

**CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION**

RECEIVED
86097
MAY 03 2022
BOONE COUNTY
PLANNING COMMISSION

Seven (7) copies of submitted drawings are required

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

SECTION A: (To be completed by applicant)

1. Type of review (check one):
 - Concept Development Plan (includes Utilization of an Underlying Zone in a Planned Development)
 - Change in an Approved Concept Development Plan
 - Long Range Planning Committee Review (as stated in the Houston-Donaldson Study)
 - Long Range Planning Committee Review (as stated in the Union Town Plan)
 - Zone Change Committee Review of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
 - Zoning Administrator Review (as stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
 - Zoning Administrator Review (as stated in the Mall Road District Study)
 - Zoning Administrator Review (as stated in the I-275/Graves Road Interchange Study)

2. Name of Project: Residence Inn By Marriott / Athena Hospitality Group
3. Location of Project: 370 Meijer Drive
4. Total Acreage of Project: 2.38 Acres +/-
5. Current Zoning of Property: O-2/C-2/PD/HDO/CD
6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable):
Lot 10-J Houston Lakes Subdivision 3-14-2008

7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission Yes No
If yes, indicate the name of the study: 2013 Houston-Donaldson Study

8. Proposed Use(s) (specify each use): 5 story 124 sleeping
Proposed 7 story ~~Hotel~~ Hotel w/ ~~rooms~~ Rooms

9. Proposed Building Intensities (specify for each building):
104,321 ~~sq ft~~ sq ft 7 story Hotel

10. Have you submitted a Concept Development Plan: Yes No
11. Are you applying for any of the following (check all that apply):
 Conditional Use Permit Variance
12. Current Owner: KUBER LAXMI LLC / Athena Hospitality Group
Address: 4756 HOUSTON RD
FLORENCE Kentucky 41042
City State Zip Code
Phone Number: 615-214-9089 Fax Number: N/A
Email: devesh@athenahospitalitygroup.com

13. Applicant: Arnold Consulting Engineering Services Inc.

Address: 1136 South Park Drive Suite 201
Bowling Green Kentucky 42103
City State Zip Code
Phone Number: 270-780-9445 Fax Number: 270-780-9873
Email: dwhitley@a-ces.com

14. Are there any existing buildings on the site: Yes No
If yes, indicate how many: N/A
15. 1167 827 2033B
Deed Book Page Number Group Number

16. Have you had a pre-application meeting with the BCPC staff: Yes No

17. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

Prior to construction of improvements, the applicant is recommended to submit copies of the Site Plan to the appropriate organizations/agencies prior to approval by the Boone County Planning Commission.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Boone County Building Department | <input checked="" type="checkbox"/> Local Fire District |
| <input type="checkbox"/> Boone County Public Works Department | <input type="checkbox"/> Local School District |
| <input type="checkbox"/> Boone County Water District | <input type="checkbox"/> Northern Kentucky Health Department |
| <input type="checkbox"/> Cincinnati Bell | <input type="checkbox"/> Owen Cooperative Electric, Inc. |
| <input checked="" type="checkbox"/> Cincinnati/Northern Kentucky International Airport (Kentucky Airport Zoning Commission for height restrictions near the airport) | <input type="checkbox"/> Sanitation District No. 1 |
| <input checked="" type="checkbox"/> Duke Energy | <input type="checkbox"/> USDA NRCS/Boone County Conservation District |
| <input checked="" type="checkbox"/> Florence Public Services Department | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Kentucky Division of Water | |
| <input type="checkbox"/> Kentucky Transportation Cabinet | |

18. Concept Development Plan Jurisdiction/Location (check all that apply):
 Unincorporated Boone Florence Walton Union

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

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

ORIGINAL Property Owner's Signature: Danish Patel
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

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

EXHIBIT

“A”

Request of **Arnold Consulting Engineering Services, Inc. (applicant)** for **Kuber Laxmi, LLC/Athena Hospitality Group (owners)** for a Change in an Approved Concept Development Plan in an Office Two/Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) district for an approximate 2.4 acre area located at 370 Meijer Drive, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan for a hotel.

July 6, 2022

REQUEST

The request is for a Change in an Approved Concept Development Plan to allow a 7-story (90'-8" tall), 104,321 square foot hotel, with 124 guest rooms on the subject lot. The submitted plans show the hotel will share an access point with Duluth Trading, on Meijer Drive, and that a total of 121 parking spaces will be provided on site. Thirteen (13) additional parking spaces will be available on the Duluth Trading site with a shared parking agreement. Hotel amenities include an indoor pool, market, bar, meeting room, fitness center, and outdoor patio with seating. The submitted building elevations show that the building will largely be constructed of three shades of brick.

PERTINENT SITE HISTORY

- 1990 The Boone County Planning Commission approved a Utilization of an Underlying Zone (Concept Development Plan) request for a 101 acre area site, which included the site in question (R-33-90). As part of this request, an office/commercial use was approved on the subject lot.
- 2006 A Change in Concept Development Plan was approved for a 5.8 acre area, which included the site in question (R-06-020). As part of this request, a 33,147 square foot retail center was approved on the subject lot.
- 2006 A plat was approved for the resubdivision of the remainder of Lot 10-C of the Houston Lakes Subdivision. This plat created four lots, Lots 10-G, 10-H, 10-I, and 10-J. The site in question is Lot 10-J.
- 2007 A Change in Concept Development Plan was approved for a 5.8 acre area, which included lots 10-H, 10-I, and 10-J of Houston Lakes Subdivision (R-07-011). As part of this request, Lot 10-H was proposed for a 3-story, 36,000 square foot office building, Lot 10-I was proposed for a 1-story, 9,000 square foot medical/retail building, and Lot 10-J was proposed for a 1-story, 24,000 square foot retail building.
- 2008 A Major Site Plan application was approved allowing the construction of the retail building on the subject site. Construction started (steel was stacked) but the building was never finished. The stacked steel was later taken down.
- 2014 The City of Florence adopts the 2013 Houston – Donaldson Study.
- 2020 The Planning Commission received a copy of a judgement regarding the property. The judgement clarified which part of the subject lot was subject to a private covenant regarding a 20' height limitation. The boundary line is shown on a plat pursuant to Boone County Circuit Court Case 19-CI-00330 and the submitted Concept Development Plan. It should be noted that the Planning Commission does not enforce private covenants.

APPLICABLE REGULATIONS

- A. Section 314 of the Boone County Zoning Regulations states that major amendments to the terms of an approved Zoning Map Amendment, including a Concept Development Plan, that involve substantial or significant changes in the development concept, uses, intensity, supplemental conditions of approval, or other plan elements of substantive effect must be submitted to the Planning Commission and shall conform to the procedure and requirements described in Sections 301-310. Minor amendments to the approved Concept Development Plan that do not involve changes in the development concept, uses, intensity, supplemental conditions of approval, or other plan elements of substantive effect may be approved by the Zoning Administrator.
- B. Section 1514 of the Boone County Zoning Regulations contains the Planned Development (PD) criteria (see attachments). Concept Development Plan proposals in PD zones shall be primarily evaluated these criteria unless a portion of the criteria do not apply.
- C. Section 1517 of the Boone County Zoning Regulations states that the Planning Commission shall require that a Concept Development Plan be submitted for the development or redevelopment of property located in a Planned Development zone. The Concept Development Plan may be filed to the Planning Commission by the owner(s), owner by contract (option) or lessee of property for which the planned development is proposed. If the Concept Development Plan involves a zone change, then the proposal is subject to the criteria in Section 308 as well as the provisions of this article. If the Concept Development Plan does not involve a zone change, or only involves uses that are permitted in the underlying zone (also called a AUtilization of an Underlying Zone Within a Planned Development), then the proposal is subject only to the provisions of this article. The contents of the Concept Development Plan submittal shall include the items listed in Section 303.

SITE CHARACTERISTICS

- A. The 2.3798 acre parcel (Lot 10-J of Houston Lakes Subdivision) is located along the southeast side of Meijer Drive and northwest side of I-71/75. The parcel has 131.04' feet of road frontage on Meijer Drive and 348.54 feet of frontage on I-71-75.
- B. The site is currently undeveloped but does contain a shared access drive, which currently serves Duluth Trading, some light poles, and utility lines (overhead electric and underground gas pipeline) near the rear property boundary. Sidewalks also exist in the Meijer Drive right-of-way.
- C. The topography of the site falls from 928 MSL near the I-71/75 right-of-way (berm area) to 904 MSL along the Meijer Drive frontage. The center of the site is relatively flat. Some deciduous trees and scrubby vegetation exist on top of the berm at the rear of the site.
- D. The site is located within the 55 Day/Night Noise Levels of the Greater Cincinnati/Northern Kentucky International Airport.
- E. Through a Declaration of Easement and Maintenance Agreement, there is an "Easement

Area” that exists on Lots 10-H, 10-I, and 10-J, which is defined as: (1) the undedicated portion of any roadway or street; (2) all parking lots; and (3) utility lines and facilities, sprinkler systems, and signage which shall be devoted to the mutual use and benefit of the Owners. The Agreement specifically states that each Owner does hereby grant to each of the other Owners a perpetual, non-exclusive easement and right-of-way for: (1) ingress/egress for vehicles and pedestrians; and (2) vehicular parking.

ADJACENT LAND USES AND ZONES

Northeast: LaQuinta (O-2/C-2/PD/HDO)

Northwest: Meijer and Hilton Garden Inn - currently under construction (O-2/C-2/PD/HDO)

Southeast: Interstate 71/75, Value Place, Courtyard Marriott, and Days Inn fronting on Cavalier Blvd. (O-2/PD/TRO)

Southwest: Duluth Trading (O-2/C-2/PD/HDO)

RELATIONSHIP TO THE COMPREHENSIVE PLAN

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

B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:

Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).

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).

Development shall utilize existing topography and vegetation (including mature trees) and preserve the existing character of the land (Environment, Objective 7).

Tourism (including agri-tourism and heritage tourism), telecommuting, and virtual employment shall be encouraged as an economic resource while minimizing potential impacts (Economy Goal A, Objective 7).

Boone County shall seek a combination of land uses that balances revenues generated from those uses with the expenditures required to support them (Economy Goal A, Objective 8).

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).

Commercial uses shall be designed and located to coordinate with the surrounding land

uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).

Interstate commercial uses, as well as the freight logistics industry, shall be in close proximity to interstate interchanges for maximum convenience and economy to the traveling public, while minimizing traffic congestion except in the City of Florence where overlay districts exist to promote this type of industry (Economy Goal B, Objective 4).

C. The following Future Land Use Development Guidelines from Our Boone County Plan 2040 relate to the application:

1. Business, commercial, or industrial parks should be designed and developed to allow compatible uses on adjoining tracts to access through them. Such a roadway should be suitable for mixed use development and provide side streets for businesses rather than just serving each individual business directly (Development Layout, Lot Sizes, and Setbacks, pg. 95).
2. 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, pg. 95).
3. 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. The amount of heat absorbed by impervious cover from sun radiation is decreased by landscaping, which reduces energy costs. Landscaping helps purify the air of harmful pollutants, thus reducing health impacts. It also helps reduce the quantity and improve the quality of storm water runoff, including temperature. The use of bioretention islands (water filtering basins) and grass swales should be used where possible in place of raised islands as described in Northern Kentucky's Storm Water Best Management Practices Manual (2012). Native species are often heartier than nursery stock and should be used wherever possible to minimize pesticides and other high impact forms of maintenance. Developments along major roadways in Boone County must include landscaping between the development and the right-of-way in order to promote the aesthetic appearance from the roads and to facilitate the compatibility of differing land uses (Landscaping, pg. 96).
4. 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 (Land Use, Future Land Use Development Guidelines, Design, Signs, and Cultural Resource Preservation, page 97).

D. The following excerpts from Our Boone County Plan 2040 relate to the application:

1. 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. The property along Ted Bushelman Boulevard to Aero Parkway has developed as aviation or logistic industrial and should fill in any remaining properties in the same manner (Land Use, Description and Purpose of Land Use Maps, 14 Florence Commercial, page 125).
2. Commercial development in this section should remain near the arterial roads or close to the interstate. These consumer service and traffic-oriented developments must be contained to specific areas adjacent to the arterial roads and interstate. The coordination of curb cuts and parking lot connections in the already developed areas must occur in order to maintain a reasonable ease of travel along these roads. Undeveloped tracts of commercial land should connect to and coordinate with any adjoining commercial, office, or industrial development in existence. Where no development has yet occurred, provisions for Access Management must be made for future development. This includes the use of frontage roads as well as parking lot connections and shared curb cuts (Land Use, Description and Purpose of Land Use Maps, 14 Florence Commercial, page 126).

RELATIONSHIP TO THE HOUSTON – DONALDSON STUDY

A. The site is located within Subarea Four of the study.

B. The following is an excerpt from the Houston – Donaldson Study:

1. Most of Subarea Four is built out and economically viable. The cluster of office buildings on Meijer Drive are important to the city's and the region's marketing efforts for gaining corporate or corporate support offices. It is recommended that the unfinished retail building be completed and that office space be leased. In the alternative, the unfinished retail building could be razed and developed for office or medical office type uses (pg. 33).

It is recommended that future land use efforts in Subarea Four be focused on redevelopment and that, if and when such development occurs, that it aesthetically fits in with the surrounding land uses.

In summary, the Planning Commission makes the following recommendations for the future of Subarea Four:

- Future development and/or redevelopment in Subarea Four should be of commercial or office type land uses and not of light industrial or residential uses, except for the light industrial area on Spiral Drive.
- Existing office and retail structures on Meijer Drive be either completed or occupied.
- That redevelopment in Subarea Four aesthetically fit in with the existing land uses. (Chapter Three – Land Use Recommendations, Subarea Four, page 33).

C. The Houston-Donaldson Study contains site design, architectural design, and special sign regulations (see attachments).

STAFF COMMENTS

A. The applicant is asking for the following as part of their Planned Development request:

1. The Planned Development building intensity bonus. The standard O-2 code allows a maximum intensity of 30,000 square feet of building per acre of land ($30,000 \times 2.3798 = 71,394$ square feet of building permitted). A Planned Development allows up to a 50% intensity bonus ($45,000 \times 2.3798 = 107,091$ square feet of building permitted). The total building area proposed is 103,679 square feet.
2. A hotel is typically a Conditional Use in the O-2 zone. The applicant is asking for this use as part of their Planned Development.
3. The maximum building height permitted in the O-2 zone is 70'. The proposed hotel is 90'-8".
4. A minimum 12' street frontage buffer along Meijer Drive. The Houston-Donaldson Study requires a 20' wide street frontage buffer.
5. A minimum 5' wide buffer yard behind the building. The Boone County Zoning Regulations require a 10' wide landscaping buffer unless a shared buffer yard agreement is recorded.
6. Special Signage

The Houston-Donaldson Study's Special Sign Regulations allow a freestanding commercial/retail center lot or outlot building to have a building mounted sign on two facades that face a public street or main street development driveway. Each sign can be up to 200 square feet based on the length of the building facades. Code also allows up to 8' tall, 24 square foot monument sign. The base and sides of the monument sign are required to match the dominant construction materials

of the building and have an architectural feature on top (gable, arch, or pediment).

The following signs are shown:

- A 89.14 square foot building mounted sign on the southwest elevation (facing Duluth Trading).
- 128.43 square foot building mounted signs on the northwest and southeast building elevations (facing Meijer Drive and I-71/75).
- An 8' tall, 46.77 square foot monument sign monument sign. The sign does not have an architectural feature and is not shown with a brick base.

B. Staff has the following comments relating to the Planned Development criteria and Houston-Donaldson Study requirements:

Pedestrian Orientation – A sidewalk connection should be provided between the hotel's main entrance and the public sidewalks in the Meijer Drive right-of-way to comply with the Planned Development criteria and Houston-Donaldson Study.

Compatibility of Uses – The overall height of the hotel should be analyzed because it's 7 stories tall (90'-8"). The LaQuinta to the northeast of the site a 4-story building with a decorative tower. The tower is 81'-10" tall. The Hilton Garden Inn that is under construction to the north of the site is 5 stories and 65' to the top of the roof.

Open space – The hotel is shown with an outdoor patio, which includes seating and a fire pit.

Architecture – Staff has the following comments regarding the architecture of the building:

- The proposed hotel is 90'-8" tall and will be constructed predominately with 3 different shades of brick. The amount of brick complies with the Planned Development and Houston-Donaldson Study requirements.
- What is the 10' x 15' building that is proposed immediately to the northwest of the dumpster?
- The final design of the buildings, dumpster, and site furniture will be reviewed through the Houston-Donaldson Study Design Review application process if the Change in Approved Concept Development Plan application is approved.
- Will any rooftop mechanicals be visible on the roof?

Signage – The applicant is seeking some exceptions to the sign code (see Staff Comment A. above).

Transportation Connections and Entry Points – Staff has the following comments:

- The proposed development connects to the Duluth Trading, University of the Cumberlands, and Esporta Fitness parking lots.

- Staff would like the applicant to address if they have had discussion with Duluth Trading about the one-way traffic flow signage on their site?

Conformance with the Comprehensive Plan – See the applicable section of the Staff Report.

Preservation of Existing Site Features - Staff would like the applicant to address if any portion of the berm and deciduous tree line that exits along the rear property line will be retained.

Landscaping – Staff has the following comments regarding landscaping:

- Substantial landscaping is supposed to be provided within a Planned Development.
- A preliminary landscaping plan was not submitted and this standard cannot be fully evaluated.
- The submitted plans show that 24.58% of the site will be in the form of green space. This exceeds the 22% green space requirement of the Houston-Donaldson Study.
- The Meijer Drive street frontage buffer area is proposed to be reduced from 20' in width to a minimum of 12' in width. The 12' minimum buffer width does not comply with the 2007 conditions.
- Most of the southeast property line will not be buffered because it contains a shared driveway.
- The buffer yard along the north property line is proposed to be reduced to a minimum of 5' in width so a sidewalk can be constructed behind the hotel. Is any landscaping proposed in this area?
- There are overhead utilities and a gas pipeline near the rear property line which will make installing a landscape buffer a challenge. Has the applicant had any discussions with the utility companies to determine what landscaping they will allow in these easements?

Signage –

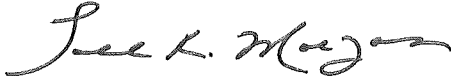
The architectural plans show that eleven signs (excluding window vinyls) are proposed on the east and west sides of the building. Code allows a maximum of three sign areas on these facades. Exceptions could be permitted through this application process.

- C. Staff sent out an Agency Memo to the City of Florence, Florence Fire Department, Kenton County Airport Board, and Boone County Building Department to make them aware of the request. All comments received back have been attached to the Staff Report.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and Florence City Council in terms of Articles 3 and 15 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area.

Respectfully submitted,



Todd K. Morgan, AICP
Senior Planner

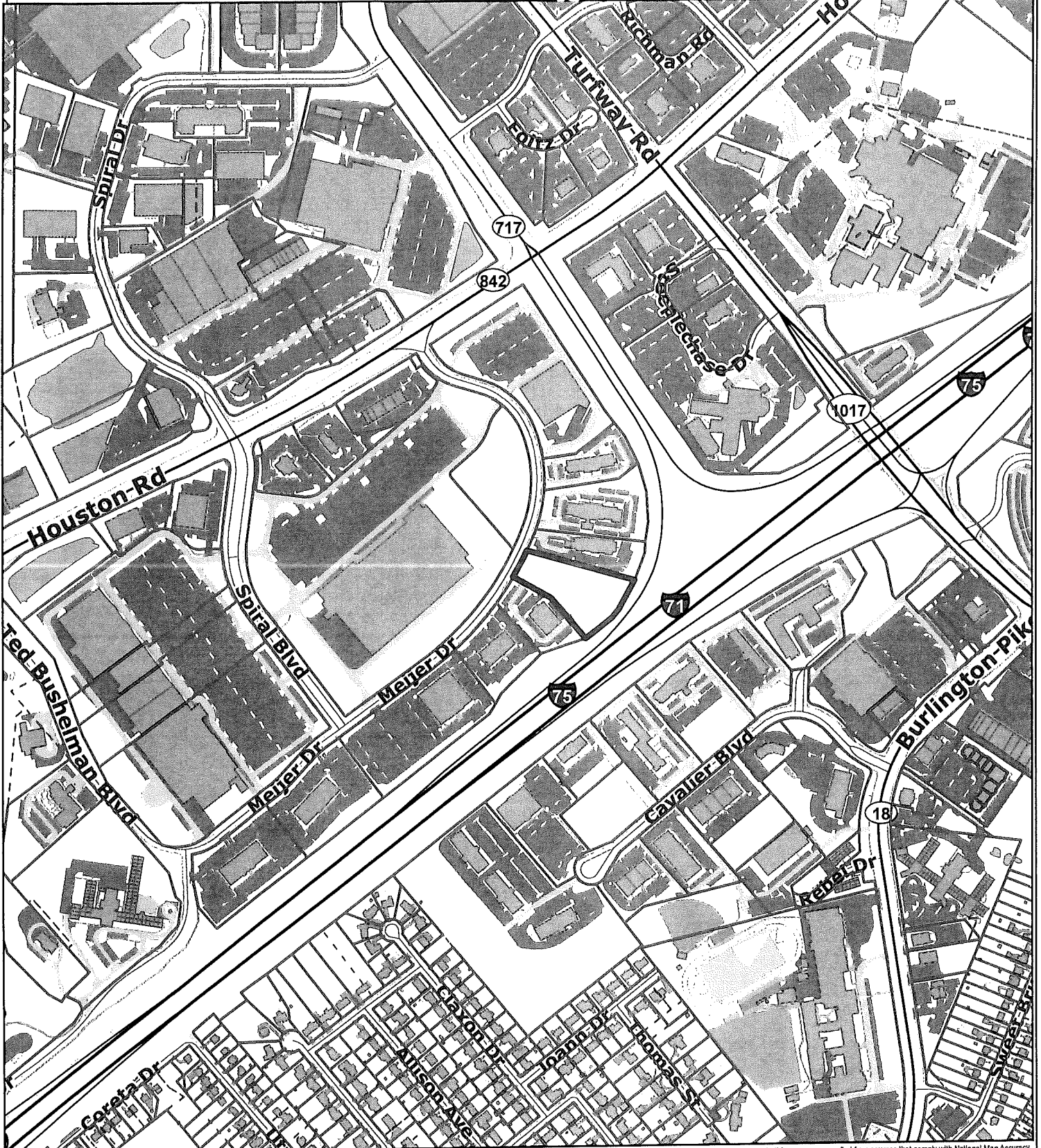
TKM/ss

Attachments:

- *Site Vicinity Map
- *2022 Concept Development Plans
- *Zoning Map
- *2040 Future Land Use Map
- *2011 Noise Contours
- *Topographical Map
- *2022 Aerial Map
- *Planned Development Standards
- *Development Design and Signage Requirements from Houston-Donaldson Study
- *2007 Approved Concept Development Plan, Conditions, and Ordinance
- *2020 Plat Pursuant to Order of Judgement (Boone County Circuit Court Case 19-CI-00330)
- *6/3/22 Email from Jerry Noran, Boone County Building Department
- *6/6/22 Email from Paul Hegedus, Kenton County Airport Board
- *6/13/22 Email from Randy Childress, Florence Fire
- *Application

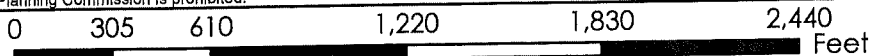
SITE VICINITY MAP

www.boonecountygis.com



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1 inch = 600 feet

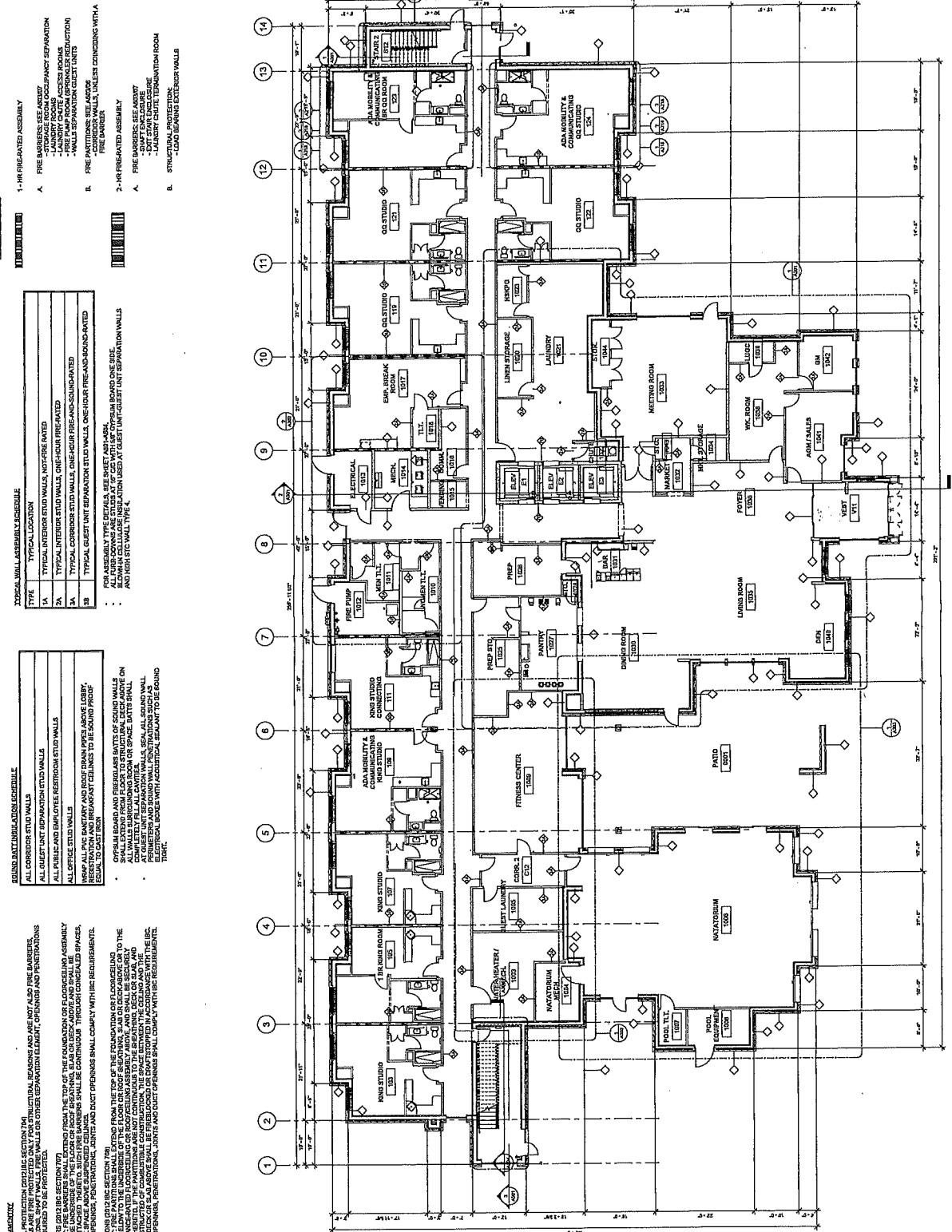
Boone County GIS - Putting Northern Kentucky on the Map



Residence Inn By Marriott, Florence, KY

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MAYO ARCHITECTURE
1015 SHELBYVILLE DR., ANCHERSBURG, TN 37015
Tel: 615.882.5501 • Fax: 615.882.5502 • www.mayoarchitecture.com

PROJECT NO.	1015
DATE	10/15/10
SCALE	AS SHOWN
PROJECT NAME	RESIDENCE INN BY MARRIOTT
PROJECT NUMBER	A101
DATE	10/15/10
SCALE	AS SHOWN
PROJECT NAME	RESIDENCE INN BY MARRIOTT



2012 IBC CODE COMPLIANCE

A. STRUCTURAL PROTECTION (2012 IBC SECTION 703)
- WHEN WALLS ARE PART OF THE STRUCTURE, THE WALL SHALL BE PROTECTED FROM COLLAPSE BY THE BARRIERS.
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B. FIRE BARRIERS (2012 IBC SECTION 703)
- FIRE BARRIERS SHALL BE PROVIDED TO SEPARATE ROOMS OR AREAS.
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C. FIRE PARTITIONS (2012 IBC SECTION 703)
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ROUND TABLE ASSEMBLY SCHEDULE

TYPE	TYPICAL LOCATION
1A	TYPICAL INTERIOR STUD WALLS, NOT FIRE RATED
2A	TYPICAL INTERIOR STUD WALLS, ONE-HOUR FIRE-RATED
2B	TYPICAL CORRIDOR STUD WALLS, ONE-HOUR FIRE-RATED
3B	TYPICAL GUEST UNIT SEPARATION STUD WALLS, ONE-HOUR FIRE-AND-SOUND-RATED

ALL CORRIDOR STUD WALLS SHALL BE PROVIDED WITH A MINIMUM OF ONE HOUR OF FIRE RESISTANCE.
ALL GUEST UNIT SEPARATION STUD WALLS SHALL BE PROVIDED WITH A MINIMUM OF ONE HOUR OF FIRE RESISTANCE AND SOUND RATED.
ALL PUBLIC AND EMPLOYEE RESTROOM STUD WALLS SHALL BE PROVIDED WITH A MINIMUM OF ONE HOUR OF FIRE RESISTANCE.
ALL OFFICE STUD WALLS SHALL BE PROVIDED WITH A MINIMUM OF ONE HOUR OF FIRE RESISTANCE.
MEET ALL FIRE BARRIERS AND BARRIERS SHALL BE PROVIDED ABOVE LIBRARY, RECEPTION, AND EMPLOYEE RESTROOMS.
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INN CODE:
ATHENA HOSPITALITY GROUP

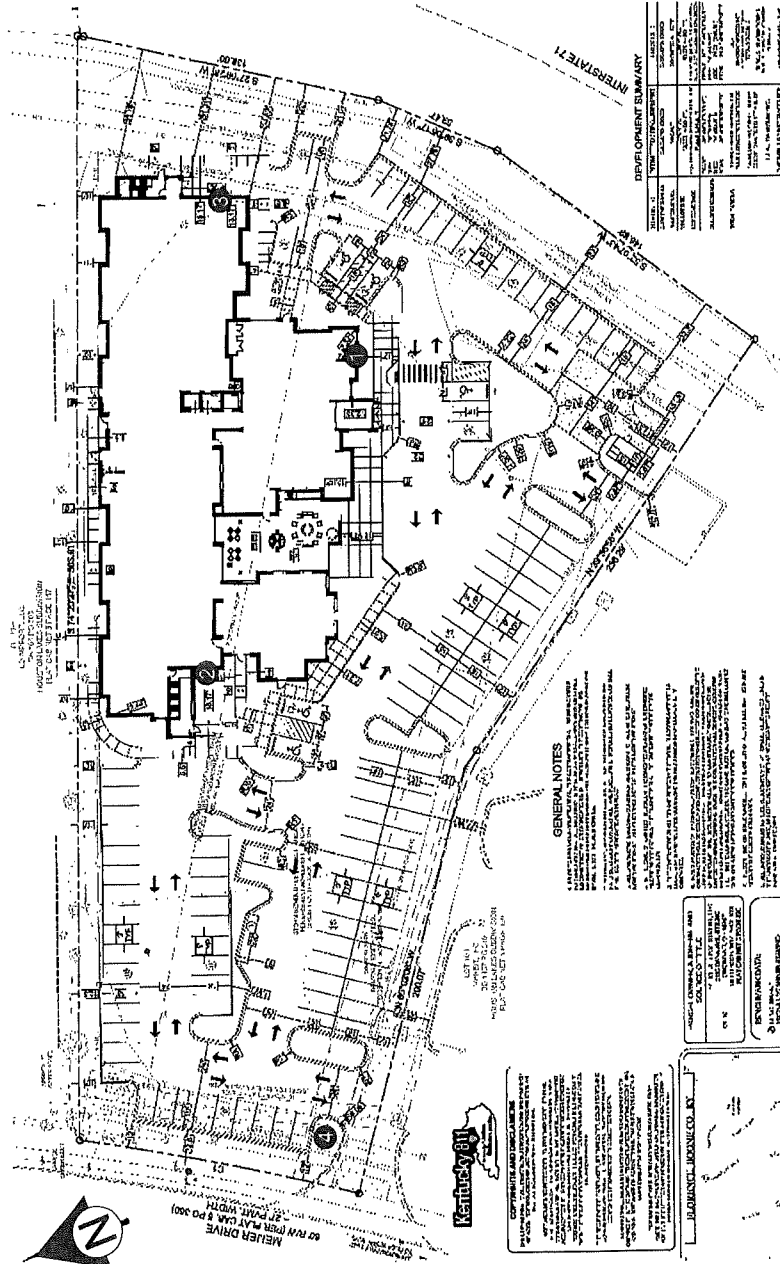
RESIDENCE INN
7821 COMMERCE DRIVE
FLORENCE, KY 41042

EXISTING SIGNS:

- ① 30" CHANNEL LETTERS
- ② 36" CHANNEL LETTERS
- ③ 36" CHANNEL LETTERS
- ④ NO EXISTING

PROPOSED SIGNS:

- ① 30" CHANNEL LETTERS
- ② 36" CHANNEL LETTERS
- ③ 36" CHANNEL LETTERS
- ④ 4'-0" X 11'-8 5/16" MONUMENT AT 8' OAH



APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL _____ Date _____

persona
SIGNS | LIGHTING | IMAGE
Persona Signs, LLC
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

Customer: **RESIDENCE INN**
Location: **FLORENCE, KY**

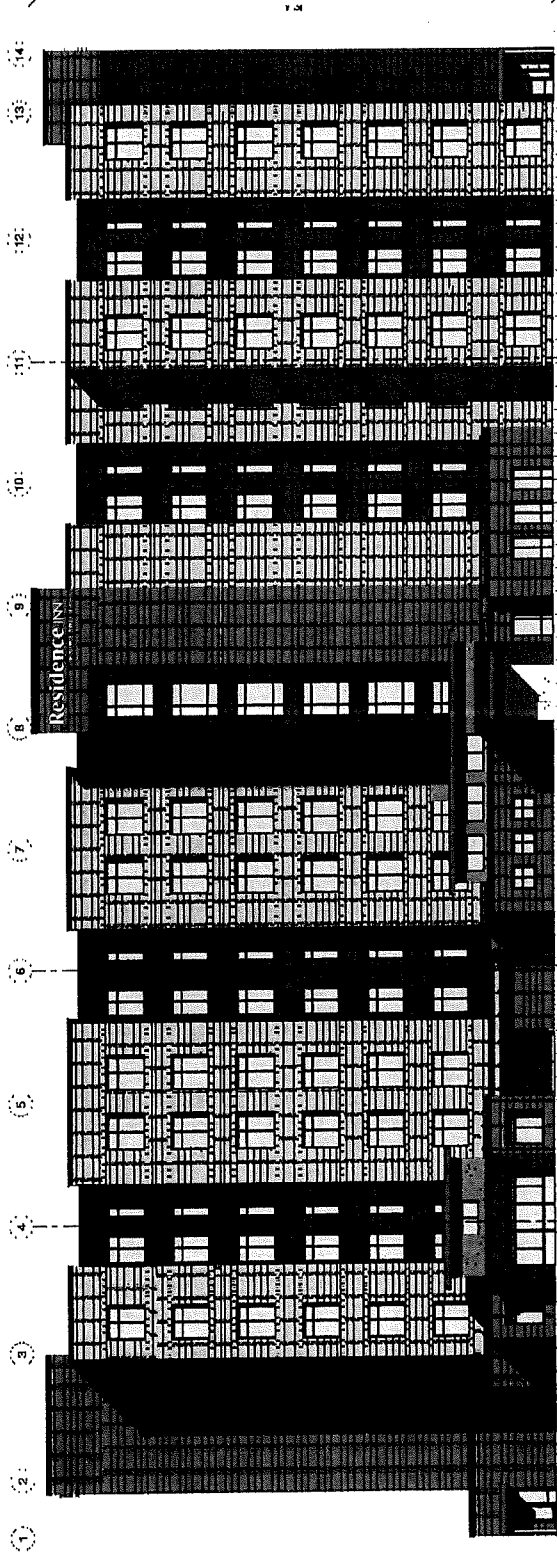
Date: **4/21/22**
Prepared By: **JR/TT**

File Name: **295072 - R2 - FLORENCE, KY**
Eng: _____

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS. -
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION

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



21'-0 15/16"

4'-2 3/4" 30"
Residence Inn

9 9/16" BY MARRIOTT
9'-9 3/4"

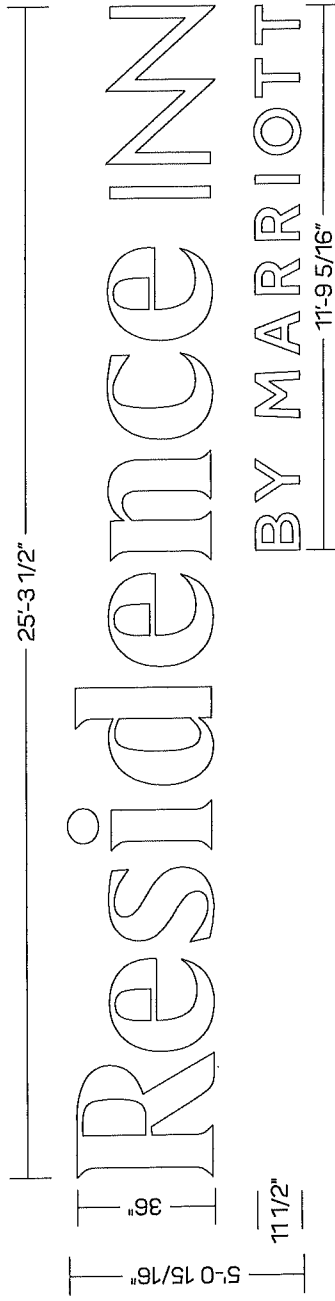
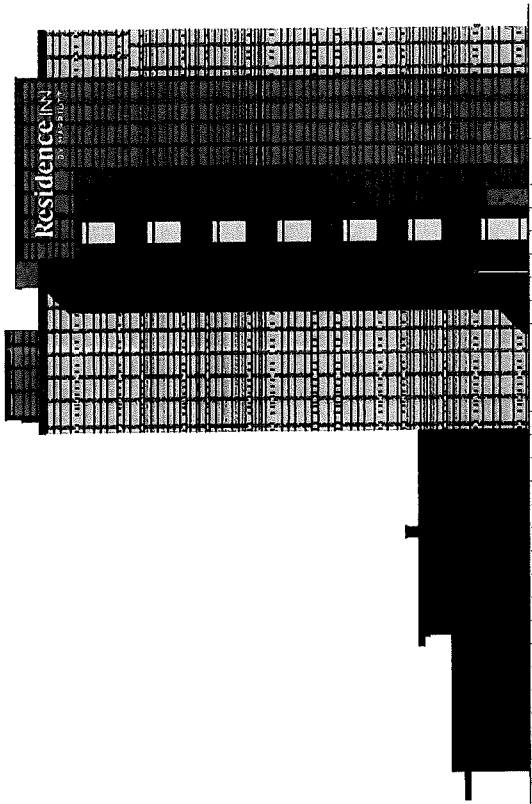
GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"

APPROVAL BOX - PLEASE INITIAL	
CUSTOMER APPROVAL	Date

Customer:	RESIDENCE INN	Date:	06/09/22	Prepared By:	JR/PG	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>
Location:	FLORENCE, KY	File Name:	295072 - R2 - FLORENCE, KY	Eng:	-	Persona Signs, LLC 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 - www.personasigns.com

CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS.
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION

RIGHT ELEVATION
SCALE: 1/32" = 1'-0"

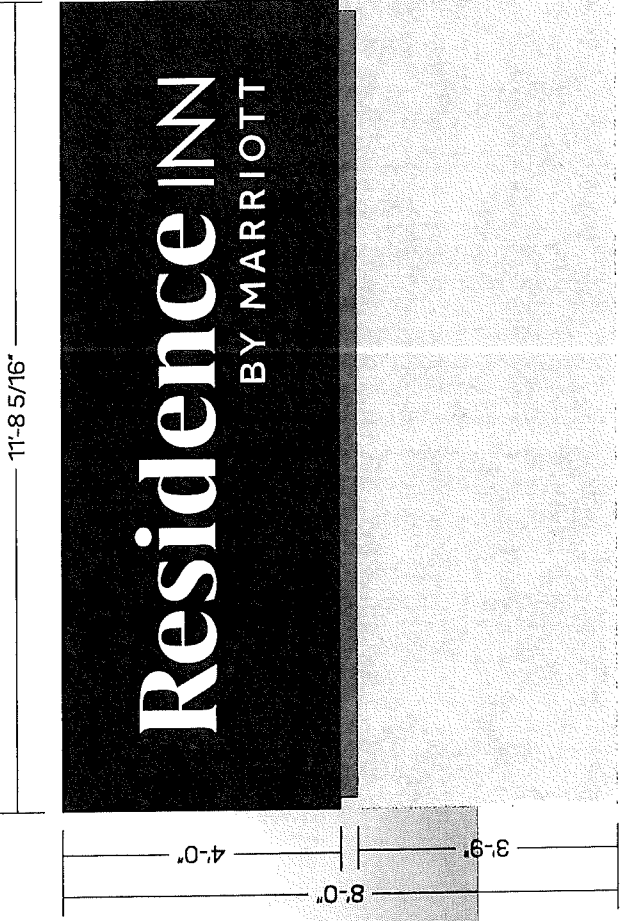


GRAPHIC DETAIL
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APPROVAL BOX - PLEASE INITIAL	
CUSTOMER APPROVAL	Date

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Location:	FLORENCE, KY	File Name:	295072 - R2 - FLORENCE, KY	Eng:	-	Persona Signs, LLC 700 21st Street, Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 - www.personasigns.com

persōna
SIGNS | LIGHTING | IMAGE



SIGN IS DUAL SIDED
 GRAPHIC DETAIL
 SCALE: 3/8" = 1'-0"

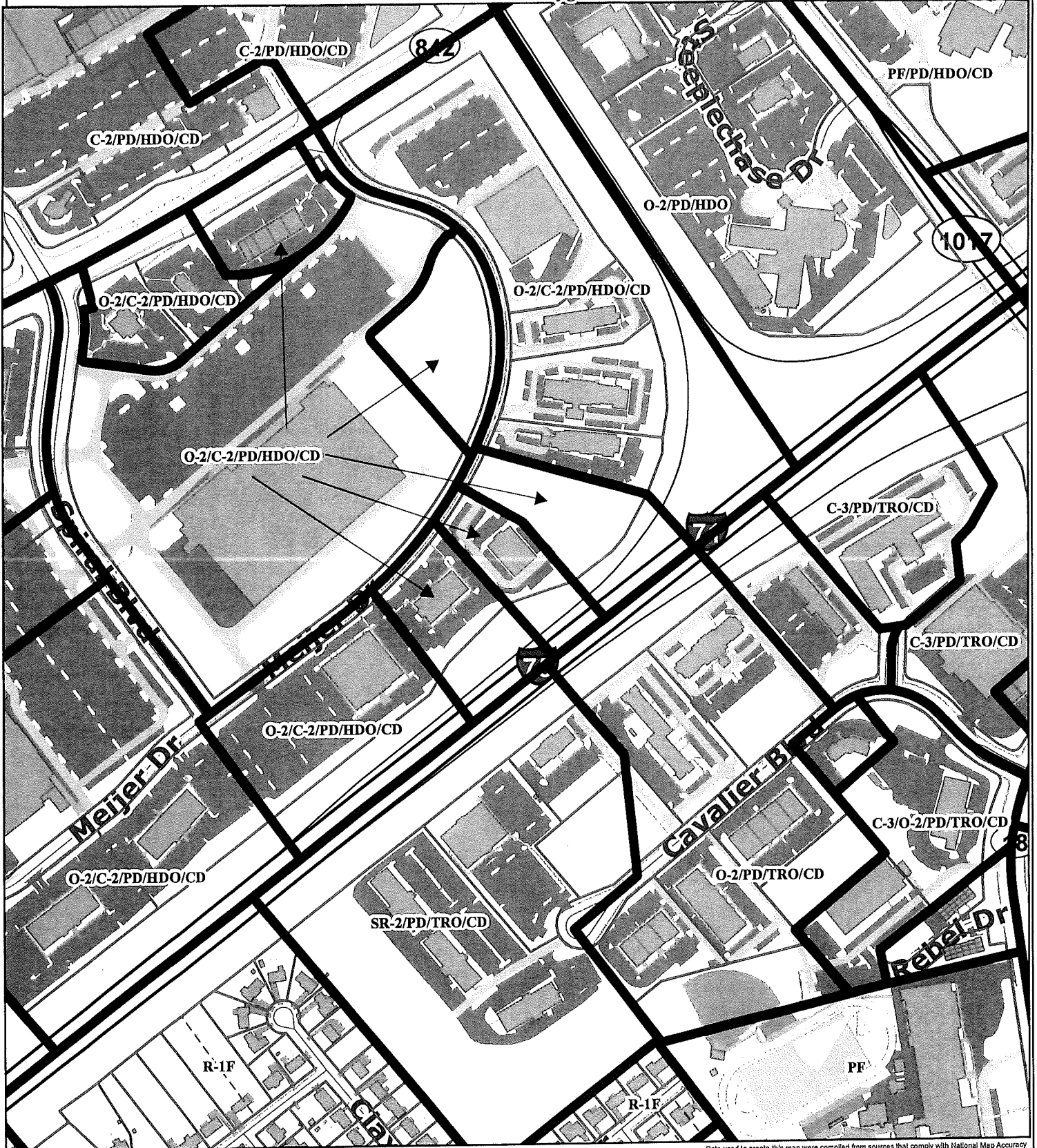
APPROVAL BOX - PLEASE INITIAL	
CUSTOMER APPROVAL	Date

Customer:	RESIDENCE INN	Date:	4/20/22	Prepared By:	JR	NOTE: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
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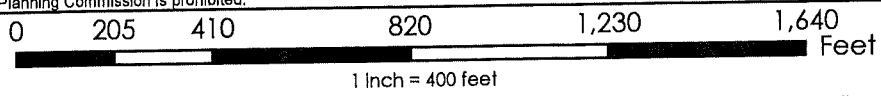
ZONING MAP

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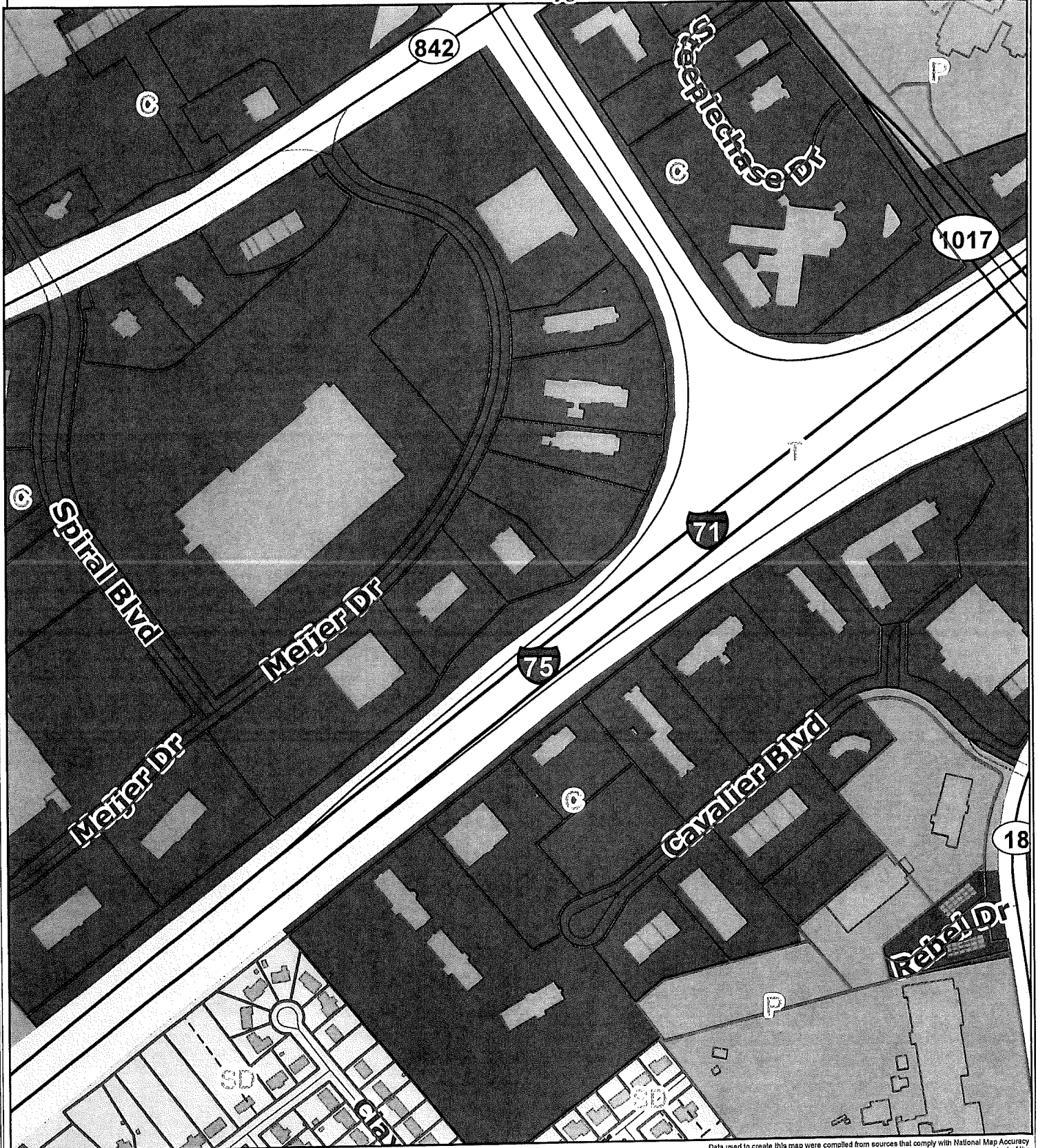
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: xx/xx/2020

ArcMap Document *.mxd

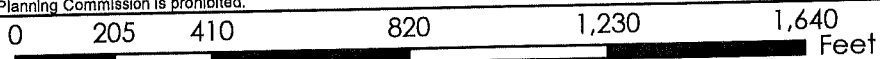
2040 FUTURE LAND USE MAP

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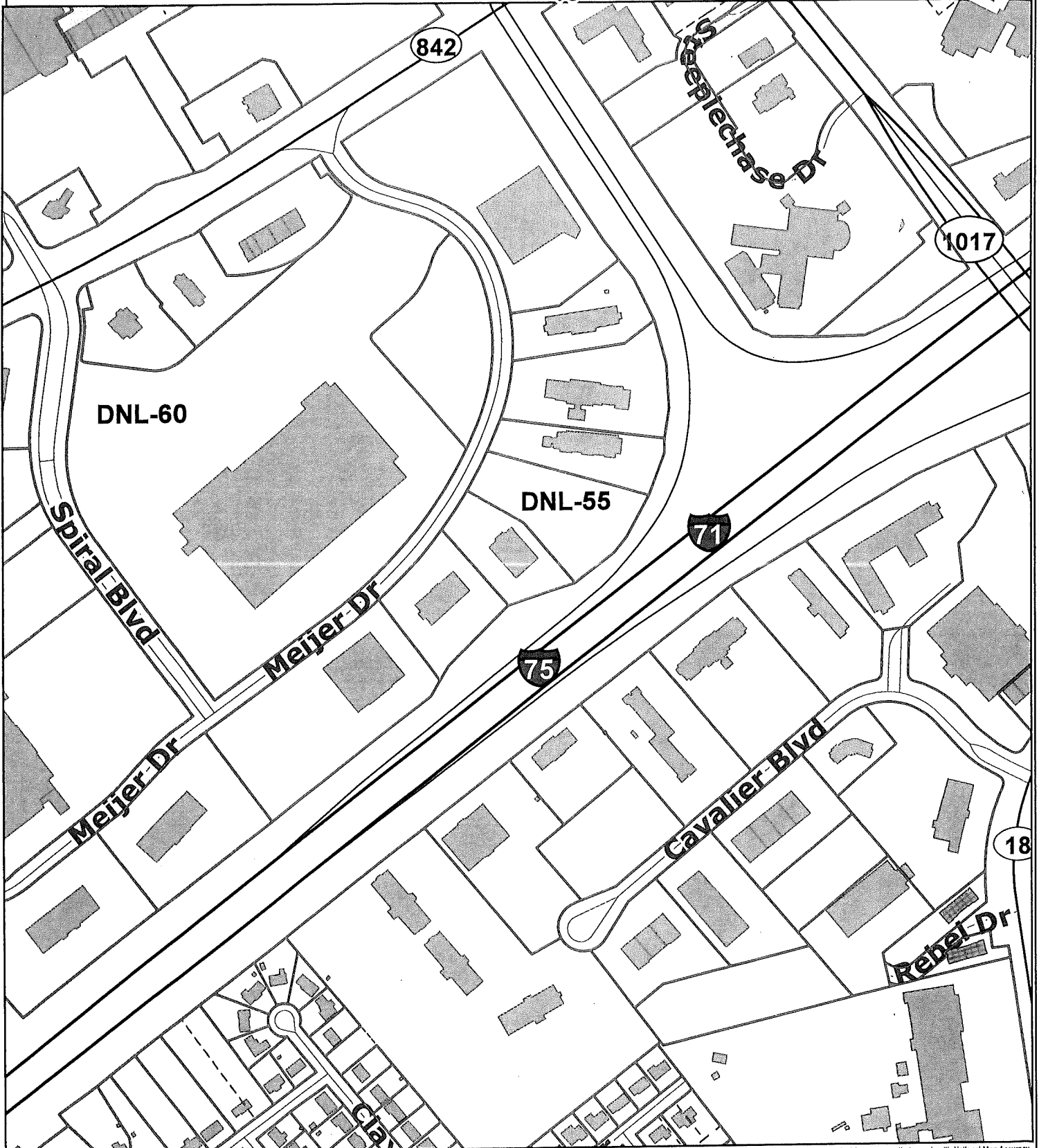


Map Created: 10/06/2020

Map File: Future Land Use 2040.mxd
ArcMap Document: *.mxd

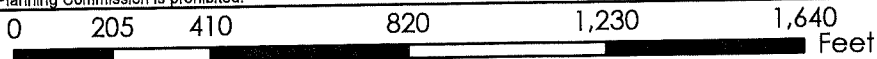
2011 NOISE CONTOURS

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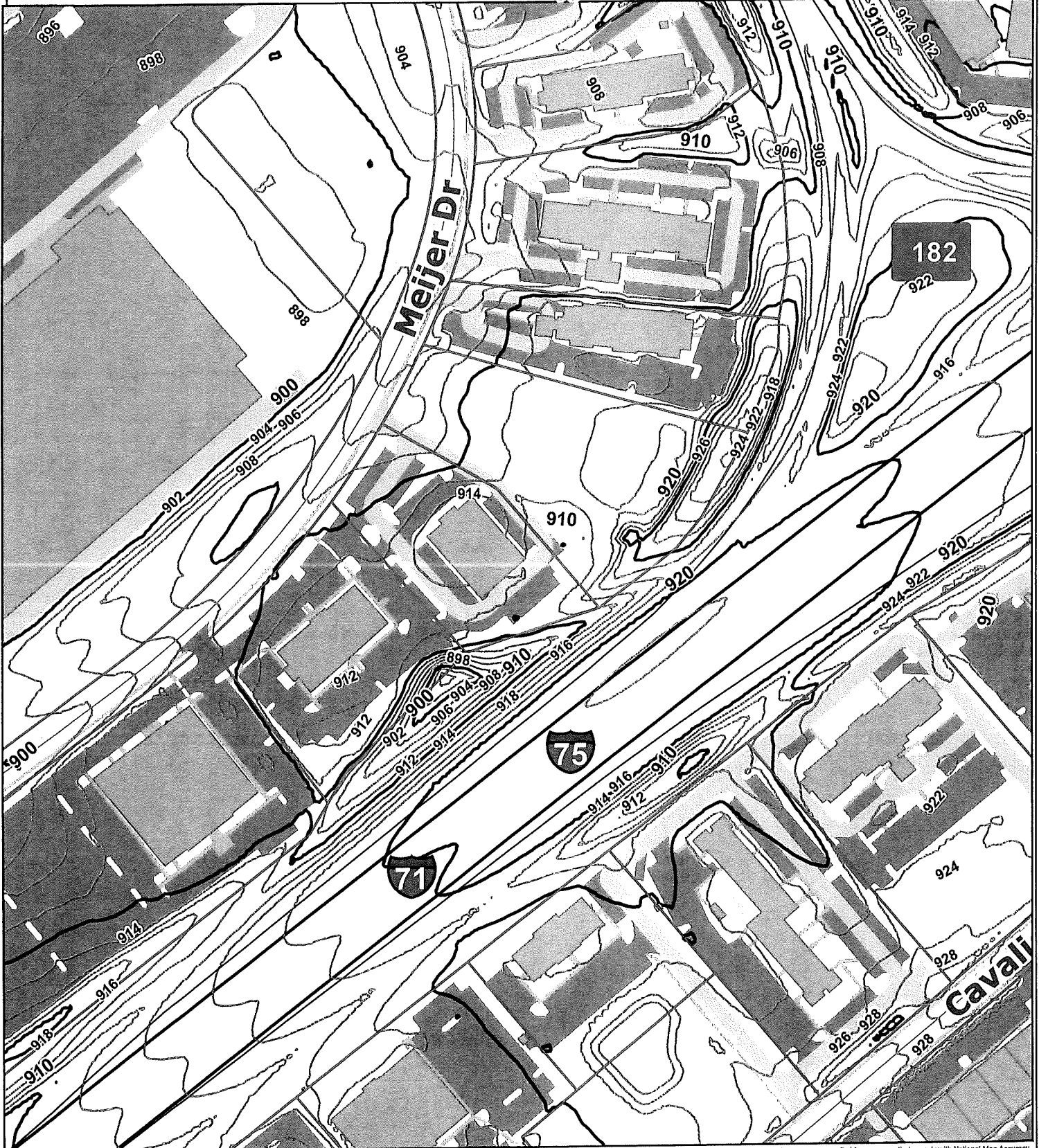


Boone County GIS - Putting Northern Kentucky on the Map



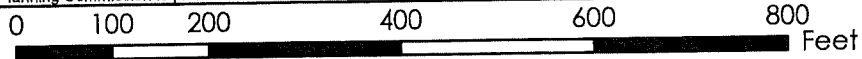
TOPOGRAPHICAL MAP

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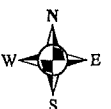
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1 Inch = 200 feet



Boone County GIS - Putting Northern Kentucky on the Map



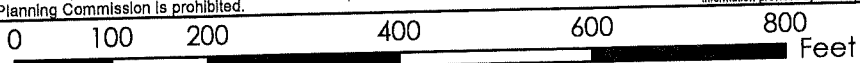
2022 AERIAL MAP

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1 Inch = 200 feet



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With File & Catalogue Paths 3/28/2020
ArcMap Document: *.mxd

Map Created: x/hou/2020



BOONE COUNTY ZONING REGULATIONS

ARTICLE 15 PLANNED DEVELOPMENT DISTRICT (PD)

SECTION 1514 Planned Development Criteria

Concept Development Plan proposals in a Planned Development shall be primarily evaluated against the criteria listed below. The Concept Development Plan shall fulfill the following criteria unless a portion of the criteria do not apply or relate, in whole or part, to a specific proposal. The examples listed in this section are for illustrative purposes. Specific solutions used to fulfill these criteria are contingent upon the size, scale, site conditions, design, uses and impacts of a proposed development.

1. **Mixed Use Development and Pedestrian Orientation:** Planned Developments shall generally have a mixed use orientation (combination of differing types of residential, commercial, public or civic, and/or industrial uses) both within the development itself and relative to the relationship between the proposed planned development and adjacent sites. The additional intensity allowed in a Planned Development by SECTION 1500 shall only be permitted when a true mixed use and/or an amenity - oriented development with community and recreation facilities as described in this standard is provided.

In general, planned developments shall have a pedestrian orientation, where it is possible to live, work, shop, and play in the same immediate vicinity without a required dependence on the automobile. This may be accomplished through the use of comprehensive pedestrian circulation networks including multipurpose paths and walks along main routes and open spaces such as stream corridors, between major destinations within the development and adjoining areas, secondary walk connections to the multi-purpose paths, the creation of a designed pedestrian environment including street trees in addition to other required landscaping, decorative street lights and other street furniture, and seating areas, and the use of integral curb walks where appropriate along streets. Disruptions in major paths due to street and drive intersections shall be minimal. Additionally in commercial areas, pedestrian orientation can be accomplished by placing buildings in close proximity to the street with parking areas to the side and rear of buildings, mixing uses within the same multi-story buildings, building entrances directly facing streets with reduced setbacks, architectural design which employs display windows, projecting signs, and awnings at street level, and designed outdoor seating and gathering spaces at the street level. Each development proposal must demonstrate in detail how the project will be made walkable throughout.

2. **Compatibility of Uses:** Measures shall be taken to assure compatibility of land uses within a planned development itself and adjacent sites. Such measures may include the provisions of buffer zones, common open space areas and landscape features, transitional land uses, or a mixed-use development in which no specific type of land use is dominant. When applicable, the design methods recommended in the "Development Layout, Lot Sizes, and Setbacks" section of the Comprehensive Plan's Land Use Element shall be employed. Compatibility measures/mitigation measures shall exceed the usual minimum standards of this order when needed to address impacts of the proposed development.
3. **Open Space:** Useable open space(s), in an amount over and above setback and buffer yard areas and open areas required by the underlying zone, shall be provided. These spaces may be provided in the form of parks, plazas, arcades, commons, trails, sports courts or other athletic and recreational areas, outdoor areas for the display of sculptural elements, etc. Land reservations for community facilities may be considered in lieu of useable open space. The use of single loaded streets to provide multi-purpose paths, park areas, or to protect stream corridors,



- may be proposed for this purpose. Open Space areas are encouraged to have street frontage and visibility. Any site proposed to be publically dedicated or donated for park or open space purposes shall comply with the appropriate legislative body's requirements for acceptance of such dedications or donations.
4. **Multi-Modal Transportation System:** Planned developments shall incorporate multi-modal transportation elements through the development, depending on the foreseeable needs of future residents and users of the site, and the relationship of the project site to the community at large. Such multi-modal elements may include provisions for mass transit stops or stations, car pooling lots, pedestrian and bicycle paths and lanes, bicycle parking areas, etc. Multi-modal facilities are encouraged to be combined with the pedestrian systems and open spaces described in Sections 1 and 3.
 5. **Preservation of Existing Site Features:** Existing topography, significant tree cover, tree lines along property lines, cemeteries, and water courses and water bodies shall be largely preserved and incorporated into the project design, where appropriate and consistent with the remainder of this article. The retention of such features may also fulfill portions of the requirements in Section 3 "Open Space" and Section 6 "Landscaping."
 6. **Landscaping:** Substantial landscaping shall be provided in a planned development with emphasis given to street scape areas, buffer zones, and the provision of significant landscaping (in terms of size of landscape areas, and quantity and quality of landscape materials) within the developed portions of the site. The use of landscape design guidelines is required for multi-phased projects. The retention of existing healthy, substantial trees should occur wherever possible. Properly designed street tree plantings may be permitted to fulfill some landscaping requirements as part of an overall amenity package.
 7. **Architecture:** Sites which are subject to architectural requirements through adopted overlay districts or land use studies shall follow said requirements. For all other sites, a consistent architectural theme shall be provided in planned developments. The theme shall largely use traditional, regionally influenced architectural forms and elements and shall allow variations within it. Traditional styles such as Georgian, Federal, I-House, Cape Cod, Craftsman, Tudor, Queen Anne, Italianate, early 20th century commercial structures, and local farm structures may be used as models. Contemporary or transitional styles of comparable quality may also be considered. The architectural theme shall also relate to existing structures on the project site and adjacent sites, especially if such existing structures are historic.
 8. For attached or multi-family residential developments and commercial or office developments, the predominant building materials shall have a solid appearance, such as could be achieved with brick, stone, and architectural grade cast concrete products designed to replicate natural materials. Roof designs shall have a finished appearance through the use of three dimensional pitched roof forms with architectural grade roofing and/or the use of defined parapets with cornice lines. Long building facades and roof planes shall be interrupted through the use of three dimensional jogs in the building footprint and secondary roof forms such as hips, dormers, and gables. Such buildings shall include architectural detailing for cosmetic enhancement, largely use natural colors, and use a consistent design treatment on all facades. The use of architectural guidelines or building prototypes is required for all multi-phased projects. Developments should be mixed-use in character with multi-level buildings where commercial services are proposed. Walkability must be planned for when locating commercial and residential uses in proximity to each other. Office and residential uses are strongly advocated above commercial uses in business districts to decrease dependence on the automobile.
 9. **Historic and Prehistoric Features:** Historic and prehistoric features on the project site shall be retained, utilized, and incorporated into the overall project design if physically and economically feasible.
 10. **Signage:** A consistent signage theme shall be provided within a planned development. Building mounted signs shall be the predominate signage on the project site. Freestanding signs shall be monument style and of a limited size and height. Signage shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors. The use of signage design guidelines is required for multi-phased projects.



11. Transportation Connections and Entry Points: The provision of transportation connections (street connections, pedestrian paths, multi-purpose trails, sidewalks, and bicycle facilities) shall be provided in all planned development unless physically unfeasible or unsafe. This shall include connections to adjoining properties and developments, and inter-connectivity within the development itself, and contain minimal use of cul-de-sacs or other dead-end types of streets only when necessary. Transportation connections shall account for the County's adopted Transportation Plan and any adopted bikeway and/or pedestrian plans. In addition, the various entry points (streets, paths, etc.) into a planned development shall be marked or otherwise defined through the use of landscaping, low-key signage on retaining walls, architectural or sculptural elements, archways, markers, etc. Any structures used to demarcate entry points shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors.

Conformance with Comprehensive Plan: All planned developments shall conform to the provisions of the adopted Comprehensive Plan and take into account the limitations of existing or planned infrastructure.

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

A Planned Development and its uses, buildings or structures shall be minimally subject to the supplemental performance and development standards of this order, unless superseded by any special requirements, conditions, variances or other particulars imposed by the Planning Commission during the concept or preliminary application and hearing phases described in this article. Such special conditions may include provisions governing, common open space, lands or facilities, disposition of open land, infrastructure provisions including any physical design and/or any other requirement found to be necessary, appropriate or desirable for the purposes of this district.

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

Chapter Five – Development Design and Signage Requirements

This chapter outlines the Site Design and Architectural Design Review requirements which apply to all buildings and sites in the Houston – Donaldson Study Area. These requirements are primarily aesthetic in nature and are intended to create and maintain substantive, high quality developments which are adaptable over time and conducive to a regional, automobile oriented multi-use activity center in accordance with the Study's objectives. If the proposed improvements are not subject to public view from a public street or adjoining property, the Zoning Administrator may determine that the Design Review procedure is not required.

Compliance with the Site Design requirements shall be determined through the applicable Site Plan process as required by Article 30 of the Boone County Zoning Regulations. Compliance with the Architectural Design Review requirements shall be determined through the Design Review process that is described later in this chapter. The Site Plan and Design Review applications shall be submitted concurrently. Seven (7) sets of full size architectural elevations, one (1) letter or legal size set of architectural elevations and color rendering, material samples or product literature, and sufficient design details which demonstrate compliance with these requirements shall be submitted as part of the Design Review application. Architectural plans shall be stamped or sealed by a registered architect licensed by the Commonwealth of Kentucky.

For additions or exterior modifications to existing buildings, the Architectural Design Review requirements shall be followed to the extent that they will produce a cohesive overall design in which the new improvements and original structure are compatible with one another when viewed from public vantage points. If compatibility between the new improvements and original structure is not feasible based on these requirements, retrofit design concepts prepared by KZF Design may be used. These design concepts are available at the Planning Commission office.

The requirements in this chapter supersede the normal requirements of the Boone County Zoning Regulations. When specific standards or requirements are not outlined in this document, the normal requirements of the zoning regulations shall apply. Exceptions or modifications to either the Site Design or Architectural Design Review requirements, and flexibility in development standards, may be granted by the Planning Commission through the Design Review procedure upon finding that the proposal will create an equivalent or superior solution to the requirement in question, or is necessary to better meet the recommendations, requirements, intent, goals, and objectives in the Study document as a whole, and the proposal does not diminish the design character which would otherwise be created by the normal requirement.

Site Design Requirements

1) Site Arrangement: Improvements shall be arranged on a site so that:

- A. Large blank walls are not directly visible along street frontages or areas frequented by the public.
- B. No more than 60 percent of the parking and vehicular areas for outlot type developments shall be placed in a front yard or corner side road
- C. A minimum 20 foot wide landscaped area is provided between the right-of-way and on-site improvements. For sites with multiple street frontages, the landscape area width may be

reduced to 10 feet for secondary frontages along local or subcollector roadways. Such approval shall be granted through the Design Review process

- 2) Landscape/Green Space Area: Landscaping shall be provided in accordance with Article 36 "Landscaping" of the zoning regulations. Additionally, a minimum of 22 percent of the overall site area shall be devoted to landscaping as permanent green space. The computation of this green space ratio can include areas such as landscaped parking lot islands and peninsulas, landscape areas along street frontages and building frontages, buffer yards, water features and sculptural elements, and storm management facilities which are integrally designed as part of the landscape. Storm water management facilities that are placed in front yards or corner side yards must be designed as an integral, visual part of the site's landscape.
- 3) I-71/75 Streetscape: The pavement surface of any parking or vehicular area which adjoins the I-71/75 right-of-way shall be at least 3 feet lower than the highest point in the adjoining right-of-way or on-site landscaped area adjoining the right-of-way; this shall be accomplished by either depressing the grade of the vehicular area or by constructing berming as part of the required landscaping. Any right-of-way fencing along the I-71/75 right-of-way shall be a white post and rail type fence.
- 4) Pedestrian Facilities: Each development or land use within the Study Area shall provide pedestrian sidewalk connections to other developments, recreation and public or civic facilities, and public open space areas, if appropriate. These connections are in addition to sidewalk connections between the building, parking, and street normally required by Article 33 of the zoning regulations. Comprehensive pathway/sidewalk systems which logically connect destinations shall be provided in multi-lot developments. Access easements shall be of a paved surface and shall not use gravel.

Outdoor spaces with fixed seating, landscaping, and other pedestrian oriented improvements shall be provided at a main building entrance for multi-tenant and multi-building retail and office developments, and other major developments with a high volume of pedestrians such as public facilities. These outdoor spaces shall be surfaced with decorative pavers or concrete treated to appear as unit pavers. Crosswalks on public and private roadways within planned development should also have a tactile, decorative surface such as cast in place units made to look like unit pavers or concrete treated to appear as such.

- 5) Site Furniture: Site furniture includes items such as benches/seating and outdoor tables, light fixtures and masts, waste receptacles, bollards, railings around outdoor seating areas, and street/regulatory signage. There are no proprietary specifications or requirements for site furniture, or prototypes which must be followed. Rather, site furniture must be architectural grade and the various items selected for any given site must visually correlate to one another as components of an overall design system. Also, site furniture must use neutral or dark colors, and shall not use wood or wood products.
- 6) Underground Utilities: All utility lines shall be placed underground. Existing overhead utility lines shall be placed underground when a site develops or redevelops.

Design Review Process

Complete Design Review applications shall initially be reviewed by the Boone County Planning Commission's staff, who will then report their findings and conclusions to the appropriate committee of the Planning Commission. The Committee shall evaluate the proposal and Staff input, and then formulate a recommendation on the application to the full Boone County Planning Commission. Upon consideration of the Committee's recommendation, the full Planning Commission shall vote to approve, approve with conditions, or deny the application at a regularly scheduled Business Meeting. The Planning Commission's decision shall be based upon the requirements stated in this section, and any applicable conditions of approval from previous Zoning Map Amendment, Concept Development Plan, or Board of Adjustment applications for which compliance is to be determined through the Design Review process.

Complete Design Review applications must be received at least fourteen (14) days in advance of a Planning Commission Business Meeting in order to be considered at said meeting. Final action on Design Review applications shall occur within sixty (60) days of submission to the Planning Commission's office. An approval of a Design Review application shall be valid for two (2) years.

Architectural Design Review Requirements

- 1) **Previously Approved Design Standards**: Sites which are subject to Design Review type standards, requirements or conditions from a prior zoning approval such as a Zoning Map Amendment, Concept Development Plan, or Board of Adjustment application shall be evaluated for compliance with said standards, requirements, or conditions
- 2) **Relationship to Neighboring Structures**: 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.
- 3) **Architectural Style**: Developments with multiple uses, owners, and/or tenants are encouraged to use architectural designs from a single recognized academic style.
- 4) **Massing and Proportions**: The overall three dimensional envelope of the building shall be proportionate in terms of length, width, and height. Individual components on building facades, such as windows, doors, projections, placement of design details, and changes in footprint, rooflines and forms, materials, and colors, shall also be proportionate to one another and balanced on the overall structure. Three dimensional relief may be added with the provision of projections such as covered walkways/arcades, canopies, and simple fabric awnings, and/or by providing jogs or breaks in the building footprint.

For large scale structures such as anchor style retail buildings, parking structures, and civic/institutional buildings, the amount of detailing and fenestration will need to be adjusted to match the scale and function of the building. The exterior walls of larger office/commercial buildings can be designed to appear as a collection of multiple zero lot line buildings or tenants.

- 5) **Facade Composition and Detailing**: Facades shall be designed to have a defined base, mid section, and top or cap. This can be accomplished by differentiating the material, finish, and/or color of the lower portion of the exterior wall along the foundation (or entire ground floor for multi-story

buildings) from the upper portion of the wall. Additionally for multi-story buildings, a change in the fenestration pattern between the ground floor and the upper floors can be employed. The top or cap effect should be created through the provision of a three dimensional detail(s) which breaks or jogs the wall plane from the roof such as a defined cornice or projecting eave.

Main public building entrances shall be emphasized in the facade design by methods such as recessing the entrance behind the exterior facade, providing an over-scaled entrance feature which projects outward from or above the exterior facade, placing the doorway within a three dimensional archway, providing an awning or roof awning/canopy, and/or by changing the building materials, detailing, or color around the entrance opening.

Detailing should be used at the base, top of facades, openings, transitions, and across large wall expanses to reduce monotony and provide a finished appearance and dimension throughout. This could include: 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. Corporate trademark features which uniquely identify one specific company shall not be used in the building design unless they meet the requirements of this chapter and can be readily removed or adapted without scarring the building for future occupants.

- 6) **Building Materials:** 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. EIFS/stucco and precast concrete wall panels with a similar light texture finish may be used as a primary building material for industrial buildings which are larger than 100,000 square feet and not located along collector or arterial roadways, and may be used on rear facades which are not subject to public view for other structures.

Only architectural grade materials shall be used. Flimsy or synthetic appearing exterior wall materials, such as ribbed, industrial style metal siding, T-111, EIFS systems with visually pronounced joints (not including designed scoring or reveals), plain faced CMU, vinyl or aluminum siding, or hard board type materials are not permitted. Snap-in grids or applied mullions are not permitted in windows; only mullions which physically separate window glass into multiple panes shall be used for divided light type windows.

Materials for any pitched roof shall be architectural grade, three dimensional shingles or tiles, slate, or standing seam metal. Other types of decorative metal roofing can be evaluated on a case-by-case basis and approved if they are integral to the overall design of the structure.

- 7) **Building Material Colors:** 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 be used for trim and detailing. The color of pitched roof materials shall complement, yet contrast with

the exterior wall materials. Color schemes shall use at least two colors to highlight building features and details, create contrast, and to avoid monotony and starkness in the overall building design. A consistent color scheme shall be provided on all facades so that the appearance of a rear or service side of the building is minimized.

8) Roof Types and Shapes: Parapet designs which have a defined cornice line and pitched roofs are permitted. Pitched roof forms shall appear complete and symmetrical when viewed from public vantage points both on and off the subject site. Mansard or other "stage set" type designs are not permitted.

9) Screening, Accessory Structures, and Retaining Walls:

Mechanical Equipment Screening: All mechanical equipment shall be screened. Ground mounted equipment shall be screened either with landscaping or enclosed with an enclosure structure which uses the same materials, colors, and design detailing as the principal building. If roof mounted, the equipment shall be screened by a parapet wall (for flat roofed buildings) which is designed and constructed as an integral part of the overall building; applied, "stage set" style mechanical equipment screens or mansards are not permitted. Roof mounted equipment on flat roofed buildings shall be painted to match the roof surface material if it is visible from adjoining sites or roadways that are at a higher elevation. For roof mounted equipment on pitched roofed buildings, the equipment shall be wholly contained within roof structure.

Loading/Unloading/Service Areas: Loading/unloading and/or service areas shall be placed in the side or rear yard only, excluding corner side yards. Any such area shall be enclosed with a screen wall which is at least 8 feet high and which uses the same materials, colors, and design detailing as the building which it serves. Alternatively, dense landscape hedging which will provide year round screening and that will grow to at least 8 feet high without routinely overtaking the planting space may be considered.

Trash Enclosures and Accessory Structures: Garbage storage areas and accessory structures shall be placed in the side or rear yard only, excluding corner side yards. Garbage storage areas shall be enclosed per the requirements of Section 3151 of the zoning regulations. Additionally, garbage enclosure structures and accessory structures shall be constructed with the same materials, colors, and design detailing as the principal building.

Retaining Walls: Retaining walls shall be constructed of brick, architectural grade CMU, concrete which is formed to have a unit masonry appearance, or segmental retaining wall blocks. The face material shall have a texture and integral color which correlates to the materials used for the principal building. Plain faced CMU and/or materials with a painted finish are not permitted.

Houston-Donaldson Special Sign Regulations

The purpose of the Special Sign Regulations is to allow the Study Area to have sufficient signage for business purposes, while avoiding clutter and maintaining the character of the Houston Road and Donaldson Highway corridors. These regulations are also referenced in Article 34 of the Boone County Zoning Regulations. Proposals that meet the Special Sign Regulations can proceed directly to the Sign Permit review process with Boone County Planning Commission Staff (see Section 3405 of the Boone County Zoning Regulations). Proposals that do not meet the Special Sign Regulations shall be reviewed

through either the Design Review, Concept Development Plan, Variance, or Special Sign District application processes (see Administrative Section for more information).

These regulations strongly encourage monument style signage and building mounted signage. Architectural freestanding signs are permitted to a limited degree-for shopping centers.

It should be noted that some properties within the Study Area are part of Special Sign Districts or Planned Development (PD) approvals that allow alternative signage. Property owners may continue to follow existing Sign District or Planned Development approvals or exercise the option of bringing their sites in compliance with these Special Sign Regulations.

These regulations are organized in terms of different types of development, including commercial, office and industrial, and residential development. These regulations further address freestanding uses versus multi-tenant developments, as well as outlots within and out of larger developments.

For the purpose of these Special Sign Regulations, all Sections of Article 34 and 40 of the Boone County Zoning Regulations shall apply unless they have been specifically replaced below.

PERMITTED SIGNAGE BY TYPE OF LAND USE

(A) COMMERCIAL USES

1. COMMERCIAL/RETAIL/SHOPPING CENTERS

A group of retail and/or service establishments planned, developed, and managed as a single site with common off street parking provided on the property.

One (1) architectural freestanding sign is permitted at the main development entrance where it meets a public street. The architectural freestanding sign shall include only the name of the center and the major anchor tenant unless the conditions below are met. The maximum size of such a sign shall be two hundred (200) square feet in area. The maximum height of such a sign shall be proportional to the road frontage along which the sign is to be located: up to two hundred (200) feet of frontage allows a fifteen (15) foot tall sign, and more than two hundred (200) feet of frontage allows a twenty (20) foot tall sign. Multi-tenant signs may be permitted with one tenant panel per 100,000 square feet of gross floor area in the retail center with a maximum of four such panels per retail center. These multi-tenant panels shall be accessory to the main development identification portion of the sign.

One (1) monument style sign is permitted at each secondary entrance for the purpose of identifying the overall development. A secondary entrance shall be defined as a vehicular entry point where the development meets a public street. The monument sign(s) shall be a maximum of eight (8) feet tall and forty-eight (48) square feet in area and shall only advertise the name of the retail center.

Construction Standards

Architectural Freestanding Signs

The sign shall meet the definition found in Section 4000 of the Zoning Regulations.

Up to 50% of the sign area may be used as manually changeable copy display. Any proposed manually changeable copy display(s) shall be located beneath fixed copy signs.

Monument Signs

The base and sides of the sign shall use construction materials and design details that match the dominant construction material of the principal building.

The top of the sign shall have an architectural feature or finish, such as a gable, arch, or pediment. Single panel plexi-faced cabinets shall not be permitted.

2. INDIVIDUAL TENANT SPACES WITHIN COMMERCIAL/RETAIL/SHOPPING CENTERS

Anchor tenants over 40,000 square feet in area shall be permitted one building mounted sign on each facade that faces a public street or main development driveway. However, no more than two such signs shall be permitted. The permitted size of the building mounted signs shall be two square feet for each lineal foot of tenant space width on which the sign is mounted but shall not exceed two hundred and fifty (250) square feet.

Individual tenants spaces that are 40,000 square feet in area or smaller are permitted one building mounted sign. The permitted size of the building mounted sign shall be two square feet per each lineal foot of tenant space width on which the sign is mounted but shall not exceed one hundred (100) square feet in area. Corner tenant spaces can break their permitted square footage up and display it on the front and side facades if the side facade is visible from a public street or main development driveway. In such a case, the permitted signage can be broken into one sign area on the front facade and one sign area on the side facade.

Construction Standards

Building Mounted Signs

Channel letters, sandblasted redwood, individual pin mounted letters, neon copy, neon or L.E.D. accent bands, fabric awnings, and similar signs as determined by the Zoning Administrator shall be permitted. Manually changeable copy, electronically changeable copy, plexi-faced panels, internally illuminated awnings, firmly structured awnings with an "inflated" or plastic appearance, and similar signs shall not be permitted unless specifically approved through a Design Review, Concept Development Plan, or Special Sign District application.

3. FREESTANDING COMMERCIAL LOTS AND OUTLOTS WITHIN COMMERCIAL/RETAIL/SHOPPING CENTERS

One building mounted sign shall be permitted on each facade that faces a public street or main development driveway. However, no more than two such signs shall be permitted. The permitted size of the building mounted signs shall be two square feet per each lineal foot of building or tenant space width on which the sign is mounted but shall not exceed two hundred (200) square feet in area. One monument sign shall also be permitted at maximum of eight (8) feet tall and twenty-four (24) square feet in area.

Construction Standards

Monument Signs

The base and sides of the sign shall use construction materials and design details that match the dominant construction materials of the principal building.
The top of the sign shall have an architectural feature or finish, such as a gable, arch, or pediment.
Single panel plexi-faced cabinets shall not be permitted.

Building Mounted Signs

Channel letters, sandblasted redwood, individual pin mounted letters, neon copy, neon or L.E.D. accent bands, fabric awnings, and similar signs as determined by the Zoning Administrator shall be permitted. Board signs, graphics painted directly on the building, manually changeable copy, electronically changeable copy, plexi-faced panels, internally illuminated awnings, firmly structured awnings with an "inflated" or plastic appearance, and similar signs shall not be permitted unless specifically approved through a Design Review, Concept Development Plan, or Special Sign District application.

(B) OFFICE/INDUSTRIAL DEVELOPMENTS

1. OFFICE AND INDUSTRIAL PARKS

One (1) entrance monument sign that is up to ten (10) feet in height (measured from the grade of the street centerline) and one hundred (100) square feet at each entrance to the park from a public street are permitted. Such monument signs shall only announce the name of the subdivision or park.

Construction Standards

The base and sides of the sign shall be constructed with a masonry product (excluding smooth or textured concrete block).
The top of the sign shall have an architectural feature or finish, such as a gable, arch, or pediment.
Single panel plexi-faced cabinets shall not be permitted.

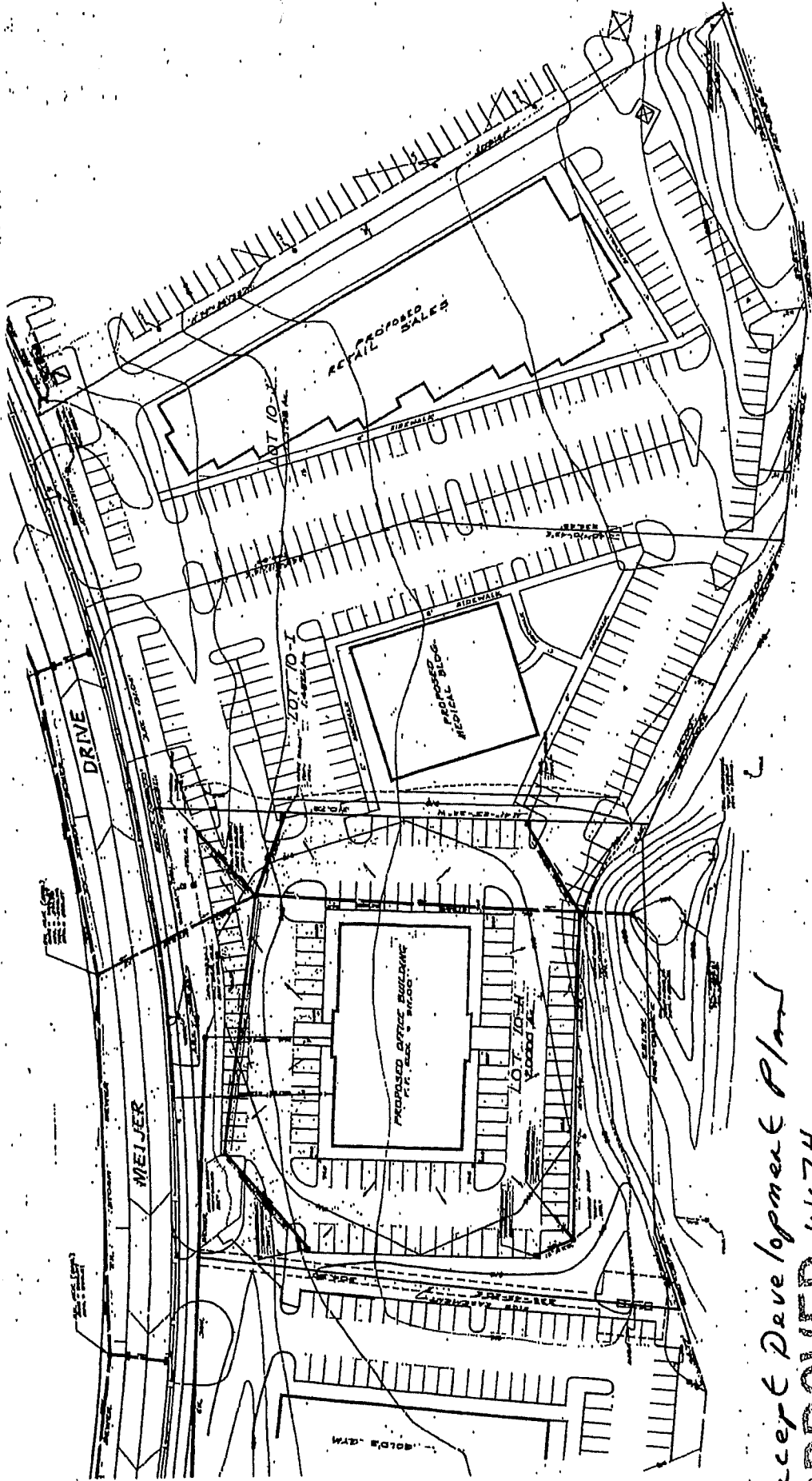
2. INDIVIDUAL LOTS WITHIN OFFICE OR INDUSTRIAL PARKS OR FREESTANDING LOTS WITHIN EMPLOYMENT ZONES

One (1) monument sign shall be permitted at maximum of eight (8) feet tall and forty-eight (48) square feet in area.

The amount of permitted building mounted signage shall be determined by the area of the building or tenant space.

Over 40,000 square feet: Individual building users or tenant spaces shall be permitted one building mounted sign on each facade that faces a public street or main development driveway. However, no more than two such signs shall be permitted. The permitted size of the building mounted signs shall be two square feet for each lineal foot of building or tenant space width on which the sign is mounted but shall not exceed two hundred and fifty (250) square feet.

40,000 square feet in area or smaller: Individual buildings users or tenants spaces shall be permitted one building mounted sign for each facade that faces a public street or main development driveway. However, no more than two such sign shall be permitted. The permitted size of the building mounted sign shall be two square feet per each lineal foot of building or tenant space width on which the sign is mounted but shall not exceed one hundred fifty (150) square feet in area.



Concept Development Plan

APPROVED WITH CONDITIONS

Staff Jack Morgan

Date 7/5/07

Boone County

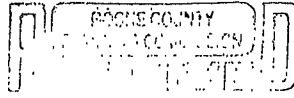
Planning Commission



BOONE COUNTY PLANNING COMMISSION

www.boonecountyky.org/pc
www.boonecountygis.com

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



Phone (859) 334-2196; Fax (859) 334-2264
plancom@boonecountyky.org

June 29, 2007

JUL 5 2007

Mr. James W. Berling
1671 Park Road, Suite One
Ft. Wright, KY 41011

RE: Request of **James W. Berling (applicant)** for **Turfway Commons, LLC (owner)** for a Change in an Approved Concept Development Plan in an Office Two/Commercial Two/Planned Development (O-2/C-2/PD) zone for a 5.8624 acre site located between the south/east side of Meijer Drive and I-75, and south/west of the property at 350 Meijer Drive, Florence, Kentucky. The request is for a Change in Concept Development Plan to allow office, medical office, and retail buildings.

Dear Mr. Berling:

The following represents the conditions of approval for the above referenced Change In Approved Concept Development Plan application as agreed to by the Boone County Planning Commission's Zone Change/Concept Development Plan Committee. If you, as applicant, agree to these conditions, please have the property owner sign the appropriate space on the last page of this letter. Please return this letter with the property owner's original signature to the Boone County Planning Commission office by July 5, 2007.

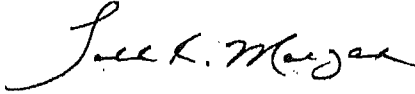
CONDITIONS

1. The lots shall have 15' minimum/20' average street frontage buffers along Interstate 71/75 and Meijer Drive.
2. At least 22% of the 5.8624 acre area will be in the form of green space.
3. The architectural design of the buildings will be reviewed through the Houston-Donaldson Study's Design Review process. The architectural design of the buildings will be evaluated in terms of the Planned Development Standards found in Section 1514 of the Boone County Zoning Regulations and the "Criteria and Standards Used for Evaluating Architectural Design Plans" found in the Houston-Donaldson Study.
4. The office building shall be permitted to have one accessory restaurant (coffee shop, sandwich shop, etc.). All other tenants in the building shall be office uses.

Mr. James W. Berling
June 29, 2007
Page 2

5. An attachment lists the principally permitted and accessory uses which are permitted in the retail center. All deleted items have been stricken.

Sincerely,



Todd K. Morgan, AICP
Senior Planner, Zoning Services

TKM\dw

Attachment

AGREEMENT

I, Jim Nuti, agree to the listed conditions of approval for the Change in Approved Concept Development Plan application for the approximate 5.8624 acre area which is described on the first page of this letter.



Mr. Jim Nuti
Turfway Commons, LLC

7/3/07

Date

ORDINANCE NO. 0-18-07

AN ORDINANCE ADOPTING AND APPROVING A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN AN OFFICE TWO/COMMERCIAL TWO/PLANNED DEVELOPMENT (O-2/C-2/PD) ZONE FOR A 5.8624 ACRE SITE GENERALLY LOCATED BETWEEN THE SOUTH/EAST SIDE OF MEIJER DRIVE AND I-75, AND SOUTH/WEST OF THE PROPERTY AT 350 MEIJER DRIVE, FLORENCE, KENTUCKY, TO ALLOW OFFICE, MEDICAL OFFICE, AND RETAIL BUILDINGS. (JAMES W. BERLING - TURFWAY COMMONS, LLC PROPERTY)

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

WHEREAS, the Boone County Planning Commission by Resolution No. R-07-011-A recommended approval, with conditions, for a change in an approved concept development plan, and

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

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

SECTION I

That the request of James W. Berling (Applicant) for Turfway Commons, LLC (Owner), for a change in an approved concept development plan in an Office Two/Commercial Two/Planned Development (O-2/C-2/PD) zone, for a 5.8624 acre site located between the south/east side of Meijer Drive and I-75, and south/west of the property at 350 Meijer Drive, Florence, Kentucky, shall be and is hereby approved, subject to agreed conditions for this site, this change in concept development plan being to allow office, medical office, and retail buildings. 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 change in the concept development plan for this subject property.

SECTION II

The approval of this change to the concept development plan is granted subject to the conditions, terms and provisions of the Boone County Planning Commission recommendation, including its Committee Report, made a part of that recommendation, and all provisions comprising the development plan herein, a copy of that recommendation and Committee Report of the Boone County Planning Commission being attached, marked Exhibit "A" and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-07-011-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 those additional conditions that have 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 as if fully set out.

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-07-011-A, marked Exhibit "A", and attached hereto.

SECTION V

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

SECTION VI

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

PASSED AND APPROVED ON FIRST READING THIS 28th DAY OF August, 2007.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 11th DAY OF September, 2007.

APPROVED:

Quam & Whaley
MAYOR

ATTEST:

[Signature]
CITY CLERK

**City of Florence Special Conditions of Approval
For
A Change in an Approved Concept Development
On a 5.8624 Acre Site
Located on the South/East Side of Meijer Drive and I-75
Turfway Commons LLC, Owner**

The undersigned on behalf of Turfway Commons LLC, as owner, hereby agrees to the following Special Conditions of Approval placed on this Change in an Approved Concept Development Plan by the City of Florence, Kentucky. The property to which these Special Conditions of Approval apply is located on 5.8624 acres generally between the south/east side of Meijer Drive and I-75 in Florence, Kentucky.

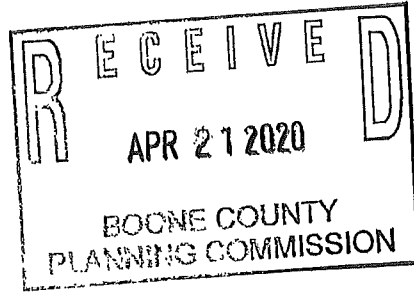
1. This approval is conditional on architectural review and approval of the City of Florence Planning and Zoning Committee in advance of the Boone County Planning Commission architectural review process for lot 10-H and 10-J only. The building proposed for construction on lot 10-I shall follow the building elevations presented to the City of Florence Planning and Zoning Committee on August 7, 2007 for Lot 10-I (see attached elevations) without the need for further review and approval by the Florence Planning and Zoning Committee.
2. The applicant agrees to design and construct an open space public commons feature on lot 10-I in accordance with Section 1514 of the Boone County Zoning Regulations simultaneous to the first business opening on this lot. The design of the open space public commons feature shall be reviewed and approved by the Florence Planning and Zoning Committee.
3. The signage packages for lots 10-H, 10-I, and 10-J shall be submitted to the Florence Planning and Zoning Committee for architectural review and approval in advance of the required Boone County Planning Commission Houston-Donaldson Study signage review.

8/16/07

Date



Signature of Owner



WILBERT L. ZIEGLER
 DAVID A. SCHNEIDER
 JOSEPH L. BAKER
 THOMAS C. SMITH
 MICHAEL A. DUNCAN*
 LORI FIELDS-LEE*
 ROBERT C. ZIEGLER*
 SHARON SCHNEIDER ELLISTON
 MICHAEL L. BAKER*
 DEBRA S. PLEATMAN*
 MATTHEW C. SMITH*
 STEVEN C. MARTIN*
 CATHERINE D. STAVROS*
 SHANE C. SIDEBOTTOM*
 MOLLY McEVOY BOH
 DANIELA A. HUNT*
 JUSTIN A. SANDERS*
 EMILY COONEY COUCH*
 SARA L. SIDEBOTTOM*
 (OF COUNSEL)
 *ALSO ADMITTED IN OHIO

April 20, 2020

Mr. Kevin Wall
 Director/Zoning Administration
 Boone County Planning Commission
 2950 Washington Street
 Burlington, Kentucky 41005

**RE: 370 Meijer Investments, LLC vs. City of Florence
 Kentucky, et al, Boone Circuit Court Case No. 19-CI-00330**

Dear Kevin,

Enclosed please find a survey and legal descriptions based on the discussion we had. I reviewed the Order from Judge Brueggemann and I believe it calls for submission of the drawings and not approval of the drawings. I interpret this requirement to notify the Commission to be aware of the height requirements prior to site plans being submitted by a Developer. Should you have any questions or further thoughts, please let me know.

Very truly yours,

Lori Fields-Lee, Esq.
 Ziegler & Schneider P.S.C.
 541 Buttermilk Pike
 Suite 500
 Covington, KY 41017, P.O.
 Box 175710

541 Buttermilk Pike
 Suite 500
 P.O. Box 175710
 Covington, KY 41017-5710
 office: 859-426-1300
 fax: 859-426-0222

Todd Morgan

From: Jerry Noran
Sent: Friday, June 03, 2022 3:44 PM
To: Todd Morgan
Subject: RE: Change in Approved Concept Development Plan Application to allow a Residence Inn by Marriott at 370 Meijer Drive, Florence, KY (lot is between LaQuinta and Duluth Trading)

The number and location of accessible parking spaces meets the requirement; we just need confirmation that the slopes, curb ramps and signage meet the requirements for accessible routes between the spaces and the entrances.

Our friends in the fire service may not like the 10' setback on the north side, but the code does not preclude the building from being built this close. Firefighting might be difficult.

Sincerely,
Jerald E. Noran, CBO, AIA
Chief Building Official
Boone County Building Department
2950 Washington Street
P.O.Box 900
Burlington, KY 41005
859-334-3288
jnoran@boonecountyky.org

From: Todd Morgan <TMorgan@boonecountyky.org>
Sent: Friday, June 03, 2022 10:58 AM
To: Joshua Hunt <Joshua.Hunt@Florence-KY.gov>; Tom Gagnon <Tom.Gagnon@Florence-KY.gov>; Randy Childress <Randy.Childress@Florence-KY.gov>; Paul Hegedus <phegedus@cvgairport.com>; Jerry Noran <jnoran@boonecountyky.org>; jonlbrown@hotmail.com
Subject: Change in Approved Concept Development Plan Application to allow a Residence Inn by Marriott at 370 Meijer Drive, Florence, KY (lot is between LaQuinta and Duluth Trading)

All,

A Change in Approved Concept Development Plan application has been submitted to allow a Residence Inn by Marriott on the subject 2.38 acre lot. The submitted plans show the following:

- Building Height – 7 Stories (90'-8")
- Building Area – 104,321 square feet.
- Guest Rooms – 124
- Amenities – Indoor pool, bar, market, meeting room, fitness center, common area
- Construction Materials – Predominately 3 shades of brick.
- Access – Shared access with Duluth Trading on Meijer Drive.
- Parking – 121 spaces on site and 13 shared parking spaces on Duluth Trading.

The public hearing for this request has been scheduled for 7/6/22, at 7:30 P.M. Please let me know if you have any comments regarding the application by June 20th so I have time to review them and include them in my Staff Report. Feel free to contact me if you have any questions.

Todd Morgan

From: Paul Hegedus <PHegedus@cvgairport.com>
Sent: Monday, June 06, 2022 2:15 PM
To: Todd Morgan
Cc: Debbie Conrad
Subject: RE: Change in Approved Concept Development Plan Application to allow a Residence Inn by Marriott at 370 Meijer Drive, Florence, KY (lot is between LaQuinta and Duluth Trading)

EXTERNAL MESSAGE

Todd:

One correction below, the runway designation is 18L/36R. My apologies for the error.

Paul

From: Paul Hegedus
Sent: Monday, June 6, 2022 1:16 PM
To: Todd Morgan <TMorgan@boonecountyky.org>
Cc: Debbie Conrad <DConrad@cvgairport.com>
Subject: RE: Change in Approved Concept Development Plan Application to allow a Residence Inn by Marriott at 370 Meijer Drive, Florence, KY (lot is between LaQuinta and Duluth Trading)

Todd:

Thank you for the opportunity to comment on the Proposed Development on Meijer Drive. We submit the following comments due to the proposed height of the structure and its location near the south end runway 36L/18R.

The developer needs to complete/submit the following forms for an obstruction evaluation and determination for the permanent structure and any construction cranes used for the development.

- Form FAA 7460-1 NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION with the Federal Aviation Administration
- Form 55-2 APPLICATION FOR PERMIT TO CONSTRUCT OR ALTER A STRUCTURE with the Kentucky Airport Zoning Commission.

Please let me know if you have questions.

Regards,

Paul

Paul L. Hegedus, Vice President Commercial Management



Cincinnati/Northern Kentucky International Airport (CVG)
Kenton County Airport Board
P.O. Box 752000, Cincinnati, OH 45275
phegedus@cvgairport.com
O: (859) 767-4708 M: (859) 743-5843 F: (859) 767-4715

Todd Morgan

From: Randy Childress <Randy.Childress@Florence-KY.gov>
Sent: Monday, June 13, 2022 1:10 PM
To: Todd Morgan; Joshua Hunt; Tom Gagnon; Paul Hegedus ; Jerry Noran; jonlbrown@hotmail.com
Subject: RE: Change in Approved Concept Development Plan Application to allow a Residence Inn by Marriott at 370 Meijer Drive, Florence, KY (lot is between LaQuinta and Duluth Trading)

EXTERNAL MESSAGE

No comments on the concept plan.

From: Todd Morgan <TMorgan@boonecountyky.org>
Sent: Friday, June 3, 2022 10:58 AM
To: Joshua Hunt <Joshua.Hunt@Florence-KY.gov>; Tom Gagnon <Tom.Gagnon@Florence-KY.gov>; Randy Childress <Randy.Childress@Florence-KY.gov>; Paul Hegedus <phegedus@cvgairport.com>; Jerry Noran <jnoran@boonecountyky.org>; jonlbrown@hotmail.com
Subject: Change in Approved Concept Development Plan Application to allow a Residence Inn by Marriott at 370 Meijer Drive, Florence, KY (lot is between LaQuinta and Duluth Trading)

All,

A Change in Approved Concept Development Plan application has been submitted to allow a Residence Inn by Marriott on the subject 2.38 acre lot. The submitted plans show the following:

- Building Height – 7 Stories (90'-8")
- Building Area – 104,321 square feet.
- Guest Rooms – 124
- Amenities – Indoor pool, bar, market, meeting room, fitness center, common area
- Construction Materials – Predominately 3 shades of brick.
- Access – Shared access with Duluth Trading on Meijer Drive.
- Parking – 121 spaces on site and 13 shared parking spaces on Duluth Trading.

The public hearing for this request has been scheduled for 7/6/22, at 7:30 P.M. Please let me know if you have any comments regarding the application by June 20th so I have time to review them and include them in my Staff Report. Feel free to contact me if you have any questions.

Sincerely,

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

**CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION**

RECEIVED
86097
MAY 09 2022
**BOONE COUNTY
PLANNING COMMISSION**

Seven (7) copies of submitted drawings are required

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

SECTION A: (To be completed by applicant)

1. Type of review (check one):
- Concept Development Plan (includes Utilization of an Underlying Zone in a Planned Development)
 - Change in an Approved Concept Development Plan
 - Long Range Planning Committee Review (as stated in the Houston-Donaldson Study)
 - Long Range Planning Committee Review (as stated in the Union Town Plan)
 - Zone Change Committee Review of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
 - Zoning Administrator Review (as stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
 - Zoning Administrator Review (as stated in the Mall Road District Study)
 - Zoning Administrator Review (as stated in the I-275/Graves Road Interchange Study)

2. Name of Project: Residence Inn By Marriott / Athena Hospitality Group
 3. Location of Project: 370 Meijer Drive
 4. Total Acreage of Project: 2.38 Acres +/-
 5. Current Zoning of Property: O-2/C-2/PD/HDO/CD
 6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable):
Lot 10-J Houston Lakes Subdivision 3-14-2008

7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission Yes No
 If yes, indicate the name of the study: 2013 Houston-Donaldson Study

8. Proposed Use(s) (specify each use): 5 story Proposed 7 ~~story~~ Hotel w/ 124 Sleeping Rooms

9. Proposed Building Intensities (specify for each building):
104,321 sq ft 7 story Hotel

10. Have you submitted a Concept Development Plan: Yes No

11. Are you applying for any of the following (check all that apply):
 Conditional Use Permit Variance

12. Current Owner: KUBER LAXMI LLC / Athena Hospitality Group

Address: 4756 HOUSTON RD

FLORENCE Kentucky 41042
 City State Zip Code

Phone Number: 615-214-9089 Fax Number: N/A

Email: devesh@athenahospitalitygroup.com

13. Applicant: Arnold Consulting Engineering Services Inc.

Development Plan

1136 South Park Drive Suite 201

Address: _____

Bowling Green

Kentucky

42103

City

State

Zip Code

Phone Number: 270-780-9445 Fax Number: 270-780-9873

Email: dwhitley@a-ces.com

14. Are there any existing buildings on the site: Yes No
If yes, indicate how many: _____ N/A

15. 1167 827 2033B
Deed Book Page Number Group Number

16. Have you had a pre-application meeting with the BCPC staff: Yes No

17. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

Prior to construction of improvements, the applicant is recommended to submit copies of the Site Plan to the appropriate organizations/agencies prior to approval by the Boone County Planning Commission.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Boone County Building Department | <input checked="" type="checkbox"/> Local Fire District |
| <input type="checkbox"/> Boone County Public Works Department | <input type="checkbox"/> Local School District |
| <input type="checkbox"/> Boone County Water District | <input type="checkbox"/> Northern Kentucky Health Department |
| <input type="checkbox"/> Cincinnati Bell | <input type="checkbox"/> Owen Cooperative Electric, Inc. |
| <input checked="" type="checkbox"/> Cincinnati/Northern Kentucky International Airport (Kentucky Airport Zoning Commission for height restrictions near the airport) | <input type="checkbox"/> Sanitation District No. 1 |
| <input checked="" type="checkbox"/> Duke Energy | <input type="checkbox"/> USDA NRCS/Boone County Conservation District |
| <input checked="" type="checkbox"/> Florence Public Services Department | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Kentucky Division of Water | |
| <input type="checkbox"/> Kentucky Transportation Cabinet | |

18. Concept Development Plan Jurisdiction/Location (check all that apply):
 Unincorporated Boone Florence Walton Union

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

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

ORIGINAL Property Owner's Signature: Dennis Patch
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

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

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Rick Lunnemann, Chairman

DATE: August 3, 2022

RE: Request of **Arnold Consulting Engineering Services, Inc. (applicant)** for **Kuber Laxmi, LLC/Athena Hospitality Group (owners)** for a Change in an Approved Concept Development Plan in an Office Two/Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) district for an approximate 2.4 acre area located at 370 Meijer Drive, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan for a hotel.

REMARKS:

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

FINDINGS OF FACT:

1. The Committee has concluded that the proposed development is consistent with the Land Use Element text and the 2040 Future Land Use Map of Our Boone County – Plan 2040 which identifies the site for Commercial uses. The proposal is to develop the site with a 7-story, 104,321 square foot hotel.
2. The Committee has concluded that the proposed development is consistent with the following Our Boone County – Plan 2040 Goals and Objectives:
 - A. 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).
 - B. Boone County businesses are developed in appropriate locations and are compatible with surrounding land uses (Economy, Goal B).
 - C. 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).
 - D. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).
 - E. Interstate commercial uses, as well as the freight logistics industry, shall be in close proximity to interstate interchanges for maximum convenience and economy to the traveling public, while minimizing traffic congestion except in the City of

Florence where overlay districts exist to promote this type of industry (Economy Goal).

- F. 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).
3. The Committee has concluded that the proposed concept plan is general agreement with the Houston-Donaldson Study. It recommends that future development or redevelopment in Subarea Four should be of commercial or office type land uses and not of light industrial or residential uses, except for the light industrial area on Spiral Drive.
4. The Committee has concluded that the proposed development, with the density bonus, fulfills the applicable requirements of Article 15 "Planned Development District" of the zoning regulations for the following reasons:
- Pedestrian Orientation – The applicant has agreed to provide a sidewalk connection between Meijer Drive and the hotel's main entrance.
- Compatibility of Uses – The proposed hotel site adjoins two other hotels. The 90'-8" building height is comparable to the 81'-10" tower on the adjoining LaQuinta.
- Architecture – The proposed hotel will be constructed predominately with 3 shades of brick. The final architectural design of the hotel, storage building/dumpster enclosure, outside patio area, etc. will be reviewed through the Planning Commission's Design Review application process.
- Signage – A condition has been imposed regarding the special signage that was sought by the applicant through this application.
- Transportation Connections – The development connects to Duluth Trading and Esporta Fitness and the applicant indicated they are working with Duluth Trading to change the one-way parking flow on that site.
5. The Committee has concluded the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of Our Boone County – Plan 2040 and 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 be consistent with the submitted Concept Development Plan, except as modified by conditions below.

2. The final design of the building, storage building/dumpster, outside furniture, etc. shall be approved through the Houston-Donaldson Study's Design Review application process.
3. All rooftop mechanicals shall be screened by parapet walls.
4. Building mounted signage shall be approved per the submitted sign drawings.
5. The proposed monument sign shall be upgraded with a masonry base and an architectural feature on top per the Houston-Donaldson Study's special sign regulations.
6. The following conditions shall apply to the landscaping plan:
 - A. A continuous hedge shall be provided in the 5' wide landscape buffer that's shown between the north property line and sidewalk to the hotel.
 - B. The landscaping along the rear property line (adjoining I-71/75) shall be revaluated. Small trees from Plant List C shall be used in the buffer to avoid conflicts with overhead utilities and the gas pipeline.

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

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

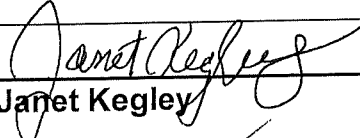
TO: Boone County Planning Commission
FROM: Rick Lunnemann, Chairman
DATE: July 20, 2022

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

3. Request of **Arnold Consulting Engineering Services, Inc. (applicant)** for **Kuber Laxmi, LLC/Athena Hospitality Group (owners)** for a Change in an Approved Concept Development Plan in an Office Two/Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) district for an approximate 2.4 acre area located at 370 Meijer Drive, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan for a hotel.

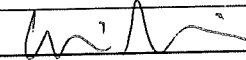
REMARKS:

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



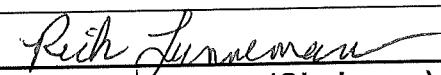
Janet Kegley

For Project Absent _____
Against Project _____
Abstain _____ Deferred _____



Corrin Gulick

For Project Absent _____
Against Project _____
Abstain _____ Deferred _____



Rick Lunnemann (Chairman)

For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Randy Bessler (Alternate)

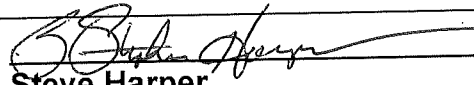
For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

Kim Patton

For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

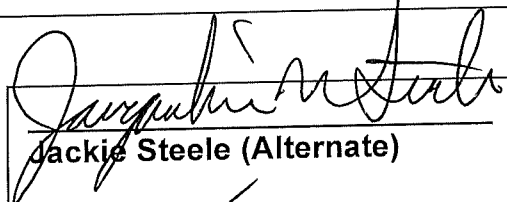
Steve Turner (Alternate)

For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____



Steve Harper

For Project Absent _____
Against Project _____
Abstain _____ Deferred _____



Jackie Steele (Alternate)

For Project Absent _____
Against Project _____
Abstain _____

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

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick
Mr. Steve Harper
Mr. David Hincks
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele
Mr. Tom Szurlinski
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael D. Schwartz, Director, Zoning Services
Mr. Todd K. Morgan, AICP, Senior Planner
Ms. Alaina Hagenseker, Planner

Chairman Rolfsen introduced the second item on the Agenda at 8:16 p.m.

CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Todd Morgan, Staff

1. Request of **Arnold Consulting Engineering Services, Inc. (applicant)** for **Kuber Laxmi, LLC/Athena Hospitality Group (owners)** for a Change in an Approved Concept Development Plan in an Office Two/Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) district for an approximate 2.4 acre area located at 370 Meijer Drive, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan for a hotel.

Staff Member, Todd Morgan, referred to his PowerPoint presentation. The site is 2.4 acres in size and is located next to Duluth Trading Company on Meijer Drive. The proposed use is a 7 story, 90'8" high hotel. It is 104,321 square feet in area and consists of 124 rooms. There is an agreement with Duluth Trading Company for 13 additional parking spaces. A density bonus is being requested by the applicant under the PD regulations. The standard in the O-2 zone is 30,000 square feet per acre. The maximum they would be allowed would be 90,394 square feet. Under the PD regulations, the applicant would be allowed a maximum of 107,091 square feet. The driveway would be shared with Duluth Trading. Mr. Morgan showed a layout of the proposed hotel and amenities – indoor pool, patio area, fitness room, bar, market and a meeting room as well as building elevations. The building will be 3 brick colors. The indoor pool area is primarily EIFs. The applicant is requesting signage on 3 facades and a little bit larger monument sign. One sign would be 89.14 (façade facing Duluth Trading Company), 128.43 square feet (façade facing Meijer Drive) and 128.43 square feet (façade facing I-71/I-75). The signs would total 346 square feet in size. The proposed monument sign will be 8 feet high and 46.77 square feet. The base of the sign needs to match the material of the building. In 2007, a retail center was approved for the site and construction of the retail center began with steel beams put in place. These steel beams were later demolished. In 2020, a judgement was made on the property dealing with private covenants and height restrictions. There is a 20 foot high height limitation on a portion of the site. The only part of the proposed building that is subject to the 20 foot height restrictions is the pool area. It is being held to the 20 feet. The site is located in the 55 DNL Airport Noise Contours. Mr. Morgan showed photographs of the site and adjoining properties. The Comprehensive Plan's Future Land Use Map designates the site as Commercial (C). References to the Comprehensive Plan and the Houston-Donaldson Study are noted in the Staff Report.

In terms of Staff Comments, the applicant is asking for the following as part of their Planned Development request: 1) a building density Bonus; 2) a hotel use; 3) maximum building height of 90'8" instead of the requirement of 70 feet; 4) a 12' street frontage buffer along Meijer Drive; 5) a minimum 5' wide buffer yard behind the building; 6) and special signage. In terms of suggestions in order to meet the PD criteria and the Houston-Donaldson Study, the Staff recommends the following:

Pedestrian Orientation – A sidewalk connection should be provided between the hotel's main entrance and the public sidewalks on Meijer Drive.

Compatibility of Uses – The overall height of the hotel should be analyzed because it's 7 stories high (90'8") in the City of Florence but it hasn't been built yet.

Architecture – Staff has the following comments regarding the architecture of the building:

- What is the 10' x 15' building that is proposed immediately to the northwest of the dumpster?
- The final design of the buildings, dumpster, and site furniture will be reviewed through the Houston-Donaldson Study Design Review application process.
- Will any rooftop mechanicals be visible on the roof?

Transportation Connections and Entry Points – Staff has the following comments:

- Staff would like the applicant to address if they have had any discussions with Duluth Trading Company about the one-way traffic flow on their site.

Landscaping – Staff has the following comments regarding landscaping:

- Substantial landscaping is supposed to be provided with a Planned Development.
- A preliminary landscaping plan was just submitted today and this standard was not fully evaluated (see Exhibit 1).
- The Meijer Drive street frontage buffer area is proposed to be reduced from 20' in width to a minimum of 12' in width. The 12' minimum buffer width does not comply with the 2007 conditions.
- Most of the southeast property line will not be buffered because it contains a shared driveway.
- The buffer yard along the north property line is proposed to be reduced to a minimum of 5' in width so a sidewalk can be constructed behind the hotel. Is any landscaping proposed in this area?
- There are overhead utilities and a gas pipeline near the rear property line which will make installing a landscape buffer a challenge.

Staff sent out an Agency Memo to the City of Florence, Florence Fire Department, Kenton County Airport Board, and Boone County Building Department to make them aware of the request. All comments received have been attached to the Staff Report.

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

Mr. Daniel Whitley, Arnold Consulting Engineering Services, Inc. stated that he doesn't have any issues with adding pedestrian connections. They can work around a couple of landscaping islands and add crosswalks. The dumpster and storage building will be combined into one structure. It

will match the materials on the building. A parapet will be installed on the roof to screen the mechanicals. Duluth Trading is in agreement with a two-way driveway. In return, Duluth Trading will give up 13 parking spaces for the hotel to use. The two uses have different peak times for parking. The applicant stated that the developer will preserve the berm along the interstate in order to avoid the gas line. That is why the parking is held so far off the property line.

Mr. Greg Mayo, architect, stated that the building is 100% brick with 3 distinct colors. The dumpster/storage structure will also be brick and will house lawn care equipment.

Mr. Whitley also noted that detention from the site will be stored underground. The applicant has submitted an application before the FAA for the height of the hotel. No response yet. They may have to install beacons on the building at night.

Chairman Rolfsen asked why build a 7 story hotel? Mr. Devesh Patel, Athena Hospitality Group, replied that due to the one-story height restriction, they have to build 7 stories. The project becomes financially infeasible without 7 floors. The sidewalk in the back connects the lobby to the back of the building. The landscape waiver is due to the challenges of the shape and size of the lot as a result of their footprint. Mr. Morgan responded that other uses in the Houston Lakes Subdivision also had landscaping waivers. Mr. Whitley noted that if they kept the required 20 foot buffer, they would be short additional parking spaces. The 13 parking spaces from Duluth Trading are located in the front of their store.

Mr. Patton confirmed that the proposed size of the hotel of 124 rooms is a standard in the industry considering staffing.

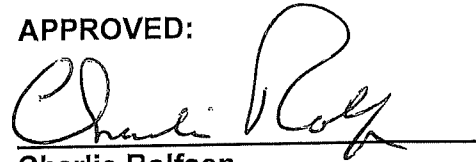
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Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on July 20, 2022 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on August 3, 2022 at 7:00 p.m. in the Fiscal Courtroom. The Chairman Rolfsen closed the Public Hearing at 8:45 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

Exhibit 1 – Landscape Plan submitted 7/6/22

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick
Mr. Steve Harper
Mr. David Hincks
Mrs. Janet Kegley
Mr. Rick Lunnemann
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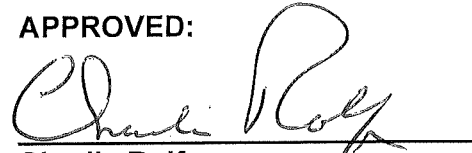
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APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

Exhibit 1 – Landscape Plan submitted 7/6/22

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
BUSINESS MEETING
AUGUST 3, 2022
7:00 P.M.**

Chairman Charlie Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's August 3, 2022 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick
Mr. Steve Harper
Mr. David Hincks
Mr. Rick Lunnemann
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski
Mr. Steve Turner
Mr. Kenny Vaught

COMMISSION MEMBERS NOT PRESENT:

Mrs. Janet Kegley

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael Schwartz, Director, Zoning Services
Mr. Todd K. Morgan, AICP, Senior Planner
Mrs. Alaina Hagenseker, Planner
Mr. Robert Krebs, Zoning Enforcement Officer
Ms. Jenna LeCount, AICP, Director, Community Development Services
Mr. Matthew Becher, AICP, Rural/Open Space Planner
Mrs. Treva Beagle, Director, Administrative Services
Mrs. Sara Smith, Administrative Assistant
Ms. Nicole Dierna, Staff Assistant

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the July 20, 2022 Business Meeting. Chairman Rolfsen asked if there were any other comments or corrections?

Mr. Patton moved to approve the Minutes as presented. Mr. Harper 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 July 7, 2022 and August 3, 2022.

EXPENSES:

Accounting Fees	\$ 614.00
Attorney Fees	4,962.50
Auto Expense	95.47
Consultant/Professional Svcs Fees	4,230.00
Filing Fees (CLURS)	750.00
GIS Operations	7,332.31
Legal Ads/Recruitment	598.16
Miscellaneous Expense	124.90
Office & Board Meeting Supplies	1,454.52
Office Equipment / Expense	10,323.89
Postage Expense	14.00
Printing/Pub/Dues/Subscriptions	1,020.00
Refunds	<u>300.00</u>

TOTAL: \$ 31,819.75

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 7,011.22
Health/Dental/Life/LTD	13,908.98
Retirement – BCPC Portion	31,282.69
Salaries – Staff Expenses	95,752.90
Salaries – BCPC & BOA	<u>1,330.00</u>

TOTAL: \$149,285.79

GRAND TOTAL: \$181,105.54

Ms. Gulick 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. Patton seconded the motion and it carried unanimously.

CHANGE IN APPROVED CONCEPT DEVELOPMENT PLAN, Steve Harper, Chairman, Alaina Hagenseker, Staff

1. Request of **KZF Design, per Justin Jones (applicant) for Graeter's Properties Limited (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district for an approximate 1.8 acre area located along the south and east sides of US 42, between Braxton Drive and Old Union Road, approximately 600 feet southeast of Braxton Drive, and being part of the property at 8905 US 42, Union, Kentucky. The request is for a Change in an Approved Concept Development Plan for an eating and drinking establishment.

Staff Member, Alaina Hagenseker, read the Committee Report, which recommended approval based upon Findings of Facts and Conditions (see Committee Report). The Committee Members present at the Committee Meeting voted unanimously to approve the request. The property owner has signed the condition letter.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request for a total of 5 minutes on either side?

Mr. Cliff Ashburner, representing Graeter's, stated that his client signed the letter agreeing to the Conditions. He asked the Board to vote in the affirmative.

Mayor Larry Solomon, City of Union, stated that the City is extremely excited that Graeter's is coming to Union. Graeter's chose this site to build immediately versus a site in Indianapolis.

Chairman Rolfsen asked if there was a motion to proceed?

Mr. Harper moved to approve the Request by Resolution to the City of Union based upon the Committee Report and subject to the Findings of Fact and Conditions. Mr. Schwenke seconded the Motion and it passed unanimously.

ZONING MAP AMENDMENT, Corrin Gulick, Chairwoman, Michael Schwartz, Staff

2. Request of **Paul Hemmer Company (applicant) for Patsy C. Bullock Living Trust, Nancy S. Bullock, and Prologis LP (owners)** for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Commercial Two (C-2) to Industrial One (I-1); and (2) a Variance reducing the spacing of driveways along a street frontage from five hundred (500) feet to one hundred (100) feet for an approximate 19.8 acre area located at 3024 Bullock Lane and 3080 Bullock Lane, Boone County, Kentucky. The request is for a zone change and variance to allow a warehouse/logistics building.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval based upon Findings of Facts and Conditions (see Committee Report). The variance would only take effect when the legislative unit approves the Zoning Map Amendment. The Committee Members present at the Committee Meeting voted unanimously to approve the request. The applicant has signed the condition letter.

Ms. Gulick asked the Staff to read Condition #2 and Condition #12 to make sure it is the updated version of both conditions. Mr. Schwartz read both conditions again. Mr. Costello added that

what Mr. Schwartz read was official and is what the property owner agreed to via the signed condition letter.

Ms. Gulick moved to approve the request of the Zoning Map Amendment and Variance by resolution to the Boone County Fiscal Court based upon the Committee Report and subject to the Findings of Fact and Conditions. Mr. Lunnemann seconded the motion.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request for a total of 5 minutes on either side?

Mr. Brock MacKay, Viox & Viox, Inc., stated that the 13 conditions were crafted specifically for the site based upon the comments at the Public Hearing. It took some time as they had to explore the sanitary sewer service line. He is available to answer any questions.

Mr. Travis Allen Dunhoff, 3035 Bullock Lane, stated that he spoke on behalf of the neighbors and had a petition signed. He felt there was a lot of concern for and guiding the applicant. There was no assistance offered to the residents. It is not fair.

Mr. Schwenke asked about truck parking and stacking? Is the applicant going to do anything about it? Ms. Gulick replied that the applicant provided an updated plan showing a parking area for 12 trucks along the eastern property line. They are going to provide a truck staging area. Mr. Schwenke asked if it is adequate? Mr. Schwartz responded that he didn't do a study. Something is better than nothing. There is no requirement for it. It is a smaller building, 230,000 square feet. Mr. Schwenke would like it addressed somehow. Mr. Schwartz replied that it is being addressed in the Zoning Update. Mr. Rolfsen noted that it is difficult since the tenant is unknown so the impact is unknown.

Mr. Hincks asked if the Planning Commission had a written agreement with the applicant regarding the Conditions? Mr. Schwartz responded yes, as there is a signed letter agreeing to the Conditions.

Chairman Rolfsen asked for a vote on the original motion made by Ms. Gulick and seconded by Mr. Lunnemann. The vote found Mr. Bessler, Mrs. Clark, Mrs. Goetting, Ms. Gulick, Mr. Harper, Mr. Hincks, Mr. Lunnemann, Mrs. Steele, Mr. Szurlinski and Mr. Vaught voting yes for approval and Mr. Patton, Mr. Rolfsen, Mr. Schwenke and Mr. Turner voting no. The motion passes by a vote of 10-4. The request is approved.

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

3. Request of **Arnold Consulting Engineering Services, Inc. (applicant)** for **Kuber Laxmi, LLC/Athena Hospitality Group (owners)** for a Change in an Approved Concept Development Plan in an Office Two/Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) district for an approximate 2.4 acre area located at 370 Meijer Drive, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan for a hotel.

Staff Member, Todd Morgan, read the Committee Report, which recommended approval based upon Findings of Facts and Conditions (see Committee Report). The Committee Members present at the Committee Meeting voted unanimously to approve the request with Mrs. Kegley,

Mr. Lunnemann, Mr. Harper, Mrs. Steele and Ms. Gulick 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 for a total of 5 minutes on either side?

Seeing no one else, Chairman Rolfsen asked if there was a motion to proceed? **Mr. Lunnemann moved to approve the Request by Resolution to the City of Florence based upon the Committee Report and subject to the Findings of Fact and Conditions. Mrs. Steele seconded the motion and it passed unanimously.**

TECHNICAL/DESIGN REVIEW- Rick Lunnemann, Chairman, Todd Morgan, Staff

4. Ford's Garage Restaurant – 4911 Houston Road

Staff Member, Todd Morgan, referred to a PowerPoint presentation. It is the old Rustic Barrel restaurant site. He showed photographs of the existing building and shared sign. The existing building is 8,055 square feet. Signage is not part of the Design Review request. The building will be painted tan and red. They will install striped canopies. The Technical/Design Review Committee met prior to the Business Meeting and recommended approval subject to one condition. The condition is that all rooftop mechanicals be screened.

Chairman Rolfsen asked if there was a motion to take action on the request? Mr. Lunnemann moved to approve the request as presented and based upon the Technical/Design Review Committee recommendation with one condition as presented by Mr. Morgan. Mr. Szurlinski seconded the motion and is passed unanimously.

TECHNICAL/DESIGN REVIEW- Rick Lunnemann, Chairman, Alaina Hagenseker, Staff

5. The Cottage Boutique – 7503 Woodspoint Drive

Staff Member, Alaina Hagenseker, referred to a PowerPoint presentation. The site is the old Florence Coin Shop off Woodspoint Drive. Work on the building is done. The applicant has added treated wood to the façade as shown by Staff. Building mounted signage is being proposed on two sides of the building as well as 3 black awnings. The Technical/Design Review Committee met prior to the Business Meeting and recommended approval.

Chairman Rolfsen asked what exactly is the use? Mrs. Hagenseker replied that it is a small local retail business that sells clothes and items to decorate your home.

Mr. Turner asked if the site still had the free-standing interstate sign? Mrs. Hagenseker replied yes and one side of the sign is currently missing a panel. The sign is not part of the Design Review application. The applicant doesn't want to use the interstate sign.

Chairman Rolfsen asked if there was a motion to take action on the request? Mr. Lunnemann moved to approve the request as presented and based upon the Technical/Design Review Committee recommendation. Mrs. Goetting seconded the motion and is passed unanimously.

NEW BUSINESS

Mr. Patton stated that he has a conflict of interest with one of the New Business items so he left the meeting room to recuse himself.

ZONING MAP AMENDMENT, Alaina Hagenseker, Staff

6. Request of **Prime Engineering, Inc., per Alison Chadwell (applicant)** for **BT-OH, LLC (owner)** for a Zoning Map Amendment from Agricultural Estate (A-2) and Rural Suburban Estates (RSE) to Industrial One (I-1) for an approximate 12 acre area located along the west side of Dixie Highway, between Transport Drive and Richwood Road, approximately 500 feet north of Transport Drive, and having a Parcel Identification Number (PIDN) of 076.00-00-003.06, Boone County, Kentucky. The request is for a zone change to allow a trailer staging area.

ZONING MAP AMENDMENT, Michael Schwartz, Staff

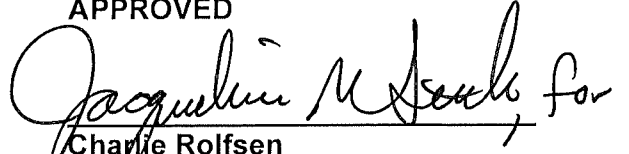
7. Request of **Al Neyer, per Melissa Johnson (applicant)** for **Graves Family Real Estate LLC, Douglas and Donna Conner, Casey A. March, Larry and Elizabeth Goodridge, and Michael S. and Lara A. Goodridge (owners)** for a Zoning Map Amendment from Graves Road – Commercial (GR-C) and Graves Road – Business Park (GR-BP) to Graves Road – Business Park/Planned Development (GR-BP/PD) for an approximate 137 acre area located at the southeast quadrant of the Interstate 275 (I-275)/Graves Road interchange and being the properties located at 2944 Petersburg Road, 2928 Petersburg Road, 2918 Petersburg Road, 2888 Graves Road, 2890 Graves Road, 2650 Graves Road, 2648 Graves Road, the property with the following Property Identification Number (PIDN): 036.00-00-016.02, and a portion of the property located at 2678 Graves Road, Boone County, Kentucky. The request is for a zone change to allow a 1,550,000 square foot industrial building.

Mr. Szurlinski moved to schedule the Public Hearings for Items #6 & 7 on September 7, 2022 at 7:30p.m. in the Fiscal Courtroom. Mr. Hincks seconded the motion and it passed unanimously.

OTHER:


There being no further business to come before the Planning Commission, **Mrs. Steele moved to adjourn the meeting. Mr. Schwenke seconded the motion and it passed unanimously. The meeting was adjourned at 7:40 P.M.**

APPROVED



Charle Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION



BOONE COUNTY PLANNING COMMISSION

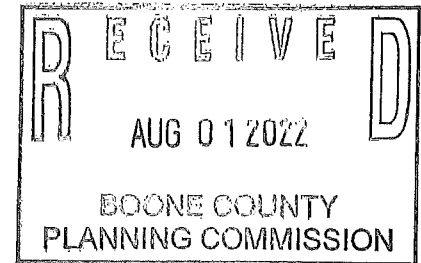
www.boonecountyky.org/pc
www.boonecountygis.com

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

Phone (859) 334-2196; Fax (859) 334-2264
plancom@boonecountyky.org

July 22, 2022

Athena Hospitality Group
c/o – Devesh Patel
4756 Houston Road
Florence, KY 41042



RE: Request of **Arnold Consulting Engineering Services, Inc. (applicant)** for **Kuber Laxmi, LLC/Athena Hospitality Group (owners)** for a Change in an Approved Concept Development Plan in an Office Two/Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) district for an approximate 2.4 acre area located at 370 Meijer Drive, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan for a hotel.

Dear Mr. Patel:

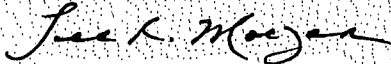
The following represents the recommended conditions of approval for the above referenced application as discussed by the Planning Commission's Zone Change/Concept Plan Committee at their July 20, 2022 meeting. Please sign on the space provided at the end of this letter and return the original letter to the Planning Commission's office by Friday, July 29, 2022, if you are in agreement with the conditions.

CONDITIONS

1. The Development shall be consistent with the submitted Concept Development Plan, except as modified by conditions below.
2. The final design of the building, storage building/dumpster, outside furniture, etc. shall be approved through the Houston-Donaldson Study's Design Review application process.
3. All rooftop mechanicals shall be screened by parapet walls.
4. Building mounted signage shall be approved per the submitted sign drawings.
5. The proposed monument sign shall be upgraded with a masonry base and an architectural feature on top per the Houston-Donaldson Study's special sign regulations.
6. The following conditions shall apply to the landscaping plan:
 - A. A continuous hedge shall be provided in the 5' wide landscape buffer that's shown between the north property line and sidewalk to the hotel.

- B. The landscaping along the rear property line (adjoining I-71/75) shall be reevaluated. Small trees from Plant List C shall be used in the buffer to avoid conflicts with overhead utilities and the gas pipeline.

Sincerely,

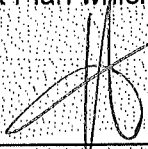


Todd K. Morgan, AICP
Senior Planner

TKM/ss

AGREEMENT

I, Kuber Laxmi, hereby agree to the conditions of approval for the Change in Approved Concept Development Plan which is referenced on the first page of this letter.



Mr. Devesh Patel, Owner
Athena Hospitality Group

8/1/2022

Date

2/2

DOCUMENT NO: 838756
RECORDED: June 16, 2021 03:36:00 PM
TOTAL FEES: \$50.00 TRANSFER TAX: \$1,550.00
COUNTY CLERK: JUSTIN CRIGLER
DEPUTY CLERK: MICHELLE EICKHOFF
COUNTY: BOONE COUNTY
BOOK: D1167 PAGES: 827 - 831
GROUP ID: 4069

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT 370 MEIJER INVESTMENT, LLC, an Ohio limited liability company, having a mailing address of c/o Neyer Properties, 2135 Dana Avenue, Suite 200, Cincinnati, Ohio 45207, for and in consideration of One Dollar and other valuable consideration, paid by the Grantee herein, the receipt of which is acknowledged, does bargain, sell, and convey to KUBER LAXMI, LLC, a Kentucky limited liability company, and its successors and assigns forever, the following described real estate located in the City of Florence, County of Boone, State of Kentucky (the "Property"):

Grantee's in care of address to which the property tax bill for the year in which the property is transferred may be sent and mailing address is 4756 Houston Road, Florence, Kentucky 41042.

**SEE EXHIBIT "A" ATTACHED
HERETO AND MADE A PART HEREOF**

Property Address: 370 Meijer Drive, Florence, Kentucky

PIDN: 061.00-21-010.10

GROUP NO. 4069^o

Being the same property conveyed to 370 Meijer Investment, LLC, an Ohio limited liability company and recorded in Deed Book 1017, Page 533 of the Boone County Clerk's records at Burlington, Kentucky.

Together with all the **PRIVILEGES AND APPURTENANCES** to the same belonging.

RETURN TO:

MAIL/RETURN TO:
FRANKLIN & RAPP
1001 MONARCH ST.
SUITE 120
LEXINGTON, KY 40513
10850495.1

CERTIFICATE

We, Grantor and Grantee, pursuant to KRS Chapter 382, do hereby certify under oath, that the names of the Grantor and Grantees stated herein are their respective full names and the full consideration is \$1,550,000.00. The Grantees join in this deed for the sole purpose of making this certificate about the consideration. We understand that falsification of the stated consideration of sale price of the property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00.

GRANTOR:

GRANTEE:

370 MEIJER INVESTMENT, LLC,
an Ohio limited liability company

KUBER LAXMI, LLC,
a Kentucky limited liability company

By: DN Property Investments, LLC,
an Ohio limited liability company
Its: Sole Member

By: [Signature]
Name: DEVESH DATEL
Title: MANAGER

By: Neyer Properties Management, LLC,
an Ohio limited liability company
Its: Manager

By: [Signature]
Daniel A. Neyer, Manager

STATE OF OHIO)
: SS:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this 3 day of June, 2021 by Daniel A. Neyer, Manager of Neyer Properties Management, LLC, an Ohio limited liability company, the Manager of DN Property Investments, LLC, an Ohio limited liability company, the sole member of 370 Meijer Investment, LLC, an Ohio limited liability company on behalf of the limited liability company.

[Signature]
Notary Public

My commission expires: 06/18/22



MILENA URC
Notary Public, State of Ohio
My Commission Expires
June 18, 2022

STATE OF KY)

COUNTY OF BOONE) : SS:

The foregoing instrument was acknowledged before me this 4 day of June, 2021 by Kuber Laxmi LLC, a Kentucky limited liability company, as Grantee.

David A. Franklin
Notary Public

My commission expires: 9-5-22



This instrument prepared by:
[Signature]

Kalman Steinberg, Esq.
Keating Muething and Klekamp PLL
One East Fourth Street, Suite 1400
Cincinnati, Ohio 45202
(513) 579-6400

EXHIBIT "A"

Being Lot 10-J, Re-subdivision of the Remainder of Lot 10-C, Houston Lakes, plat of which is of record in Plat Cabinet 5, Page 360, in the Office of the Clerk of Boone County, Kentucky.

Being the same property conveyed to 370 Meijer Investment, LLC, an Ohio limited liability company, by deed dated March 1, 2013 from Town & Country Bank and Trust Company, a Kentucky banking corporation, and of record in Deed Book 1017, Page 533, in the Boone County Clerk's Office.

✓
GROUP NO. 4069'

**CITY OF FLORENCE, KENTUCKY
READING SUMMARY**

ORDINANCE O-19-22

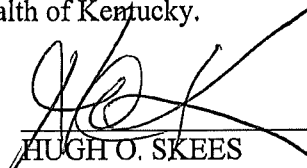
AN ORDINANCE ADOPTING AND APPROVING A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN AN OFFICE TWO/COMMERCIAL TWO / PLANNED DEVELOPMENT / HOUSTON-DONALDSON STUDY CORRIDOR OVERLAY (O-2/C-2/PD/HDO) DISTRICT FOR AN APPROXIMATE 2.4 ACRE SITE LOCATED AT 370 MEIJER DRIVE, FLORENCE, KENTUCKY, TO ALLOW A HOTEL. (RESIDENCE INN BY MARRIOTT)

The effect of this Ordinance is to allow a hotel on an approximate 2.4 acre site in an Office Two/Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) District.

The full text of Ordinance O-19-22 including its exhibits, is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Government Center, 8100 Ewing Blvd., Florence, Kentucky, during regular office hours.

CERTIFICATION

I hereby certify that the foregoing is a summary of the contents of Ordinance O-19-22 and that it has been prepared by me on the 14 day of September, 2022, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.



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

**CITY OF FLORENCE, KENTUCKY
ORDINANCE O-19-22**

AN ORDINANCE ADOPTING AND APPROVING A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN AN OFFICE TWO/COMMERCIAL TWO / PLANNED DEVELOPMENT / HOUSTON-DONALDSON STUDY CORRIDOR OVERLAY (O-2/C-2/PD/HDO) DISTRICT FOR AN APPROXIMATE 2.4 ACRE SITE LOCATED AT 370 MEIJER DRIVE, FLORENCE, KENTUCKY, TO ALLOW A HOTEL. (RESIDENCE INN BY MARRIOTT)

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-22-021-A recommended approval for a change in an approved Concept Development Plan, and

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

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

SECTION I

That the request of Arnold Consulting Engineering Services, Inc. (Applicant) for Kuber Laxmi, LLC/Athena Hospitality Group (Owners) for a change in an approved Concept Development Plan in an Office Two/Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) District for an approximate 2.4 acre site located at 370 Meijer Drive, Florence, Kentucky, 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 change in the Concept Development Plan for this subject property.

SECTION II

The approval of this change to the Concept Development Plan 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 development plan 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-22-021-A of the Boone County Planning Commission, including the exhibits referenced to that Resolution.

SECTION III

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-22-021-A, marked Exhibit "A", and attached hereto.

SECTION IV

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

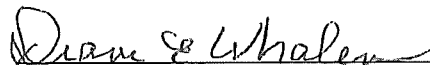
SECTION V

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


PASSED AND APPROVED ON FIRST READING THIS 16th DAY OF September, 2022.

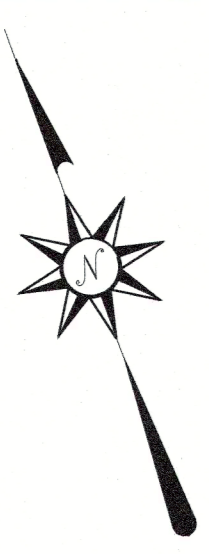
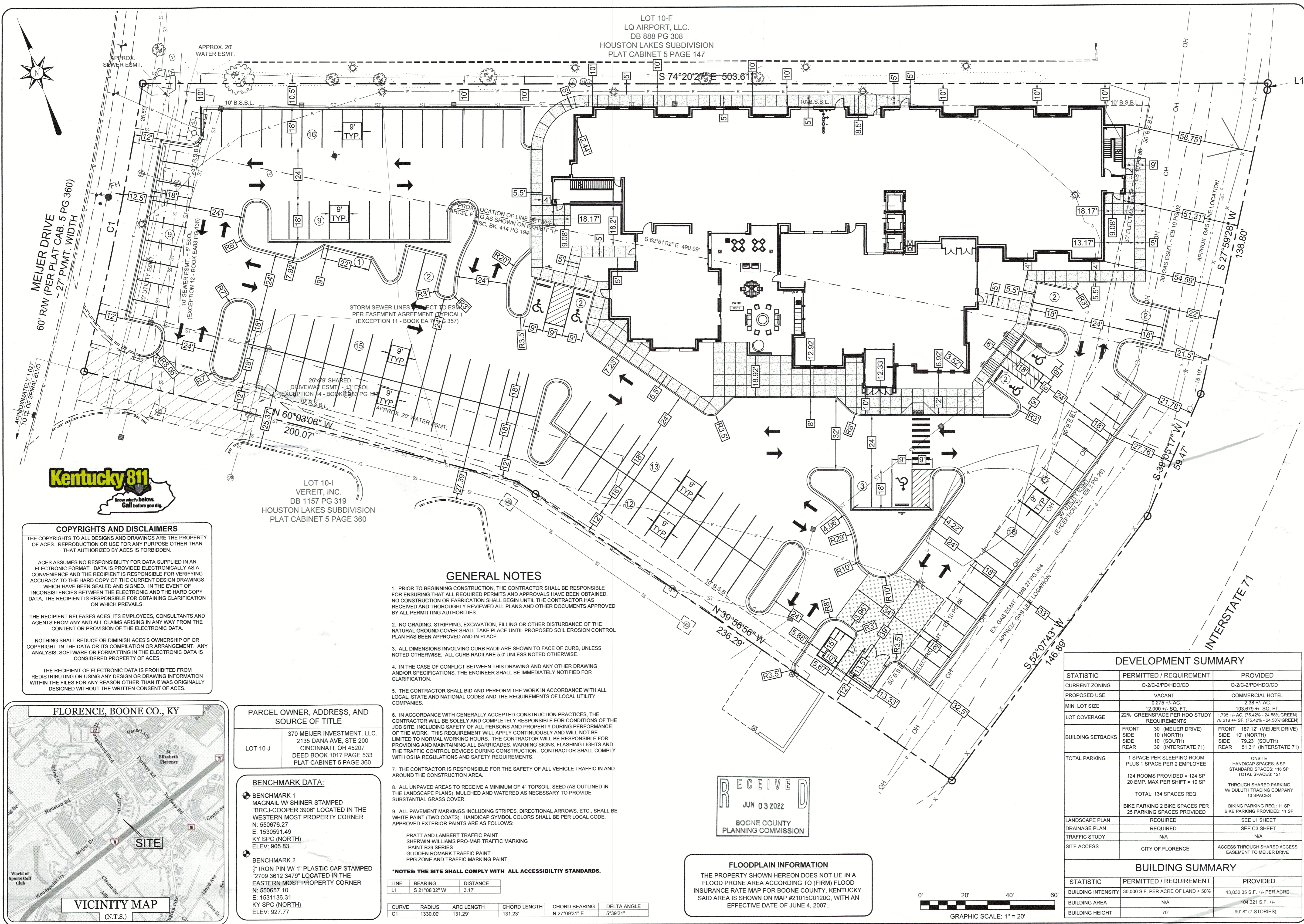
PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 13th DAY OF September, 2022.

APPROVED:


Diane E. Whalen, Mayor

ATTEST:


Melissa Kramer, City Clerk



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LOT 10-I
VEREIT, INC.
DB 1157 PG 319
HOUSTON LAKES SUBDIVISION
PLAT CABINET 5 PAGE 360

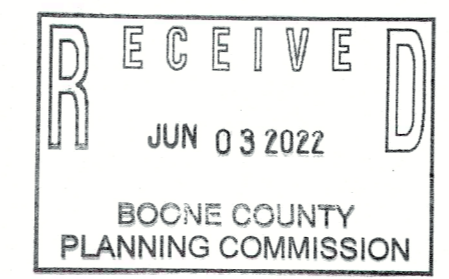
GENERAL NOTES

- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.
- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED SOIL EROSION CONTROL PLAN HAS BEEN APPROVED AND IN PLACE.
- ALL DIMENSIONS INVOLVING CURB RADI ARE SHOWN TO FACE OF CURB, UNLESS NOTED OTHERWISE. ALL CURB RADI ARE 5.0' UNLESS NOTED OTHERWISE.
- IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND THE TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
- ALL UNPAVED AREAS TO RECEIVE A MINIMUM OF 4" TOPSOIL, SEED (AS OUTLINED IN THE LANDSCAPE PLANS), MULCHED AND WATERED AS NECESSARY TO PROVIDE SUBSTANTIAL GRASS COVER.
- ALL PAVEMENT MARKINGS INCLUDING STRIPES, DIRECTIONAL ARROWS, ETC., SHALL BE WHITE PAINT (TWO COATS). HANDICAP SYMBOL COLORS SHALL BE PER LOCAL CODE. APPROVED EXTERIOR PAINTS ARE AS FOLLOWS:
PRATT AND LAMBERT TRAFFIC PAINT
SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING
-PAINT B29 SERIES
GLIDDEN ROMARK TRAFFIC PAINT
PPG ZONE AND TRAFFIC MARKING PAINT

***NOTES: THE SITE SHALL COMPLY WITH ALL ACCESSIBILITY STANDARDS.**

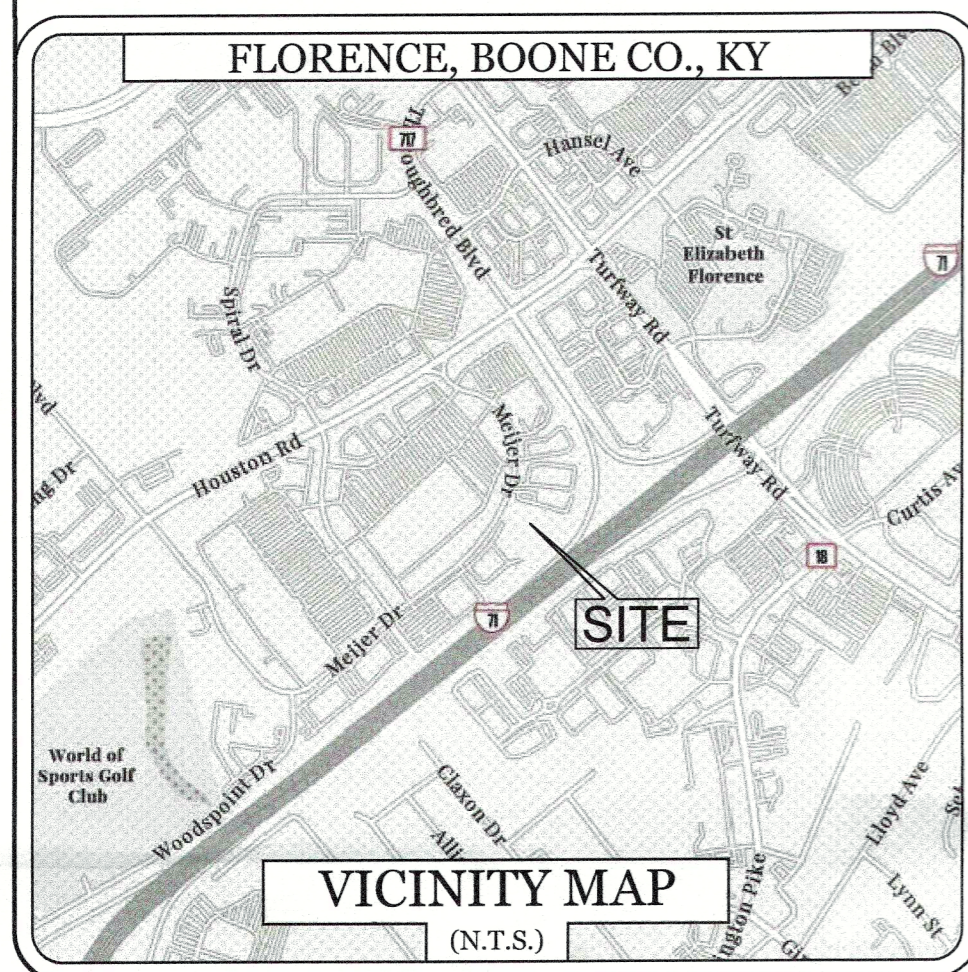
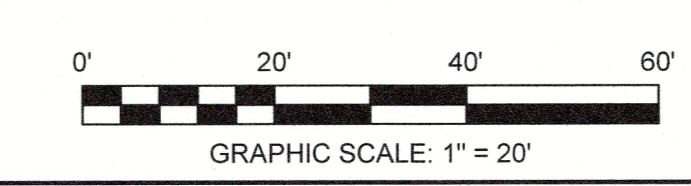
LINE	BEARING	DISTANCE
L1	S 21°08'32" W	3.17'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1330.00'	131.29'	131.23'	N 27°09'31" E	5°39'21"



FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR BOONE COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP #21015C0120C, WITH AN EFFECTIVE DATE OF JUNE 4, 2007.



PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE

370 MEIJER INVESTMENT, LLC.
2135 DANA AVE, STE 200
CINCINNATI, OH 45207
DEED BOOK 1017 PAGE 533
PLAT CABINET 5 PAGE 360

BENCHMARK DATA:

- BENCHMARK 1
MAGNAIL W/ SHINER STAMPED
"BRCJ-COOPER 3906" LOCATED IN THE WESTERN MOST PROPERTY CORNER
N: 550676.27
E: 1530591.49
KY SPC (NORTH)
ELEV: 905.83
- BENCHMARK 2
3" IRON PIN W/ 1" PLASTIC CAP STAMPED
"2709 3612 3479" LOCATED IN THE EASTERN MOST PROPERTY CORNER
N: 550657.10
E: 1531136.31
KY SPC (NORTH)
ELEV: 927.77

DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	O-2/C-2/PD/HO/CD	O-2/C-2/PD/HO/CD
PROPOSED USE	VACANT	COMMERCIAL HOTEL
MIN. LOT SIZE	0.275 +/- AC	2.35 +/- AC
MIN. LOT AREA	12,000 +/- SQ. FT.	103,875 +/- SQ. FT.
LOT COVERAGE	22% GREENSPACE PER HDO STUDY REQUIREMENTS	1,795 +/- AC (75.42% - 24.58% GREEN) 78,218 +/- SF (75.42% - 24.58% GREEN)
BUILDING SETBACKS	FRONT 30' (MEIJER DRIVE) SIDE 10' (NORTH) SIDE 10' (SOUTH) REAR 30' (INTERSTATE 71)	FRONT 187.12' (MEIJER DRIVE) SIDE 10' (NORTH) SIDE 79.23' (SOUTH) REAR 51.31' (INTERSTATE 71)
TOTAL PARKING	1 SPACE PER SLEEPING ROOM PLUS 1 SPACE PER 2 EMPLOYEE 124 ROOMS PROVIDED = 124 SP 20 EMP. MAX PER SHIFT = 10 SP TOTAL: 134 SPACES REQ. BIKE PARKING 2 BIKE SPACES PER 25 PARKING SPACES PROVIDED	ONSITE HANDICAP SPACES: 5 SP STANDARD SPACES: 116 SP TOTAL SPACES: 121 THROUGH SHARED PARKING W/ DULUTH TRADING COMPANY 13 SPACES BIKING PARKING REQ.: 11 SP BIKE PARKING PROVIDED: 11 SP
LANDSCAPE PLAN	REQUIRED	SEE L1 SHEET
DRAINAGE PLAN	REQUIRED	SEE C3 SHEET
TRAFFIC STUDY	N/A	N/A
SITE ACCESS	CITY OF FLORENCE	ACCESS THROUGH SHARED ACCESS EASEMENT TO MEIJER DRIVE

BUILDING SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
BUILDING INTENSITY	30,000 S.F. PER ACRE OF LAND +/- 60%	43,832.35 S.F. +/- PER ACRE
BUILDING AREA	N/A	104,321 S.F. +/-
BUILDING HEIGHT	70'	90'-8" (7 STORIES)

REVISIONS

IN
BY MARILYN

370 MEIJER DRIVE
FLORENCE, KY 41042

ACES
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER: 21-3194-L
DATE: 5-31-2022
SCALE: 1" = 20'
DRAWN: D. WHITLEY
CHECKED: D. WHITLEY
APPROVED BY: D. WHITLEY

CP
PROPOSED
CONCEPT PLAN

Residence Inn by Marriott, Florence, KY

MAYO ARCHITECTURE

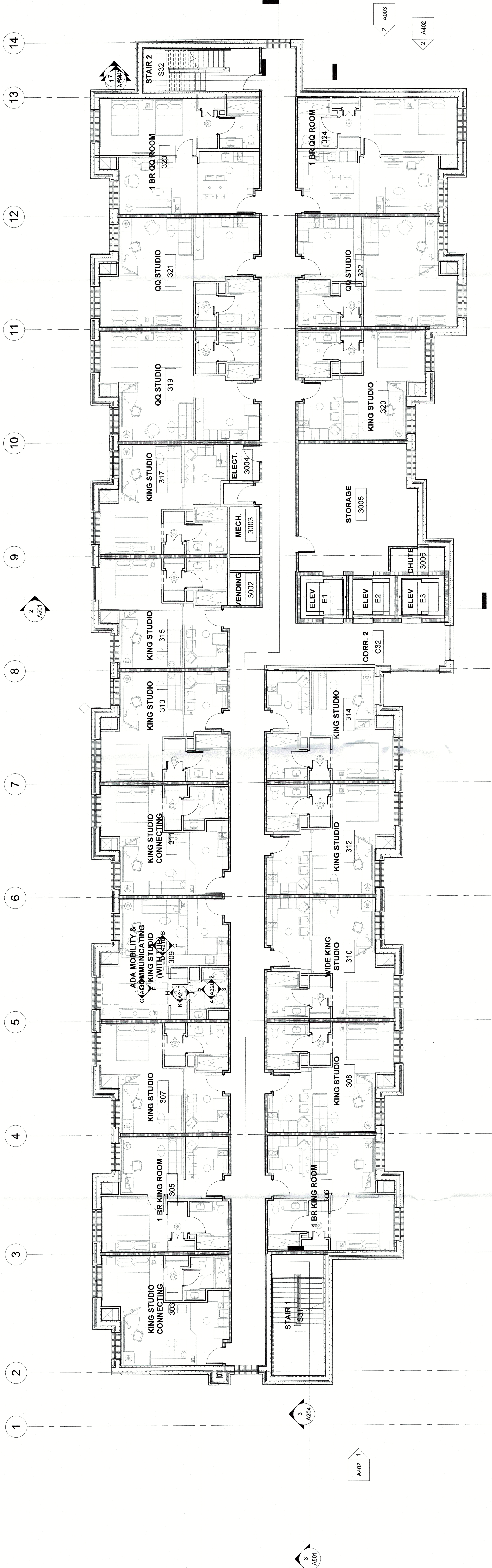


1015 Stillingshire Dr., Hendersonville, TN 37075
Telephone: 615-852-5504 - info@mayoarchitecture.com

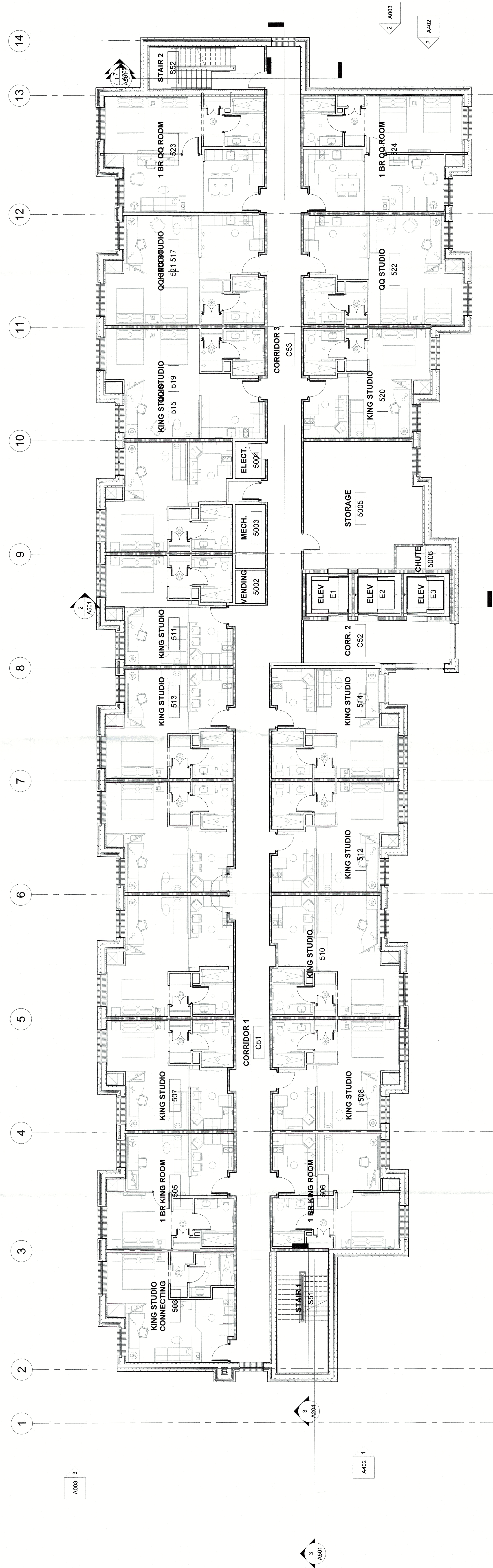
REVISIONS	
No.	Description

SHEET TITLE
TYPICAL 3-7
LEVEL PLAN -
NOTED

SHEET NUMBER
A133
SCALE: 1/8" = 1'-0"
JOB NUMBER: 210519
DATE: 5-31-22



1 LEVEL 3 AND 4 FLOOR PLAN - NOTED
1/8" = 1'-0"



2 TYPICAL 5,6 AND 7 LEVEL PLAN - NOTED
1/8" = 1'-0"

INN CODE:
ATHENA HOSPITALITY GROUP

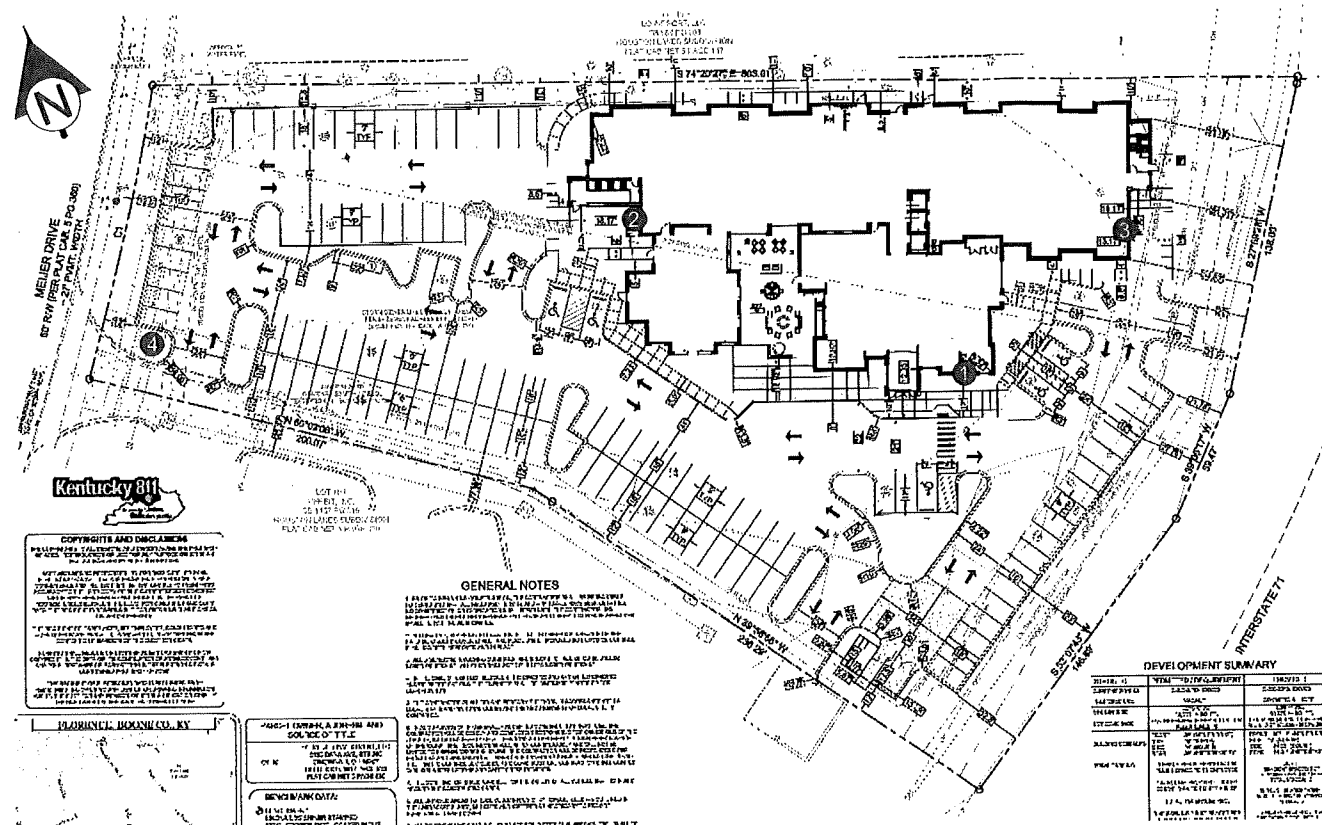
RESIDENCE INN
7821 COMMERCE DRIVE
FLORENCE, KY 41042

EXISTING SIGNS:

- ① 30" CHANNEL LETTERS
- ② 36" CHANNEL LETTERS
- ③ 36" CHANNEL LETTERS
- ④ NO EXISTING

PROPOSED SIGNS:

- ① 30" CHANNEL LETTERS
- ② 36" CHANNEL LETTERS
- ③ 36" CHANNEL LETTERS
- ④ 4'-0" X 11'-8 5/16" MONUMENT AT 8' OAH



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PERSONA SIGNS, LLC
700 21ST STREET SOUTHWEST
WATERTOWN, SD 57201-0210
1.800.843.9888

GENERAL NOTES
1. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE CITY OF FLORENCE, KY.
2. THE SIGNAGE SHALL BE MAINTAINED IN GOOD REPAIR AT ALL TIMES.
3. THE SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.
4. THE SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE CITY OF FLORENCE, KY.

DEVELOPMENT SUMMARY

ITEM #	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE
1	30" CHANNEL LETTERS	100	1.50	150.00
2	36" CHANNEL LETTERS	100	1.50	150.00
3	36" CHANNEL LETTERS	100	1.50	150.00
4	4'-0" X 11'-8 5/16" MONUMENT AT 8' OAH	1	1000.00	1000.00
TOTAL				1450.00

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL	Date
-------------------	------

Customer: RESIDENCE INN	Date: 4/21/22	Prepared By: JR/TT	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: FLORENCE, KY	File Name: 295072 - R2 - FLORENCE, KY	Eng: -	

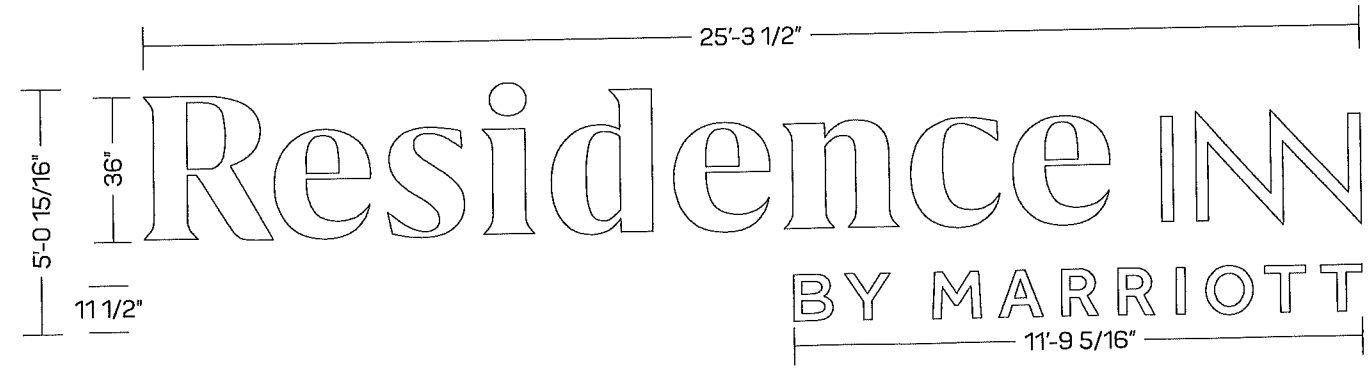
persōna
SIGNS | LIGHTING | IMAGE

Persona Signs, LLC
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

2

CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS.
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION

LEFT ELEVATION
SCALE: 1/32" = 1'-0"



GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

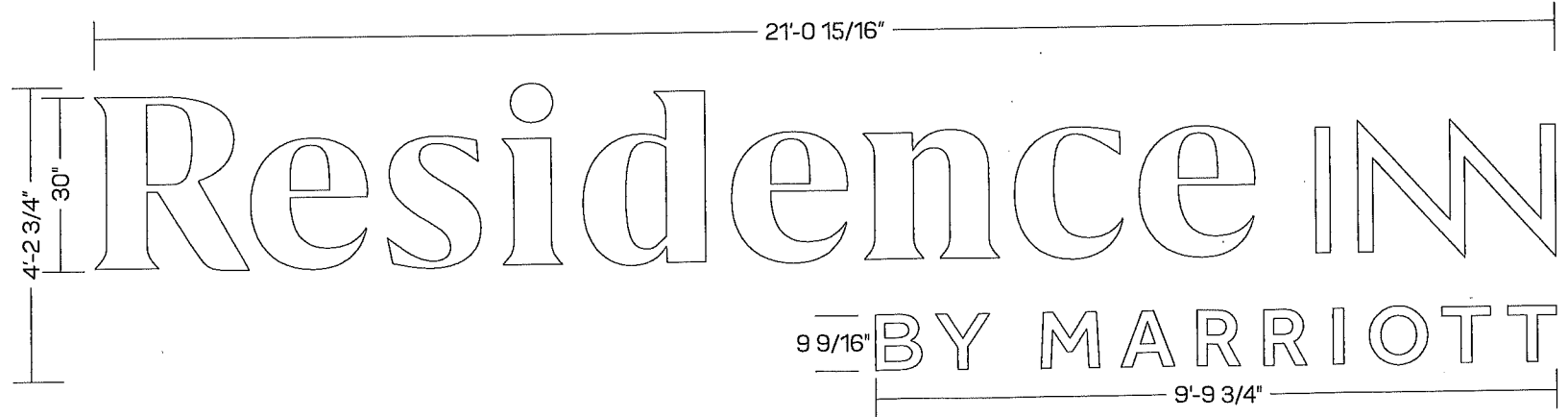
APPROVAL BOX - PLEASE INITIAL	
CUSTOMER APPROVAL	Date

Customer: RESIDENCE INN	Date: 06/09/22	Prepared By: JR/PG	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	persōna SIGNS LIGHTING IMAGE	<small>Persona Signs, LLC 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com</small>
Location: FLORENCE, KY	File Name: 295072 - R2 - FLORENCE, KY				

1


CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS.
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION

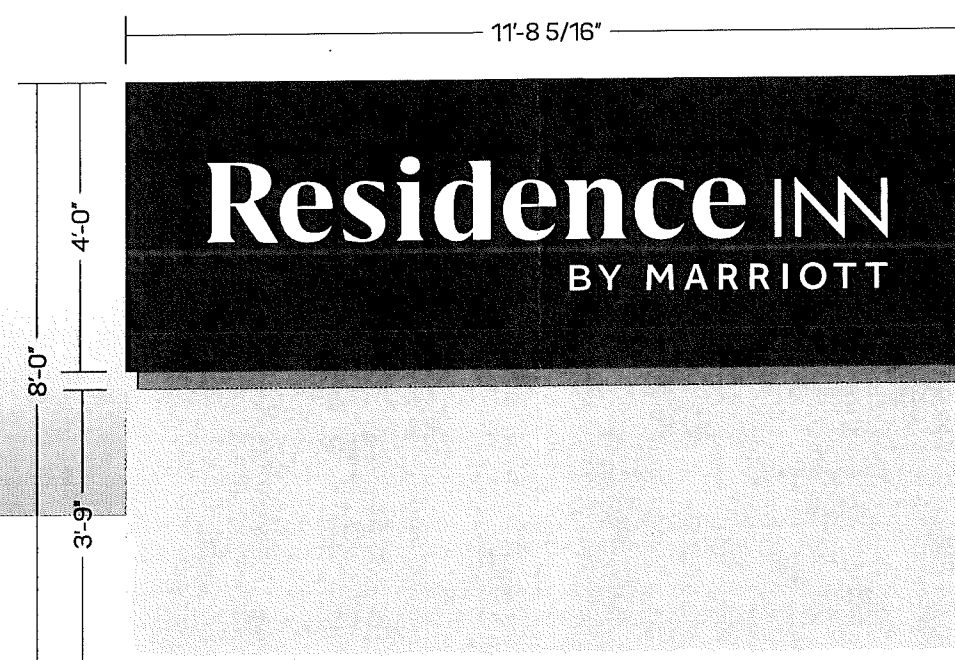
FRONT ELEVATION
SCALE: 1/32" = 1'-0"



GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"

APPROVAL BOX - PLEASE INITIAL	
CUSTOMER APPROVAL	Date

Customer: RESIDENCE INN	Date: 06/09/22	Prepared By: JR/PG	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	 SIGNS LIGHTING IMAGE	Persona Signs, LLC 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: FLORENCE, KY	File Name: 295072 - R2 - FLORENCE, KY				




SIGN IS DUAL SIDED

GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"

APPROVAL BOX - PLEASE INITIAL

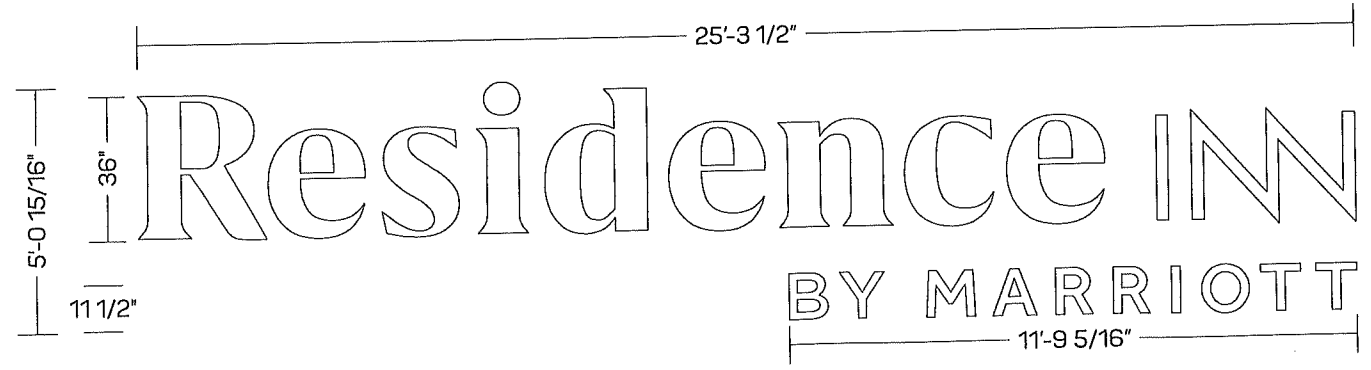
CUSTOMER APPROVAL		Date
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Customer: RESIDENCE INN	Date: 4/20/22	Prepared By: JR	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	 SIGNS LIGHTING IMAGE	Persona Signs, LLC 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: FLORENCE, KY	File Name: 295072 - R2 - FLORENCE, KY				

3


CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS.
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION

RIGHT ELEVATION
SCALE: 1/32" = 1'-0"



GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

APPROVAL BOX - PLEASE INITIAL	
CUSTOMER APPROVAL	Date

Customer: RESIDENCE INN	Date: 06/09/22	Prepared By: JR/PG	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	 PERSONA SIGNS, LLC 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: FLORENCE, KY	File Name: 295072 - R2 - FLORENCE, KY			

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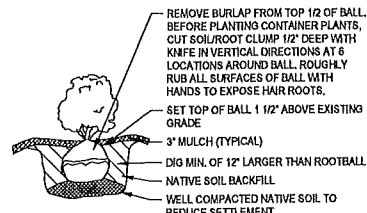
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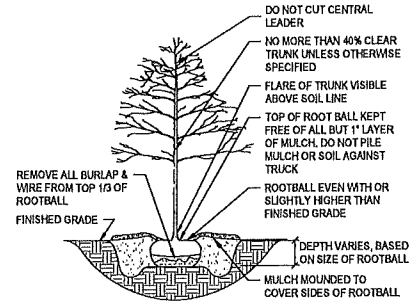
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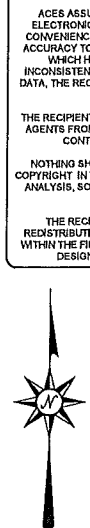
THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY



TYPICAL PLANTING DETAIL - SHRUB
NOT TO SCALE



TYPICAL PLANTING DETAIL - TREES
NOT TO SCALE



PERIMETER PLANTINGS	
AREA "A"	
TOTAL LINEAR FOOTAGE: 118'	
STANDARD: 3 LARGE TREES (PLANT LIST A) & 15 SHRUBS (PLANT LIST C) PER 100 LF	
REQUIRED PLANTINGS: 4 LARGE TREES & 18 SHRUBS	PROVIDED PLANTINGS: 4 LARGE TREES & 20 SHRUBS
AREA "B"	
TOTAL LINEAR FOOTAGE: 165'	
STANDARD: 3 LARGE TREES (PLANT LIST A) & 15 SHRUBS (PLANT LIST C) PER 100 LF	
REQUIRED PLANTINGS: 5 LARGE TREES & 25 SHRUBS	PROVIDED PLANTINGS: 5 LARGE TREES & 26 SHRUBS
AREA "C"	
TOTAL LINEAR FOOTAGE: 348'	
STANDARD: COMBINATION OF 3 LARGE (PLANT LIST A) & MEDIUM (PLANT LIST B) TREES & 7.5 SHRUBS (PLANT LIST C) PER 100 LF (50% REDUCTION FOR INCREASED BUFFER YARD)	
REQUIRED PLANTINGS: 10 LARGE / MEDIUM TREES & 26 SHRUBS	PROVIDED PLANTINGS: 5 LARGE TREES, 5 MEDIUM TREES, & 26 SHRUBS
AREA "D"	
TOTAL LINEAR FOOTAGE: 65'	
STANDARD: 3 MEDIUM TREES (PLANT LIST B) & 12 SHRUBS (PLANT LIST C) PER 100 LF	
REQUIRED PLANTINGS: 2 MEDIUM TREES & 7 SHRUBS	PROVIDED PLANTINGS: 2 MEDIUM TREES & 19 SHRUBS

AREA OF SOD: 1,591 SQUARE YARDS
SOD TO BE A LOCALLY GROWN TYPE FESCUE. SOD TO BE PLACED WITHIN 24 HOURS OF HARVEST.

TOTAL VEHICULAR USE AREA: 47,905 SF
REQUIRED INTERIOR LANDSCAPING: 2,395 SF (5.0%)
PROVIDED INTERIOR LANDSCAPING: 4,703 SF (9.8%)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES						
AB	7	ACER BUERGERIANUM 'STREETWISE'	TRIDENT MAPLE	1 3/4" CAL.	CONT. / B & B	WELL BRANCHED
AR	6	ACER RUBRUM 'RED SUNSET'	RED MAPLE	1 3/4" CAL.	CONT. / B & B	WELL BRANCHED
LI	6	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPPE MYRTLE	5' - 6' HT.	CONT. / B & B	WELL BRANCHED
MS	4	MAGNOLIA STELLATA 'CENTENNIAL'	STAR MAGNOLIA	5' - 6' HT.	CONT. / B & B	WELL BRANCHED
PY	7	PRUNUS X YEDONENSIS	YOSHINO CHERRY	5' - 6' HT.	CONT. / B & B	WELL BRANCHED
QP	11	QUERCUS PHELLOS	WILLOW OAK	1 3/4" CAL.	CONT. / B & B	WELL BRANCHED
ZS	8	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	1 3/4" CAL.	CONT. / B & B	WELL BRANCHED
SHRUBS						
AP	14	ASSESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	24" HT.	CONT. / B & B	
BM	16	BUXUS MICROPHYLLA 'WINTERGREEN'	LITTLELEAF BOXWOOD	24" HT.	CONT. / B & B	
FG	16	FOTHERGILLA GARDENII 'JANE PLATT'	DWARF FOTHERGILLA	24" HT.	CONT. / B & B	
HQ	8	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	OAKLEAF HYDRANGEA	24" HT.	CONT. / B & B	
HV	22	HAMAMELIS VERNALIS 'CHRISTMAS CHEER'	VERNAL WITCHHAZEL	24" HT.	CONT. / B & B	
IG	14	ILEX GLABRA 'SHAMROCK'	INKBERRY	24" HT.	CONT. / B & B	
IV	21	ILEX VERTICILLATA 'RED SPRITE'	COMMON WINTERBERRY	24" HT.	CONT. / B & B	
JC	16	JUNIPERUS CHINENSIS 'SEA GREEN'	CHINESE JUNIPER	24" HT.	CONT. / B & B	
TC	22	TAXUS CUSPIDATA	JAPANESE YEW	24" HT.	CONT. / B & B	
TM	14	TAXUS X MEDIA 'DENSIFORMIS'	ANGLOJAP YEW	24" HT.	CONT. / B & B	
ORNAMENTAL GRASSES						
CA	67	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	3 GAL.		

LANDSCAPE NOTES

- PLANT MATERIALS SHALL CONFORM IN SIZE AND GRADE TO AMERICAN STANDARDS FOR NURSERY STOCK. PLANT MATERIALS SHALL BE OF STANDARD QUALITY TRUE TO NAME AND TYPE, AND FIRST CLASS REPRESENTATIVES OF THEIR SPECIES OR VARIETY. PLANTS SHALL BE CAREFULLY LABELED AND SIZES NOTED. RIGHT IS RESERVED TO REJECT PLANTS CONSIDERED AS UNSATISFACTORY. REJECTED PLANTS SHALL BE REMOVED FROM SITE. PLANTS SHOULD NOT BE PRUNED PRIOR TO DELIVERY. HEADING-BACK PLANTS TO MEET SIZES INDICATED IN DRAWINGS SCHEDULE WILL NOT BE PERMITTED.
 - PLANTS & TREES
 - CONTRACTOR SHALL STAKE THE LOCATION OF EACH TREE AND SHRUB IN ACCORDANCE WITH THE LOCATIONS SHOWN ON THE DRAWINGS. STAKING AND LAYOUT WORK SHALL BE DONE SUFFICIENTLY IN ADVANCE OF PLANTING OPERATION TO PERMIT THE LANDSCAPE ARCHITECT TO CHECK, REVISE IF DESIRED, AND APPROVE THE LOCATIONS BEFORE DIGGING OPERATIONS BEGIN.
 - EXCAVATE PLANTING BEDS AND POCKETS TO A DEPTH REQUIRED FOR PLANTINGS.
 - ANY ROCK OR OTHER UNDERGROUND OBSTRUCTION SHALL BE REMOVED TO DEPTH NECESSARY TO PERMIT PLANTING ACCORDING TO THESE SPECIFICATION.
 - IN GENERAL, CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTED AREAS AFTER PLANTING AND IN DRY WEATHER USE ENOUGH WATER TO THOROUGHLY SOAK ALL TREE PITS BEFORE PLANTING. CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS IN ADVANCE OF START OF THE WORK TO INSURE THAT AN ADEQUATE SUPPLY OF WATER AND WATERING EQUIPMENT ARE AVAILABLE WHEN REQUIRED.
 - MULCHING
 - MULCH TOP OF ROOT BALL AND SAUCER WITHIN 48 HOURS TO A MIN. DEPTH OF 2" AND TO A DEPTH NOT TO EXCEED 3".
 - ALL SHADE AND FLOWERING TREES SHALL BE MULCHED WITH THREE (3) INCHES THICK (SETTLED) AND COVERING AN AREA TWELVE (12) INCHES GREATER THAN THE DIAMETER OF PIT.
 - PLANT MAINTENANCE
 - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLACED. CONTINUE FOR 90 DAYS AFTER THE LAST PLANT HAS BEEN INSTALLED.
 - ALL PLANTS SHALL BE KEPT IN A GROWING, HEALTHY CONDITION BY WATERING, PRUNING, SHEARING, SPRAYING, TIGHTENING OF GUYS (IF USED), STRAIGHTENING OF PLANTS WHICH LEAN OR SAG, LIFTING PLANTS WHICH DEVELOP MORE THAN NORMAL SETTLEMENT, WEEDING, AND BY ANY OTHER NECESSARY OPERATION OF MAINTENANCE. KEEP ALL PLANTING AREAS FREE OF WEEDS AND UNDESIRABLE GRASSES.
 - DURING THE MAINTENANCE PERIOD, PLANTS IN AN UNHEALTHY OR BADLY IMPAIRED CONDITION, SHALL BE REMOVED AND REPLACED IMMEDIATELY USING SPECIFIED MATERIAL.
 - ACCEPTANCE AND GUARANTEE
 - ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR WITHOUT SATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REMOVED AND REPLACED IN NEXT SPECIFIED PLANTING SEASON. ANY REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED AND REPLANTED IN SAME LOCATION FROM WHICH DEAD PLANT WAS REMOVED AND SHALL BE REPLACED AT NO ADDITIONAL COST.
 - ALL PLANT MATERIAL SHALL HAVE A ONE YEAR WARRANTY FOR REPLACEMENT.
 - DURING THE BIDDING PROCESS, NO PLANTS MAY BE SUBSTITUTED FOR A DIFFERENT PLANT. THE PLAN MUST BE BID AS DRAWN.
 - THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO COME BACK AFTER ONE YEAR OF ACCEPTANCE OF THE PLANTING TO REMOVE ANY STAKES OR GUY WIRES THAT MAY HAVE BEEN USED
 - ANY DISCREPANCY BETWEEN THE PLANTING PLAN AND THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE.
 - THE OWNER RESERVES THE RIGHT TO ALTER THE PLANTING PLAN ONLY AS SHOWN IN THE AREA OF THE FOUNDATION.
- MULCH: ALL SHRUBS THAT ARE SHOWN IN GROUPINGS SHALL BE MULCHED IN A PLANT BED WITH SHREDDED HARDWOOD MULCH TO A MINIMUM OF 2" AND NOT GREATER THAN 3" IN DEPTH. IN AREAS OF STEEP SLOPES A FINE GRADE (NEARLY INVISIBLE) PLASTIC NETTING MAY BE USED TO STABILIZE THE MULCH BED.
- ANNUALS & PERENNIALS: ANY DESIRED ANNUALS AND PERENNIALS MAY BE DETERMINED BETWEEN THE PROPERTY OWNER AND THE LANDSCAPE CONTRACTOR FOR DESIRED COLOR PALETTE.

REVISIONS

RESIDENCE INN
370 MELJER DRIVE
FLORENCE, KY 41042

ACES
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 750-9445

JOB NUMBER: 21-3194-L
DATE: 06-03-22
SCALE: 1" = 30'
DRAWN: K. CARDWELL
CHECKED: B. SHIRLEY
APPROVED: D. WHITLEY

L1
LANDSCAPE

