

APPLICATION FORM

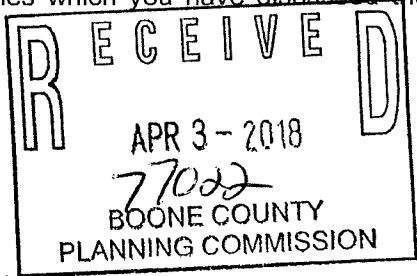
ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. Name of Project Holiday Inn Express
2. Location of Project Petersburg Rd.
3. Total Acreage of Site 2.69
4. Current Zoning of Site C-2/CD
5. Proposed Zoning (Classification being requested) I-1/CD
6. Proposed Uses (please specify each use) Hotel
7. Names of Applicant(s) Marc Gloyeske
8. Address of Applicant(s) 466 Erlanger Road
9. Name of Property Owner(s) Kreutzjans Yeager Properties LLC
10. Address of Property Owner(s) 3005 Dixie Hwy
11. Proposed Building Intensities (please specify) The plan proposes a 4 story hotel with a total of approximately 59,229 sf.
12. Are there any existing buildings on the site? No
13. Deed Book 686 Page No. 271
14. Are you also applying for: x Conditional Use Permit
15. Have you submitted a Concept Development Plan? Yes
16. Have you had a pre-application meeting with BCPC Staff? Yes
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months: Boone County Water District, Florence Public Services Dept., Duke Energy, Sanitation District #1, Cincinnati Bell, Owen Electric Cooperative, Inc., Boone County Public Works Department, Kentucky Transportation Cabinet, Cincinnati/N. KY International Airport



EXHIBIT

“A”

STAFF REPORT

Request of **Marc Gloyeske (applicant)** for **Kreutzjans Yeager Properties LLC (owner)** for a Zoning Map Amendment from Commercial Two (C-2) to Industrial One (I-1), and a Conditional Use Permit, for a 2.69 acre site located on the northeast corner of the Petersburg Road/Lindberg Court intersection, Boone County, Kentucky. The request is for a zone change and a Conditional Use Permit to allow a hotel.

May 2, 2018

REQUEST

The applicant has submitted a Zoning Map Amendment application to change the zoning of an 2.69 acre site from Commercial Two (C-2) to Industrial One (I-1), and a Conditional Use Permit to allow a hotel. The application and Concept Plan indicate that the applicant proposes to construct a 4-story, 101 unit hotel with an approximate gross floor area (GFA) of 59,229 s.f. and proposed intensity of 22,020 square feet per acre. The I-1 zone allows for a maximum intensity of 25,000 square feet per acre. The proposed elevations show an EIFS facade with cultured stone. The Concept Development Plan shows an access point onto Lindbergh Court (private) and an existing private access drive adjacent to the Country Inn and Suites. No direct access to Petersburg Road (KY 20) is being proposed.

SITE CHARACTERISTICS

The 2.69 acre site has approximately 365' of frontage on Petersburg Road (KY 20). Boone County GIS shows that the topography of the site falls from 858 feet above sea level on Petersburg Road (KY 20) to 848 feet above sea level at the rear of the site. All utilities are either available or will be extended to serve the subject site.

SITE HISTORY

- 1997 Approval with Conditions for a Zoning Map Amendment, for a 15 acre tract, from A-2 to I-1 and C-2 to allow an office/warehouse complex and commercial uses.
- 1999 Hampton Inn Major Site Plan Approval
- 2000 Country Inn and Suites Major Site Plan Approval
- 2005 Comfort Suites Major Site Plan Approval

ADJACENT LAND USES AND ZONING

North: Existing industrial warehouses within the Airpark East Subdivision (I-1/CD)

East: Existing hotels within the Airpark East Subdivision (C-2/CD)

West: Across Lindbergh Ct., existing hotel within the Airpark East Subdivision (C-2 & C-2/CD)

South: Across Petersburg Road (KY 20), Blue Bird Subdivision (A-2 & SR-1)

RELATIONSHIP TO COMPREHENSIVE PLAN

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

"A mix of office warehouse, research, office, and light industrial uses in a park-like, office campus setting with large building setbacks, low floor area ratio, integrated pedestrian and recreation facilities, constant architectural and signage theme, extensive landscaped areas, and attractive entrance treatment. This land use is recommended for high visibility areas and transition areas between industrial and residential land uses."

The Land Use Element (Airport, pg. 176-177) makes the following statements regarding the general area:

"Industrial development to the north of KY 20 should not locate on any portion of the Developmentally Sensitive hillsides, and a buffer area for the preservation of those hillsides may be required."

The following Goals and Objectives relate to the proposal:

- A. Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas (Business Activity, Goal).
- B. Compact, efficient development patterns shall be encouraged for business districts (e.g. industrial, commercial, and office) with appropriately sized and well maintained buffer spaces between the business use and other land usage (Business Activity, Objective)
- C. Commercial uses shall be designed and located to coordinate with surrounding land uses and shall have safe and effective access and ample parking spaces (Business Activity, Commercial Objective).
- D. Highway commercial uses shall be in close proximity to highway interchanges for maximum convenience and economy to the traveling public, while minimizing impact to the community in terms of traffic congestion, local commuting patterns and access (Business Activity, Commercial Objective).
- E. Safe, efficient and environmentally sound public services and facilities shall exist for all development (Public Services and Facilities, Goal).

FINDINGS NECESSARY FOR MAP AMENDMENT

The Planning Commission and legislative body use the following criteria in granting or denying a zoning map amendment application:

1. The map amendment is in agreement with the adopted comprehensive plan and any specific study designed to further detail the Boone County Comprehensive Plan for the location in question; or
2. The existing zoning classification is inappropriate and that the proposed zoning classification is appropriate; or
3. There have been major changes of an economic, physical, or social nature not anticipated in the adopted comprehensive plan that substantially alter the area's character.

CONDITIONAL USE PERMIT CRITERIA

The Planning Commission needs to evaluate the request as it relates to the criteria necessary for granting Conditional Uses as stated in Sections 262 of the Boone County Zoning Regulations.

Findings listed in Section 262 (General Standards Applicable to All Conditional Uses):

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan, a specific corridor plan and/or the zoning order;
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area;
3. Will not be hazardous to existing or future neighboring uses;
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately such services;
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
6. Will not involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare, or odors;

7. Will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfares.

STAFF COMMENTS

1. Staff would like the applicant to address if the hotel will have any conference rooms that can be rented out? If so, additional parking would be required.
2. Staff would like the applicant to address if any of the rooftop units will be visible from Petersburg Road (KY 20).
3. The colored uplighting proposed on the building is considered signage per the Zoning Regulations and will require approval of a Special Sign District. Also, it appears that the sign cabinet extends above the roofline which is not permitted but can be reviewed as part of a request for a Special Sign District.
4. Staff sent an agency memo to the Boone County Fiscal Court, Sheriff's Department, Public Works, Hebron Fire, Kentucky Transportation Cabinet and Kenton County Airport Board asking if they had any comments regarding the proposal. Hebron Fire and the Boone County Public Works indicated that they saw no major issues with the proposal at this time.
5. A Major Site Plan review will be required to construct any of the proposed improvements if this Zoning Map Amendment is approved. The Site Plan will address grading, parking, storm water, landscaping, lighting, etc.
6. The application also requests a Conditional Use Permit. "Hotels and motels" are listed as a Conditional Use in the Industrial One (I-1) zone.

CONCLUSION

The Zoning Map Amendment request needs to be evaluated by Boone County Planning Commission and Boone County Fiscal Court in terms Article 3 of the Boone County Zoning Regulations and the potential impacts on existing and planned uses in the area. The Boone County Planning Commission needs to evaluate the Conditional Use Permit request in terms of Section 262 of the Boone County Zoning Regulations.

Respectfully submitted,

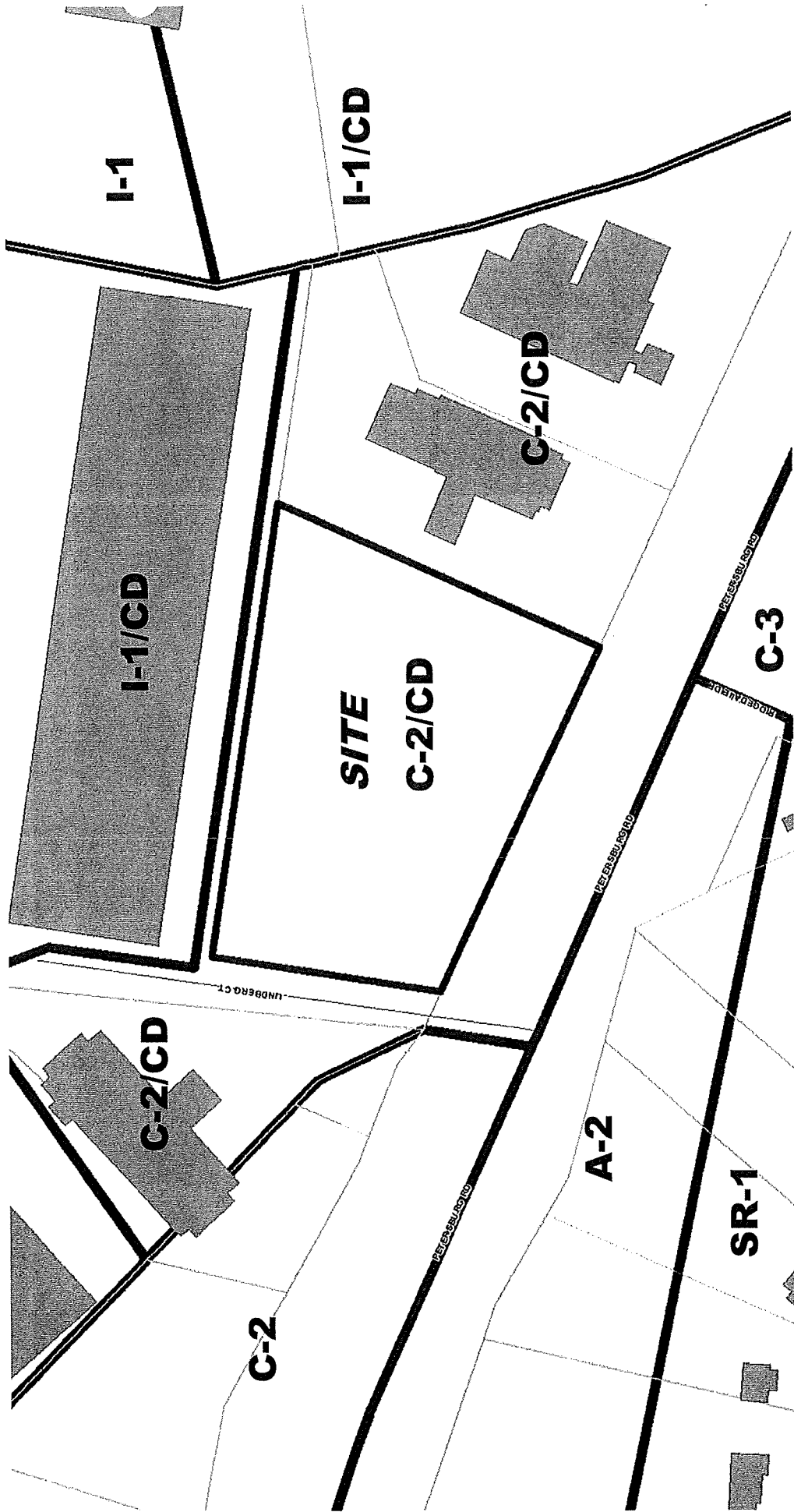


Mitchell A. Light
Asst. Zoning Administrator/Enforcement Officer

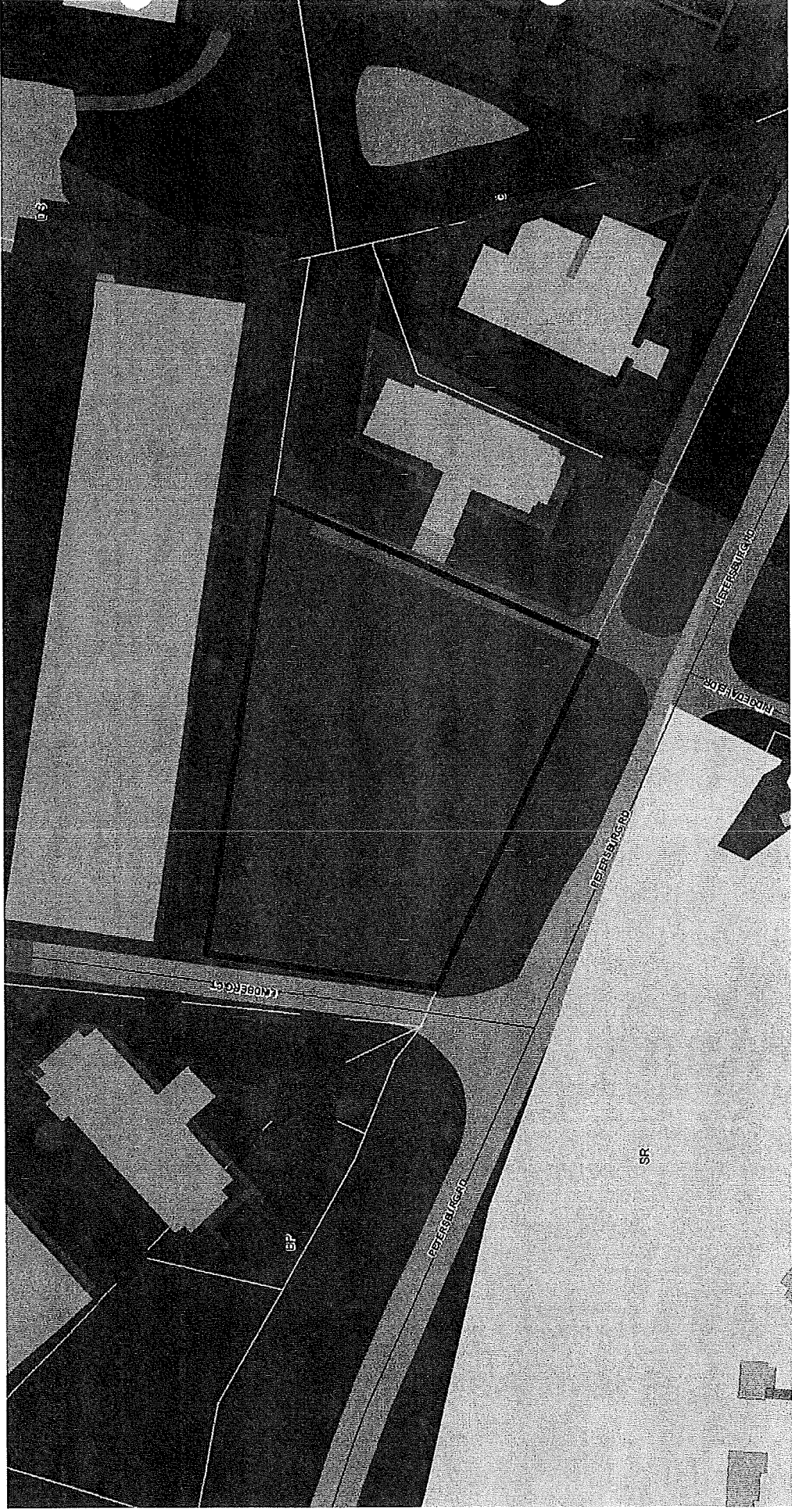
MAL/ss

Attachments:

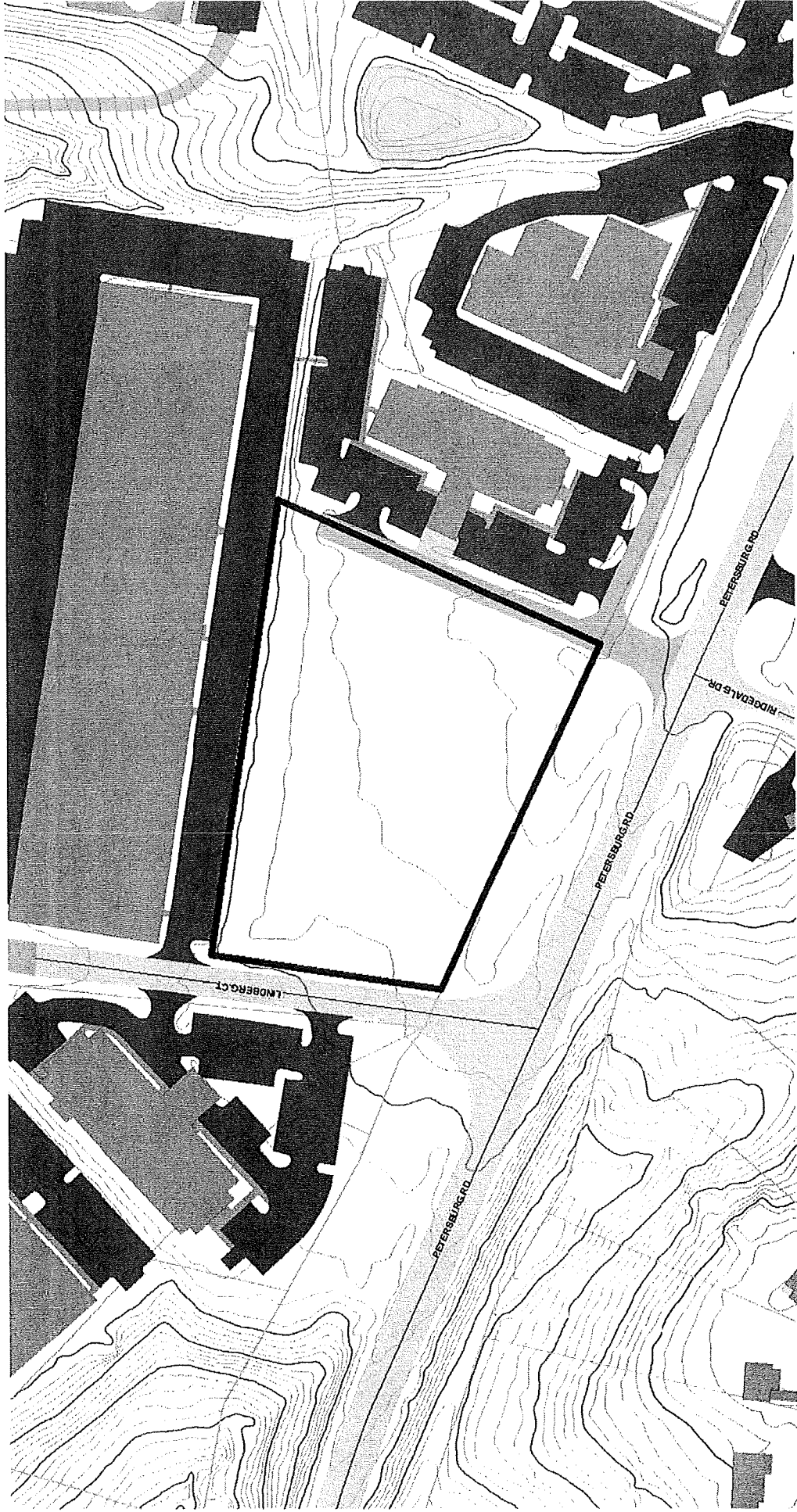
- Vicinity Map
- Zoning Map
- Future Land Use Map
- Existing Topography
- 2016 Aerial Photography
- 2018 Concept Development Plan
- 1997 Concept Development Plan
- 1997 Conditions of Approval
- Proposed Elevations
- Application



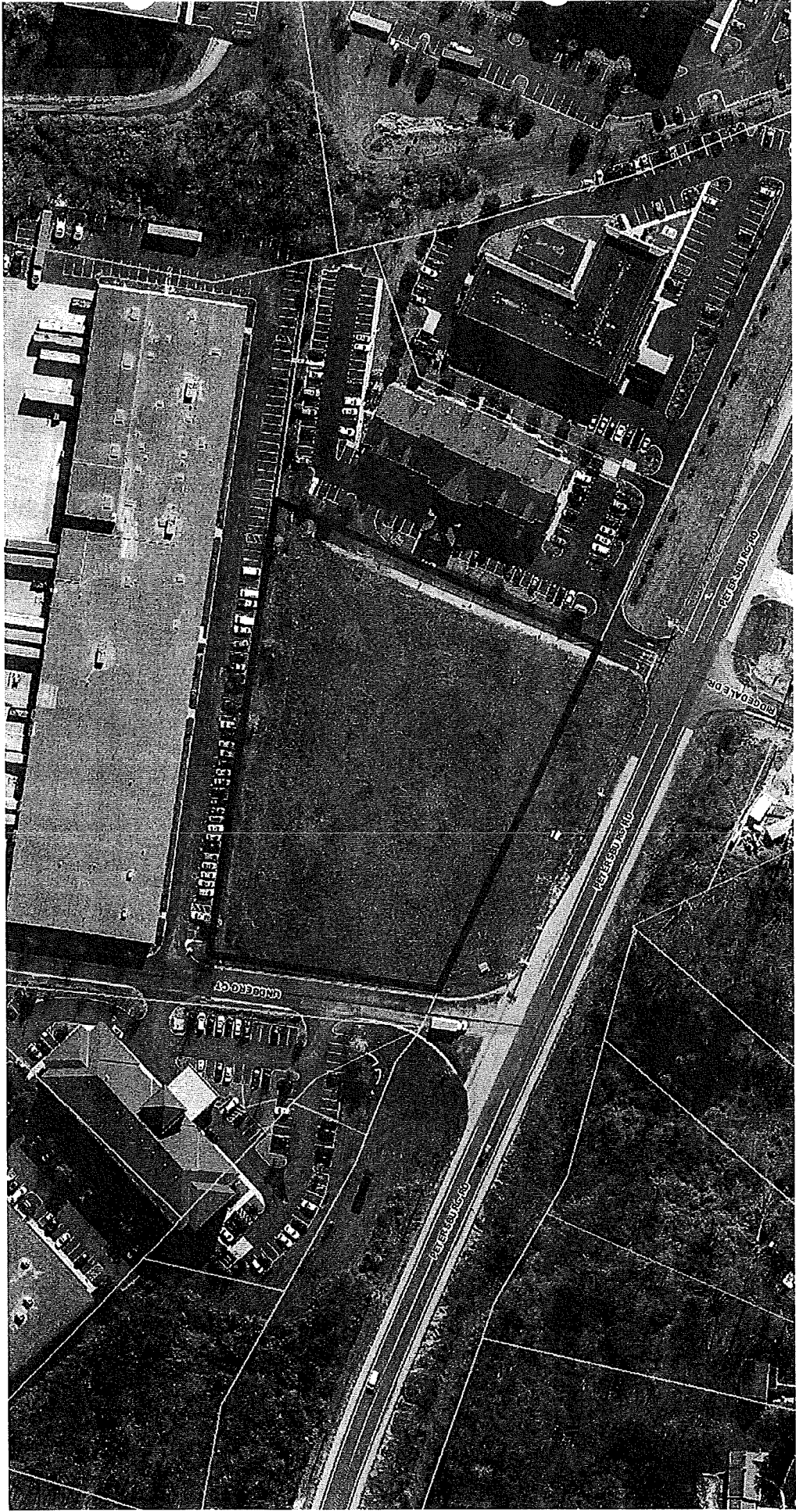
ZONING MAP



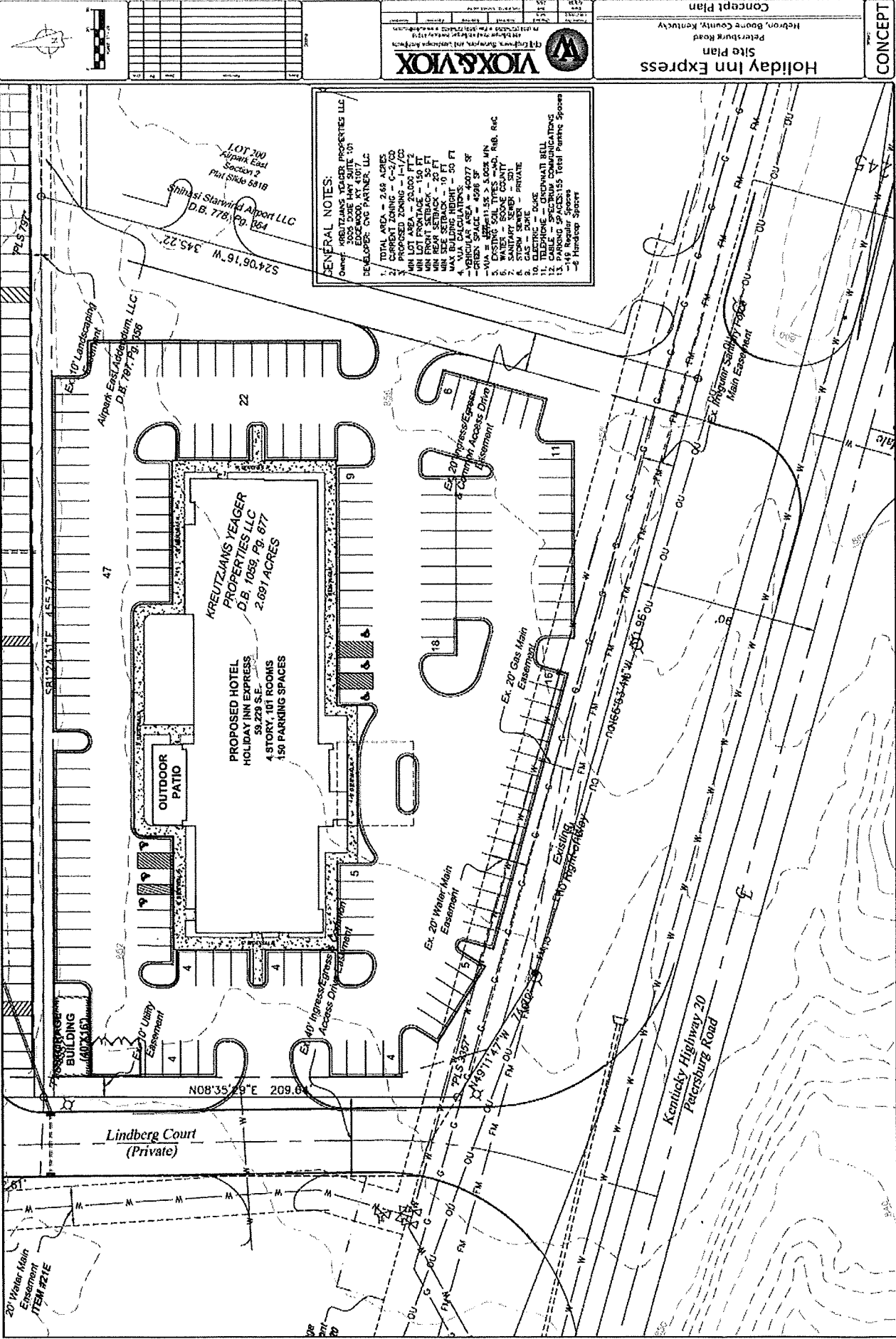
FUTURE LAND USE MAP



EXISTING TOPOGRAPHY



2016 AERIAL PHOTOGRAPHY



VIOLA & VIOX
 10100 Highway 20, Petersburg, KY 40382
 606-251-1111
 www.violaandviox.com

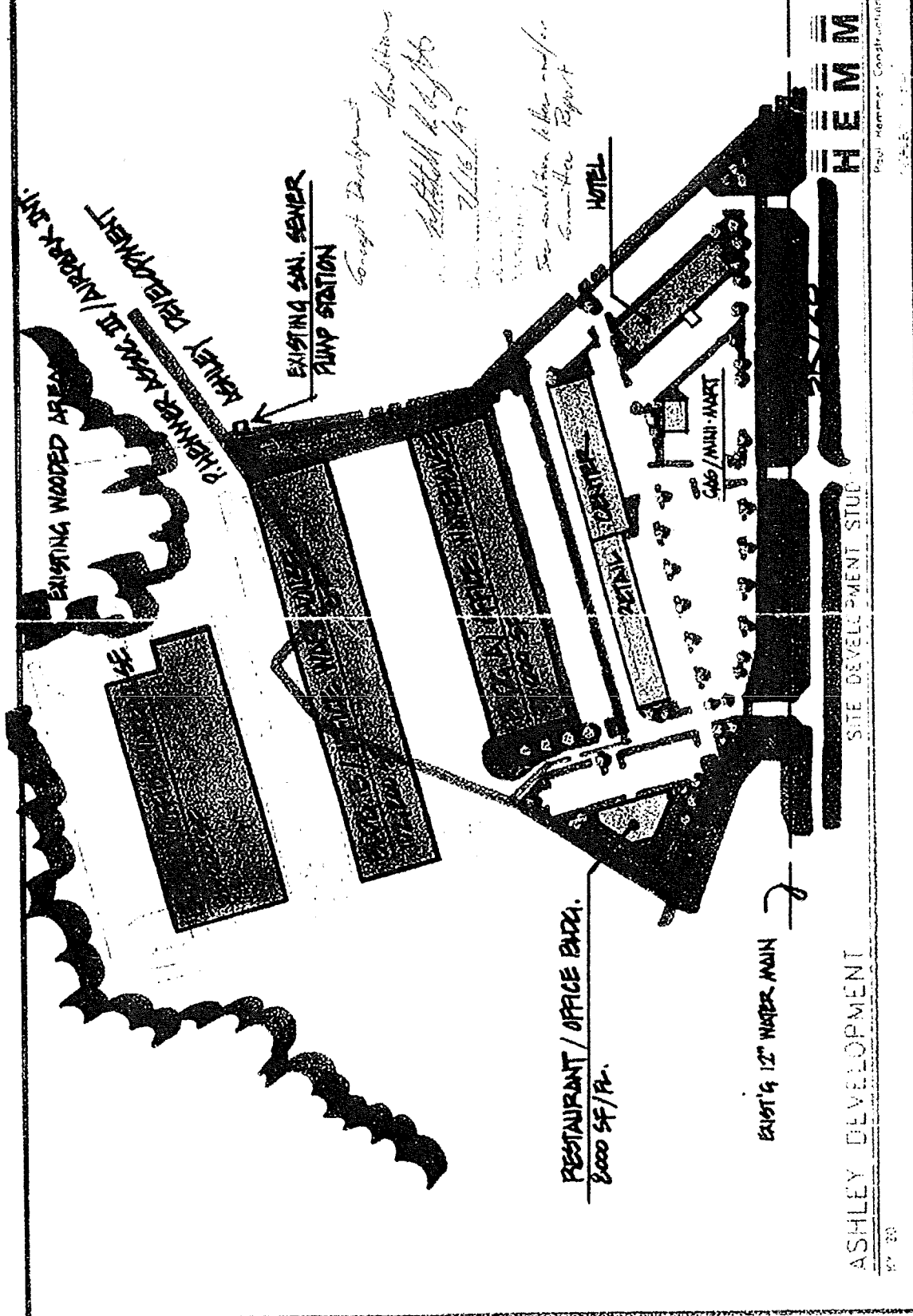
VIOLA & VIOX

Holiday Inn Express Site Plan
 Petersburg, Boone County, Kentucky
 Concept Plan

CONCEPT

2018 CONCEPT DEVELOPMENT PLAN

DEVELOPMENT CONCEPT PLAN



H E M M E R

Engineering Construction Company

ASHLEY DEVELOPMENT

12.30

1997 CONCEPT DEVELOPMENT PLAN

BOONE COUNTY PLANNING COMMISSION



2995 Washington Street, Burlington, KY 41005

606-334-2196

FAX 606-334-2264

E-Mail plancom@one.net

July 14, 1997

Mr. Richard E. Wentz
600 Greenup Street
Covington, KY 41011

RE: Conditions of Approval for the Riddell Property/Grace Properties, LLC, Zoning Map Amendment Application from A-2 to C-2 and I-1 for the approximate 15 acre tract located along KY 20, approximately 1/4 mile west of KY 212, Boone County, Kentucky.

Dear Mr. Wentz:

The following represents the conditions of approval for the above referenced application as agreed by the Boone County Planning Commission's Zone Change Committee. If you as the applicant agree to these conditions please indicate so by providing your signature on the agreement stated at the end of this letter.

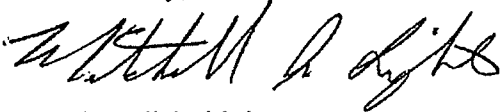
Conditions

1. The architectural design and signage theme will follow the Houston-Donaldson Study Design Review guidelines through the Site Plan Review process. However, the signage will not be limited to the size and height requirements of the Houston-Donaldson Study.
2. The entrance treatments must be comparable in design to those in Airpark International and shall be reviewed through Site Plan Review process (or Improvement Plan if applicable).
3. Substantive landscaping shall be provided along the entire KY 20 frontage and reviewed through the Site Plan Review process.
4. The applicant will actively pursue signalization of one of the access points through the Kentucky Department of Transportation.
5. Right hand deceleration lanes shall be provided at all access points and a left hand

deceleration lane shall be provided at any signalized access point that is determined by the Kentucky Transportation Cabinet.

6. The easternmost access shall be limited to "right-in/right-out" turning movements only.

Sincerely,

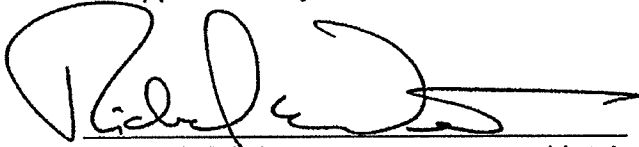


Mitchell A. Light
Asst. Zoning Administrator/Enf. Officer

MAL\par

Agreement

I, Richard E. Wentz, duly authorized to act on behalf of the applicant, Grace Properties, LLC, do hereby agree to the conditions of approval stated above for the Zoning Map Amendment from A-2 to C-2 and I-1 for the approximately 15 acre tract located along KY 20 approximately 1/4 mile west of KY 212, Boone County, Kentucky.



Richard E. Wentz (date)
for Grace Properties, LLC

APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. Name of Project Holiday Inn Express
2. Location of Project Petersburgh Rd.
3. Total Acreage of Site 2.69
4. Current Zoning of Site C-2/CD
5. Proposed Zoning (Classification being requested) I-1/CD
6. Proposed Uses (please specify each use) Hotel

- 7. Names of Applicant(s) Marc Gloyeske
Phone No. 859-727-3293 Fax No. 859-727-8452 E-Mail mgloyeske@vioxinc.com
8. Address of Applicant(s) 466 Erlanger Road
Erlanger Kentucky 41018
City State Zip

- 9. Name of Property Owner(s) Kreutzjans Yeager Properties LLC
Phone No. 859-341-0250 Fax No. 859-341-4625 E-Mail billk@ashleybuilders.com
10. Address of Property Owner(s) 3005 DIXIE Hwy
Edgewood KY 41017
City State Zip

11. Proposed Building Intensities (please specify) The plan proposes a 4 story hotel with a total of approximately 59,229 sf. The proposed intensity is 22,020 sf per acre.

12. Are there any existing buildings on the site? No
How many? N/A

13. Deed Book 686 Page No. 271 Group No.

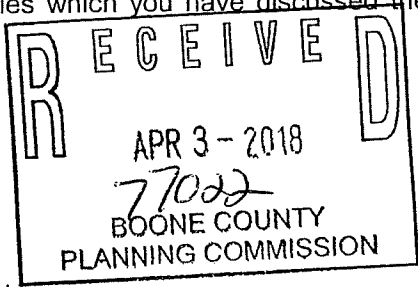
14. Are you also applying for:
x Conditional Use Permit Hotel is conditional use in I-1 zone.
Dimensional Variance

15. Have you submitted a Concept Development Plan? Yes

16. Have you had a pre-application meeting with BCPC Staff? Yes

17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- No Boone County Water District
N/A Florence Public Services Dept.
No Duke Energy
No Sanitation District #1
No Cincinnati Bell
No Owen Electric Cooperative, Inc.
N/A Boone County Public Works Department
No Kentucky Transportation Cabinet
No Cincinnati/N. KY International Airport (KY Airport Zoning Commission for height restrictions near the airport)



EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Kim Patton, Chairman

DATE: June 6, 2018

RE: Request of **Marc Gloyeske (applicant)** for **Kreutzjans Yeager Properties LLC (owner)** for a Zoning Map Amendment from Commercial Two (C-2) to Industrial One (I-1), and a Conditional Use Permit, for a 2.69 acre site located on the northeast corner of the Petersburg Road/Lindberg Court intersection, Boone County, Kentucky. The request is for a zone change and a Conditional Use Permit to allow a hotel.

REMARKS:

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

FINDINGS OF FACT

1. The Committee has concluded that the proposed Concept Development Plan is in agreement with the Comprehensive Plan due to the following reasons.
 - A. The Future Land Use Map designates this site as "Business Park." This designation is described as "A mix of office warehouse, research, office, and light industrial uses in a park-like, office campus setting with large building setbacks, low floor area ratio, integrated pedestrian and recreation facilities, constant architectural and signage theme, extensive landscaped areas, and attractive entrance treatment. This land use is recommended for high visibility areas and transition areas between industrial and residential land uses."
 - B. The Land Use Element states that "Industrial development to the north of KY 20 should not locate on any portion of the Developmentally Sensitive hillsides, and a buffer area for the preservation of those hillsides may be required."
2. A Conditional Use Permit (CUP) has been requested with the zone change application to allow a hotel. The Committee has evaluated the hotel against the standards in Section 262 "General Standards Applicable to All Conditional Uses" of the Boone County Zoning Regulations, the CUP criteria in the first paragraph of Section 1133 "Conditional Uses and Criteria" (I-1 zone) for hotels and motels as Conditional Use #8. Based on this evaluation, the Committee has concluded that the proposed hotel meets the applicable CUP standards and criteria. Therefore, the Committee recommends approval of the requested Conditional Use Permit.

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Kim Patton, Chairman

DATE: May 16, 2018

ZONING MAP AMENDMENT - Mitch Light, Staff

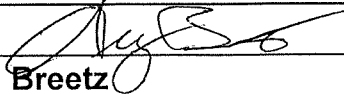
1. Request of **Marc Gloyeske (applicant)** for **Kreutzjans Yeager Properties LLC (owner)** for a Zoning Map Amendment from Commercial Two (C-2) to Industrial One (I-1), and a Conditional Use Permit, for a 2.69 acre site located on the northeast corner of the Petersburg Road/Lindberg Court intersection, Boone County, Kentucky. The request is for a zone change and a Conditional Use Permit to allow a hotel.

REMARKS:

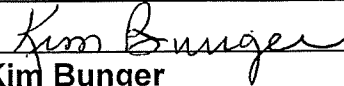
We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

Gloyeske/Kreutzjans Yeager

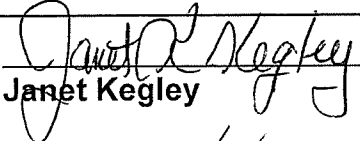
May 16, 2018


Greg Breetz
 For Project Absent
 Against Project
 Abstain Deferred

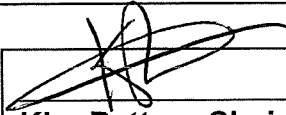
Steve Turner
 For Project Absent
 Against Project
 Abstain Deferred


Kim Bunger
 For Project Absent
 Against Project
 Abstain Deferred

Randy Bessler (Alternate)
 For Project Absent
 Against Project


Janet Kegley
 For Project Absent
 Against Project
 Abstain Deferred

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


Kim Patton, Chairman
 For Project Absent
 Against Project
 Abstain Deferred

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

Richard Lunnemann (Alternate)
 For Project Absent
 Against Project
 Abstain Deferred

TOTAL: DEFERRED FOR PROJECT ABSENT
 AGAINST PROJECT ABSTAIN

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARING
MAY 2, 2018
7:30 P.M.**

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mr. Kim Bungler, Secretary/Treasurer
Mr. Rick Lunnemann
Mr. Don McMillian
Ms. Jamie Nieves
Mr. Kim Patton
Mr. Charlie Rolfsen, Chairman
Mr. Steve Turner, Temporary Presiding Officer
Mr. Kenny Vaught

COMMISSION MEMBERS NOT PRESENT:

Mr. Greg Breetz
Mrs. Lori Heilman
Mr. Mark Hicks
Mrs. Janet Kegley
Mr. Bob Schwenke
Mr. Brad Shipe

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Mitch Light, Assistant Zoning Administrator/ZEO

Chairman Rolfsen called the Public Hearing to order at 7:30 P.M. and introduced the first item on the Agenda:

ZONING MAP AMENDMENT - Kim Patton, Chairman, Mitch Light, Staff

1. Request of **Marc Gloyeske (applicant)** for **Kreutzjans Yeager Properties LLC (owner)** for a Zoning Map Amendment from Commercial Two (C-2) to Industrial One (I-1), and a Conditional Use Permit, for a 2.69 acre site located on the northeast corner of the Petersburg Road/Lindberg Court intersection, Boone County, Kentucky. The request is for a zone change and a Conditional Use Permit to allow a hotel.

Staff Member, Mitch Light, presented the Staff Report, which included a PowerPoint presentation (see Staff Report). The request is to rezone the site from C-2 to I-1 with a Conditional Use Permit in order to construct a hotel. The primary reason for rezoning the property is to allow more density for the proposed hotel use. The applicant would like to construct a 4-story, 101 unit hotel with an approximate gross floor area (GFA) of 59,229 square feet and proposed intensity of 22,020 square feet per acre. The I-1 zone allows for a maximum intensity of 25,000 square feet per acre. The current C-2 Zoning District allows between 12,000 - 15,000 square feet per acre. The proposed building elevations show an EIFS facade with cultured stone. The Concept Development Plan shows an access point onto Lindbergh Court (private) and an existing private access drive adjacent to the Country Inn and Suites. No direct access to Petersburg Road (KY 20) is being proposed. The 2.69 acre site has approximately 365' of frontage on Petersburg Road (KY 20). Boone County GIS shows that the topography of the site falls from 858 feet above sea level on Petersburg Road (KY 20) to 848 feet above sea level at the rear of the site. All utilities are either available or will be extended to serve the subject site. Mr. Light reviewed the site history as outlined in the Staff Report. The original Zoning Map Amendment request for the 15 acre site was approved in 1997. This approval allowed an office/warehouse complex and commercial uses. Mr. Light showed photographs of nearby hotels in the area - Comfort Suites, Marriott, Hampton Inn and Country Inn & Suites. He reviewed the adjacent zoning and land uses, which includes mostly industrial and commercial uses. Across from the site is Bluebird Subdivision, a residential subdivision and A-2 zoning. The Comprehensive Plan designates this site as Business Park (BP) uses. The text of the Land Use Element suggests that "Industrial development to the north of KY 20 should not locate on any portion of the Developmentally Sensitive hillsides and a buffer area for the preservation of those hillsides may be required." Mr. Light noted the criteria used in evaluating a Zoning Map Amendment request and a Conditional Use Permit. He showed photographs of the subject site and the 1997 Concept Development Plan. The proposed Concept Development Plan includes a 4 story Holiday Inn Express & Suites hotel. He showed building elevations of the proposed hotel that included a sign cabinet above the roof line which is normally not allowed and lighting on the building. The applicant has applied for a Special Sign District for the proposed sign package. The building material is mostly EIFS with cultured stone.

In terms of Staff Comments, Mr. Light asked the applicant to address if the hotel will have any conference rooms that can be rented out? If so, additional parking would be required. Staff would also like the applicant to address if any of the rooftop units will be visible from Petersburg Road (KY 20). The colored uplighting proposed on the building is considered signage per the Zoning Regulations and will require approval of a Special Sign District. Staff sent an agency memo to the Boone County Fiscal Court, Sheriff's Department, Public Works, Hebron Fire, Kentucky

Transportation Cabinet and Kenton County Airport Board asking if they had any comments regarding the proposal. Hebron Fire and the Boone County Public Works indicated that they saw no major issues with the proposal at this time. A Major Site Plan review will be required to construct any of the proposed improvements if this Zoning Map Amendment is approved. The Site Plan will address grading, parking, storm water, landscaping, lighting, etc. The application also requests a Conditional Use Permit. "Hotels and motels" are listed as a Conditional Use in the Industrial One (I-1) zone.

The Zoning Map Amendment request needs to be evaluated by Boone County Planning Commission and Boone County Fiscal Court in terms Article 3 of the Boone County Zoning Regulations and the potential impacts on existing and planned uses in the area. The Boone County Planning Commission needs to evaluate the Conditional Use Permit request in terms of Section 262 of the Boone County Zoning Regulations.

At this time, Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Mr. Mark Gloyeske, Viox & Viox, Inc, referred to a PowerPoint presentation. The owner of the proposed hotel actually owns the Hampton Inn & Suites nearby. They also own other hotels in other markets - Dayton, Ohio, Cleveland Ohio, Lawrenceburg, Indiana, Phoenix, Arizona, etc. Holiday Inn Express is owned by Intercontinental Hotels Group (IHG). Mr. Gloyeske showed photographs of the hotel both interior and exterior. The conference room in the hotel is only 800 square feet and it will only be used by people staying at the hotel. There should not be a problem with parking. The site is surrounded by hotels. The demand for hotel rooms is high around the Airport because of growth at the Airport - passenger and cargo traffic. The site is so close to the Airport so the hotel is a good fit. Mr. Gloyeske showed a color version of the Concept Development Plan. The hotel is placed in the middle of the site with parking around the building. The hotel will have an outdoor patio. He also showed a drawing of various building elevations.

Mr. Garish Patel, owner of the proposed hotel, stated that his company has been in the market for 20 years and the are pleased with the results of the existing Hampton Inn & Suites hotel. There is great demand for the hotel due to growth like Amazon. He is aware of additional hotel projects in the Florence area.

Chairman Rolfsen asked if the hotel occupancy rate was at 90% in Boone County? Mr. Patel replied that could not tell for all of the hotels in the area. However, he stated that his hotel is north of 80% occupied. Normally, the industry is at a 60 - 65% occupancy. Mr. Patel responded that he would not invest in a \$10 million hotel if the market was not strong. If the zoning is approved, they would expect construction to start in early 2019. The roof equipment would not be visible. All signage can be modified to meet local standards.

Mr. Lunnemann asked what materials were used on the adjacent hotels. Mr. Light responded mostly brick with the exception of the Comfort Inn & Suites which is mostly EIFS. The proposed hotel is mostly EIFS. Mr. Lunnemann asked if there was any thought of reducing the amount of EFS and increasing the amount of cultured stone to match the other hotels in the area? Mr. Patel stated they could do it to the first level.

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

Mr. Ray Singh, representing Comfort Suites, stated that when they built their hotel, they were promised that there would not be a hotel on the subject site in the future. If the site develops as a hotel, it will definitely affect their business. Revenues will be down and they will probably go out of business. He referred to a letter from Mr. Dick Wentz stating that no additional hotel will be allowed on the site. Mr. Light noted that he had a copy of the letter. He read the letter into the record. Mr. Light noted there were no written conditions dating back to 1997 restricting the subject site of not having a hotel.

Mr. Wilson restated that when the original rezoning went before the Planning Commission, neither the Planning Commission nor the legislative body imposed a condition to not allow a hotel on the subject site. It is a private matter that the Planning Commission cannot enforce. He suggested that the parties contact their legal counsel to examine their recourse. Mr. Ram Singh stated that sales have dropped at his hotel. The future is not bright. The land purchased for the Comfort Suites was the same owner and the letter was a surety at the time. Chairman Rolfsen responded that the Planning Commission has no legal authority to enforce the letter. He advised him to seek legal representation.

Mr. Pat Patel, part owner of Comfort Suites, stated they were interested in the subject site but were kicked out by the County and they settled on their current site. He wanted to build a gas station on the subject site, but the asking price for the land was too much. The site was sitting vacant not because of no interest but because of the high price. The hotel market is overgrown. The location is kind of sensitive. The proposed hotel will take some business away from other hotels in the area. He volunteered to share emails from negotiating with the owner to buy the site for a gas station.

Mrs. Heather Gardner, 842 Ridgedale Drive, expressed a concern about seeing the hotel from her house. She is located across KY 20. She grew up in the area and played in the woods. A 4 story building can be seen from her back yard. It would be nice not to have it or at least have some trees block it. Mr. Light showed the location of Ms. Gardner's house.

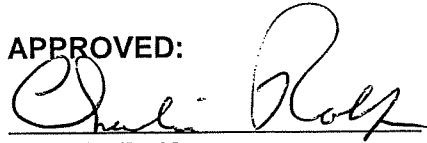
Mr. Satyamohan Reddy stated that he owns the Country Inn & Suites hotel. He was interested in buying the subject site for a parking lot. He was told that it could not be used for a hotel.

At this time, Chairman Rolfsen asked if any of the Board members had any additional comments or questions?

Mr. Bunger commented that the Planning Commission examines the appropriate land use in making their decision based upon the long term plan for the County. We don't make a decision based upon the level of competition in the area. That is a business decision by the owner/developer. He asked the applicant to bring a drawing to the Zone Change Committee meeting showing the maximum amount of cultured stone to be installed on the building. Also, he requested to bring information about the lighting and how critical it is to the project.

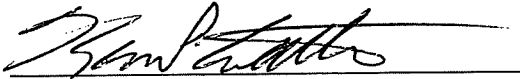
Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on May 16, 2018 at 5:00 P.M. in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on June 6, 2018 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 8:05 P.M.

APPROVED:

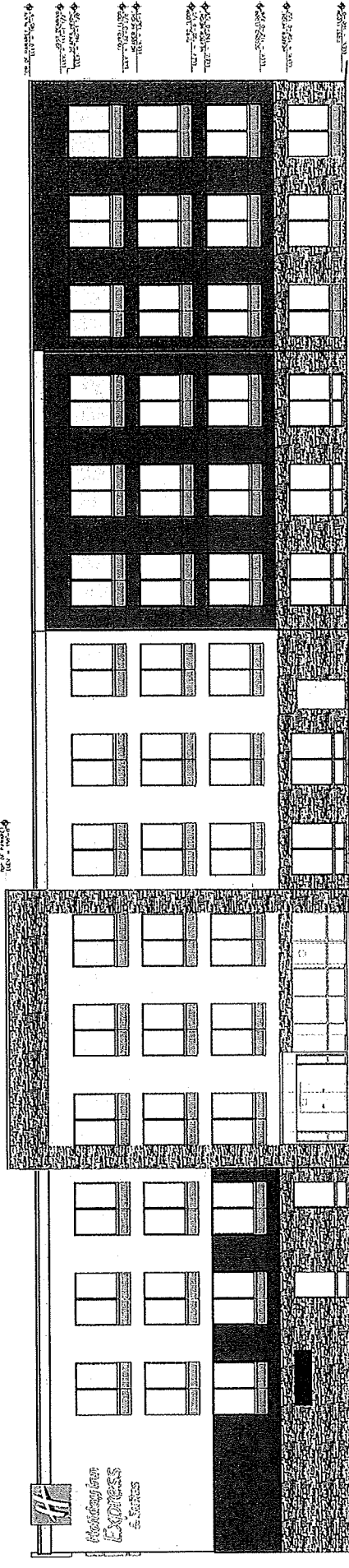


Charlie Rolfsen
Chairman

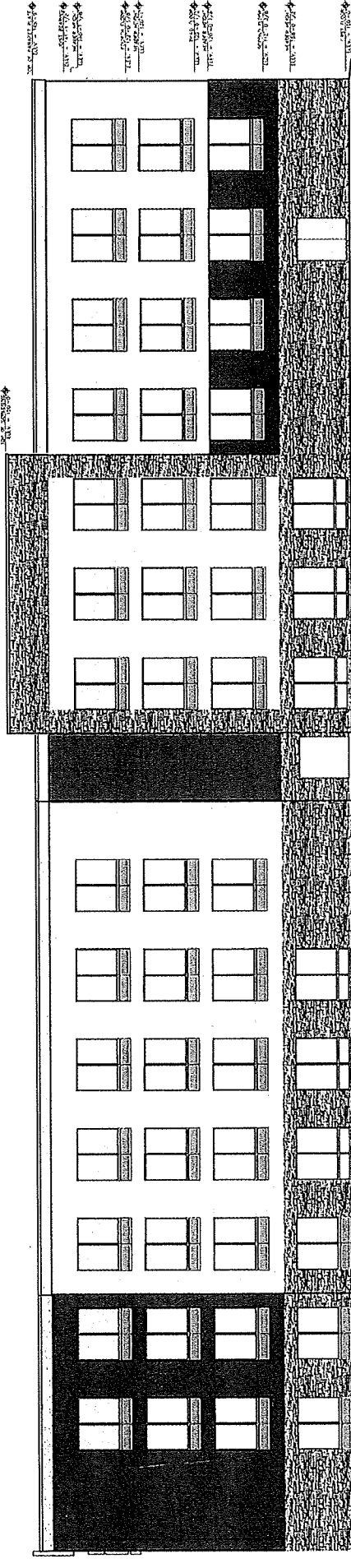
Attest:



Kevin P. Costello, AICP
Executive Director



A FRONT ELEVATION
SCALE: 1/8" = 1'-0"



B REAR ELEVATION
SCALE: 1/8" = 1'-0"

REVISED ELEVATIONS

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

May 18, 2018

Marc Gloyeske
Viox & Viox, P.S.C.
466 Erlanger Road
Erlanger, KY 41018

RE: Request of **Marc Gloyeske (applicant)** for **Kreutzjans Yeager Properties LLC (owner)** for a Zoning Map Amendment from Commercial Two (C-2) to Industrial One (I-1), and a Conditional Use Permit, for a 2.69 acre site located on the northeast corner of the Petersburg Road/Lindberg Court intersection, Boone County, Kentucky. The request is for a zone change and a Conditional Use Permit to allow a hotel.

Dear Mr. Gloyeske:

The following represents the conditions of approval for the above referenced application as recommended by the Boone County Planning Commission at their May 16, 2018, Zone Change Committee Meeting. Please provide the property owner's signature in the space provided at the end of this letter, and return to the Planning Commission office by Friday, May 25, 2018.

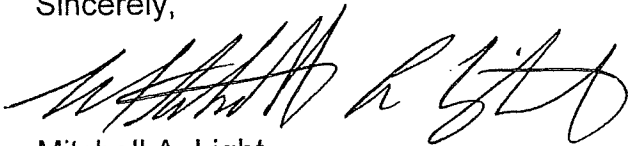
CONDITIONS

1. The Property owner agrees to extend the cultured stone facade all the way up to the finished 2nd floor on all four elevations in addition to the entrance tower feature on the north and south elevations and that the multi-color EIFS will be as presented at the Public Hearing and the revised elevations (attached).
2. The Property owner agrees that any roof top mechanical units will be screened so as not to be visible from Petersburg Road (KY 20).
3. The Property owner agrees that the conference room will be for use by the guests of this hotel only.

Marc Gloyeske
May 18, 2018
Page 2

4. The Property owner agrees that the proposed storage building and dumpster enclosure will be constructed with the same cultured stone as the hotel and the dumpster enclosure doors will be solid (either metal or painted wood).

Sincerely,



Mitchell A. Light
Assistant Zoning Admin/Enforcement Officer

MAL/ss

AGREEMENT

I, William Kreutzjans, do hereby agree to the recommended conditions of approval stated above for a Zoning Map Amendment from Commercial Two (C-2) to Industrial One (I-1), and a Conditional Use Permit, for a 2.69 acre site to allow a hotel.

William Kreutzjans, Kreutzjans Yeager Properties LLC
(owner)

Date

see condition #5
8/15/18 emw

ORDINANCE NO. 2018 - 10

AN ORDINANCE RELATING TO THE BOONE COUNTY FISCAL COURT APPROVING, WITH CONDITIONS, A REQUEST OF MARC GLOYESKE (APPLICANT) FOR KREUTZJANS YEAGER PROPERTIES, LLC (OWNER) FOR A ZONING MAP AMENDMENT FROM COMMERCIAL TWO (C-2) TO INDUSTRIAL ONE (I-1), AND A CONDITIONAL USE PERMIT FOR A 2.69 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF THE PETERSBURG ROAD/LINDBERG COURT INTERSECTION, BOONE COUNTY, KENTUCKY. THE REQUEST IS FOR A ZONE CHANGE AND CONDITIONAL USE PERMIT TO ALLOW A HOTEL.

WHEREAS, the Boone County Planning Commission received a request for a Zoning Map Amendment to the Boone County Zoning Map and a Conditional Use Permit to allow a hotel and such Zoning Map Amendment being a zone change from Commercial Two (C-2) to Industrial One (I-1) for a 2.69 acre site located on the northeast corner of the Petersburg Road/Lindberg Court intersection, Boone County, Kentucky, which is more particularly described below; and,

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

NOW, THEREFORE BE IT ORDAINED BY THE FISCAL COURT OF COUNTY OF BOONE, COMMONWEALTH OF KENTUCKY:

Section One

That the request for a Zoning Map Amendment and Conditional Use Permit for the real estate which is more particularly described below shall be and is hereby approved with conditions, this Zoning Map Amendment being a zone change from Commercial Two (C-2) to Industrial One (I-1) for a 2.69 acre site located on the northeast corner of the Petersburg Road/Lindberg Court intersection, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in a Commercial Two (C-2) zone and a Conditional Use Permit is more particularly described in DEED BOOK 686, PAGE NO. 271 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

Section Two

That as a basis for this approval, with conditions, of a Zoning Map Amendment and Conditional Use Permit request are the findings of fact and conditions of the Boone County Planning Commission as set forth in its Minutes and official records for this request and same shall be and are hereby incorporated by reference as if fully set out in this Ordinance and are marked as "Exhibit A."

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

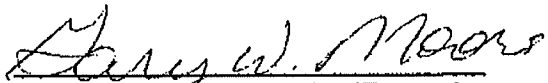
Section Three

This Ordinance shall be in effect and in full force from and after its adoption and publication as provided by law.


Adopted this 14th day of August, 2018

First Reading - the 10th day of July, 2018

Second Reading - the 14th day of August, 2018 Yes 4 No 0


GARY W. MOORE, Judge/Executive
Boone County Fiscal Court

Attest:


Sharon Burcham,
Fiscal Court Clerk

Kevin Costello

From: Jeff Earlywine
Sent: Wednesday, August 15, 2018 7:52 AM
To: Kevin Costello
Cc: Kevin Wall; Scott Pennington; Sharon Burcham

Kevin,

At yesterday's BCFC meeting the court unanimously approved the zoning map amendment for the project at the corner of SR 20 and Lindberg Lane (C-2 to I-1 and CUP). There were four conditions of approval accompanying the PC's report and recommendation. The fiscal court added a fifth condition with its approval, as follows:

"5. The developer shall construct a public sidewalk along Petersburg Road within the limits of the project."

I spoke previously with the developer's representative, Mark Gloyeske of Viox and Viox and they were agreeable to the addition of the condition.

Please advise if you need anything further regarding this action.

Jeff

Jeffrey S. Earlywine

County Administrator
Boone County, Kentucky
PO Box 900
2950 Washington Street
Burlington, KY 41005
E – jearywine@boonecountyky.org
O – 859-334-2242

Visit this website to sign up for the Boone County E-Newsletter
<http://www.boonecountyky.org/newslettersignup.aspx>

2014 Holiday Inn Express
 Hospitality, Straight Parkway
 Client
 InterContinental Hotels Group

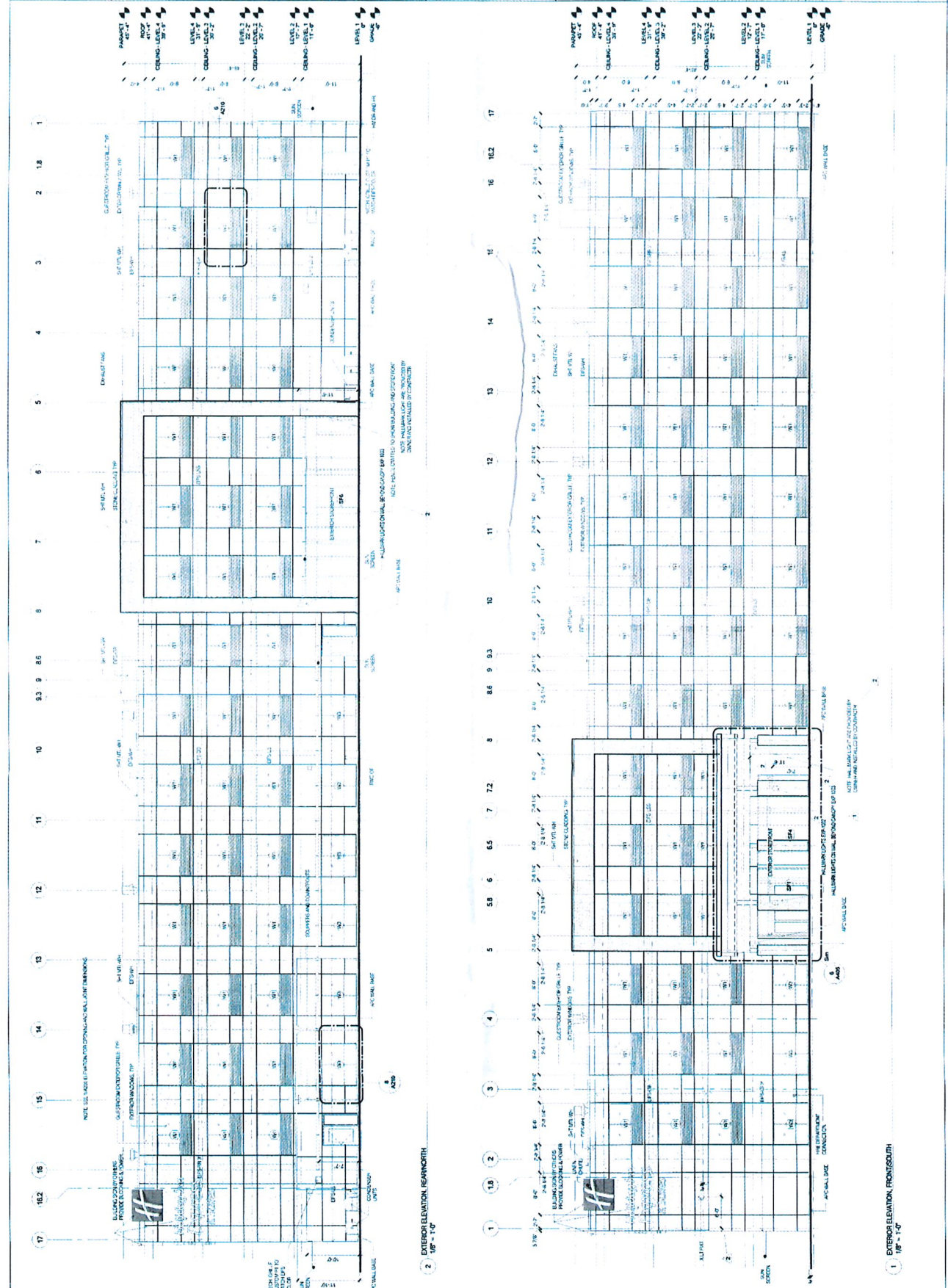
Project Name
 Date
 Drawn by
 Checked by
 JROCK

2014 Holiday Inn Express
 Hospitality, Straight Parkway
 Client
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Project Name
 Date
 Drawn by
 Checked by
 JROCK



2014 Holiday Inn Express
 Prototype, Straight Pavilion.
 InterContinental Hotels Group

DETAILED PROTOTYPE DOCUMENTS.
 NOT FOR CONSTRUCTION.

Project Name: 2014 Holiday Inn Express Prototype, Straight Pavilion.
 Client: InterContinental Hotels Group
 Date Issued: 06/03/14
 No. of Sheets: 2
 Revision: 2

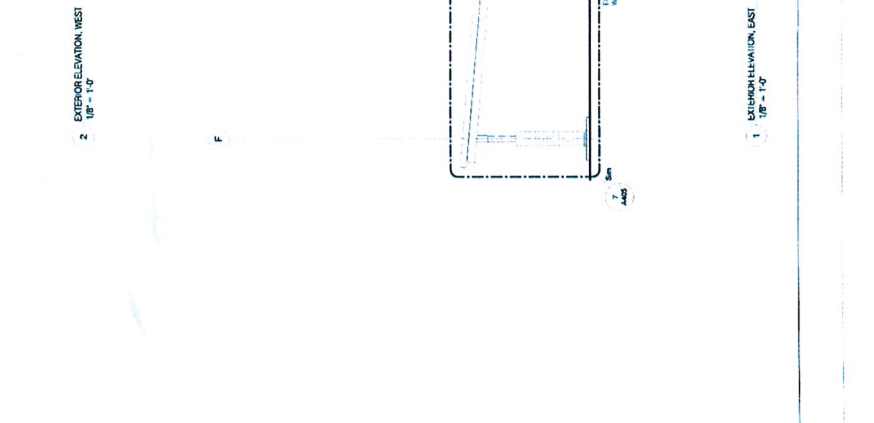
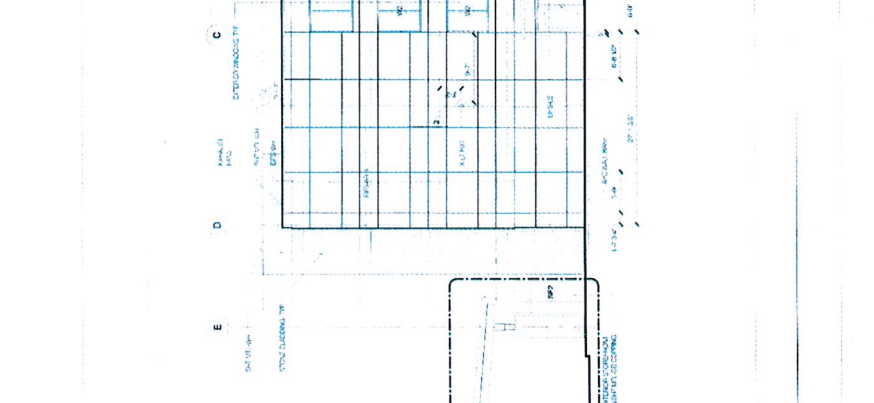
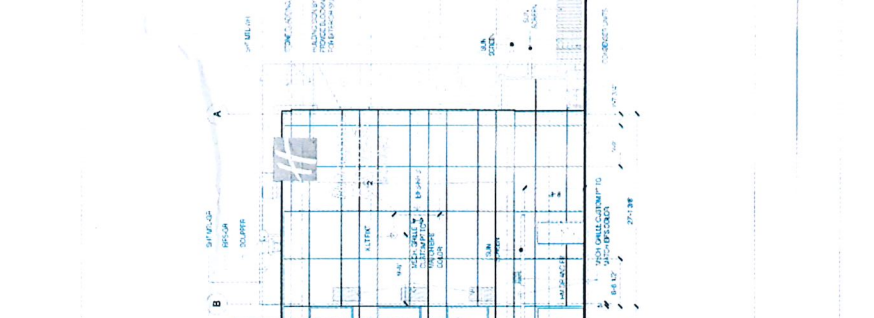
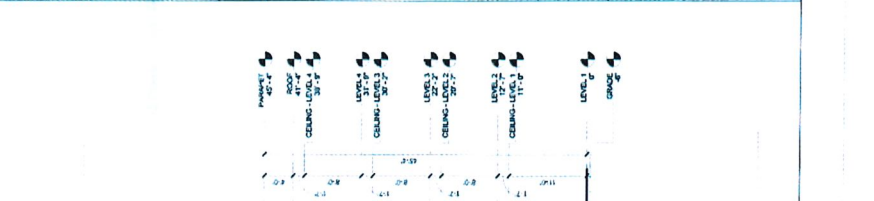
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 Date Issued: 06/03/14
 No. of Sheets: 2
 Revision: 2



2 EXTERIOR ELEVATION, WEST
 1/8" = 1'-0"

1 EXTERIOR ELEVATION, EAST
 1/8" = 1'-0"

EXTERIOR ELEVATIONS

A201