

REVIEW NO. _____

**CHANGE IN CONCEPT DEVELOPMENT PLAN
OR
THE UTILIZATION OF AN UNDERLYING ZONE IN PLANNED DEVELOPMENT**
BOONE COUNTY PLANNING COMMISSION
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Check one:
 Change in Concept Dev. Plan
 Utilization of an Underlying Zone in Planned Development
2. Name of Development Turfway Commercial Center
3. Location of Development Burlington Pike - Kentucky 18 Lot #9
4. Total Acreage of Site 11 Acres of 54.907 Acres
5. Current Zoning Office _____
6. Date of Zone Change or Approved Concept Development Plan (if applicable) 3/5/86 by C.W. Henne
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) No
8. Proposed Uses (please specify each use) _____
Office/Showroom/Warehouse

9. Name of Applicant(s) Charles W. Henne
 Phone Number(s) (513) 733-3000 733-5221 (FAX)
10. Address of Applicant(s) 4350 Glendale-Milford Rd., Ste 160
Blue Ash, Ohio 45242
 City State Zip
11. Name of Property Owner(s) Charles W. Henne
Turfway Development Co.
 Phone Number(s) (513) 733-3000
12. Address of Property Owner(s) 4350 Glendale-Milford Rd., Ste 160
Blue Ash, Ohio 45242
 City State Zip
13. Proposed Building Intensities (please specify) _____
Office-Flex (Office/Showroom/Warehouse) 125,000 SF

14. Are there any existing buildings on the site? No
 How many? 0 (Boone County)
15. Deed Book 315 Page No. 286 Group No. _____
16. Have you had a pre-application meeting with BCPC staff? No

(COMPLETE OTHER SIDE OF APPLICATION)

PH at
2/28/90
7:00

EXHIBIT "A"

STAFF REPORT

#1

REQUEST OF CHARLES W. HENNE (OWNER), FOR A CHANGE IN CONCEPT DEVELOPMENT PLAN ON LOT 9, TURFWAY COMMERCIAL PARK, FLORENCE, KENTUCKY

February 28, 1990

This is a request of C. W. Henne for a Change in Concept Development Plan on the 11 acre site referred to as Lot 9 of Turfway Commercial Park, Florence, Kentucky. The request is to allow an office-flex development where a multi-level office development had been previously approved. The request does not involve the remainder of the 54.9 acre Commercial Park. The 11 acre site is currently zoned Office Two/Planned Development (O-2/PD),

History of Site

The 54.9 acre Turfway Commercial Park has been subject to several Concept Development Plan and Zoning Map Amendment approvals, and is subject to the Turfway Interchange Land Use Impact Study, approved in 1985. The February 26, 1986 Staff Report includes a summary of the various approved and requested Concept Development Plans on the approximately 55 acre site. The latest Concept Development Plan approval was granted by the Planning Commission on March 5, 1986, and by the City of Florence on July 8, 1986 (copy attached). Preliminary Development and Improvement Plans were approved on August 6, 1986. Since that time, the site has been graded, infrastructure installed, and the Signature Inn and Ryans Steak House have been constructed. Directly across Cavalier Boulevard, the Fairfield Inn is currently under construction. The 11 acre site under review has been graded and has water and sewer available, however, no site plan approvals have been requested.

Surrounding Zoning and Land Uses

The overall Turfway Commercial Park is zoned Commercial Services/Planned Development (C-3/PD), Office Two/Planned Development (O-2/PD), and Suburban Residential Two/Planned Development (SR-2/PD). In addition to the Fairfield Inn, adjacent planned uses include short-term residential on lot 8, and motels, banks, restaurants, and retail uses on the remaining lots. These uses were approved on the 1986 Concept Development Plan.

Immediately to the south is a portion of the Brynnwood Apartments and Boone County High School property. To the southwest, bordering lot 8 is the Jo Ann Drive and Claxton Drive residential area. The school property is zoned Public Facilities (PF), and the residential area is zoned Residential One-Family (R1-F).

Since the approval of the February 5, 1986 Concept Development Plan, the Turfway Interchange area has developed rapidly. The Turfway Business Park has developed office/research and retail uses, the Turfway Ridge Office Center began construction during 1986, and the Commonwealth Park has developed restaurant and hotel uses. Concept Development Plan and Zoning Map Amendment requests have also occurred on the 101 acre site directly across I-75.

Relationship to Turfway Study and Comprehensive Plan

The Land Use Study, I-75/Turfway Road Interchange, is the appropriate guide for development on the ±54.8 acre site. The purpose of the Study was to analyze a specific area surrounding the interchange and recommend land uses. In essence, this Study became the Comprehensive Plan (including land uses and zoning) for the Turfway Road Interchange when it was approved by the City of Florence on May 8, 1984. The 1986 Boone County Comprehensive Plan incorporated the recommendations of the Turfway Study. The site and general area are referred to in the Turfway Study text in a number of ways.

1. Page 2.1 states that "the development of the Study Area will greatly affect existing and future traffic patterns resulting from the construction of the new interchange. Movement of people in and out of the Study Area is also closely related to other adjacent interchanges on I-75 at Donaldson Road, Burlington Pike (KY 18), and U.S. 42." In other words, the new Turfway Road Interchange will also serve to ease traffic problems at other interchanges.
2. Page 3.9 and 3.10 discuss traffic constraints. The three-lane width of Turfway Road is a serious constraint which would affect development in the Study Area. "The new interchange could accommodate very little new development east of the interstate but could serve significant additional development west of the interstate."
3. Page 4.1 and 4.2 identifies the principle objectives of future land use planning in the Study Area, "to protect the interchange and to minimize the potential for serious traffic congestion in the area." "Since the preponderance of the traffic was coming from the north, it follows that commercial land use, being the major traffic generator, be located as close as possible to the southbound exit ramp."
4. Page 4.2 refers to a general recommendation. "A recommendation of this Study Area be required to follow a planned development approach. This will assure the community that proposed development address the specific needs of the parcel and its neighbors."
5. Page 4.3 refers to Parcel 8, a portion of Parcel 7, and a portion of Parcel 9 in the recently submitted Concept Development Plan. "This parcel has a major swale and heavy vegetation in an east-west direction through the parcel. Development of the parcel must recognize and be sensitive to the existing vegetation and topography while maintaining the natural buffering of the land. Development of the site should be limited and clustered north of the swale and take maximum advantage of the slopes, views, and vegetation." Since the site has been graded, landscaping will be important.
6. Page 4.4 discusses Parcels 4, 5, 6, 10, a portion of 7, and a portion of 9, in the recently submitted Concept Development Plan. The key issues with regard to these parcels are grading and drainage.

7. In general, the Turfway Study recommends that development in the area of Lot 9 coordinate in terms of access, traffic generation, and transition of land uses with adjoining commercial development.

In summary, the Turfway Study focused upon potential traffic and environmental problems in the Study Area resulting from future development proposals. Special attention should be given the existing topography and intensity of development. The recommended zoning of Suburban Residential Two/Planned Development (SR-2/PD), Office Two/Planned Development (O-2/PD), Commercial Services/Planned Development (C-3/PD), and Commercial Services (C-3) indicates a planned and mixed land use. The Study further suggested that future development in the Turfway/I-75 area follow a Planned Development (PD) classification.

Comparison with Approved Concept Development Plan

The approved 1986 Concept Development Plan for Lot 9 of Turfway Commercial Park included 175,000 square feet of office space on the 11 acre site. The Plan indicated four office buildings, which would be approximately four stories in height. The submitted Concept Development Plan indicates one office-flex building of 122,200 square feet. Staff assumes the proposed building to be one story. A panel van loading area is shown in the center. The applicant has submitted architectural information, as well as examples of the tenants that would occupy the proposed building.

The anticipated difference in traffic generation would be negligible, since the proposed use is of a similar land use classification, and the total square footage of building area is proposed to decrease. The proposed use would most likely involve more small truck deliveries, however, less employee and visitor traffic. In conclusion, the change in traffic impact would be minimal.

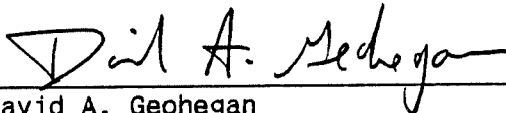
Staff Comments and Concerns

1. The location of the proposed emergency access drive from Ky 18 was required to be defined at the time Lot 9 develops. The submitted plan indicates this drive at a location approved as a buffer zone on the 1986 plan. Per the Preliminary Plat and Improvement Plan approvals for the site, a berm was supposed to be installed at this location.
2. The proposed northern access from Cavalier Boulevard must be relocated further south to align with the approved Fairfield Inn entrance. A driveway connection should be provided to Lot 10, approved as future retail uses.
3. The proposed southern access from Cavalier Boulevard should also be relocated away from the existing cul-de-sac in order to allow coordination of driveways with Lot 6 and avoid confusion at the cul-de-sac entrance.
4. Sidewalk connections and berm plantings need to be installed along Cavalier Boulevard.

5. The applicant should provide assurances that no proposed uses within the proposed Lot 9 development would involve more than incidental truck traffic.
6. As required through previous approvals, a traffic signal will be required at Cavalier Boulevard and KY 18. The Planning Commission should continue to monitor the need for a signal upon the development of each site.

Conclusion

In evaluating this request, the Planning Commission must consider the development trends of the Turfway Interchange Area and the potential impacts of the requested change on the future uses within Turfway Commercial Park. The requested use would be less visible from surrounding areas and may visually change the character of the overall development. The Planning Commission and Florence City Council must consider the Turfway Study and the development standards contained in Article 15, Planned Development, in the Boone County Zoning Regulations. Should the request be approved, no changes to the Comprehensive Plan or Turfway Study would be necessary.



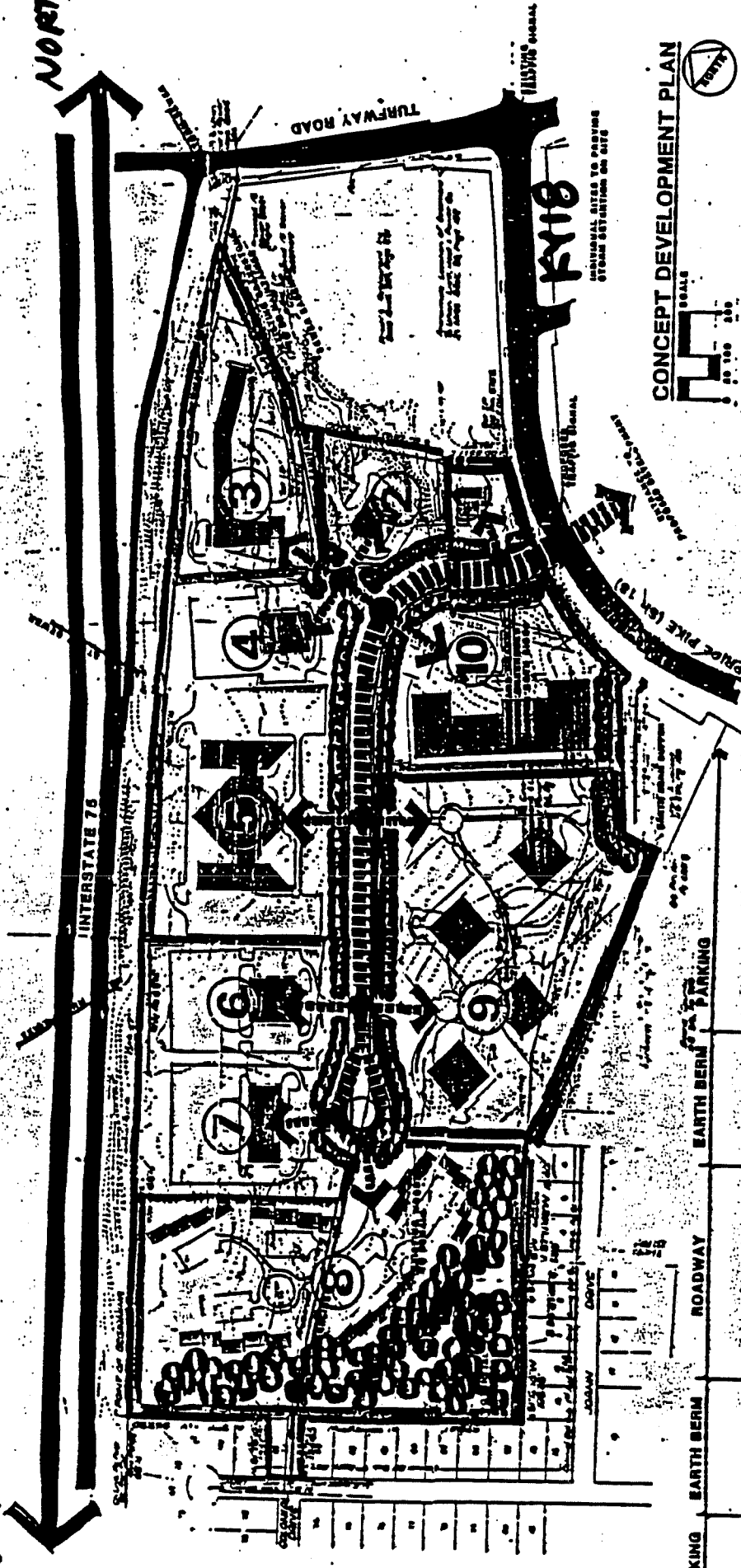
David A. Geohegan
Planner / Plans Examiner III

DAG:jdh

C.W. HENNE
 APPROVED 3/5/86

SOUTH

NORTH



CONCEPT DEVELOPMENT PLAN



PARCEL	AREA (ACRES)	LAND USE	CAPACITY
1	1.2	BANK	8000 SF
2	1.9	RESTAURANT	200 CARS / 9000 SF
3	3.75	MOTEL	128 GUESTROOMS
4	2.88	RESTAURANT	200 CARS / 12,000 SF
5	6.88	HOTEL	280 GUESTROOMS
6	2.06	RESTAURANT	200 CARS / 12,000 SF
7	3.8	RESTAURANT	200 CARS / 15,000 SF
8	12.5	EXECUTIVE APT.'S	98 D.U., 7.9/ACRE
9	11.0	PROFESSIONAL OFF.	175,000 SF
10	8.2	RETAIL	66,000 SF

PARKING EARTH BERM ROADWAY EARTH BERM PARKING



SCHEMATIC SECTION THRU BOULEVARD ROADWAY

EXCERPTS FROM BOONE CO. ZONING REGULATIONS

ARTICLE 15

PLANNED DEVELOPMENT (PD)

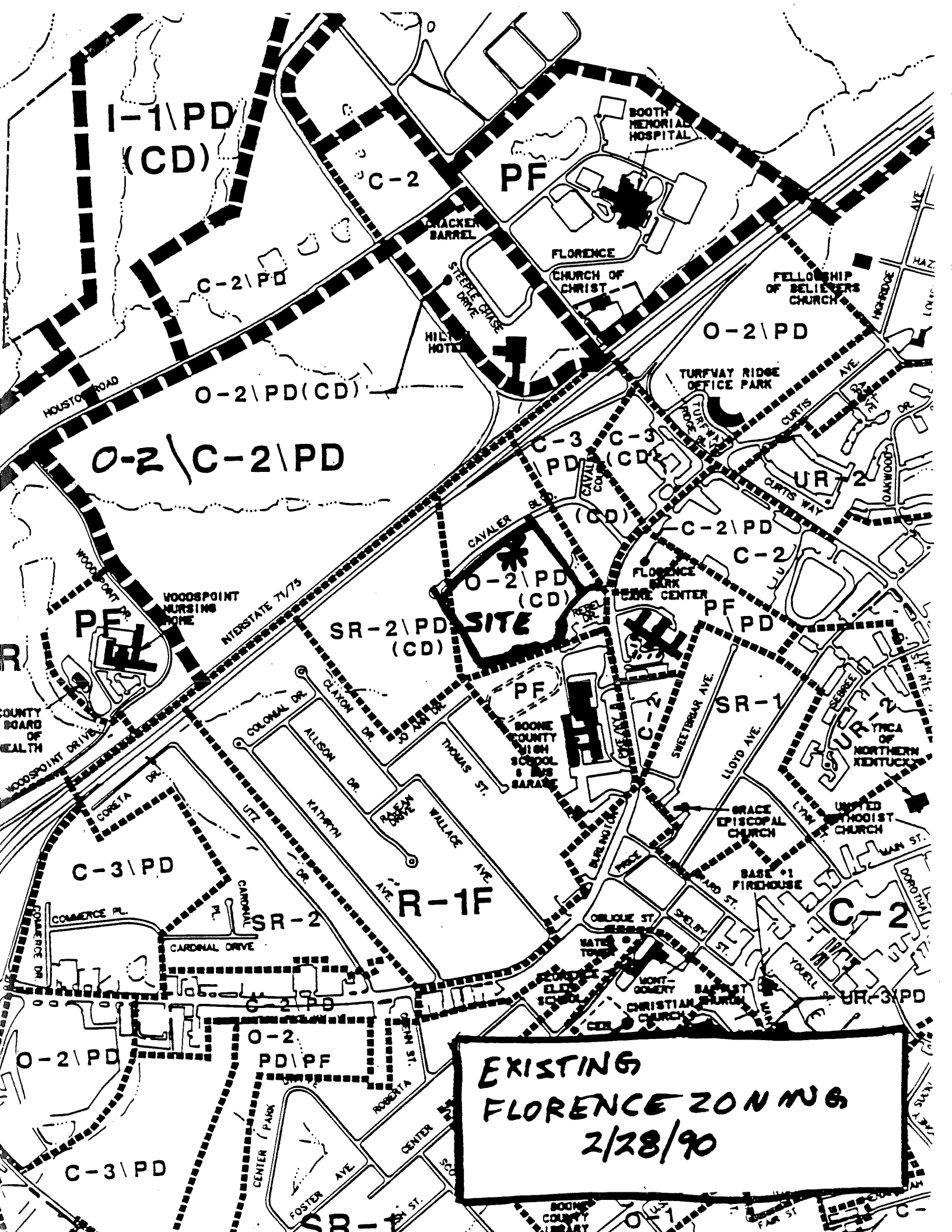
Section 1500

Intent

The intent of this article is to provide a permissive and alternative zoning procedure for innovative, mixed use residential, commercial, industrial or other type developments or physical design proposals capable of proving substantial value to the community over the conventional districting and other regulations prescribed as normal course in this order but requiring unique consideration, disposition, control and approval. Planned Development (PD) is a special overlay zoning district, which allows some variety among land uses and densities in return for imaginative designs.

The planned development zone is intended to encourage:

- o A maximum choice of living environments by allowing a variety of housing and building types and permitting a reduction in lot dimensions, yards, building setbacks, and area requirements;
- o A more useful pattern of open space and recreation areas and, if permitted as part of the project, more convenience in the location of accessory commercial uses and services;
- o 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;
- o A more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utilities and streets;
- o A development pattern in harmony with land use density, transportation facilities, community facilities, and objectives of the comprehensive plan.
(C) TRENDS LEVEL 02/10/02
- o A signage package in harmony with the objectives of the Planned Development.



I-1\PD
(CD)

C-2

PF

BOOTH MEMORIAL HOSPITAL

C-2\PD

CRACKER BARREL

FLORENCE CHURCH OF CHRIST

FELLOWSHIP OF BELIEVERS CHURCH

O-2\PD

HOUSTON ROAD

O-2\PD(CD)

HILTON HOTEL

TURFWAY RIDGE OFFICE PARK

O-2\C-2\PD

C-3\PD (CD)

UR-2

PE

WOODS POINT NURSING HOME

INTERSTATE 75/75

SR-2\PD (CD)

O-2\PD (CD)

SITE

FLORENCE PARK CARE CENTER

PF PD

COUNTY BOARD OF HEALTH

PF

BOONE COUNTY HIGH SCHOOL & BUS GARAGE

SR-1

SYNAGOGUE OF NORTHERN KENTUCKY

C-3\PD

SR-2

R-1F

GRACE EPISCOPAL CHURCH

UNITED METHODIST CHURCH

BASE #1 FIREHOUSE

O-2\PD

O-2\PD\PF

C-2

UR-3\PD

C-3\PD

EXISTING FLORENCE ZONING 2/28/90

C-2\PD

BOONE COUNTY LIBRARY

BOONE COUNTY PLANNING COMMISSION

Public Hearings

February 28, 1990
7:00 P.M.

Mr. William Viox, Chairman, called the meeting to order at 7:00 P.M..

The Chairman advised that the following two items had been postponed and would be rescheduled at the March 7, 1990 Business Meeting:

Agenda Item
No.

- 3 Boone County Subdivision Regulations
The request of the Boone County Planning Commission to hear presentations, comments, and opinions on minor revisions to the 1988 Boone County Subdivision Regulations and the Street and Storm Drainage Construction Specifications.
- 4 Zoning Map Amendment
The request of Nick Zimmerman (applicant) for Investors Ten (owner) for a Zoning Map Amendment on a 161.4-acre site located west of Triple Crown Country Club Subdivision, south of Frogtown Road, and north of Richwood Road, in Boone County, Kentucky. The request is to rezone the site from Rural Suburban (RS) and Agricultural Estate (A-2) to Suburban Residential One (SR-1).

Following an explanation of the Public Hearing process, the Chairman introduced the first item on the Agenda:

1. Change in Concept Development Plan

The request of Charles W. Henne (owner) for a change in a previously approved Concept Development Plan for Lot #9 of Turfway Commercial Park located off Cavalier Boulevard, Florence, Kentucky. The 11-acre tract is zoned Office Two/Planned Development (O-2/PD). The proposed use is a 125,000 sq. ft. office-flex building.

Staff Member, Dave Geohegan, presented the Staff Report which included a slide presentation (see Staff Report).

The Chairman asked the applicant for his comments at this time.

Mr. Tom Nienaber, representing the applicant, stated that Mr. Henne had filed the application with a square footage of about 122,000 sq. ft.. The actual square footage he wants to retain is about 175,000 sq. ft.. He does not want to give up any of the 175,000 square feet that was originally planned for the site. The building looks like a one-floor building, but will have a mezzanine level to accommodate the additional square footage. He stated that this is a small change in the design of the building.

Chairman Viox called a five-minute recess to discuss Mr. Nienaber's comments.

Mr. Henne stated that there is the same cubic footage, but the square footage increases. He stated that they may never have more than 122,000 square feet, but the idea of the concept is flexibility.

Following the recess, the Chairman stated that this Public Hearing will be continued until March 28, 1990 at 8 P.M..

Mr. Henne stated that they would go with the submitted concept.

Counselor Wilson stated that the reason the Commission felt that the request should be continued was that if they were going with a different footprint and 175,000 sq. ft., this would require further Staff review and supplementation of the existing plan. It would be best to have the Staff review this first and to give a complete report. The Commission's decision was not an attempt to cause delay.

Mr. Nienaber stated that Mr. Henne; Mr. Charles Barnhart, the architect; and Mr. Dan Wheeler were also present.

Mr. Nienaber stated that the building is not the horseshoe building which was submitted with the application. Using a drawing, he stated that the submitted plan has the horseshoe on the north side of the project. The building will be about 24 feet high. He stated that the footprint on the colored drawing was about 102,000 sq. ft. with a mezzanine for additional square footage. There will be primarily office use with space for support services. He stated that there is one of these buildings in Lexington and IBM has their regional sales office there with storage. In a Cleveland building, USA Today has office space and a showroom. The primary use is office. The general mix is about 70% office and 30% support. Mr. Nienaber stated that Mr. Henne has four developments around the area and distributed brochures to the Commissioners in regard to the office-flex plans. He stated that one of the brochures indicates their potential customers. Mr. Nienaber stated that Allstate Insurance will be on this site with their sales office and a small claims center at the back. He stated that the project has a footprint of 102,000 sq. ft. plus the additional mezzanine office. There will be a courtyard

in the middle which will not be visible from the street. There will be berming and landscaping at the entrances. He stated that the trucks would be light step vans and service trucks, with an occasional tractor trailer. Mr. Nienaber then distributed pictures of the Blue Ash building which he stated is similiar to what this building will look like. He distributed pictures of the building in Lexington as an example of the office-flex type development. He distributed photographs of the building in Cleveland and noted that it has the service area in the middle. He displayed a picture of the Sharonville facility.

Mr. Nienaber stated that there will be little if any excavation as the site has already been prepared. There is no existing vegetation on the site. Drainage will comply with all the City of Florence regulations. In regard to traffic, their experience has been that there is considerably less traffic with this use as opposed to a typical doctor's office. There will be more than adequate on-site parking. They hope to begin construction as soon as permits are obtained and it will be 12 to 18 months for buildout. There will be no outside storage on the perimeter. All unloading will be done in the service area. The employee mix will be sales people, sales support, service people, etc.. Mr. Nienaber distributed diagrams to indicate the location of Lot #19.

Chairman Viox asked if there was anyone else present who wished to speak in favor of the request, in opposition to the request, or having questions. There being no response, he asked if there were any comments from the Commission.

Mr. Owens questioned how the statements were formalized, noting Mr. Nienaber's expression, "We intend to . . .".

Mr. Nienaber stated that they are showing the general purpose of the property, but not specific details or exact locations. They will have to show with precision where everything will be at Site Plan stage.

Mr. Owens stated that he is concerned when the Staff has reviewed one plan and then another is reviewed at the meeting.

Mr. Dan Wheeler stated that this was submitted to the Staff for review.

Mr. Geohegan stated that the plan reviewed by the Staff was the horseshoe shaped building.

Mr. Viox stated that he was not comfortable with the Commission's position and would continue this Public Hearing until 7:30 P.M. on March 7, 1990 to allow the Staff to address any changes.

Mr. DeLong questioned if it is the submitted plan that is continued or if the applicant can change to the 175,000 sq. ft. usage.

Counselor Wilson advised that this Public Hearing has been on the 122,000 or 125,000 sq. ft. plan and that is what will be before the Commission on March 7, 1990.

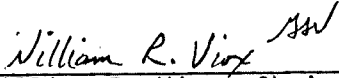
Mr. Henne stated that the main purpose was to have some flexibility. They felt that the need in the area was not just for office. He stated by "office-flex" they mean "flexible". They would like the approval of the flexibility.

Chairman Viox advised Mr. Henne that he is the applicant and has to be prepared to make a presentation at the Public Hearing. The Staff reviewed the Concept Plan and the application received, and what is being presented is something different than what was reviewed and that is a problem.

Mr. Damstrom commented that the sign at the park should say, "Turfway Commercial Park" and it only says, "Turfway". Mr. Henne advised that there was a problem with the color of the letters and they will be put on the sign. This should be done within another week.

There being no further comments, the Chairman stated that this item is continued until March 7, 1990 at 7:30 P.M..

APPROVED:



William R. Viox, Chairman

Attest:



Jan Hancock, Recording Secretary

**REQUEST OF CHARLES W. HENNE (OWNER), FOR A
CHANGE IN CONCEPT DEVELOPMENT PLAN
ON LOT 9, TURFWAY COMMERCIAL PARK, FLORENCE, KENTUCKY**

March 7, 1990

This is a request of C. W. Henne for a Change in Concept Development Plan on the 11 acre site referred to as Lot 9 of Turfway Commercial Park, Florence, Kentucky. The request is to allow an office-flex development where a multi-level office development had been previously approved. The request does not involve the remainder of the 54.9 acre Commercial Park. The 11 acre site is currently zoned Office Two/Planned Development (O-2/PD).

History of Site

The 54.9 acre Turfway Commercial Park has been subject to several Concept Development Plan and Zoning Map Amendment approvals, and is subject to the Turfway Interchange Land Use Impact Study, approved in 1985. The February 26, 1986 Staff Report includes a summary of the various approved and requested Concept Development Plans on the approximately 55 acre site. The latest Concept Development Plan approval was granted by the Planning Commission on March 5, 1986, and by the City of Florence on July 8, 1986 (copy attached). Preliminary Development and Improvement Plans were approved on August 6, 1986. Since that time, the site has been graded, infrastructure installed, and the Signature Inn and Ryans Steak House have been constructed. Directly across Cavalier Boulevard, the Fairfield Inn is currently under construction. The 11 acre site under review has been graded and has water and sewer available, however, no site plan approvals have been requested.

Surrounding Zoning and Land Uses

The overall Turfway Commercial Park is zoned Commercial Services/Planned Development (C-3/PD), Office Two/Planned Development (O-2/PD), and Suburban Residential Two/Planned Development (SR-2/PD). In addition to the Fairfield Inn, adjacent planned uses include short-term residential on lot 8, and motels, banks, restaurants, and retail uses on the remaining lots. These uses were approved on the 1986 Concept Development Plan.

Immediately to the south is a portion of the Brynwood Apartments and Boone County High School property. To the southwest, bordering lot 8 is the Jo Ann Drive and Claxton Drive residential area. The school property is zoned Public Facilities (PF), and the residential area is zoned Residential One-Family (R1-F).

Since the approval of the February 5, 1986 Concept Development Plan, the Turfway Interchange area has developed rapidly. The Turfway Business Park has developed office/research and retail uses, the Turfway Ridge Office Center began construction during 1986, and the Commonwealth Park has developed restaurant and hotel uses. Concept Development Plan and Zoning Map Amendment requests have also occurred on the 101 acre site directly across I-75.

Relationship to Turfway Study and Comprehensive Plan

The *Land Use Study, I-75/Turfway Road Interchange*, is the appropriate guide for development on the +54.8 acre site. The purpose of the Study was to analyze a specific area surrounding the interchange and recommend land uses. In essence, this Study became the Comprehensive Plan (including land uses and zoning) for the Turfway Road Interchange when it was approved by the City of Florence on May 8, 1984. The *1986 Boone County Comprehensive Plan* incorporated the recommendations of the Turfway Study. The site and general area are referred to in the Turfway Study text in a number of ways.

1. Page 2.1 states that "the development of the Study Area will greatly affect existing and future traffic patterns resulting from the construction of the new interchange. Movement of people in and out of the Study Area is also closely related to other adjacent interchanges on I-75 at Donaldson Road, Burlington Pike (KY 18), and U.S. 42." In other words, the new Turfway Road Interchange will also serve to ease traffic problems at other interchanges.
2. Page 3.9 and 3.10 discuss traffic constraints. The three-lane width of Turfway Road is a serious constraint which would affect development in the Study Area. "The new interchange could accommodate very little new development east of the interstate but could serve significant additional development west of the interstate."
3. Page 4.1 and 4.2 identifies the principle objectives of future land use planning in the Study Area, "to protect the interchange and to minimize the potential for serious traffic congestion in the area." "Since the preponderance of the traffic was coming from the north, it follows that commercial land use, being the major traffic generator, be located as close as possible to the southbound exit ramp."
4. Page 4.2 refers to a general recommendation. "A recommendation of this Study Area be required to follow a planned development approach. This will assure the community that proposed development address the specific needs of the parcel and its neighbors."
5. Page 4.3 refers to Parcel 8, a portion of Parcel 7, and a portion of Parcel 9 in the recently submitted Concept Development Plan. "This parcel has a major swale and heavy vegetation in an east-west direction through the parcel. Development of the parcel must recognize and be sensitive to the existing vegetation and topography while maintaining the natural buffering of the land. Development of the site should be limited and clustered north of the swale and take maximum advantage of the slopes, views, and vegetation." Since the site has been graded, landscaping will be important.
6. Page 4.4 discusses Parcels 4, 5, 6, 10, a portion of 7, and a portion of 9, in the recently submitted Concept Development Plan. The key issues with regard to these parcels are grading and drainage.

7. In general, the Turfway Study recommends that development in the area of Lot 9 coordinate in terms of access, traffic generation, and transition of land uses with adjoining commercial development.

In summary, the *Turfway Study* focused upon potential traffic and environmental problems in the Study Area resulting from future development proposals. Special attention should be given the existing topography and intensity of development. The recommended zoning of Suburban Residential Two/Planned Development (SR-2/PD), Office Two/Planned Development (O-2/PD), Commercial Services/Planned Development (C-3/PD), and Commercial Services (C-3) indicates a planned and mixed land use. The Study further suggested that future development in the Turfway/I-75 area follow a Planned Development (PD) classification.

Comparison with Approved Concept Development Plan

The approved 1986 Concept Development Plan for Lot 9 of Turfway Commercial Park included 175,000 square feet of office space on the 11 acre site. The Plan indicated four office buildings, which would be approximately four stories in height. The submitted Concept Development Plan indicates two office-flex buildings comprising a footprint of 102,000 square feet with a total square footage of 127,000 square feet. Overall, the structures are to be one level, however, some areas would include a mezzanine level to allow a greater interior height, hence the 127,000 square feet total. A loading area is shown in the center. The applicant has submitted architectural information, as well as examples of the tenants that would occupy the proposed building.

The anticipated difference in traffic generation would be negligible, since the proposed use is of a similar land use classification, and the total square footage of building area is proposed to decrease. The proposed use would most likely involve more small truck deliveries, however, less employee and visitor traffic. In conclusion, the change in traffic impact would be minimal if truck traffic is only incidental to the uses.

Staff Comments and Concerns

1. The location of the proposed emergency access drive from Ky 18 was required to be defined at the time Lot 9 develops. The submitted plan indicates this drive at a location approved as a buffer zone on the 1986 plan. Per the Preliminary Plat and Improvement Plan approvals for the site, a berm was supposed to be installed at this location. With the mezzanine level proposed for the buildings, the approved berm and plantings will be less effective as a buffer area. The visual impact of the previously approved office buildings could be treated with building location and landscaping while the length of the proposed buildings with the mezzanine level will be greater.
2. The proposed northern access from Cavalier Boulevard must be relocated further south to align with the approved Fairfield Inn entrance. A driveway connection should be provided to Lot 10, approved as future retail uses.

3. The proposed southern access from Cavalier Boulevard should also be relocated away from the existing cul-de-sac in order to allow coordination of driveways with Lot 6 and avoid confusion at the cul-de-sac entrance.
4. Sidewalk connections and berm plantings need to be installed along Cavalier Boulevard.
5. The applicant should provide assurances that no proposed uses within the proposed Lot 9 development would involve more than incidental truck traffic. With the proposed mezzanine level and the open building configuration now proposed, potential uses that involve storage and significant truck deliveries could be physically accommodated.
6. As required through previous approvals, a traffic signal will be required at Cavalier Boulevard and KY 18. The Planning Commission should continue to monitor the need for a signal upon the development of each site.

Conclusion

In evaluating this request, the Planning Commission must consider the development trends of the Turfway Interchange Area and the potential impacts of the requested change on the future uses within Turfway Commercial Park. The requested use would be less visible from surrounding areas and may visually change the character of the overall development. For example, the requested 22 foot height for portions of the buildings is approximately six feet lower than the Fairfield Inn height, thereby increasing the commercial appearance of the Turfway Commercial Park. The Planning Commission and Florence City Council must consider the Turfway Study and the development standards contained in Article 15, Planned Development, in the *Boone County Zoning Regulations*. Should the request be approved, no changes to the Comprehensive Plan or Turfway Study would be necessary.



David A. Geohegan
Planner / Plans Examiner III

DAG:jdh

S.W. HUNNE
TURFWAY COMMERCIAL PARK

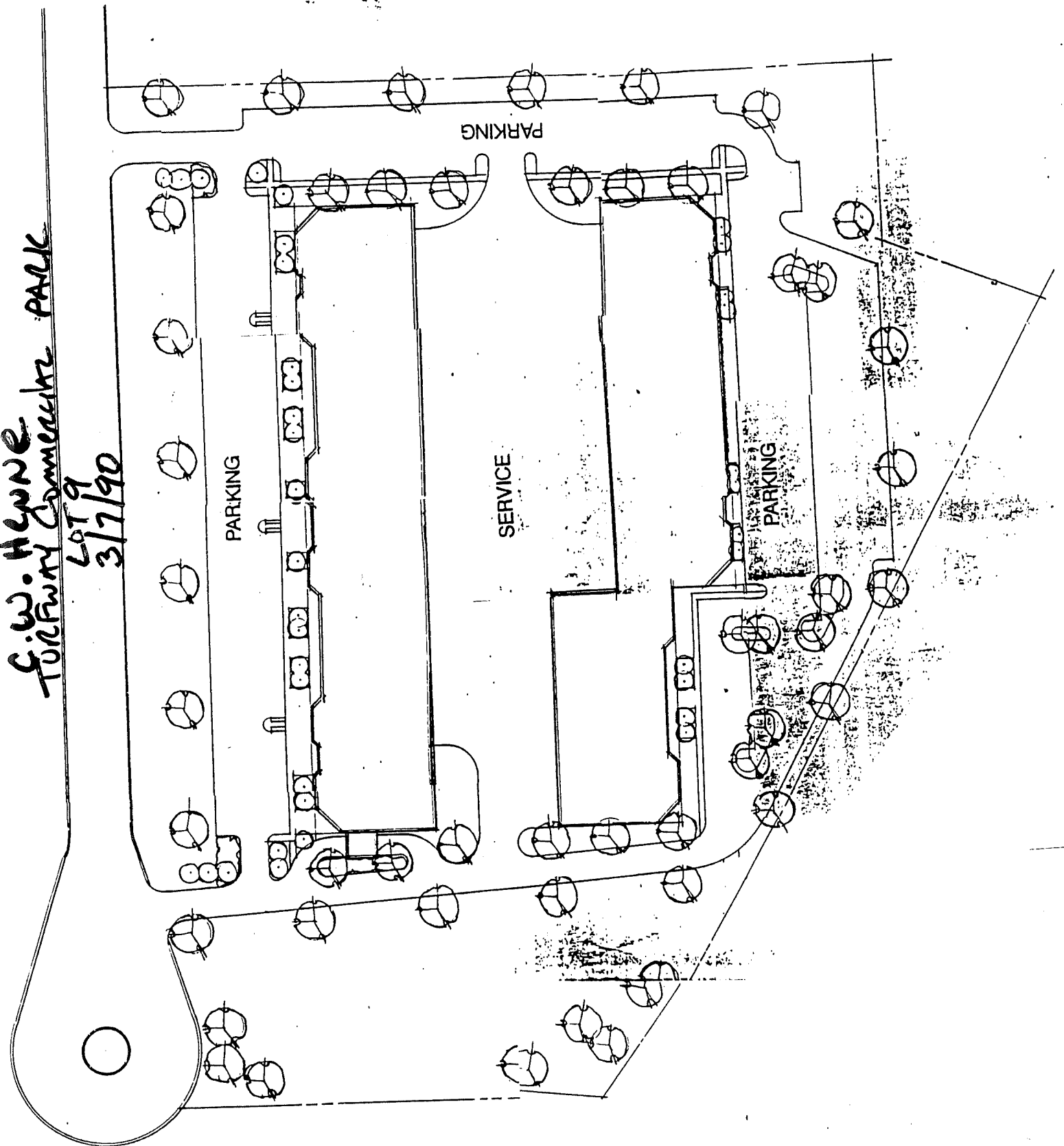
LOT 9
3/7/90

PARKING

SERVICE

PARKING

PARKING



C.W. HENNE
2/28/90

← I-75 →

FAIRFIELD

RYAN'S

SIGNATURE

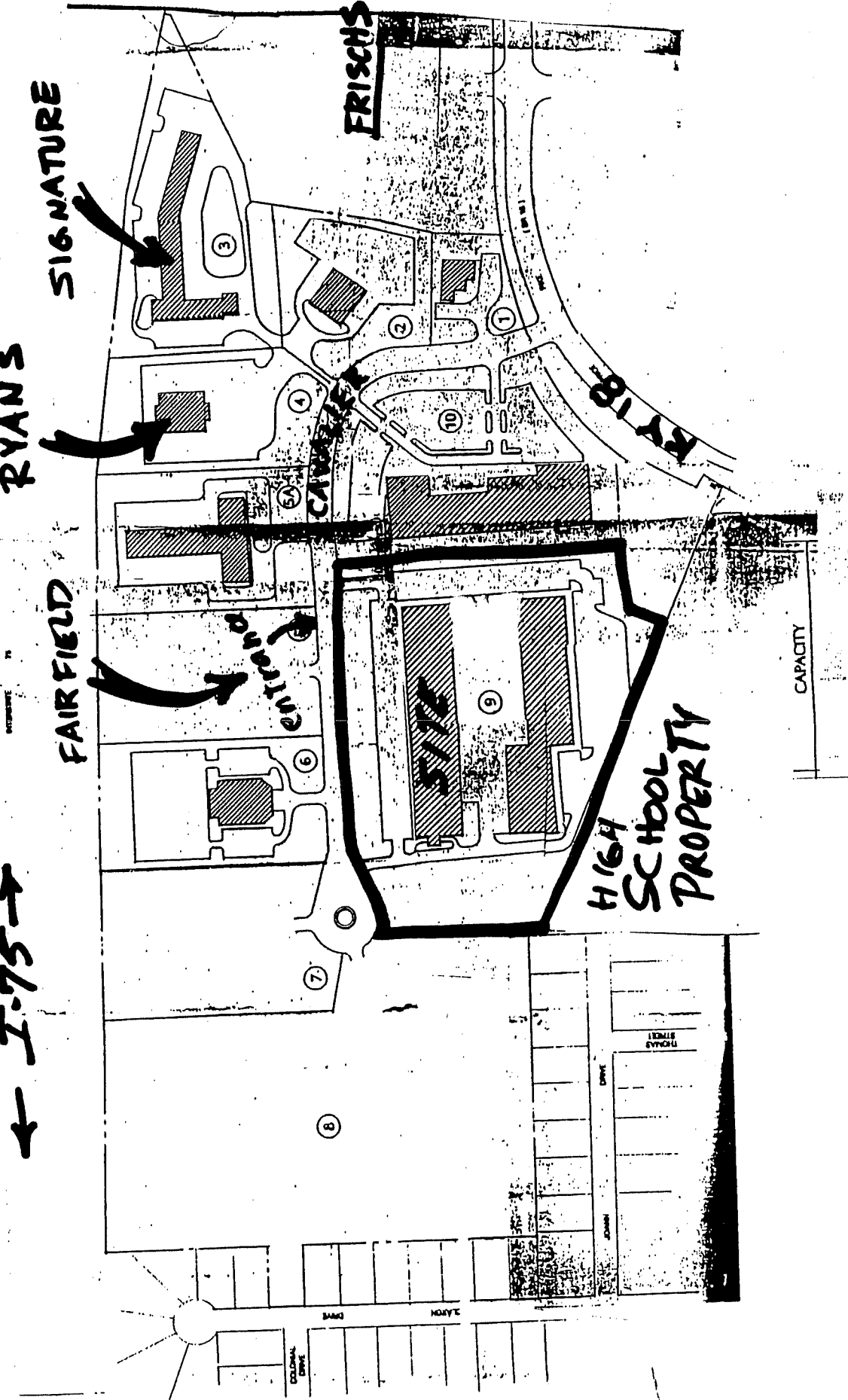
entrance

FRISCH'S

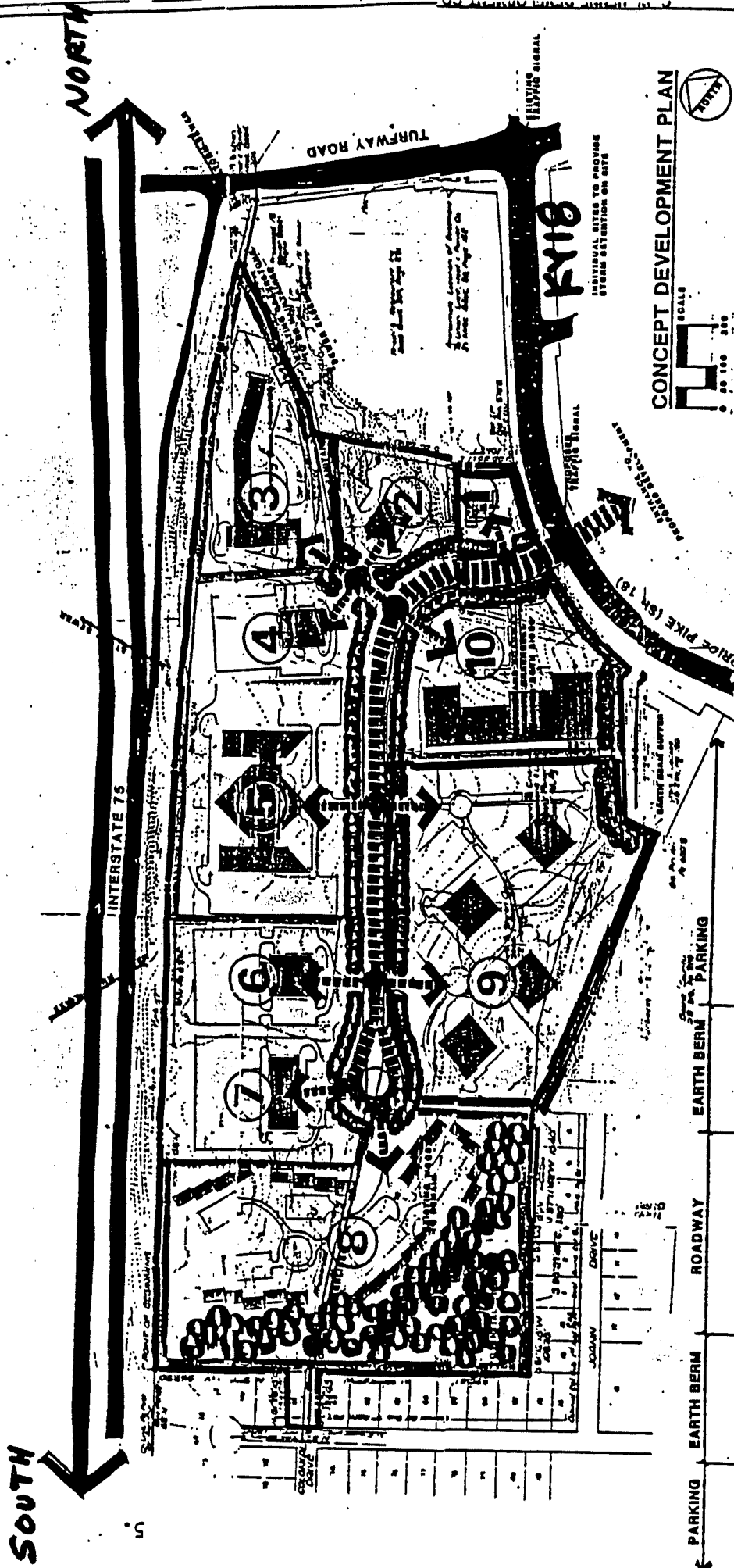
CARPORT

HIGH SCHOOL PROPERTY

CAPACITY



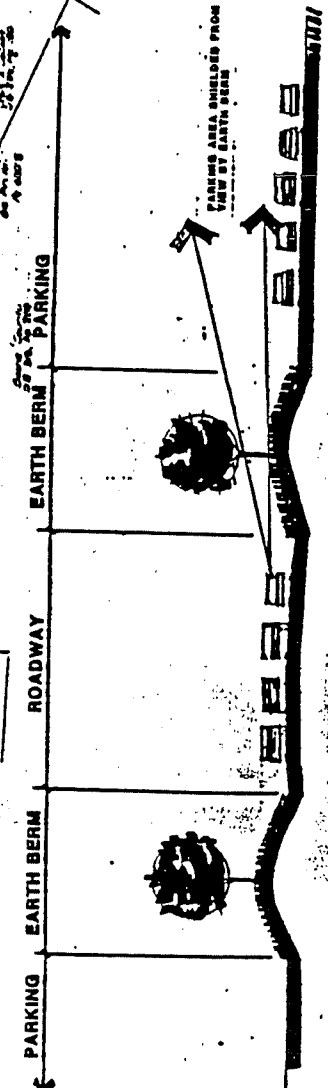
C.W. HENNE
 CONCEPT PLAN
 APPROVED 3/5/86



CONCEPT DEVELOPMENT PLAN



PARCEL #	AREA/ACRES	LAND USE	CAPACITY
1	1.2	BANK	8000 SF
2	1.9	RESTAURANT	200 CARS / 9000 SF
3	3.75	MOTEL	125 GUESTROOMS
4	2.66	RESTAURANT	200 CARS / 12,000 SF
5	6.85	HOTEL	250 GUESTROOMS
6	2.86	RESTAURANT	200 CARS / 12,000 SF
7	3.5	RESTAURANT	200 CARS / 15,000 SF
8	12.5	EXECUTIVE APT.'S	98 D.U., 7.8/ACRE
9	11.0	PROFESSIONAL OFF.	175,000 SF
10	6.2	RETAIL	55,000 SF



SCHMATIC SECTION THRU BOULEVARD ROADWAY

EXCERPTS FROM BOONE CO. ZONING REGULATIONS

ARTICLE 15

PLANNED DEVELOPMENT (PD)

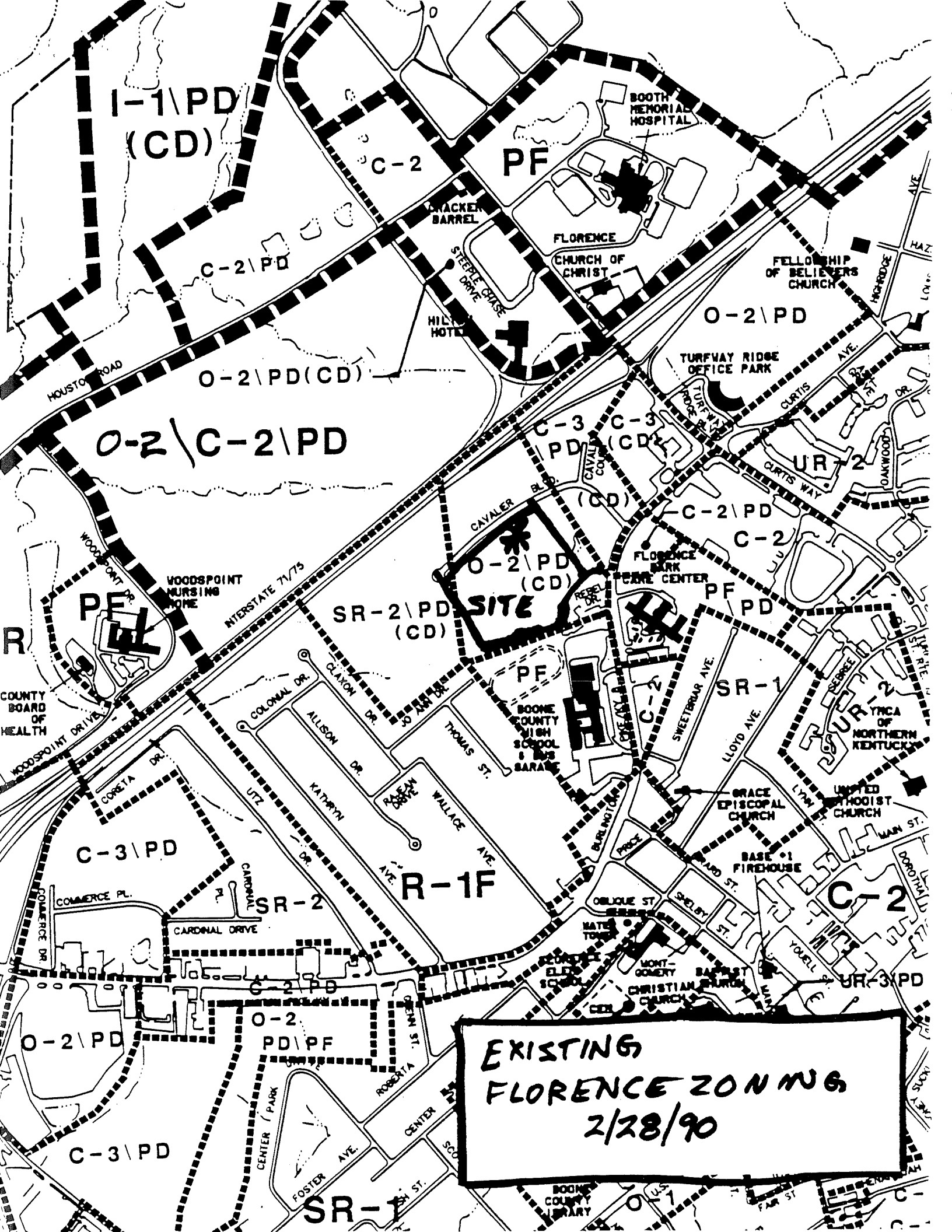
Section 1500

Intent

The intent of this article is to provide a permissive and alternative zoning procedure for innovative, mixed use residential, commercial, industrial or other type developments or physical design proposals capable of proving substantial value to the community over the conventional districting and other regulations prescribed as normal course in this order but requiring unique consideration, disposition, control and approval. Planned Development (PD) is a special overlay zoning district, which allows some variety among land uses and densities in return for imaginative designs.

The planned development zone is intended to encourage:

- o A maximum choice of living environments by allowing a variety of housing and building types and permitting a reduction in lot dimensions, yards, building setbacks, and area requirements;
- o A more useful pattern of open space and recreation areas and, if permitted as part of the project, more convenience in the location of accessory commercial uses and services;
- o 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;
- o A more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utilities and streets;
- o A development pattern in harmony with land use density, transportation facilities, community facilities, and objectives of the comprehensive plan.
- o A signage package in harmony with the objectives of the Planned Development.



EXISTING
FLORENCE ZONING
2/28/90

BOONE COUNTY PLANNING COMMISSION

Public Hearing

March 7, 1990
7:30 P.M.

Mr. William Viox, Chairman, reopened the meeting at 7:35 P.M. to continue the Public Hearing of February 28, 1990 in regard to the following item:

The request of Charles W. Henne (owner) for a change in a previously approved Concept Development Plan for Lot #9 of Turfway Commercial Park located off Cavalier Boulevard, Florence, Kentucky. The 11-acre tract is zoned Office Two/Planned Development (O-2/PD). The proposed use is a 127,000 sq. ft. office-flex building.

Staff Member, Dave Geohegan, presented the Staff Report noting that this Public Hearing in in regard to a building with a 102,000 sq. ft. footprint, and a total square footage of 127,000 sq. ft., should there be a floor in the mezzanine level (see Staff Report).

Mr. Tom Nienaber stated that there is no need to go over the facts presented at the last meeting. He stated that he would address the Staff's concerns. Mr. Nienaber stated that they have no problem in providing emergency access into Lot #10. He stated that Charlie Barnhart would address Staff Concerns #2 and #3. In regard to Staff Concern #4, Mr. Nienaber stated that there is no problem with it, and there is no problem with the traffic signal mentioned in Staff Concern #6. He stated that Dan Wheeler would address concern #5.

Mr. Nienaber stated that the ratio of office to non-office use is 70% to 30%, and the truck traffic would be incidental to the office use. There would not be truck traffic related to a warehouse or distribution center. Tractor trailer traffic would be incidental.

Mr. Charlie Barnhart, an architect from Lexington, Kentucky, stated that they will align the entrance with the existing entrance to Fairfield Inn and make a boulevard entrance having one-way in and one-way out traffic and a center medium with landscaping. The other entrance would be about 350 feet to the west and this entrance and would be used for delivery and service areas for the office building. He indicated on a drawing the entrances as previously proposed and the change in location of the entrance. Mr. Nienaber stated that the western entrance would be marked like, "Employee Service Entrance". Mr. Barnhart stated that they feel that the suggested entrances improve the development.

Mr. Nienaber noted the location of the emergency exit to Lot #10.

Mr. Barnhart presented graphics of the development and stated that the final Grading Plans will show the drainage configuration. He indicated the east-west flow of surface drainage on the drawing and stated that the buildings will not affect the natural drainage. He added that the landscaping is important to achieve the rents they need to get. There will be landscape buffers on all four sides and adjacent to the building. He reviewed the landscaping indicated on the drawing. He indicated the proposed sidewalk scheme and the plantings along the front of the building. He stated that the types of materials to be used on the building are indicated on the drawing and will be similar to the lower level of the Turfway Ridge Office Park across the street, i.e., precast or concrete with accents and aluminum and glass entrance areas. He added that there will be glass or store front on all four sides. The building has the same architectural treatment on all four sides to give the quality they want. He added that they would encourage future development to use these materials for an integrated, mixed-use project.

Mr. Barnhart stated that they will work with the Staff to plan the emergency drive. He indicated on the plan where they believed it would occur in the southeast corner of the site. He stated that they would relate the future development projects so that you would not have to leave one to get to the other. He added that the Blue Ash development is the same as what they project for this site which would be incidental truck traffic, like step vans to bring paper goods, and there may be a tractor trailer for moving in. The expense going into the architectural treatment would prohibit rents in the \$3 to \$4.50 range. Higher rents for office use would have to be obtained. He added that specific engineering and landscaping plans will be developed as part of the site submission. He added that they will work with the Staff and others to ensure the development quality they want.

Chairman Viox asked if the concepts/elevations are part of the record. Mr. Nienaber stated that they were, but realizing that the building would be taller.

Mr. Barnhart stated that the building shown is about 22 feet, and the mezzanine would be accomplished by putting in floors at mid-point. They want the mezzanine to have windows. He added that another way would be to set the mezzanine back 10 or 15 feet and have a balcony, or to have it look like a two-story building. He stated that the height may vary by two or three feet from what is shown on the drawing.

Counselor Wilson stated that Staff had a concern about tractor trailer traffic and the applicant's response was that the use would not call for them to be more than an incidental activity and, secondly, that the architectural designs are shown and will not call for that kind of use. He asked if the architectural designs shown are part of the Concept Development Plan and included in any approval that might be received.

Mr. Barnhart stated that they are what his client, Mr. Henne, instructed him to use and are submitted as part of the record and are the intent.

Counselor Wilson advised that they could be conditions of approval as part of the Concept Development Plan.

Mr. Nienaber stated that they submitted pictures of the Blue Ash facility on February 28, and that is within 5% of what will occur on this site and those photos are part of the record. Mr. Henne commented that the colors may vary. Mr. Barnhart stated that what is presented is the intent and they are committed to what is being presented for approval.

Counselor Wilson stated that it is his understanding of their response that these could be conditions.

Chairman Viox asked if there was anyone else present who wished to speak. There being no response, he asked if there were any comments from the Commission.

Mr. Neltner stated that they have 127,000 sq. ft.. There could be 25 sq. ft. where they might stack the office use. He stated that this would leave 77,000 sq. ft. of space that is 22 feet high which seems to invite warehousing. He questioned why there is so much space that is so high.

Mr. Barnhart stated that the word "flex" is one of the answers to Mr. Neltner's question. He stated that there could be space where a tenant would want a 15-foot entrance area with a mezzanine office. The height will allow additional areas of tall bay that will never be used, but without it, you will limit the use and potential tenants. He stated that the depth of the building is about 100 feet with columns on a 40-foot grid. Tenants will take 20-foot or 40-foot widths. They need larger areas for bulk storage. Also, Kentucky Building Code requires additional fireproofing, which is additional expense, unless you have construction type 2-C, non-combustible, unprotected. He stated that the trade-off is to build a taller building and not get involved in the expensive fire code requirements. He added that if two-thirds of the space is used for office, there is a relatively small amount left for storage. He stated that tenants may have equipment that needs storage that is incidental to their office use -- such as equipment rented to salesmen. He stated that you need spaces with greater than 100-foot depths for the tall storage space and specific sprinkler systems. He stated that they would not use the 100-foot bays for a storage building due to the forklifts.

Mr. DeLong stated that he had been to some of the locations and some of them act as a retail or retail/wholesale outlet. He questioned how this would be controlled.

Mr. Wheeler stated that certain zoning regulations allow incidental sales. He stated that they would have to submit building plans to get a building permit and they would have to see that it is in compliance.

Mr. DeLong stated that he was concerned about the possibility of auto or truck leasing.

Mr. Wheeler stated that you would need a large open space for a parking lot and that would not be an economical operation in this type of project. He stated that not only is it not economically feasible, but it would prohibit getting the higher rents from other people. Mr. Barnhart added that there would not be a place to park the inventory.

Chairman Viox questioned the insurance adjusting mentioned at the last meeting.

Mr. Nienaber stated that one of the prospective tenants, Allstate Insurance, would have an office at the site and attendant to that use they would need a space where they could pull in a car and the adjuster could look at the damage. He stated that there would not be any storage, repair, or warehousing of cars.

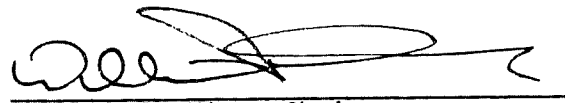
Chairman Viox questioned the possibility of towed cars and Mr. Nienaber stated that it is classified as a "Drive-In" claims center, as opposed to cars being towed in.

Mr. Damstrom stated that when he used Allstate for a claim he had to wait ten days for an appointment. He stated that they were booked up and he is concerned about the volume of traffic.

Mr. Wheeler stated that there is only one stall and one bay. He stated that if they only do four cars an hour, there would be 30 to 32 cars a day if they were booked up for eight hours.

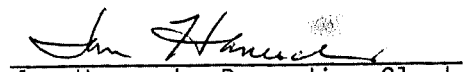
Chairman Viox asked if there were any further comments or questions. There being none, he stated that this item will be on the Agenda for the Business Meeting on March 21, 1990 at 8 P.M. and closed this Public Hearing.

APPROVED:



William R. Viox, Chairman

Attest:



Jan Hancock, Recording Clerk

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING

May 16, 1990

8:00 P.M.

Mr. William Viox, Chairman, called the meeting to order at 8:05 P.M..

COMMISSION MEMBERS PRESENT:

Mr. Larry Barnett
Mr. Lawrence Collins
Mr. Phil Damstrom
Mr. Melvin DeLong
Mr. R. N. Greene
Mr. Rector Jones
Mr. Robert Kirby, Jr.
Mr. Don McMillian
Mr. Thurman Owens
Mr. Ralph Rush
Mr. Floyd Sharp
Mrs. Carol Smith
Mr. William Viox, Chairman

COMMISSION MEMBERS NOT PRESENT:

Mr. Fred Burch, Vice Chairman
Mr. Barry Neltner

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Chairman Viox noted that each member had received a copy of the Minutes of the Business Meeting of May 2, 1990 and asked if there were any comments or corrections.

There being no changes to the Minutes, Mr. Sharp moved that they be approved as mailed. Mrs. Smith seconded the motion and it carried unanimously.

Chairman Viox advised that the Transportation Planner, Doug Powell, is representing the Commission this evening at the Public Hearing regarding the Part 150 Study for the airport.

Chairman Viox stated that he received his notice regarding the Public Hearing in today's mail. He noted that the Commission has complained previously that notification to the citizens on the day of the hearing is not appropriate.

REPORTS:

The Chairman noted that the Zoning Enforcement Officer's Report, the report of Zoning Permits, and the Record of Conveyance Plats had been distributed for the Commissioners to review.

Following discussion of the reports, the Chairman proceeded to the items on the Agenda:

BUSINESS MEETING AGENDA

UNFINISHED BUSINESS:

1. Change in Concept Development Plan

The request of Charles W. Henne (owner) for a change in a previously approved Concept Development Plan for Lot #9 of Turfway Commercial Park located off Cavalier Boulevard, Florence, Kentucky. The 11-acre tract is zoned Office Two/Planned Development (O-2/PD). The proposed use is a 127,000 sq. ft. office-flex building.

Mr. Kevin Costello, Interim Director, read the Committee Report which recommended approval of the request based on the findings of fact, but subject to conditions (see Committee Report). He noted that the applicant has signed the letter agreeing to the conditions.

Mr. Collins moved by resolution to the City of Florence that the request be approved based on the Staff and Committee Reports, including the conditions. Mrs. Smith seconded the motion.

Mr. McMillian questioned if this was the same group that had taken out trees when they were to have left a greenbelt and, if so, why would they comply this time if they did not comply last time.

Mr. Geohegan advised that there was an area adjacent to Rebel Lane where they have removed the woods.

Counselor Wilson stated that there was a lawsuit, but it has been settled. He added that Mr. Henne has talked with the Florence City Council and the issues have been resolved.

The Chairman asked for a vote on the motion made by Mr. Collins and it carried unanimously.

EXHIBIT "B"

COMMITTEE REPORT

#1

TO: Boone County Planning Commission

FROM: Fred Burch, Committee Chairman

DATE: May 16, 1990

RE: Request of Charles W. Henne (owner) for a change in a previously approved Concept Development Plan for Lot #9 of Turfway Commercial Park located off Cavalier Boulevard, Florence, Kentucky. The 11 acre tract is zoned Office Two / Planned Development (O-2/PD). The proposed use is a 127,000 square foot office-flex building.

REMARKS:

We, the Committee, recommend approved ^{KPC} based upon the following findings of fact, and with the following conditions:

FINDINGS OF FACT

1. The request is in conformance with the Turfway Interchange Land Use Study. The main objective of the Study is to protect the Turfway Interchange and to minimize the potential for serious traffic congestion in the area. The proposed office-flex development constitutes a decrease in development intensity on Lot 9 when compared to the previously approved office complex. As noted in the February 28, 1990, and March 7, 1990, staff reports, the traffic generation rates for the office-flex land use are typically lower than the straight office complex use. As a result, and with the conditions of this report that modify traffic circulation, the Committee believes that the proposed development is consistent with the principal objectives of the Turfway Study. Specific references are made to the Turfway Study in the February 28, 1990, and March 7, 1990, staff reports.

In addition, the proposed use is consistent with the recommended land uses and zoning of the Turfway Study. The applicant has presented the development as predominantly office uses with subordinate warehousing functions for each use. The Committee believes the use, as presented, is consistent with the Office Two/Planned Development (O-2/PD) zone, and constitutes an appropriate land use transition between developing commercial uses in the Turfway Commercial Park, and the residential and school uses to the south.

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 presented at the March 7, 1990, Public Hearing. Further, these conditions are intended to clarify the suitable uses and development for the presented plan.

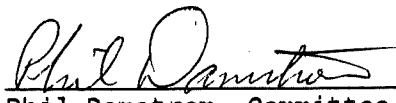
COMMITTEE REPORT - C.W. HENNE/TURFWAY COMMERCIAL PARK

MAY 16, 1990

PAGE TWO

1. Consistent with the applicant's statements in the February 28, 1990 and March 7, 1990 public hearings, each user to occupy the proposed office flex space buildings shall be of a square footage mixture of generally 70 percent office and 30 percent storage or other support functions. Any individual users that appear oriented toward a predominantly distribution or warehouse use, or involve other than occasional tractor-trailer traffic, shall be evaluated by the Zoning Administrator to determine if the proposed use is consistent with the proposed office orientation of this office flex development.
2. Based on the anticipated traffic impacts of three other lots in Turfway Commercial Park now in operation or under construction, this office flex development represents, in the Committee's opinion, the threshold where the required traffic signal at KY 18 and Cavalier Boulevard should be installed. Should this signal not be in place at the time of the construction of this office flex development, the developer shall install the signal in accordance with the Kentucky Department of Transportation.
3. The potential insurance claims business anticipated to occupy space in the development shall be limited to one parking stall and one bay as described by the applicant in the February 28, 1990 and March 7, 1990 public hearings.
4. The exterior building materials shall be as represented by the applicant in the two public hearings. The submitted photos of the Blue Ash development are included as part of the Concept Development Plan.
5. The office flex development shall include a driveway connection to the Lot 10 retail development, as well as the previously required emergency access from KY 18 through Lot 10. The northernmost proposed entrance drive shall be relocated to align directly across from the approved entrance to the Fairfield Inn.
6. The portion of the site shown as undeveloped on the Concept Development Plan, south of the proposed buildings, shall remain green space and be planted with trees at the time of construction to offset some of the open space lost in this projects' replacement of the previously approved office development. Landscaping around the proposed buildings and along Cavalier Boulevard shall be consistent with the submitted plans and renderings.
7. The area between the proposed parking and the adjacent apartments shall include the berm approved on the August 6, 1986 Improvement Plan, and shall be replanted with new trees at the time of construction to repair this area that was supposed to remain undisturbed. A detailed planting plan shall be submitted at Site Plan Review. The planting of this area shall be designed to restore a naturally vegetated area as opposed to planting rows of trees. The plantings shall include minimum 8 to 10 foot trees including varieties of oak, walnut, maple, pine, and fast-growing poplar trees, totalling 40 trees for the area.

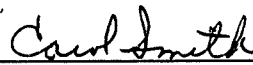
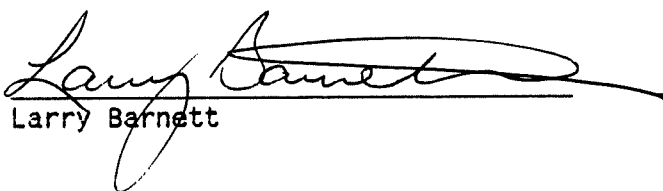
8. The planted buffer area between the rear parking area of the Boone County High School property shall be 30 feet in width, as indicated on the Concept Development Plan dated March 5, 1990. This area shall include a mixture of deciduous and evergreen trees in excess of that shown on submitted plans.



Phil Damstrom, Committee Chairman

Rector Jones

Barry Neltner


Carol Smith
Larry Barnett

Fred Burch

PD:mcb

T.W. HENNING
2/28/90

← I-75 →

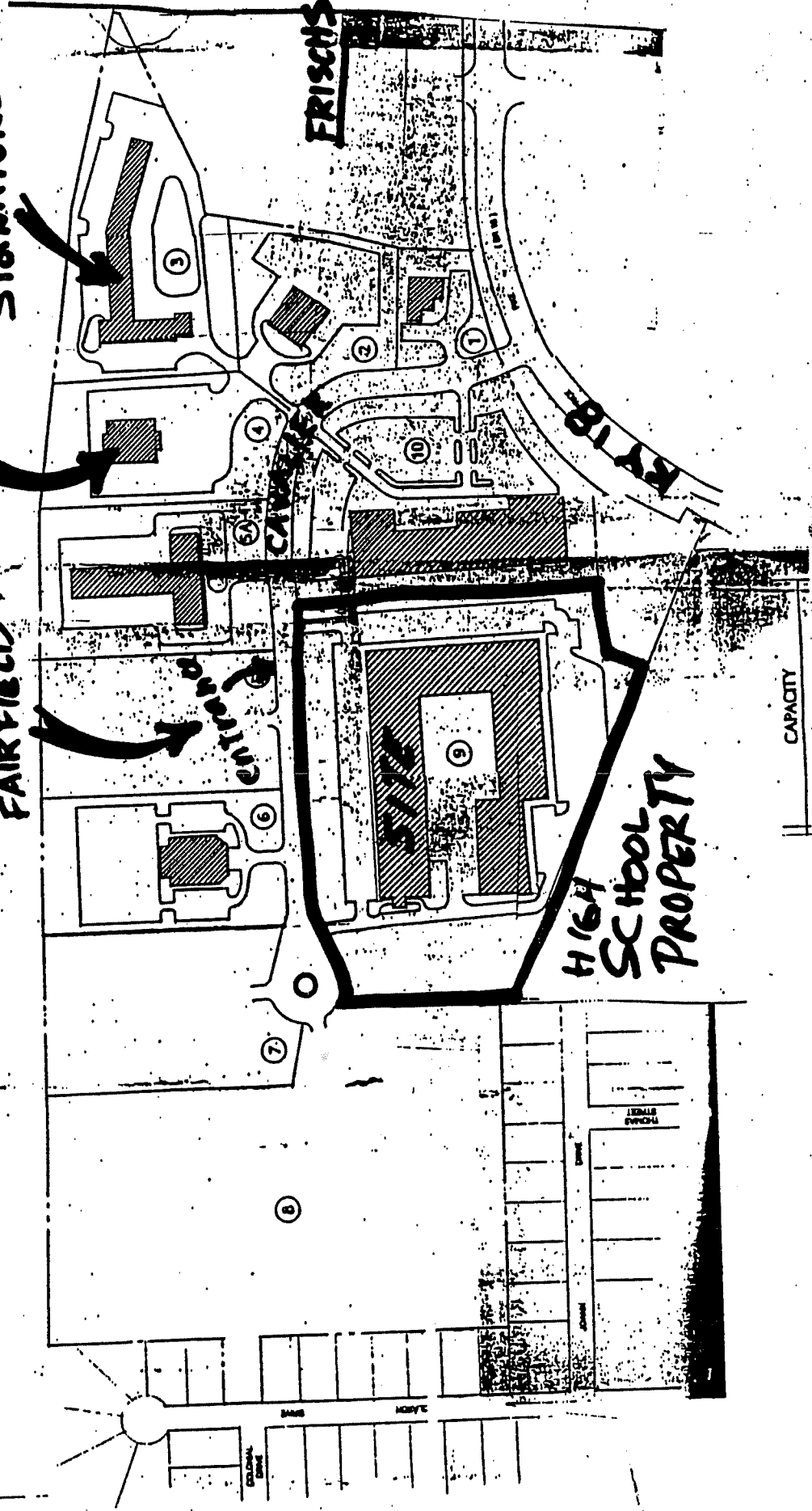
FAIRFIELD RYAN'S SIGNATURE

entrance

FRISCH'S

HIGH SCHOOL PROPERTY

CAPACITY



Councilmember Metzger moved, with second from Councilmember Bailey, that Ordinance No. O-17-90 be approved on second and final reading and be published in accordance with the law. Council approved by unanimous vote.

Vice Mayor Kalb presented the following Ordinance for second reading:

R-19-90
ORDINANCE NO. O-18-90: AN ORDINANCE APPROVING AND ADOPTING A REVISION OF A PREVIOUSLY APPROVED CONCEPT DEVELOPMENT PLAN IN AN OFFICE TWO/PLANNED DEVELOPMENT (O-2/PD) ZONE FOR LOT #9 OF TURFWAY COMMERCIAL PARK, GENERALLY LOCATED OFF CAVALIER BOULEVARD, FLORENCE, KENTUCKY. (CHARLES W. HENNE PROPERTY)

Councilmember Collins moved, with second from Councilmember Hudson, that Ordinance No. O-18-90 be approved on second and final reading and be published in accordance with the law. Council approved by unanimous vote.

Vice Mayor Kalb presented the following Ordinance for first reading:

AWA
ORDINANCE NO. O-19-90: AN ORDINANCE AUTHORIZING THE APPOINTMENT OF THE FIFTH THIRD BANK AS SUCCESSOR TRUSTEE AND PAYING AGENT PURSUANT TO A LOAN AGREEMENT AND MORTGAGE DATED AS OF DECEMBER 1, 1985, WHEREIN EIGHT HUNDRED THOUSAND DOLLARS (\$800,000.00) AGGREGATE PRINCIPAL AMOUNT OF INDUSTRIAL BUILDING REVENUE BONDS (WILDWOOD MOTOR INN, INC. PROJECT) WAS ISSUED BY THE CITY OF FLORENCE, KENTUCKY; WAIVING ANY AND ALL NOTICE PROVISIONS REQUIRED BY SAID AGREEMENT AND MORTGAGE; APPROVAL OF THE APPOINTMENT OF THE FIFTH THIRD BANK AS SUCCESSOR TRUSTEE; AND AUTHORIZING OTHER ACTIONS IN CONNECTION WITH THE APPOINTMENT OF THE FIFTH THIRD BANK AS SUCCESSOR TRUSTEE PURSUANT TO SAID BONDS.

Councilmember Collins moved, with second from Councilmember Hudson, that Ordinance No. O-19-90 be approved on first reading and be held for second and final reading at the next meeting of Council. Council approved by unanimous vote.

Vice Mayor Kalb asked if anyone in the audience desired recognition; no one responded.

Councilmember Hudson noted that a lot of pedestrian traffic is occurring along Turfway Road, including a number of handicapped residents. He requested a letter be sent from the Mayor's office requesting the State to consider installation of a sidewalk.

Councilmember Metzger noted that the Waste Disposal Report recommends a Project Committee be appointed in July of 1990 to implement the report's recommendations. He requested the Mayor's office request a City representative to be named to the Committee.

Councilmember Bailey commented that he had attended a Northern Kentucky Municipal Government League meeting the previous week, the issue of solid waste was discussed and that the League, in conjunction with the Area Development District, has a Committee which is in the process of completing a study and will make recommendations to each city which will also include recycling programs. He continued that Bruce Janen will be reporting to Council in the near future on how the City of Florence can get into recycling. He mentioned that a number of area cities have already initiated recycling programs. Vice

Boone County Recorder
08-22-90

Ordinance # 0-18-90

Concept Development Plan

Lot #9 Turfway Commercial Park

CITY OF FLORENCE, KENTUCKY
SUMMARY OF ORDINANCE NO. 0-18-90

The City of Florence, Kentucky, enacted on second reading Ordinance No. 0-18-90 on July 24, 1990. The title of this Ordinance is as follows:

ORDINANCE NO. 0-18-90

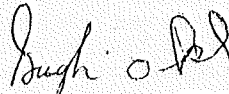
AN ORDINANCE APPROVING AND ADOPTING A REVISION OF A PREVIOUSLY APPROVED CONCEPT DEVELOPMENT PLAN IN AN OFFICE TWO/PLANNED DEVELOPMENT (O-2/PD) ZONE FOR LOT #9 OF TURFWAY COMMERCIAL PARK, GENERALLY LOCATED OFF CAVALIER BOULEVARD, FLORENCE, KENTUCKY. (CHARLES W. HENNE PROPERTY)

This Ordinance adopts and approves a revision of a previously approved Concept Development Plan in an Office Two/Planned Development (O-2/PD) Zone for Lot #9 of Turfway Commercial Park. The proposed use being a 127,000 square foot office-flex building.

The full text of Ordinance No. 0-18-90 is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Municipal Building, 7431 U.S. Highway 42 at Niblack Drive, Florence, Kentucky.

CERTIFICATION

I hereby certify that the foregoing is a summary of the contents of Ordinance No. 0-18-90 and that it has been prepared by me and I am an attorney licensed to practice law in the Commonwealth of Kentucky.



HUGH O. SKEES
ROUSE, SKEES, WILSON & DILLON
Attorneys at Law
7699 Tanners Lane, P.O. Box 756
Florence, Kentucky 41042
(606) 371-7407

RCR 8-22-90