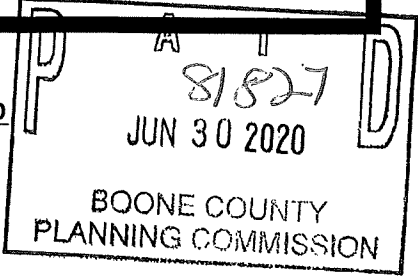


APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION



SEVEN (7) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. Name of Project Turfway Park Apartments
2. Location of Project Houston Road at Turfway Access Road
3. Total Acreage of Site 20.5 +/- acres
4. Current Zoning of Site C-2/PD/HDO/CD
5. Proposed Zoning (Classification being requested) UR-2/PD/HDO/CD
6. Proposed Uses (please specify each use) Proposed apartments, garages, amenities, and associated parking areas and appurtenances, as shown on the attached concept plan.
7. Names of Applicant(s) Arlington Properties
8. Address of Applicant(s) 2 North 20th Street, Suite 700 Birmingham AL 35203
9. Name of Property Owner(s) Arlington Properties (owner by contract)
10. Address of Property Owner(s) 2 North 20th Street, Suite 700 Birmingham AL 35203
11. Proposed Building Intensities (please specify) 320 units on approximately 20.5 +/- acres
12. Are there any existing buildings on the site? No existing buildings on site.
13. Deed Book 1141 Page No. 449 Group No. 2027
14. Are you also applying for:
15. Have you submitted a Concept Development Plan? see attached
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:

- n/a Boone County Water District
Florence Public Services Dept.
no Duke Energy
n/a 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)
no Boone County Building Department
no Northern Kentucky Health District
no USDA NRCS/Boone County Conservation District
no KY Division of Water
no Local School District
no Local Fire District
yes Other: City of Florence

18. Project Jurisdiction/Location
_____ Unincorporated Boone County _____ Walton
X _____ Florence _____ Union

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

X Check if Applicable

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

20. ORIGINAL Property Owner's Signature _____
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

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

SECTION B (To be completed by BCPC Staff)

1. Date Received 7-1-20 (6-30-2020 - New Business Ord)
2. Review Fee \$ 2323.50 R# 81827
3. Check what has been submitted:

- Application
Fee
Legal Description
Concept Development Plan
Address of Adjoining Property Owners
Number of Copies of Plan Received**

4. Date Application is Administratively Complete as Defined in KRS 100.211

5. Staff Reviewer KEVIN WALL

6. Committee Chairman RKB WINNEMANN

7. Scheduled Public Hearing Date 8/5/20

8. Boone County Planning Commission Action:

- Approval
Approval with Conditions 9/2/20
Denial

Resolution #

9. Other: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
(859) 334-2196 - Phone
(859) 334-2264 - Fax
plancom@boonecountyky.org - E-mail
www.boonecountyky.org - Web Page

NOTE: An application consists of all fees paid in full, submitted drawings and a completed application form.

EXHIBIT

“A”

STAFF REPORT

Request of **Arlington Properties (owner by contract)** for a Zoning Map Amendment from Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone to Urban Residential Two/Planned Development/Houston-Donaldson Study Corridor Overlay (UR-2/PD/HDO) zone for a 20.484 acre site located on the northwest corner of the Houston Road/Turfway Access/Charles R. Callen Drive intersection, and north of the property at 4885 Houston Road, Florence, Kentucky. The request is for a zone change to allow a multi-family residential development.

August 5, 2020

PROPOSAL

This application is for a Zoning Map Amendment from C-2/PD/HDO to UR-2/PD/HDO for a 20.484 acre site located on the northwest corner of the Houston Road/Turfway Park access road. The site is part of an approximate 123 acre area that was the subject of a Zoning Map Amendment to C-2/PD that was conditionally approved by the Boone County Fiscal Court and the City of Florence in 1990. This specific site was approved for "entertainment/mini convention center" on the Concept Development Plan (1990 Concept Development Plan materials and 10/3/90 Committee Report are attached).

The current application is for an apartment complex consisting of 320 units in seven buildings. The proposed density is 15.62 dwelling units per acre (15.7 units/acre maximum is noted on the application form). Buildings #1 through #5 are four story structures with double loaded corridors. Buildings #6 and #7 are three story structures with garages in the ground level. Buildings #1 through #3 are arranged to create a courtyard in the north part of the site. Building #4 is placed in the southwest corner of the site closest to the boundary with Turfway Park and Building #5 is placed at the Houston Road/Turfway Access Road intersection. Buildings #6 and #7 are located on each side of the main driveway with the garages being accessed from the rear. Single story detached garages and a maintenance building are proposed along the north property line.

Access into the site is proposed on Turfway Access. The main driveway is configured as a 'street' with parallel parking and sidewalks on both sides. Conventional parking areas are proposed between the buildings in the south part of the site, along the Houston Road frontage, and along the north and west edges of the three building cluster in the north part of the site. Landscape islands/peninsulas are proposed throughout the parking areas. Sidewalks are proposed along the edges of parking areas which adjoin buildings and in the courtyard.

Existing wood cover is proposed to be retained in the west portion of the site (on the west side of an existing creek) and along the north property line. A detention basin is proposed in the west part of the site between the western-most parking areas and the creek. A "pool area with resident amenities" is noted in the courtyard between Buildings #1 through #3, an "open space courtyard" is noted to the west of Building #1, and an unspecified amenity is noted on the north side of Building #4.

The applicant's narrative states that the proposed buildings have not been designed, but prototypes of buildings from the developer's previous projects were submitted. These prototypes have low

hipped roofs and are largely clad with lap siding. The plan sheets note, "The proposed exterior finishes include fiber cement lap siding, trim and cement panel. The main roof material will be architectural roof shingles. Accent materials, in limited quantities, will include manufactured stone veneer or brick and metal roofing." A concept of the proposed freestanding sign is included on the Concept Development Plan. This concept shows three separate freestanding wood panels within aluminum structures. The panels are 8 feet, 10 feet, and 12 feet in height respectively, and the combined area of the three panels is approximately 107 square feet.

The application materials, including the Concept Development Plan set and a descriptive narrative, are attached. A Traffic Impact Study was not submitted.

ADJACENT LAND USES AND ZONING

The land uses and zoning adjoining the site include the following:

- A. The Marydale property is located to the north and northeast (UR-2/O-2/C-1/PD/HDO).
- B. Turfway Park race track is located to the west/northwest (R/PD/HDO).
- C. A multi-building commercial development is located to the south/southwest across Turfway Access (C-2/PD/HDO). This development includes two office buildings, a bank, a multi-tenant retail building, and a big box retail building.
- D. Turfway Square commercial subdivision is located on the opposite side of Houston Road (C-2/PD/HDO). This subdivision contains a hotel, two restaurants, two banks, a vacant outlot building, two big box retail buildings, and a vacant site along the north boundary. The Citicorp facility is located to the north of Turfway Square (O-2/PD/HDO) and St. Elizabeth Florence hospital is located to the south (PF/PD/HDO).

SITE CHARACTERISTICS

The site contains 20.484 acres. It has approximately 975 feet of frontage on Houston Road (excluding the width of Turfway Access) and approximately 765 feet of frontage on Turfway Access. The site contains no structures except for a freestanding sign for Turfway Park racetrack. A creek exists in the north and west part of the site. Wood cover exists in the creek valley and along the north boundary of the site - the rest of the site is cleared. The topography of the site slopes from the east and west boundaries to the creek valley. The topography is moderately sloping in the cleared portion of the site and steeper in the wooded creek valley. The high point is along the Houston Road frontage at approximately el 906 and the low point is near the northernmost corner at approximately el 848. Soil types on the site include Jessup silt loam (JeD) and Rossmoyne silt loam (RsB, RsC).

Public water and sanitary sewer mains exist in several locations in the overall vicinity. Section 3210 "Functional Roadway Classification" of the Boone County Zoning Regulations identifies Houston Road as an arterial roadway. There are several TANK routes and stops in the vicinity, including stops at the Houston Road/Turfway Access/Charles R. Callen Drive intersection which adjoins the site. Approximately one half of the site is within the 55 DNL contour (refer to attached Zone

Change Site Airport Noise Contours map).

SITE HISTORY

As stated above, this site is part of an approximate 123 acre area that was the subject of a Zoning Map Amendment to C-2/PD that was conditionally approved by the Boone County Fiscal Court and the City of Florence in 1990. The overall development is a multi-use/multi-lot project that is on both sides of Houston Road. The specific site in question was approved for "entertainment/mini convention center" on the Concept Development Plan (1990 Concept Development Plan materials and 10/3/90 Committee Report are attached).

RELATIONSHIP TO COMPREHENSIVE PLAN

The Our Boone County - 2040 Plan's Future Land Use Map designates the site as "Commercial." This designation is described as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

The Land Use Element provides the following quotes that relate to this site and the general area.

- A. A substantial portion of this section is located within the 2013 Houston-Donaldson Study area and has excellent development and/or redevelopment opportunity due to its high visibility from and easy access to I-75. Existing parcels should be developed/redeveloped to be aesthetically harmonious with existing surrounding land uses and cleaned up environmentally as much as is needed for new development ("14. Florence Commercial," p. 125).
- B. For the short term, the existing recreational use at Turfway Park should be maintained and improved. One way involves the expansion of the business into a "racino" if allowed by the State of Kentucky. If the horse racing business vacates the property, this site should be redeveloped in a mixed use format with a combination of Business Park and Commercial uses and connect to the Marydale site to the east. The 20 acre portion of Property located on the southern boundary of Turfway Park along Houston Road could possibly be developed as a commercial and/or entertainment use. Property across Houston Road from the Racetrack, along I-75, should develop in a mixed office and commercial manner compatible with the racetrack and entertainment operations ("14. Florence Commercial," p. 126).
- C. Regionally-oriented growth should be confined to Mall Road and Houston Road, and should not expand onto U.S. 42, KY 18 or Hopeful Church Road ("14. Florence Commercial," p. 126).
- D. Where no development has yet occurred, provisions for Access Management must be made for future development. This includes the use of frontage roads as well as parking lot connections and shared curb cuts ("14. Florence Commercial," p. 126).

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

- A. Developments in Boone County should begin with an assessment of existing site features to determine positive and useful attributes, as well as features that should or can be preserved. Development design should incorporate the use of these attributes for the benefit of the development and the County as a whole. Development plans should identify such areas, and delineate disturb limits to protect those areas that have been defined ("Utilization of Existing Vegetation and Topography," p. 95).
- B. Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; where appropriate, existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact ("Buffering," p. 95).
- C. Developments in Boone County must include landscaping to accompany the proposed project. Retention of existing healthy vegetation is considered a component of landscaping and is encouraged. This landscaping should be designed to improve the public view of a development, and should be incorporated into parking lots and other vehicle circulation areas, as well as within open spaces and around structures. Landscaping is intended to soften the visual impacts of the development from adjoining properties and roadways ("Landscaping," p. 96).
- D. Developments along major roadways in Boone County must include landscaping between the development and the right-of-way in order to promote the aesthetic appearance from the roads and to facilitate the compatibility of differing land uses ("Landscaping," p. 96).
- E. Developments in Boone County must recognize the potential impacts of associated traffic on adjoining properties and transportation systems. The need exists to protect the capacity of the existing roadway network and to plan improvements to accommodate new development and travel patterns. Access management provisions include the coordination of curb cuts, adequate corner clearance and sight distance for access points, adequate spacing between access points, shared access points and parking facilities, provisions for access connections to adjoining properties, and dedication of public right-of-way. In subdividing property, arterial or collector streets should not be used for direct access to lots, rather a system of local streets should feed into the collector and arterial street system. Connections between and within commercial and industrial developments allow for more efficient provision of transit service ("Access Management," p. 96).
- F. Development along existing arterials and collector roadways should not have direct driveway access, but be served by a local street. Appropriate road connections should be constructed to provide alternate routes for traffic to and through specific projects and to enhance the capacity of existing streets. The traditional grid system can provide an alternative to typical suburban design. Parallel and frontage roads should be used to minimize impacts of individual sites on collector and arterial roadways ("Transportation and Pedestrian Network," p. 97).

- G. Appropriate pedestrian networks should be incorporated into the design of developments which will generate or experience significant pedestrian use. These networks should not only provide internal paths, but also connections to adjoining uses where appropriate so commuters will not be forced to rely on just a few main roads to reach their destination, but rather have multiple options; thus reducing traffic congestion. In addition, public open space and recreation sites should be connected to each other by bicycle and pedestrian paths where appropriate ("Transportation and Pedestrian Network," p. 97).
- H. Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development or corridor. Utility lines should be placed underground wherever possible, and junction boxes screened from public view ("Design, Signs, and Cultural Resource Preservation," p. 97).

The Demographics Element provides the following statements that relate to the proposal.

- A. Furthermore, by continuing to monitor the composition of the population, Boone County will be more prepared to provide proper and adequate amenities that encourage them to stay in the county rather than moving elsewhere for their needs to be met. Knowing the makeup of the population will assist in providing the appropriate housing, employment, and retail shopping opportunities to meet their needs at the countywide level as well as within specific areas within the county as development plans and zone change requests are reviewed ("Identify the Needs of the Population," p. 19).
- B. A variety of multi-family housing options should include apartments, townhouses, patio homes, condominiums, nursing homes, and retirement housing all ranging greatly in price per unit to accommodate a wide range of relative affordability. These types of units are increasing in demand beyond the established urban areas such as Florence and should be encouraged to occur in the unincorporated portions of Boone County as viable options for both the building community and the prospective resident, especially as the county's land values rise ("Housing Types and Locations," p. 19).
- C. New residential development, regardless of the type, should be evaluated for its impact on the county's existing infrastructure and natural environment to ensure that it fits in with existing surrounding development through proper buffering and design. High density developments should be close to thoroughfares and urban services and be sensitively developed in terms of building height, setbacks, mass, and visual impact. A variety of housing opportunities within the established urban (and suburban) areas of Boone County would encourage mixing of different income levels ("Housing Types and Locations," p. 19).
- D. A progression of densities of residential uses from high (multi-family) to low (single family) shall be encouraged. Where traditional progressions of high to low net density are not possible through creative development design, an appropriate and attractive visual

transition should be achieved. This could include existing vegetation or new landscaping and/or fencing. Existing vegetation (such as wooded fence rows) should be retained as much as possible to provide buffer strips and stormwater filters ("Housing Types and Locations," p. 20).

- E. In order to support the densities needed to sustain mass transit and to foster new affordable housing options, average minimum densities should be encouraged for mixed-use, planned developments. This would allow a variety of housing types but also enable a logical progression of intensities. The highest residential densities would be in the activity centers of these mixed-use developments and would include neighborhood commercial, employment, public uses, as well as transit stations or stops ("Housing Types and Locations," p. 20).

The Our Boone County - 2040 Plan's Goals and Objectives include the following pertinent statements.

- A. Mixing of residential and other land uses shall be encouraged where appropriate ("Overall," Objective 2).
- B. Boone County shall strive to achieve diversity and balance in land use while protecting natural resources and natural systems ("Overall," Objective 3).
- C. Promote quality of life amenities to retain current residents and attract new residents in order to have a stable and diversified population ("Demographics," Goal A, Objective 3).
- D. Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County ("Demographics," Goal A, Objective 4).
- E. A broad range of housing opportunities shall be provided to meet the needs and desires of all household types and shall be balanced with affordability, employment centers, commercial areas, and educational needs. The City of Florence acknowledges the need for affordable housing opportunities, but also desires an equal balance of housing options to maintain a diverse city ("Demographics," Goal B, Objective 1).
- F. Residential developments shall be evaluated for impact on infrastructure, environment, health and safety considerations, buffering, and design with secondary consideration given to dwelling unit type and density ("Demographics," Goal B, Objective 4).
- G. Airport noise levels shall be considered when new residential development is proposed near the Airport ("Demographics," Goal B, Objective 5).
- H. Mixed use, higher density neighborhoods shall be encouraged near existing or proposed transportation nodes and shall be designed to establish neighborhoods with a mix of retail, public, and recreational uses ("Demographics," Goal B, Objective 6).
- I. Residential developments shall be encouraged to plan and build in a manner compatible

- with the general housing density and design planned for the area, with the existing conditions of the site, and significant site features ("Demographics," Goal B, Objective 8).
- J. Housing development shall be phased to coordinate with the provision of infrastructure, services, and education facilities ("Demographics," Goal B, Objective 8).
 - K. Development shall utilize existing topography and vegetation (including mature trees) and preserve the existing character of the land ("Environment," Objective 7).
 - L. Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well maintained buffer spaces between the business use and other land uses ("Economy," Goal B, Objective 1).
 - M. Mixing of commercial and non-commercial uses shall occur in areas where consideration has been given to assure compatibility with surrounding land uses and natural systems ("Economy," Goal B, Objective 2).
 - N. Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system across jurisdictions ("Transportation," Goal A, Objective 1).
 - O. Development of mixed use designed to lessen vehicle travel shall be encouraged ("Transportation," Goal A, Objective 8).
 - P. New connector streets shall be developed where needed and feasible to lessen the dependence on arterial, collector, and local streets ("Transportation," Goal B, Objective 5).
 - Q. Proper vehicular and pedestrian access to adjoining property shall be provided and/or retained when a property develops or redevelops ("Transportation," Goal B, Objective 6).
 - R. Mixed use, higher density neighborhoods shall be designed to accommodate safe pedestrian access to mass transit, major streets and interstates, public facilities, and parks ("Transportation," Goal B, Objective 8).
 - S. Developers of planned, mixed-use neighborhoods shall design such projects so that residential, retail, office, and compatible light-industrial land uses can be served by transit stations or stops, pedestrian and bicycle facilities, open space, and public uses ("Transportation," Goal C, Objective 4).
 - T. Redevelopable and infill sites shall be encouraged to develop as walkable, mixed-use districts ("Transportation," Goal C, Objective 7).

RELATIONSHIP TO HOUSTON-DONALDSON STUDY

The subject site is within "Subarea Six" of the Houston-Donaldson Study. Chapter 3 "Land Use Recommendations" states the following regarding this Subarea:

Turfway Park's property adjoins Houston Road. This area is subject to an approved Concept Development Plan for a future entertainment/mini convention center, but it could be used in the future for local commercial and small business land uses.

There is a third option for Turfway Park if horse racing and casino gambling fall through in the future, and that is complete redevelopment of Subarea Six. If that ends up being the case, the Planning Commission recommends that the redevelopment be complementary to and at the same mixed use ratio as that recommended for the Marydale Property (Subarea Seven) below (p. 35).

The Subarea Six Goals and Objectives (p. 45) include the following pertinent statements.

- A. **Goal:** The gaps in the development of the Subarea should be filled in by the full utilization of the entire Property.

Objectives:

1. The conceptual plan for the development of the vacant 20-acre parcel along Houston Road should be completed or reconsidered.

- B. **Goal:** Transportation connections in Subarea Six and Seven should occur.

Objectives:

1. Pedestrian links and roads between the Subarea and the Marydale to the north should be established.
3. Internal non-motorized access should be improved.

- C. **Goal:** Establish identity of the Subarea as a destination beyond horse racing.

Objectives:

1. Another attraction such as dining, sports mall, casino, live entertainment, or other outdoor recreational venues should be constructed.
4. The entries into the Subarea should be developed into "gateways".

- D. **Goal:** The land use recommendations for Subarea Six should be coordinated with an overall plan with development of Marydale (Subarea Seven).

Objectives:

1. Work with Marydale ownership to maximize the use and development of both sites.

Chapter 6 "Current Zoning and Recommended Changes" states the following regarding Subarea Six:

Almost all of the Zoning for Subarea Six consists of Recreation (R/PD), which is appropriate since Subarea Six is home to Turfway Park (Figure 6.6). As long as the existing use remains or if the racino should develop in the future, the Planning Commission finds that the existing zoning is appropriate and does not recommend changing it. However, if neither

of these scenarios are in place in the future and recreational uses abandoned, the Planning Commission recommends that the entire Subarea be rezoned. The nature of this rezoning should be of a mixed type overlay at a ratio that is similar to that recommended for Subarea Seven. This "non-recreational" development scenario should not be homogeneous in nature and should incorporate several land uses, including residential, commercial, office, and open space. The land uses for such a scenarios should generally be at the following ratio:

1. Residential = 25-35%
2. Office = 25-35%
3. Green Space = 20-25%
4. Small Scale Commercial = 20-25% (p. 69).

The land use ratios recommended for Subarea Six above are the same as those recommended for the Marydale Property (Subarea Seven) in Chapters 3 and 6.

BOONE COUNTY TRANSPORTATION PLAN

The Boone County Transportation Plan includes the "Dixie Highway Enhanced Transit Corridor" project that runs through the general area. Part of this project's route runs through the Turfway Park and Target sites, across Hansel Avenue, and through the St. Elizabeth Florence campus.

Location: TANK Transit Center on Mall Road to the TANK Transit Center in Covington

Type: Transit

Total Cost: \$5,360,000

Description: Create a high-frequency, enhanced bus transit corridor. Provide specialized branding and operational treatments. Improve bus stop/station design and amenities. Include bicycle and pedestrian facilities for multi-modal safety, mobility and connectivity.

This is a "Tier 1" project that is to be completed between 2020 and 2030.

STAFF COMMENTS

1. COMPREHENSIVE PLAN AND HOUSTON-DONALDSON STUDY

The Planning Commission and Florence City Council need to consider the Comprehensive Plan as it relates to this request (cf., Planned Development Criterion #11 in Section 1514 of the Boone County Zoning Regulations). The Our Boone County - 2040 Plan's Future Land Use Map designates the site as "Commercial." This designation is described as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

In general terms, the Land Use Element references the Houston-Donaldson Study. ("14. Florence Commercial," p. 125). Specific to the overall Turfway Park property, the Land Use

Element states:

For the short term, the existing recreational use at Turfway Park should be maintained and improved. One way involves the expansion of the business into a "racino" if allowed by the State of Kentucky. If the horse racing business vacates the property, this site should be redeveloped in a mixed use format with a combination of Business Park and Commercial uses and connect to the Marydale site to the east. The 20 acre portion of Property located on the southern boundary of Turfway Park along Houston Road could possibly be developed as a commercial and/or entertainment use. Property across Houston Road from the Racetrack, along I-75, should develop in a mixed office and commercial manner compatible with the racetrack and entertainment operations (p. 126).

Similar principles are stated in the Houston-Donaldson Study. Regarding Subarea Six, which includes the subject site, Chapter 3 "Land Use Recommendations" states:

Turfway Park's property adjoins Houston Road. This area is subject to an approved Concept Development Plan for a future entertainment/mini convention center, but it could be used in the future for local commercial and small business land uses.

There is a third option for Turfway Park if horse racing and casino gambling fall through in the future, and that is complete redevelopment of Subarea Six. If that ends up being the case, the Planning Commission recommends that the redevelopment be complementary to and at the same mixed use ratio as that recommended for the Marydale Property (Subarea Seven) below (p. 35).

Chapter 6 "Current Zoning and Recommended Changes" reiterates several of Chapter 3's recommendations for the Subarea, but it outlines the land use ratios stated below which should be used to guide the redevelopment of the Turfway Park property (including the subject site). These ratios include a "residential" component, but they are in context of the overall Subarea versus the subject site by itself. These same land use ratios are recommended for the development of the adjoining Marydale Property.

1. Residential = 25-35%
2. Office = 25-35%
3. Green Space = 20-25%
4. Small Scale Commercial = 20-25% (p. 69).

The "Housing Types and Locations" section of the Our Boone County - 2040 Plan's Demographics Element includes the following sections which pertain to the provision and arrangement of multi-family housing.

- A. A variety of multi-family housing options should include apartments, townhouses, patio homes, condominiums, nursing homes, and retirement housing all ranging greatly in price per unit to accommodate a wide range of relative affordability. These types of units are increasing in demand beyond the established urban areas such as Florence and should be encouraged to occur in the unincorporated portions of

Boone County as viable options for both the building community and the prospective resident, especially as the county's land values rise (p. 19).

- B. A progression of densities of residential uses from high (multi-family) to low (single family) shall be encouraged. Where traditional progressions of high to low net density are not possible through creative development design, an appropriate and attractive visual transition should be achieved. This could include existing vegetation or new landscaping and/or fencing. Existing vegetation (such as wooded fence rows) should be retained as much as possible to provide buffer strips and stormwater filters (p. 20).

Several of these statements are reinforced by the Comprehensive Plan's Goals and Objectives which are outlined in the body of this report, including providing opportunities for varying types of dwelling units. Proper buffering and the retention of existing vegetation are also mentioned in the Goals and Objectives and the Future Land Use Development Guidelines. Appropriate transitional uses or progression of densities are discussed by the Future Land Use Development Guidelines.

The governing bodies will also need to consider the alternate statutory findings for the requested zone change of whether the current zoning is inappropriate and the proposed zoning is appropriate, and whether there have been changes of an economic, physical, or social nature not anticipated in the comprehensive plan that substantially alter the area's character.

2. PD OVERLAY ZONE CRITERIA

Staff offers the following comments regarding the standards set forth in Section 1514 "Planned Development Criteria" of the Boone County Zoning Regulations. Concept Development Plan proposals in Planned Developments are to be primarily evaluated against these criteria. Pertinent standards and recommendations from the Houston-Donaldson Study are also discussed. Permitted uses in the PD overlay zone are discussed in Section 1511.

1. Mixed Use Development and Pedestrian Orientation: This criterion states, "Planned developments shall generally have a mixed use orientation (combination of differing types of residential, commercial, public or civic, and/or industrial uses) both within the development itself and relative to the relationship between the proposed planned development and adjacent sites."

While there is not a mixed use orientation proposed for this specific site, the apartment project would help diversify uses in the immediate area with the result being better described as multi-use versus "mixed use." Additionally, the Houston-Donaldson Study recommends that the development of the Marydale property to the north, and a redevelopment of the overall Turfway Park property (including this site), include between 25 to 35 percent residential uses.

This criterion also states, "In general, planned developments shall have a pedestrian

orientation, where it is possible to live, work, shop, and play in the same immediate vicinity without a required dependence on the automobile." A comprehensive sidewalk system is proposed within the development. Pedestrian links to adjoining sites or streets are not shown on the graphic Concept Development Plan, but the project narrative states, "This site will have pedestrian connection to Houston Road."

At least one sidewalk connection between the buildings, parking areas, and street is required by Section 3327 of the zoning regulations. Based on the size of the development, it would be better served with multiple pedestrian connections to the sidewalk along Houston Road, such as by providing a sidewalk link between Houston Road and the vehicular entrance along Turfway Access, and another in the proximity of Buildings #1 and #2. Additionally, the "Pedestrian Facilities" section of the Houston-Donaldson Study requires other appropriate pedestrian connections, including to adjoining properties (p. 54), and the Subarea Six Goals and Objectives recommend that "pedestrian links and roads between the Subarea and the Marydale to the north (sic) should be established" (Goal B, Objective 1). As such, Staff recommends that at least one pedestrian connection be made to the Marydale property to the north, which could be provided alongside a vehicular connection.

2. Compatibility of Uses: This criterion states that "measures shall be taken to assure compatibility of land uses within a planned development itself and adjacent sites." Staff has identified the following issues related to this criterion.

- A. Architecture: The building design is a key issue relative to compatibility, especially when considering that the proposal consists of 320 units in what are mostly four story buildings. This topic is discussed under #7 below.
- B. Landscaping/Buffering: Landscaping is conceptually shown on the Concept Development Plan. This plan shows regularly spaced street trees along both road frontages, a large amount of existing vegetation to be retained in the west part of the site (and a smaller amount intermittently along the north boundary), and a generous amount of landscape islands/peninsulas in the vehicular areas. For the areas where existing vegetation is not retained, Staff has not identified any issue with the proposal provided the normal landscaping requirements in the zoning regulations and the Houston-Donaldson Study are met, including building landscaping per Section 3630 of the zoning regulations.

However, since the project site is a prominent location with an expansive road frontage, Staff recommends that the applicant provide a more detailed landscape concept of the street frontage areas for the Zone Change Committee to evaluate. As a point of reference, several of the neighboring sites use low berming and strategically placed evergreen and ornamental trees along Houston Road.

- C. Lighting: Lighting is not addressed in the application materials. The lighting plan will need to meet Section 3316 of the zoning regulations and the fixtures themselves must be architectural grade per the "Site Furniture" standards in the Houston-Donaldson Study. To help maintain a pedestrian scale and avoid a commercial

appearance, Staff recommends that any freestanding light masts have a maximum height of 15 feet.

3. Open Space: This criterion states, "Useable open space(s), in an amount over and above setback and buffer yard areas and open areas required by the underlying zone, shall be provided. These spaces may be provided in the form of parks, plazas, arcades, commons, trails, sports courts or other athletic and recreational areas, outdoor areas for the display of sculptural elements, etc." In a related requirement, the Houston-Donaldson Study states, "A minimum of 22 percent of the overall site shall be devoted to landscaping as permanent green space" (p. 54). Approximately 50 percent of the site is proposed to be landscaped/open space areas (pervious area). As stated above, a substantial amount of existing vegetation is proposed to be retained in the west part of the site. A courtyard with a pool facility is proposed between Buildings #1 through #3. An "open space courtyard" is noted to the west of Building #1 and an unspecified amenity is noted on the north side of Building #4 - the applicant should describe the types of amenities that are proposed in these two areas, including potential options.

4. Multi-Modal Transportation System: Sidewalks and pedestrian connections are discussed under #1 above. Bike racks are required under Section 3327 of the zoning regulations. There are several TANK routes and stops in the vicinity, including stops at the Houston Road/Turfway Access/Charles R. Callen Drive intersection which adjoins the site.

5. Preservation of Existing Site Features: As stated above, a substantial amount of existing vegetation is proposed to be retained in the west part of the site. This area is approximately 180 feet wide at the narrowest point. An existing water course in this wooded area is not proposed to be altered. The Concept Development Plan also indicates that a smaller amount of existing vegetation will be retained intermittently along the north boundary. While some clearing is proposed, the active development (hard improvements) is largely proposed within the existing cleared area.

6. Landscaping: Landscaping is discussed under #2 above.

7. Architecture: This criterion states, "Sites which are subject to architectural requirements through adopted overlay districts or land use studies shall follow said requirements. For all other sites, a consistent architectural theme shall be provided in planned developments. The theme shall largely use traditional, regionally influenced architectural forms and elements and shall allow variations within it." Based on the site's location in the Houston-Donaldson Study Corridor Overlay (HDO) zone, it is subject to the design standards in Chapter 5 of the Houston-Donaldson Study. When considering that residential uses are recommended for certain areas in the HDO zone, the requirements were written to address residential structures as well as commercial, office, and industrial buildings, keeping in mind that they allow a fair degree of latitude relative to composition. Staff has the following comments regarding compliance with these requirements.

Requirement #2 ("Relationship to Neighboring Structures") states that "building design shall correlate to adjoining structures, and those in the same overall center or subdivision if applicable, through the use of comparable and compatible facade composition, materials,

colors, roof forms, and stylistic or thematic traits." The typology of the proposed buildings is substantially different than the neighboring structures, largely due to the multi-family residential use. The basic vocabulary of the proposed buildings is also different from the neighboring structures, which is an issue which can be partly addressed through compliance with the other Architectural Design Review Requirements. Hipped roofs are shown on the submitted prototypes which are similar to the nearby Ashley Quarters hotel on the opposite side of Houston Road.

Requirement #5 ("Facade Composition and Detailing") requires structures to have a defined base, mid section, and top or cap. It also lists a variety of detailing options that can be used "to reduce monotony and provide a finished appearance and dimension throughout." The plan sheets note, "The proposed exterior finishes include fiber cement lap siding, trim and cement panel. The main roof material will be architectural roof shingles. Accent materials, in limited quantities, will include manufactured stone veneer or brick and metal roofing." The submitted prototypes show that the structures are proposed to be largely clad in lap siding with much of the differentiation on the facades being due to the use of different siding colors, resulting in a 'flat' aesthetic. Additional detailing as described in the requirements would help remedy this issue.

Requirement #6 ("Building Materials") states, "The primary exterior wall materials shall include brick, architectural grade CMU, stone, tile, or concrete which is formed to have a highly textured, fluted, or unit masonry appearance. These materials shall have an integral color. Architectural grade metals such as Alucobond type products are also permitted. Glass curtain walls used in conjunction with these materials are also permitted. Other materials such as EIFS/stucco, wood or cement board siding, glass block, and precast concrete may be used for trim, detailing, and incidental or secondary wall areas."

Since the primary exterior wall material proposed is lap siding, this requirement is not met. This issue can be resolved by changing the proportions so that one or more of the materials stated above is the primary material and lap siding is "used for trim, detailing, and incidental or secondary wall areas." Using the required "primary" materials outlined above will also help facilitate the type of detailing stated in the Study ("defined window sills and lintels, masonry quoins, soldier courses, herringbone or tile detailing, or medallions; recessing windows, storefront units, and/or doors within the façade to provide "punched" openings that create shadow lines and three-dimensional relief; metalwork, specialty glass, and signature light fixtures; and alternating materials, finish textures, colors, and/or size or shape of unit materials such as brick or stone on a facade").

Requirement #7 ("Building Material Colors") initially states, "Exterior walls shall primarily use colors which are reflective of rich, natural tones such as those in the red, red-brown/terra cotta, brown, clay, beige/tan/blond, mustard, and/or warm gray ranges. White or exceptionally dark colors are not permitted. Other colors may used for trim and detailing." These requirements are met by some, but not all, of the submitted prototypes. This is presumably a minor issue which can be resolved at the Design Review stage.

Requirement #9 ("Screening, Accessory Structures, and Retaining Walls") outlines design standards for incidental components and secondary structures and will need to be

addressed at the Site Plan and Design Review stages. This section notably states, "Garbage enclosure structures and accessory structures shall be constructed with the same materials, colors, and design detailing as the principal building." The submitted prototypes illustrate lap siding (versus a permitted primary material as discussed above) as the sole exterior wall material for accessory buildings.

8. Historic and Prehistoric Features: Staff is not aware of any historic or prehistoric features on the site.

9. Signage: This criterion states, "A consistent signage theme shall be provided within a planned development. Building mounted signs shall be the predominate signage on the project site. Freestanding signs shall be monument style and of a limited size and height. Signage shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors. The use of signage design guidelines is required for multi-phased projects."

A freestanding sign concept is shown on the Concept Development Plan. It is a cluster of three separate freestanding wood panels within aluminum structures. The panels are 8 feet, 10 feet, and 12 feet in height respectively, and the combined area of the three panels is approximately 107.1 square feet. The display includes a graphic image which spans across the three panels with no text.

From a design standpoint, this concept doesn't particularly correlate to the architectural theme or detract from it (it may or may not correlate to other elements which have not been presented at this point, such as site furniture). For this development, Section 3410 "Entrance Signs Requiring a Permit" of the zoning regulations permits one entrance monument sign that is up to 100 square feet or two entrance monument signs that are up to 50 square feet each. Under either scenario, the maximum height is 8 feet. Based on the applicable standards, Staff recommends that the design of the entrance monument sign(s) follow the qualitative direction of this criterion quoted above and that the size, height, and quantity requirements of Section 3410 of the zoning regulations be met. Additionally, the applicant should explain whether or not the existing Turfway Park freestanding sign on the property will be removed.

10. Transportation Connections and Entry Points: This criterion states, "The provision of transportation connections (street connections, pedestrian paths, multi-purpose trails, sidewalks, and bicycle facilities) shall be provided in all planned development unless physically unfeasible or unsafe. This shall include connections to adjoining properties and developments, and inter-connectivity within the development itself, and contain minimal use of cul-de-sacs or other dead-end types of streets only when necessary." Transportation connections are also advocated by the Comprehensive Plan. The "Pedestrian Facilities" section of the Houston-Donaldson Study requires pedestrian connections, including to adjoining properties (p. 54), and the Subarea Six Goals and Objectives recommend that "pedestrian links and roads between the Subarea and the Marydale to the north (sic) should be established" (Goal B, Objective 1).

Pedestrian connections are discussed under #1 above. The applicant's narrative refers to

pedestrian and street connections on the Concept Development Plan, but none are apparent on the graphic plan. Based on this criterion, the Comprehensive Plan, the Houston-Donaldson Study, and the site conditions, Staff recommends that at least one vehicular connection be made to the Marydale property to the north. As stated under #1 above, the vehicular and pedestrian connections could be made in the same basic alignment.

11. Conformance with Comprehensive Plan: The Comprehensive Plan is discussed above.

3. OUTSIDE AGENCY COMMENTS

- A. Comments from Josh Hunt, Business & Community Development Director with the City of Florence, are attached.
- B. Linzy Brefeld, P.E., Transportation Engineer Supervisor with the Kentucky Transportation Cabinet, District 6, commented that "KYTC will require a TIS for this development. Therefore, all proposed access points from the state r/w will be subject to the review of the TIS and its results."

Staff has requested comments on the proposal from Boone County Schools. Such comments have not been received as of this writing. Any written comments received from the School District will be forwarded to the Zone Change Committee for review.

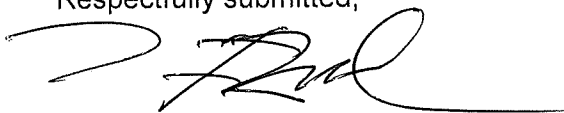
4. SITE PLAN AND DESIGN REVIEW STANDARDS

For the applicant's information, an exhaustive site plan type review was not conducted due to the conceptual nature of the proposal. However, Staff has identified several specific requirements that will need to be addressed. Unless exceptions are approved through the zone change process per Section 1500 "Intent" (PD overlay zone) of the zoning regulations, the project will need to meet all applicable standards at the Site Plan and Design Review stages.

CONCLUSION

The Boone County Planning Commission and the Florence City Council need to evaluate the application in terms of the Our Boone County - 2040 Plan (the adopted Comprehensive Plan), 2013 Houston-Donaldson Study, Article 15 "Planned Development District" of the Boone County Zoning Regulations, and the potential impacts on the existing and planned uses in the area. The Future Land Use Map will need to be amended to reflect Urban Density Residential uses on the site if this request is approved.

Respectfully submitted,



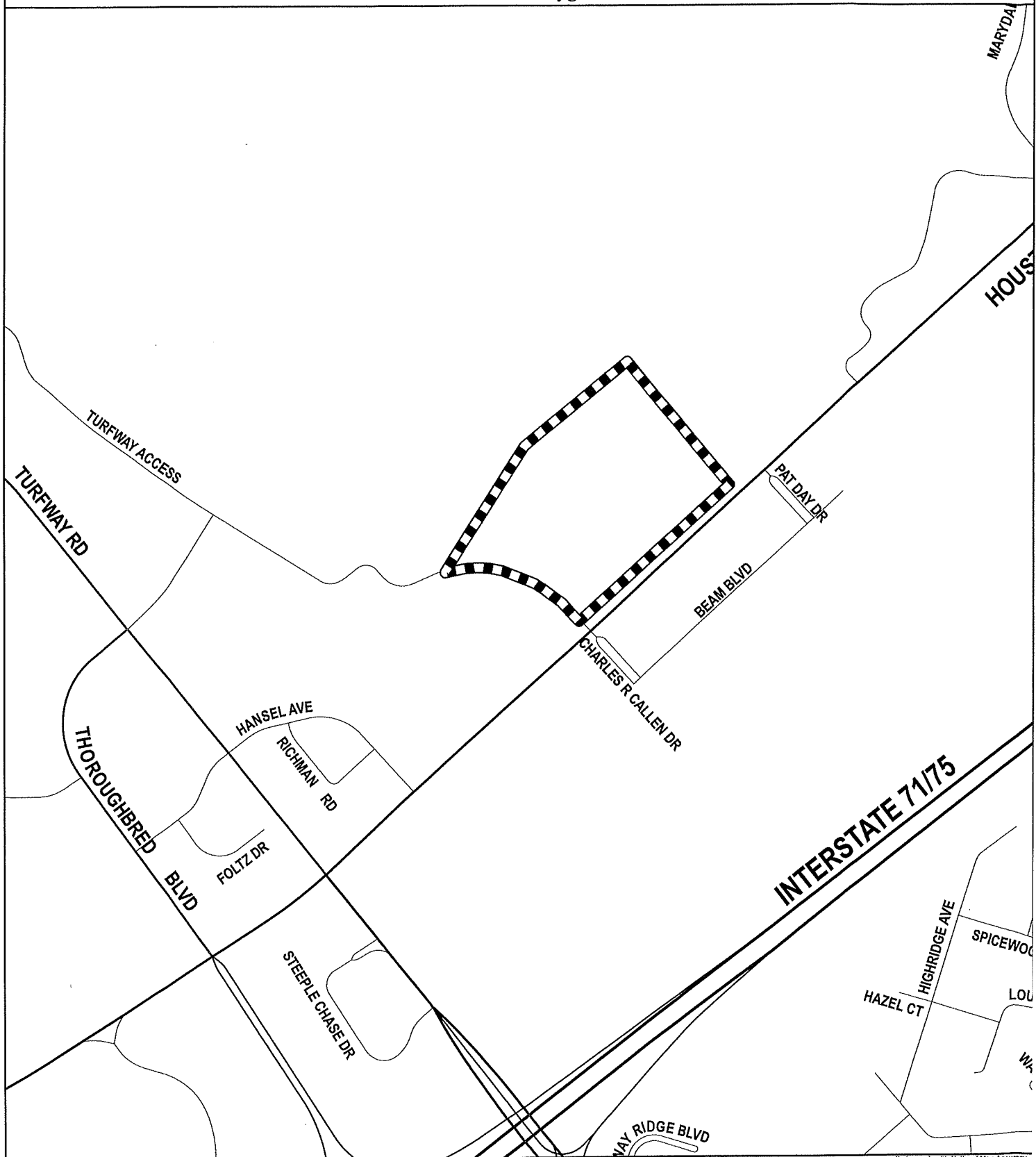
Kevin T. Wall, AICP
Director, Zoning Services

Attachments:

- Location map
- Air photo map w/ zoning
- 2040 Future Land Use map excerpt
- Natural Features map
- Zone Change Site Airport Noise Contours map
- 1990 Concept Development Plan
- 10/3/90 Turfway Park Racing Association, Inc/Carroll Properties, Inc. Committee Report
- 7/15/20 e-mail from Josh Hunt, Business & Community Development Director, City of Florence
- Application materials including Concept Development Plan and narrative

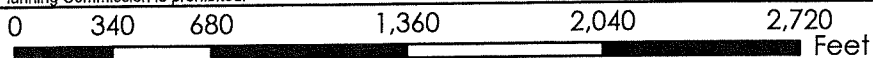
Location

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1 inch = 667 feet



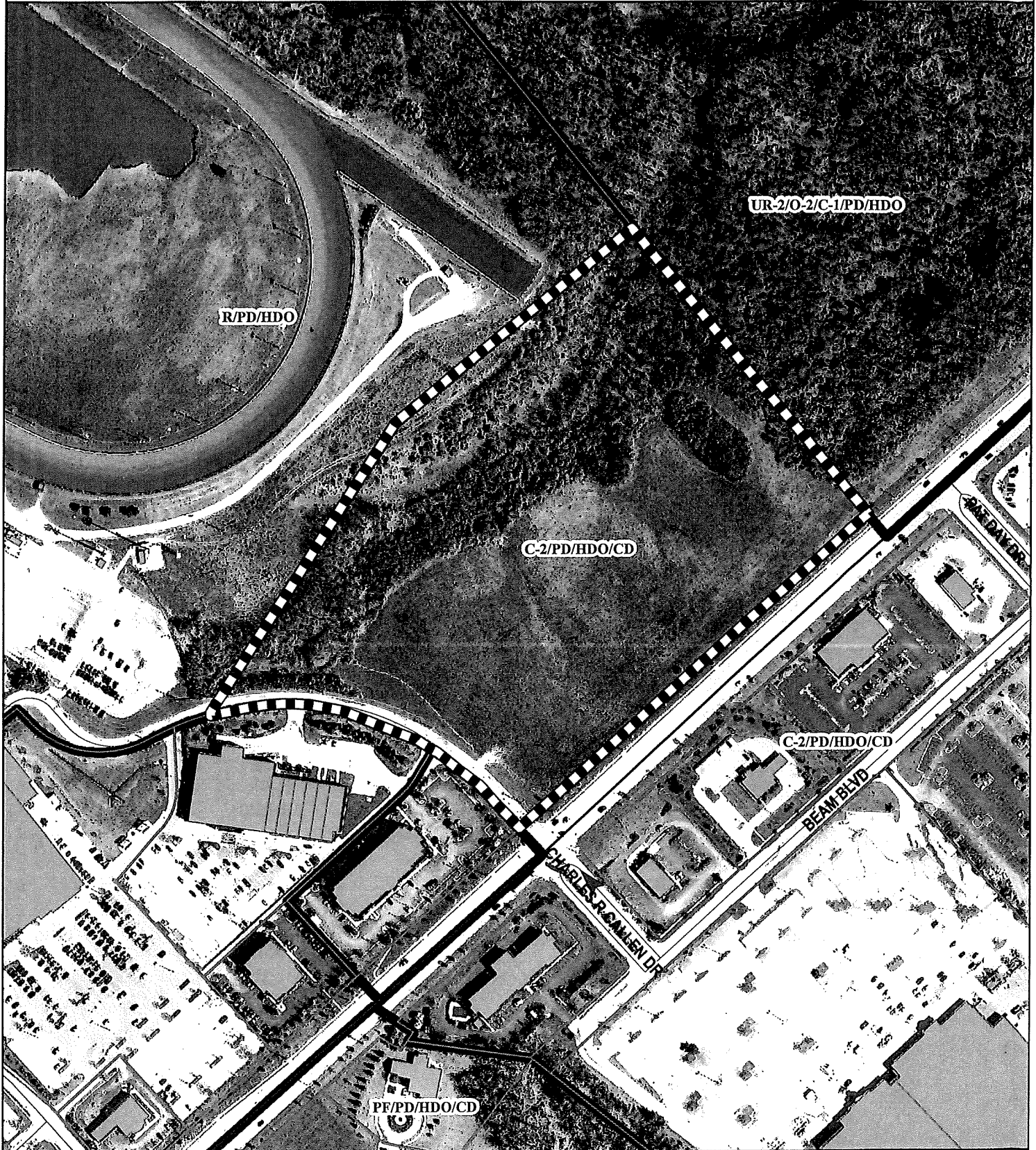
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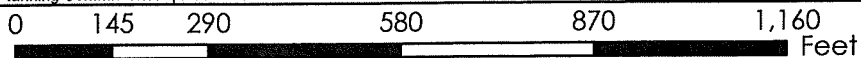
Zoning

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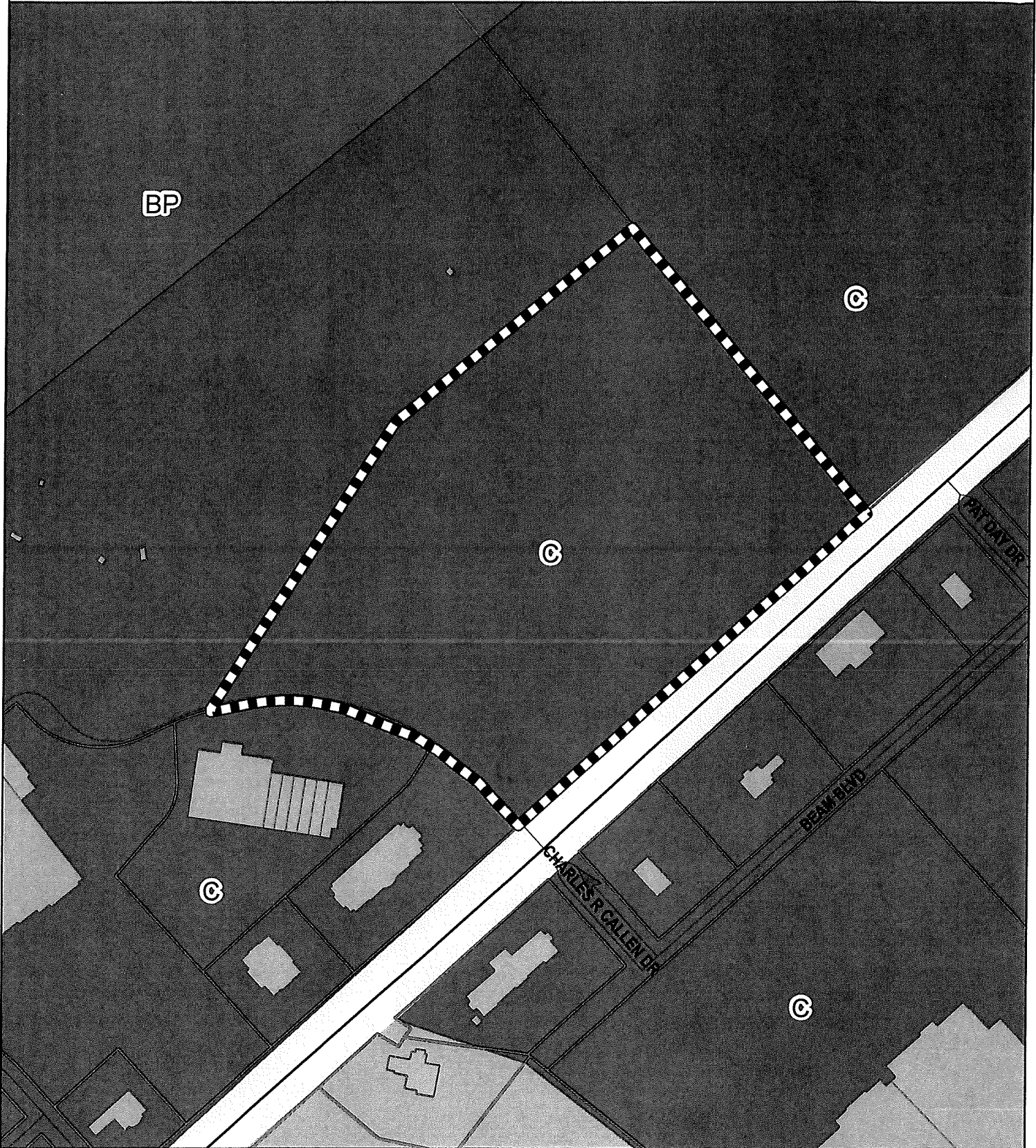


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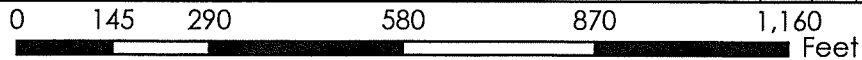
2040 Future Land Use

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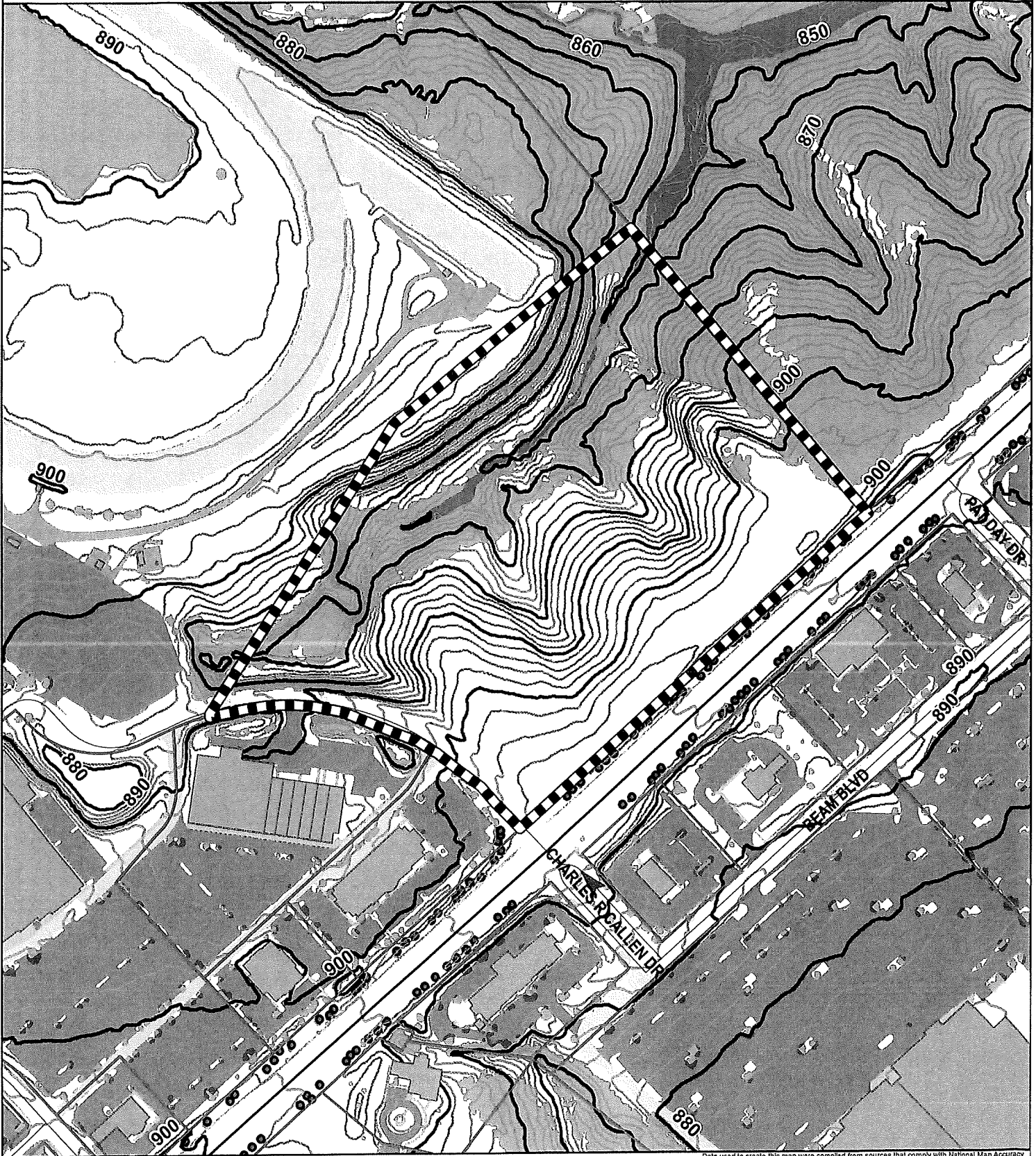


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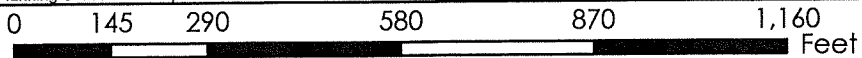
Natural Features

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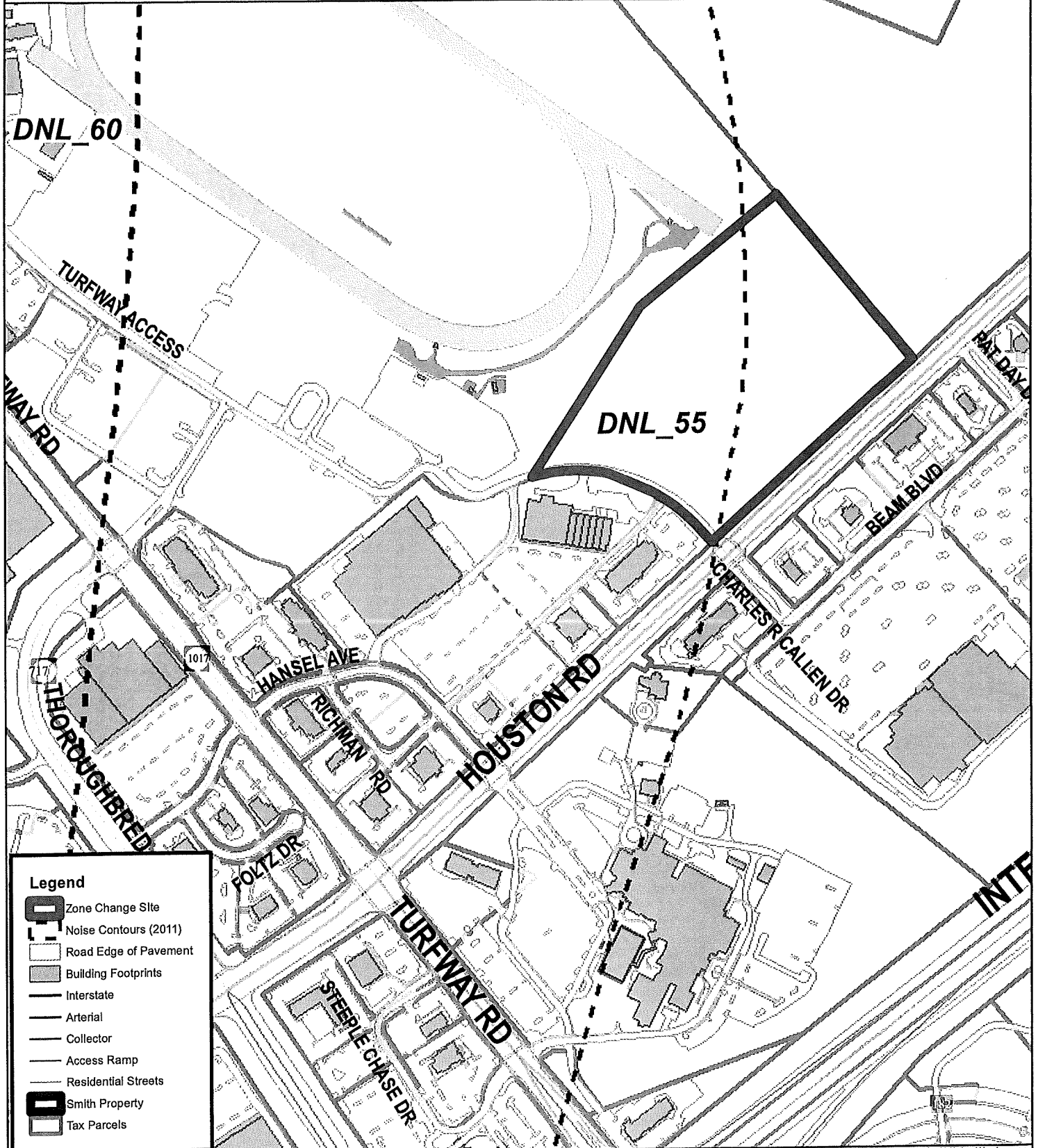


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

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Zone Change Site Airport Noise Contours

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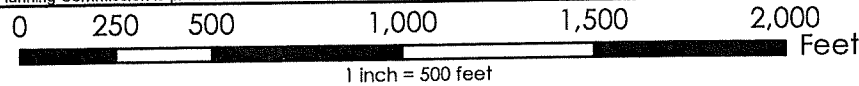


Legend

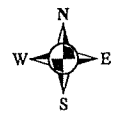
-  Zone Change Site
-  Noise Contours (2011)
-  Road Edge of Pavement
-  Building Footprints
-  Interstate
-  Arterial
-  Collector
-  Access Ramp
-  Residential Streets
-  Smith Property
-  Tax Parcels

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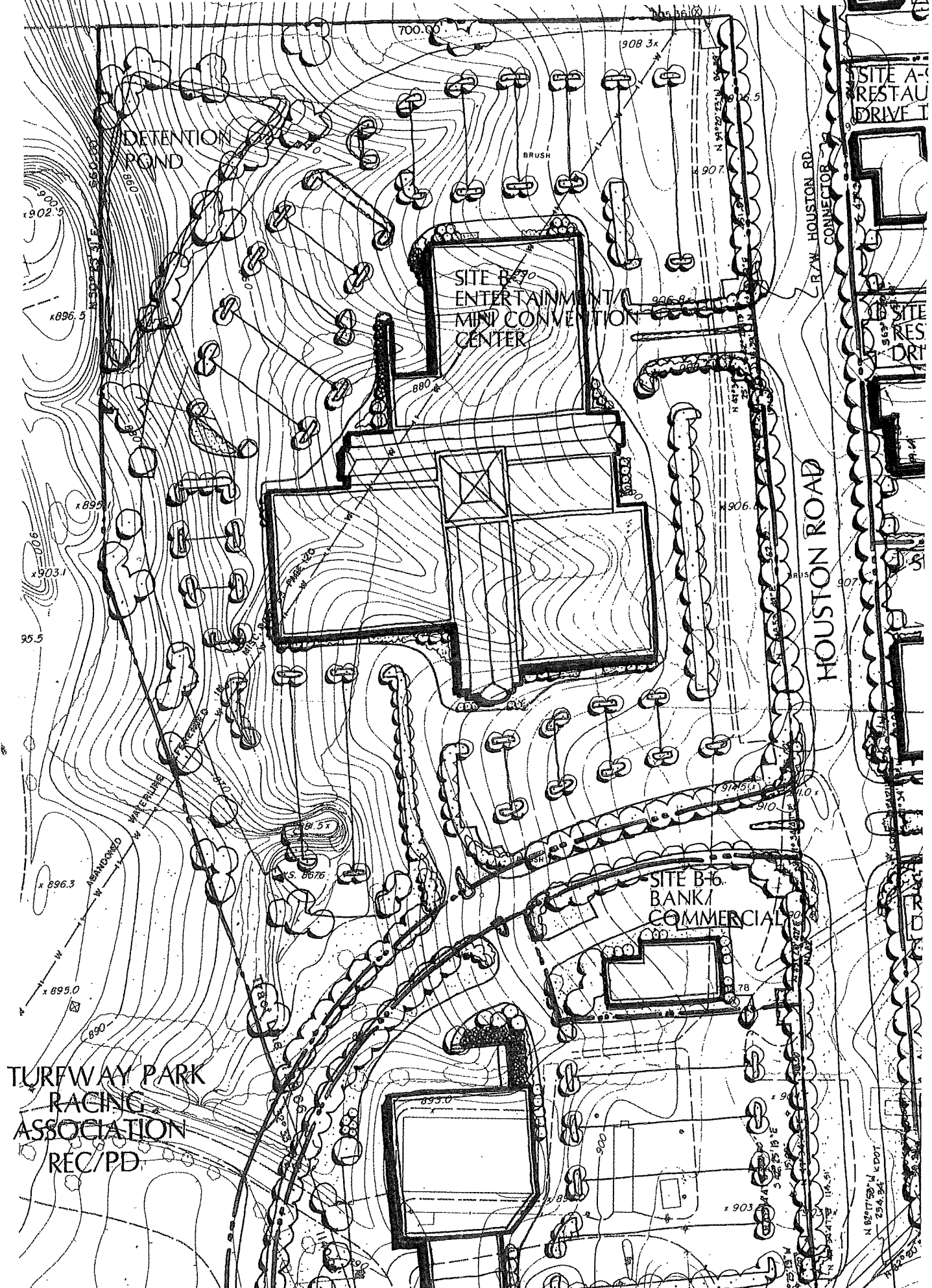
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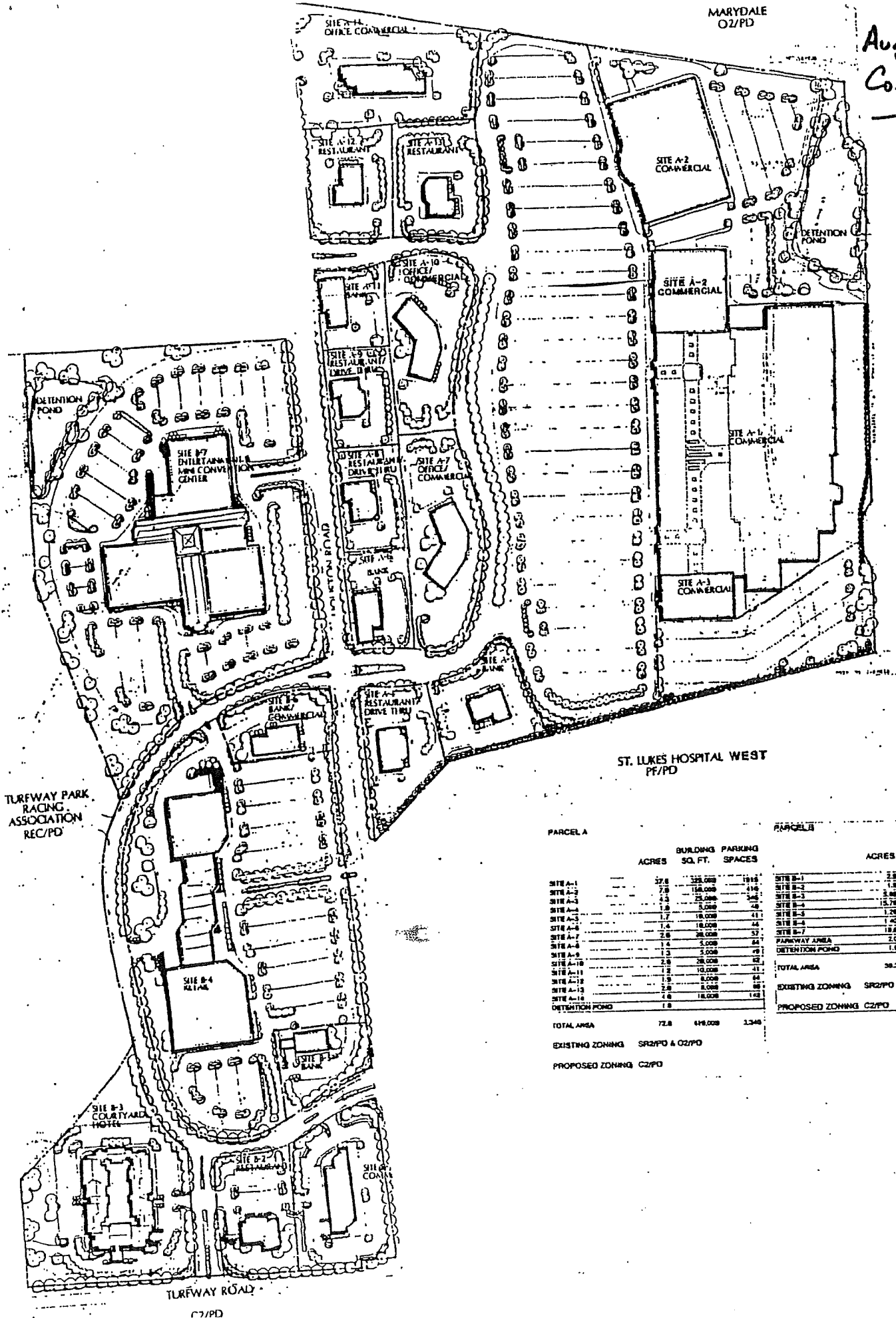
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1990 CONCEPT DEVELOPMENT PLAN



August 22, 1998
 Concept Plan



PARCEL A

	ACRES	BUILDING SQ. FT.	PARKING SPACES
SITE A-1	37.8	328,000	1918
SITE A-2	7.9	158,000	416
SITE A-3	4.3	25,000	346
SITE A-4	1.8	3,000	48
SITE A-5	1.7	18,000	41
SITE A-6	1.4	18,000	44
SITE A-7	2.8	28,000	57
SITE A-8	1.4	5,000	64
SITE A-9	1.3	5,000	49
SITE A-10	2.8	28,000	62
SITE A-11	1.2	10,000	41
SITE A-12	1.9	8,000	64
SITE A-13	2.8	8,000	68
SITE A-14	2.8	18,000	143
DETENTION POND	1.8		
TOTAL AREA	72.8	618,000	1,348

PARCEL B

	ACRES	BUILDING SQ. FT.	PARKING SPACES
SITE B-1	2.9	28,000	128
SITE B-2	1.9	8,000	56
SITE B-3	5.86		116
SITE B-4	15.78	198,000	673
SITE B-5	1.28	5,000	24
SITE B-6	1.42	10,000	24
SITE B-7	19.8	188,000	848
PAVING AREA	2.0		
DETENTION POND	1.8		
TOTAL AREA	58.3	338,000	1,872

EXISTING ZONING SR2/PO & C2/PO
 PROPOSED ZONING C2/PO

EXISTING ZONING SR2/PO & C2/PO & REC & P/P
 PROPOSED ZONING C2/PO



PARCELA		ACRES	BUILDING SQ. FT.	PARKING SPACES
SITE A-1	40.4	325,000	1897	
SITE A-2	6.2	150,000	85	
SITE A-3	4.3	25,000	246	
SITE A-4	1.8	5,000	46	
SITE A-5	1.7	10,000	41	
SITE A-6	1.4	10,000	44	
SITE A-7	2.6	20,000	57	
SITE A-8	1.4	5,000	64	
SITE A-9	1.3	5,000	49	
SITE A-10	2.6	20,000	52	
SITE A-11	1.2	10,000	41	
SITE A-12	1.9	8,000	61	
SITE A-13	2.0	8,000	60	
SITE A-14	4.0	18,000	142	
TOTAL AREA	72.8	619,000	2,898	
EXISTING ZONING		SR2/PD & O2/PD		
PROPOSED ZONING		C2/PD		

PARCELA B		ACRES	BUILDING SQ. FT.	PARKING SPACES
SITE B-1	2.9	20,000	120	
SITE B-2	1.9	8,000	56	
SITE B-3	5.6	---	110	
SITE B-4	14.5	120,000	673	
SITE B-5	1.2	6,000	24	
SITE B-6	1.4	10,000	50	
SITE B-7	18.0	165,000	840	
PARKWAY AREA		3.8		
DETENTION POND		1.6		
TOTAL AREA	50.9	329,000	1,873	
EXISTING ZONING		SR2/PD & O2/PD & REC		
PROPOSED ZONING		C2/PD		

PROPOSED CARROLL PROPERTIES, INC. DEVELOPMENT


OWNER: TURFWAY PARK RACING ASSOCIATION, INC.

DEVELOPER: CARROLL PROPERTIES, INC.

PARCEL A ARCHITECT: SPACE DESIGN INTERNATIONAL, CINCINNATI, OHIO

PARCEL B ARCHITECT: COOPER CARRY & ASSOCIATES, INC., ATLANTA, GEORGIA



Approved: 
 BOONE COUNTY PLANNING COMMISSION 10/3/90
 (See Committee Report)

COMMITTEE REPORT

#1

TO: Boone County Planning Commission

FROM: Barry Neltner, Chairman

DATE: October 3, 1990

RE: Request of Turfway Park Racing Association, Inc. (Owner) for Carroll Properties, Inc. (applicant) for a Zoning Map Amendment on a ±123.1 acre site located off both sides of the Houston Road Extension, both in Florence and in unincorporated Boone County, Kentucky. The request is to rezone the site from Office Two/Planned Development (O-2/PD), Suburban Residential Two/Planned Development (SR-2/PD), Public Facilities/Planned Development (PF/PD) and Recreation/Planned Development (R/PD), to Commercial Two/Planned Development (C-2/PD) in order to allow a mixed use office/commercial development and an entertainment and exhibition facility.

REMARKS:

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

FINDINGS OF FACT

1. The existing zoning classification of the site, Office Two/Planned Development (O-2/PD), Suburban Residential Two/Planned Development (SR-2/PD), Public Facilities/Planned Development (PF/PD), and Recreation/Planned Development (R/PD), is inappropriate and the proposed zoning classification, Commercial Two/Planned Development (C-2/PD), is more appropriate due to the fact that the existing Houston Road Extension divides the site and, therefore, makes it less conducive for significant residential and office development as previously approved. Also, part of the Houston Road Extension is completed and represents a physical improvement already in place since the adoption of the Houston-Donaldson Study. In addition, some of the uses proposed, for example, the hotel use and the entertainment/mini-convention center use, are compatible with adjoining land uses and appropriate due to the presence of Turfway Park, a major recreational facility in Boone County and in Northern Kentucky.
2. The proposed ^(KPL) uses as described on the submitted Concept Development Plan and subject to the conditions listed below generally meet the goals and objectives of Planned Development (as stated in Article 15 of the Boone County Zoning Regulations). In addition, some of the proposed uses will help maintain the employment character of the areas as outlined in the Houston-Donaldson Study. These uses are service related and are designated to protect the employment character of the area.
3. The proposed uses and zoning are appropriate since the applicant has agreed to make significant roadway and utility improvements on and off the site and has agreed to phase the development. Also, the applicant has agreed to work with other property owners in the area, the Boone County

Planning Commission, the City of Florence, and the Boone County Fiscal Court to help remedy the existing and forecasted traffic congestion around the I-75/Turfway Road Interchange. These actions are in accordance with the Houston-Donaldson Study, which was designed to correlate Study area development with infrastructure improvements.

CONDITIONS

The applicant is being asked to agree to include these items as part of the Concept Development Plan in order to clarify the plan as presented at the August 22, 1990, Business Meeting. Further, these conditions are intended to clarify the suitable uses and development for the presented plan.

1. The applicant shall agree not to take occupancy of the proposed Bigg's building and enclosed mall until the construction of the Houston Road Extension to Donaldson Highway is completed and open to the public. The three proposed uses along Turfway Road can be constructed prior to the completion of the Houston Road Extension to Donaldson Highway. The applicant shall further agree not to take occupancy of any other new building until the construction of the Houston Road Extension is substantially underway.
2. The applicant shall make the necessary road improvements to the I-75 southbound exit ramp and Houston Road Extension as stated in the applicant's traffic study, application and the correspondence from the Kentucky Transportation Cabinet (dated August 22, 1990).
3. If deemed appropriate by the Boone County Planning Commission, the Kentucky Transportation Cabinet, and St. Luke West Hospital, the southern access to Parcel B shall be relocated north on the Houston Road Extension in order to move it further away from the Houston Road and Turfway intersection. Such access should be located opposite from a new St. Luke West Hospital entrance.
4. The applicant will be required to share access from Parcel A to the adjoining properties to the north and south. Due to the planned shared access, the proposed ring road shall be designed to accommodate future traffic from the adjoining properties.
5. The proposed curb cut off Turfway Road serving Parcel B shall be limited to right turn in and out.
6. The proposed curb cut off the Houston Road Extension serving the major retail center on Parcel B shall be eliminated.
7. The proposed curb cut off the Houston Road Extension serving Parcel A and located closest to the northern property line shall be eliminated.
8. The applicant shall be required to negotiate with city/county officials to relocate all necessary utilities and to provide all necessary easements.
9. The applicant shall be required to pursue development of the proposed Entertainment/Mini-Convention Center facility in the first phase of development.

10. The applicant shall be required to build the proposed uses in accordance with the submitted Concept Development Plan presented at the August 22, 1990, Public Hearing with the exception of the proposed outlots on Parcel A. The outlot area shall be restricted to a maximum number of nine outlots with a total building square footage not to exceed 120,000 square feet. The proposed mix of office and commercial use will be 50% office and 50% commercial use for the outlot area.
11. The proposed Bigg's building and other associated anchor stores shall be moved approximately 50 feet northwest from the proposed location on the Concept Development Plan in order to expand the visual buffer from I-75. Consequently, the proposed buildings will be at a minimum 150 feet from the I-75 property line.
12. All proposed buildings shall be subject to the design review procedure and standards as stated in the Houston-Donaldson Study. In addition, all roof equipment and loading areas from the proposed retail building along I-75 shall be sufficiently screened from public view (I-75) with the use of preserving existing trees, new landscaping plant material, decorative building materials, and decorative retaining walls. Water features shall be required along I-75 and the Houston Road Extension as part of this development. All building design shall be consistent and in harmony with the Houston-Donaldson Study.
13. ^{BN} Generally, ^{stand} the existing trees ^{within} located ~~approximately~~ 75 feet from the eastern property line shall not be removed. On the northern and southern property lines, all existing vegetation shall remain at a minimum 50 feet from each property line. Additional vegetation may be required to be preserved adjacent to the St. Luke West property at subsequent reviews. All trees to be removed on the site shall be identified on a subsequent development plan and reviewed and approved by the Boone County Planning Commission prior to any removal. The undisturbed areas shall be marked in the field and inspected by the Boone County Planning Commission.
14. The proposed development shall have at a minimum 22% green space. Each phase of the development submitted for review shall include calculations of green space area. In general, landscaping plans for the project shall include the following:
 - a) Provide planting islands between every 10 to 15 spaces to avoid long rows of parked cars. The size should be a minimum of nine feet wide to allow for an adequate planting area. Each of these planting islands should provide at least one shade tree having a clear trunk height of at least six feet. For code required parking, one tree and three shrubs are to be utilized per 15 spaces.
 - b) Provide eight-foot wide landscape strips for every four rows of parking, or large planting islands at the ends of parking rows.

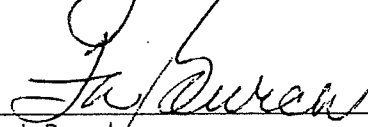
- c) In addition, canopy tree plantings along the Houston Road Extension and other public streets of the proposed development shall be planted along with earthen berms as part of the application.
15. The applicant agrees to work with the City of Florence, Boone County, and area property owners and developers in arriving at a solution to the existing and forecasted traffic congestion at the Turfway Road/I-75 Interchange.
16. The applicant agrees to pay for the traffic signals which will be used to enter and exit the Bigg's site. The applicant shall negotiate with the Kentucky Transportation Cabinet and St. Luke West Hospital to place a traffic signal at the first entrance of the development off the Houston Road Extension.

This Committee recommendation upon approval by the Boone County Planning Commission is recommended to be forwarded to the City of Florence and the Boone County Fiscal Court. In addition, the Committee is recommending that the text of the Houston-Donaldson Study and the 1990 Boone County Comprehensive Plan be amended accordingly.

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



Barry Neltner, Chairman



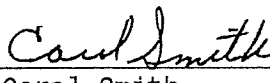
Fred Burch

Larry Barnett


Lawrence Collins

BN:mcb

Rector Jones



Carol Smith



Phil Damstrom

Kevin Wall

From: Joshua Hunt <Joshua.Hunt@Florence-KY.gov>
Sent: Wednesday, July 15, 2020 3:17 PM
To: Kevin Wall
Cc: Bill Viox
Subject: Arlington Properties City Comments

EXTERNAL MESSAGE

Kevin,

Thank you for the opportunity to review the proposal by Arlington Properties on the corner of Turfway Access and Houston Road. Overall, the city is supportive of the project. We feel a high-density luxury apartment complex fits well within the corridor and gives a mixed-use feel that works well with the surrounding restaurants and retailers, not to mention the new 150 million dollar entertainment venue being constructed at the Turfway Racetrack. I have the following comments:

1. Any time we look at higher density projects, we tend to focus on traffic. The traffic movements for this section of Houston Road flows well, from a planning perspective, we have always considered this specific parcel of property to be a development that would generate a significant amount of traffic, whether that be through a mini-convention center or big-box retailer. The city is not concerned with the density and/or traffic associated with this project. Furthermore, we know that there are significant traffic improvements being planned in conjunction with the Amazon Project that will unilaterally benefit this proposal.
2. The City is supportive of the use of cementitious board on the project. With that, after reviewing the owners "Tapestry on the River Project" in Dayton, KY, we would like for more stone veneer and/or brick to be included. A façade constructed 100% of cementitious board is too much, in our opinion.
3. As with the color scheme, we would like to see the Houston Donaldson Overlay District provision of earth tone colors be followed as much as possible.

In closing, the City is supportive of this project, we have been in negotiations for over a year to see the right kind of development take place on this parcel, it is of our opinion that this development does just that.

Please do not hesitate to contact me if you have any questions.

Regards:

JOSHUA J. HUNT

Director, Business & Community Development

CITY OF FLORENCE, KENTUCKY

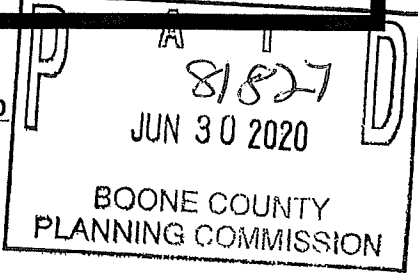
8100 Ewing Boulevard | Florence, KY 41042

P: 859.647.8168 | E: joshua.hunt@florence-ky.gov

florence-ky.gov

APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION



SEVEN (7) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. Name of Project Turfway Park Apartments
2. Location of Project Houston Road at Turfway Access Road
3. Total Acreage of Site 20.5 +/- acres
4. Current Zoning of Site C-2/PD/HDO/CD
5. Proposed Zoning (Classification being requested) UR-2/PD/HDO/CD
6. Proposed Uses (please specify each use) Proposed apartments, garages, amenities, and associated parking areas and appurtenances, as shown on the attached concept plan.
7. Names of Applicant(s) Arlington Properties
8. Address of Applicant(s) 2 North 20th Street, Suite 700 Birmingham AL 35203
9. Name of Property Owner(s) Arlington Properties (owner by contract)
10. Address of Property Owner(s) 2 North 20th Street, Suite 700 Birmingham AL 35203
11. Proposed Building Intensities (please specify) 320 units on approximately 20.5 +/- acres
12. Are there any existing buildings on the site? No existing buildings on site.
13. Deed Book 1141 Page No. 449 Group No. 2027
14. Are you also applying for:
15. Have you submitted a Concept Development Plan? see attached
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:
n/a Boone County Water District
no Florence Public Services Dept.
no Duke Energy
n/a 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)
no Boone County Building Department
no Northern Kentucky Health District
no USDA NRCS/Boone County Conservation District
no KY Division of Water
no Local School District
no Local Fire District
yes Other: City of Florence

18. Project Jurisdiction/Location
Unincorporated Boone County
X Florence
Walton
Union

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

X Check if Applicable

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

20. ORIGINAL Property Owner's Signature (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)
ORIGINAL Applicant's Signature (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

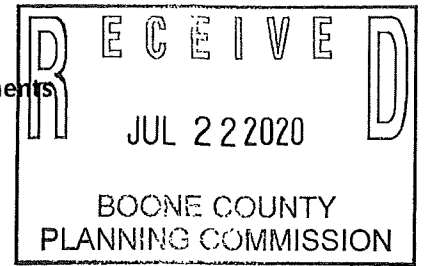
SECTION B (To be completed by BCPC Staff)

- 1. Date Received 7-1-20 (6:30-2020 - New Business Hq)
2. Review Fee \$ 2323.50 R# 81827
3. Check what has been submitted: Application, Fee, Legal Description, Concept Development Plan, Address of Adjoining Property Owners, Number of Copies of Plan Received**
4. Date Application is Administratively Complete as Defined in KRS 100.211
5. Staff Reviewer Kevin W. Hill
6. Committee Chairman
7. Scheduled Public Hearing Date 8/5/20
8. Boone County Planning Commission Action: Approval, Approval with Conditions, Denial, Resolution #
9. Other:

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
(859) 334-2196 - Phone
(859) 334-2264 - Fax
plancom@boonecountyky.org - E-mail
www.boonecountyky.org - Web Page

NOTE: An application consists of all fees paid in full, submitted drawings and a completed application form.

**Additional Narrative Information for Turfway Park Apartments
Florence, Kentucky**



(Amended on 7/22/20)

Introduction:

Arlington Properties is a leading multifamily developer, property management, and construction firm. They were founded in 1969 and are headquartered out of Birmingham, Alabama. Arlington has market experience across the United States.

Arlington Properties is proposing to develop the approximately 20.5-acre parcel on Houston Road in Florence, Kentucky. The parcel is generally located along the north side of Houston Road, approximately 0.8 miles from the intersection of Donaldson Highway. The parcel is directly adjacent to Turfway Park site on the north, as well as Turfway Access Road and the Target Commercial Development on the west and directly across Houston Road from the Lowes Commercial Development to the south. In addition, the site is adjacent to the previous Marydale Site, to the east. A full list of adjoining property owners is being submitted as part of the application.

The existing site is zoned C-2/PD/HDO/CD. Through this zoning map amendment, it is requested that the zoning be amended to UR-2/PD/HDO/CD to allow Arlington Properties to construct 320 luxury apartment units, including a clubhouse, pool, and other amenities as shown on the concept plan. The apartment units will provide a mix of one-bedroom (106 units), two-bedroom (162 units) and three-bedroom (52 units) units.

Relationship of Proposed Zone Change with Comprehensive Plan:

The applicant, Arlington Properties, was drawn to this site because of the health of the Houston Road/Turfway Road commercial corridors. The proposed multi-family community would only strengthen this district by providing a residential component which is currently lacking in the immediate area. These residents will become patrons of the surrounding retail, restaurant, and entertainment community. In addition, the development would help to fill a need for additional housing for a diversity of ages and income levels, as well as to accommodate for the rapid growth in commercial and industrial jobs in the county.

This zoning map amendment request complies with the recommendations found in **Our Boone County – Plan 2040**. The plan states that a diversity in housing types is necessary to address both the aging population, who are ready to downsize, and the youth population that require an affordable variety of housing choices. The plan recommends that affordable higher density housing be easily accessible to commercial centers, employment centers, and highly traveled thoroughfares. Plan 2040 states, "...appropriate housing must be provided for the growing elderly population near transit, commercial areas, and public facilities and be consistent with the desires of that segment of the population. This can be addressed by providing multi-family dwellings such as apartments, condominiums, assisted living complexes..."

Plan 2040 continues by stating, "...in order for Boone County to retain its youth, the county must provide housing choices that complement the educational opportunities, the current job market, and commercial attractions....A variety of multi-family housing options should include apartments,

townhouses, patio homes, condominiums, nursing homes, and retirement housing all ranging greatly in price per unit to accommodate a wide range of relative affordability.”

In addition, the plan states, “The highest residential densities would be in the activity centers of these mixed-use developments and would include neighborhood commercial, employment, public uses, as well as transit stations or stops.”

Our Boone County - Plan 2040 identifies a recent influx of new commercial and industrial developments in the county, specifically in areas surrounding CVG. The creation of new jobs has increased the demand for new residential developments to occur within close commuting distances to the employment centers. Turfway Park Apartments would fulfill the need for additional housing to sustain the growing commercial and industrial employment sector within the local economy.

The plan states, “Industrial growth has been strongest around the Cincinnati-Northern Kentucky International Airport and along the I-75 corridor south of Florence. Commercial developments continue to expand in the Houston Road and Mall Road areas. These industrial and commercial areas, along with the airport, constitute regional employment centers and are acting as attractions for new residential development to occur within commuting distances.”

Our Boone County – Plan 2040 includes the site of the proposed Turfway Park Apartments in the area referred to as Florence Commercial. The plan states that this area, which is part of the Houston-Donaldson Study has excellent potential for development “due to its high visibility from and easy access to I-75.”

The plan identifies the proposed 20-acre site as a possible opportunity for future commercial and/or entertainment use. The site was once considered an ideal location for a convention center to be connected to the existing Turfway Park racetrack. After construction of the Northern Kentucky Convention Center in Covington, the Turfway Park convention center idea lost steam. The plan mentions that the adjacent Marydale property is recommended as a future mixed-used development which would include commercial, office, and high density residential. The proposed Turfway Park Apartments would complement this future Marydale property and create a residential component within the surrounding mixed-use district. Providing housing within an existing robust commercial and entertainment district will provide a win-win for both the residents and the surrounding retail establishments.

Open Space:

As shown on the concept plan, several amenities are proposed including a clubhouse and pool, as well as numerous green areas for residents to gather. These areas will help to provide a community living experience for the residents. Within the development, a minimum of 22% open space/green space area will be provided as required by the Houston Donaldson Overlay study.

Utilities:

The developer has met with the City of Florence to discuss the proposed project and utility needs. The proposed sanitary sewer shall be connected to the City of Florence public system. The location of the connection to the existing sanitary sewer is to be determined by the City of Florence. Likewise, the water main shall be connected to a City of Florence public system, likely along the existing public water

main on Turfway Access Road, but the location of the connection will be determined by the City of Florence. Portions of the sanitary sewer and water mains will likely be public extensions. The City of Florence has noted that there are no anticipated capacity issues to provide these utilities to the proposed site.

In addition, the proposed storm sewer on the site will be private. Detention and water quality facilities shall meet all City of Florence regulations. All streets within the development are to be private.

Effect on Local Schools:

The US Census Bureau estimates new luxury apartments generate 12 school age children per 100 units. Arlington has surveyed their communities and the number of school aged children is less than this average, at 10 per 100 units. The property tax benefits to the school district far outweigh the impact of the total number of school aged children within the development.

Traffic:

From a traffic standpoint, the site was previously earmarked for a convention center/facility with approximately 900 parking spaces. At that time, traffic impacts, along this portion of the Houston Road corridor, included the convention facility traffic loading. This proposal will generate only a portion of the previously anticipated traffic. Therefore, we do not feel an additional analysis is necessary at this time for zoning approval.

Construction Schedule:

Currently, Arlington Properties anticipates breaking ground on the project in late summer of 2021. A typical development takes 18-20 months for construction, with the first units being delivered in 12 months. Based on this timing, we anticipate the first residents could move in during the summer of 2022 and the development could be completed in the summer/fall of 2023.

Article 15: Planned Development District (PD) Criteria:

1. **Mixed Use Development and Pedestrian Orientation:** The proposed 320 luxury apartment units will have a mixed-use orientation when considered as part of the larger Subarea Six and Subarea Five within the Houston Donaldson study area. Subarea Six currently includes entertainment uses (Turfway Park) and retail. The surrounding Subarea Five includes commercial and public/institutional (St. Elizabeth Hospital). The addition of multi-family apartment units provides a residential component to the larger mixed-use area which will allow both a live/work opportunity for residents, as well as potential customers for existing commercial. The attached conceptual plan details pedestrian circulation within the complex, as well as connectivity to Houston Road and the surrounding commercial and entertainment uses.
2. **Compatibility of Uses:** A residential component is currently missing from the surrounding mixed-use community. The residents of the proposed 320-unit apartment development will likely become patrons of the surrounding businesses. Because of the proximity of many businesses, a hospital, racetrack, etc., there is also a potential that residents will be provided a live/work opportunity.

The 2013 Houston Donaldson Study recommends that Subarea Six be redeveloped into a mixed-use format to compliment the redevelopment of the Marydale site if horse racing were to vacate the site. While Turfway Park does not intend to vacate the site, the allowance of multi-family housing will both fulfill the recommendation to provide a mixed-use format while also complimenting the existing Marydale site which includes an UR-2 zone.

3. Open Space: See above statement on Open Space.
4. Multi-Modal Transportation System: This site will have pedestrian connection to Houston Road. In addition, a TANK bus stop is currently situated at the corner of Houston Road and Turfway Access Road. Residents of this development will also be in close proximity to the larger TANK bus stop and park and ride located on Houston Road north of Citi Bank.
5. Preservation of Existing Site Features: The 20.5-acre site is mostly vacant, however there is a significant line of existing mature trees, which buffers the adjacent Turfway Park, that will be preserved as indicated on the attached colored concept plan.
6. Landscaping: Please refer to the attached colored concept plan.
7. Architecture: Please refer to the attached examples of previous Arlington Properties' developments. The architectural renderings of Turfway Park Apartments have not been finalized; however, these previous examples demonstrate the high-quality design and materials which Arlington will be using. For an in-person understanding of the proposed product, Arlington would encourage a visit to their latest multi-family development, Tapestry on the River, located in Dayton, Kentucky. It is important to note that a multi-family residential development of this size would be the first constructed within the Houston Donaldson Study area. Therefore, recommended materials for other commercial, retail, office, or entertainment uses may differ from what is traditionally used for multi-family residential design. The primary use of brick and/or stone may prove to be cost-prohibitive for a 4-story, 320-unit complex. Arlington Properties will use only high-quality architectural grade building materials which will blend with the surrounding area.
8. See response to #7 above.
9. Historic and Prehistoric Features: NA
10. Signage: Concepts attached.
11. Transportation Connections and Entry Points: Please refer to the pedestrian and street connections as shown in the attached colored concept plan.



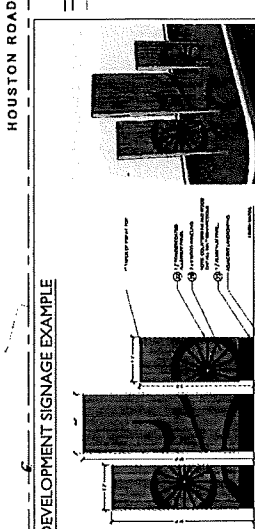
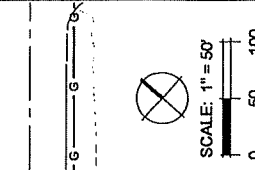
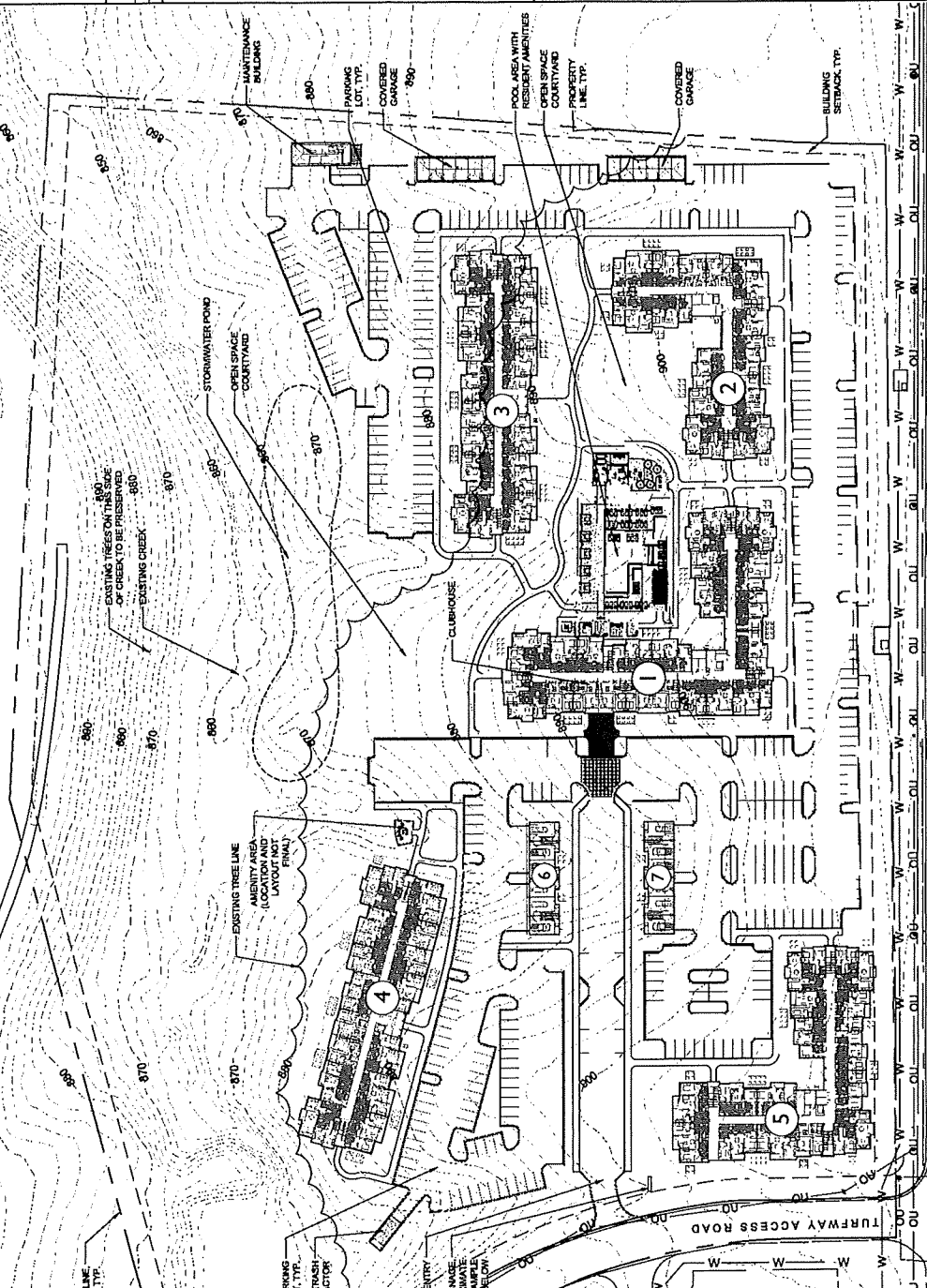
Client: 4/20/2019
 Drawn by: JCC
 Checked by: JCC
 Date: 4/20/2019

2 North 20th Street, Suite 700
 Birmingham, AL 35203

TURFWAY ROAD
 Florence, Kentucky

CONCEPT DEVELOPMENT PLAN
 ZONING SUBMITTAL

Sheet Number: _____



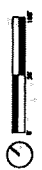
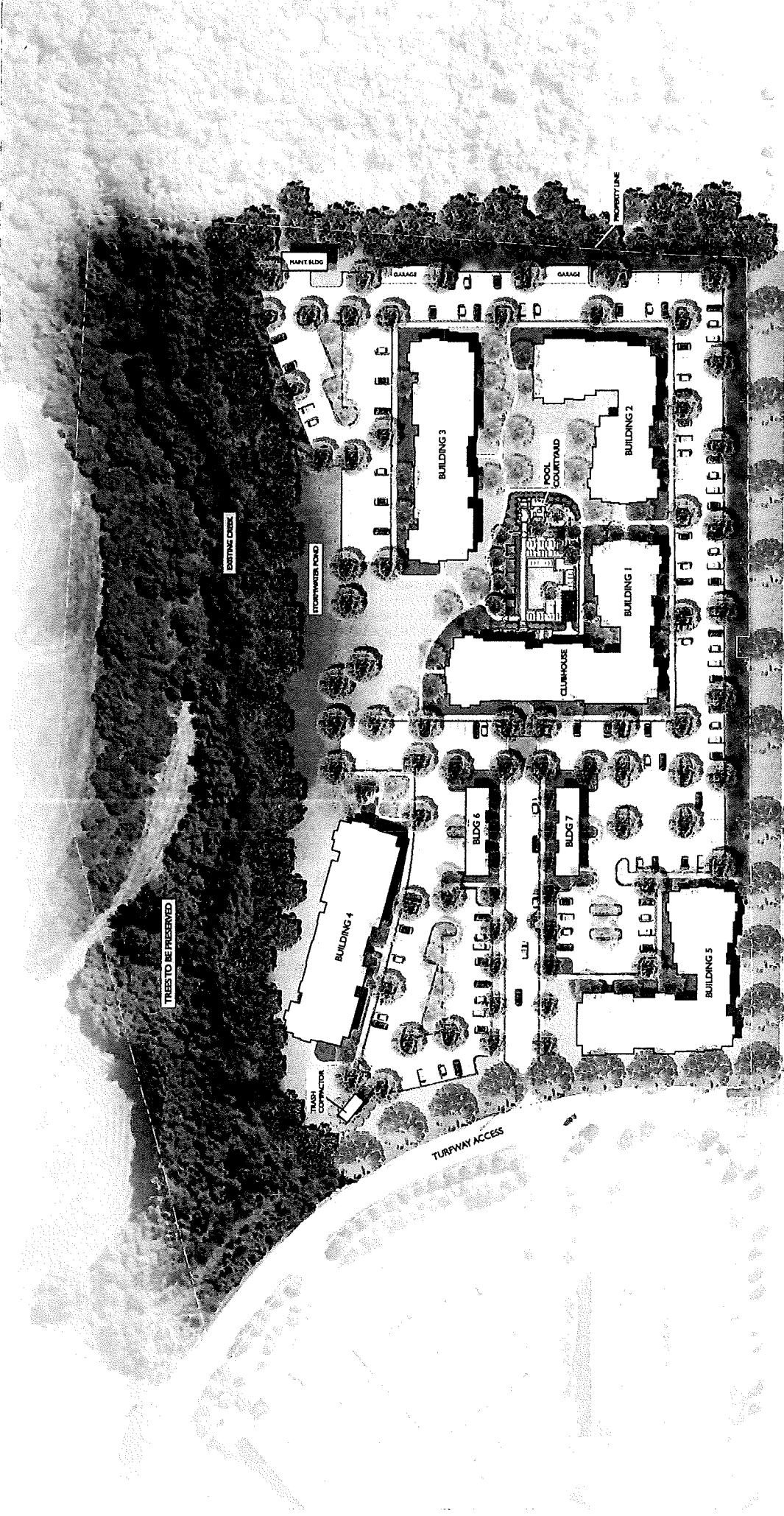
- GENERAL NOTES:**
- Developer/Owner By Contract - Arlington Properties, 2 North 20th Street, Suite 700, Birmingham, AL 35203
 - Total Site Area - 20.5 +/- Acres
 - Existing Zoning - C-2/PD/HDO/CD
 - Proposed Zoning - UR-2/PD/HDO/CD
 Min. Front Yard Setback - 20'
 Min. Rear Yard Setback - 20'
 Min. Side Yard Setback - 5' and a total of 10'
 - Maximum Building Height - 60'
 Maximum Intensity - 20 d.u. per acre
 The site will meet the minimum 22% open space/green space requirement per the HDO Study.
 - Existing Soil Types - JcD, R8B, and R3C
 - Water - City of Florence/Private
 - Sanitary Sewer - City of Florence
 - Storm Sewer - Private
 - Electric - Duke Energy
 - Gas - Duke Energy
 - Telephone - Cincinnati Bell
 - Cable - Spectrum
 - Utilities

RESIDENTIAL BLDG TYPE	I A		I B		II		III		IV		V	
	# UNITS	# TOTAL ON SITE	# UNITS	# TOTAL ON SITE	# UNITS	# TOTAL ON SITE	# UNITS	# TOTAL ON SITE	# UNITS	# TOTAL ON SITE	# UNITS	# TOTAL ON SITE
1ST FLOOR	6,824	2,786	12,334	10,353	13,321	13,246	4,002	17,448	4,000	20,732	271	2,553
2ND FLOOR	6,824	2,540	12,334	10,353	13,321	13,246	3,504	17,519	4,000	20,054	3,500	3,500
3RD FLOOR	6,824	2,540	12,334	10,353	13,321	13,246	3,504	17,519	4,000	20,054	3,500	3,500
4TH FLOOR	6,824	2,540	12,334	10,353	13,321	13,246	3,504	17,519	4,000	20,054	3,500	3,500
5TH FLOOR	6,824	2,540	12,334	10,353	13,321	13,246	3,504	17,519	4,000	20,054	3,500	3,500
6TH FLOOR	6,824	2,540	12,334	10,353	13,321	13,246	3,504	17,519	4,000	20,054	3,500	3,500
7TH FLOOR	6,824	2,540	12,334	10,353	13,321	13,246	3,504	17,519	4,000	20,054	3,500	3,500
8TH FLOOR	6,824	2,540	12,334	10,353	13,321	13,246	3,504	17,519	4,000	20,054	3,500	3,500
9TH FLOOR	6,824	2,540	12,334	10,353	13,321	13,246	3,504	17,519	4,000	20,054	3,500	3,500
10TH FLOOR	6,824	2,540	12,334	10,353	13,321	13,246	3,504	17,519	4,000	20,054	3,500	3,500
11TH FLOOR	6,824	2,540	12,334	10,353	13,321	13,246	3,504	17,519	4,000	20,054	3,500	3,500
12TH FLOOR	6,824	2,540	12,334	10,353	13,321	13,246	3,504	17,519	4,000	20,054	3,500	3,500
13TH FLOOR	6,824	2,540	12,334	10,353	13,321	13,246	3,504	17,519	4,000	20,054	3,500	3,500
14TH FLOOR	6,824	2,540	12,334	10,353	13,321	13,246	3,504	17,519	4,000	20,054	3,500	3,500
15TH FLOOR	6,824	2,540	12,334	10,353	13,321	13,246	3,504	17,519	4,000	20,054	3,500	3,500
16TH FLOOR	6,824	2,540	12,334	10,353	13,321	13,246	3,504	17,519	4,000	20,054	3,500	3,500
17TH FLOOR	6,824	2,540	12,334	10,353	13,321	13,246	3,504	17,519	4,000	20,054	3,500	3,500
18TH FLOOR	6,824	2,540	12,334	10,353	13,321	13,246	3,504	17,519	4,000	20,054	3,500	3,500
19TH FLOOR	6,824	2,540	12,334	10,353	13,321	13,246	3,504	17,519	4,000	20,054	3,500	3,500
20TH FLOOR	6,824	2,540	12,334	10,353	13,321	13,246	3,504	17,519	4,000	20,054	3,500	3,500
TOTAL SP ON SITE	44,476	52,360	82,174	92,370	111,424	111,424	111,424	111,424	111,424	111,424	111,424	111,424
TOTAL SP ON SITE	44,476	52,360	82,174	92,370	111,424	111,424	111,424	111,424	111,424	111,424	111,424	111,424
RESIDENTIAL BLDG TOTAL	148,900	148,900	248,840	248,840	248,840	248,840	248,840	248,840	248,840	248,840	248,840	248,840

UNIT AREA TABLE

UNIT TYPE	UNIT NAME	AC	NON-AC	GROSS	AC	NON-AC	GROSS	AC	NON-AC	GROSS	AC	NON-AC	GROSS
1BDD/1	A1	750	65	750	42	196	33,126						
1BDD/1	A2	750	65	750	42	196	33,126						
1BDD/1.5	B1	896	63	1079	68	192	60,624						
1BDD/1.5	B2	896	63	1079	68	192	60,624						
2BDD/2	C1	1400	97	1400	62	182,926							
2BDD/2	C2	1400	97	1400	62	182,926							
3BDD/2	D1	1400	97	1400	62	182,926							
3BDD/2	D2	1400	97	1400	62	182,926							
TOTAL UNITS IN PROJECT - ALL TYPES													
TOTAL UNITS IN PROJECT - ALL TYPES													

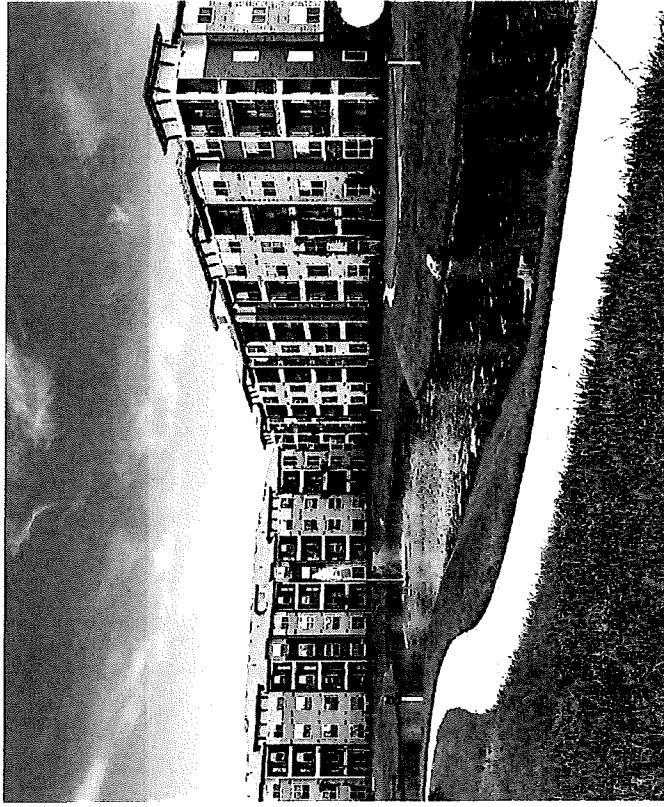
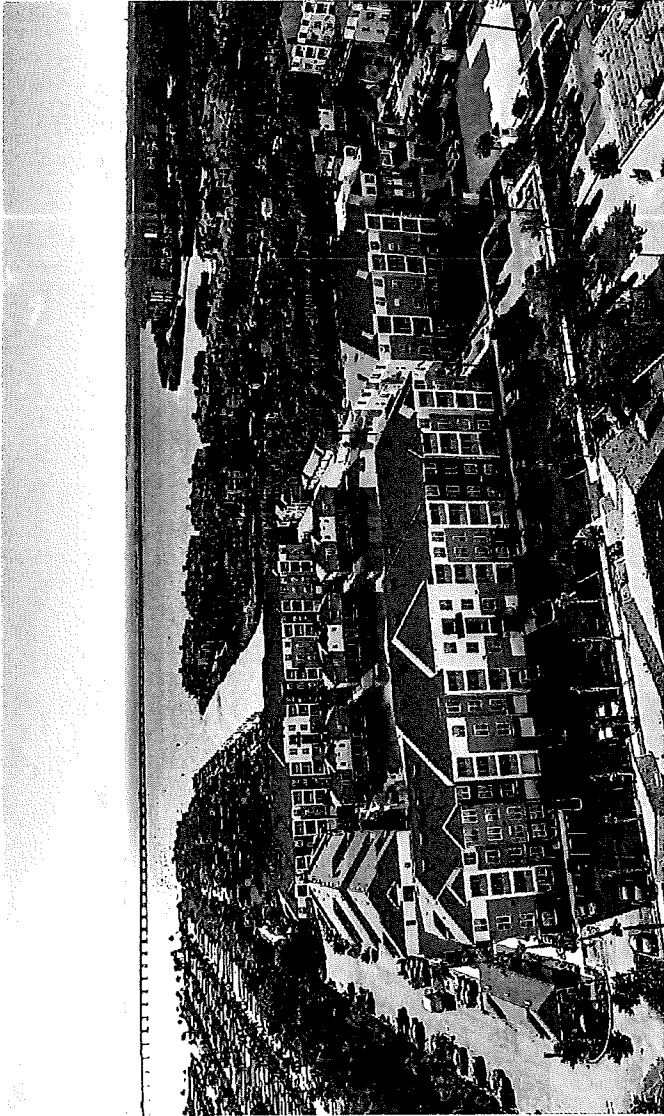
NOTE 1: UNIT AREAS LISTED ARE FROM OUTSIDE TO OUTSIDE OF CENTERLINE OF TENANT WALLS (WHERE APPLICABLE)
 NOTE 2: UNIT AREAS LISTED ARE FROM OUTSIDE TO OUTSIDE OF CENTERLINE OF TENANT WALLS (WHERE APPLICABLE)



TURFWAY PARK

SITE PLAN





The proposed exterior finishes include fiber cement lap siding, trim and cement panel. The main roof material will be architectural roof shingles. Accent materials, in limited quantities, will include manufactured stone veneer or brick and metal roofing.

FORUM

237 S Westmonte Drive - Suite 200 - Altamonte Springs, FL 32714
407-530-1800 • www.ForumArchitecture.com • #weezai

Concept Board

Turfway Park Apartments

26 JUNE 2020

FORUM ARCHITECTURE, INC. 237 S. WESTMONTE DRIVE, SUITE 200, ALTAMONTE SPRINGS, FL 32714 TEL: 407-530-1800 FAX: 407-530-1801 WWW.FORUMARCHITECTURE.COM

**BOONE COUNTY PLANNING COMMISSION
VIA LIVE VIDEO TELECONFERENCE
BURLINGTON, KENTUCKY
PUBLIC HEARING
AUGUST 5, 2020
7:30 P.M.**

Chairman Rolfsen opened the Public Hearing at 7:35 p.m. and welcomed everyone to the Planning Commission's August 5, 2020 Public Hearing via Live Video Teleconference.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Ms. Corrin Gulick
Mr. Steve Harper
Mrs. Lori Heilman
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mrs. Katie Nolan
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Brad Shipe
Mr. Tom Szurlinski

COMMISSION MEMBERS NOT PRESENT:

Mr. Kim Bunger, Secretary/Treasurer
Mr. Don McMillian
Mr. Steve Turner, Temporary Presiding Officer

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

STAFF MEMBERS PRESENT:

Kevin P. Costello, AICP, Executive Director
Mr. Kevin T. Wall, AICP, Director, Zoning Services
Mr. John Harney, GISP, GIS System Administrator

Chairman Rolfsen introduced the only item on the Agenda at 7:35 p.m.

ZONING MAP AMENDMENT - Kevin Wall, Staff

1. Request of **Arlington Properties (owner by contract)** for a Zoning Map Amendment from Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone to Urban Residential Two/Planned Development/Houston-Donaldson Study Corridor Overlay (UR-2/PD/HDO) zone for a 20.484 acre site located on the northwest corner of the Houston Road/Turfway Access/Charles R. Callen Drive intersection, and north of the property at 4885 Houston Road, Florence, Kentucky. The request is for a zone change to allow a multi-family residential development.

Staff Member, Kevin Wall, presented the Staff Report, which included a PowerPoint presentation. It is a Zoning Map Amendment request from C-2/PD/HDO to UR-2/PD/HDO for a 20 acre parcel. This site is located at the corner of Houston Road and the Turfway Access Road. The site was subject to a zone change request in 1990. It was part of the Turfway Square Concept Development Plan for 123 acres. The proposed use at that point was an entertainment/mini-convention center. Currently, it is a vacant lot with some vegetation on the western side of the property. The site adjoins Turfway Park Racetrack and the former Marydale property. The 2040 Future Land Use Map designates the site as Commercial (C). The site slopes downward from the Houston Road frontage. About one-half of the subject site is in the 55 DNL Noise Contour.

The proposal shows 320 apartment units in seven buildings. Buildings #1 and #5 are 4 story with double loaded corridors. Buildings #6 and #7 are 3 story with garages. The density of the proposed project is 15.62 dwelling units per acre. Access to the site is from Turfway Access Road. It aligns with the existing access to the Houston Commons development. The existing wooded area on the western side of the site will be retained. The amenities proposed for the site include a pool area, an open space courtyard and an unspecified amenity. Mr. Wall noted that the applicant submitted building prototypes from other developments. A concept for free standing signage has been developed. It includes 3 distinguished panels. Proposed exterior finishes for the buildings will include fiber cement lap siding, trim and cement panels. The main roof material will be architectural roof shingles. Accent materials, in limited quantities, will include manufactured stone or brick veneer and metal roofing. Mr. Wall showed photos of the subject site and adjoining properties.

References to the Comprehensive Plan, the Houston-Donaldson Study and the County Transportation Plan are made in the Staff Report on pages 3-9. In regard to Staff Comments, the Land Use Element references the Houston-Donaldson Study. The site is lumped together with the recreational use at Turfway Park and the original plan for an entertainment/mini-convention center. The Houston-Donaldson Study also suggests a mixed use similar to what is mentioned for the former Marydale site - residential, office, green space and small scale commercial. Mr. Wall mentioned the 11 criteria in evaluating the proposed project in relation to the Planned Development(PD) overlay criteria. The proposed project involves only one use but it can be part of a mixed use in the context of a larger area. Mr. Wall suggested areas on the site for improved pedestrian and bus access. It is also recommending to have shared access with adjoining property. In terms of compatibility of uses, Mr. Wall highlighted building architecture,

landscape/buffering, lighting, open space and multi-modal transportation requirements. About 50% of the site is impervious. He recommended more detailed information about the street frontage landscaping along Houston Road and the Turfway Road Access. Mr. Wall stated that the building design should relate to neighboring facades and should include details about facade composition, building materials, building colors and signage. Signage should reflect the architectural theme. He referred to the requirements of page 15 of the Staff Report. It is recommended that transportation connections be made to adjoining properties. Mr. Wall referred to comments received from outside agencies including the City of Florence and the Kentucky Transportation Cabinet. No comments have been received from the Boone County School District.

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

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

Mr. William Morris referred to his PowerPoint presentation. He stated that his company, Arlington Properties, is a 50 year old multi-family developer based in Birmingham, Alabama. They build Class A multi-family housing. They construct and manage their own properties. They mostly own properties in the southeast and some in the Midwest - Columbus, Ohio. Currently, they have 8 projects under construction. What brought him to the Northern Kentucky area is jobs and the population growth. His company has one project in Dayton, Kentucky. There is another project in Covington that will break ground in the Fall. He mentioned that he has been looking for land in Boone County for the past 3 ½ years. The site in question has good access to jobs, walkable services and local amenities. There is also a strong demand for this type of housing. The supply of this type of housing is low now.

Mr. Brock MacKay, Viox & Viox, Inc., stated that the corridor already has a lot of commercial businesses. This is an opportunity to introduce some high density residential units in the area. The units will be located close to Turfway Park. The Comprehensive Plan suggests the placement of higher density residential in area where there is a high demand for job growth. Areas #6 and #7 of the Houston-Donaldson Study discusses mixed use development and housing options close to employment locations in and around the Airport. The proposed apartments will be 1, 2 and 3 bedrooms in size. There is a total of 587 parking spaces. Mr. MacKay showed a draft building elevation with natural tone colors. The 4 story building facades will be broken up. All signage will be custom made. Because the site slopes downward from Houston Road, the parking will not be as noticeable.

Mr. Morris emphasized that all of their projects are different but they have the same starting point. There are a number of gathering places around each building for the benefit of the residents to get to know each other. Building #5 at the corner is prominently shown. It is a very important time to shop, live or visit the new race track. A streetscape was developed as one turns into the site. The clubhouse building is seen at the end of the street. A central pool amenity space will be created

and a large lawn area. They will offer a dog park and fire pit areas. Sidewalks will be installed throughout the development. Because of the slope of the site, one will be able to see the large green buffer and the racetrack beyond the buffer.

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

Seeing no one, Chairman Rolfsen asked if the applicant only showed one access into the site? Mr. Morris replied yes. He asked why the applicant was allowing parking on the side of the street where the main entrance was located? That might be difficult for fire trucks and other vehicles entering the site. Mr. Morris replied that it might be a valid concern. The reason why they are showing it was because it was more like a "look" than anything. It looks more like a downtown streetscape setting.

Mr. Costello inquired whether there could be a shared access off Houston Road in order to provide a second access point? Mr. MacKay responded that there is no new plan on the Marydale site. He stated that the applicant would be open to wherever the adjoining property owner has a road. Mr. Costello noted that both property owners would benefit from the street connection. Mr. Morris stated that he would explore this idea with the adjoining property owner.

Chairman Rolfsen asked if the retention pond shown on the plan will be built there and hold storm water for the entire site? Mr. Morris replied yes that it is considered a landscape and storm water feature.

At this time, Chairman Rolfsen asked if any Board Members had any comments or questions?

Mr. Patton stated that the Houston-Donaldson Study is very particular with facades and Building #5 is the center point for the development. We need to see the facades for the east and south sides of that building. The facades for Building #1 and #2 are also important because they face Houston Road. He also noted that the streetscape is very important. The new Turfway Park will be a regional draw and visitors will pass by this development. Perhaps a two rail horse fence could be installed as it will give a clue that you are arriving at a special area close to Turfway Park. Perhaps part of the retention pond/lake could be part of a regional system for the owner of the Marydale site in exchange for a secondary access? Mr. Patton asked Staff to determine if the Houston Road corridor will show an increase in TANK Services in accordance with their new Master Plan? He expressed support for increased density in the area to support bus service. Mr. Patton asked what is the projected need for apartments in the Florence area relative to Phase 1 and Phase 2 of the Amazon project? Signage is important but it should be consistent with the area being a regional draw. It would be good to get a cross-section of what the site would look like facing Turfway Park? With over 600 cars on the site, the applicant will need another access point. If the developer would like to develop the main boulevard, he recommends that the applicant add 2 more buildings. That would add more of a pedestrian character. Two buildings don't make it look like a promenade like four buildings would as a more complete development.

Mr. Lunnemann asked what improvements are planned for the Turfway Access Road? Will it become a public road or will it remain as a private road? Mr. Lunnemann also mentioned the need to extend sidewalks to Houston Road and to the Turfway Access Road.

Mr. Schwenke felt that a project that large will need 2 entrances, especially because of the height of the proposed buildings. They will need ladder trucks. Mr. Schwenke disagreed with allowing parking on the street near the main entrance.

Mr. Wall replied that he did not have any housing demand figures. There is no plan to make the road public now or make any improvements. The road is actually located on the subject property. It has an easement to allow access to the adjacent properties. Mr. Wall stated that he was not aware of the latest TANK Master Plan recommendations. There are current TANK routes/stops on Houston Road along with a Park & Ride lot. There is a recommendation from the County Transportation Plan of a large TANK route that goes to the Target parking lot and to Turfway Park. Mr. Patton asked Staff to check the TANK Master Plan to make sure the route is saved.

Chairman Rolfsen asked what was the typical monthly rent forecasted for the proposed units considering the possible demand by Amazon employees? Mr. Morris replied that the monthly rent range would be from \$1,000 to 1,750. Chairman Rolfsen inquired on whether the amenities will actually be installed at the Florence location? Mr. Morris responded yes. Those items would be shown on the final drawings.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on August 19, 2020 at 5:00 P.M. via Live Video Teleconference. This item will be on the Agenda for the Business Meeting on September 2, 2020 at 7:00 p.m. If someone wants to observe the Committee Meeting please contact the office and provide the necessary information for logging into the meeting. The Chairman closed the Public Hearing at 8:38 p.m.

APPROVED:


Charlie Rolfsen
Chairman

Attest:


Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
VIA LIVE VIDEO TELECONFERENCE
BURLINGTON, KENTUCKY
BUSINESS MEETING
SEPTEMBER 2, 2020
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed everyone to the Planning Commission's September 2, 2020 Business Meeting. The Boone County Planning Commission, pursuant to KRS 61/826, Kentucky Senate Bill 150 and OAG 20-05, is conducting its regularly scheduled meeting on Wednesday, September 2, 2020 at 7:00 p.m. via live video teleconference. This meeting format has been necessitated due to the state of emergency regarding the threats to public health presented by the novel Coronavirus (COVID-19) pandemic.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mr. Kim Bunger, Secretary/Treasurer
Ms. Corrin Gulick
Mr. Steve Harper
Mrs. Lori Heilman
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Don McMillian
Mrs. Katie Nolan
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Tom Szurlinski
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mr. Brad Shipe

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Kevin T. Wall, AICP, Director, Zoning Services
Mr. Todd K. Morgan, AICP, Senior Planner
Mr. Michael D. Schwartz, Planner
Mr. John Harney, GISP, GIS Systems Administrator

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the August 5, 2020 Business Meeting and Public Hearing. Chairman Rolfsen asked if there were any other comments or corrections? **Mr. Patton moved to approve the Minutes as presented. Mr. Szurlinski seconded the motion and it carried unanimously.**

BILLS:

Mr. Kevin P. Costello, AICP, Executive Director, advised the Commissioners of the **Bills to be Paid**, which included a list of **Expenses** and **Salaries and Benefits** for a time period between August 6, 2020 and September 2, 2020.

EXPENSES:

Accounting Fees	\$ 8,038.11
Attorney Fees	4,000.00
Consultant/Professional Svcs Fees	2,252.50
Filing Fees (CLURs)	800.00
GIS Operations	20,614.39
Legal Ads/Recruitment	239.80
Office & Board Meeting Supplies	1,156.45
Office/Equipment Maintenance	2,333.41
Office Equipment/Expense	312.13
Postage Expense	501.20
Printing/Pub/Dues/Subscriptions	<u>25.00</u>

TOTAL: \$40,272.99

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 6,668.39
Health / Dental / Life / LTD	15,436.09
Retirement - BCPC Portion	21,822.41
Salaries - Staff Expense	91,160.68
Salaries - BCBOA	140.00
Salaries - BCPC	790.00
Salaries - FBOA	<u>140.00</u>

TOTAL: \$136,157.57

GRAND TOTAL: \$176,430.56

Mr. Patton moved that the bills (expenses and salaries and benefits) be approved and paid as presented and indicated approval of those items, which have been previously paid. Mr. Bessler seconded the motion and it carried unanimously.

ZONING MAP AMENDMENT - Rick Lunnemann, Chairman, Kevin Wall, Staff

1. Request of **James Titus, AIA (applicant) for Luong M. Pham and Thu Ha T Le (owners)** for a Zoning Map Amendment from Residential One Family (R1F) to Commercial One (C-1) for a 0.63 acre tract located on the southwest corner of the US 42/Dilcrest Drive intersection, Florence, Kentucky. The request is for a zone change to allow commercial and office uses.

Staff Member, Kevin Wall, read the Committee Report, which recommended approval based upon Findings of Fact and Conditions (see Committee Report). He gave a summary of the Findings of Fact. Mr. Wall noted the Committee voted unanimously to approve the request with Mr. Bunger, Mrs. Kegley, Mr. Lunnemann, Mr. Patton and Mr. Shipe voting in favor of the request.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request. There can be no new evidence introduced since the Public Hearing is over. Mr. Wilson stated that comments are limited to if the audience agrees or disagrees with the Committee Report.

Mr. Michael King, 110 Dilcrest Drive, stated that his property is directly behind the proposed development. He expressed a concern about the current condition of Dilcrest Drive and the added traffic and the proposed fence. The subdivision has a single-family covenant deed restriction on each lot in the subdivision.

Mr. Patrick Carney, 8189 North Dilcrest, stated that he is still opposed to the project and it is against the 2040 Comprehensive Plan.

Mr. Don Volland, 8207 Adella Drive, noted that the intersection allows only 2 cars through when the traffic signal is green. People also run the red light. It is a very dangerous intersection. It won't handle the additional traffic from the commercial development.

Ms. Thu Ha T Le, owner, responded by noting that the request is a proposed commercial zone but with a low impact business. The type of businesses planned for the site will have a low traffic impact in the area. They will be open from 9:00 a.m. until 7:00 p.m.

Chairman Rolfsen asked if there was a motion to take action? **Mr. Lunnemann moved to approve the Zoning Map Amendment by Resolution to the City of Florence based upon the Committee Report and subject to the Findings of Fact and Conditions. Mrs. Kegley seconded the motion.**

Chairman Rolfsen asked if the Board members had any questions or comments?

Ms. Gulick asked whether there could be more details given about the traffic analysis? Has the Kentucky Transportation Cabinet seen the Traffic Impact Study and did the agency have any comments?

Mr. Jamal Adhami, the project's traffic engineer, stated that the Kentucky Transportation Cabinet didn't need a Traffic Impact Study for the site. A study was conducted to evaluate Dilcrest Drive and US 42 for the Planning Commission and the City of Florence. The project only generates 12 trips during the P.M. peak hours. There is some concern about traffic queue on Dilcrest Drive that

Subdivision. It is located at the high point of the grade of the site. The property owner will be responsible for maintaining the fence.

Chairman Rolfsen asked if there was a motion to take action? **Mrs. Kegley moved to approve the Zoning Map Amendment by Resolution to the Boone County Fiscal Court based upon the Committee Report and subject to the Findings of Fact and Conditions. Mr. Bunger seconded the motion.**

Chairman Rolfsen asked if there were any questions or comments from the Board members?

Mr. McMillian asked if there was a separate exit to the property? Mr. Wall replied that at the present, the development has one entrance/exit on KY 20. Part of the proposal is to construct a North-South public road that stops short of Elijah Creek Road resulting in a cul-de-sac but the road could be extended if Elijah Creek Road is improved and/or the road is extended northwest to KY 237.

Ms. Gulick asked the applicant to elaborate on Cross-Section #1 of the exhibits? The buffer is not a visual blocker for the view from the second story of one of the adjoining houses to the top of the building. Will there be any mechanical equipment? Mr. Reardon responded that the top of the building will be seen from the residences in Cross-Section #1. This includes air handling equipment. Mr. Pat Moore, Al Neyer, confirmed that a portion could be seen. Ms. Gulick asked if anything could be done to screen it from view by the residents? Mr. Brock MacKay, Viox & Viox, Inc., replied that the residential subdivision sits higher than the proposed development. In some cases, the sight line hits the top of the building and not too far down on the building. That was their main goal. Mr. Reardon also noted the size of the buffer, which is larger than what is typically required. It is about 400 feet from the residences to the proposed building. This is more than a football field in size.

Mr. Bunger asked the applicant if the roof equipment is visible from the 2-3 residences, would he consider screening the equipment? This can be determined after final design and during construction. It would be a minor expense. Mr. Moore stated that rooftop screening results in bullpenning them in. But this is not what would happen at this location. Mr. Reardon stated that he would be agreeable to screening to rooftop equipment seen by the residences in cross-section #1.

Mr. Bunger moved to amend the Committee Report and add an additional condition that rooftop mechanical equipment that will be visible from the second floor windows of the dwellings in Ridgfield Subdivision in the vicinity of Cross Section #1 as shown in the attached Concept Development Plan set shall be screened from said dwellings in a manner that is architecturally compatible with the building design. Ms. Gulick seconded the motion. Chairman Rolfsen asked the applicant if he agreed to the additional condition? Mr. Reardon replied yes. The motion passed unanimously.

Chairman Rolfsen asked for a vote on the original motion made by Mrs. Kegley and seconded by Mr. Bunger which includes the additional condition. **The motion found Mr. Bessler, Mr. Bunger, Ms. Gulick, Mr. Harper, Mrs. Heilman, Mrs. Kegley, Mr. Lunnemann, Mrs. Nolan, Mr. Rolfsen, Mr. Schwenke, Mr. Szurlinski and Mr. Turner voting in favor of the request and Mr. McMillian voting against the request. The motion passed by a vote of 12-1.**

Mr. Patton returned to the live video teleconference meeting.

ZONING MAP AMENDMENT - Rick Lunnemann, Chairman, Kevin Wall, Staff

3. Request of **Arlington Properties (owner by contract)** for a Zoning Map Amendment from Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone to Urban Residential Two/Planned Development/Houston-Donaldson Study Corridor Overlay (UR-2/PD/HDO) zone for a 20.484 acre site located on the northwest corner of the Houston Road/Turfway Access/Charles R. Callen Drive intersection, and north of the property at 4885 Houston Road, Florence, Kentucky. The request is for a zone change to allow a multi-family residential development.

Staff Member, Kevin Wall, read the Committee Report, which recommended approval based upon Findings of Fact and Conditions (see Committee Report). He gave a summary of the Findings of Fact. Mr. Wall noted the Committee voted unanimously to approve the request with Mr. Bunger, Mrs. Kegley, Mr. Patton and Mr. Shipe voting in favor of the request.

At this time, Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request for up to 5 minutes?

Mr William Morris, Arlington Properties, stated that he had nothing to add at this time.

Chairman Rolfsen asked if there was a motion to take action? **Mr. Lunnemann moved to approve the Zoning Map Amendment by Resolution to the City of Florence based upon the Committee Report and subject to the Findings of Fact and Conditions. Mrs. Kegley seconded the motion.**

Chairman Rolfsen asked if there were any questions or comments from the Board members? He inquired about the parking on the street, the access to the former Marydale site and emergency access.

Mr. Morris responded that the entryway is wide and even with parking on both sides, emergency vehicles would have enough room. Also, they broke up the area by installing bump outs or landscaped peninsula spaces. They also included an exit only in the plan and a dashed joint access to the former Marydale property. It is only a concept. The exact location will be known later on when the use next door is known.

Mrs. Nolan expressed a concern about managing the stormwater. The edge of the proposed pond is at the same elevation as the creek. Mr. Gloyeske, Viox & Viox, Inc., stated that a grading plan for the site has not been completed. The site will not require a lot of grading due to the existing topography. They will meet all County/City stormwater requirements. There are options on the site if they need to provide a secondary basin.

Chairman Rolfsen asked for a vote on the original motion made by Mr. Lunnemann and seconded by Mrs. Kegley. **The motion passed unanimously.**

TECHNICAL/DESIGN REVIEW - Lori Heilman, Chairwoman, Michael Schwartz, Staff

4. **Shell Gas Station & Convenient Store - Turfway Road**

Staff Member, Michael Schwartz, referred to a Power Point presentation. The site is located at the intersection of Turfway Road and Donaldson Road. The proposed use is a multi-tenant building - a convenience store, a restaurant with a drive-thru and fuel pumps. Mr. Schwartz showed a building elevation. The building will be mostly brick with EIFS accents. The proposed canopy is only allowed signage on 3 sides. The applicant would like signage on 4 sides. The applicant was asked to revise the plans to be more in line with the Houston-Donaldson Study. The applicant proposes to eliminate the yellow stripe on the canopy.

The Technical/Design Review Committee met prior to the Business Meeting and voted unanimously to approve the request as submitted.

Mrs. Heilman moved to approve the request based upon the Technical/Design Review Committee recommendation. Mr. Lunnemann seconded the motion and it passed unanimously.

TECHNICAL/DESIGN REVIEW - Lori Heilman, Chairwoman, Todd Morgan, Staff

5. Texas Roadhouse - 4953 Houston Road

Staff Member, Todd Morgan, referred to a Power Point presentation. Building elevations were presented. A "Take Out" sign was added above the entrance door on the left elevation. The "Texas" letters are channel letters and the sign is 8.8 square feet in size. Now there will be 3 sign areas for the building. This includes the previous approval of 2 signs.

The Technical/Design Review Committee met prior to the Business Meeting and voted unanimously to approve the request.

Mrs. Heilman moved to approve the request based upon the Technical/Design Review Committee recommendation. Mr. Harper seconded the motion and it passed unanimously.

TECHNICAL/DESIGN REVIEW - Lori Heilman, Chairwoman, Todd Morgan, Staff

6. Value City - 8032 Burlington Pike

Staff Member, Todd Morgan, referred to a Power Point presentation. The applicant would like to change the EIFS color of their accent at the top of their building and their building mounted signage package. The trim will be painted dark gray. The applicant is asking for a waiver to allow 2 sign areas for not more than 328 square feet in area. No sign is proposed on the side of the building. Mr. Morgan reviewed previous waivers for Morris Furniture. The Committee recommended approval with 2 conditions. First, both the Designer Looks and Value City cabinets need to be upgraded to "push through" signs with halo illumination. Second, no signage is permitted on the side of the building. Mr. Morgan provided a definition of a "push through" sign. A push thru sign is when the aluminum or cabinet face is routed out and the acrylic is pushed thru the face. This give the sign dimension and greater readability when done right. The sign can illuminate from the face and sides of the letter or just the sides.

The Technical/Design Review Committee met prior to the Business Meeting and voted unanimously to approve the request subject to the two conditions.

Ms. Heilman moved to approve the request based upon the Technical/Design Review Committee recommendation and subject to the two conditions. Mr. Szurlinski seconded the motion and it passed unanimously with two conditions.

NEW BUSINESS:

CONCEPT DEVELOPMENT PLAN - Kevin Wall, Staff

7. Request of **Steve Berling (applicant) for R.C. Durr Foundation, Inc. and Florence Exchange LLC (owners)** for a Concept Development Plan in a Commercial Services/Planned Development/Parkway Corridor Study Overlay (C-3/PD/PO) zone for a 4.0895 acre site located along the north side of Safeway Drive, the west side of Industrial Road on the northwest corner of the Industrial Road/Safeway Drive/Hillcrest Drive intersection, and along the east side of Freedom Way on the northeast corner of the Freedom Way/Safeway Drive intersection, Florence, Kentucky. The request is for a Concept Development Plan to allow retail and restaurant uses.


Mr. Turner moved to schedule the Public Hearing for item #7 listed above on October 7, 2020 at 7:30 p.m. Mr. Bessler seconded the motion and it passed unanimously with Mr. Patton abstaining.

EXECUTIVE DIRECTOR'S REPORT: No Report

CHAIRMAN'S REPORT: No Report

There being no further business to come before the Planning Commission, Mr. Bessler moved to adjourn the meeting. Mr. Patton seconded the motion. The meeting was adjourned by unanimous consent at 8:27 P.M.

APPROVED


Charlie Rolfsen
Chairman

Attest:


Kevin P. Costello, AICP
Executive Director

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Rick Lunnemann, Chairman

DATE: September 2, 2020

RE: Request of **Arlington Properties (owner by contract)** for a Zoning Map Amendment from Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone to Urban Residential Two/Planned Development/Houston-Donaldson Study Corridor Overlay (UR-2/PD/HDO) zone for a 20.484 acre site located on the northwest corner of the Houston Road/Turfway Access/Charles R. Callen Drive intersection, and north of the property at 4885 Houston Road, Florence, Kentucky. The request is for a zone change to allow a multi-family residential development.

REMARKS:

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

FINDINGS OF FACT

1. The Committee has concluded that the proposed Zoning Map Amendment and accompanying Concept Development Plan are in agreement with the Our Boone County - 2040 Plan, which is the adopted Comprehensive Plan, and the Houston-Donaldson Study, due to the following reasons.

The Our Boone County - 2040 Plan's Future Land Use Map designates the site as "Commercial." This designation is described as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc." The Future Land Use Map's Commercial designation is reflective of the "entertainment/mini convention center" use approved for this site in 1990 as part of the overall Turfway Park Racing Association, Inc/Carroll Properties, Inc. Concept Development Plan that is referenced in the Staff Report for the current request.

The Land Use Element refers to the Houston-Donaldson Study in relation to the area at large ("14. Florence Commercial," p. 125). Specific to the overall Turfway Park property, including the subject site, the Land Use Element states:

For the short term, the existing recreational use at Turfway Park should be maintained and improved. One way involves the expansion of the business into a "racino" if allowed by the State of Kentucky. If the horse racing business vacates the property, this site should be redeveloped in a mixed use format with

a combination of Business Park and Commercial uses and connect to the Marydale site to the east. The 20 acre portion of Property located on the southern boundary of Turfway Park along Houston Road could possibly be developed as a commercial and/or entertainment use (p. 126).

Similar principles are stated in the Houston-Donaldson Study. Regarding Subarea Six, which includes the subject site, Chapter Three "Land Use Recommendations" states:

Turfway Park's property adjoins Houston Road. This area is subject to an approved Concept Development Plan for a future entertainment/mini convention center, but it could be used in the future for local commercial and small business land uses.

There is a third option for Turfway Park if horse racing and casino gambling fall through in the future, and that is complete redevelopment of Subarea Six. If that ends up being the case, the Planning Commission recommends that the redevelopment be complementary to and at the same mixed use ratio as that recommended for the Marydale Property (Subarea Seven) below (p. 35).

Chapter Six "Current Zoning and Recommended Changes" of the Houston-Donaldson Study reiterates several of Chapter Three's recommendations for Subarea Six, but it also outlines specific land use ratios which are recommended to guide the redevelopment of the Turfway Park property, including the subject site. These are the same land use ratios that are recommended for the development of the adjoining Marydale Property and are as follows:

1. Residential = 25-35%
2. Office = 25-35%
3. Green Space = 20-25%
4. Small Scale Commercial = 20-25% (p. 69).

According to the Houston-Donaldson Study (p. 20), Subarea Six contains 239 acres. A "Residential" component consisting of 25 to 35 percent of this 239 acres would range between approximately 60 and 84 acres (figures are rounded to the nearest acre). The subject site contains 20.484 acres, which is below the recommended Residential ratio for the overall Subarea. As quoted above from Chapter Three, the recommendations for a "complete redevelopment of Subarea Six" should "be complementary to and at the same mixed use ratio as that recommended for the Marydale Property."

Relative to the Marydale Property, the Study mentions (among other uses) "high-density residential" as a recommended use (p. 37). The race track use is not proposed to be abandoned so a "complete redevelopment" of the entire Subarea as described is not possible, and the subject site is a separate, vacant tract that is under different ownership. Additionally, the Comprehensive Plan's Demographics Element

states, "High density developments should be close to thoroughfares and urban services and be sensitively developed in terms of building height, setbacks, mass, and visual impact" ("Housing Types and Locations," p. 19). The project site is located on a thoroughfare, urban services are present, and the proposal is sensitively developed in relation to the topics listed. Based on these facts, the Committee has determined that the proposed multi-family residential use is in agreement with both the Our Boone County - 2040 Plan and the Houston-Donaldson Study.

Further, the proposal corresponds to Goal A, Objective 1 for Subarea Six in the Houston-Donaldson Study which states, "The conceptual plan for the development of the vacant 20-acre parcel along Houston Road should be completed or reconsidered." Per the agreed conditions, the development will fulfill Goal B and Goal B, Objective 1 for Subarea Six which advocate transportation connections between this Subarea and the Marydale property to the north, and the general transportation connection provisions in the Comprehensive Plan's Future Land Use Development Guidelines ("Access Management," p. 96) and the Goals and Objectives ("Transportation," Goal B, Objectives 5 and 6).

The Committee has also concluded that the proposal agrees with the following Goals and Objectives in the Comprehensive Plan:

- A. Mixing of residential and other land uses shall be encouraged where appropriate ("Overall," Objective 2).
 - B. Mixed use, higher density neighborhoods shall be encouraged near existing or proposed transportation nodes and shall be designed to establish neighborhoods with a mix of retail, public, and recreational uses ("Demographics," Goal B, Objective 6).
 - C. Residential developments shall be encouraged to plan and build in a manner compatible with the general housing density and design planned for the area, with the existing conditions of the site, and significant site features ("Demographics," Goal B, Objective 8).
 - D. Development shall utilize existing topography and vegetation (including mature trees) and preserve the existing character of the land ("Environment," Objective 7).
 - E. Mixing of commercial and non-commercial uses shall occur in areas where consideration has been given to assure compatibility with surrounding land uses and natural systems ("Economy," Goal B, Objective 2).
2. The Committee has concluded that the Concept Development Plan fulfills the applicable requirements of Article 15 "Planned Development District" of the Boone County Zoning Regulations, including Section 1514 "Planned Development Criteria," and demonstrates general compliance with the applicable requirements in Chapter

Five "Development Design and Signage Requirements" of the Houston-Donaldson Study.

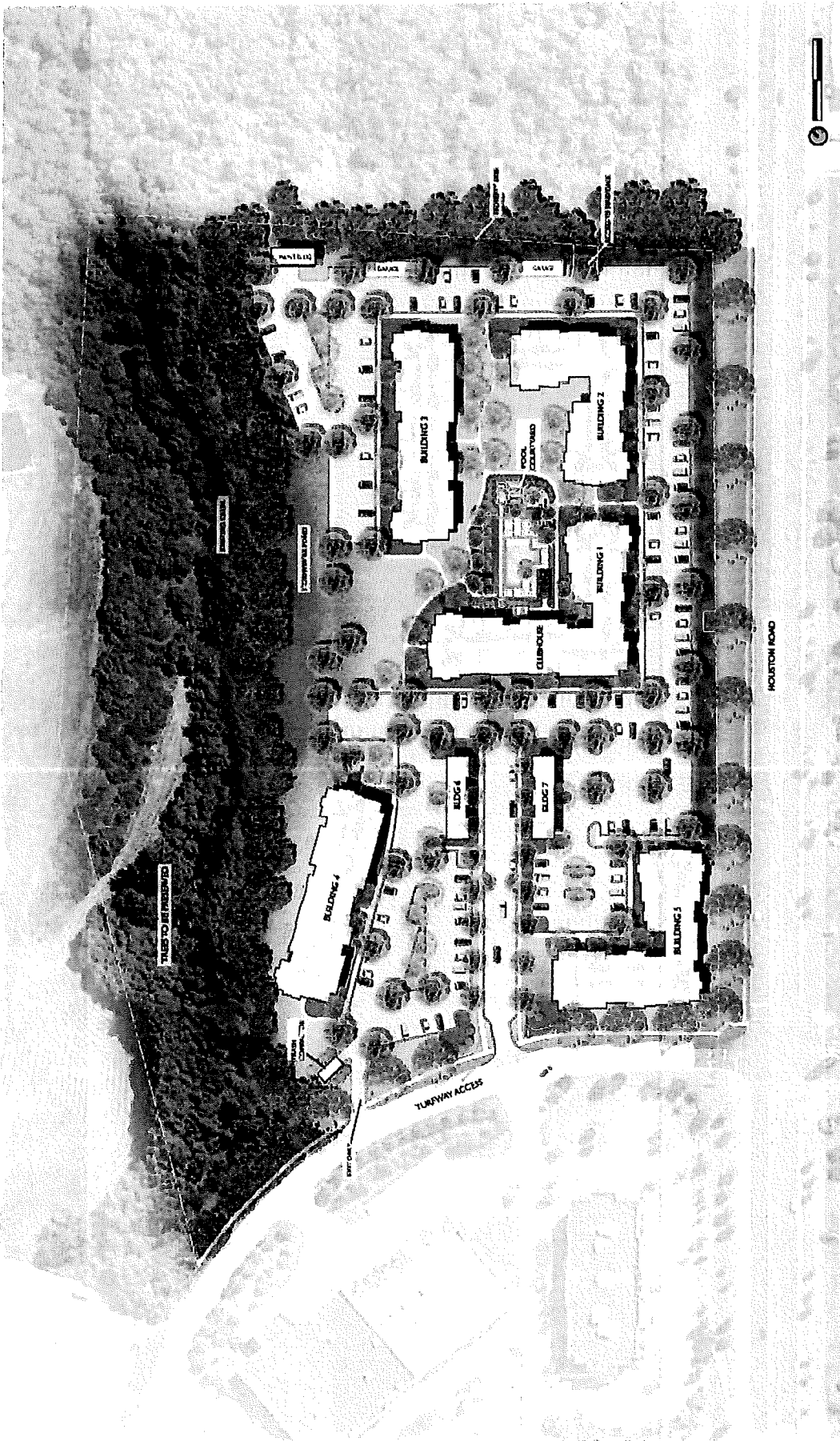
3. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of the Our Boone County - 2040 Plan, 2013 Houston-Donaldson Study, and Article 15 "Planned Development District" of the Boone County Zoning Regulations. The Committee has also concluded that the attached conditions are necessary to mitigate foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with these conditions.

CONDITIONS

1. The development shall follow the attached Concept Development Plan set which was revised in response to the testimony given at the Public Hearing except where modified by the agreed conditions outlined below.
2. A driveway connection shall be provided to the Marydale property as reflected in the revised Concept Development Plan set. The exact location of this connection will be determined at the Site Plan review stage to assure that the placement is optimal for both properties. Alternatively, a shared access on Houston Road that is used by both the Arlington and Marydale properties may be provided.
3. A sidewalk link shall be provided from this development in the proximity of Building 1 or Building 2 to the public sidewalk along Houston Road.
4. The freestanding sign shall use a design motif and materials which correlate to the buildings and will meet the size and height requirements prescribed by the Boone County Zoning Regulations.
5. Landscape islands/peninsulas shall be provided in the approximate center of the parallel parking lanes on both sides of the main entrance drive as long as the minimum amount of required parking is still provided in the overall development.
6. Freestanding light masts shall have a maximum height of 25 feet and shall use architectural grade fixtures which correlate to the building design.
7. As indicated on the revised site plan exhibit with the photo collage, useable amenities on the site shall minimally include an open lawn area, fire pit area, swimming pool with courtyard, and dog park. The final locations of these amenities are flexible.
8. The building elevations marked with an "X" on the site plan exhibit labeled "X = Revised Elevation Requests Per BCPC Committee" shall follow the prototypical elevations on the "Turfway Park Bldg. Type IV Conceptual Elevations (Revised)" sheet dated 8/25/20. The material for the dark brown color on the 8/25/20 elevations (labeled as "glamour" on the color key) shall be brick. The remaining elevations shall

follow the prototypical elevations on the "Turfway Park Bldg. Type IV Conceptual Elevations" sheet dated 8/18/20.

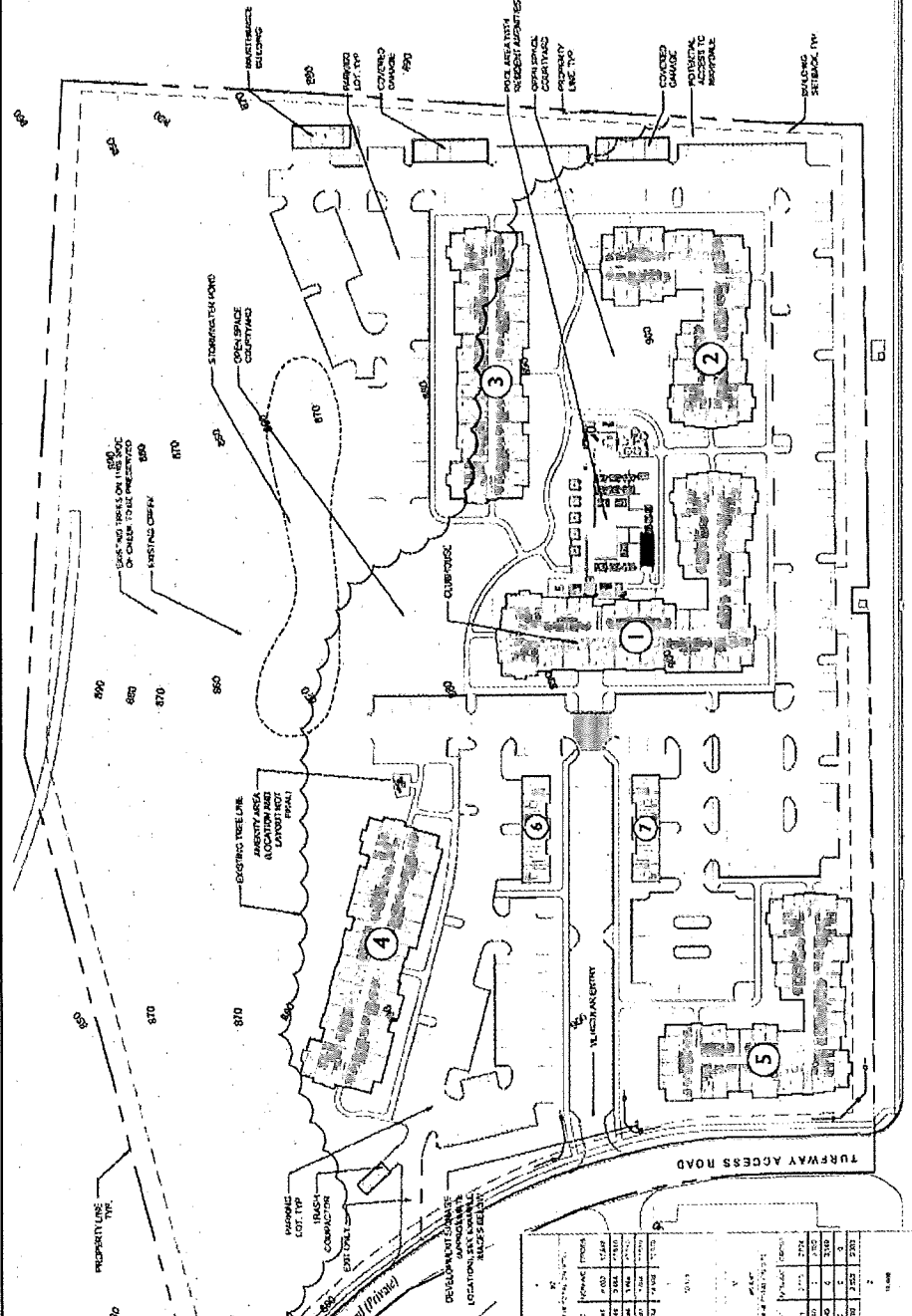
A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request. Attached is the signature page for the Zone Change Committee Vote.



TURFWAY PARK

SITE PLAN



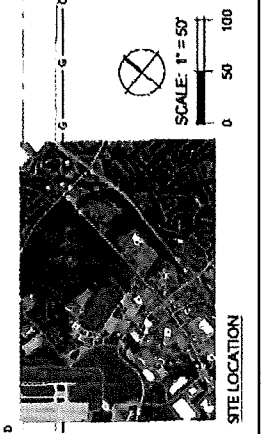


GENERAL NOTES:

- Developer/Owner By Contract - Arlington Properties, 2 North 20th Street, Suite 700, Birmingham, AL 35203
- Total Site Area - 20.5 +/- Acres
- Existing Zoning - C-2(PD)/HO/D/CD
- Proposed Zoning - U/S-2(PD)/HO/D/CD
- Min. Front Yard Setback - 20'
- Min. Rear Yard Setback - 20'
- Min. Side Yard Setback - 5' and a total of 10'
- Maximum Building Height - 60'
- Maximum Intensity - 20 d.c.u. per acre
- The site will meet the minimum 22% open space/green space requirement per the HO/D Study.
- Existing Soil Types - #d, #eB, and #cC
- Utilities
 - Water - City of Florence/Private
 - Sanitary Sewer - City of Florence
 - Storm Sewer - Private
 - Electric - Duke Energy
 - Gas - Duke Energy
 - Telephone - Cincinnati Bell
 - Cable - Spectrum

BUILDING AREA TABLE: RESIDENTIAL BUILDINGS

UNIT TYPE	NO. OF UNITS	TOTAL AREA (SQ FT)	AVG. UNIT AREA (SQ FT)	AVG. UNIT PRICE (\$/SQ FT)	TOTAL UNIT PRICE (\$)
1 Bed/1 Bath	150	150,000	1,000	100	15,000,000
2 Bed/2 Bath	100	200,000	2,000	150	15,000,000
3 Bed/3 Bath	50	300,000	6,000	200	10,000,000
TOTAL	300	650,000	2,167	150	40,000,000



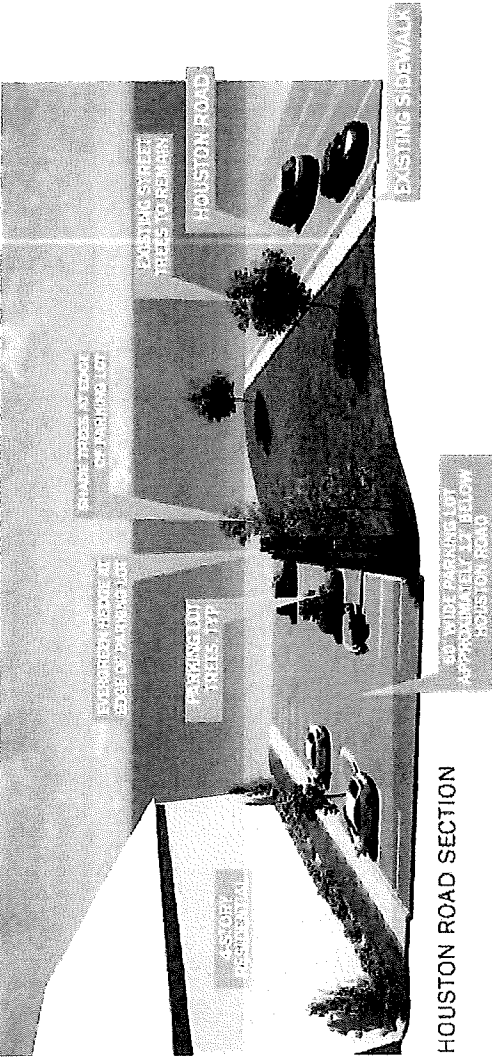
PARKING CALCULATIONS

UNIT TYPE	REQUIREMENT (SPACES / UNIT)	QUANTITY	TOTAL SPACES REQUIRED
1 Bed/1 Bath	1.5	150	225
2 Bed/2 Bath	2.5	100	250
3 Bed/3 Bath	3.5	50	175
TOTAL			650

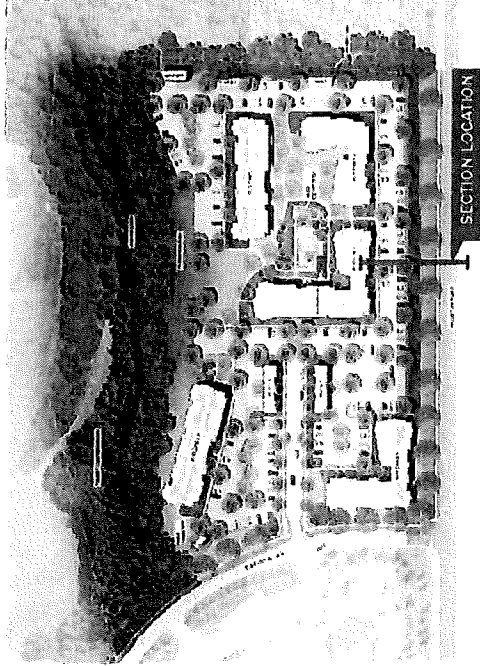
Minimum will meet or exceed 500 spaces (500/650)

UNIT DATA TABLE

UNIT TYPE	NO. OF UNITS	TOTAL AREA (SQ FT)	AVG. UNIT AREA (SQ FT)	AVG. UNIT PRICE (\$/SQ FT)	TOTAL UNIT PRICE (\$)
1 Bed/1 Bath	150	150,000	1,000	100	15,000,000
2 Bed/2 Bath	100	200,000	2,000	150	15,000,000
3 Bed/3 Bath	50	300,000	6,000	200	10,000,000
TOTAL	300	650,000	2,167	150	40,000,000



HOUSTON ROAD SECTION



SECTION LOCATION



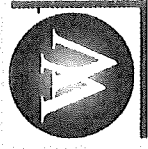
SIMILAR CONDITION ON OPPOSITE SIDE OF HOUSTON ROAD FROM SITE



VIEW TOWARD SITE FROM HOUSTON ROAD

TURFWAY PARK APARTMENTS

Turfway Park Apartments is a proposed multi-family residential community located on 20.5 acres on Houston Road. The development will include 320 luxury apartment units, a clubhouse, pool, and other amenities.



UNIT AREA TABLE

UNIT TYPE	UNIT NAME	UNIT AREA IN SF		TOTAL UNIT AREA IN SF	UNIT TOTAL BY NAME	UNIT TOTAL BY TYPE	% UNIT TYPE
		A/C	NON-A/C				
1 BED / 1 BATH	A1	703	65	768	42	106	33.13%
1 BED / 1 BATH	A2	782	64	846	58		
1 BED / 1.5 BATH	T1	1017	417	1434	6		
2 BED / 2 BATH	B1	1016	63	1079	68		
2 BED / 2 BATH	B2	1110	64	1174	88	162	50.53%
2 BED / 2.5 BATH	T2	1239	417	1656	6		
3 BED / 2 BATH	C1	1343	57	1400	52	52	16.25%
TOTAL UNITS IN PROJECT - ALL TYPES					320	320	100.00%

TURFWAY PARK APARTMENTS - PARKING

<u>PARKING CALCULATIONS</u>			
Units	Quantity	Requirement - Spaces / Unit	Parking Spaces Required
1 Bedroom	106	1.5	159
2 Bedroom	162	2	324
3 Bedroom	52	2	104
		Parking Total	587
**Arlington will meet or exceed 587 Parking Spaces			

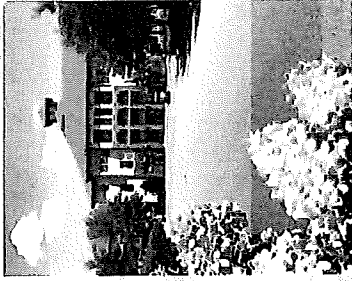




SITE



TURFWAY PARK PROXIMITY



ENTRY EXPERIENCE

ENTRY FENCE CHARACTER



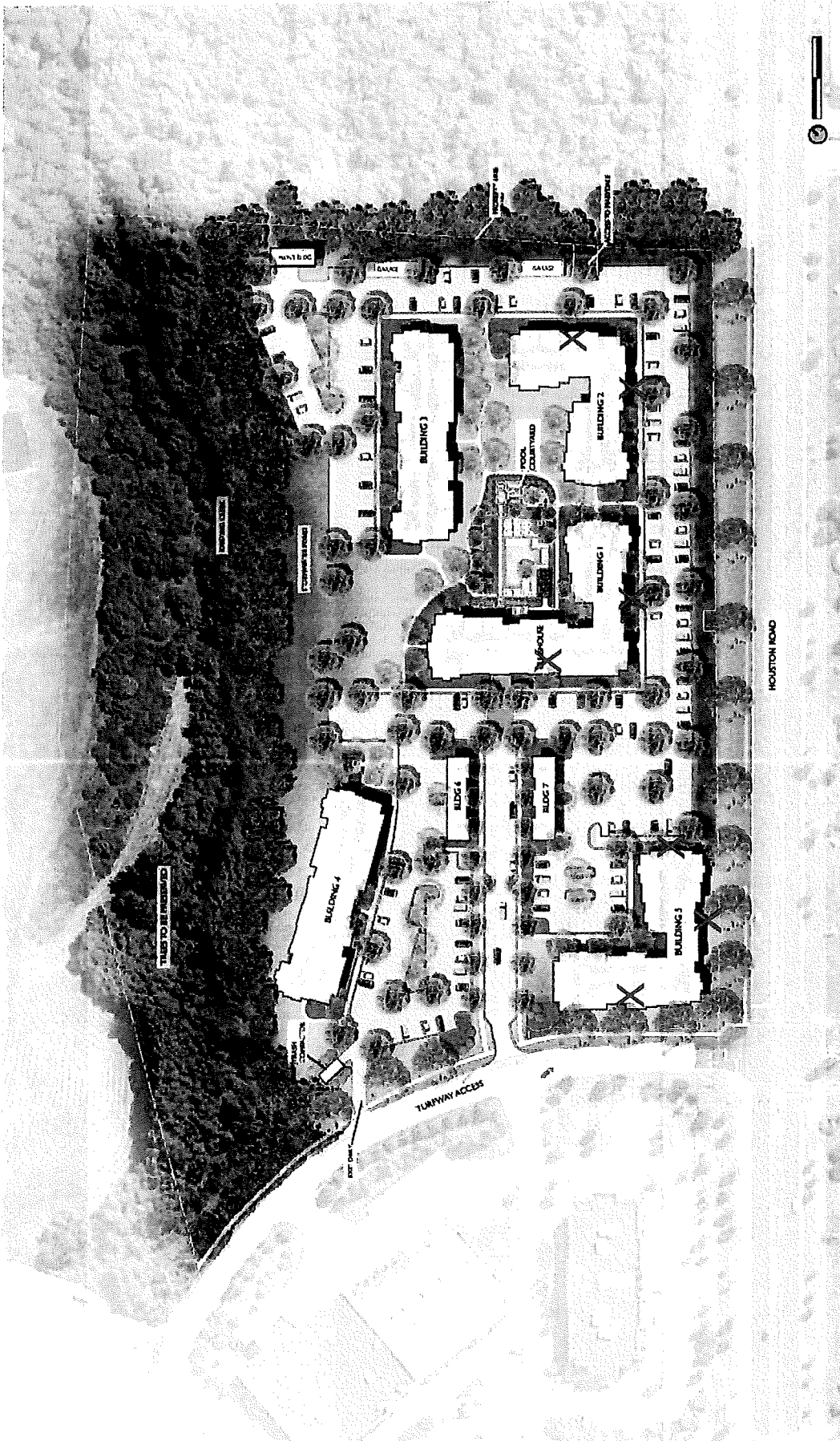
ARLINGTON
— PROPERTIES —

TURFWAY PARK

SITE PLAN



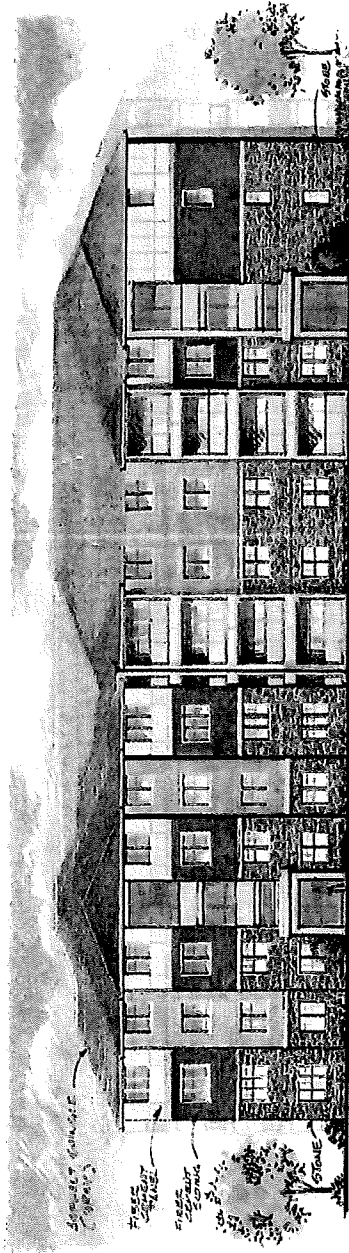
DIX-HITE



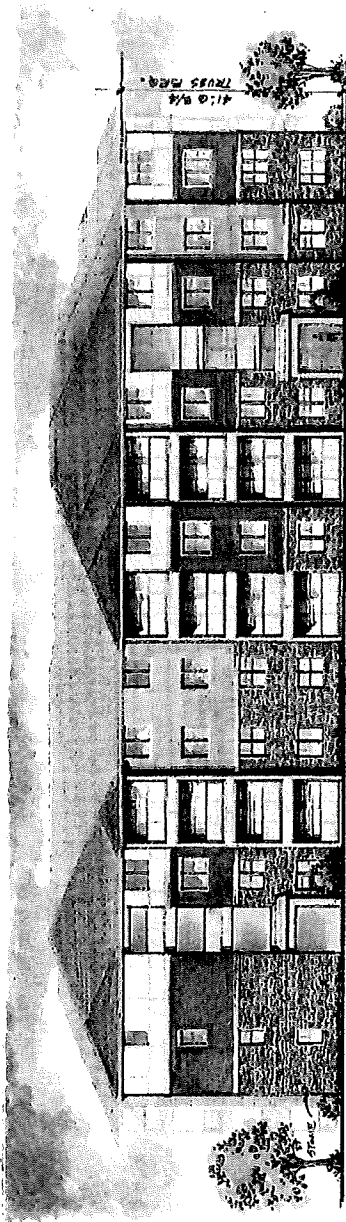
TURFWAY PARK SITE PLAN



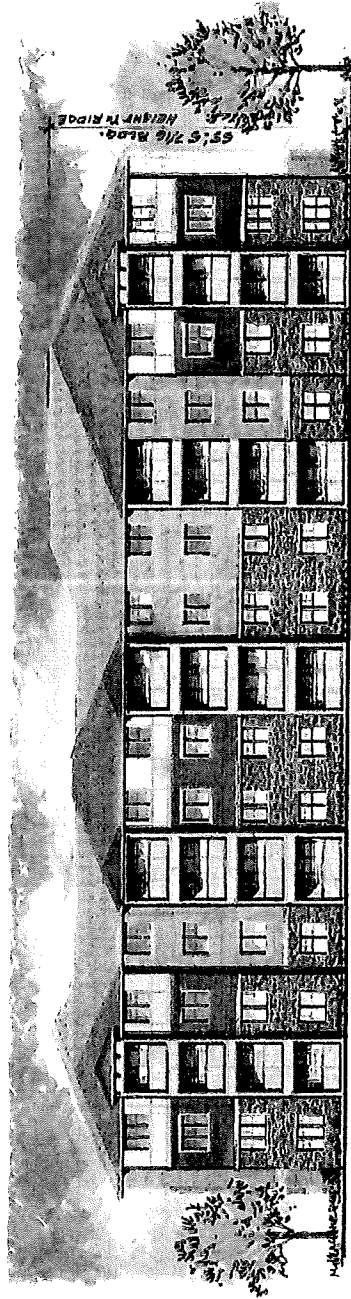
X = REVISED ELEVATION REQUESTS PER BCPC COMMITTEE



SIDE ELEVATION FACING EAST
BUILDING N. 5



SIDE ELEVATION ALONG
TUESDAY ACCESS ROAD
BUILDING N. 5



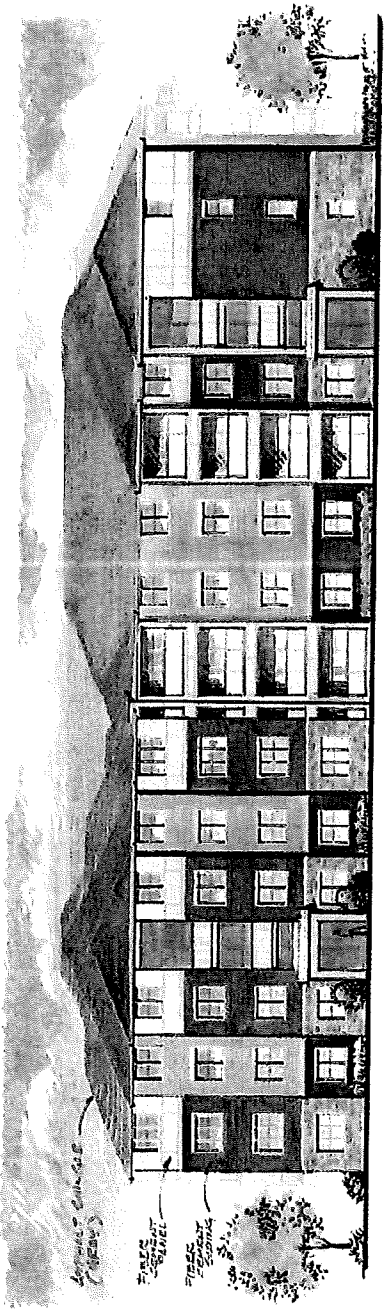
FRONT ELEVATION ALONG
HOUSTON ROAD
BUILDING N. 5

COLOR KEY (CONCEPTUAL)

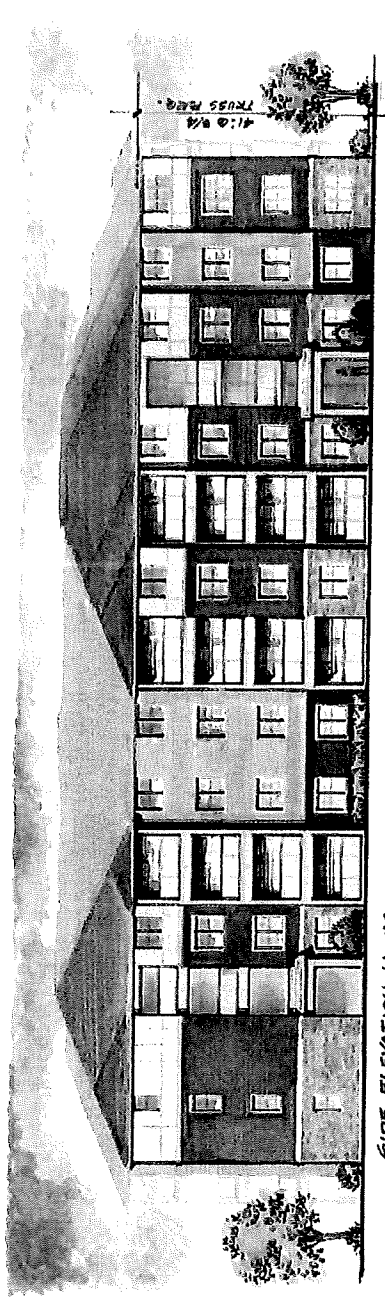
- SW 7567 - SUMMER WHITE
- SW 6659 - WHITE TRUFFLE
- SW 6651 - GLAMOUR

TORFWAY PARK Bldg. Type IV
CONCEPTUAL ELEVATIONS
(REVISED)
SCALE: 3/8" = 1'-0" Aug 25, 2020

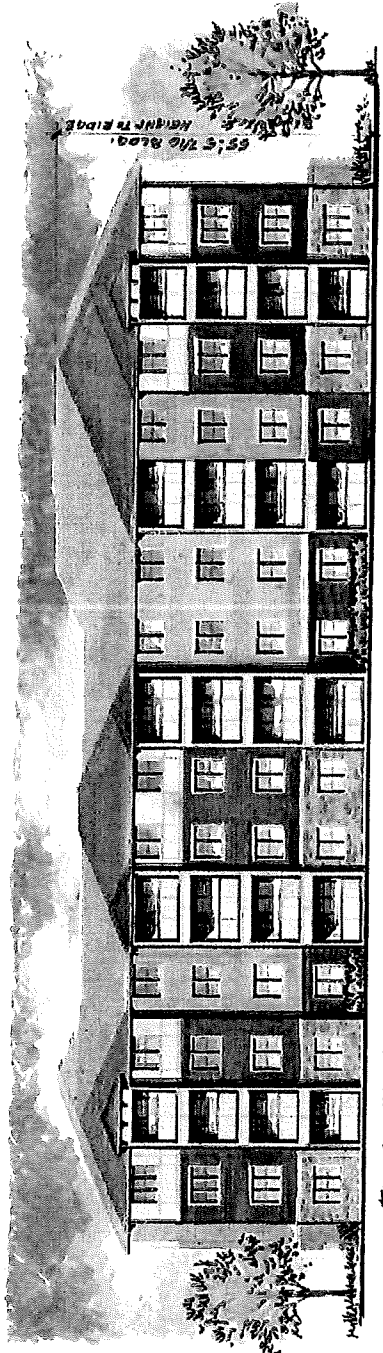
FORUM
Architecture & Interior Design
1000 ...



SIDE ELEVATION FACING EAST
BUILDING N. 5



SIDE ELEVATION ALONG
TURFWAY ACCESS ROAD
BUILDING N. 5



FRONT ELEVATION ALONG
HOUSTON ROAD
BUILDING N. 5

COLOR KEY (GENERAL WALLS)
 SW 7557 - SUMMER WHITE
 SW 6029 - WHITE TRAPPIE
 SW 6031 - GILGRADE

TORFWAY PARK BLDG. TYPE N
CONCEPTUAL ELEVATIONS
 SCALE: 3/8" = 1'-0" AUG. 18, 2020

FORUM
 ARCHITECTURE & INTERIOR DESIGN

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Rick Lunnemann, Chairman

DATE: August 19, 2020

ZONING MAP AMENDMENT - Rick Lunnemann, Chairman, Kevin Wall, Staff

3. Request of **Arlington Properties (owner by contract)** for a Zoning Map Amendment from Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone to Urban Residential Two/Planned Development/Houston-Donaldson Study Corridor Overlay (UR-2/PD/HDO) zone for a 20.484 acre site located on the northwest corner of the Houston Road/Turfway Access/Charles R. Callen Drive intersection, and north of the property at 4885 Houston Road, Florence, Kentucky. The request is for a zone change to allow a multi-family residential development.

REMARKS:

We, the Committee Members were present via live video teleconference 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.

Kim Bunger
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred

Lori Heilman (Alternate)
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

Janet Kegley
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred

Steve Turner (Alternate)
For Project ____ Absent ____
Against Project ____

Rick Lunnemann (Chairman)
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred

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

Kim Patton
For Project ____ Absent
Against Project ____
Abstain ____ Deferred ____

Katie Nolan (Alternate)
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

Brad Shipe
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred



Recorded Vote by Kevin Wall, Director
Zoning Services

TOTAL: 4 DEFERRED ____ FOR PROJECT 1 ABSENT
____ AGAINST PROJECT ____ ABSTAIN

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Rick Lunnemann, Chairman

DATE: August 26, 2020

ZONING MAP AMENDMENT - Rick Lunnemann, Chairman, Kevin Wall, Staff

3. Request of **Arlington Properties (owner by contract)** for a Zoning Map Amendment from Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone to Urban Residential Two/Planned Development/Houston-Donaldson Study Corridor Overlay (UR-2/PD/HDO) zone for a 20.484 acre site located on the northwest corner of the Houston Road/Turfway Access/Charles R. Callen Drive intersection, and north of the property at 4885 Houston Road, Florence, Kentucky. The request is for a zone change to allow a multi-family residential development.

REMARKS:

We, the Committee Members were present via live video teleconference 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.

Kim Bunger
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Lori Heilman (Alternate)
For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

Janet Kegley
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Steve Turner (Alternate)
For Project _____ Absent _____
Against Project _____

Rick Lunnemann (Chairman)
For Project _____ Absent
Against Project _____
Abstain _____ Deferred _____

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

Kim Patton
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Katie Nolan (Alternate)
For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

Brad Shipe
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____


Recorded Vote by Kevin Wall, Director
Zoning Services

TOTAL: _____ DEFERRED 4 FOR PROJECT _____ 1 ABSENT
_____ AGAINST PROJECT _____ ABSTAIN

**BOONE COUNTY PLANNING COMMISSION
VIA LIVE VIDEO TELECONFERENCE
BURLINGTON, KENTUCKY
PUBLIC HEARING
AUGUST 5, 2020
7:30 P.M.**

Chairman Rolfsen opened the Public Hearing at 7:35 p.m. and welcomed everyone to the Planning Commission's August 5, 2020 Public Hearing via Live Video Teleconference.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Ms. Corrin Gulick
Mr. Steve Harper
Mrs. Lori Heilman
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mrs. Katie Nolan
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Brad Shipe
Mr. Tom Szurlinski

COMMISSION MEMBERS NOT PRESENT:

Mr. Kim Bunger, Secretary/Treasurer
Mr. Don McMillian
Mr. Steve Turner, Temporary Presiding Officer

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

STAFF MEMBERS PRESENT:

Kevin P. Costello, AICP, Executive Director
Mr. Kevin T. Wall, AICP, Director, Zoning Services
Mr. John Harney, GISP, GIS System Administrator

Chairman Rolfsen introduced the only item on the Agenda at 7:35 p.m.

ZONING MAP AMENDMENT - Kevin Wall, Staff

1. Request of **Arlington Properties (owner by contract)** for a Zoning Map Amendment from Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone to Urban Residential Two/Planned Development/Houston-Donaldson Study Corridor Overlay (UR-2/PD/HDO) zone for a 20.484 acre site located on the northwest corner of the Houston Road/Turfway Access/Charles R. Callen Drive intersection, and north of the property at 4885 Houston Road, Florence, Kentucky. The request is for a zone change to allow a multi-family residential development.

Staff Member, Kevin Wall, presented the Staff Report, which included a PowerPoint presentation. It is a Zoning Map Amendment request from C-2/PD/HDO to UR-2/PD/HDO for a 20 acre parcel. This site is located at the corner of Houston Road and the Turfway Access Road. The site was subject to a zone change request in 1990. It was part of the Turfway Square Concept Development Plan for 123 acres. The proposed use at that point was an entertainment/mini-convention center. Currently, it is a vacant lot with some vegetation on the western side of the property. The site adjoins Turfway Park Racetrack and the former Marydale property. The 2040 Future Land Use Map designates the site as Commercial (C). The site slopes downward from the Houston Road frontage. About one-half of the subject site is in the 55 DNL Noise Contour.

The proposal shows 320 apartment units in seven buildings. Buildings #1 and #5 are 4 story with double loaded corridors. Buildings #6 and #7 are 3 story with garages. The density of the proposed project is 15.62 dwelling units per acre. Access to the site is from Turfway Access Road. It aligns with the existing access to the Houston Commons development. The existing wooded area on the western side of the site will be retained. The amenities proposed for the site include a pool area, an open space courtyard and an unspecified amenity. Mr. Wall noted that the applicant submitted building prototypes from other developments. A concept for free standing signage has been developed. It includes 3 distinguished panels. Proposed exterior finishes for the buildings will include fiber cement lap siding, trim and cement panels. The main roof material will be architectural roof shingles. Accent materials, in limited quantities, will include manufactured stone or brick veneer and metal roofing. Mr. Wall showed photos of the subject site and adjoining properties.

References to the Comprehensive Plan, the Houston-Donaldson Study and the County Transportation Plan are made in the Staff Report on pages 3-9. In regard to Staff Comments, the Land Use Element references the Houston-Donaldson Study. The site is lumped together with the recreational use at Turfway Park and the original plan for an entertainment/mini-convention center. The Houston-Donaldson Study also suggests a mixed use similar to what is mentioned for the former Marydale site - residential, office, green space and small scale commercial. Mr. Wall mentioned the 11 criteria in evaluating the proposed project in relation to the Planned Development(PD) overlay criteria. The proposed project involves only one use but it can be part of a mixed use in the context of a larger area. Mr. Wall suggested areas on the site for improved pedestrian and bus access. It is also recommending to have shared access with adjoining property. In terms of compatibility of uses, Mr. Wall highlighted building architecture,

landscape/buffering, lighting, open space and multi-modal transportation requirements. About 50% of the site is impervious. He recommended more detailed information about the street frontage landscaping along Houston Road and the Turfway Road Access. Mr. Wall stated that the building design should relate to neighboring facades and should include details about facade composition, building materials, building colors and signage. Signage should reflect the architectural theme. He referred to the requirements of page 15 of the Staff Report. It is recommended that transportation connections be made to adjoining properties. Mr. Wall referred to comments received from outside agencies including the City of Florence and the Kentucky Transportation Cabinet. No comments have been received from the Boone County School District.

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

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

Mr. William Morris referred to his PowerPoint presentation. He stated that his company, Arlington Properties, is a 50 year old multi-family developer based in Birmingham, Alabama. They build Class A multi-family housing. They construct and manage their own properties. They mostly own properties in the southeast and some in the Midwest - Columbus, Ohio. Currently, they have 8 projects under construction. What brought him to the Northern Kentucky area is jobs and the population growth. His company has one project in Dayton, Kentucky. There is another project in Covington that will break ground in the Fall. He mentioned that he has been looking for land in Boone County for the past 3 ½ years. The site in question has good access to jobs, walkable services and local amenities. There is also a strong demand for this type of housing. The supply of this type of housing is low now.

Mr. Brock MacKay, Viox & Viox, Inc., stated that the corridor already has a lot of commercial businesses. This is an opportunity to introduce some high density residential units in the area. The units will be located close to Turfway Park. The Comprehensive Plan suggests the placement of higher density residential in area where there is a high demand for job growth. Areas #6 and #7 of the Houston-Donaldson Study discusses mixed use development and housing options close to employment locations in and around the Airport. The proposed apartments will be 1, 2 and 3 bedrooms in size. There is a total of 587 parking spaces. Mr. MacKay showed a draft building elevation with natural tone colors. The 4 story building facades will be broken up. All signage will be custom made. Because the site slopes downward from Houston Road, the parking will not be as noticeable.

Mr. Morris emphasized that all of their projects are different but they have the same starting point. There are a number of gathering places around each building for the benefit of the residents to get to know each other. Building #5 at the corner is prominently shown. It is a very important time to shop, live or visit the new race track. A streetscape was developed as one turns into the site. The clubhouse building is seen at the end of the street. A central pool amenity space will be created

and a large lawn area. They will offer a dog park and fire pit areas. Sidewalks will be installed throughout the development. Because of the slope of the site, one will be able to see the large green buffer and the racetrack beyond the buffer.

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

Seeing no one, Chairman Rolfsen asked if the applicant only showed one access into the site? Mr. Morris replied yes. He asked why the applicant was allowing parking on the side of the street where the main entrance was located? That might be difficult for fire trucks and other vehicles entering the site. Mr. Morris replied that it might be a valid concern. The reason why they are showing it was because it was more like a "look" than anything. It looks more like a downtown streetscape setting.

Mr. Costello inquired whether there could be a shared access off Houston Road in order to provide a second access point? Mr. MacKay responded that there is no new plan on the Marydale site. He stated that the applicant would be open to wherever the adjoining property owner has a road. Mr. Costello noted that both property owners would benefit from the street connection. Mr. Morris stated that he would explore this idea with the adjoining property owner.

Chairman Rolfsen asked if the retention pond shown on the plan will be built there and hold storm water for the entire site? Mr. Morris replied yes that it is considered a landscape and storm water feature.

At this time, Chairman Rolfsen asked if any Board Members had any comments or questions?

Mr. Patton stated that the Houston-Donaldson Study is very particular with facades and Building #5 is the center point for the development. We need to see the facades for the east and south sides of that building. The facades for Building #1 and #2 are also important because they face Houston Road. He also noted that the streetscape is very important. The new Turfway Park will be a regional draw and visitors will pass by this development. Perhaps a two rail horse fence could be installed as it will give a clue that you are arriving at a special area close to Turfway Park. Perhaps part of the retention pond/lake could be part of a regional system for the owner of the Marydale site in exchange for a secondary access? Mr. Patton asked Staff to determine if the Houston Road corridor will show an increase in TANK Services in accordance with their new Master Plan? He expressed support for increased density in the area to support bus service. Mr. Patton asked what is the projected need for apartments in the Florence area relative to Phase 1 and Phase 2 of the Amazon project? Signage is important but it should be consistent with the area being a regional draw. It would be good to get a cross-section of what the site would look like facing Turfway Park? With over 600 cars on the site, the applicant will need another access point. If the developer would like to develop the main boulevard, he recommends that the applicant add 2 more buildings. That would add more of a pedestrian character. Two buildings don't make it look like a promenade like four buildings would as a more complete development.

Mr. Lunnemann asked what improvements are planned for the Turfway Access Road? Will it become a public road or will it remain as a private road? Mr. Lunnemann also mentioned the need to extend sidewalks to Houston Road and to the Turfway Access Road.

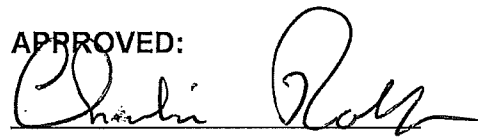
Mr. Schwenke felt that a project that large will need 2 entrances, especially because of the height of the proposed buildings. They will need ladder trucks. Mr. Schwenke disagreed with allowing parking on the street near the main entrance.

Mr. Wall replied that he did not have any housing demand figures. There is no plan to make the road public now or make any improvements. The road is actually located on the subject property. It has an easement to allow access to the adjacent properties. Mr. Wall stated that he was not aware of the latest TANK Master Plan recommendations. There are current TANK routes/stops on Houston Road along with a Park & Ride lot. There is a recommendation from the County Transportation Plan of a large TANK route that goes to the Target parking lot and to Turfway Park. Mr. Patton asked Staff to check the TANK Master Plan to make sure the route is saved.

Chairman Rolfsen asked what was the typical monthly rent forecasted for the proposed units considering the possible demand by Amazon employees? Mr. Morris replied that the monthly rent range would be from \$1,000 to 1,750. Chairman Rolfsen inquired on whether the amenities will actually be installed at the Florence location? Mr. Morris responded yes. Those items would be shown on the final drawings.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on August 19, 2020 at 5:00 P.M. via Live Video Teleconference. This item will be on the Agenda for the Business Meeting on September 2, 2020 at 7:00 p.m. If someone wants to observe the Committee Meeting please contact the office and provide the necessary information for logging into the meeting. The Chairman closed the Public Hearing at 8:38 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION



BOONE COUNTY PLANNING COMMISSION

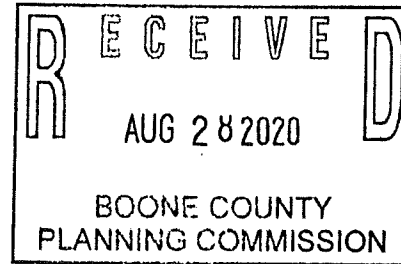
www.boonecountky.org/pc
www.boonecountygis.com

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@boonecountky.org

August 27, 2020

Mr. William Morris
Arlington Properties
2 North 20th Street
Suite 700
Birmingham, AL 35203



RE: Recommended Conditions of Approval for Arlington Properties Zone Change Application From C-2/PD/HDO to UR-2/PD/HDO for 20.484 Acre Site on the Northwest Corner of the Houston Road/Turfway Access/Charles R. Callen Drive Intersection, Florence, Kentucky.

Dear Mr. Morris:

The following represents the recommended conditions of approval for the above referenced application as discussed by the Planning Commission's Zone Change Committee at their 8/19/20 and 8/26/20 meetings. If you, as the property owner's authorized representative agree to these conditions, please so indicate by signing in the space provided at the end of this letter and return the original letter to the Planning Commission's office by Tuesday, September 1, 2020.

CONDITIONS

1. The development shall follow the attached Concept Development Plan set which was revised in response to the testimony given at the Public Hearing except where modified by the agreed conditions outlined below.
2. A driveway connection shall be provided to the Marydale property as reflected in the revised Concept Development Plan set. The exact location of this connection will be determined at the Site Plan review stage to assure that the placement is optimal for both properties. Alternatively, a shared access on Houston Road that is used by both the Arlington and Marydale properties may be provided.
3. A sidewalk link shall be provided from this development in the proximity of Building 1 or Building 2 to the public sidewalk along Houston Road.
4. The freestanding sign shall use a design motif and materials which correlate to the buildings and will meet the size and height requirements prescribed by the Boone County Zoning Regulations.

Mr. William Morris
August 27, 2020
Page 2

5. Landscape islands/peninsulas shall be provided in the approximate center of the parallel parking lanes on both sides of the main entrance drive as long as the minimum amount of required parking is still provided in the overall development.
6. Freestanding light masts shall have a maximum height of 25 feet and shall use architectural grade fixtures which correlate to the building design.
7. As indicated on the revised site plan exhibit with the photo collage, useable amenities on the site shall minimally include an open lawn area, fire pit area, swimming pool with courtyard, and dog park. The final locations of these amenities are flexible.
8. The building elevations marked with an "X" on the site plan exhibit labeled "X = Revised Elevation Requests Per BCPC Committee" shall follow the prototypical elevations on the "Turfway Park Bldg. Type IV Conceptual Elevations (Revised)" sheet dated 8/25/20. The material for the dark brown color on the 8/25/20 elevations (labeled as "glamour" on the color key) shall be brick. The remaining elevations shall follow the prototypical elevations on the "Turfway Park Bldg. Type IV Conceptual Elevations" sheet dated 8/18/20.

Sincerely,



Kevin T. Wall, AICP
Director, Zoning Services

KTW/tlb

enclosure

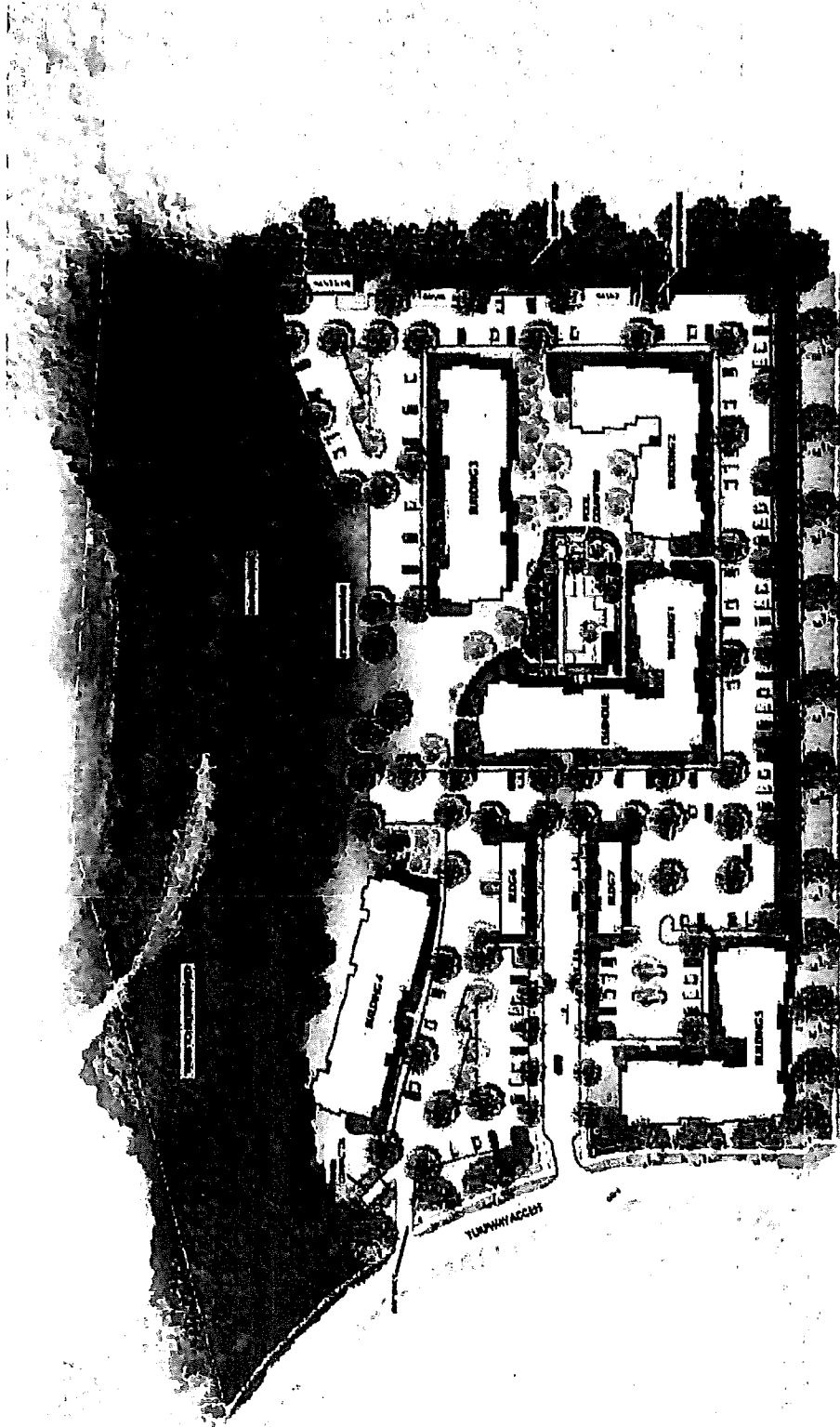
AGREEMENT

I, the authorized representative of the property owner of the 20.484 Acre site on the northwest corner of the Houston Road/Turfway Access/Charles R. Callen Drive intersection, Florence, Kentucky, agree to the conditions listed herein for the above referenced Zoning Map Amendment application.



William Morris
Arlington Properties
Authorized Property Owner Representative

8/27/2020
Date



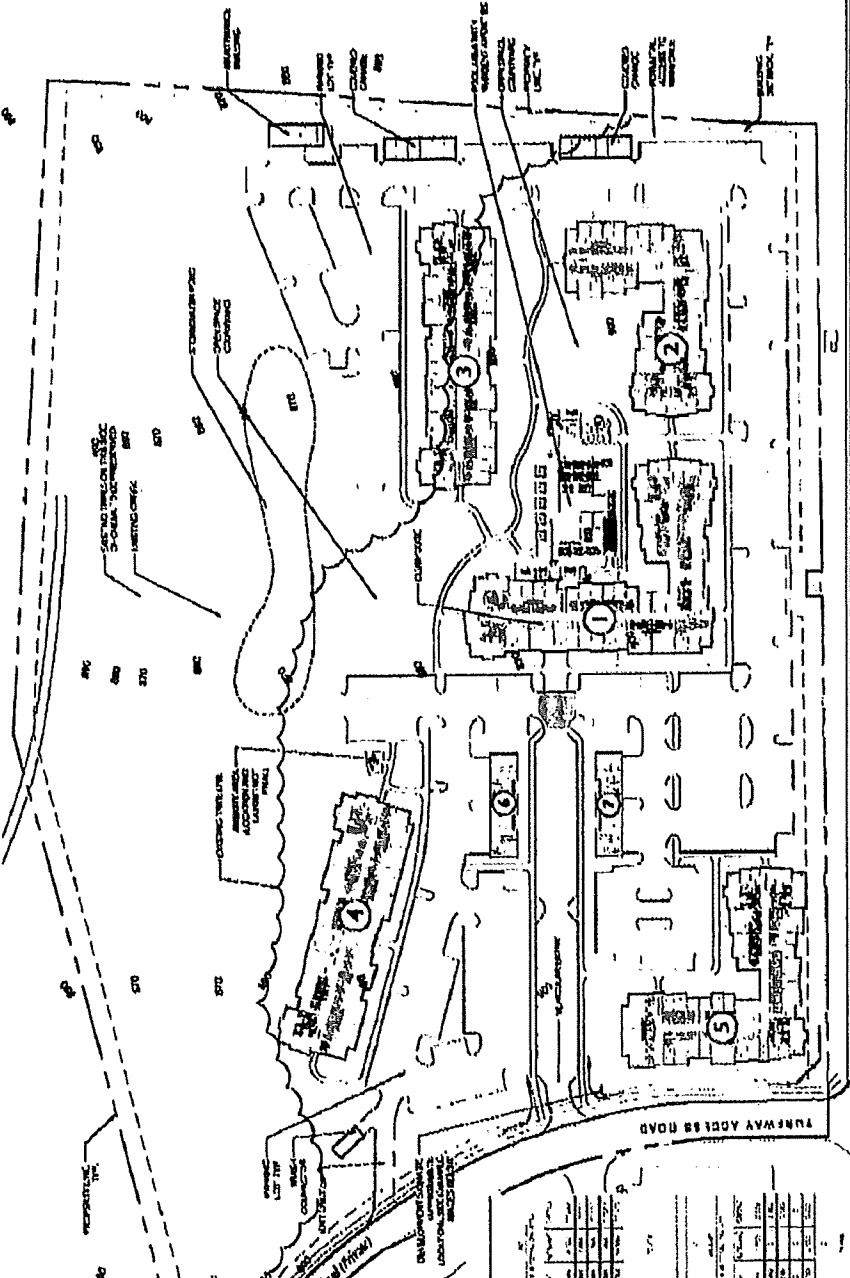
TURFWAY PARK
SITE PLAN





3125 N. Main Street, Suite 200
 Florence, Kentucky 41031

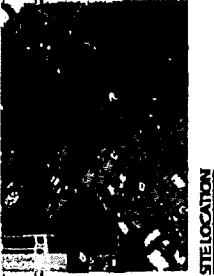
CONCEPT DEVELOPMENT PLAN
 ZONING SUBMITTAL



- GENERAL NOTES:**
1. Developer/Owner By Contract - Arlington Properties, 2 North 20th Street, Suite 700, Birmingham, AL 35203
 2. Total Site Area - 24.5 +/- Acres
 3. Existing Zoning - C-2/P1/MD/CD
 4. Proposed Zoning - UR-2/P1/MD/CD
 Min. Front Yard Setback - 20'
 Min. Rear Yard Setback - 20'
 Min. Side Yard Setback - 5' and a total of 10'
 5. Maximum Building Height - 60'
 Maximum Intensity - 20 e.u. per acre
 6. The site will meet the minimum 22% open space/green space requirement per the HDO Study.
 7. Utilities
 - a. Water - City of Florence/Private
 - b. Sanitary Sewer - City of Florence
 - c. Storm Sewer - Private
 - d. Electric - Duke Energy
 - e. Gas - Duke Energy
 - f. Telephone - Ditchburn Ref
 - g. Cable - Spectrum

EXISTING AND PROPOSED BUILDINGS

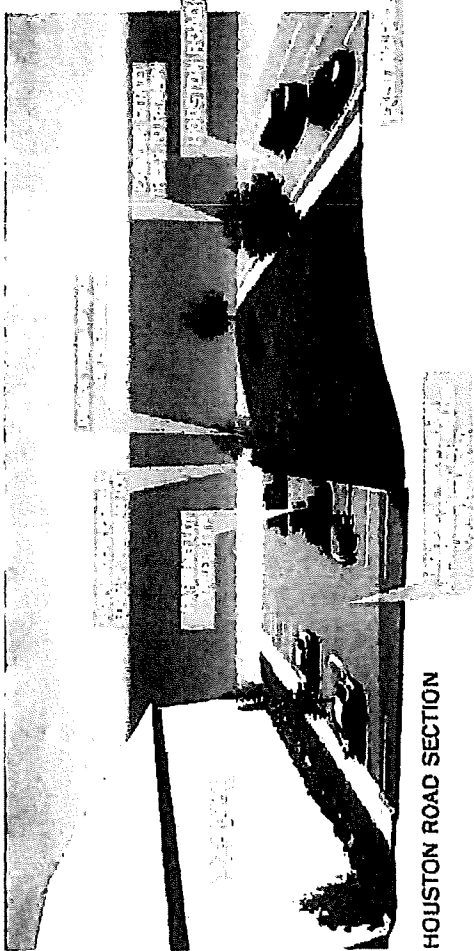
Building #	Area (sq ft)	Volume (cu ft)	Height (ft)	Use
1	10,000	100,000	10	Office
2	15,000	150,000	10	Office
3	12,000	120,000	10	Office
4	8,000	80,000	10	Office
5	10,000	100,000	10	Office



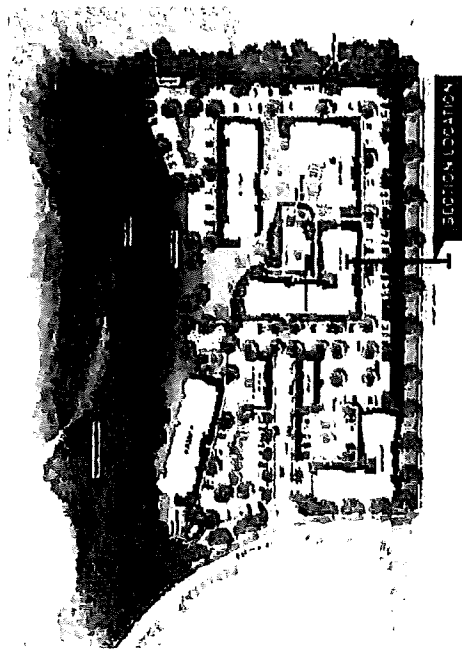
PARKING CALCULATIONS

Category	Quantity	Requirement	Provision
Office	100	100	100
Visitor	50	50	50
Handicap	2	2	2
Other	0	0	0
Total	152	152	152

DATE: 10/15/2011
 TIME: 10:30 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]



HOUSTON ROAD SECTION



SECTION LOCATION



SIMILAR CONDITION ON OPPOSITE SIDE OF HOUSTON ROAD FROM SITE



VIEW TOWARD SITE FROM HOUSTON ROAD



ARLINGTON
PROPERTIES

TURFWAY PARK
HOUSTON ROAD SECTION



DCCHITE

TURFWAY PARK APARTMENTS

Turfway Park Apartments is a proposed multi-family residential community located on 20.5 acres on Houston Road. The development will include 320 luxury apartment units, a clubhouse, pool, and other amenities.

UNIT AREA TABLE

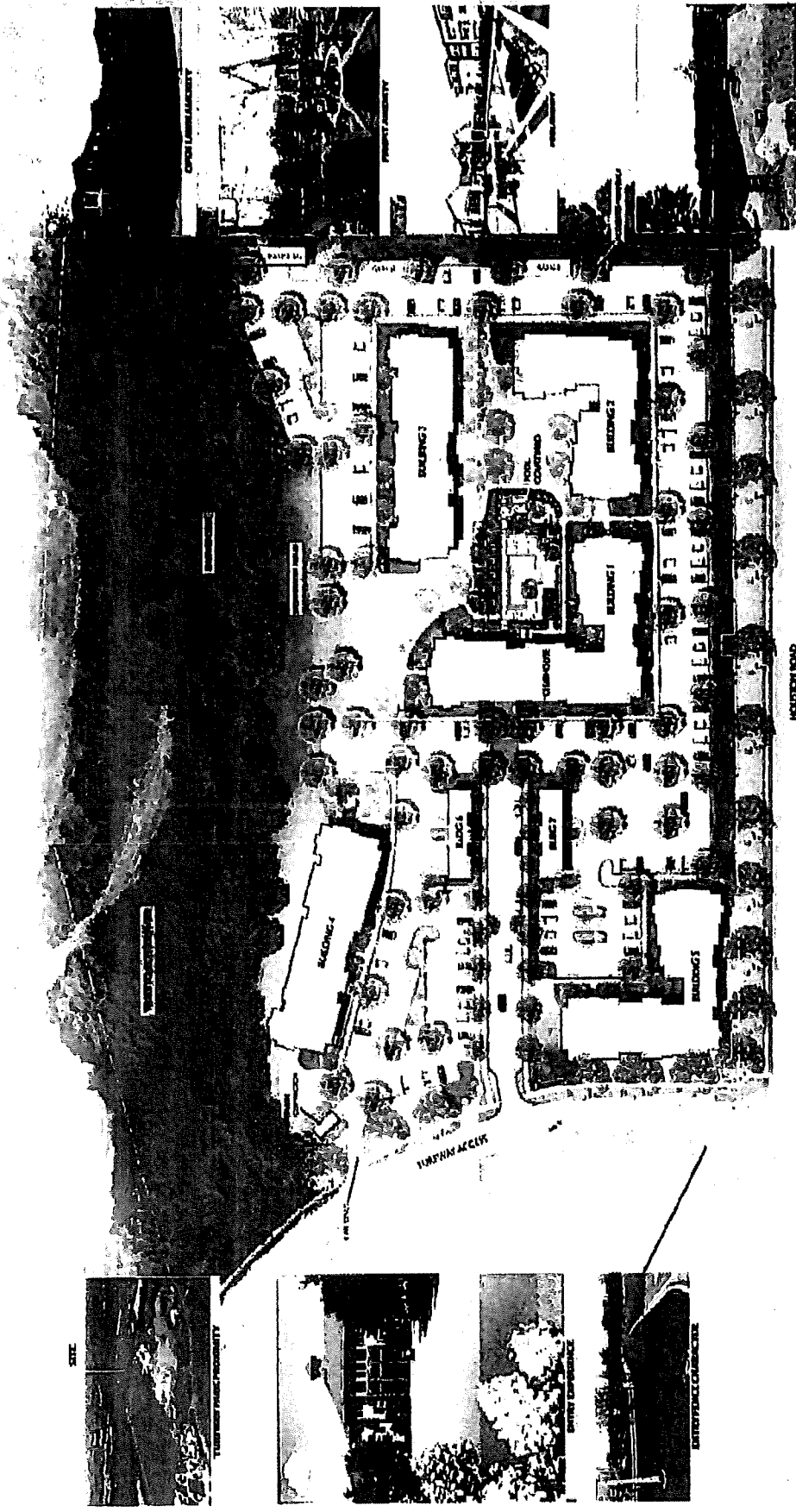
UNIT TYPE	UNIT NAME	UNIT AREA IN SF		TOTAL UNIT AREA IN SF	UNIT TOTAL BY NAME	UNIT TOTAL BY TYPE	% UNIT TYPE
		A/C	NON-A/C				
1 BED / 1 BATH	A1	703	65	768	42		
1 BED / 1 BATH	A2	782	64	846	58	106	33.13%
1 BED / 1.5 BATH	T1	1017	417	1434	6		
2 BED / 2 BATH	B1	1016	63	1079	58		
2 BED / 2 BATH	B2	1110	64	1174	88	162	50.63%
2 BED / 2.5 BATH	T2	1239	417	1556	6		
3 BED / 2 BATH	C1	1343	57	1400	52	52	15.25%
TOTAL UNITS IN PROJECT - ALL TYPES						320	100.00%



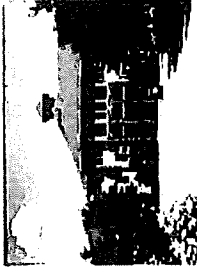
TURFWAY PARK APARTMENTS - PARKING

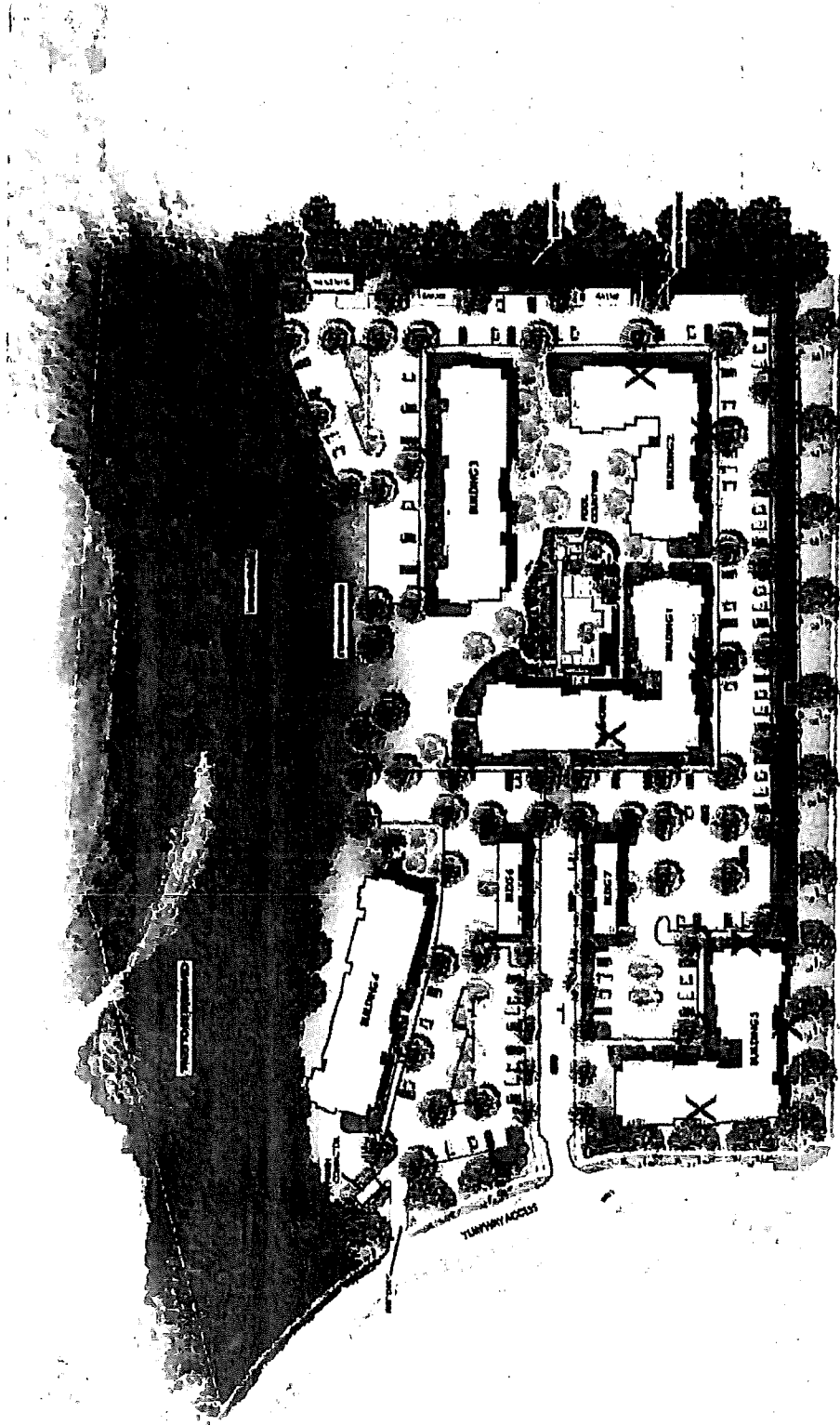
<u>PARKING CALCULATIONS</u>			
Units	Quantity	Requirement - Spaces / Unit	Parking Spaces Required
1 Bedroom	106	1.5	159
2 Bedroom	162	2	324
3 Bedroom	52	2	104
		Parking Total	587
**Arlington will meet or exceed 587 Parking Spaces			





TURFWAY PARK
SITE PLAN

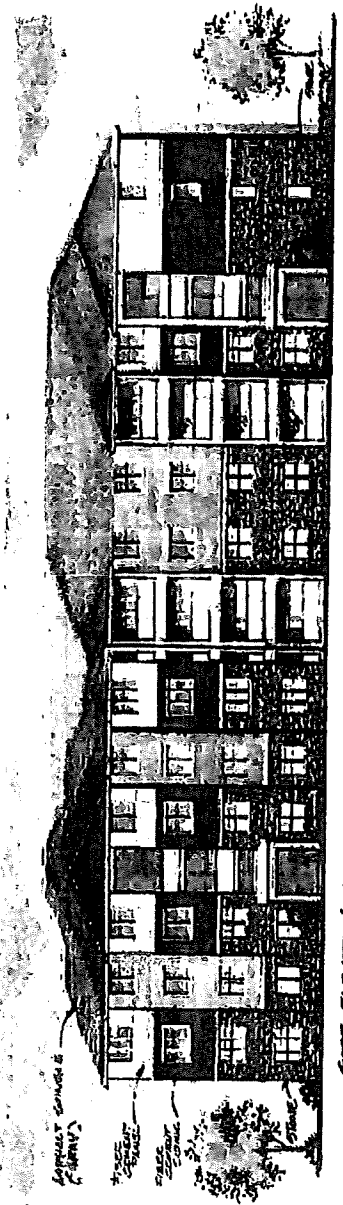




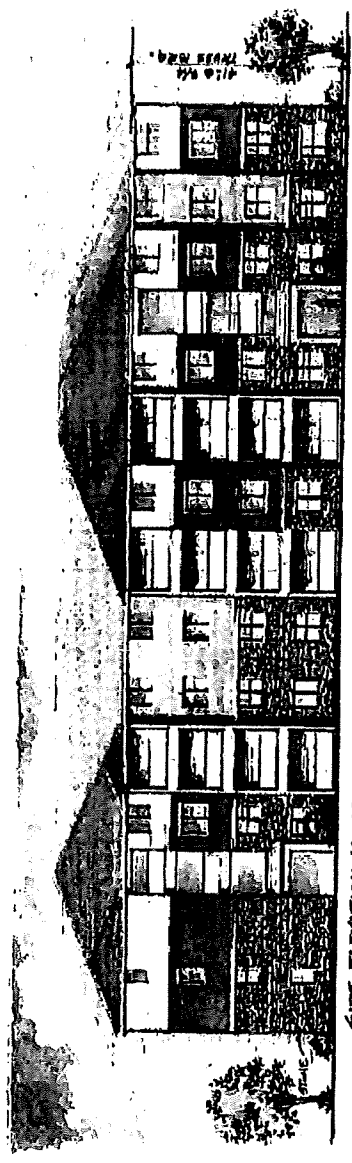
TURFWAY PARK
SITE PLAN



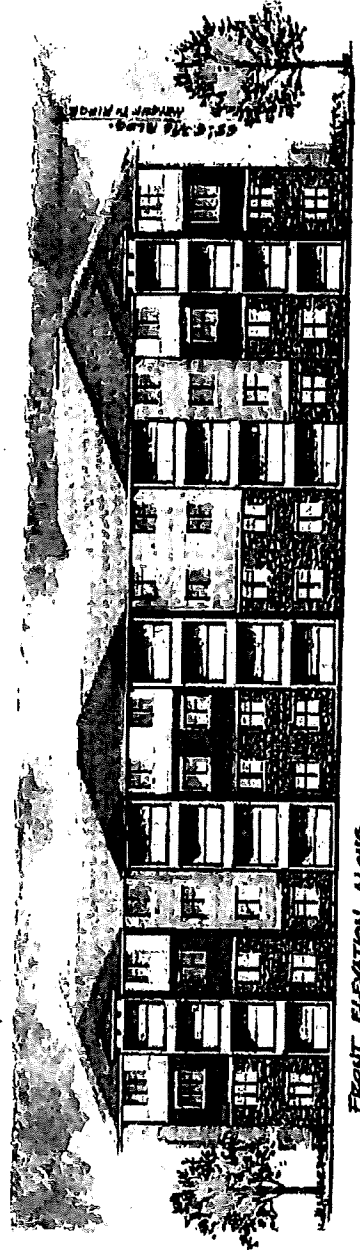
X = REVISED ELEVATION REQUESTS PER BCPC COMMITTEE



SIDE ELEVATION FACING EAST
BUILDING A.5



SIDE ELEVATION ALONG
TERTIARY ACCESS ROAD
BUILDING A.5



FRONT ELEVATION ALONG
HOUSTON ROAD
BUILDING A.5

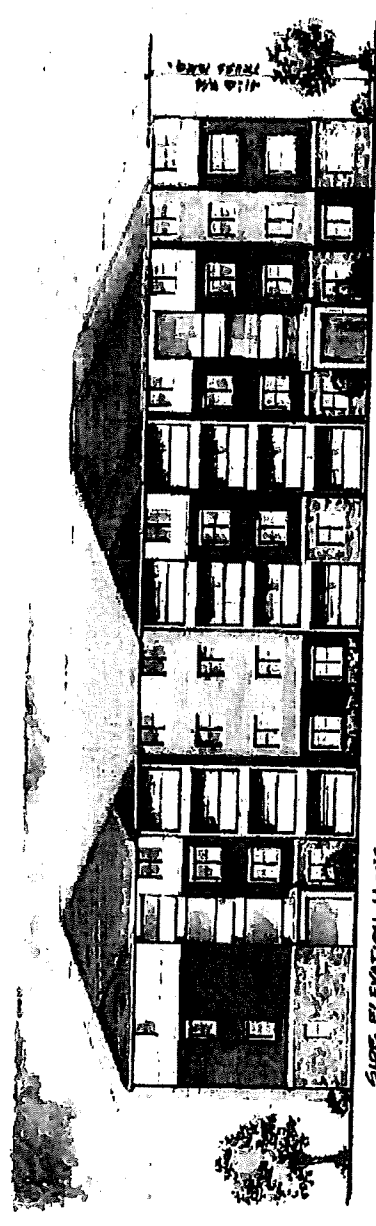
COLOR KEY (approximate colors)
 SO TERRAZZO-ADVANCE WHITE
 SO GRES - GREY TROPIC
 SW GRES - GRANITE

TORREWAY PARK PHASE 1A & 1B
CONCEPTUAL ELEVATIONS
SCALE: 1/8" = 1'-0" DATE: 11/22/2022

FORUM
ARCHITECTS



SIDE ELEVATION FACING EAST
BUILDING A. 5



SIDE ELEVATION ALONG
TREILAY ACCESS ROAD
BUILDING A. 5



FRONT ELEVATION ALONG
HOUSTON ROAD
BUILDING A. 5

- COLOR KEY *Salmon - Primary*
 □ *SB 1000 - SCHWEE WHITE*
 □ *SA 6000 - WHITE TRUFFLE*
 ■ *SA 6000 - GRANITE*

TORFWAY PARK *Block Zone II*
CONCEPTUAL ELEVATIONS
 SCALE: 3/8" = 1'-0" *Aug. 18, 2-60*

FORUM
 ARCHITECTS
 1100 N. GARDNER ST. SUITE 200
 HOUSTON, TEXAS 77002

Kevin Wall

From: William Morris <wmorris@Arlingtonproperties.net>
Sent: Friday, August 28, 2020 4:29 PM
To: Kevin Wall; Brock MacKay; Treva Beagle
Subject: RE: [EXTERNAL]RE: [EXTERNAL]RE: CONDITION LETTER
Attachments: Scanned from a Xerox Multifunction Printer.pdf

EXTERNAL MESSAGE

Please see attached.

Thanks!



BIRMINGHAM BUSINESS JOURNAL



BEST PLACES TO WORK

**WILLIAM MORRIS, DEVELOPMENT
ARLINGTON PROPERTIES**

**2 NORTH 20TH STREET, SUITE 700
BIRMINGHAM, AL 35203**

D: (205) 397-6831

O: (205) 328-9600, EXT 101

F: (205) 328-0020

ARLINGTONPROPERTIES.NET

From: Kevin Wall <KWall@boonecountyky.org>
Sent: Friday, August 28, 2020 3:17 PM
To: William Morris <wmorris@Arlingtonproperties.net>; Brock MacKay <bmackay@vioxinc.com>; Treva Beagle <tbeagle@boonecountyky.org>
Subject: [EXTERNAL]RE: [EXTERNAL]RE: CONDITION LETTER

Thanks – please provide a scan of the entire signed document with the attachments.

From: William Morris [mailto:wmorris@Arlingtonproperties.net]
Sent: Friday, August 28, 2020 4:14 PM
To: Brock MacKay; Treva Beagle
Cc: Kevin Wall
Subject: RE: [EXTERNAL]RE: CONDITION LETTER

EXTERNAL MESSAGE

Please see attached.



BIRMINGHAM BUSINESS JOURNAL



BEST PLACES TO WORK

**WILLIAM MORRIS, DEVELOPMENT
ARLINGTON PROPERTIES**

**2 NORTH 20TH STREET, SUITE 700
BIRMINGHAM, AL 35203**

D: (205) 397-6831

O: (205) 328-9600, EXT 101

From: Brock MacKay <bmackay@vioxinc.com>
Sent: Friday, August 28, 2020 2:52 PM
To: Treva Beagle <tbeagle@boonecountyky.org>; William Morris <wmorris@Arlingtonproperties.net>
Cc: Kevin Wall <KWall@boonecountyky.org>
Subject: [EXTERNAL]RE: CONDITION LETTER

Thanks. These are acceptable.

William, please provide the signature on page 2 and return.

Thanks,

Brock M. MacKay, PLA, ASLA, CLARB
V.P. Landscape Architecture & Planning



T: 859.727.3293

M: 859.250.4024

bmackay@vioxinc.com | www.vioxinc.com

466 Erlanger Road | Erlanger, KY 41018

~Celebrating 75 years of business in Greater Cincinnati~

From: Treva Beagle <tbeagle@boonecountyky.org>
Sent: Friday, August 28, 2020 11:23 AM
To: Brock MacKay <bmackay@vioxinc.com>; 'wmorris@arlingtonproperties.net' <wmorris@arlingtonproperties.net>
Cc: Kevin Wall <KWall@boonecountyky.org>
Subject: CONDITION LETTER

See attachment for information.

Treva L. Beagle

Manager, Administrative Services
Boone County Planning Commission
tbeagle@boonecountyky.org

859-334-2196

859-334-2264 (fax)

**CITY OF FLORENCE, KENTUCKY
ORDINANCE O-14-20**

AN ORDINANCE ADOPTING AND APPROVING A ZONING MAP AMENDMENT FROM COMMERCIAL TWO/PLANNED DEVELOPMENT/HOUSTON-DONALDSON STUDY CORRIDOR OVERLAY (C-2/PD/HDO) TO URBAN RESIDENTIAL TWO/PLANNED DEVELOPMENT/HOUSTON-DONALDSON STUDY CORRIDOR OVERLAY (UR-2/PD/HDO) FOR A 20.484 ACRE SITE LOCATED ON THE NORTHWEST CORNER OF THE HOUSTON ROAD/TURFWAYACCESS/CHARLES R. CALLEN DRIVE INTERSECTION, AND NORTH OF THE PROPERTY AT 4885 HOUSTON ROAD, FLORENCE, KENTUCKY, TO ALLOW A MULTI-FAMILY RESIDENTIAL DEVELOPMENT. (ARLINGTON PROPERITES, LLC)

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

WHEREAS, the Boone County Planning Commission by Resolution No. R-20-011-A recommended approval for a Zoning Map Amendment, and

WHEREAS, the recommendation for approval by the Boone County Planning Commission is based upon certain findings and conditions attached to the Commission's Resolution, all of which have been reviewed by the City Council for the City of Florence, Kentucky.

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

SECTION I

That the request of Arlington Properties (Owner by Contract), for a Zoning Map Amendment from Commercial Two/Planned Development/ Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) to Urban Residential Two/Planned Development/Houston-Donaldson Study Corridor Overlay (UR-2/PD/HDO) for a 20.484 acre site located on the northwest corner of the Houston Road/Turfway Access/Charles R. Callen Drive intersection, and north of the property at 4885 Houston Road, Florence, Kentucky, to allow a multi-family residential development, shall be and is hereby approved. The zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be designated to reflect the approval of this Zoning Map

Amendment for this subject property.

SECTION II

The approval of this Zoning Map Amendment is granted subject to the terms and provisions of the Boone County Planning Commission recommendation, including its Committee Report, made a part of that recommendation, and all provisions comprising the Zoning Map Amendment herein, a copy of that recommendation and Committee Report of the Boone County Planning Commission being attached, marked Exhibit "A" and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-20-011-A of the Boone County Planning Commission, including the exhibits referenced to that Resolution.

SECTION III

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

SECTION IV

This approval is granted based on the Findings of Fact made by the Boone County Planning Commission and contained within its recommendation that is attached and part of the Commission's Resolution No. R-20-011-A, marked Exhibit "A", and attached hereto.

SECTION V

If the approval for this Zoning Map Amendment shall be held invalid, in whole or in part, by any Court of proper jurisdiction, that invalidity shall not affect the validity of any of the other zoning regulations, zoning map, comprehensive plan, or other portions, provisions or terms of the approved Zoning Map Amendment for this property as they are severable from this Ordinance and are intended to have full force and effect regardless of any invalidity relating to this

particular Ordinance.

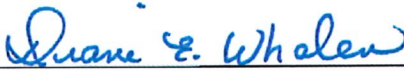
SECTION VI

This Ordinance shall be published by posting on the City's internet website.

PASSED AND APPROVED ON FIRST READING THIS 27 DAY OF October, 2020.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 10 DAY OF November, 2020.

APPROVED:



Diane E. Whalen, Mayor

ATTEST:



Melissa Kramer, City Clerk

CITY OF FLORENCE, KENTUCKY
PLANNING AND ZONING COMMITTEE

IN RE: AGREED ADDITIONAL CONDITION - REQUEST OF ARLINGTON PROPERTIES (OWNER BY CONTRACT) FOR A ZONING MAP AMENDMENT FROM COMMERCIAL TWO/PLANNED DEVELOPMENT/HOUSTON-DONALDSON STUDY CORRIDOR OVERLAY (C-2/PD/HDO) ZONE TO URBAN RESIDENTIAL TWO/PLANNED DEVELOPMENT/HOUSTON-DONALDSON STUDY CORRIDOR OVERLAY (UR- 2/PD/HDO) ZONE FOR A 20.484 ACRE SITE LOCATED ON THE NORTHWEST CORNER OF THE HOUSTON ROAD/TURFWAY ACCESS/CHARLES R. CALLEN DRIVE INTERSECTION, AND NORTH OF THE PROPERTY AT 4885 HOUSTON ROAD, FLORENCE, KENTUCKY. THE REQUEST IS FOR A ZONE CHANGE TO ALLOW A MULTI-FAMILY RESIDENTIAL DEVELOPMENT.

The Planning and Zoning Committee has recommended and the Applicant has agreed that the following additional condition will apply to the request described above.

Condition #8 of the Boone County Planning Commission Zone Change/Concept Plan Committee Report shall be amended as follows:

The building elevations marked with an "X" on the site plan exhibit labeled "X = Revised Elevation Requests Per BCPC Committee" shall follow the prototypical elevations on the "Turfway Park Bldg. Type IV Conceptual Elevations (Revised)" sheet dated 8/25/20. The material for the dark brown color on the 8/25/20 elevations (labeled as "glamour" on the color key) shall be brick or cementitious board. The remaining elevations shall follow the prototypical elevations on the "Turfway Park Bldg. Type IV Conceptual Elevations" sheet dated 8/18/20.

The final architectural details, building materials, and colors shall be evaluated and approved by the City of Florence prior to the major site plan approval. Future modifications of the site plan and/or architectural renderings must be approved by the City of Florence.

Agreed to this 14 day of October, 2020.

ARLINGTON PROPERTIES, LLC

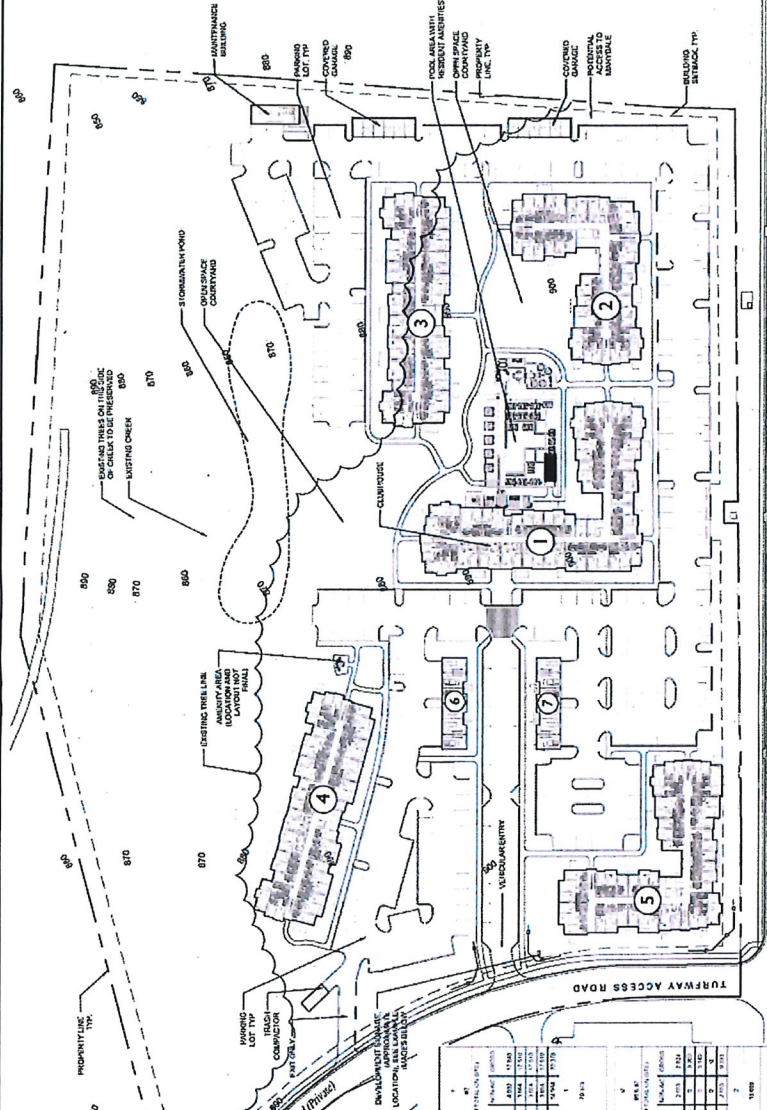
BY: W.C. [Signature] VP-Development
(Title)

APPROVED
 Staff _____
 Date 9/2/20
 Boone County
 Planning Commission
 *With Additions



TURFWAY PARK
 SITE PLAN





GENERAL NOTES:

1. Developer/Owner By Contract - Adligton Properties, 2 North 20th Street, Suite 700, Birmingham, AL 35203
2. Total Site Area - 20.5 +/- Acres
3. Existing Zoning - C-2/PD/HDO/CD
4. Proposed Zoning - UR-2/PD/HDO/CD
5. Min. Front Yard Setback - 20'
6. Min. Rear Yard Setback - 5' and a total of 10'
7. Maximum Building Height - 60'
8. Maximum Intensity - 20 d.u. per acre
9. This site will meet the minimum 22% open space/green space requirement per the HDO Study.
10. Utilities - City of Florence/Private
 - a. Sanitary Sewer - City of Florence
 - b. Storm Sewer - Private
 - c. Electric - Duke Energy
 - d. Gas - Duke Energy
 - e. Telephone - Cincinnati Bell
 - f. Cable - Spectrum

BUILDING AREA TABLE - RESIDENTIAL BUILDINGS

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)
1	Building 1	10,000	0.23
2	Building 2	12,000	0.28
3	Building 3	15,000	0.34
4	Building 4	18,000	0.41
5	Building 5	20,000	0.46
6	Building 6	22,000	0.50
7	Building 7	25,000	0.57
TOTAL	102,000	2.39	

PARKING CALCULATIONS

NO.	DESCRIPTION	REQUIREMENT (SPACES/UNIT)	REQUIRED	AVAILABLE
1	Building 1	100	100	100
2	Building 2	100	120	120
3	Building 3	100	150	150
4	Building 4	100	180	180
5	Building 5	100	200	200
6	Building 6	100	220	220
7	Building 7	100	250	250
TOTAL	700	700	700	700

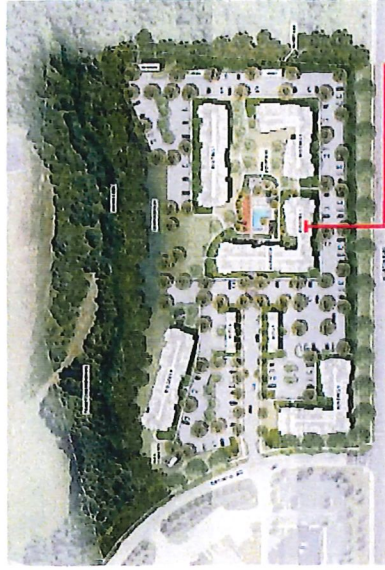
DEVELOPMENT SIGNAGE EXAMPLE

UNIT AREA TABLE

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)
1	Unit 1	1,000	0.023
2	Unit 2	1,200	0.028
3	Unit 3	1,500	0.034
4	Unit 4	1,800	0.041
5	Unit 5	2,000	0.046
6	Unit 6	2,200	0.050
7	Unit 7	2,500	0.057
TOTAL	10,200	0.239	

SCALE: 1" = 50'

SITE LOCATION



VIEW TOWARD SITE FROM HOUSTON ROAD



HOUSTON ROAD SECTION



SIMILAR CONDITION ON OPPOSITE SIDE OF HOUSTON ROAD FROM SITE



TURFWAY PARK
HOUSTON ROAD SECTION



TURFWAY PARK APARTMENTS

Turfway Park Apartments is a proposed multi-family residential community located on 20.5 acres on Houston Road. The development will include 320 luxury apartment units, a clubhouse, pool, and other amenities.

UNIT AREA TABLE

UNIT TYPE	UNIT NAME	UNIT AREA IN SF		TOTAL UNIT AREA IN SF	UNIT TOTAL BY NAME	% UNIT TYPE
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1 BED / 1.5 BATH	T1	1017	417	1434	6	
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2 BED / 2.5 BATH	T2	1239	417	1656	6	
3 BED / 2 BATH	C1	1343	57	1400	52	16.25%
TOTAL UNITS IN PROJECT - ALL TYPES					320	100.00%



TURFWAY PARK APARTMENTS - PARKING

<u>PARKING CALCULATIONS</u>			
Units	Quantity	Requirement - Spaces / Unit	Parking Spaces Required
1 Bedroom	106	1.5	159
2 Bedroom	162	2	324
3 Bedroom	52	2	104
		Parking Total	587
	**Arlington will meet or exceed 587 Parking Spaces		





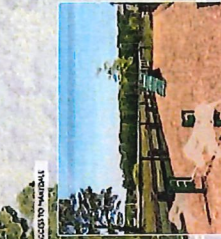
OPEN LAWN AMENITY



PLAY AMENITY



POOL AMENITY



DOG PARK



SITE

TURFWAY PARK PROXIMITY



ENTRY EXPERIENCE



ENTRY FENCE CHARACTER



TURFWAY PARK SITE PLAN





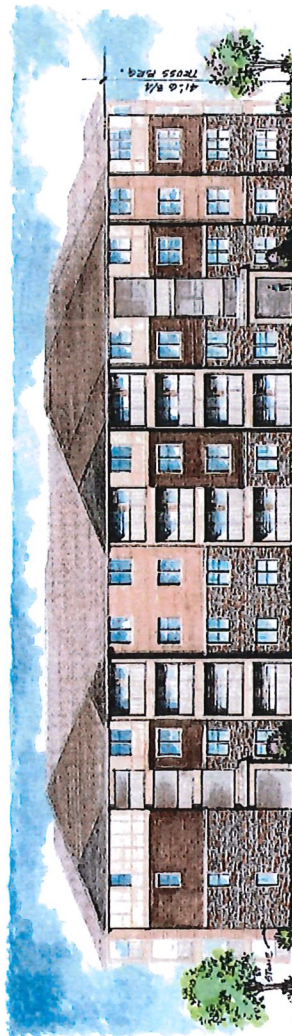
TURFWAY PARK
SITE PLAN



X = REVISED ELEVATION REQUESTS PER BCPC COMMITTEE



SIDE ELEVATION FACING EAST
BUILDING N. 5



SIDE ELEVATION ALONG
TURFWAY ACCESS ROAD
BUILDING N. 5



FRONT ELEVATION ALONG
HOUSTON ROAD
BUILDING N. 5

COLOR KEY (SHEWAN, WILLIAMS)
 SW TEST - SUMMER WHITE
 SW GRAY - WHITE TRUFFLE
 SW GSBY - GILBAROK

TURFWAY PARK BLDG. TYPE IV
CONCEPTUAL ELEVATIONS
 (REVISED)
 SCALE: 3/8" = 1'-0" AUG. 25, 2010

FORUM
 Architecture & Interio Design
 1100 RICHMOND AVENUE, SUITE 1000
 HOUSTON, TEXAS 77002



SIDE ELEVATION FACING EAST
BUILDING A.5



SIDE ELEVATION ALONG
TURFWAY ACCESS ROAD
BUILDING A.5



FRONT ELEVATION ALONG
HOUSTON ROAD
BUILDING A.5

COLOR KEY (SHEWEN, WILLIAMS)

 SW TRST - SOMMER WHITE
 SW COB - WHITE TRUFFE
 SW COB1 - CLAMOR

TURFWAY PARK Bldg. TYPE IV
CONCEPTUAL ELEVATIONS
 SCALE: 3/8" = 1'-0" Aug. 18, 2020

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