

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:

(2 changes in
concept)

X

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 TownePlace Suites/ SpringHill Suites

3. Location of Project Turfway Road and Hansel Avenue

4. Total Acreage of Site 6.237 acres

5. Current Zoning C-2/PD/CD/HDO

6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if
applicable) 2006 and 2009

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 Donaldson

8. Proposed Uses (please specify each use) one existing hotel, one existing restaurant,
and one proposed hotel.

9. Proposed Building Intensities (please specify)
See Attachment 1

10. Have you submitted a Concept Development Plan? yes

11. Are you also applying for:

Conditional Use Permit

Dimensional Variance

12. Name of Applicant(s) Viox & Viox (on behalf of the owner)

Phone Number 859-727-3293 Fax No. 859-727-8452 E-Mail mbollman@vioxinc.com

13. Address of Applicant(s) 466 Erlanger Road
Erlanger, KY 41018

City

State

Zip

14. Name of Property Owner(s) See Attachment 1 - Property Owners

Phone Number _____ Fax No. _____ E-Mail _____

15. Address of Property Owner(s) _____

City

State

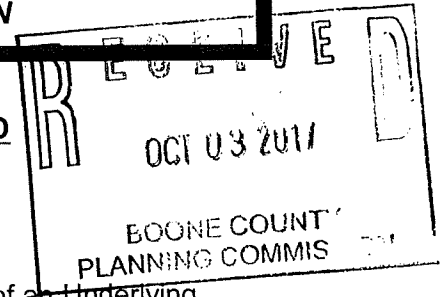
Zip

16. Are there any existing buildings on the site? Yes

How many? two

17. Deed Book see attached Page No. see attached Group No. 2027

(over)



EXHIBIT

“A”

STAFF REPORT

Request of **Viox & Viox (applicant)** for **Shihasi Turfway, LLP, Shihasi Blue Ash, LLP, and Shihasi Corporation (owners)** for two changes in approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone for a 6.237 acre site including the tracts at 7484 and 7492 Turfway Road, and the 0.472 acre vacant tract in between the properties at 7484 and 7492 Turfway Road, Florence, Kentucky. The request is for modifications to two Concept Development Plans to allow an additional hotel and increase the building intensity for the existing hotel at 7492 Turfway Road by reducing the lot size, and modifying previous conditions of approval.

November 1, 2017

Request

The applicant has submitted two (2) Changes in Approved Concept Development Plan applications to allow the following:

A. Lot 1 of Springhill Suites Subdivision (7492 Turfway Road)

Lot 1 of Spring Hill Suites Subdivision is currently 3.366 acres in area and contains a 65,716 square foot Springhill Suites hotel, with 101 sleeping rooms. The property was rezoned to Commercial Two/Planned Development (C-2/PD) in 2006 and up to a 30% building intensity bonus was approved as part of the approval.

The proposal is to reduce the acreage of the lot from 3.366 acres to 3 acres and allow up to a 50% building intensity increase.

	Permitted Building Intensity Per Acre	Permitted Building Intensity With 3 Acre Site
Standard C-2 Zone	15,000 Square Feet	45,000 Square Feet
C-2 Zone With 50% PD Intensity Bonus	22,500 Square Feet	67,500 Square Feet

The submitted Concept Development Plan shows the existing hotel and 117 parking spaces will remain on site. Access is shown from the Turfway Park access drive and parking lot connections to the Acapulco restaurant/TownePlace Suites site.

B. Lot 6, Saratoga Square (7484 Turfway Road) & Lot 2, Springhill Suites Subdivision (Vacant Lot)

Lot 6 of Saratoga Subdivision is currently 2.399 acres in area and contains a 6,849 square foot restaurant (Acapulco), with a 1,156 square foot outside seating area. Lot 2 of Springhill Suites Subdivision is currently 0.472 acres in area and undeveloped. In 2009, the properties went through the Change in Approved Concept Development Plan process and a four-story Towneplace Suites hotel (47,425 square feet with 83 sleeping rooms) and additional parking was approved on the properties in addition to the restaurant.

The proposal is to re-plat the properties as a 3.237 acre lot (2.399 acres + 0.472 acres + 0.366 acres) and allow a 63,900 square foot Towneplace Suites hotel, with 105 sleeping rooms, and the existing 6,849 square foot restaurant on the lot. The proposed building area is 70,749 square feet (63,900 square foot hotel and 6,849 square foot restaurant). As part of the request, up to a 50% building intensity increase is being sought.

	Permitted Building Intensity Per Acre	Permitted Building Intensity With 3.237 Acre Site
Standard C-2 Zone	15,000 Square Feet	48,555 Square Feet
C-2 Zone With 50% PD Intensity Bonus	22,500 Square Feet	72,832.5 Square Feet

The submitted Concept Development Plan shows the hotel would be located behind Acapulco Mexican restaurant and twelve (12) feet from the rear property line. Access is shown from Hansel Avenue and driveway connections to the Springhill Suites lot. The modified parking lot would contain 208 parking stalls for both the hotel and restaurant. The plan also shows public sidewalks along Hansel Avenue, sidewalk connections, street frontage and vehicular use area landscaping, a rear patio with a retaining wall, seating areas in front of the hotel, and three (3) flagpoles.

The submitted building elevations and renderings show a five-story hotel that will have an overall building height of 67' to the top of the roof features. The proposed building materials include brick (multiple colors), fiber cement panels, metal entrance canopies, and trellis style roof over the "garden" seating area, and a brick dumpster enclosure with metal plated gates.

New PD Waivers

- A. Increase the overall height of Towneplace Suites hotel from 50' to 67' (Note - The 2009 Concept Development Plan approval allowed an overall height of 65').
- B. Reduce the rear yard building setback requirement from 20' to 12' for the proposed hotel.
- C. Continuation of the non-conforming street frontage buffer along Turfway Road until it transitions to meet code. The Houston-Donaldson Study requires 20' street frontage buffers.
- D. No perimeter buffer yard is being proposed between the two parking lots. The code requires a 10' minimum shared landscaping buffer between the properties.

Proposed Modification of Existing Conditions

- A. Condition #6 from the 2006 approval requires all Florence landscaping requirements to be met. The applicant agrees to meet this condition with the exception of the common lot line area in the parking lot.
- B. Condition #1 from the 2009 approval required Towneplace Suites to be built per the 1/21/09 Concept Development Plan. The applicant is asking the development to follow the submitted Concept Development Plan.

- C. Condition #2 from 2009 requires the approximate 2.85 acre site to be consolidated into one lot of record. The current proposal would make the Towneplace Suites/Acapulco restaurant lot 3.237 acres in area. The applicant would still re-plat this area as one lot of record.
- D. Condition 4 A (Tumbleweed) required the building to be updated and all existing and proposed brick to be painted red. The applicant wants to revise this condition so the existing paint scheme would be permitted.
- D. Condition 6 D from 2009 requires the landscaping and amenities around the retention pond to be enhanced. The applicant is asking that this condition be deleted and that the new seating area be required in front of Towneplace Suites per the submitted Concept Development Plan.
- E. Condition 6 E from 2009 requires a masonry block landscaping planter to be installed immediately to the west of the access point. The applicant is asking that the condition be deleted.
- F. Condition 8 from the 2009 approval states the hotel was going to be in a sanitary sewer easement and Florence Public Services would determine if they would accept the encroachment or if the main needed to be relocated. The applicant has indicated they will relocate the main and easement.

Pertinent Site History

In 1990, the 123.1 acre Carroll property site on both sides of Houston Road is rezoned to Commercial Two/Planned Development (C-2). The 50.3 acre area on the northwest side of Houston Road is shown with a convention center, retail, and other commercial uses.

In 1992, Boone County Planning Commission and Boone County Fiscal Court approved a Change in Approved Concept Development Plan application for a 11.29 acre site (Saratoga Square Subdivision). The approved plan showed the subdivision would contain two restaurants, a hotel, and three other commercial uses. The hotel was approved on the current Acapulco restaurant site (lot 6). Three conditions were imposed on the approval (see attachments).

In 1992, the Zoning Administrator approves a Minor Change to the Concept Development Plan allowing a shared parking lot on lot 4 and a 6,000 square foot restaurant and 10,400 square foot hotel on lot 6 (see attachments).

In 1992, a Site Plan application is approved allowing the construction of an approximate 6,800 square foot Tumbleweed restaurant.

In 2006, the Planning Commission and City of Florence approve a Zoning Map Amendment from Recreation/Planned Development (R/PD) to Commercial Two/Planned Development (C-2/PD) for an approximate 3.84 acre site (SpringHill Suites Subdivision). The approval allows two development options. Option 1 allows a 119 room hotel and option 2 allows a 103 room hotel and a 3,000 square foot retail or office building (see attachments).

In 2007, a Major Site Plan application is approved for SpringHill Suites. The hotel is 58' tall and 65,345 square feet in area. The plan shows that the hotel will contain 101 rooms.

In 2009, two Changes in Concept Development Plan are approved for a 2.85 acre site that included the Tumbleweed lot and lot 2 of Springhill Suites Subdivision. The approval allowed a four-story hotel (65' overall height), with 83 rooms, to develop behind Tumbleweed restaurant. A 28.295% building intensity bonus was permitted with the approval. The proposed hotel was 47,425 square feet in area and the existing restaurant was shown at 7,421 square feet in area ($47,425 + 7,421 = 54,846$ square feet total).

Building and signage modifications were also permitted to Tumbleweed restaurant (see attached conditions).

Site Characteristics

The 6.237 acre area is comprised by lots 1 and 2 of Spring Hill Suites Subdivision and lot 6 of Saratoga Square. The properties have approximately 685' of frontage on Turfway Road and 409' of frontage on Hansel Avenue.

Lot 1 of Spring Hill Suites Subdivision is currently 3.366 acres in area and contains a 65,716 square foot Springhill Suites hotel (58' tall), with 123 parking stalls, and a large retention lake. Access to the site is provided from a shared driveway in Turfway Park and a driveway connection to the Acapulco restaurant site. Sidewalks exist along the Turfway Road frontage and in the parking lot. The sidewalks in the rear parking lot connects to the Acapulco restaurant site and Hansel Avenue.

Lot 2 of Springhill Suites Subdivision is currently 0.472 acres in area and is undeveloped.

Lot 6 of Saratoga Square is currently 2.399 acres in area and contains a 6,849 square foot Acapulco Mexican restaurant, with a 1,156 square foot outside seating area, and 120 parking stalls. The property is accessed from a curb cut on Hansel Avenue and a driveway connection to SpringHill Suites. The perimeter landscaping around the site does not meet the current code. Public sidewalks exist along Turfway Road but not Hansel Avenue. A sidewalk in the rear of the lot connects to the SpringHill Suites site and Hansel Avenue. The Final Plat for this property shows a 20' sanitary sewer easement near the rear property line that will need to be relocated.

Adjacent Land Uses and Zoning

Northeast: Target (C-2/PD/CD/HDO) and Turfway Park (R/PD/HDO)

Northwest: Turfway Park and Danbarry Cinemas (R/PD/HDO)

Southeast: Hansel Ave, Comfort Inn, and Parking Lot (C-2/PD/HDO)

Southwest: Turfway Road and Multi-Tenant Building with Dicks Sporting Goods (C-2/PD)

Relationship to Comprehensive Plan

The 2010 Boone County Comprehensive Plan's "2035 Land Use Plan" designates the site for "Commercial" uses. This designation is described as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

The Land Use Element contains the following passages which relate to the proposal:

- 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 (Houston-Donaldson/Mall Road, pg. 167).

- 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 (Houston-Donaldson/Mall Road, pg. 167).

The Land Use Element provides the following Future Land Use Development Guidelines 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. The amount of heat absorbed by impervious cover from sun radiation is decreased by landscaping, which reduces energy costs. Landscaping helps purify the air of harmful pollutants, thus reducing health impacts. It also helps reduce the quantity and improve the quality of storm water runoff, including temperature. The use of bioretention islands (water filtering basins) and grass swales should be used where possible in place of raised islands. Native species are often heartier than nursery stock and should be used wherever possible to minimize pesticides and other high impact forms of maintenance. 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 stormwater runoff. Developments must design and incorporate adequate provisions for the channelization and control of the rate of stormwater flow on and from the site. One goal of local storm water programs should be to minimize the amount of storm water generated by decreasing the amount of pavement and encouraging green rooftops. Creating less runoff by increasing on-site infiltration is a method of managing runoff.

Control and mitigation practices for erosion associated with developments must be provided. At a minimum, developments must seed and mulch all graded areas and provide siltation controls. Stormwater management and erosion control measures must be concurrent with site work in order to be effective. Stormwater management officials must also consider the cumulative effects of increased development runoff in watersheds (Stormwater Management and Erosion Control, pg. 163).

- C. 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).

- D. Developments in Boone County must be designed, where appropriate, to improve the County's transportation network system of roadways, and functional classifications must be used in the planning for and designing of new developments. Collector roadways should be extended and developed to provide for the safe movement of traffic through and between subdivisions. Development along existing arterials and collector roadways should not have direct driveway access, but be served by a local street. Appropriate road connections should be constructed to provide alternate routes for traffic to and through specific projects and to enhance the capacity of existing streets. The traditional grid system can provide an alternative to typical suburban design. Parallel and frontage roads should be used to minimize impacts of individual sites on collector and arterial roadways. Appropriate pedestrian networks should be incorporated into the design of developments which will generate or experience significant pedestrian use. These networks should not only provide internal paths, but should provide connections to adjoining uses where appropriate. Public open space and recreation sites should be connected to each other by bicycle and pedestrian paths where appropriate. Transit Oriented Development (TOD) is discussed in detail in the Transportation Element, and should be examined as a future direction in Boone County development patterns (Transportation and Pedestrian Network, pp. 163-164).
- 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. This Comprehensive Plan encourages the restoration, renovation and/or adaptive re-use of historically significant structures in 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 (Recommended Areas of Commercial Activity, pg. 67).

The following Goals and Objectives relate to the requests:

- A. 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).
- B. The incremental effects of developments on the environment, including, but not limited to storm water, erosion, woodlands, streams, and views shall be evaluated and addressed with public involvement (Environment, Objective 11).
- C. The needs of Boone County's population are measured and fulfilled through the provision of orderly growth (Population, Goal).
- D. Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas (Business Activity, Goal).
- E. 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).
- F. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe and effective access and ample parking spaces (Business Activity, Commercial Objective).
- G. 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.
- H. The incremental effects of developments on public facilities and services shall be evaluated and addressed Public Services and Facilities, Objective 18).
- I. Transportation opportunities for pedestrians and bicyclists shall be provided by the development of a network of sidewalks, pathways and roadway lanes (Transportation, Objective 10).
- J. Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system (Transportation, Objective 11).

Relationship to the Houston-Donaldson Study

- A. The subject properties are located in Subarea 5 of the Study. The Study recommendations for this subarea include:
 - Future development and/or redevelopment in the area should be commercial or office uses and not light industrial or residential uses.
 - Any future development and/or redevelopment should be made to conform and blend in with the existing built environment.
- B. The property is subject to the Site Design Standards, Architectural Design Review, and Special Sign Regulations of the study.

Planned Development Standards

The requests needs to be evaluated against the Planned Development Standards found in the zoning regulations (see attachments). A proposed Concept Plan shall fulfill the criteria outlined in this section "unless a portion of the criteria do not apply or relate, in whole or part, to a specific proposal."

Staff Comments

1. Section 1512 of the Boone County Zoning Regulations was changed as part of 2012/2013 Zoning Update. The current regulations allow the Planning Commission and legislative body to consider up to a 50% building intensity bonus as part of a Planned Development request. The prior regulations (2002 and 2008 zoning codes) only allowed up to a 30% building intensity bonus.
2. Major changes that are being proposed as part of the requests:
 - A. The Springhill Suites lot would go from 3.366 acres to 3 acres. The Acapulco and Towneplace Suites lot would go from 2.871 acres to 3.237 acres.
 - B. Up to a 50% building intensity bonus is being proposed on each lot.
 - C. In 1996, a 47,425 square foot Towneplace Suites was approved. The hotel was a four-story structure (65' overall height) and contained 83 sleeping rooms. The current proposal would allow a 63,900 square foot Towneplace Suites hotel. The proposed hotel is a five-story structure (67' overall height) and contains 105 sleeping rooms.
 - D. New architectural design of the Towneplace Suites.
 - E. New PD Waivers (see Page 2 of Staff Report).
 - F. Modification or elimination of existing conditions (see Page 2 and 3 of Staff Report).
3. The plans shows that 325 parking stalls will be provided on the two sites (117 on Springhill and 208 on Towneplace/Acapulco) and 323 stalls are required.
4. The plans show that three flag poles are proposed. The applicant informed Staff that only official flags (non-commercial) will be flown.
5. Staff recommends that the following Planned Development Standards should be analyzed in more detail before action is taken on the request:
 - A. Mixed Use Orientation and Pedestrian Orientation: This standard states that Planned Developments shall have a pedestrian orientation. The submitted plans show that sidewalks being provided in the Hansel Avenue right-of-way and sidewalk connections between the sites. Staff recommends the sidewalk connection between Towneplace Suites and Acapulco should be made more direct.
 - B. Open Space: This standard calls out that useable open space in an amount over the setback area shall be provided. The only useable open spaces being proposed on the Towneplace Suites site are the outside patio seating areas to the front and rear of the building. Staff would like the applicant to consider adding another seating area that overlooks the retention pond.
 - C. Landscaping: This standard states that substantial landscaping shall be provided in

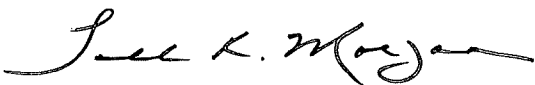
Planned Developments with emphasis given to streetscape areas and buffer zones. The submitted plans show that Buffer Yard A plantings will be installed along the Turfway Road and Hansel Avenue street frontages and additional landscaping islands will be added in the Acapulco/Towneplace Suite parking lot. Notes on the plan indicate the properties will comply with the 22% green space requirement of the Houston-Donaldson Study.

- D. Architecture: This standard states that a consistent architectural theme shall be provided in Planned Developments. The theme shall relate to existing structures on the project site and adjacent sites. Staff would like the applicant to address the following:
- Submit building elevation drawings of the sides and rear of the building.
 - The front elevation drawing shows that "LED continuous strip lighting" is being proposed under the roof elements. Please provide pictures and address the color of the lighting.
 - Confirm no building mechanicals will be visible on the roof.
 - Address the height and materials of the retaining wall (rear patio area).
 - The Concept Plan and elevations are not consistent. The Concept Plan shows the front facade (northwest side) will have a seating area behind a wall or fence.
5. Staff sent out an agency memo regarding the request to Florence Fire Department, Florence Public Services, and Kenton County Airport Board regarding the request. To date, Staff has not received any comments.

CONCLUSION

The Changes in Approved Concept Development Plan requests need to be evaluated by the Boone County Planning Commission and Florence City Council in terms of Article 15 of the Boone County Zoning Regulations and the potential impacts on existing and planned uses in the area.

Respectfully Submitted,



Todd K. Morgan, AICP
Senior Planner, Zoning Services

TKM/ss

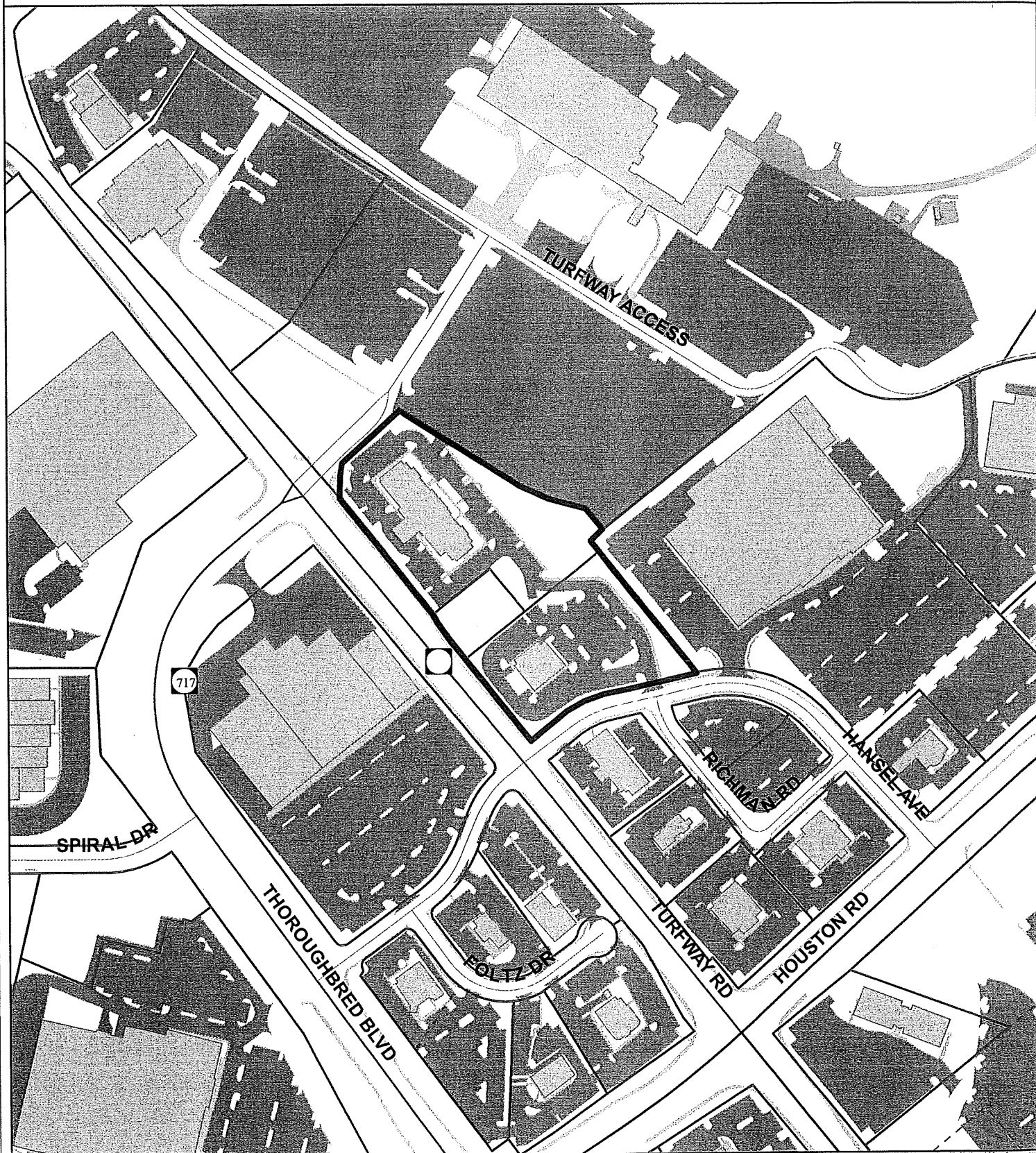
Attachments:

- *Site Vicinity Map
- *Existing Conditions Plan
- *Concept Development Plan
- *South Elevation Drawing
- *Details
- *Architectural Rendering
- *Emails from Property Owner
- *2016 Aerial Map
- *Topographical Map
- *Zoning Map
- *2035 Future Land Use Map
- *1992 Committee Report and Concept Plan for Saratoga Square Subdivision
- *1992 Zoning Administrator Determination

- *2006 Committee Report & City of Florence Special Conditions for SpringHill Suites Subdivision
- *2009 Conditions and Concept Development Plans for Towneplace Suites and Tumbleweed
- *Planned Development Standards
- *10/6/17 Agency Email
- *Application

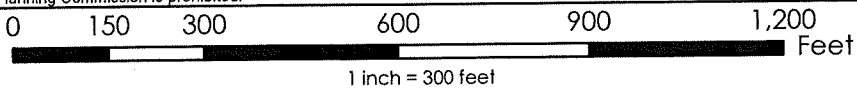
SITE VICINITY MAP

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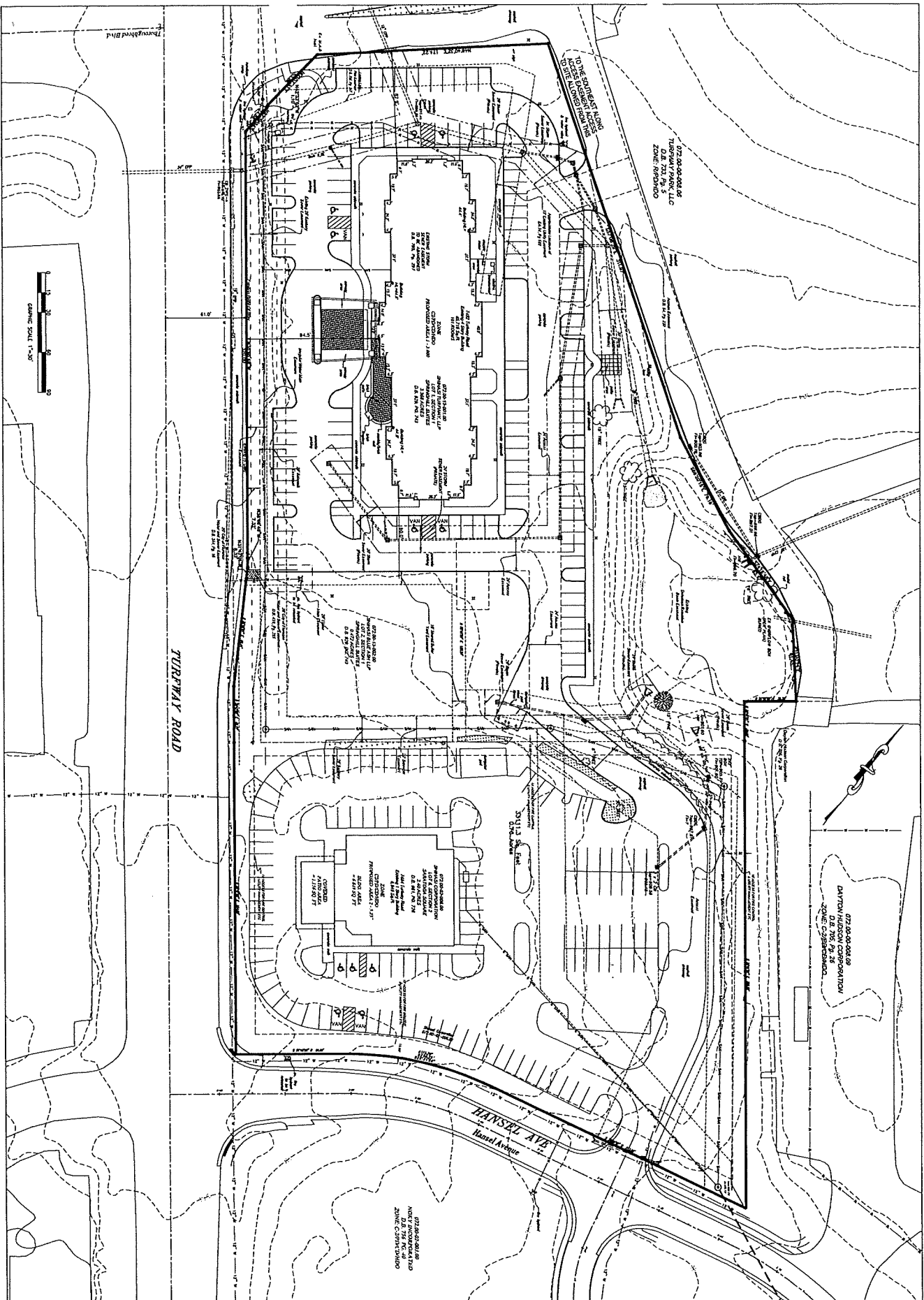
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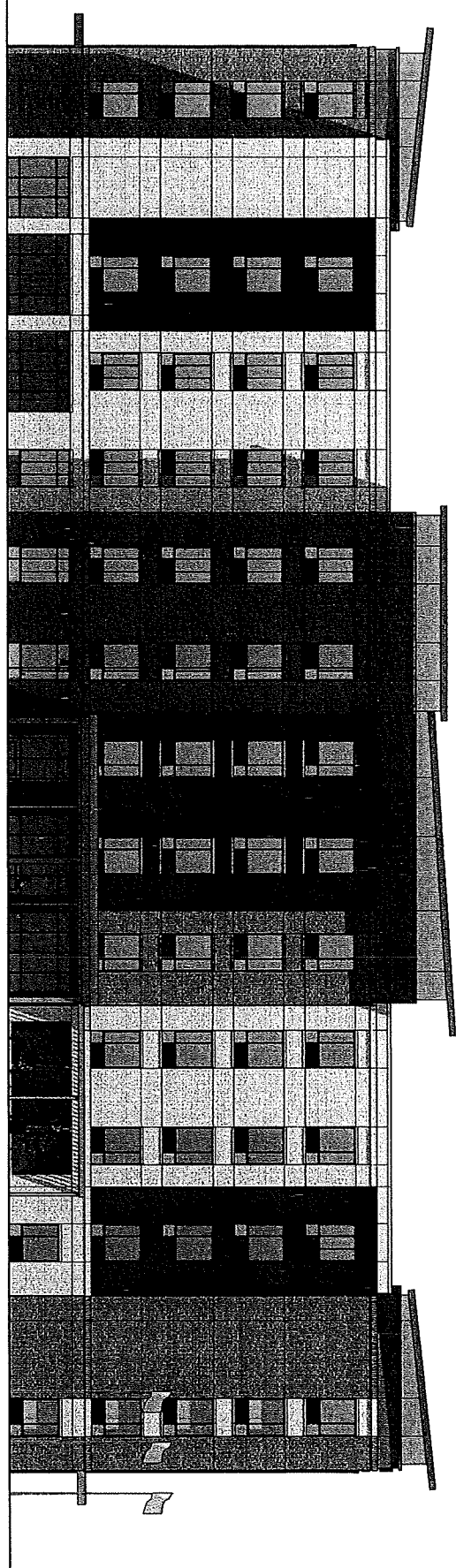


Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

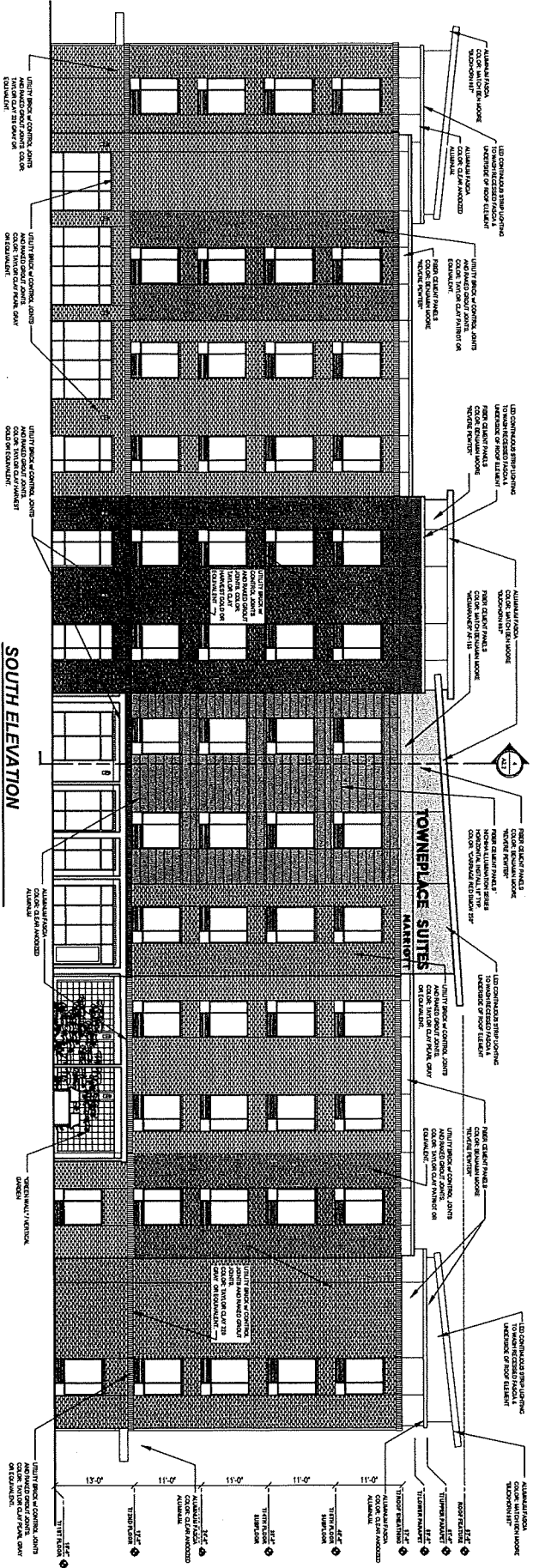
Boone County GIS
ArcMap Document: BooneMap (Site) mxd





SOUTH ELEVATION (COLOR)

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



SOUTH ELEVATION

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

PRELIMINARY
NOT FOR CONSTRUCTION

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A CUSTOM DESIGN FOR A NEW PROPOSED:
TOWNEPLACE SUITES
1415 TURNWAY ROAD, FLORENCE, KENTUCKY 41041, BOONE COUNTY
MARRIOTT
SOUTH BUILDING ELEVATION

STEVEN M. ROBERTS, ARCHITECT
1113 DISTRICT COURT
CHICAGO, IL 60607
Tel: 312.467.1111 Fax: 312.467.1112
Email: info@costandi.com
costandi ARCHITECTURE + PLANNING

Project No. **TPS FLORENCE**
A2.1

03/16/2017	DATE RECEIVABLE
6/29/2017	CLIENT REVIEW
10/03/2017	CHANCE OF CONCEPT

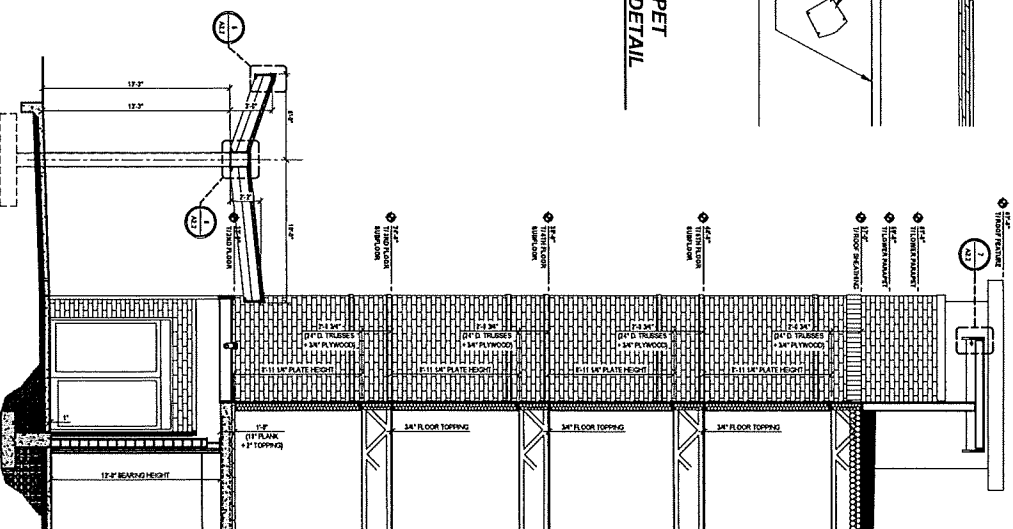
A CUSTOM DESIGN FOR A NEW PROPOSED:
TOWNEPLACE SUITES
7418 TURFWAY ROAD, FLORENCE, KENTUCKY, 41041, BOONE COUNTY **MARRIOTT**
DUMPSTER ENCLOSURE, CANOPY,
AND LED LIGHTING DETAILS

SMR STEVEN M. ROBERTS, ARCHITECT
1811 DESTINY COURT
CINCINNATI, OHIO 45227
SteveMRobertsArchitect@gmail.com
Phone: 513-226-7410

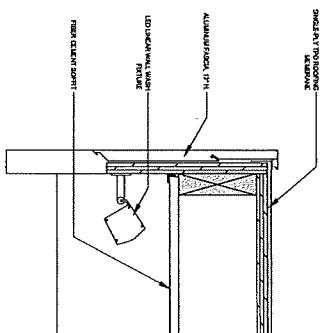
costandi ARCHITECTURE + PLANNING

Project No. **TPS Florence**

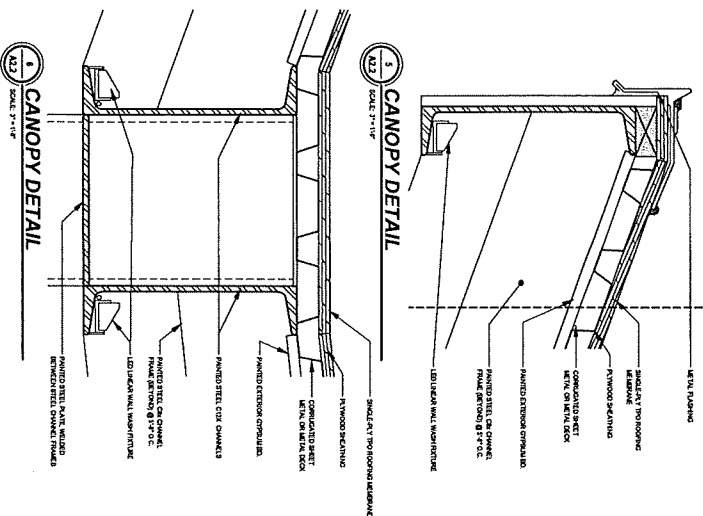
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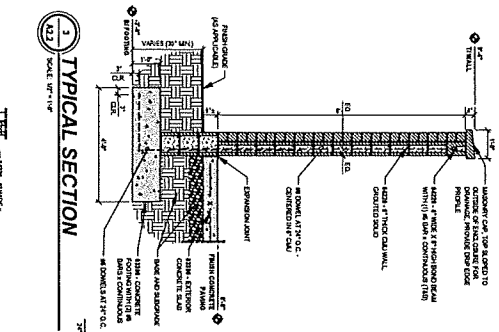
1
A2.1
WALL / CANOPY SECTION
SCALE: 1/4" = 1'-0"



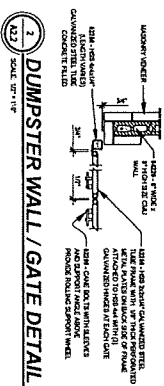
LED PARAPET
LIGHTING DETAIL



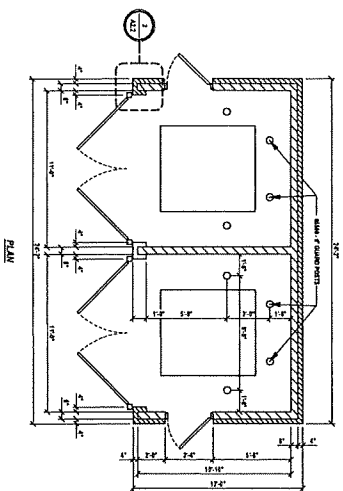
CANOPY DETAIL
SCALE: 3" = 1'-0"



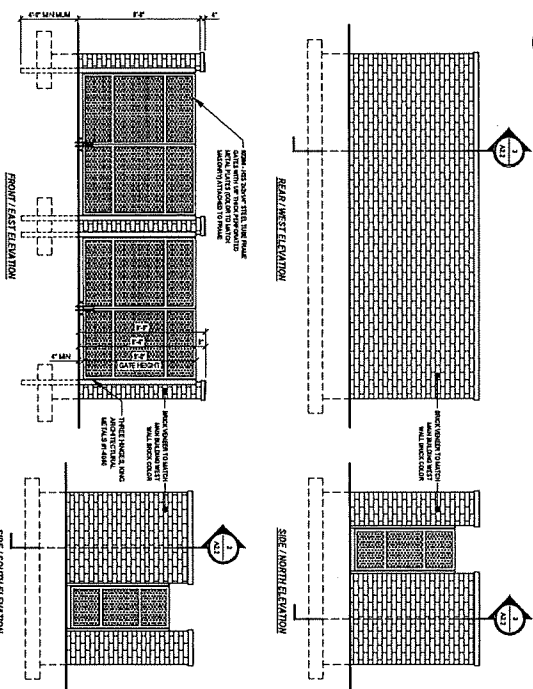
TYPICAL SECTION
3
A22
SCALE: 1/8" = 1'-0"



DUMPSTER WALL / GATE DETAIL



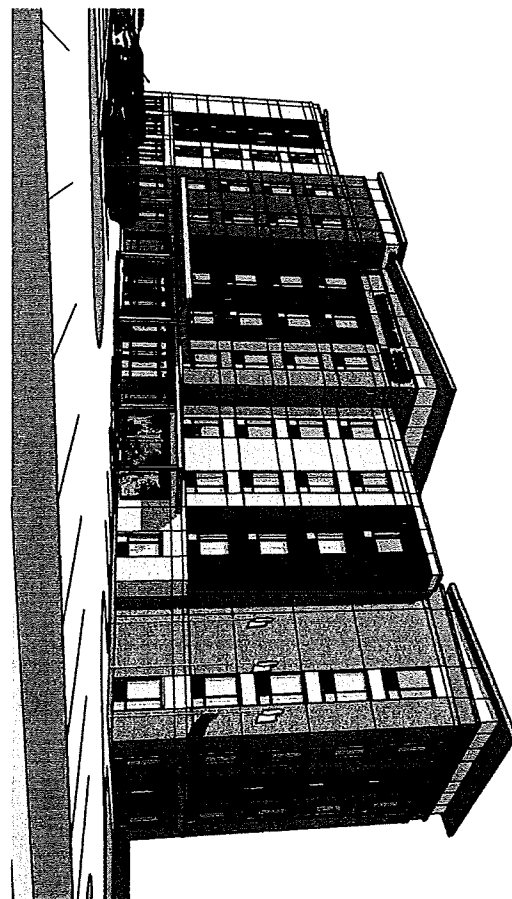
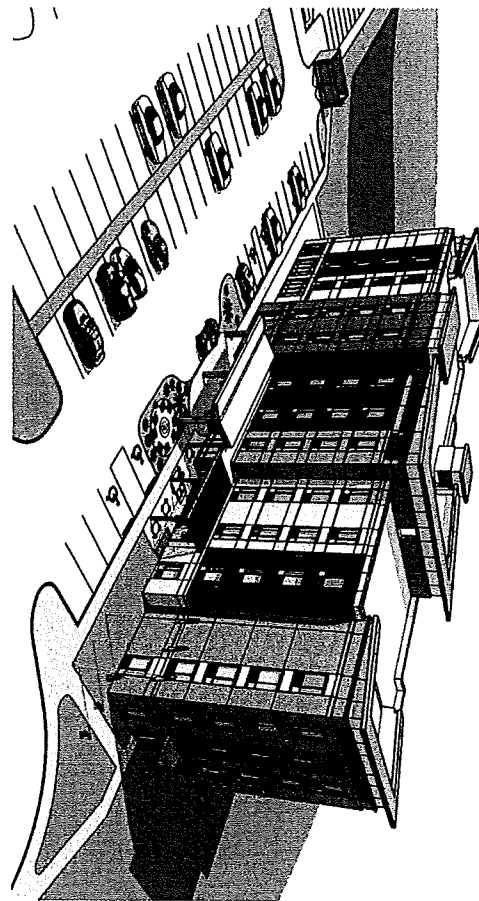
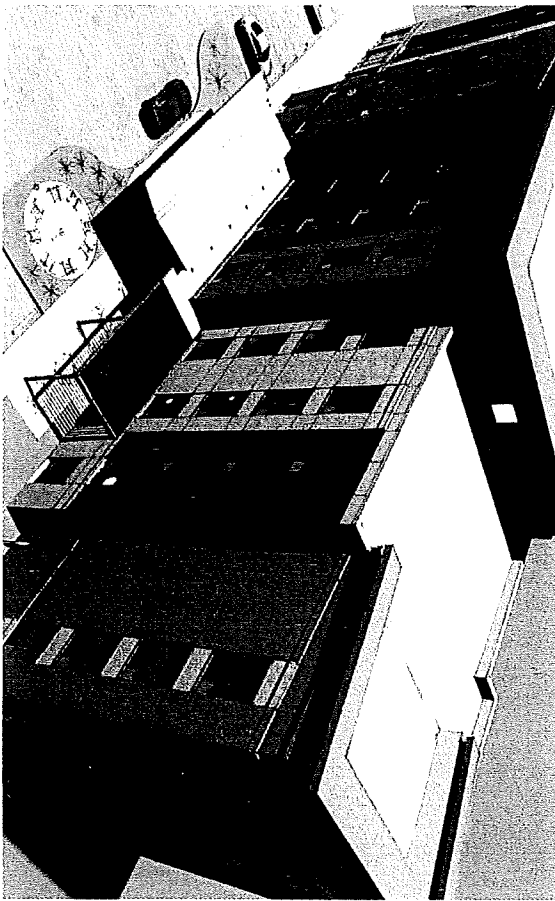
DUMPSTER / TRANSFORMER ENCLOSURE PLAN / ELEVATIONS



CANOPY DETAIL
SCALE: 3" = 1'-0"
A2.2

FRONT / EAST ELEVATION

SIDE / SOUTH ELEVATION



Michelle Bollman

From: Subhas Patel <subhas@keystonehotels.com>
Sent: Thursday, September 28, 2017 12:58 PM
To: Michelle Bollman; 'Steven Roberts'; tmorgan@boonecountyky.org
Subject: FW: New Regional Travel & Tourism Data Released

Todd, Please find information from the RTN – Regional Tourism Network. The numbers are impressive and the Northern Kentucky Area is benefiting from most of it. There is also a link in the email below showing the full report.

Regards, Subhas

From: lantus@staycincinnatiusa.com [mailto:lantus@staycincinnatiusa.com]
Sent: Thursday, September 28, 2017 11:08 AM
To: subhas@keystonehotels.com
Subject: New Regional Travel & Tourism Data Released

Dear Travel & Tourism Partner,

The Cincinnati USA Convention & Visitors Bureau, meetNKY – Northern Kentucky CVB and Cincinnati USA Regional Tourism Network jointly present findings from a study on the size and strength of Cincinnati USA's travel and tourism industry, and its impact on the regional economy.

The study, conducted by Tourism Economics and Longwoods International, revealed that the industry continues to be a significant contributor to the Cincinnati regional economy.

Key findings of the study include:

- **Visitors spent \$5 billion** in the region, driven by spending on food and beverage, retail and lodging.
- The Cincinnati region **hosted 26.1 million visitors** in 2016.
- More than **77,000 jobs are sustained** by the travel and tourism industry in the region.
- Tourism generates **\$1.1 billion in tax revenue**, including state and local taxes, offsetting the regional household burden by \$630 yearly.
- The Cincinnati region's growth in visitor volume, room demand, revenue and hospitality employment in 2016 **outpaced the growth of the United States** in these measures.

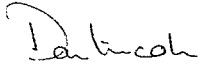
The travel and tourism industry generates new revenue and tax dollars that create jobs, opportunity and vitality for the residents and communities across the 15-county, three-state Cincinnati region. Tourism often is the front door to attract talent, business and economic development.

Growth in tourism has been one of the brightest spots in our regional economy, outpacing national growth averages. This expansion continues to renew our destination as more developers and businesses recognize the opportunity to build on the sustained success and momentum.

[Click here](#) to read and download the full report.

Thank you for being the driving force in the vitality of the visitor economy in the Cincinnati region!

Sincerely,



Dan Lincoln
President & CEO
Cincinnati USA CVB
DLincoln@CincyUSA.com



Eric Summe
President & CEO
meetNKY
ESumme@nkycvb.com



Linda Antus
President & CEO
Cincinnati USA RTN
LAntus@StayCincinnatiUSA.com

CINCINNATIUSA
CONVENTION & VISITORS BUREAU



nkY
Northern Kentucky CVB



Regional Tourism Network
Cincinnati USA RTN



Dear Partners & Stakeholders,

I am pleased to present the results of the 2016 Economic Impact Study of the Cincinnati Regional Tourism Industry. This study, a collaboration by meetNKY, the Cincinnati Regional Tourism Network and the Cincinnati CVB, highlights the continued impact the visitor economy has on our region.

Key Findings from the Study (2016 results):

- **\$5 billion in Economic Impact:** Visitors to the 15 county/3 state Cincinnati Region spent \$5 Billion on Lodging, Food and Beverage and Retail.
- **26.1 million visitors:** The Cincinnati Region hosted 26.1 million visitors in 2016.
- **77,000 jobs:** The travel and tourism industry supports 77,000 wage earning jobs.
- **\$1.1 Billion in Taxes:** Tourism generates \$1.1 Billion in tax revenue including taxes paid to the state and to local jurisdictions. This tax revenue offsets every regional household's yearly tax

burden by \$630!

Since 2009, The Cincinnati region's growth in visitor volume, room demand, revenue and hospitality employment has outpaced the growth of the United States in all these measures.

The continued growth of our visitor economy is a key indicator of the strength of our region. We are celebrating the report as well as all of the success our region continues to have this year. We appreciate your continued support of our organization's mission.

Please click [here](#) to see the entire report.

Best Regards,
Eric Summe
President & CEO, meetNKY

Subscribe Here

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Added

Our mailing address is:

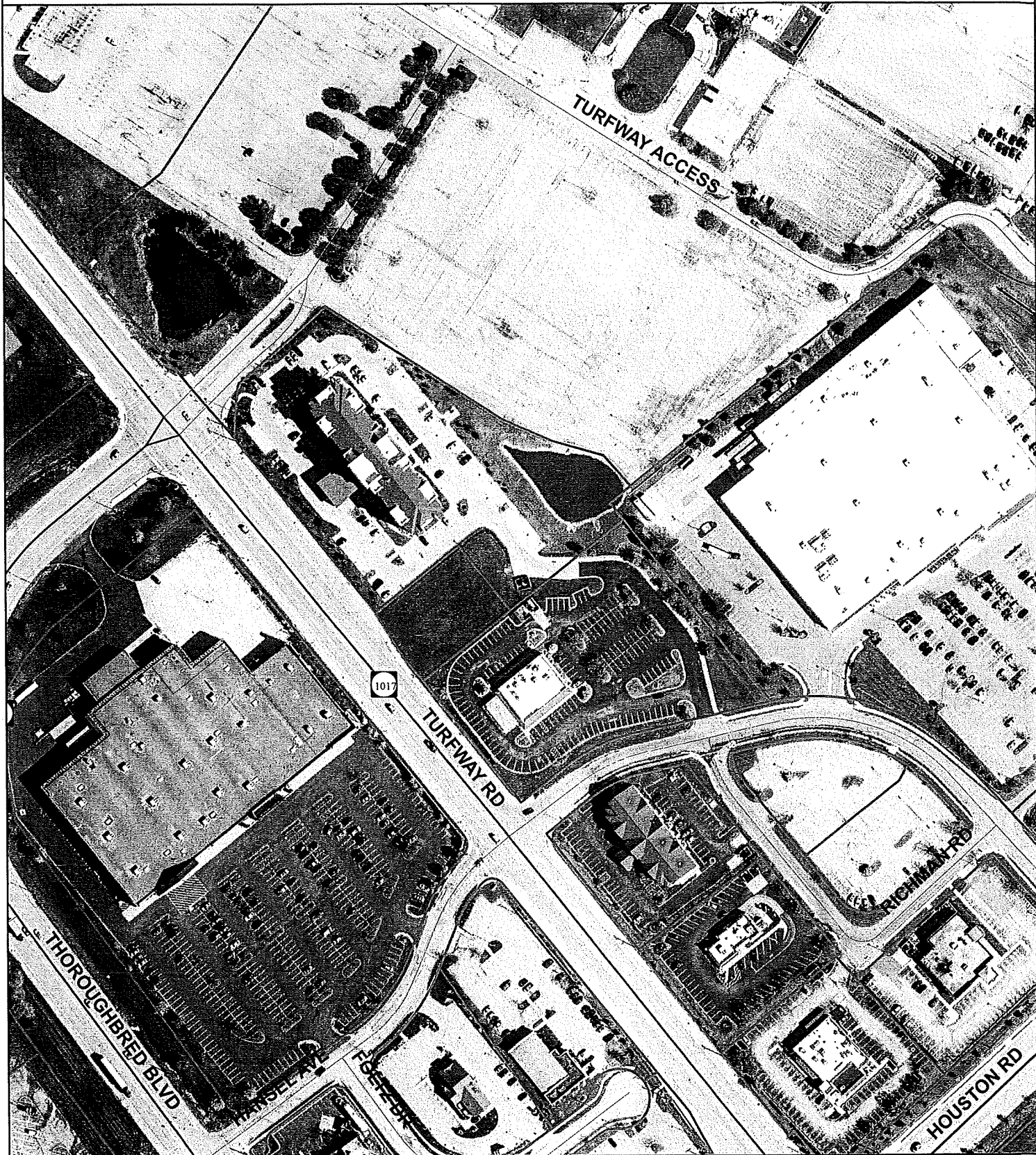
meetNKY | Northern Kentucky CVB
50 E. RiverCenter Blvd.
Suite 200
Covington, KY 41011

[Add us to your address book](#)

Want to change how you receive these emails?

2016 AERIAL MA

www.boonecountygis.com



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0 100 200 400 600 800 Feet

1 inch = 200 feet

Boone County GIS - Putting Northern Kentucky on the Map

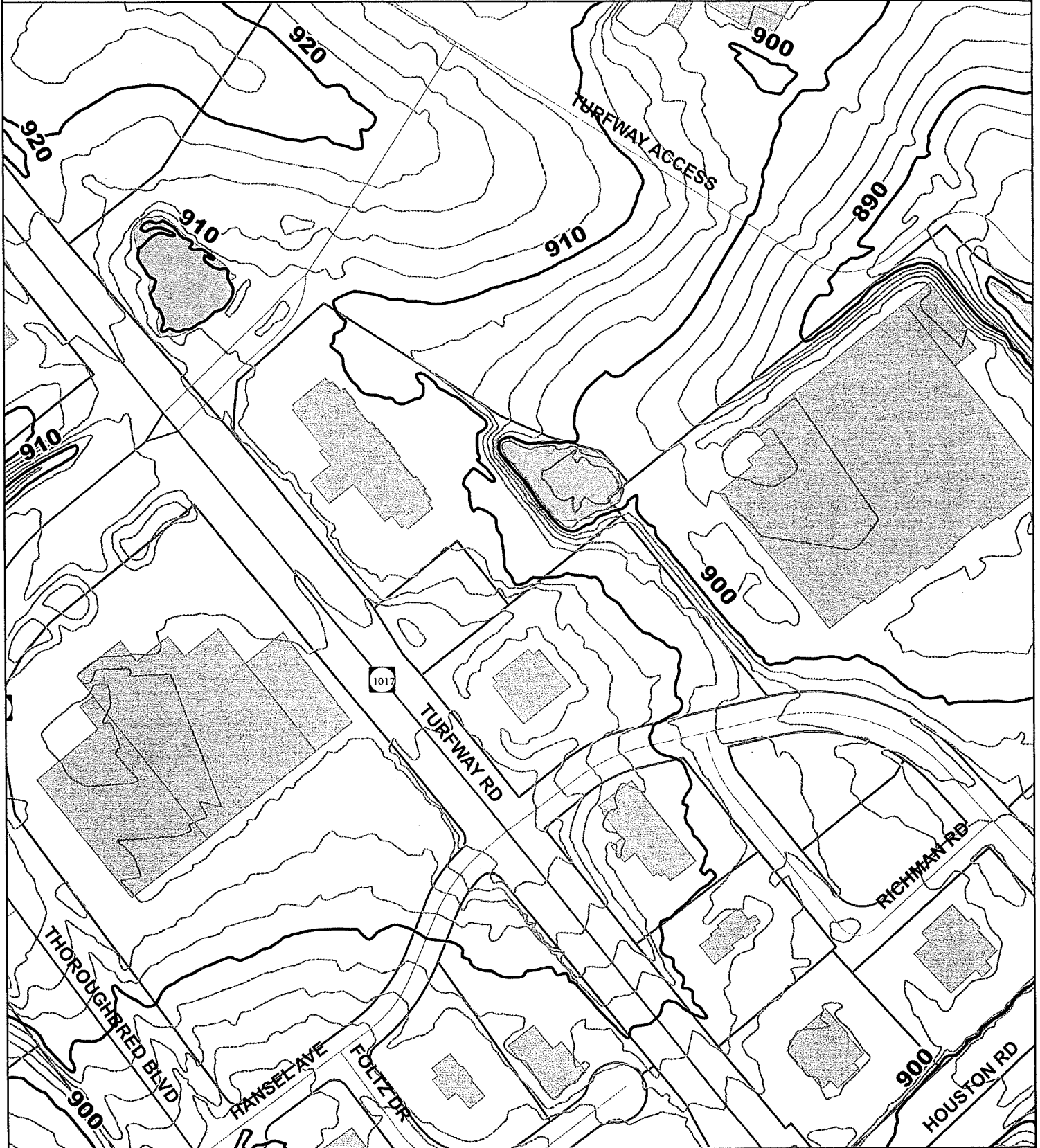


Map Created: 07/01/2013

ArchMap Document: BooneMap (life).mxd

TOPOGRAPHICAL MAP

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0 100 200 400 600 800 Feet

1 inch = 200 feet

Boone County GIS - Putting Northern Kentucky on the Map

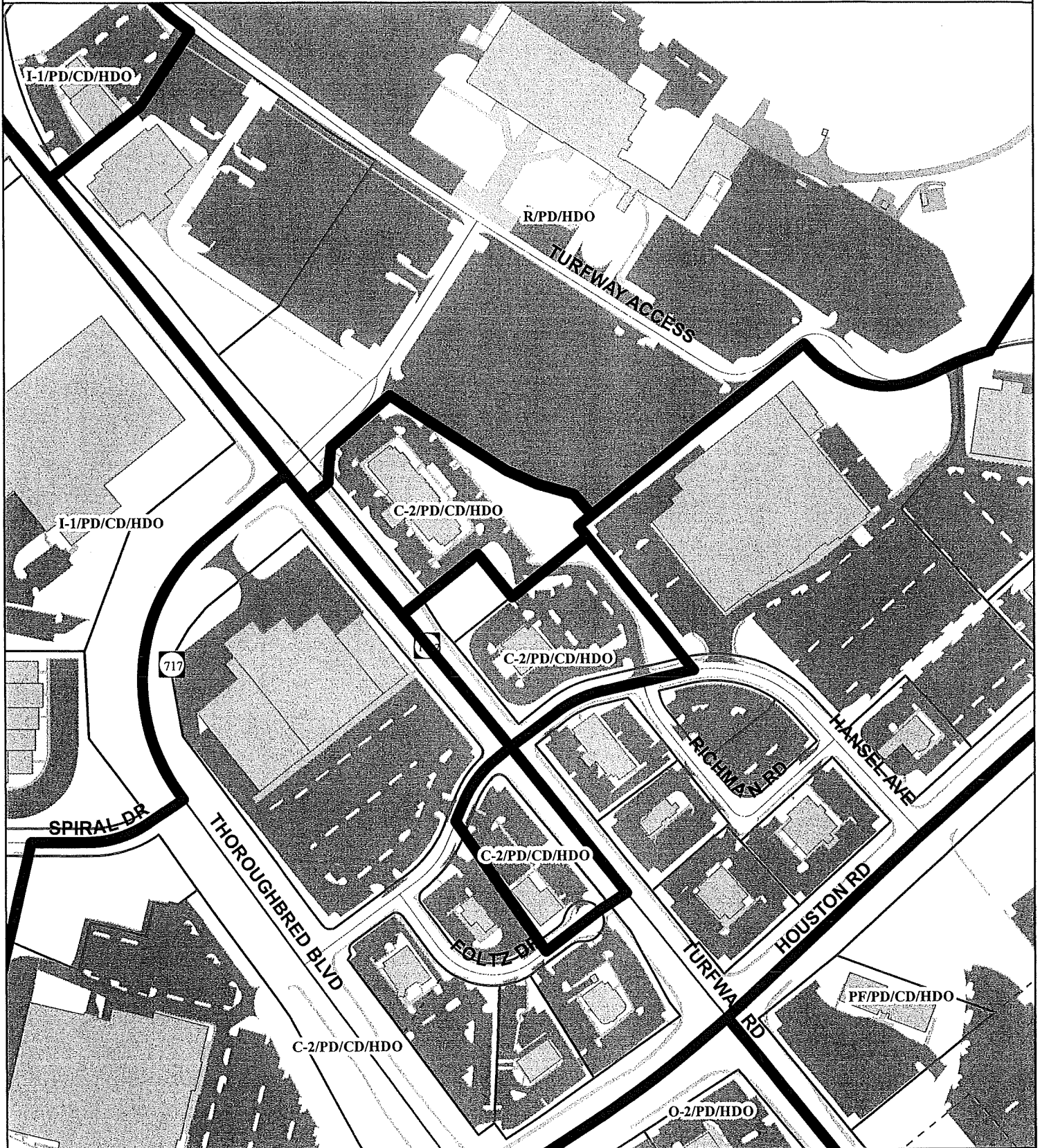


Map Created: 07/01/2013

Map File: C:\Users\jg\My Documents\BooneMap (1).mxd
ArcMap Document: BooneMap (1).mxd

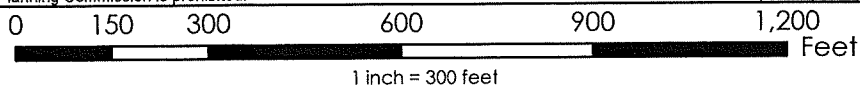
ZONING MAP

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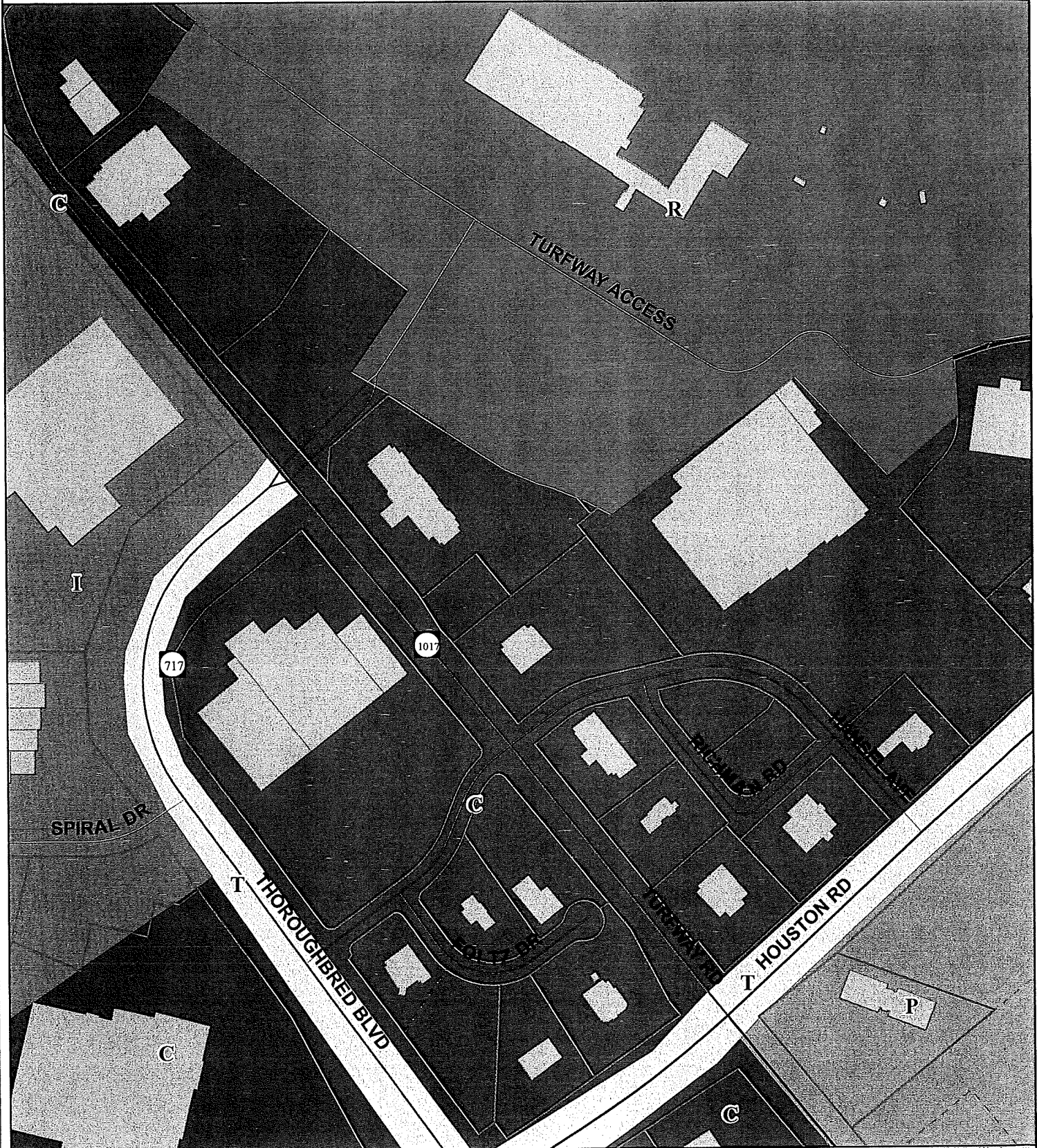
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

Boone County GIS
ArchMap Document: BooneMap (file).mxd

2035 FUTURE LAND USE MAP

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Map Created: 07/01/2013

Boone County GIS - Putting Northern Kentucky on the Map

Maple Forest 8.000000 North 80.000000
ArcMap Document: BooneMap (file).mxd

COMMITTEE REPORT

#3

TO: Boone County Planning Commission

FROM: Phil Damstrom, Chairman

DATE: January 15, 1992

RE: Request of Carroll Properties, Inc. (applicant) for Turfway Park Racing Association, Inc. (owner) for a change in a previously approved Concept Development Plan for Saratoga Square Subdivision located off Turfway Road in unincorporated Boone County and Florence, Kentucky. The 11.29 acre site is zoned Commercial Two/Planned Development (C-2/PD).

REMARKS:

We, the Committee, recommend approval of the above request based upon the following findings of fact and subject to the following conditions.

FINDINGS OF FACT

1. The proposed uses and submitted Concept Development Plan generally meet the goals and objectives of Planned Development and will serve the employment uses identified in the Houston-Donaldson Study and in existence in the study area. These uses are service related and are designated to protect the employment character of the area and the existing recreational facility adjacent to the 11.29 acre site.
2. The proposed uses and building intensities are compatible with the remaining property owned by Turfway Park Racing Association since the building intensity of the Turfway Square project has been reduced by 100,000 square feet.

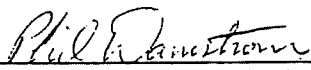
CONDITIONS

The applicant is being asked to agree to include these items as part of the Concept Development Plan in order to clarify the plan as presented at the December 18, 1991 Public Hearing. Further, these conditions are intended to clarify the suitable uses and development for the presented plan.

1. The applicant shall be limited to a monument type sign located at Hansel Avenue and Houston Road and at the corner at Turfway Road and Houston Road. These signs shall advertise Saratoga Square Subdivision and shall include the names of the businesses located on Lots 1-6 of Saratoga Square Subdivision. Each sign shall be appropriately landscaped and shall have a maximum height (sign area) of eight feet and a maximum sign area of 100 square feet. Any changes to the dimensions shall be reviewed by the Boone County Planning Commission Technical Committee.
2. A sidewalk shall be provided along the interior private street that connects with Hansel Avenue.

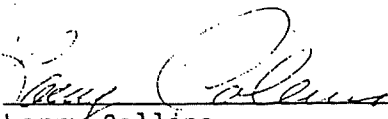
3. The applicant shall still follow the stated conditions in the October 3, 1990 Boone County Planning Commission Committee Report.

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.

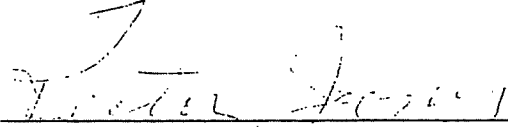


Phil Damstrom, Chairman

Fred Burch



Larry Collins



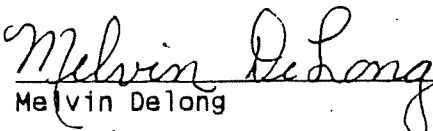
Rector Jones



Barry Neitner



Carol Smith

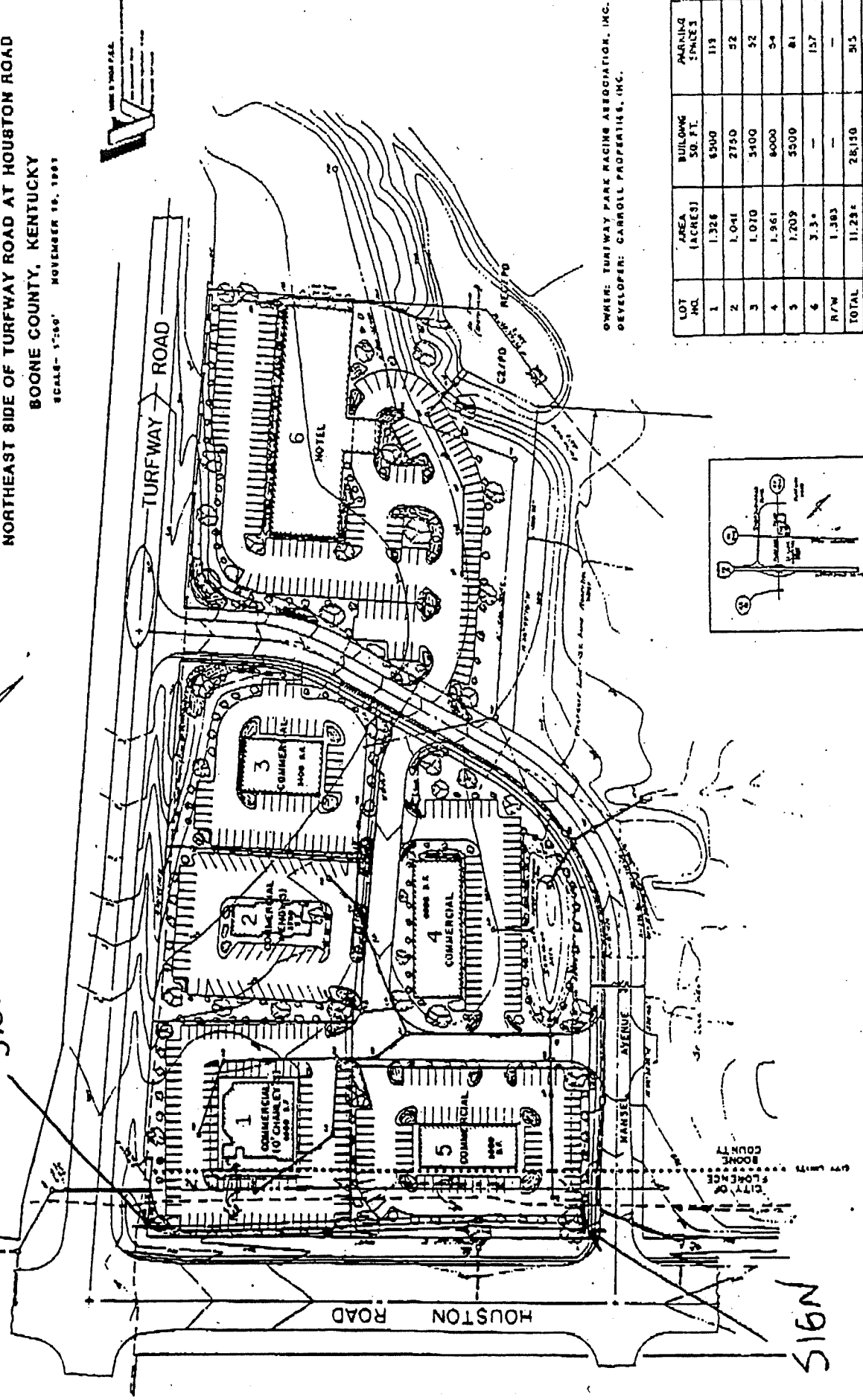


Melvin DeLong

PD:kat

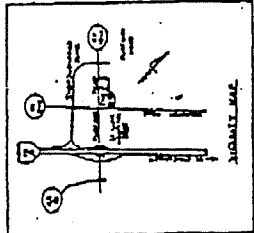
1992- REVISED CONCEPT PLAN
WITH LANDSCAPING
FOR SARATOGA SQUARE AREA OF
TURFWAY PARK RACING ASSOCIATION, INC. PROPERTY
NORTHEAST SIDE OF TURFWAY ROAD AT HOUSTON ROAD
BOONE COUNTY, KENTUCKY
SCALE - 1"=50' NOVEMBER 19, 1991

SIGN



OWNER: TURFWAY PARK RACING ASSOCIATION, INC.
DEVELOPER: CARROLL PROPERTIES, INC.

LOT NO.	AREA (ACRES)	BUILDING SQ. FT.	PARKING SPACES
1	1.326	4500	119
2	1.041	2750	52
3	1.010	3100	52
4	1.961	8000	54
5	1.209	5500	81
6	3.34	—	137
R/W	1.363	—	—
TOTAL	11.29	28,150	515



SIGN

KPC

BOONE COUNTY PLANNING COMMISSION



2995 Washington Street Burlington, KY 41005

606-334-2196 FAX 606-334-2264

October 14, 1992

Mr. Mark F. Simendinger
President
Carroll Properties, Inc.
7300 Turfway Road
Suite 510
Florence, KY 41042

RE: Changes to Saratoga Square Subdivision
Concept Development Plan

Dear Mr. Simendinger:

I have examined your letter dated October 8, 1992 regarding changes to the Saratoga Square Concept Development Plan. Below is a summary of the approved uses and building intensities and proposed uses and intensities.

<u>Lot #</u>	<u>S.F. Approved</u>	<u>S.F. As Revised</u>	<u>Existing or Proposed Use</u>
1	6,500	6,500	O'Charley's Restaurant
2	2,750	2,750	Wendy's Restaurant
3	5,400	5,400	Commercial
4	8,000	-0-	Parking Lot
5	5,500	7,865	Cooker Restaurant
6	20,800	6,000 plus approximately 10,400 hotel	Tumbleweed Restaurant & Hotel

It is my determination that the above changes to Lot #4 and Lot #6 are minor and meet the intent of the approved Concept Development

Mr. Mark Simendinger
October 14, 1992
Page 2

Plan approved by the Boone County Planning Commission and by the Boone County Fiscal Court. The reasons appear below.

- 1) The overall building intensity of Saratoga Square Subdivision is smaller than originally approved (48,950 s.f. versus 38,915 s.f.).
- 2) The existing and proposed uses are commercial in nature and meet the purpose of the commercial subdivision.
- 3) A portion of Lot #6 and the adjacent racetrack property may still be used for a future hotel. Please keep in mind that the racetrack property and any future uses on such property are subject to the 1992 Houston-Donaldson Study.

In order for you to develop the parking lot on Lot #4, a Site Plan Review application must be submitted to our office. Since the Tumbleweed Mexican Restaurant and Mesquite Grill is a permitted use on Lot #6, it will require you to submit a Site Plan Review application and a Design Review application to our office.

I trust this letter is sufficient in meeting your needs. Should you have any questions, don't hesitate to contact me at 334-2196.

Sincerely,



Kevin P. Costello, AICP
Assistant Director / Zoning Administrator

KPC/vlm

cc: Roger Rolfes, City Coordinator, City of Florence

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Judy Arnett, Chairwoman

DATE: October 18, 2006

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

REMARKS:

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

FINDINGS OF FACT

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

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

CONDITIONS

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

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

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

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

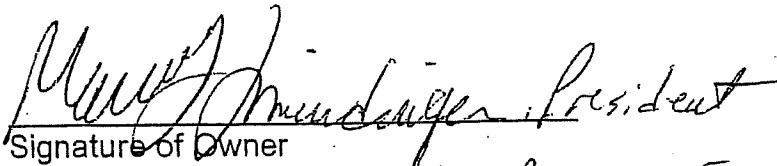
A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request. Attached is the signature page for the Zone Change/Concept Development Plan Committee Vote.

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

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

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

11/20/06
Date


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

PRELIMINARY
NOT FOR CONSTRUCTION

SRA
ARCHITECTS
SARAH R. ANDERSON
ARCHITECTS
1000 EAST 10TH AVENUE
SUITE 1000
DENVER, CO 80202
TEL: 303.733.1111
WWW.SRAARCHITECTS.COM

THIS DOCUMENT IS THE PROPERTY OF SRA ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SRA ARCHITECTS.

A NEW
HOTEL FOR

Springhill Suites
by Marriott

TURFWAY PARK
FLORISSANCE, KENTUCKY

PROJECT NO.: 06022

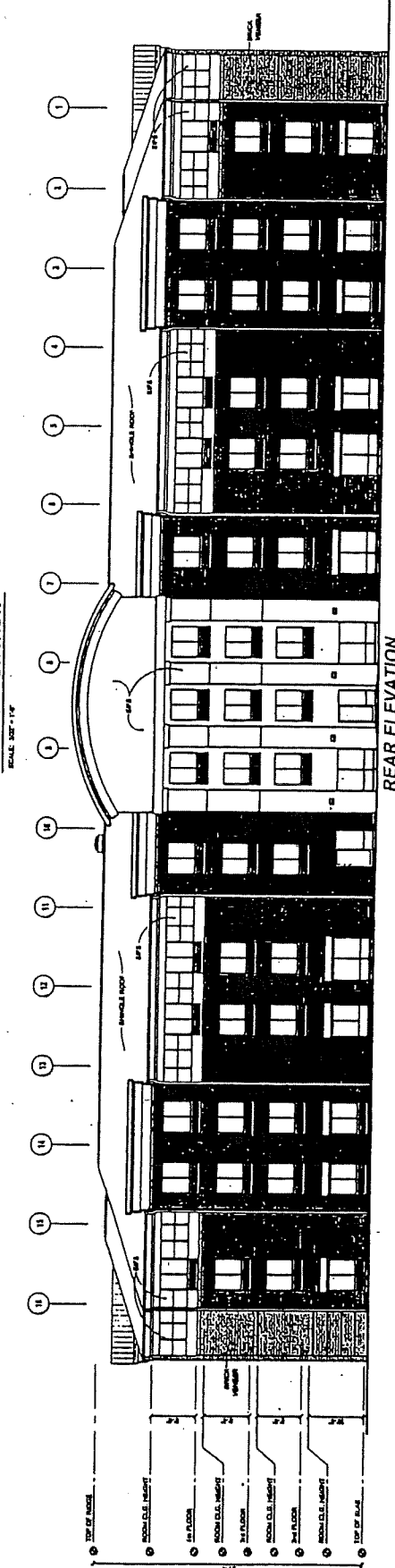
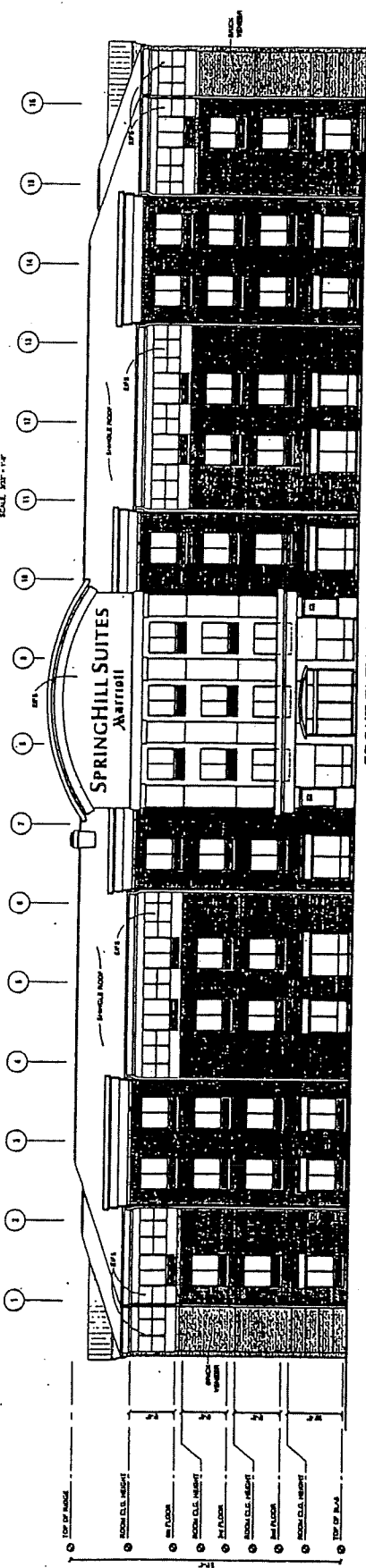
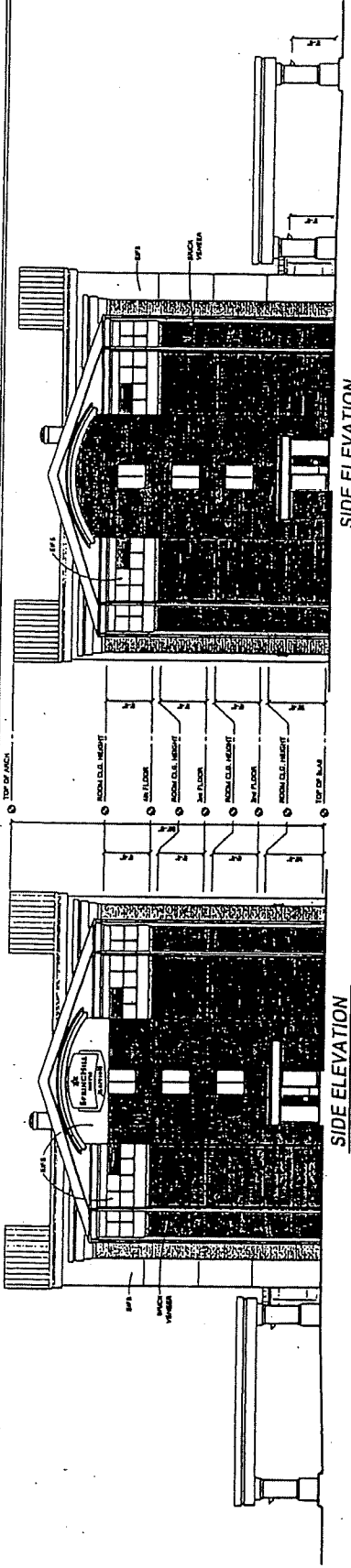
SHEET
NO. 1001-01
BUILDING ELEVATIONS

DATE: 03/20/14
FILE NAME: 032001.dwg
SHEET TITLE: BUILDING ELEVATIONS

SHEET NUMBER

DD1
REDUCED PRINT
HALF SIZE

EXHIBIT 1



PRELIMINARY
NOT FOR CONSTRUCTION

SRA
ARCHITECTS
SUNSHINE ASSOCIATES
80 TURFWAY PARK
FLORENCE, KY 40302
CAPITOL CITY, KY 40302
TEL: 502.338.1100
FAX: 502.338.1101
EMAIL: sra@sunshine.com

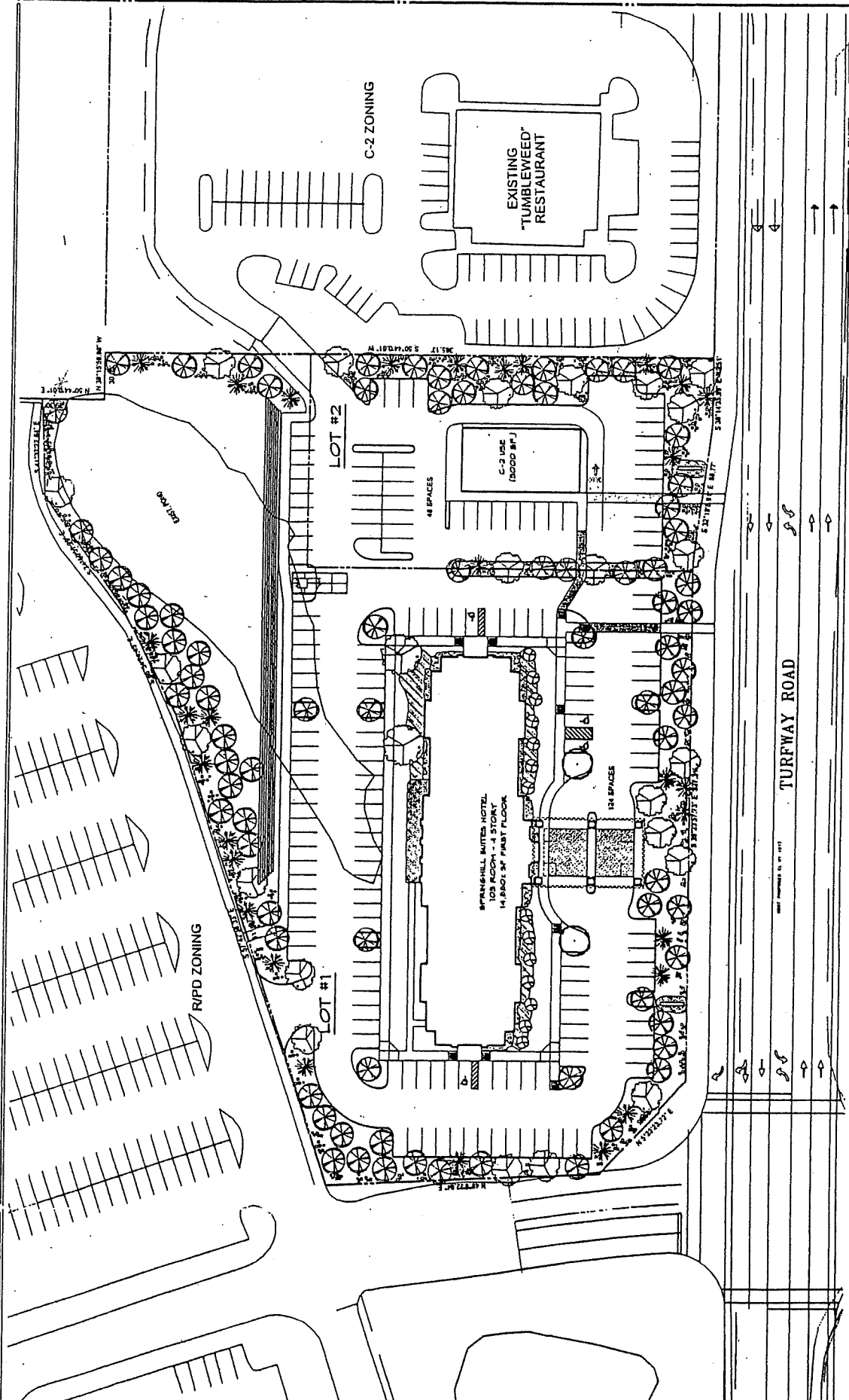
A NEW
HOTEL FOR:



TURFWAY PARK
FLORENCE, KENTUCKY
PROJECT NO.: 08023
DATE: 10/10/08 PM

* INDICATES TOTAL AREA
FILE NAME: 10/10/08.dwg
SHEET TITLE: CONCEPT SITE PLAN

SHEET NUMBER
DD8
REDUCED PRINT
HALF SIZE



SITE INFORMATION	
EXISTING ZONING:	R/FD
PROPOSED ZONING:	C-2 PD
LOT AREA:	3.34 ACRES
LOT #1:	
PROPOSED USE:	HOTEL
SITE AREA:	3.34 ACRES
BUILDING AREA:	10,000 SF (4 STORIES)
PARKING SPACES:	121 SPACES
GREEN SPACE:	48%
LOT DEPTH (10,000 SF):	30.325 MAX. - 24.325 ACTUAL
LOT DEPTH (10,000 SF):	13.348 MAX. - 8.190 MAX. ACTUAL
LOT #2:	
PROPOSED USE:	C-2 USE
SITE AREA:	8.190 ACRES
BUILDING AREA:	18,000 SF (11 STORIES)
PARKING SPACES:	100 SPACES
GREEN SPACE:	31%
LOT DEPTH (18,000 SF):	13.348 MAX. - 8.190 MAX. ACTUAL

CONCEPT SITE PLAN
SCALE: 1"=30'

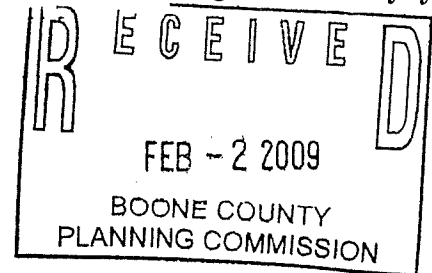


BOONE COUNTY PLANNING COMMISSION

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 23, 2009

Mr. Subhas Patel
Shihasi Turfway LLP
9011 Fields Ertel Road, Suite 301
Cincinnati, OH 45249

RE: Request of **James Rybolt, SRA Architects (applicant)** for **Tumbleweed, Inc. and Shihasi Turfway LLP (owners)** for Changes in Approved Concept Development Plans in a Commercial Two/Planned Development (C-2/PD) zone for an approximate 2.4 acre tract located at 7484 Turfway Road (Tumbleweed Restaurant), Florence, Kentucky, and an approximate 0.5 acre portion of the 3.838 acre site located at 7492 Turfway Road (lots 1 and 2 of SpringHill Suites Subdivision), Florence, Kentucky. The request is for a change in two approved Concept Development Plans to allow a 47,425 square foot hotel in addition to an existing 7,421 square foot restaurant on a 2.85 acre site.

Dear Mr. Patel:

The following represents the conditions of approval for the above referenced application as discussed by the Planning Commission's Zone Change Committee at their January 21, 2009 meeting. Please sign the space provided at the end of this letter if you are in agreement with the conditions. Please return this original letter to the Boone County Planning Commission office by February 2, 2009.

CONDITIONS

1. The development shall follow the revised Concept Development Plan that was submitted at the January 21, 2009 Zone Change Committee Meeting except as modified by the conditions below (see attachments).
2. The approximate 2.85 acre site shall be consolidated into one lot of record by the time the Major Site Plan application is submitted for review.
3. The proposed building and signage improvements to Tumbleweed shall be completed before the proposed hotel opens for business as detailed further below.

4. The Planning Commission shall analyze the following issues when the Design Review and Site Plan applications are submitted for review:

TownePlace Suites

- A. The hotel shall be constructed per the revised elevation drawings and samples that were shown at the January 21, 2009 Zone Change Committee Meeting (see attachments). Additional brick can be added in those areas where hardi-plank siding is currently shown on the elevation drawings.
- B. The proposed dumpster shall be constructed with brick and a solid gate. The brick shall match those used in the building.

Tumbleweed

- A. The submitted elevation drawings shall serve as a guide when the Technical Design Review application is submitted for review (see attachments). All existing and proposed brick shall be red and correlate to one another.
- B. A parapet wall shall be constructed on the northwest facade of the building. The wall shall be high enough to block visibility of roof equipment from Turfway Road. The building materials of the parapet wall shall correlate to the existing building.
- C. The outside seating area and canopy shall be redesigned so that the adjoining driveway aisle is at least 20 feet wide. The parking spaces on both sides of the seating area shall be removed in order to create a single loaded driveway aisle. The new seating area and canopy may expand into the removed parking spaces.
- D. The outside seating area shall be enclosed with architectural grade black metal fencing.
- E. The property owner will explore the possibility of wrapping the outside seating area pillars in brick which matches the building. The full Planning Commission shall determine if wrapping the pillars is feasible and if it adds an aesthetic element to the renovated building.
- F. The shared dumpster on the SpringHill Suites lot shall be constructed with brick and a solid gate. The brick shall match those used in SpringHill Suites.

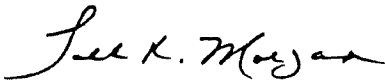
Entire Site

- A. Any proposed free-standing sign or building mounted sign package shall comply with the Houston-Donaldson Study.
 - B. A detailed plan shall be submitted showing which lights will match Tumbleweed and which lights will match SpringHill Suites. The full Planning Commission will determine which lights shall be selected based on aesthetics, lighting orientation, and a footcandle analysis.
5. A sidewalk connection shall be provided between Tumbleweed's entrance and the public sidewalks on Turfway Road.
6. The following landscaping and amenities are required:
- A. Turfway Road and Hansel Avenue Frontages - Street frontage landscaping per Section 3620 of the Boone County Zoning Regulations (Note - The buffer does not have to be 10' wide where the existing parking lot encroaches into the buffer).
 - B. Northeast and northwest property lines - Buffer Yard A per Section 3645 of the Boone County Zoning Regulations.
 - C. The landscaping in the existing and proposed interior landscaping islands shall comply with Section 3625 of the Boone County Zoning Regulations.
 - D. The landscaping and amenities around the retention pond shall be enhanced. The September 27, 2007 SpringHill Suites Site Plan will be upgraded with additional large trees (deciduous and evergreens) to the front and sides of the retention pond (see attachment). A new two rail plastic fence and a second patio/picnic area shall be constructed per the attached exhibit. In addition, a wood pergola is required over the picnic area and a fountain is required in the retention pond.
 - E. A masonry block landscape planter shall be installed in the area which is immediately to the west of the access point. The block shall correlate to TownPlace Suites.
 - F. All landscaping must be irrigated.

Mr. Subhas Patel
Shihasi Turfway LLP
January 23, 2009
Page 4

7. Florence Public Services shall approve an Encroachment Permit for the proposed entrance.
8. The Concept Development Plan shows that the hotel is in a sanitary sewer easement. Florence Public Services shall determine if they will accept this encroachment or if the easement needs to be relocated.

Sincerely,

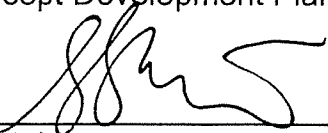


Todd K. Morgan, AICP
Senior Planner, Zoning Services

TKM/pr

AGREEMENT

I, Subhas Patel, do hereby agree to the listed conditions of approval for the Changes in Approved Concept Development Plan which are described on the first page of this letter.



1-29-09

Mr. Subhas Patel
Shihasi Turfway LLP

Date

Note: Tumbleweed's signature was not required because they sold the property to Shihasi Corporation on December 30, 2008 (see DB 961, PG 727).

cc: Mr. James Rybolt, SRA Architects

PRELIMINARY
NOT FOR CONSTRUCTION

SRA
ARCHITECTS
SRA ARCHITECT ASSOCIATES
201 E. COMMERCE
PO BOX 11181
CHICAGO, IL 60611-0181
PHONE: 312.831.1100
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A NEW
HOTEL FOR:

**TownPlace
SUITES**
Marriott

TURKEY ROAD &
HANSEL AVENUE
FLORENCE, KENTUCKY
BOONE
PROJECT NO. 08013

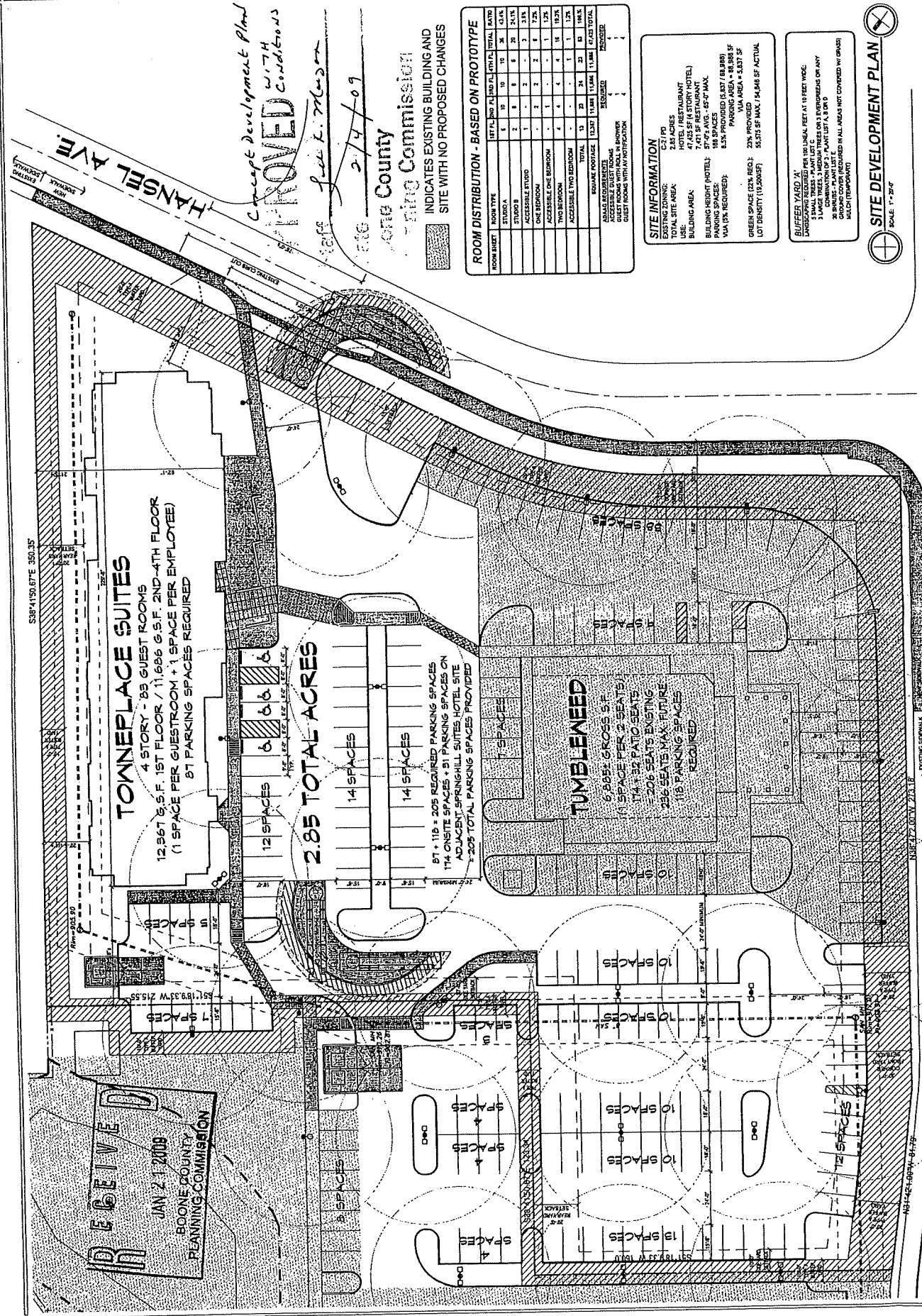
1. PRELIMINARY PLAN
2. PRELIMINARY PLAN
3. PRELIMINARY PLAN
4. PRELIMINARY PLAN
5. PRELIMINARY PLAN
6. PRELIMINARY PLAN
7. PRELIMINARY PLAN
8. PRELIMINARY PLAN
9. PRELIMINARY PLAN
10. PRELIMINARY PLAN

FILE NAME:
PLAN 1.1.dwg
SHEET TITLE:
SITE PLAN

SHEET NUMBER

A1.1

REDUCED PRINT
HALF SIZE



ROOM DISTRIBUTION - BASED ON PROTOTYPE									
ROOM TYPE	STUDIO A	STUDIO B	STUDIO C	STUDIO D	STUDIO E	STUDIO F	STUDIO G	STUDIO H	TOTAL
STUDIO A	1	1	1	1	1	1	1	1	8
STUDIO B	1	1	1	1	1	1	1	1	8
STUDIO C	1	1	1	1	1	1	1	1	8
STUDIO D	1	1	1	1	1	1	1	1	8
STUDIO E	1	1	1	1	1	1	1	1	8
STUDIO F	1	1	1	1	1	1	1	1	8
STUDIO G	1	1	1	1	1	1	1	1	8
STUDIO H	1	1	1	1	1	1	1	1	8
TOTAL	8	8	8	8	8	8	8	8	64

SITE INFORMATION
EXISTING ZONING: C-2 PD
TOTAL SITE AREA: 2.85 ACRES
USE: HOTEL WITH RESTAURANT
BUILDING AREA: 12,967 S.F. (4 STORY HOTEL)
BUILDING HEIGHT (HOTEL): 57'-0" AVE. - 85'-0" MAX.
PARKING SPACES: 87 TOTAL (14 ON-SITE, 73 OFF-SITE)
VIA (PA REQUIRED): 145,377 (18,888)
PARKING AREA: 14,848 S.F.
GREEN SPACE (20% REQ.): 571.35 S.F. MAX. 14,848 S.F. ACTUAL
LOT DENSITY (10,000/SF): 25.33 S.F. MAX. 14,848 S.F. ACTUAL

BUFFER YARD AT
LANDSCAPE WITH 10% CANOPY TREE AT 10 FEET WIDE.
1 LARGE TREE, 3 MEDIUM TREES OR 6 SMALL TREES OR ANY
COMBINATION THEREOF. PLANT LIST C
30 SHRUBS - PLANT LIST E
GROUND COVER (REQUIRED IN ALL AREAS NOT COVERED BY GRASS)
PLANT (TYPICAL)

SITE DEVELOPMENT PLAN
SCALE: 1" = 20'

PRELIMINARY
NOT FOR CONSTRUCTION

SRA
ARCHITECTS
SUVAI ARCHITECT ASSOCIATES
204 C STREET NW
CHICKENWICK, OHIO 43024-102
PHONE 614.891.1234
FAX 614.891.1235
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A NEW
HOTEL FOR:

TownPlace Suites
by **Marmott**

TURFWAY ROAD &
HANSEL AVENUE
FLORENCE, KENTUCKY
BOONE

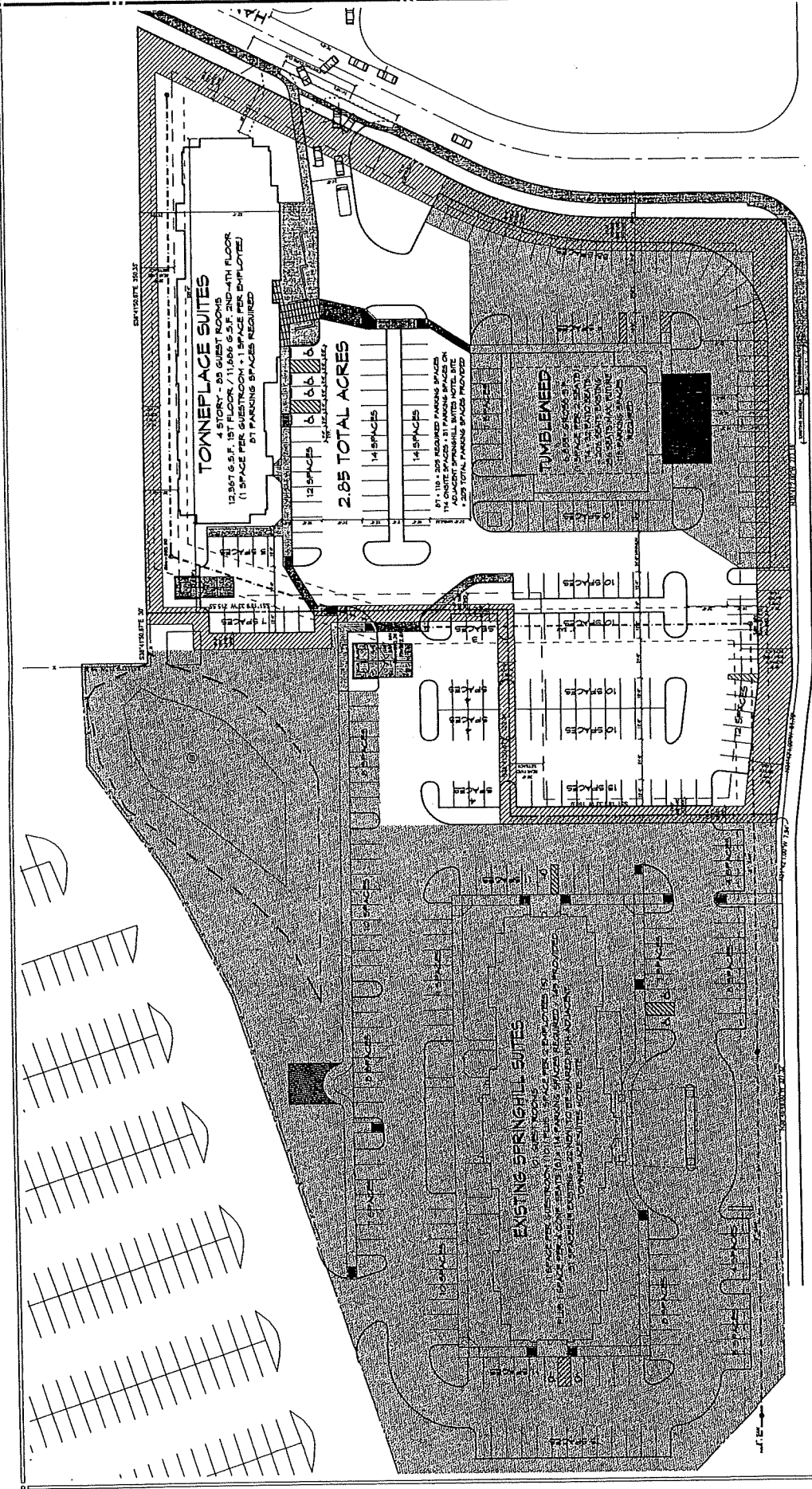
PROJECT No. 08013

ISSUE
10/01/04 PRELIMINARY REVIEW
10/01/04 PRELIMINARY REVIEW
11/01/04 PRELIMINARY REVIEW
11/01/04 PRELIMINARY REVIEW
11/01/04 PRELIMINARY REVIEW
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11/01/04 PRELIMINARY REVIEW

FILE NAME:
R10412.dwg
PAGE TITLE:
SITE PLAN

SHEET NUMBER

A1.2
REDUCED PRINT
HALF SIZE



TURFWAY ROAD

⊕ SITE DEVELOPMENT PLAN
SCALE: 1"=40'

INDICATES EXISTING BUILDING AND
SITE WITH NO PROPOSED CHANGES

PRELIMINARY
NOT FOR CONSTRUCTION

SRA
ARCHITECTS
SOMER & RIBBLE & ASSOCIATES
P.O. BOX 200000
6357 STEWART AVENUE
CINCINNATI, OH 45220-1102
PHONE 513 941 1234
FAX 513 941 1488
EMAIL mrj@srarch.com

A NEW
HOTEL FOR:



TURFWAY ROAD &
HANSEL AVENUE
FLORENCE, KENTUCKY
41042
BOONE COUNTY

PROJECT No. D8917

15:54R

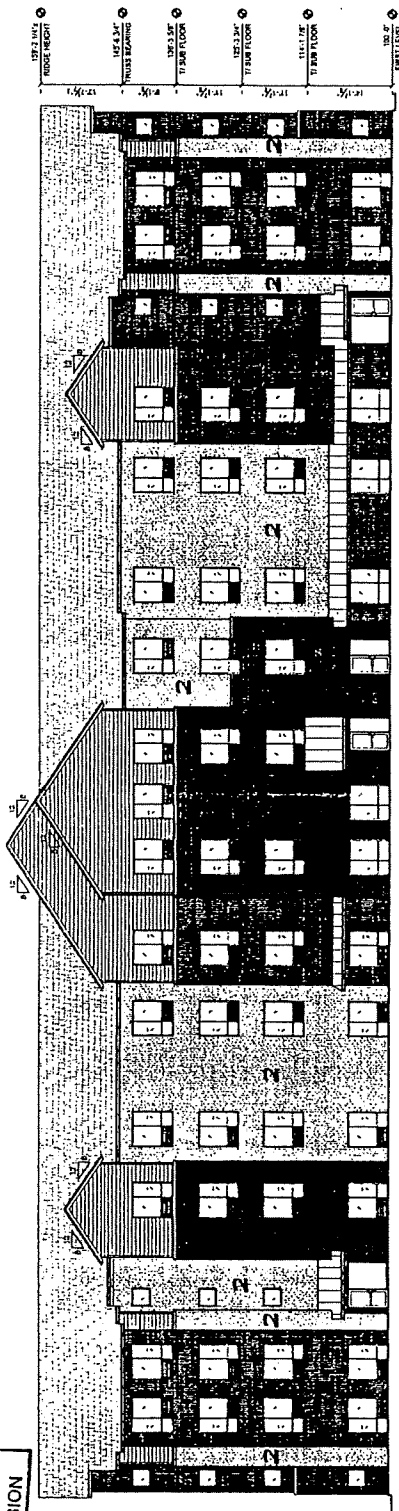
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- 10/22/2008 PRELIMINARY REVIEW
- 10/30/2008 PRELIMINARY REVIEW
- 11/04/2008 ZONING REVIEW
- 11/09/2008 ZONING REVIEW
- 12/17/2008 ZONING MEETING
- 01/01/2009 COMMITTEE MEETING
- 01/21/2009 COMMITTEE MEETING

FILE NAME	B13A5 1.0mg
SHEET TITLE	BUILDING ELEVATIONS

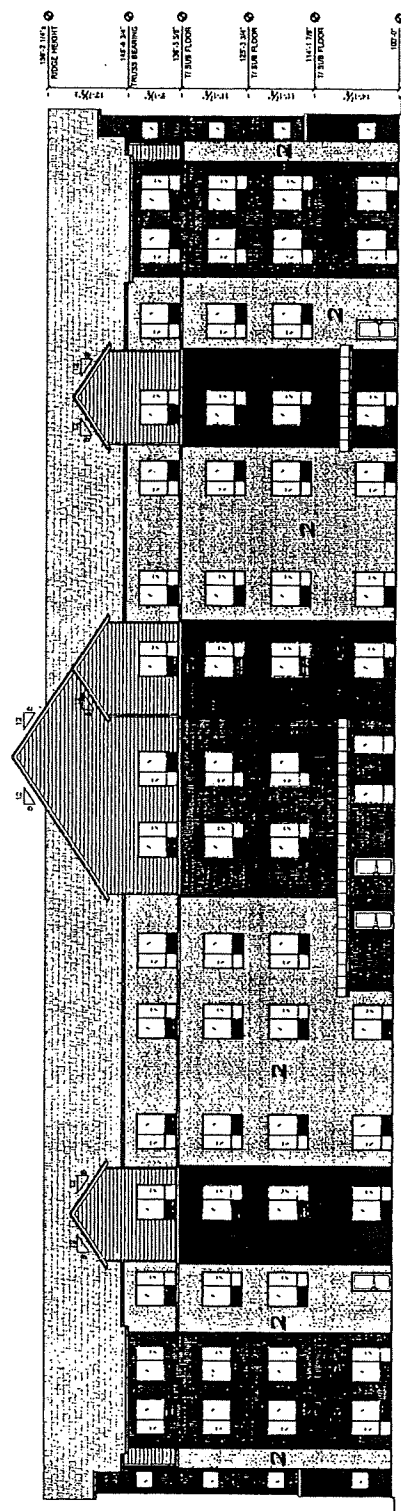
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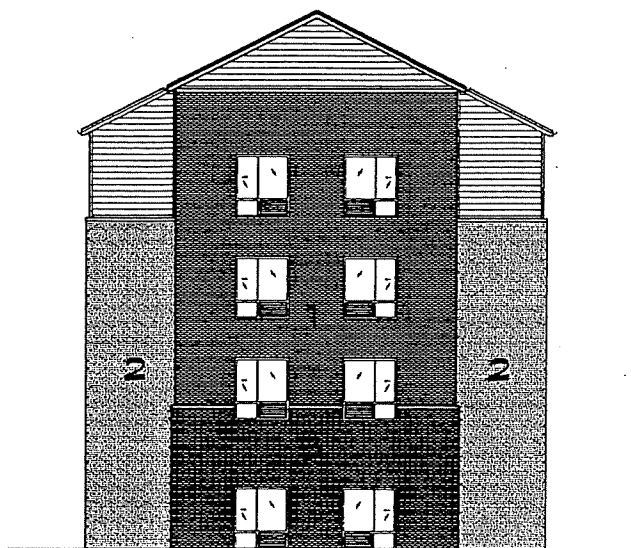
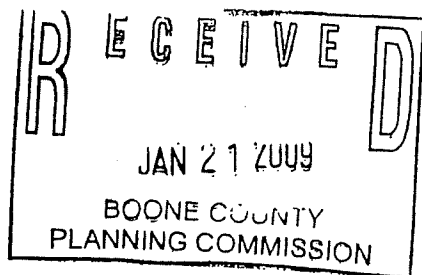
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1 FRONT ELEVATION SCALE 3/32" = 1'-0"

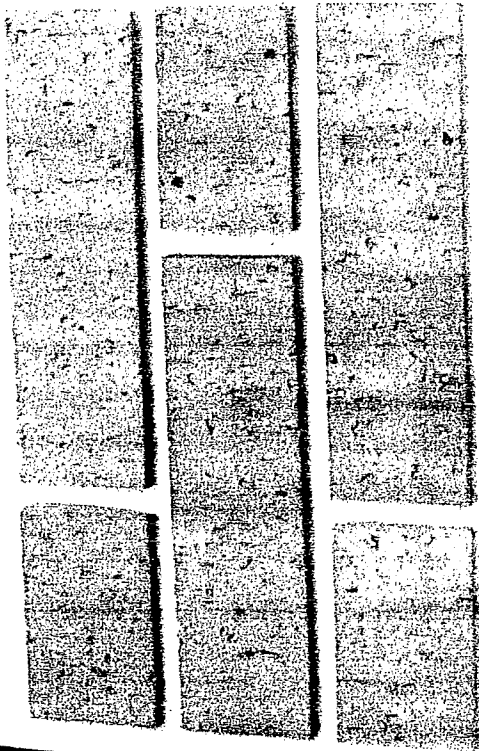


2 REAR ELEVATION SCALE: 1/2" = 1'-0"

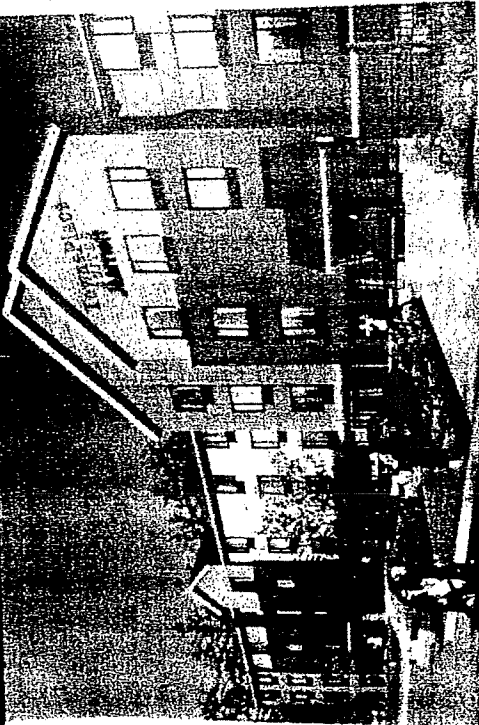
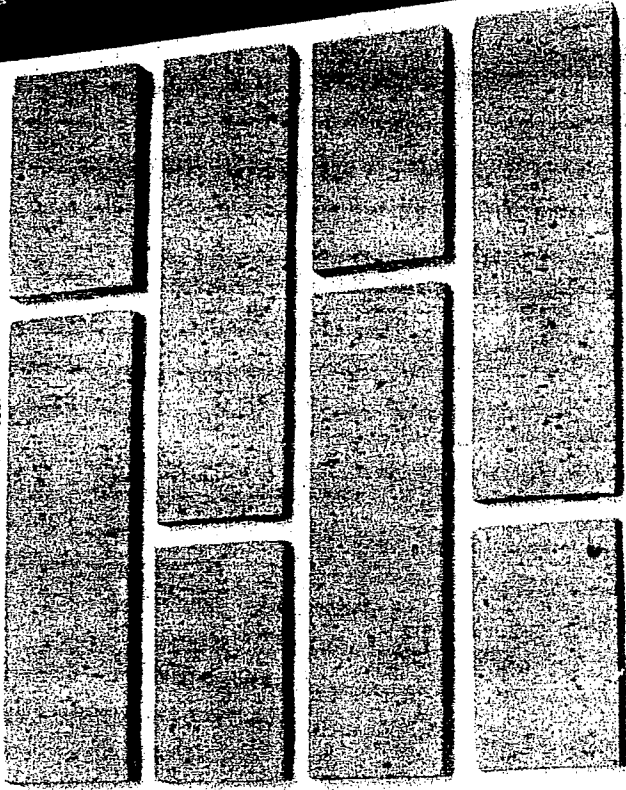


HEBRON
BRICK COMPANY

1-800-661-6611



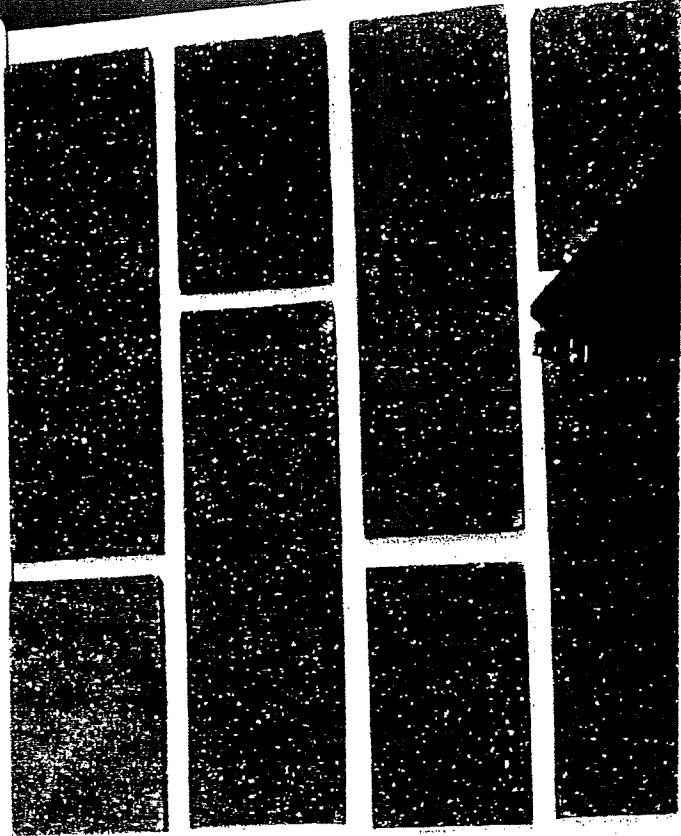
Buffstone Wirecut

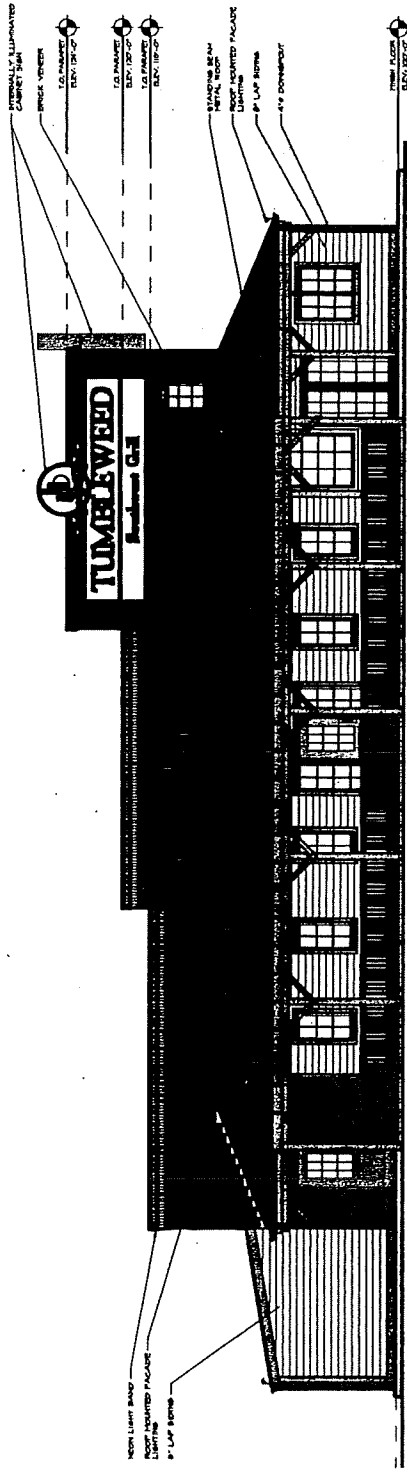


TownePlace Suites guests deserve more than a place to stay when they're away from home. They deserve a place to live.

TownePlace Suites
Marriott

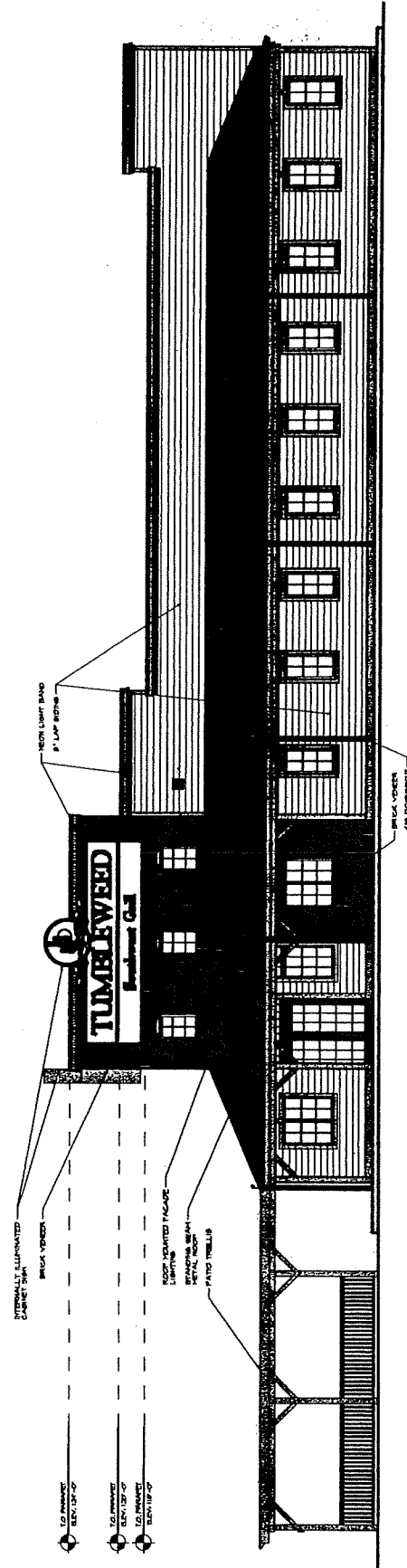
Generation III





FRONT ELEVATION

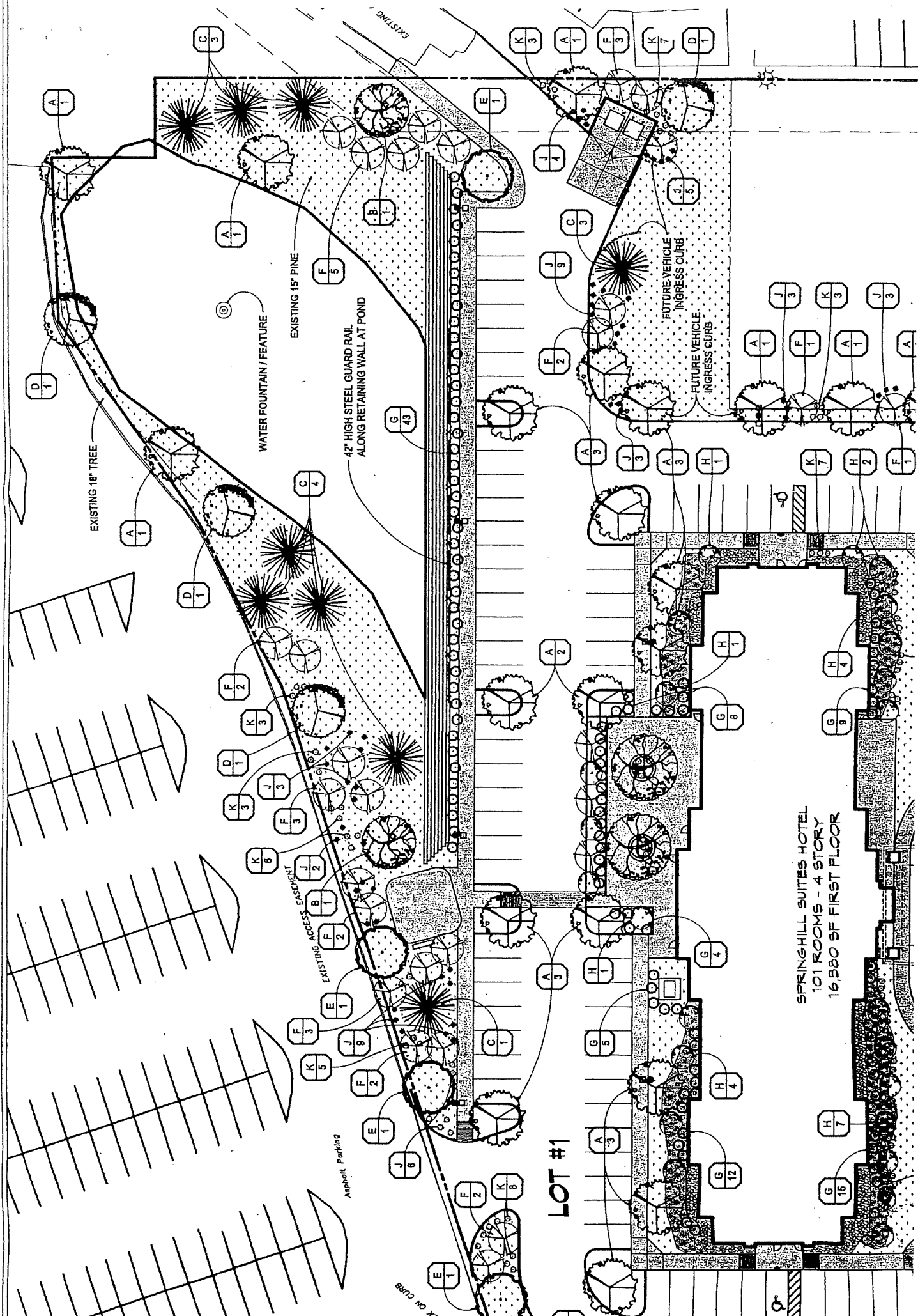
1
 (A201)



SIDE ELEVATION

2
 (A201)

2



9-25-07 Approved Landscaping Plan

RECEIVED
JAN 21 2009
BOONE COUNTY
PLANNING COMMISSION

City of Florence Special Conditions of Approval

The undersigned, James Rybolt, SRA Architects, as the applicant of the project to which these conditions apply, hereby agrees to the following Special Conditions of Approval for Changes in Approved Concept Development Plans for an approximate 2.4 acre tract located at 7484 Turfway Road (Tumbleweed Restaurant) and an approximate 0.5 acre portion of the 3.838 acre site located at 7492 Turfway Road (Lots 1 and 2 of Spring Hill Suites Subdivision), Florence, Kentucky.

1. The property shall be developed per the Concept Development Plan that was approved by the Boone County Planning Commission on February 4, 2009 (access point aligns with Richman Road) or the revised Concept Development Plan that was submitted to the Florence Planning and Zoning Committee on March 11, 2009 (access point off set from Richman Road). Florence Public Services shall make a determination which access alternative will be followed after they analyze the traffic/safety impacts of each. Condition 6 E. from the Planning Commission's Committee report shall become null and void if the March 11, 2009 Concept Development Plan is selected as the approved plan.
2. All other conditions from the Planning Commission's February 4, 2009 Committee Report shall remain in effect.

03/17/09
Date

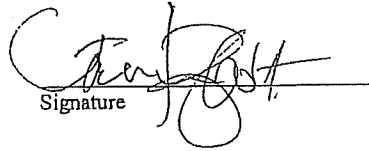
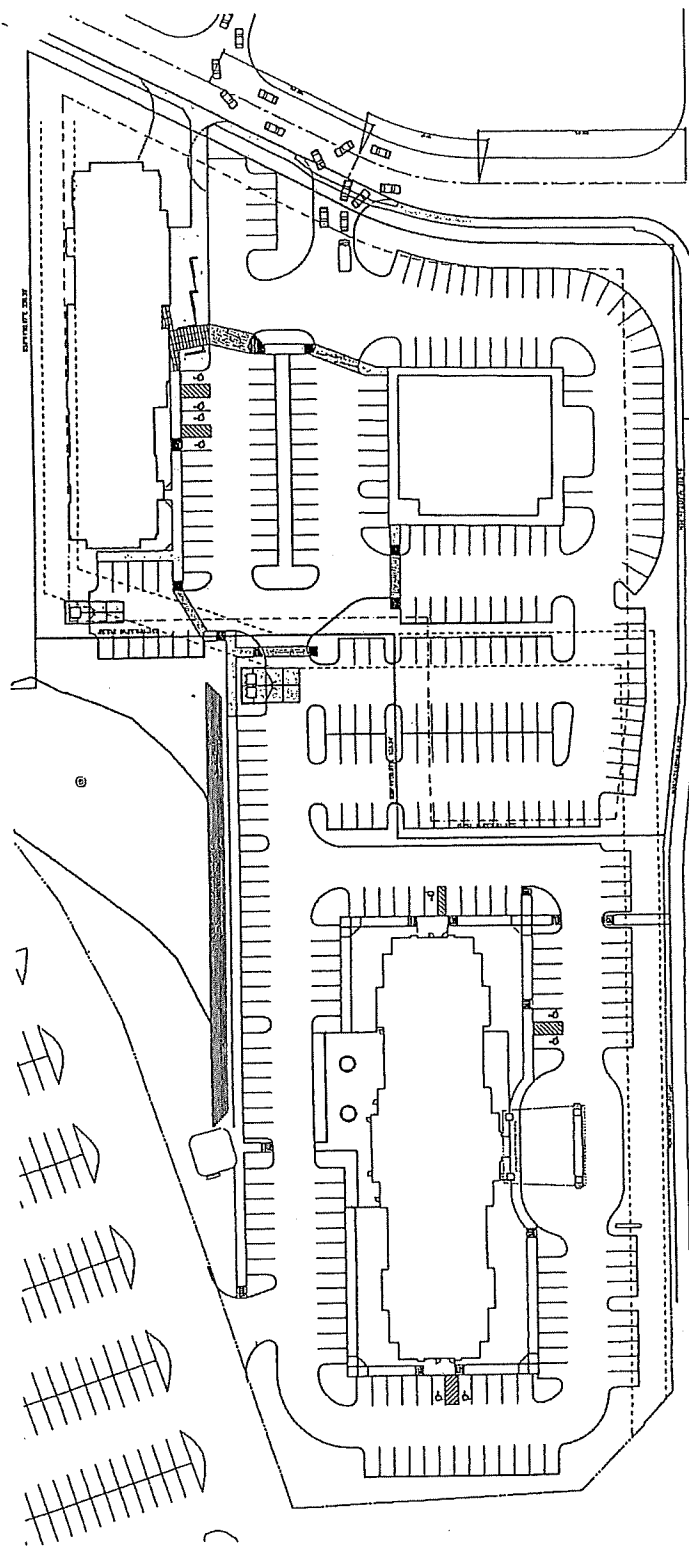

Signature

EXHIBIT B



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 dependance 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 dominate. 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

to street scape areas, buffer zones, and the provision of significant landscaping (in terms of size of landscape areas, and quantity and quality of landscape materials) within the developed portions of the site. The use of landscape design guidelines is required for multi-phased projects. The retention of existing healthy, substantial trees should occur wherever possible. Properly designed street tree plantings may be permitted to fulfill some landscaping requirements as part of an overall amenity package.

7. **Architecture:** Sites which are subject to architectural requirements through adopted overlay districts or land use studies shall follow said requirements. For all other sites, a consistent architectural theme shall be provided in planned developments. The theme shall largely use traditional, regionally influenced architectural forms and elements and shall allow variations within it. Traditional styles such as Georgian, Federal, I-House, Cape Cod, Craftsman, Tudor, Queen Anne, Italianate, early 20th century commercial structures, and local farm structures may be used as models. Contemporary or transitional styles of comparable quality may also be considered. The architectural theme shall also relate to existing structures on the project site and adjacent sites, especially if such existing structures are historic.

For attached or multi-family residential developments and commercial or office developments, the predominant building materials shall have a solid appearance, such as could be achieved with brick, stone, and architectural grade cast concrete products designed to replicate natural materials. Roof designs shall have a finished appearance through the use of three dimensional pitched roof forms with architectural grade roofing and/or the use of defined parapets with cornice lines. Long building facades and roof planes shall be interrupted through the use of three dimensional jogs in the building footprint and secondary roof forms such as hips, dormers, and gables. Such buildings shall include architectural detailing for cosmetic enhancement, largely use natural colors, and use a consistent design treatment on all facades. The use of architectural guidelines or building prototypes is required for all multi-phased projects.

Developments should be mixed-use in character with multi-level buildings where commercial services are proposed. Walkability must be planned for when locating commercial and residential uses in proximity to each other. Office and residential uses are strongly advocated above commercial uses in business districts to decrease dependence on the automobile.

8. **Historic and Prehistoric Features:** Historic and prehistoric features on the project site shall be retained, utilized, and incorporated into the overall project design if physically and economically feasible.
9. **Signage:** A consistent signage theme shall be provided within a planned development. Building mounted signs shall be the predominate signage on the project site. Freestanding signs shall be monument style and of a limited size and height. Signage shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors. The use of signage design guidelines is required for multi-phased projects.
10. **Transportation Connections and Entry Points:** The provision of transportation connections (street connections, pedestrian paths, multi-purpose trails, sidewalks, and bicycle facilities) shall be provided in all planned development unless physically unfeasible or unsafe. This shall include connections to adjoining properties and developments, and inter-connectivity within the development itself, and contain minimal use of cul-de-sacs or other dead-end types of streets only when necessary. Transportation connections shall account for the County's adopted Transportation Plan and any adopted bikeway and/or pedestrian plans. In addition, the various entry points (streets, paths, etc.) into a planned development shall be marked or otherwise defined through the use of landscaping, low-key signage on retaining walls, architectural or sculptural elements, archways, markers, etc. Any structures used to demarcate entry points shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors.
11. **Conformance with Comprehensive Plan:** All planned developments shall conform to the provisions of the adopted Comprehensive Plan and take into account the limitations of existing or planned infrastructure.

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

A Planned Development and its uses, buildings or structures shall be minimally subject to the supplemental performance and development standards of this order, unless superseded by any special requirements, conditions, variances or other particulars imposed by the Planning Commission during the concept or preliminary

application and hearing phases described in this article. Such special conditions may include provisions governing, common open space, lands or facilities, disposition of open land, infrastructure provisions including any physical design and/or any other requirement found to be necessary, appropriate or desirable for the purposes of this district.

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

SECTION 1515

Procedure

After review and recommendation by the Planning Commission and upon approval by the legislative body or Fiscal Court, a planned development zoning district or classification may be applied to any other existing district in this order. The zoning of property with a Planned Development overlay district and an underlying zone can occur without approval of a Concept Development Plan, however, a Concept Development Plan must be approved before a Planned Development overlay district can be utilized. Upon approval of a Concept Development Plan, the Official Zoning Map shall be annotated for the land area involved so that the district name includes the notation, "CD", which gives notice that a development for that property has been approved pursuant to this article. Planned Development districts shall be approved by the legislative body or Fiscal Court. Planned Development districts may originate from the Planning Commission, appropriate legislative unit or a private property owner. Applications for a Concept Development Plan review and approval shall originate from the property owner.

For development plans on sites within the Houston-Donaldson Study Area, the recommended Implementation procedure in that study shall be followed. This may result in a development not following the normal Planned Development process if those development plans are consistent with the recommendations of the Houston-Donaldson Study. This shall be determined through a Long Range/Comprehensive Planning Committee (or equivalent committee) recommendation to the full Planning Commission at the next regular Business Meeting. Decision as to the review process to be followed shall be by simple majority vote.

SECTION 1516

Pre-Application Meeting

If a property owner proposes a Planned Development district, he or she shall meet with an appropriate staff person of the Planning Commission prior to the submission of a Concept Development Plan. The purpose of the meeting will be to discuss early and informally the purpose and effect of this order and the criteria and standards which may apply, and to familiarize the developer with the detailed objectives of the Comprehensive Plan and its elements, this order and this article.

SECTION 1517

Concept Development Plan and Utilization of an Underlying Zone in a Planned Development

The Planning Commission shall require that a Concept Development Plan be submitted for the development or redevelopment of property located in a Planned Development zone. The Concept Development Plan may be filed to the Planning Commission by the owner(s), owner by contract (option) or lessee of property for which the planned development is proposed. If the Concept Development Plan involves a zone change, then the proposal is subject to the criteria in Section 308 as well as the provisions of this article. If the Concept Development Plan does not involve a zone change, or only involves uses that are permitted in the underlying zone (also called a "Utilization of an Underlying Zone Within a Planned Development"), then the proposal is subject only to the provisions of this article. The contents of the Concept Development Plan submittal shall include the items listed in Section 303.

SECTION 1518

Public Hearing by Planning Commission

Upon receipt of an application for approval of a Concept Development Plan or a Zoning Map Amendment involving the Planned Development Overlay District, the Planning Commission shall hold at least one public

Todd Morgan

From: Todd Morgan
Sent: Friday, October 06, 2017 4:59 PM
To: 'Joshua Hunt'; Kevin Vogelpohl <Kevin.Vogelpohl@Florence-KY.gov>
(Kevin.Vogelpohl@Florence-KY.gov); 'Tom Gagnon'; bschempf@cvgairport.com
Subject: FW: Towneplace Suites
Attachments: _TOWNEPLACE SUITES SITE-2-01 FULL SET.pdf

Josh, Kevin, Tom, and Barbara:

Re: Request of Viox & Viox (applicant) for Shihasi Turfway, LLP, Shihasi Blue Ash, LLP, and Shihasi Corportation (owners) for two changes in approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone for a 6.237 acre site including the tracts at 7484 and 7492 Turfway Road, and the 0.472 acre vacant tract in between the properties at 7484 and 7492 Turfway Road, Florence, Kentucky. The request is for modifications to two Concept Development Plans to allow an additional hotel and increase the building intensity for the existing hotel at 7492 Turfway Road by reducing the lot size, and modifying previous conditions of approval.

I have attached copies of the submitted Concept Development plans for the above referenced application. The plans show a proposed hotel, which is 5 stories tall (67' tall to the top of the roof feature).

The public hearing is scheduled for 11/1/17, at 7:30 P.M. Please let me know if you have any comments regarding the proposal before the public hearing date. Any such comments will be included as part of the public hearing record.

Please call or email me if you have any questions.

Todd K. Morgan, AICP
Senior Planner, Zoning Services
Boone County Planning Commission
(859) 334-2196

From: Nassim Daher [<mailto:ndaher@vioxinc.com>]
Sent: Tuesday, October 03, 2017 2:58 PM
To: Todd Morgan
Cc: Michelle Bollman
Subject: Towneplace Suites

Todd,

Attached is a full set of Towneplace suites in a pdf format for your use & records. Hard copy will be delivered to your office today along with a check for review.

Please do not hesitate to ask if you have any questions or need any additional information.

Nassim M. Daher
Engineering Designer

Viox & Viox, Inc.
466 Erlanger Road
Erlanger, Kentucky 41018
Office: 859-727-3293 ext. 41

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)

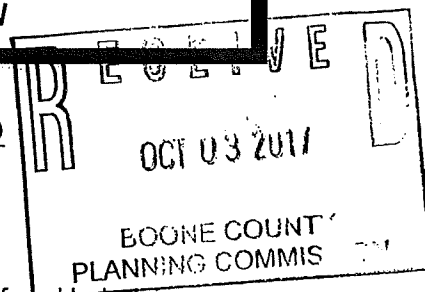
1. Check One:

(2 changes in
concept)

- _____ Concept Development Plan (Includes Utilization of an Underlying
Zone in a Planned Development)
_____ **X** 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 TownePlace Suites/ SpringHill Suites
3. Location of Project Turfway Road and Hansel Avenue
4. Total Acreage of Site 6.237 acres
5. Current Zoning C-2/PD/CD/HDO
6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if
applicable) 2006 and 2009
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 Donaldson
8. Proposed Uses (please specify each use) one existing hotel, one existing restaurant,
and one proposed hotel.
9. Proposed Building Intensities (please specify)
See Attachment 1
10. Have you submitted a Concept Development Plan? yes
11. Are you also applying for:
_____ Conditional Use Permit
_____ Dimensional Variance
12. Name of Applicant(s) Viox & Viox (on behalf of the owner)
Phone Number 859-727-3293 Fax No. 859-727-8452 E-Mail mbollman@vioxinc.com
13. Address of Applicant(s) 466 Erlanger Road
Erlanger, KY 41018
City State Zip
14. Name of Property Owner(s) See Attachment 1 - Property Owners
Phone Number _____ Fax No. _____ E-Mail _____
15. Address of Property Owner(s) _____
City State Zip
16. Are there any existing buildings on the site? Yes
How many? two
17. Deed Book see attached Page No. see attached Group No. 2027

(over)



EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Rick Lunnemann, Chairman

DATE: December 6, 2017

RE: Request of **Viox & Viox (applicant)** for **Shihasi Turfway, LLP, Shihasi Blue Ash, LLP, and Shihasi Corporation (owners)** for two changes in approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone for a 6.237 acre site including the tracts at 7484 and 7492 Turfway Road, and the 0.472 acre vacant tract in between the properties at 7484 and 7492 Turfway Road, Florence, Kentucky. The request is for modifications to two Concept Development Plans to allow an additional hotel and increase the building intensity for the existing hotel at 7492 Turfway Road by reducing the lot size, and modifying previous conditions of approval.

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 the request is in agreement with the Boone County Comprehensive Plan for the following reasons:

- A. The "2035 Future Land Use Plan" designates the site for "Commercial" uses. This designation is described as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

The request allows changes to a previously approved hotel behind Acapulco restaurant, building intensity bonuses, and changes to previous conditions of approval. The hotels and restaurant are consistent with the Commercial designation.

- B. The request is in agreement with the following passage from the Land Use Element:

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 (Houston-Donaldson/Mall Road Area, pg. 167).

2. The Houston-Donaldson Study recommendations for subarea 5 include:

- Future development and/or redevelopment in the area should be commercial or office uses and not light industrial or residential uses.
- Any future development and/or redevelopment should be made to conform and blend in with the existing built environment.

The Committee has concluded the proposal fulfills these recommendations.

3. The request is in conformance with the Planned Development (PD) Standards found in Section 1514 of the Boone County Zoning Regulations. Conditions have been imposed and modified and deal with open space and architecture.
4. An attachment lists the Planned Development Waivers and previous conditions of approval that are being modified and/or deleted as part of the request.
5. The Committee has concluded that the attached conditions are 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 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 approval is based on the Concept Development Plan that was shown at the 11/1/17 Public Hearing and revised renderings and building elevation drawings that were submitted at the 11/15/17 Zone Change Committee meeting.
2. The following issues shall be analyzed in more detail when the Design Review application for the building is submitted for review:
 - A. Whether the outdoor pool seating area should be expanded towards the retention pond to create more usable outdoor space. Such an expansion would be permitted to encroach into the required buffer yard if the Planning Commission determines it's appropriate.
 - B. Whether the LED strip lighting shown on the renderings and building elevations is appropriate and should be approved. The hotel owner shall provide more information regarding the brightness and visibility of the lighting.

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.

The following Planned Development Waivers are being approved with the request:

- A. Increase the overall height of the Towneplace Suites from 50' to 67'.
- B. Reduce the rear yard building setback requirement for Towneplace Suites from 20' to 12'.
- C. Reduce the rear buffer yard requirement behind Towneplace Suites from 10' to 8' to allow the construction of a concrete patio.
- D. Allow a portion of the Turfway Road street frontage buffer to be less than 20' in width.
- E. A 10' wide perimeter buffer yard shall not be required between Spring Hill Suites and Acapulco/Towneplace Suites parking lots.

The following conditions from 2006 and 2009 are being modified or deleted as part of the request:

- A. Condition #6 from the 2006 approval requires all Florence landscaping requirements to be met. See Planned Development Waiver C, D, and E above.
- B. Condition #1 from the 2009 approval required Towneplace Suites to be built per the 1/21/09 Concept Development Plan. The development shall follow the submitted Concept Development Plan, renderings, and building elevations per condition 1.
- C. Condition #2 from 2009 required the approximate 2.85 acre site to be consolidated into one lot of record. The current proposal will make the Towneplace Suites/Acapulco restaurant lot 3.237 acres in area. The lot shall be platted as one lot of record.
- D. Condition 4 A from 2009 required the Tumbleweed building to be updated and all existing and proposed brick to be painted red. This condition is being modified to allow the existing paint scheme.
- E. Condition 6 D from 2009 required the landscaping and amenities around the retention pond to be enhanced. A new condition has been drafted requiring further evaluation by the Planning Commission when the Design Review application is submitted for review.
- F. Condition 6 E from 2009 required a masonry block landscaping planter to be installed immediately to the west of the access point on Hansel Avenue. This condition is being deleted.
- G. Condition 8 from the 2009 approval states the hotel was going to be in a sanitary sewer easement and Florence Public Services would determine if the main needed to be relocated. The applicant indicated they will relocate the main and easement.

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Rick Lunnemann, Chairman

DATE: November 15, 2017

CHANGE IN CONCEPT DEVELOPMENT PLAN - Rick Lunnemann, Chairman Todd Morgan, Staff

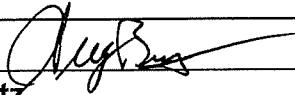
1. Request of Viox & Viox (applicant) for Shihasi Turfway, LLP, Shihasi Blue Ash, LLP, and Shihasi Corportation (owners) for two changes in approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone for a 6.237 acre site including the tracts at 7484 and 7492 Turfway Road, and the 0.472 acre vacant tract in between the properties at 7484 and 7492 Turfway Road, Florence, Kentucky. The request is for modifications to two Concept Development Plans to allow an additional hotel and increase the building intensity for the existing hotel at 7492 Turfway Road by reducing the lot size, and modifying previous conditions of approval.

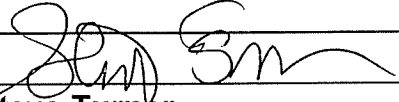
REMARKS:

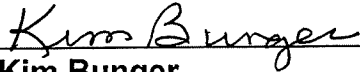
We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

ZONE CHANGE COMMITTEE MEETING
Viox & Viox/Shihasi

PAGE 2


Greg Breetz
For Project ☒ Absent ☐
Against Project ☐
Abstain ☐ Deferred ☐


Steve Turner
For Project ☒ Absent ☐
Against Project ☐
Abstain ☐ Deferred ☐

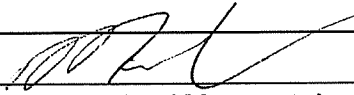

Kim Bunger
For Project ☒ Absent ☐
Against Project ☐
Abstain ☐ Deferred ☐

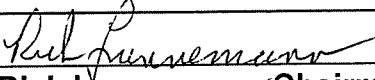
Randy Bessler (Alternate)
For Project ☐ Absent ☐
Against Project ☐
Abstain ☐ Deferred ☐

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. Todd K. Morgan, AICP, Senior Planner

Chairman Rolfsen called the Public Hearing to order at 9:21 P.M. and introduced the fourth item on the Agenda:

CHANGE IN CONCEPT DEVELOPMENT PLAN - Todd Morgan, Staff

4. Request of Viox & Viox (applicant) for Shihasi Turfway, LLP, Shihasi Blue Ash, LLP, and Shihasi Corporation (owners) for two changes in approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone for a 6.237 acre site including the tracts at 7484 and 7492 Turfway Road, and the 0.472 acre vacant tract in between the properties at 7484 and 7492 Turfway Road, Florence, Kentucky. The request is for modifications to two Concept Development Plans to allow an additional hotel and increase the building intensity for the existing hotel at 7492 Turfway Road by reducing the lot size, and modifying previous conditions of approval.

Staff Member, Todd Morgan, presented the Staff Report, which included a PowerPoint presentation (see Staff Report). The 6.237 acre site is comprised of the SpringHill Suites hotel, lot #2 of Spring Hill Suites Subdivision (a vacant tract) and the Acapulco Mexican restaurant. The SpringHill Suites hotel is currently located on a 3.366 acre site. It is a 4 story building with 65,716 square feet and 101 rooms. Lot #2 is 0.472 acres in size. Lot 6 of Saratoga Square Subdivision is 2.399 acres in size and has a 6,849 square foot restaurant with an outside seating area. The existing SpringHill Suites will remain and the applicant would like to reduce the lot size from 3.366 acres to 3 acres. Lot 6 of Saratoga Square, Lot 2 of SpringHill Suites, and the 0.366 acres being subdivided off from Lot 1 of SpringHill Suites would be combined as a 3.237 acre lot and allow a 63,900 square foot TownePlace Suites hotel, with 105 rooms, and the existing 6,849 square foot restaurant on the lot. The proposed building area is 70,749 square feet (63,900 square foot hotel and 6,849 square foot restaurant). As part of the request, up to a 50% building intensity increase is being sought on both lots. The proposed hotel is five stories tall (67 feet in height). 208 parking stalls are proposed on the Acapulco and TownePlace site. Some of the parking spaces already exist. The proposed TownePlace Suites hotel will be constructed primarily with brick. There are some fiber cement panels on the middle section of the building. The applicant has only provided building elevations for the front of the building.

There is a lot of site history to the request. Mr. Morgan referred to pages 3 & 4 of the Staff Report. In 1992, the Zoning Administrator approved a Minor Change to the Concept Development Plan allowing a shared parking lot on Lot 4 and a 6,000 square foot restaurant and 10,400 square foot hotel on Lot 6 of Saratoga Square Subdivision. In 2006, the Planning Commission and City of Florence approved a Zoning Map Amendment from Recreation/Planned Development (R/PD) to Commercial Two/Planned Development (C-2/PD) for an approximate 3.84 acre site (SpringHill Suites Subdivision). The approval allows two development options. Option 1 allows a 119 room hotel and option 2 allows a 103 room hotel and a 3,000 square foot retail or office building. In 2009, two Changes in Concept Development Plan were approved for a 2.85 acre site that included the Tumbleweed lot and Lot 2 of SpringHill Suites Subdivision. The approval allowed a four-story hotel (65' overall height), with 83 rooms, to develop behind Tumbleweed restaurant. A 28.295% building intensity bonus was permitted with the approval. The proposed hotel was 47,425 square feet in area and the existing restaurant was shown at 7,421 square feet in area. He noted that the previous PD language allowed a maximum building density of 30% above the underlying zoning district. Since then, the regulations have changed and building density is allowed to increase by

50%. Mr. Morgan showed photographs of the subject site and adjoining properties. The Future Land Use Map from the current Comprehensive Plan designates the site as Commercial (C). References to the Comprehensive Plan and the Houston-Donaldson Study are noted in the Staff Report beginning on Page 7.

In terms of Staff Comments, Section 1512 of the Boone County Zoning Regulations was changed as part of 2012/2013 Zoning Update. The current regulations allow the Planning Commission and legislative body to consider up to a 50% building intensity bonus as part of a Planned Development request. The prior regulations (2002 and 2008 zoning codes) only allowed up to a 30% building intensity bonus. In addition, there are major changes that are being proposed as part of the request. Below is a list of the major changes:

- A. The SpringHill Suites lot would be reduced from 3.366 acres to 3 acres. The Acapulco and TownePlace Suites lot would increase from 2.871 acres to 3.237 acres.
- B. Up to a 50% building intensity bonus is being proposed on each lot.
- C. In 1996, a 47,425 square foot TownePlace Suites was approved. The hotel was a four-story structure (65' overall height) and contained 83 rooms. The current proposal would allow a 63,900 square foot TownePlace Suites hotel. The proposed hotel is a five-story structure (67' overall height) and contains 105 rooms.
- D. New architectural design of the TownePlace Suites.
- E. New PD Waivers as described on Page 2 of Staff Report.
- F. Modification or elimination of existing conditions as noted on Pages 2 and 3 of Staff Report. Mr. Morgan reviewed the conditions.

The plans show that 325 parking stalls will be provided on the two sites (117 on SpringHill and 208 on TownePlace/Acapulco) and 323 stalls are required. Also, the plans show that three flag poles are proposed. The applicant informed Staff that only official flags (non-commercial) will be flown. Staff recommends that the Planned Development Standards outlined on Page 9 of the Staff Report should be analyzed in more detail before action is taken on the request. This includes mixed use and pedestrian orientation, open space and building architecture.

Staff would like the applicant to address the following:

- Submit building elevation drawings of the sides and rear of the building.
- The front elevation drawing shows that "LED continuous strip lighting" is being proposed under the roof elements. Pictures showing the color of the lighting should be provided.
- Confirm no building mechanicals will be visible on the roof.
- Address the height and materials of the retaining wall (rear patio area).
- The Concept Plan and elevations are not consistent. The Concept Plan shows the front facade (northwest side) will have a seating area behind a wall or fence.

To date, no comments have been received from outside agencies. Mr. Morgan inquired about the height of the proposed hotel and whether the Airport or the Kentucky Airport Zoning Commission had any comments.

At this time, Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation? Ms. Megan DeSola, Viox & Viox, Inc. distributed a handout about the project (see Exhibit A). She introduced the land owner, Mr. Subhas Patel. Keystone Management Group, LLP is a Cincinnati based hotel group that manages 5 hotels in the area including the Country Inn & Suites Airport and the SpringHill Suites in Florence. Ms. DeSola provided background information about the history of the subject site. In 2006, a Zoning Map Amendment was approved to allow the SpringHill Suites hotel. It was built in 2008. In 2009 the TownePlace Suites project was approved. Construction did not occur because of the economy. Now, they would like to increase the size of the TownePlace Suites by 16,500 square feet and have 105 rooms instead of 85 rooms. The three lots will be combined into 2 lots. Ms. DeSola reviewed the approved conditions and proposed some changes (see Exhibit A). She stated that the applicant is willing to work with Staff. She referenced a drawing showing the combined lots. The existing restaurant and the proposed hotel will be a new lot. Additional parking spaces have been provided in order to meet all parking requirements. There are many reasons for granting the requests. There has been business expansion in and around the Airport as well as an increase in tourism activity with the Ark Encounter and the Creation Museum. Parking would be shared between the 2 hotels and the restaurant. She also stated that they have received preliminary approval from the Florence Fire Department, the Kentucky Airport Zoning Commission and Federal Aviation Administration.

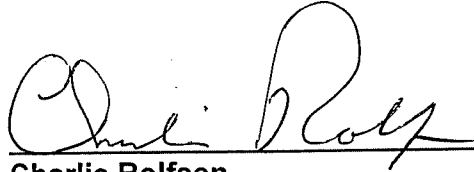
Mr. Carter Dickerson, landscape architect, Viox & Viox, Inc., stated that the first requested waiver is to eliminate the landscape buffer along the common lot line that is proposed in the parking lot. He noted that the sites meet the 22% green space requirements. The second waiver involves a 12 foot rear building setback instead of a 20 foot required setback for the proposed hotel. Third, the proposed rear buffer yard is being reduced from 10 feet to 8 feet to allow the construction of a concrete patio. Fourth, a waiver is being requested to allow the Turfway Road street frontage buffer yard to taper in width where the proposed 20 foot buffer yard approaches the existing 10 foot buffer yard. The existing 10 foot wide buffer yards along Turfway Road and Hansel Drive are grandfathered. The final waiver request is to allow the hotel height to be between 57-67 feet instead of 57-65 feet.

Mr. Steve Roberts, project architecture, stated the building will be mostly brick with fiber cement panels near the entrance. He noted that they will look at the other sides of the building. The building will have a grilling area and an outdoor fire pit. There will be a pool/patio area. The roof will only be used for mechanical equipment. It will be screened by parapet walls.

Chairman Rolfsen asked if anyone in the audience had comments? Seeing no one, he asked if any Board members had comments or questions?

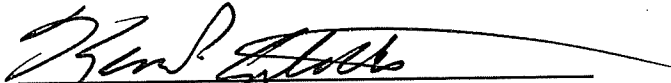
Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on November 15, 2017 at 5:00 P.M. in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on December 6, 2017 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 9:45 P.M.

APPROVED:



Charlie Rolfsen
Chairman

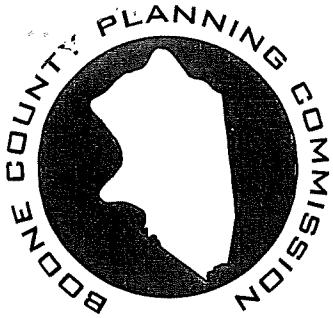
Attest:



Kevin P. Costello, AICP
Executive Director

EXHIBIT A - TownePlace Suites/SpringHill Suites Handout

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

November 21, 2017

Mr. Subhas Patel
Shihasi Turfway LLP
9011 Fields Ertel Road, Suite 301
Cincinnati, OH 45249

RE: Request of **Viox & Viox (applicant)** for **Shihasi Turfway, LLP, Shihasi Blue Ash, LLP, and Shihasi Corporation (owners)** for two changes in approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone for a 6.237 acre site including the tracts at 7484 and 7492 Turfway Road, and the 0.472 acre vacant tract in between the properties at 7484 and 7492 Turfway Road, Florence, Kentucky. The request is for modifications to two Concept Development Plans to allow an additional hotel and increase the building intensity for the existing hotel at 7492 Turfway Road by reducing the lot size, and modifying previous conditions of approval.

Dear Mr. Patel:

The following represents the conditions of approval for the above referenced application as discussed by the Planning Commission's Zone Change Committee at their November 15, 2017 meeting. Please sign the space provided at the end of this letter if you are in agreement with the conditions. Please return this original letter to the Boone County Planning Commission office by December 5, 2017.

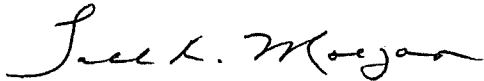
CONDITIONS

1. The approval is based on the Concept Development Plan that was shown at the 11/1/17 Public Hearing and revised renderings and building elevation drawings that were submitted at the 11/15/17 Zone Change Committee meeting.
2. The following issues shall be analyzed in more detail when the Design Review application for the building is submitted for review:
 - A. Whether the outdoor pool seating area should be expanded towards the retention pond to create more usable outdoor space. Such an expansion would be permitted to encroach into the required buffer yard if the Planning Commission determines it's appropriate.

Mr. Subhas Patel
Shihasi Turfway LLP
November 21, 2017
Page 2

- B. Whether the LED strip lighting shown on the renderings and building elevations is appropriate and should be approved. The hotel owner shall provide more information regarding the brightness and visibility of the lighting.

Sincerely,

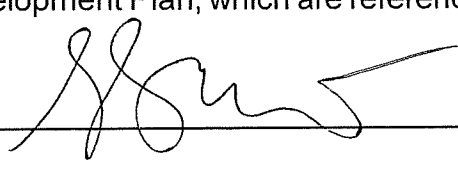


Todd K. Morgan, AICP
Senior Planner, Zoning Services

TKM/ss

AGREEMENT

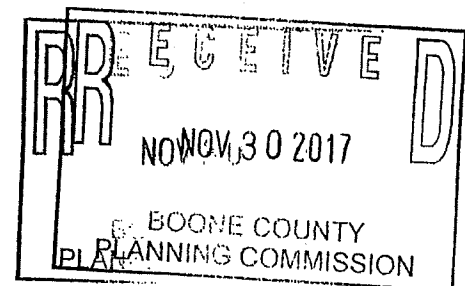
I, Subhas Patel, do hereby agree to the listed conditions of approval for the Changes in Approved Concept Development Plan, which are referenced on the first page of this letter.



Mr. Subhas Patel
Shihasi Turfway, LLP
Shihasi Blue Ash, LLP
Shihasi Corporation

11-28-17
Date

cc: Michelle Bollman, Viox & Viox



ORDINANCE NO. O-3-18

AN ORDINANCE ADOPTING AND APPROVING TWO CHANGES IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT/HOUSTON-DONALDSON STUDY CORRIDOR OVERLAY (C-2/PD HDO) ZONE FOR A 6.237 ACRE SITE INCLUDING THE TRACTS AT 7484 AND 7492 TURFWAY ROAD, AND THE 0.472 ACRE VACANT TRACT IN BETWEEN THE PROPERTIES AT 7484 AND 7492 TURFWAY ROAD, FLORENCE, KENTUCKY TO ALLOW AN ADDITIONAL HOTEL AND INCREASE THE BUILDING INTENSITY FOR THE EXISTING HOTEL AT 7492 TURFWAY ROAD BY REDUCING THE LOT SIZE, AND MODIFYING PREVIOUS CONDITIONS OF APPROVAL. (SHIHASI)

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-17-026-A recommended approval for two changes 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 Viox and Viox (Applicant) for Shihasi Turfway, LLP, Shihasi Blue Ash, LLP, and Shihasi Corporation (Owners), for two changes in an approved concept development plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-02/PD/HDO) zone, for a 6.237 acre site including the tracts at 7484 and 7492 Turfway Road, and the 0.472 acre vacant tract in between the properties at 7484 and 7492 Turfway Road, Florence, Kentucky, to allow an additional hotel and increase the building intensity for the existing hotel at 7492 Turfway Road by reducing the lot size and modifying previous conditions of approval, 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 these changes in the concept development plan for this subject property. The real estate which is the subject of this Ordinance is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference.

SECTION II

The approval of these changes 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 "B" and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-17-026-A of the Boone County Planning Commission, including the exhibits referenced to that Resolution.

SECTION III

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

SECTION IV

This approval is granted based on the Findings of Fact made by the Boone County Planning Commission and contained within its recommendation that is attached and part of the Commission's Resolution No. R-17-026-A, marked Exhibit "B", and attached hereto.

SECTION V

If the approval for these changes 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 VI

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

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

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

APPROVED:

Shane E. Walsh
MAYOR

ATTEST:

Debra McCarty
DEPUTY, CITY CLERK

CITY OF FLORENCE, KENTUCKY
SUMMARY OF ORDINANCE NO. O-3-18

The City of Florence, Kentucky, enacted on second reading Ordinance **No. O-3-18** on **February 27, 2018**. The title of this Ordinance is as follows:

ORDINANCE NO. O-3-18

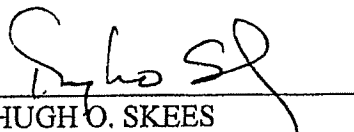
AN ORDINANCE ADOPTING AND APPROVING TWO CHANGES IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT/HOUSTON-DONALDSON STUDY CORRIDOR OVERLAY (C-2/PD HDO) ZONE FOR A 6.237 ACRE SITE INCLUDING THE TRACTS AT 7484 AND 7492 TURFWAY ROAD, AND THE 0.472 ACRE VACANT TRACT IN BETWEEN THE PROPERTIES AT 7484 AND 7492 TURFWAY ROAD, FLORENCE, KENTUCKY TO ALLOW AN ADDITIONAL HOTEL AND INCREASE THE BUILDING INTENSITY FOR THE EXISTING HOTEL AT 7492 TURFWAY ROAD BY REDUCING THE LOT SIZE, AND MODIFYING PREVIOUS CONDITIONS OF APPROVAL. (SHIHASI)

The effect of this Ordinance is to allow an additional hotel and increase the building intensity for the existing hotel at 7492 Turfway Road by reducing the lot size, and modifying previous conditions of approval.

The full text of Ordinance No. O-3-18, 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 Blvd., Florence, Kentucky, during regular office hours.

CERTIFICATION

I hereby certify that the foregoing is a summary of the contents of Ordinance No. O-3-18 and that it has been prepared by me on the 13th 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 Blvd., P.O. Box 756
Florence, KY 41022-0756
Phone: (859) 371-7407
Fax: (859) 371-7407

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

REQUEST OF VIOX AND VIOX (APPLICANT) FOR SHIHASI TURFWAY, LLP, SHIHASI BLUE ASH, LLP, AND SHIHASI CORPORATION (OWNERS) FOR TWO CHANGES IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT/HOUSTON-DONALDSON STUDY CORRIDOR OVERLAY (C-2/PD HDO) ZONE FOR A 6.237 ACRE SITE INCLUDING THE TRACTS AT 7484 AND 7492 TURFWAY ROAD, AND THE 0.472 ACRE VACANT TRACT IN BETWEEN THE PROPERTIES AT 7484 AND 7492 TURFWAY ROAD, FLORENCE, KENTUCKY TO ALLOW AN ADDITIONAL HOTEL AND INCREASE THE BUILDING INTENSITY FOR THE EXISTING HOTEL AT 7492 TURFWAY ROAD BY REDUCING THE LOT SIZE, AND MODIFYING PREVIOUS CONDITIONS OF APPROVAL.

AGREED ADDITIONAL CONDITIONS

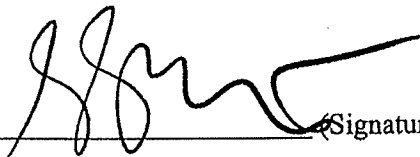
The Applicant has agreed that the following additional conditions will apply to the request described above:

1. The existing asphalt curb cut that is connected to Hansel Avenue is to be replaced with a concrete apron per the specifications outlined in the Boone County Subdivision Regulations.
2. Increased landscaping will be required along Turfway Road in all areas that currently do not have a buffer yard requirement. Tree, plant and shrub types used are to comply with the Boone County Subdivisions Regulations. Final approval of the landscaping in this area will be approved by the City of Florence Public Services during the major site plan review process.

AGREEMENT

Agreed to this 8th day of February, 2018.

Applicant:



(Signature)



costandi
ARCHITECTS + PLANNERS
1111 TURNPIKE ROAD, SUITE 100
FLORENCE, ALABAMA 35243
PHONE: 205.325.1400
WWW.COSTANDIARCHITECTS.COM

TOWNEPLACE SUITES
A CUSTOM DESIGN FOR A NEW PROPOSED:
MARRIOTT
1111 TURNPIKE ROAD, FLORENCE, ALABAMA 35243

CONCEPTUAL RENDERINGS

- DATE: 11/15/2017
DRAWN BY: J. FLORENCE
CHECKED BY: J. FLORENCE
APPROVED BY: J. FLORENCE
11/15/2017 ZONING COMMITTEE

PRELIMINARY
NOT FOR CONSTRUCTION





STUDIO! costand!
ARCHITECTURE + PLANNING

STEVEN M. ROBERTS, ARCHITECT
3602 CENTURY COURT
CONCORDIA, OHIO 44207
BRYAN@STUDIOCOSTAND.COM
PHONE: 513-225-4243

TOWNEPLACE SUITES
A CUSTOM DESIGN FOR A NEW PROPOSED:
MARRIOTT
700 THIRTIETH ROAD, FLORENCE, KENTUCKY, 41041 BOONE COUNTY

CONCEPTUAL RENDERINGS

ISSUE / REVISION DATE:

- 02/15/2017 SITE FEASIBILITY
- 03/01/2017 CLIENT REVIEW
- 10/03/2017 CHANGE OF CONCEPT
- 11/01/2017 PUBLIC HEARING
- 11/15/2017 ZONING COMMITTEE

PRELIMINARY
NOT FOR CONSTRUCTION



STUDIO
STEWART ROBERTS ARCHITECT
3000 W. 10TH AVE. SUITE 200
DENVER, CO 80202
Phone: 303.733.8100
Email: studio@stewartroberts.com

costandi
ARCHITECTURE + PLANNING

A CUSTOM DESIGN FOR A NEW PROPOSED:
TOWNEPLACE SUITES
MARRIOTT
788 TURFWAY ROAD, FLORENCE, KENTUCKY 40121, BOONE COUNTY

CONCEPTUAL RENDERINGS

- DATE: 10/20/17
DESIGNED BY: STEWART ROBERTS ARCHITECT
• 10/20/17: CONCEPT
• 10/20/17: CONCEPT
• 10/20/17: CONCEPT
• 10/20/17: CONCEPT

PRELIMINARY
NOT FOR CONSTRUCTION



REFERENCE NOTES

- A. REFER TO DESIGN EXHIBITS FOR BUILDING CODES, STANDARDS, AND SPECIFICATIONS TO THIS PROJECT. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- B. REFER TO DESIGN EXHIBITS FOR MATERIALS AND METHODS OF CONSTRUCTION TO BE USED IN THE EXTERIOR WALLS AND ROOFING.
- C. REFER TO DESIGN EXHIBITS FOR ROOFING AND EXTERIOR WALLS FOR REQUIREMENTS RELATED TO DRAINAGE, INSULATION, AND VENTILATION.

GENERAL NOTES

- A. WALL PROFILES ARE DRAWN TO PROVIDE INFORMATION FOR THE DESIGN OF THE EXTERIOR WALLS AND ROOFING. REFER TO DESIGN EXHIBITS FOR MATERIALS AND METHODS OF CONSTRUCTION TO BE USED IN THE EXTERIOR WALLS AND ROOFING.
- B. PROTECT ALL EXTERIOR WALLS AND ROOFING FROM DAMAGE BY IMPACT, CORROSION, AND OVERHEATING. PROVIDE PROTECTION TO SHELTER FROM WEATHER THAT WILL NOT DAMAGE THE WALLS AND ROOFING.

CRITERIA NOTES

- A. WALLS WITH GLASS SHALL BE DESIGNED BY PROFESSIONAL ENGINEER AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- B. WALLS WITH GLASS SHALL BE DESIGNED BY PROFESSIONAL ENGINEER AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
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