATE: November 15, 2017

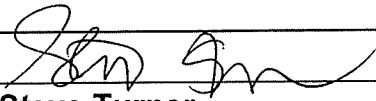
### ZONING MAP AMENDMENT - Rick Lunnemann, Chairman, Mitch Light, Staff

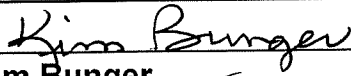
2. Request of **Seva Hospitality, Ravi Narsinghani (applicant)** for **BBWAJ Partnership (William Burbank) (owner)** for a Zoning Map Amendment from Office One/Planned Development/Houston-Donaldson Study Corridor Overlay (O-1/PD/HDO) to Office Two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/PD/HDO) for an approximate 2.8 acre site located on the south/west side of Ted Bushelman Boulevard between the property at 3125 Ted Bushelman Boulevard (Florence Fire Department) and 7300 Woodspoint Drive (Bridge Point Center), Florence, Kentucky. The request is for a zone change to allow a hotel and other uses permitted in the O-2 and C-2 zones.

#### 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.

  
\_\_\_\_\_  
**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 \_\_\_\_\_

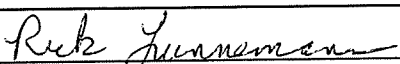
\_\_\_\_\_  
**Randy Bessler (Alternate)**  
For Project \_\_\_\_\_ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

\_\_\_\_\_  
**Janet Kegley**  
For Project \_\_\_\_\_ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

\_\_\_\_\_  
**Lori 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 \_\_\_\_\_

  
\_\_\_\_\_  
**Rick Lunnemann, Chairman**  
For Project  Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

**TOTAL:** \_\_\_\_\_ DEFERRED \_\_\_\_\_ FOR PROJECT \_\_\_\_\_ ABSENT  
\_\_\_\_\_ AGAINST PROJECT \_\_\_\_\_ ABSTAIN

**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Mr. Kim Bunger, Secretary/Treasurer  
Mrs. Lori Heilman  
Mr. Mark Hicks  
Mrs. Janet Kegley  
Mr. Rick Lunnemann  
Mr. Don McMillian  
Ms. Jamie Nieves  
Mr. Kim Patton  
Ms. Lisa Reeves  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Greg Breetz  
Mr. Brad Shipe  
Mr. Steve Turner, Temporary Presiding Officer

**LEGAL COUNSEL PRESENT:**

Mr. Dale T. Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Mitchell A. Light, Assistant Zoning Administrator/ZEO  
Mr. Todd K. Morgan, AICP, Senior Planner

Chairman Rolfsen called the Public Hearing to order at 8:45 P.M. and introduced the third item on the Agenda:

**ZONING MAP AMENDMENT - Mitch Light, Staff**

3. Request of **Seva Hospitality, Ravi Narsinghani (applicant)** for **BBWAJ Partnership (William Burbank) (owner)** for a Zoning Map Amendment from Office One/Planned Development/Houston-Donaldson Study Corridor Overlay (O-1/PD/HDO) to Office Two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/PD/HDO) for an approximate 2.8 acre site located on the south/west side of Ted Bushelman Boulevard between the property at 3125 Ted Bushelman Boulevard (Florence Fire Department) and 7300 Woodspoint Drive (Bridge Point Center), Florence, Kentucky. The request is for a zone change to allow a hotel and other uses permitted in the O-2 and C-2 zones.

Staff Member, Mitch Light, presented the Staff Report, which included a PowerPoint presentation (see Staff Report). The applicant has submitted a Zoning Map Amendment application to change the zoning of an 2.8 acre site from Office One/Planned Development/Houston-Donaldson Study Corridor Overlay (O-1/PD/HDO) to Office Two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/PD/HDO). The application and Concept Plan indicates that the applicant proposes to construct a 5-story, 89 unit hotel with an approximate gross floor area (GFA) of 72,965 and proposed intensity of 25,500 s.f. per acre. The proposed elevations show a brick and EIFS facade. The Concept Development Plan shows two (2) curb cuts onto Ted Bushelman Boulevard. The 2.8 acre site has approximately 230' of frontage on Ted Bushelman Boulevard. The site is wooded and lies between the new Florence Fire Station on Ted Bushelman Boulevard and Bridge Point Center on Woodspoint Drive. Boone County GIS shows that the topography of the site falls from 906 feet above sea level on Ted Bushelman Boulevard to 868 feet above sea level at the rear of the site adjacent to the golf course. All utilities are either available or will be extended to serve the subject site. The Future Land Use Map from the Comprehensive Plan designates the site as Recreation (R). Mr. Light described the adjacent zoning and land uses. The text of the Land Use Element states that "any commercial development in the Houston Road area should be consistent with the recommendations of the Houston-Donaldson Study." "Commercial development should remain on 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." Mr. Light showed samples of the hotel's brick and EIFS colors and building materials. He showed photographs of the project site and adjoining properties. He also referred to items A-C from the Land Use Element's Future Land Use Development Guidelines on pages 2-3 of the Staff Report. Mr. Light noted that the property is located in subarea 4 of the Study. The Study does not refer to this site specifically, but makes the following general statements:

- Although there is some redevelopment opportunity, there is very little new development opportunity in the Subarea.
- The zoning for the Subarea Four shows that almost the entire Subarea is under an approved Concept Development Plan. The only areas that are not subject to a Concept Development Plan are the development between Thoroughbred Boulevard and Turfway Road and the Bridgepoint Care and Rehabilitation Center.

- Future development and/or redevelopment in Subarea Four should be of commercial or office type land uses and not of light industrial or residential uses, except for the light industrial area on Spiral Drive.

In terms of Staff Comments, Staff would like the applicant to address if the hotel will have any conference rooms that can be rented out? If so, additional parking would be required. Staff would also like the applicant to address if any of the rooftop units will be visible from either Ted Bushelman Boulevard or Woodspoint Drive. A third comment involves permitted signage - one (1) Monument Sign 8' high and 48 s.f. max and a maximum of two (2) building mounted sign not to exceed 250 s.f. total. The proposed elevations show building mounted signage on the front and rear elevations. Finally, Staff sent an agency memo to the City of Florence, Florence Police Department, Florence Fire Department, and Kenton County Airport Board asking if they had any comments regarding the proposal. Staff received an email from Florence Fire Department indicating they had no issues at this time. In conclusion, the Concept Development Plan and the request need to be evaluated by the Boone County Planning Commission and Florence City Council in terms Articles 3 and 15 of the Boone County Zoning Regulations and potential impacts on existing and planned uses in the area.

At this time, Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation? Mr. Ravi Narsinghani of Seva Hospitality, stated that his company wants to build a Staybridge Suite Hotel. It is geared towards corporate and leisure traveler. The proposed hotel is designed by the Intercontinental Hotel Group. Most recently, they built the Comfort Inn & Suites Hotel in the Houston-Donaldson Study area. The site in question is difficult to develop because of the topography because it is difficult to see and access. It is suitable for a high office building or hotel. There is a demand for extended stay hotels. Mr. Narsinghani referred to his PowerPoint presentation. Growth in the hotel industry is due to the growth at the Airport and at the Creation Museum and Ark Encounter sites. Hotel occupancy is now in the upper 80 percentages. By late 2019, there will be 477 additional hotel rooms built. What is Staybridge Suite hotel? It is an extended stay hotel - average number of days rented would be five. They are spacious studios with 1-2 bedrooms. They have kitchenettes, full size appliances, an on-site pantry, a hot breakfast, and complimentary evening cocktails. It functions like a mini resort. It is a homelike atmosphere for people who may work in the area but not live here. Many people staying at the hotel are looking for housing. Their rooms are larger to support larger families. Mr. Narsinghani stated they added one hotel room and it meets the parking requirements - 96 parking stalls are being provided. The proposed building is just under 65 feet tall. The height has been cleared by the Kentucky Airport Zoning Commission. The FAA approved the hotel height at 60 feet so they will have to submit a revised plan for FAA approval. The proposed building is just under 70,000 square feet. Design Elements of the building are red/gray brick and EIFs on the fifth floor. He showed photographs of the hotel's interior, which included a pantry, flex meeting space, a breakfast area, outdoor patio, indoor pool, outdoor grilling area, a putting green area and various hotel rooms. The flex meeting space will only be used by hotel guests.

At this time Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request?

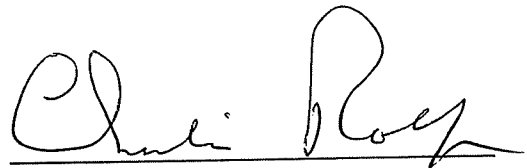
Seeing no one, Chairman Rolfsen asked if any Board Members had any additional comments or questions?

In response to a question by Chairman Rolfsen, Mr. Narsinghani replied that the flex meeting space will only be used by hotel guests. It is being built to facilitate the rental of the hotel rooms. All HVAC units will be located on the ground and be enclosed by a beige fence.

Mr. Lunnemann inquired about hotel room rates for this type of hotel. Mr. Narsinghani responded that hotel rates will range from \$149/\$159 - \$299 per night. For extended stay guests, it would be \$109/\$119 per night.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on November 15, 2017 at 5:00 P.M. in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on December 6, 2017 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 9:20 P.M.

**APPROVED:**



**Charlie Rolfsen**  
**Chairman**

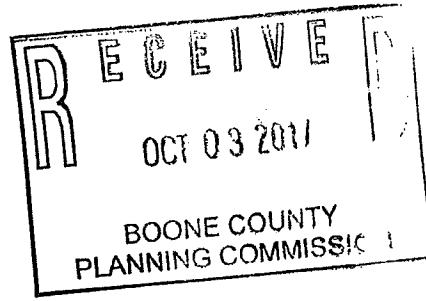
**Attest:**



**Kevin P. Costello, AICP**  
**Executive Director**

# **SUPPORTING INFORMATION**

5599



Send property tax bill to:  
BBBWAJ Partnership  
c/o Patrick Bruenderman  
7816 Farm Spring Drive  
Prospect, Kentucky 40059

QUITCLAIM DEED

This Quitclaim Deed made and entered into by and between James S. Judy and Nancy Judy, husband and wife, former partner of the second party, 6506 Deep Creek Drive, Prospect, Kentucky 40059, and J. Scott Judy, former partner of the second party, and Patricia L. Judy, his wife, 12104 Rosewood Lane, Goshen, Kentucky 40026, and Adrian S. Judy, former partner of the second party, and Kimberly S. Judy, his wife, 8134 Montero Drive, Prospect, Kentucky 40059, ("First Parties");

AND

BBBWAJ Partnership, a Kentucky partnership F/K/A SENIORCARE FACILITIES PARTNERSHIP, a Kentucky general partnership, by its managing partner, Patrick Bruenderman, 7816 Farm Spring Drive, Prospect, Kentucky 40059, ("Second Party").

4  
pg  
RETURN TO:

WITNESSETH: That for a valuable consideration paid, the receipt of which is hereby acknowledged, the first parties do hereby remise, release and forever Quitclaim and convey any and all of their right, title, and interest to the second party, in fee simple, in and to the following property located in Boone County, Kentucky, lying on the Southwest side of Woodspoint Drive approximately 0.50 mile East of Kentucky Highway 18, which property is more particularly described as follows:

Gr. 2033B

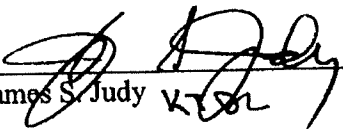
Beginning at an existing iron pin at the most Northerly common corner of the County of Boone, Kentucky (Deed Book 243, Page 35) and the City of Florence Public Properties Corp, (Deed Book 451, Page 78) and in the Southwest right-of-way line of Woodspoint Drive (Highway Deed Book 11, Page 260); thence with said right-of-way South 41 degrees 15 minutes 28 seconds East 235.90 feet to an existing iron pin at the common corner of County of Boone, Kentucky and Boone County, Kentucky, Public Properties Corporation (Deed Book 243, Page 39); thence with the common line of County of Boone, Kentucky and Boone County, Kentucky, Public Properties Corporation South 48 degrees 50 minutes 00 seconds West 557.39 feet to an existing iron pin the Northeast line of the Boone County Building Commission (Deed Book 196, Page 427); thence with said line North 38 degrees 13 minutes 18 seconds West 77.37 feet to an iron pin (set) in the East line of the City of Florence, Public Properties Corporation; thence with said line

North 03 degrees 10 minutes 29 seconds East 7.10 feet to an existing iron pin; thence North 07 degrees 23 minutes 38 seconds East 278.22 feet to an existing iron pin; thence North 53 degrees 58 minutes 50 seconds East 340.88 feet to the point of beginning containing 2.8065 acres, more or less, all as is shown as Parcel "B" on plat attached hereto and made a part hereof.

BEING a part of the same property conveyed to the First Parties by deed dated June 24, 2005 and recorded in Deed Book 899, Page 107, in the Office of the Clerk of Boone County, Kentucky. ✓

The parties further certify that that the fair market value of the property conveyed is \$50,000.00. This is an exempt transaction under KRS 142.050(7)(m).

FIRST PARTIES:

  
James S. Judy *KRS*

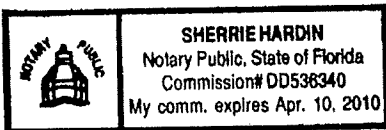
  
Nancy Judy, his wife *KRS*

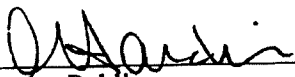
STATE OF FLORIDA                    )  
  ) SS  
COUNTY OF Lee                    )

I, a Notary Public in and for the State and County aforesaid, do hereby certify that the foregoing instrument of writing was this day produced to me in my office in said State and County by James S. Judy and Nancy Judy, parties thereto, and was acknowledged and sworn to by them to be their free act and deed.

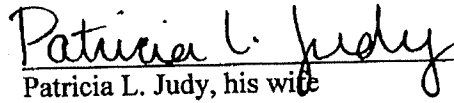
Witness my signature this 16 day of December 2009.

My commission expires: 4/10/10



  
Notary Public

  
J. Scott Judy

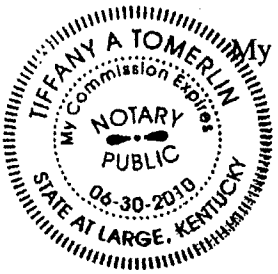
  
Patricia L. Judy, his wife

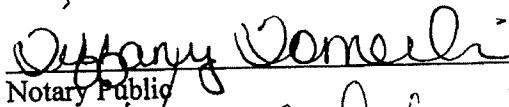
STATE OF KENTUCKY            )  
  ) SS  
COUNTY OF JEFFERSON        )

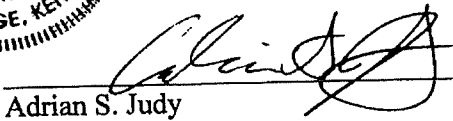
I, a Notary Public in and for the State and County aforesaid, do hereby certify that the foregoing instrument of writing was this day produced to me in my office in said State and County by J. Scott Judy and Patricia L. Judy, parties thereto, and was acknowledged and sworn to by them to be their free act and deed.

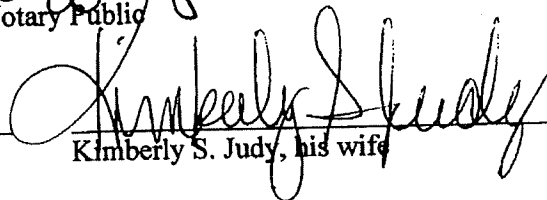
Witness my signature this 14<sup>th</sup> day of December 2009.

My commission expires: 6-30-10



  
Tiffany A. Tomerlin  
Notary Public

  
Adrian S. Judy

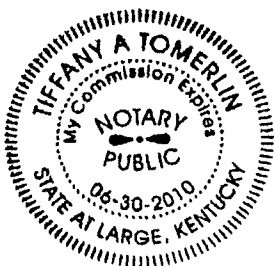
  
Kimberly S. Judy, his wife

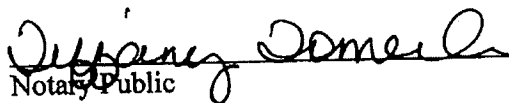
STATE OF KENTUCKY            )  
  ) SS  
COUNTY OF JEFFERSON        )

I, a Notary Public in and for the State and County aforesaid, do hereby certify that the foregoing instrument of writing was this day produced to me in my office in said State and County by Adrian S. Judy and Kimberly S. Judy, parties thereto, and was acknowledged and sworn to by them to be their free act and deed.

Witness my signature this 14<sup>th</sup> day of December 2009.

My commission expires: 6-30-10



  
Tiffany A. Tomerlin  
Notary Public







# BOONE COUNTY PLANNING COMMISSION

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

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

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

November 21, 2017

Mr. William Burbank  
BBWAJ  
2200 Goldsmith Lane  
Louisville, KY 40218

RE: Request of **Seva Hospitality, Ravi Narsinghani (applicant)** for **BBWAJ Partnership (William Burbank) (owner)** for a Zoning Map Amendment from Office One/Planned Development/Houston-Donaldson Study Corridor Overlay (O-1/PD/HDO) to Office Two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/PD/HDO) for an approximate 2.8 acre site located on the south/west side of Ted Bushelman Boulevard between the property at 3125 Ted Bushelman Boulevard (Florence Fire Department) and 7300 Woodspoint Drive (Bridge Point Center), Florence, Kentucky. The request is for a zone change to allow a hotel and other uses permitted in the O-2 and C-2 zones.

Dear Mr. Burbank:

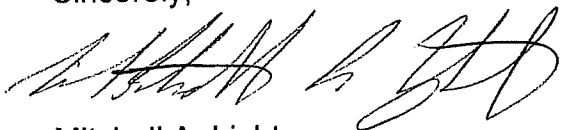
The following represents the condition of approval for the above referenced application as recommended by the Boone County Planning Commission at their November 15, 2017, Zone Change Committee Meeting. Please provide the property owner's signature in the space provided at the end of this letter, and return to the Planning Commission office by Friday, December 1, 2017.

## CONDITION

1. The approval is based on the building elevations and material colors that were submitted at the 11/1/17 Public Hearing and Revised Concept Development Plan that was shown at the 11/15/17 Zone Change Committee meeting indicating 92 rooms and 69,747 square feet.

Mr. William Burbank  
November 21, 2017  
Page 2

Sincerely,



Mitchell A. Light  
Assistant Zoning Admin/Enforcement Officer

MAL/ss

AGREEMENT

I, William Burbank, do hereby agree to the recommended condition of approval stated above for a Zoning Map Amendment from Office One/Planned Development/Houston-Donaldson Study Corridor Overlay (O-1/PD/HDO) to Office Two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/PD/HDO) to allow a hotel and other uses permitted in the O-2 and C-2 zones.

---

William Burbank, Owner

Date

November 20, 2017

Mr. William Burbank  
BBWAJ  
2200 Goldsmith Lane  
Louisville, KY 40218

RE: Request of **Seva Hospitality, Ravi Narsinghani (applicant)** for **BBWAJ Partnership (William Burbank) (owner)** for a Zoning Map Amendment from Office One/Planned Development/Houston-Donaldson Study Corridor Overlay (O-1/PD/HDO) to Office Two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/PD/HDO) for an approximate 2.8 acre site located on the south/west side of Ted Bushelman Boulevard between the property at 3125 Ted Bushelman Boulevard (Florence Fire Department) and 7300 Woodspoint Drive (Bridge Point Center), Florence, Kentucky. The request is for a zone change to allow a hotel and other uses permitted in the O-2 and C-2 zones.

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CONDITION

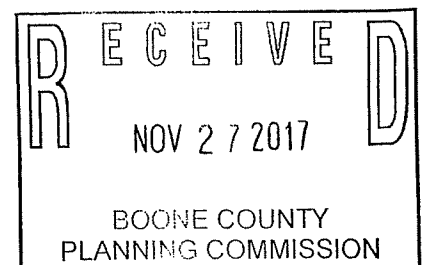
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Sincerely,

Mitchell A. Light  
Assistant Zoning Admin/Enforcement Officer

MAL/ss

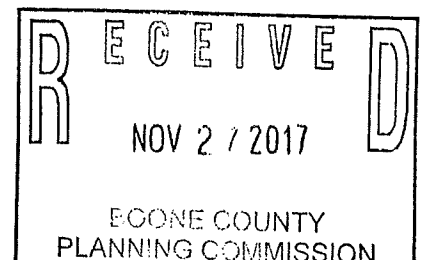
AGREEMENT



I, William Burbank, do hereby agree to the recommended condition of approval stated above for a Zoning Map Amendment from Office One/Planned Development/Houston-Donaldson Study Corridor Overlay (O-1/PD/HDO) to Office Two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/PD/HDO) to allow a hotel and other uses permitted in the O-2 and C-2 zones.

William F. Burbank  
William Burbank, Owner

11/21/2017  
Date



**ORDINANCE NO. O-2-18**

**AN ORDINANCE ADOPTING AND APPROVING A ZONING MAP AMENDMENT FROM OFFICE ONE/PLANNED DEVELOPMENT/HOUSTON-DONALDSON STUDY CORRIDOR OVERLAY (O-1/PD/HDO) TO OFFICE TWO PLANNED DEVELOPMENT/HOUSTON-DONALDSON STUDY CORRIDOR OVERLAY (O-2/PD/HDO) FOR AN APPROXIMATE 2.8 ACRE SITE LOCATED ON THE SOUTH/WEST SIDE OF TED BUSHELMAN BOULEVARD BETWEEN THE PROPERTY AT 3125 TED BUSHELMAN BOULEVARD (FLORENCE FIRE DEPARTMENT) AND 7300 WOODSPOINT DRIVE (BRIDGE POINT CENTER), FLORENCE, KENTUCKY, TO ALLOW A HOTEL AND OTHER USES PERMITTED IN THE O-2 AND C-2 ZONES.  
(BBWAJ PARTNERSHIP PROPERTY)**

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

WHEREAS, the Boone County Planning Commission has recommended approval of a zoning map amendment from Office One/Planned Development/Houston-Donaldson Study Corridor Overlay (O-1/PD/HDO) to Office Two Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/PD/HDO) for an approximate 2.8 acre site located on the south/west side of Ted Bushelman Boulevard between the property at 3125 Ted Bushelman Boulevard (Florence Fire Department) and 7300 Woodspoint Drive (Bridge Point Center), Florence, Kentucky, to allow a hotel and other uses permitted in the O-2 and C-2 Zones, and

WHEREAS, the recommendation for approval of the Boone County Planning Commission is based upon certain findings and conditions attached to its Resolution of Recommendation, 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 zoning map amendment from Office One/Planned Development/Houston-Donaldson Study Corridor Overlay (O-1/PD/HDO) to Office Two Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/PD/HDO) for an approximate 2.8 acre site located on the south/west side of Ted Bushelman Boulevard between the property at 3125 Ted Bushelman Boulevard (Florence Fire Department) and 7300 Woodspoint Drive (Bridge Point Center), Florence, Kentucky, to allow a hotel and other uses permitted in the O-2 and C-2 Zones, shall be and is hereby approved.

The real estate which is the subject of this Ordinance is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference. The zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be amended or changed to reflect the zoning map amendment for this subject property.

## SECTION II

This approval of this zoning map amendment is granted subject to the conditions, terms and provisions of the Boone County Planning Commission recommendation, including the Committee Report made a part of that recommendation, a copy of that recommendation and Committee Report of the Boone County Planning Commission being attached, marked Exhibit "B", and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-17-025-A of the Boone County Planning Commission along with the referenced Exhibits to that Resolution.

## SECTION III

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

## SECTION IV

This approval is granted based upon the findings of fact made by the Boone County Planning Commission and contained within its recommendation, including the committee report of that Commission, which is attached and part of the Commission's Resolution No. R-17-025-A, marked Exhibit "B", and incorporated herein as if fully set out.

## SECTION V

If this approval for this zoning map amendment shall be held invalid, in whole or in part, 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 this Ordinance and they are intended to have effect regardless of any invalidity relating to this particular Ordinance and this particular zone change approval.

## SECTION VI

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

PASSED AND APPROVED ON FIRST READING THIS 13 DAY OF February, 2018.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 27<sup>th</sup> DAY OF February, 2018.

APPROVED:

MAYOR

*Peane & Whalen*

ATTEST:

*Debra McCarty*  
DEPUTY, CITY CLERK

**CITY OF FLORENCE, KENTUCKY**  
**SUMMARY OF ORDINANCE NO. O-2-18**

The City of Florence, Kentucky, enacted on second reading Ordinance **No. O-2-18 on February 27, 2018**. The title of this Ordinance is as follows:

**ORDINANCE NO. O-2-18**

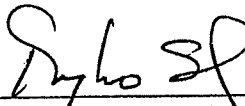
**AN ORDINANCE ADOPTING AND APPROVING A ZONING MAP AMENDMENT FROM OFFICE ONE/PLANNED DEVELOPMENT/HOUSTON-DONALDSON STUDY CORRIDOR OVERLAY (O-1/PD/HDO) TO OFFICE TWO PLANNED DEVELOPMENT/HOUSTON-DONALDSON STUDY CORRIDOR OVERLAY (O-2/PD/HDO) FOR AN APPROXIMATE 2.8 ACRE SITE LOCATED ON THE SOUTH/WEST SIDE OF TED BUSHELMAN BOULEVARD BETWEEN THE PROPERTY AT 3125 TED BUSHELMAN BOULEVARD (FLORENCE FIRE DEPARTMENT) AND 7300 WOODPOINT DRIVE (BRIDGE POINT CENTER), FLORENCE, KENTUCKY, TO ALLOW A HOTEL AND OTHER USES PERMITTED IN THE O-2 AND C-2 ZONES.(BBWAJ PARTNERSHIP PROPERTY)**

The effect of this Ordinance is to allow a zoning map amendment from Office One/Planned Development/Houston-Donaldson Study Corridor Overlay (O-1/PD/HDO) to Office Two Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/PD/HDO), to allow a hotel and other uses permitted in the O-2 and C-2 zones.

The full text of Ordinance No. O-2-18, including its Exhibits, is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Government Center, 8100 Ewing Boulevard, Florence, Kentucky, during regular office hours.

**CERTIFICATION**

I hereby certify that the foregoing is a summary of the contents of Ordinance No. O-2-18 and that it has been prepared by me on the 3<sup>rd</sup> day of February, 2018, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.

  
\_\_\_\_\_  
HUGH O. SKEES  
SKEES, WILSON & NIENABER, PLLC  
7699 Ewing Boulevard, P.O. Box 756  
Florence, Kentucky 41022-0756  
Phone: (859) 371-7407  
Fax: (859) 371-9872

**CITY OF FLORENCE, KENTUCKY  
PLANNING AND ZONING COMMITTEE**

REQUEST OF SEVA HOSPITALITY, RAVI NARSINGHANI (APPLICANT) FOR BBWAJ PARTNERSHIP (WILLIAM BURBANK (OWNER) FOR A ZONING MAP AMENDMENT FROM OFFICE ONE/PLANNED DEVELOPMENT/HOUSTON-DONALDSON STUDY CORRIDOR OVERLAY (O-1/PD/HDO) TO OFFICE TWO PLANNED DEVELOPMENT/HOUSTON-DONALDSON STUDY CORRIDOR OVERLAY (O-2/PD/HDO) FOR AN APPROXIMATE 2.8 ACRE SITE LOCATED ON THE SOUTH/WEST SIDE OF TED BUSHELMAN BOULEVARD BETWEEN THE PROPERTY AT 3125 TED BUSHELMAN BOULEVARD (FLORENCE FIRE DEPARTMENT) AND 7300 WOODSPOINT DRIVE (BRIDGE POINT CENTER), FLORENCE, KENTUCKY, TO ALLOW A HOTEL AND OTHER USES PERMITTED IN THE O-2 AND C-2 ZONES.

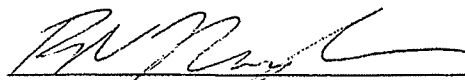
**AGREED ADDITIONAL CONDITIONS**

The Applicant has agreed that the following additional conditions will apply to the request described above:

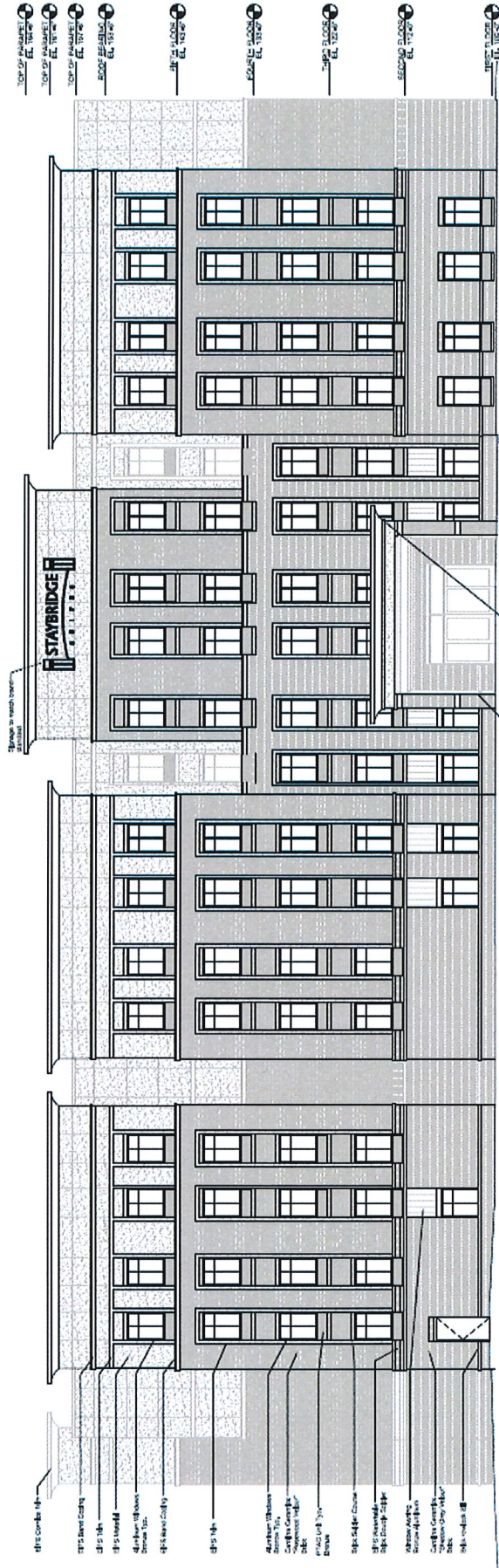
1. Owner acknowledges that eliminating existing trees on the City's property will remove a natural buffer that exists between the proposed hotel and the city's golf course. Removing these trees may increase the likelihood of golf balls entering the owner's property. The city will not install any additional netting to prevent this from happening, removing the trees is at the owner's sole risk.
2. Owner acknowledges that the proposed hotel will be constructed adjacent to a city owned fire station and that fire stations are exempt from the city's noise ordinance. It is anticipated that the new hotel will be subject to noise associate with the fire station including but limited to sirens, bells and movement of heavy trucks. Neither owner nor any person staying at the hotel will have any claim against the City resulting from such noise.

Agreed to this 2<sup>nd</sup> day of February, 2018.

Applicant:

 (Signature)





Orange frog Design Group

411 MEDITATION LANE COLUMBIUS, OHIO 43225

CONCEPTUAL FRONT ELEVATION

10.3.2017

PROJECT: SEVA HOSPITALITY - STAYBRIDGE FLORENCE KY







Brick – Carolina Ceramics – Rosewood Velour & Shadow Grey Velour

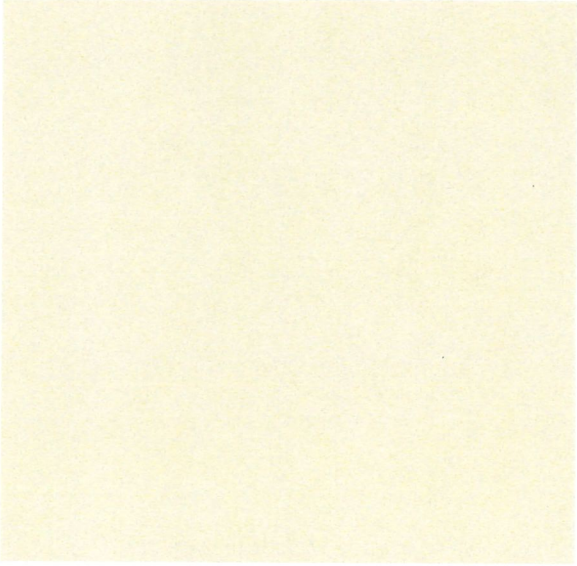


EIFS – Parex – Proposed Color Range

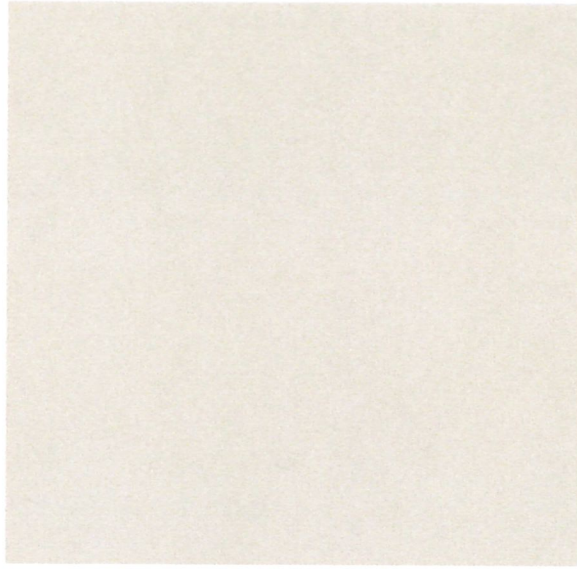
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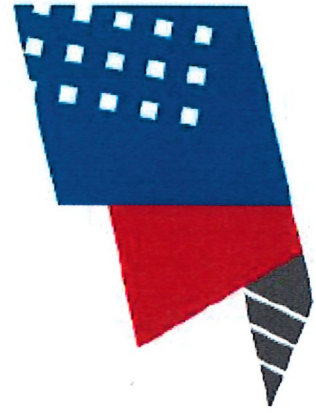
Snowball  
10400L (75)



Oyster  
T010L (57)



Lariat  
821L (57)



**PAREX**