

12. ✓ 1196 / 908 075.00-00-102.00 ²⁰⁶⁴
Deed Book Page Number Group Number

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

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

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


- | | |
|--|---|
| <input checked="" type="checkbox"/> Boone County Building Department | <input checked="" type="checkbox"/> Local Fire District |
| <input checked="" type="checkbox"/> Boone County Public Works Department | <input checked="" type="checkbox"/> Local School District |
| <input checked="" type="checkbox"/> Boone County Water District | <input checked="" type="checkbox"/> Northern Kentucky Health Department |
| <input checked="" 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 checked="" type="checkbox"/> Sanitation District No. 1 |
| <input checked="" type="checkbox"/> Duke Energy | <input type="checkbox"/> USDA NRCS/Boone County Conservation District |
| <input type="checkbox"/> Florence Public Services Department | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Kentucky Division of Water | |
| <input type="checkbox"/> Kentucky Transportation Cabinet | |

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


17. 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 May 8th 2025

Property Owner's Signature:



Applicant's Signature:



SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 12/31/2024 Fee Received: 3840.00 Receipt #: 91873
2. Number of Copies Received: _____
3. Has the following been submitted (check all that apply):
 - Completed Application
 - Concept Development Plan
 - Legal Description
 - Names and Mailing Addresses of Adjacent Property Owners
4. Date the application is Administratively Complete (as defined in KRS 100.211): _____
5. Staff Reviewer: M. Schwartz
6. Committee Chairperson: D. Hinds
7. Scheduled Public Hearing Date: 2/5/2025
8. Boone County Planning Commission Action: _____ Date of Action: 3/5/2025
 - _____ Approved
 - Approved with Conditions
 - _____ Denial
 - _____ Other
9. Resolution Number: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196
plancom@boonecountyky.org
www.boonecountyky.org

EXHIBIT

“ A ”

STAFF REPORT

#1

Request of **Arnold Consulting Engineering Services Inc (applicant)** for **Shree Laxmi Vishnu LLC (owner)** for a Zoning Map Amendment from Commercial Four (C-4) to Office Two (O-2), a Conditional Use Permit for a hotel, and a Variance for an approximate 3.7 acre area located along the east side of Frogtown Connector Road, between Richwood Road and Frontage Road, approximately six hundred (600) feet north of Richwood Road, and having Parcel Identification Numbers (PIDN's) of 075.00-00-102.00 and 075.00-00-102.13, Boone County, Kentucky. The request is for: (1) a Zoning Map Amendment to allow the development of a 73,275 square foot, four story, 109 room hotel and a future development area; (2) a Conditional Use Permit to allow a hotel in an O-2 district; and (3) a Variance reducing the Buffer Yard A width along a portion of Frogtown Connector Road from ten (10) feet to four (4) feet.

February 5, 2025

REQUEST

- A. The first part of the submitted request is to rezone an approximate 3.7 acre area located along the east side of Frogtown Connector Road, between Richwood Road and Frontage Road, approximately six hundred (600) feet north of Richwood Road from C-4 to O-2 to allow for the development of a 73,275 square foot, four story, 109 room hotel, a future development site.
- B. The second part of the submitted request is a Conditional Use Permit to allow a hotel in an O-2 district.
- C. The third part of the submitted request is a Variance reducing the Buffer Yard A width along a portion of Frogtown Connector Road from ten (10) feet to four (4) feet.

SITE HISTORY

1999-2002 Based on information contained in the Boone County GIS, Frogtown Connector Road was built.

APPLICABLE REGULATIONS

- A. Section 308 of the Boone County Zoning Regulations states that before any map amendment is granted, the Planning Commission and legislative body shall use the following criteria:
 - 1. The map amendment is in agreement with the adopted comprehensive plan and any specific study designed to further detail the Boone County Comprehensive Plan for the location in question; or
 - 2. The existing zoning classification is inappropriate and that the proposed zoning classification is appropriate; or
 - 3. There have been major changes of an economic, physical, or social nature not anticipated in the adopted comprehensive plan that substantially alter the area's character.

- B. Section 302.A.5 of the Boone County Zoning Regulations states that at the time of filing an application for a zoning map amendment, the property owner may also request a variance or a conditional use permit for the same development.
- C. Section 4000 of the Boone County Zoning Regulations defines a variance as a departure from dimensional terms of these regulations pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.
- D. Section 4000 of the Boone County Zoning Regulations defines a conditional use as a use which may be suitable, as determined by the Board of Adjustment, in zones herein defined, but which would impair the integrity and character of the zone in which it is located, or in adjoining zones, unless restrictions on location, size, extent, and character of performance are imposed.
- E. The Board should evaluate the request as it relates to the criteria necessary for granting a Variance as stated in Section 204.D and 204.E of the Boone County Zoning Regulations.
 - 1. Findings listed in Section 204.D and 204.E:
 - a. Before any variance is granted, the Board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:
 - (1) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
 - (2) The strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
 - (3) The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
 - b. The Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.
- F. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Section 205.H of the Boone County Zoning Regulations.

1. Findings listed in Section 205.H (Findings for all Conditional Uses):
 - a. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan, a specific corridor plan and/or the zoning order.
 - b. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area.
 - c. Will be hazardous to existing or future neighboring uses.
 - d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
 - e. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community.
 - f. Will involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors.
 - g. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

- G. Section 1101.A of the Boone County Zoning Regulations states that "the purpose of the Office Two District is to consolidate those types of professional, research, business, service and similar uses which are based in office structures and which require and desire high levels of personal interaction. Such districts will be organized to provide employment labor markets. Districts will be located on suitable lands with convenient access from expressways, arterials or collectors. District plans will be organized to provide direct, central, convenient and safe collection of vehicles and pedestrian circulation."

- H. Section 505.4 of the Boone County Zoning Regulations identifies 'Hotel' as a Conditional Use within the O-2 district.

- I. Section 4000 of the Boone County Zoning Regulations defines hotel as a facility that offers transient lodging accommodations on a daily, weekly or monthly rate to the general public and provides additional services such as restaurants, conference rooms and recreational facilities.

- J. Section 3620.A of the Boone County Zoning Regulations requires a Buffer Yard A to be provided along all street frontages. Section 3645 requires a Buffer Yard A to have a minimum width of ten (10) feet.

SITE CHARACTERISTICS

- A. The approximate 3.7 acre area is located along the east side of Frogtown Connector

Road, approximately six hundred (600) feet north of Richwood Road.

- B. The site has approximately seven hundred seventy (770) feet of frontage along Frogtown Connector Road.
- C. The site is comprised of two lots, one having an area of approximately 3.5 acres and the other having an area of approximately 0.02 acres.
- D. The site is currently vacant.
- E. Access to the site is currently provided by a single curb cut onto Frogtown Connector Road.
- F. Topographically, the site slopes upward, west to east, with a forty (40) foot grade change and an average slope of six (6) percent.
- G. Water service is available from an 8" water line along the east and south sides of Frogtown Connector Road.
- H. Sanitary sewer service is available from an 8" gravity line extending into the site from Frogtown Connector Road.

ADJACENT LAND USES AND ZONES

Northeast: Vacant land (C-3 and C-4)
East: Red Roof Inn and vacant land (C-3)
South: Waffle House and Pilot Travel Center (C-3)
West: First Church of Christ (C-4) and vacant land (EPD)
North: Hampton Inn (C-4)

RELATIONSHIP TO COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for "Commercial" uses, which is described as retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.
- B. The following are excerpts from Our Boone County - Plan 2040:
 - 1. 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. Appropriate wooded areas and stream valleys should remain as open space within developments and between developments. Developments proposed adjacent to planned or established open spaces should provide pedestrian access where appropriate. Natural green space benefits the community as well as

encourages developers to create innovative development designs through clustering of buildings and impermeable area. Typically, buffering is required and provided between both like and unlike land uses. However, as the development of Boone County fills in previously rural areas, different lot sizes and designs of residential development sometimes impact each other. Where an appropriate gradation of lot size and setbacks cannot be designed into a proposed residential subdivision development of a significantly higher density than existing adjacent residential uses, deliberate vegetation buffering may need to be incorporated into the design to help protect low density residential areas. Buffer areas should use and supplement existing site features where possible (Land Use, Future Land Use Development Guidelines, Buffering, pages 95-96).

2. 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 (Land Use, Future Land Use Development Guidelines, Landscaping, page 96).
 3. Highway related commercial growth on the west side of the interchange should be adequately buffered from existing and planned residential uses. As the residential area of Richwood grows, especially with the development of the Triple Crown community, neighborhood and convenience commercial uses should develop. These new uses should be oriented toward the residents rather than the highway traveler. Commercial development along Richwood Road should be screened from the roadway, and serve the developing residential uses in the Richwood - Union area. Curb cuts should be limited and consolidated wherever possible (Land Use, Conclusions and Recommendations, 22 Richwood West, page 142).
- C. Frogtown Connector Road is a county maintained collector street providing for two way traffic within three driving lanes (one lane in each direction with a continuous center left-turn lane). Sidewalks are provided on portions of both sides of the roadway.

STAFF COMMENTS

- A. The submitted Concept Development Plan indicates the following:
1. Construction of a 73,275 square foot, 4-story, 109 room hotel.
 2. Provision for 115 off-street parking spaces.
 3. Provision for two (2) curb cuts onto Frogtown Connector Road.
 4. Provision for perimeter and vehicular use area landscaping.
 5. Construction of a sidewalk along Frogtown Connector Road, fronting the site in question.
 6. Construction of a six (6) foot high screen wall along Frogtown Connector Road, within the requested Variance area.
 7. Future development of an approximate 1.24 acre area of the site in question with a maximum of 38,625 square feet of uses permitted within the O-2 district.
- B. Staff has reviewed the submitted Concept Development Plan against the Boone County Zoning Regulations:
1. Section 3321 requires either a minimum six (6) foot wide sidewalk along off-street parking spaces or wheel blocks within parking spaces.
- The submitted plan indicates the provision for 5.5 foot wide sidewalks along parking spaces and no wheel blocks within parking spaces.
- C. Staff sent out an Agency Memo to the Boone County Building Department, Community Development Division, Boone County Public Works, Boone County Water District, SD1, and Walton Fire District.
1. Daniel Menetrey, Boone County Public Works, replied that he had no comments.
 2. Bridget Striker, Community Development Division, replied that she had no comments.
 3. Mike Rouse, Boone County Water District, replied that he had no comments.

STAFF CONCERNS

- A. The following table provides a comparison of requirements between the existing C-4 district, the proposed O-2 district, and the submitted proposal:

	Existing C-4 District	Proposed O-2 District	Proposed Development
Hotel	Permitted Use	Conditional Use	Conditional Use
Maximum Intensity	48,490 sq. ft.	111,900 sq. ft.	111,900 sq. ft. 73,275 sq. ft. hotel 38,625 sq. ft. other uses
Maximum Height	50'	70'	53'-5"

The applicant should address the need for the zoning map amendment to the O-2 district rather than developing within the guidelines of the existing C-4 district.

- B. The submitted plan has a notation stating that a six (6) foot high screen wall will be installed along Frogtown Connector Road to compensate for the reduced Buffer Yard A width. However, no such linework is shown on the submitted plan. Additionally, there is no mention as to the material or color of the proposed wall.

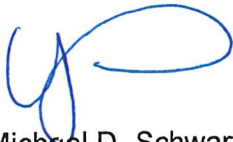
The applicant should address the construction material(s) and color(s) of the proposed wall, in addition to the specific location of the wall.

- C. All the existing buildings within the vicinity of the site in question, specifically noting the existing hotels, have a maximum height of three (3) stories. The proposed building, at four (4) stories, might be out of place due to the mass of the structure.
- D. There appears to be a discrepancy between the parcel data shown in the Boone County GIS and the legal description provided by the applicant.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and Boone Fiscal Court in terms of Articles 2 and 3 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,



Michael D. Schwartz
Director, Zoning Services

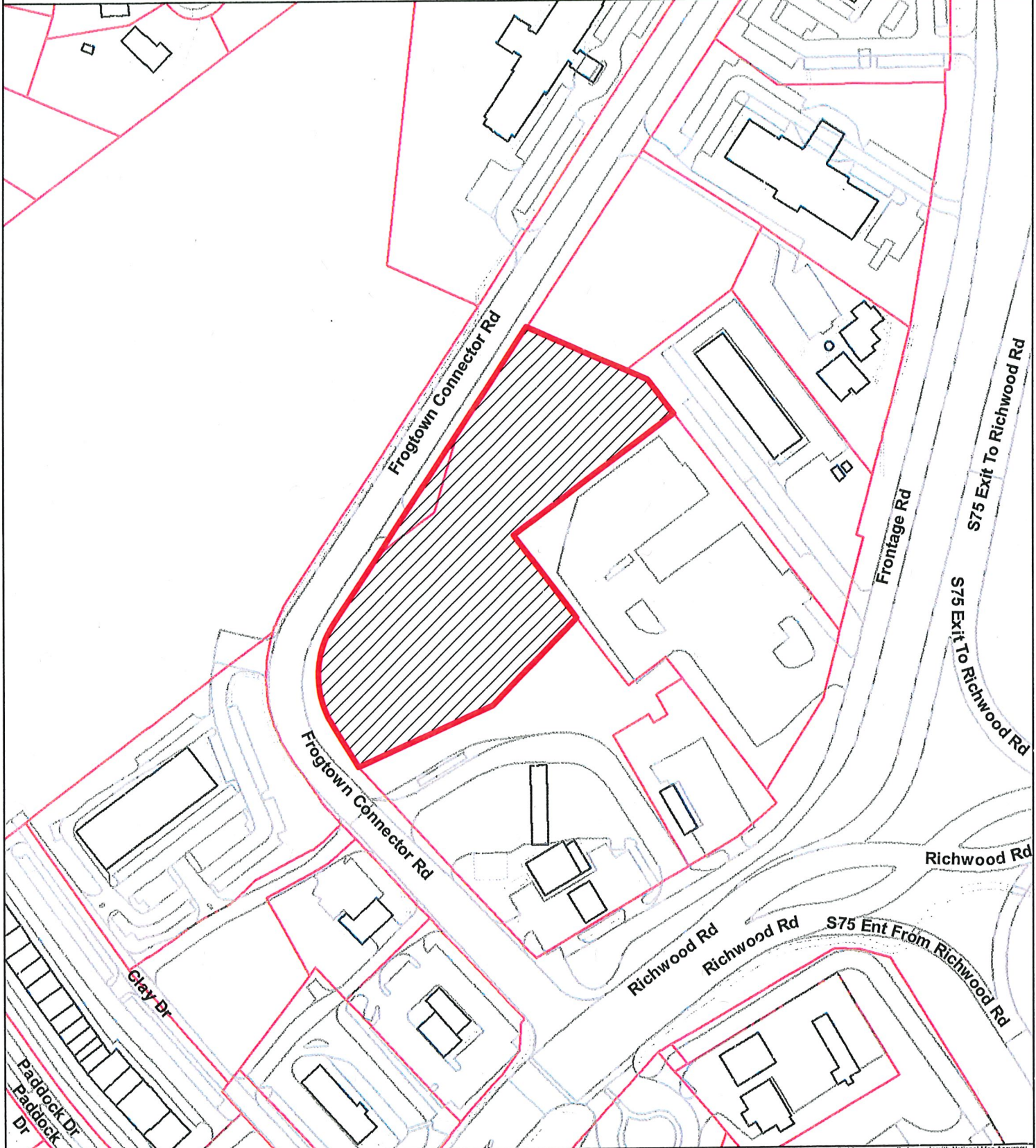
MDS/ss

Attachments:

- *Vicinity Map
- *Aerial Map
- *Topographic Map
- *Zoning Map
- *2040 Future Land Use Map
- *Application
- *Concept Development Plan

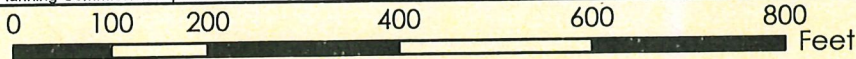
Vicinity Map

www.boonecountygis.com



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1 inch = 200 feet



Boone County GIS - Putting Northern Kentucky on the Map



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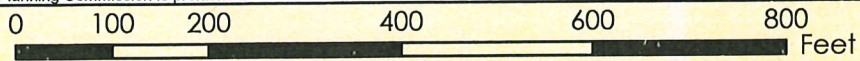
Aerial Map

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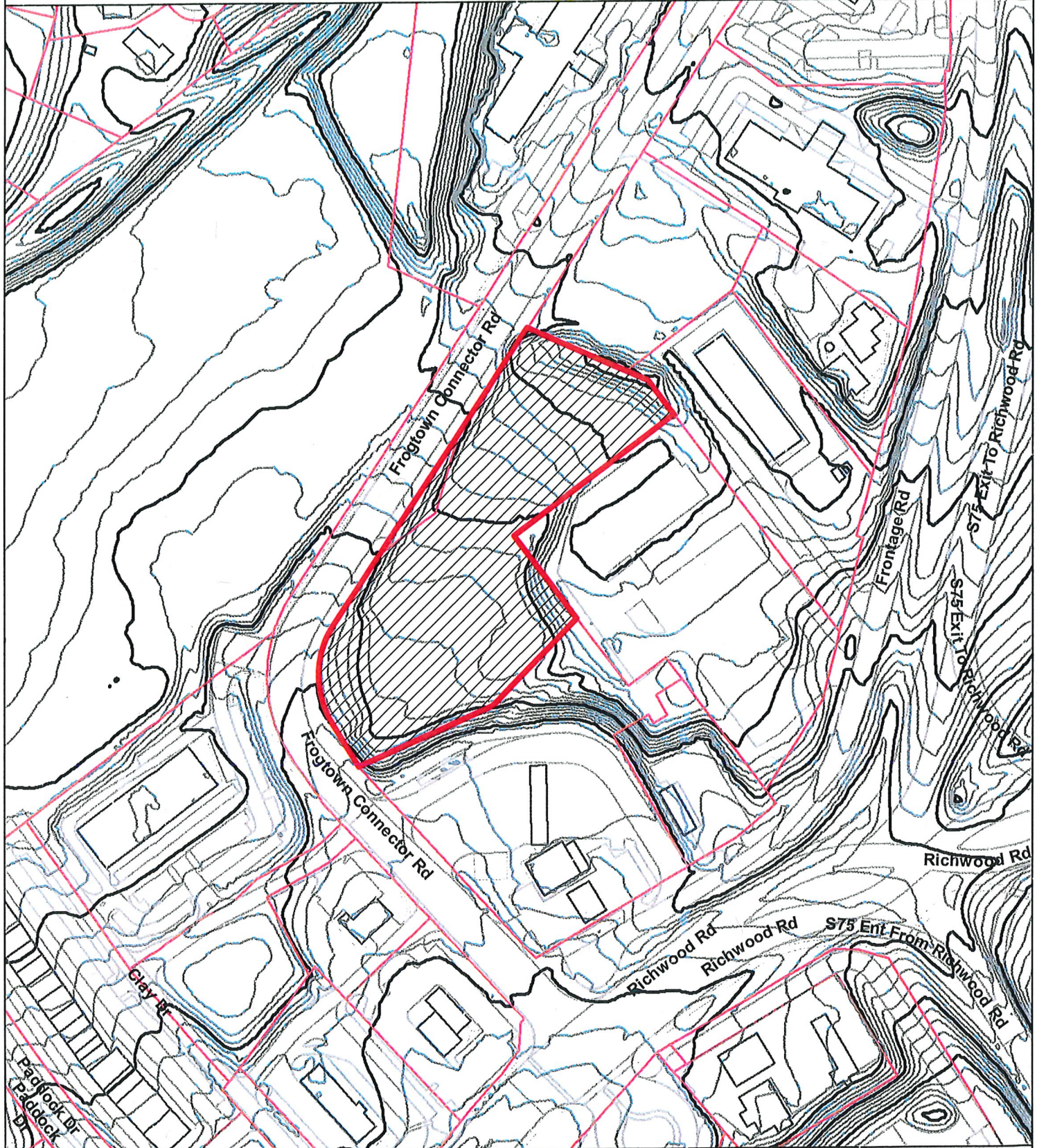
Boone County GIS - Putting Northern Kentucky on the Map



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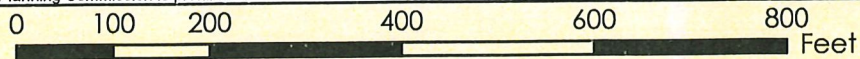
Topographic Map

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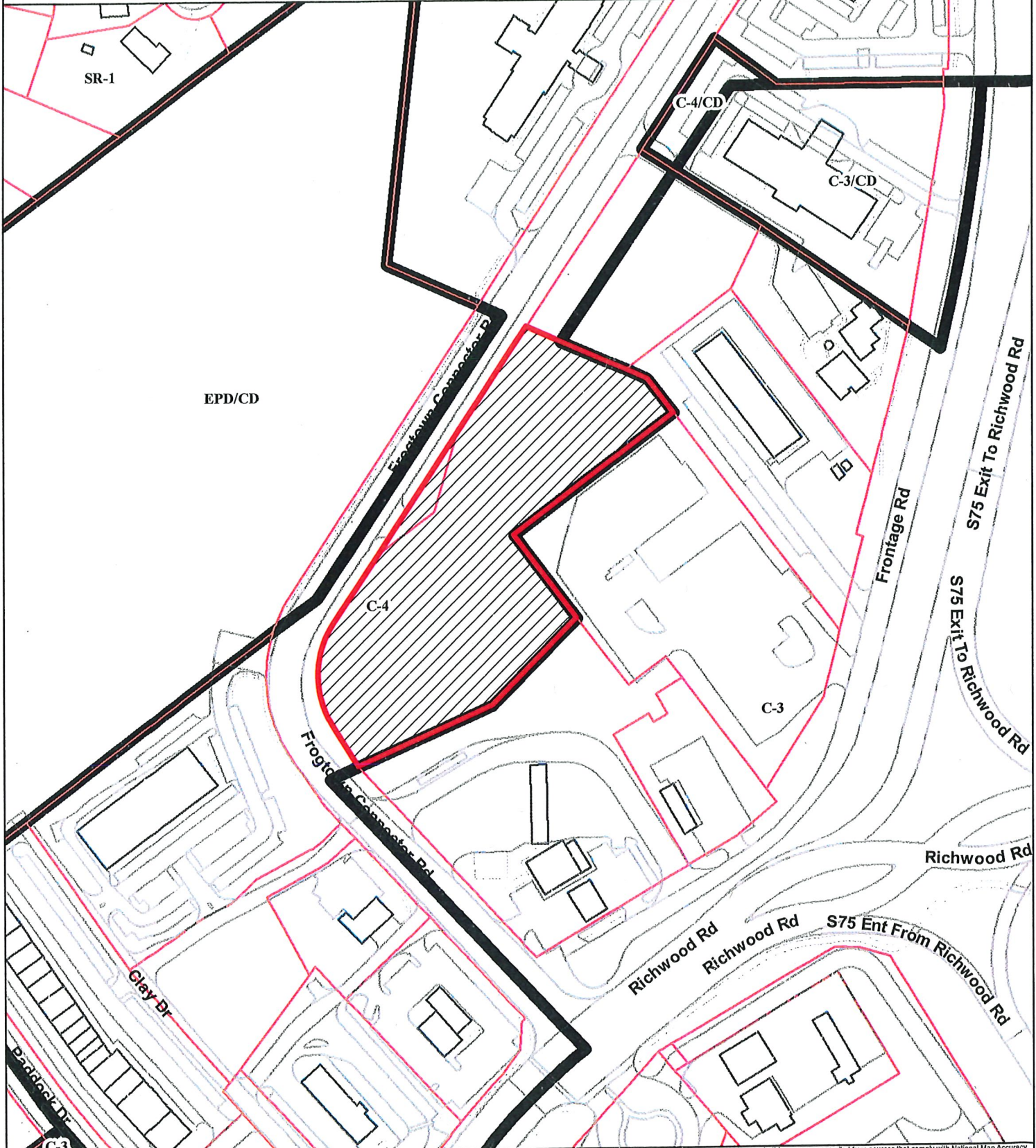


Boone County GIS - Putting Northern Kentucky on the Map



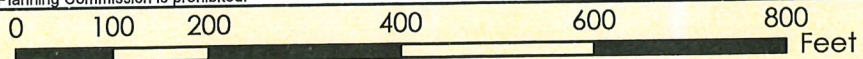
Zoning Map

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Boone County GIS - Putting Northern Kentucky on the Map

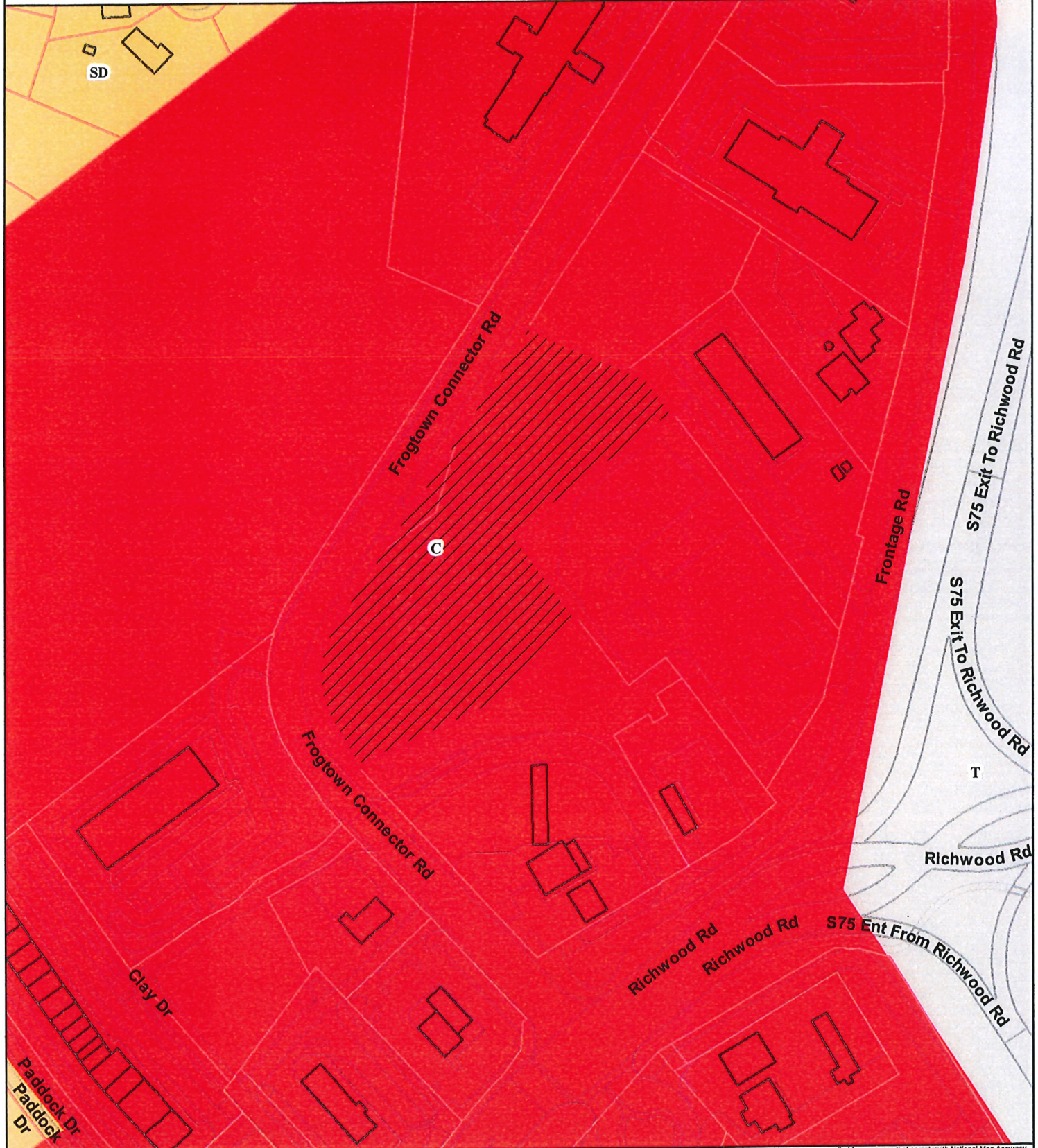


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Map Created: x/xx/2022

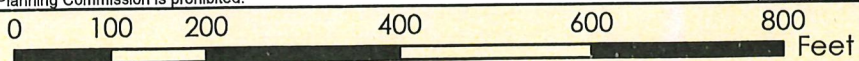
2040 Future Land Use Map

www.boonecountygis.com



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12. ✓ 1196 / 908 075.00-00-102.00 2064
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13. Have you had a pre-application meeting with the BCPC staff: Yes No

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


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

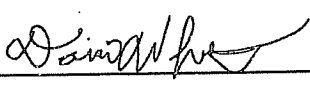
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|--|---|
| <input checked="" type="checkbox"/> Boone County Building Department | <input checked="" type="checkbox"/> Local Fire District |
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| <input checked="" type="checkbox"/> Cincinnati Bell | <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 checked="" type="checkbox"/> Sanitation District No. 1 |
| <input checked="" type="checkbox"/> Duke Energy | <input type="checkbox"/> USDA NRCS/Boone County Conservation District |
| <input type="checkbox"/> Florence Public Services Department | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Kentucky Division of Water | |
| <input type="checkbox"/> Kentucky Transportation Cabinet | |

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

17. 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 May 8th 2025

Property Owner's Signature: _____ 

Applicant's Signature: _____ 

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 12/31/2024 Fee Received: 3840.00 Receipt #: 91813
2. Number of Copies Received: _____
3. Has the following been submitted (check all that apply):
 - Completed Application
 - Concept Development Plan
 - Legal Description
 - Names and Mailing Addresses of Adjacent Property Owners
4. Date the application is Administratively Complete (as defined in KRS 100.211): _____
5. Staff Reviewer: _____
6. Committee Chairperson: _____
7. Scheduled Public Hearing Date: _____
8. Boone County Planning Commission Action: _____ Date of Action: _____
 - _____ Approved
 - _____ Approved with Conditions
 - _____ Denial
 - _____ Other
9. Resolution Number: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
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**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARINGS
FEBRUARY 5, 2025
7:30 P.M.**

Chairman Rolfsen opened the Public Hearings at 7:30 p.m. and welcomed the audience to the Planning Commission's February 5, 2025 Public Hearings.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mrs. Janet Kegley
Mr. Eric Richardson
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Mr. Rick Lunnemann
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. Steve Lilly, PLS, GISP, Planner
Ms. Lauren Elliott, Planner

Chairman Rolfsen introduced the first item on the Agenda:

ZONING MAP AMENDMENT/CONDITIONAL USE PERMIT/VARIANCE, Michael Schwartz,
Staff

1. Request of **Arnold Consulting Engineering Services Inc (applicant)** for **Shree Laxmi Vishnu LLC (owner)** for a Zoning Map Amendment from Commercial Four (C-4) to Office Two (O-2), a Conditional Use Permit for a hotel, and a Variance for an approximate 3.7 acre area located along the east side of Frogtown Connector Road, between Richwood Road and Frontage Road, approximately six hundred (600) feet north of Richwood Road, and having Parcel Identification Numbers (PIDN's) of 075.00-00-102.00 and 075.00-00-102.13, Boone County, Kentucky. The request is for: (1) a Zoning Map Amendment to allow the development of a 73,275 square foot, four story, 109 room hotel and a future development area; (2) a Conditional Use Permit to allow a hotel in an O-2 district; and (3) a Variance reducing the Buffer Yard A width along a portion of Frogtown Connector Road from ten (10) feet to four (4) feet.

Staff member, Michael Schwartz, referred to his PowerPoint presentation (see Staff Report). The site is comprised of two lots. One lot is 2.5 acres and the second lot is 0.2 acres. The site is currently vacant but has a curb cut already in place as part of the Frogtown Road Connector construction. The site is currently zoned C-4. Mr. Schwartz described the surrounding zoning and land uses – mostly commercial uses and zoning. Pages 1-3 of the Staff Report represent the applicable regulations to the site. There is a 40 foot grade change on the site and an average grade of 6%. The 2040 Future Land Use Map designates the site for Commercial (C) uses. Pages 4-5 of the Staff Report include references to the Comprehensive Plan. Mr. Schwartz showed photographs of the site and adjoining properties.

The submitted Concept Development Plan showed the construction of a 73,000 square foot, 4 story, 109 room hotel. There is a provision for 115 off-street parking spaces and two curb cuts on the Frogtown Road Connector. A landscaping plan has been submitted as well as a sidewalk will be constructed along the Frogtown Road Connector. A six foot high screen wall will be constructed along the Frogtown Road Connector. A 1.24 acre parcel is also included in the application with a maximum square footage of 38,600 square feet of O-2 uses. Building elevations have been included in the submittal. Page 6 of the Staff Report gives a comparison with the C-4 and O-2 district regulations. Staff concerns are noted on Page 7 of the Staff Report. The first concern is the placement of a screen wall along the road to compensate for the reduced Buffer Yard A width. No such line work has been shown on the submitted plan. No colors or materials of the proposed wall has been submitted. All hotel buildings in the area have a maximum height of 3 stories versus 4 stories of the proposed building. Finally, the intensity of the C-4 zoning district is 13,000 square feet per acre and the O-2 zoning district has a maximum square foot of 30,000 square feet per acre. That is the primary reason for the request.

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

Mr. David Whitely, Arnold Construction Engineering Services, stated that the proposed Home 2 Suites is more of an upscale Hilton brand. It requires a certain number of rooms to make the property viable. In regard to the 6 foot high screen/wall, it will be behind the curb line of the parking

spaces. The other option is to relocate the parking. The height of the building is dictated by the number of rooms in order to make it affordable. It will be 53 feet high to the tower (beacon) - to the top floor, it is 43 feet high. They can provide 6 foot sidewalks or parking wheel blocks. Mr. Davesh Patel, owner, stated that Home 2 Suites has much larger rooms and it costs more to construct. They need to create more rooms. People usually stay multiple days or between 7-14 days.

Chairman Rolfsen asked if anyone in the audience would like to speak in favor or against the request or had any questions?

Seeing no one, Chairman Rolfsen asked if the Commissioners had any questions or comments?

Mrs. Kegley asked the applicant to possibly provide a picture of the wall or fence? Mr. Brower replied that the building sits on the level part of the site. There may be a wall on the south side of the site.

Chairman Rolfsen asked the applicant about building materials. Can the applicant provide a sample board of materials and colors? Mr. Patel noted that they tried to match what exists in the area. Chairman Rolfsen asked if Staff had drawings of the existing hotel buildings for comparison purposes?

Mr. Harper asked if the Home 2 Suite on Woodspoint Drive is owned by the applicant? It is not but it is a four story building.

Mr. Szurlinski inquired about the vacant lot? They applicant replied that they don't have a specific tenant but were thinking a fast food restaurant. They were just trying to show a maximum square footage for the parcel.

Chairman Rolfsen asked if the empty lot would have its own curb cuts? Mr. Brower stated that it shows one but it has not been officially approved.

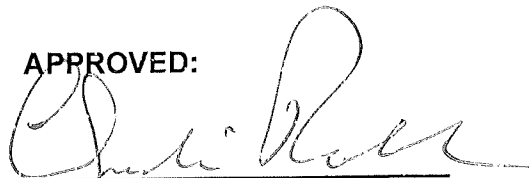
Ms. Gulick asked the applicant to provide a picture of the actual Home 2 Suites that is planned for the site.

Chairman Rolfsen asked if the hotel operator allows pets? The applicant replied yes but they don't have an area that is specifically dedicated to pets.

Mr. Brower asked if a digital material board would be ok to provide to the Committee? Mrs. Kegley replied yes.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on February 19, 2025 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on March 5, 2025 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 7:43 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
BUSINESS MEETING
MARCH 5, 2025
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's March 5, 2025 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
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Mrs. Pamela Goetting
Mr. Eric Richardson
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael Schwartz, Director, Zoning Services
Mr. Steve Lilly, GISP, Planner
Ms. Lauren Elliott, Planner

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the February 19, 2025 Business Meeting. He asked if there were any comments or corrections?

Mr. Szurlinski moved to approve the Minutes as presented. Mr. Hincks 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 February 6, 2025 and March 5, 2025.

EXPENSES:

Accounting Fees	1,361.95
Attorney Fees	4,800.00
Auto Expense	32.30
Consultant/Profess Svcs Fees	1,195.00
Filing Fees (CLURS)	600.00
Legal Ads/Recruitment	591.33
Office & Board Meeting Supplies	655.05
Office / Equipment Maintenance	692.40
Office Equipment / Expense	331.48
Postage Expense	502.25
Printing/Pub/Dues/Subscriptions	1,459.00
Professional Development	<u>240.00</u>

TOTAL: \$ 12,460.76

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 7,004.15
Health/Dental/Life/LTD	17,693.76
Retirement – BCPC Portion	18,726.66
Salaries – Staff Expenses	96,341.84
Salaries – BCPC & BOA	<u>1,375.00</u>

TOTAL: \$ 141,436.67

GRAND TOTAL: \$ 153,897.43

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. Dr. Clark seconded the motion and it carried unanimously.

ACTION ON PLAN REVIEWS:

ZONING MAP AMENDMENT/CONDITIONAL USE PERMIT/VARIANCE, David Hincks, Chairman, Michael Schwartz, Staff

1. Request of **Arnold Consulting Engineering Services Inc (applicant)** for **Shree Laxmi Vishnu LLC (owner)** for a Zoning Map Amendment from Commercial Four (C-4) to Office Two (O-2), a Conditional Use Permit for a hotel, and a Variance for an approximate 3.7 acre area located along the east side of Frogtown Connector Road, between Richwood Road and Frontage Road, approximately six hundred (600) feet north of Richwood Road, and having Parcel Identification Numbers (PIDN's) of 075.00-00-102.00 and 075.00-00-102.13, Boone County, Kentucky. The request is for: (1) a Zoning Map Amendment to allow the development of a 73,275 square foot, four story, 109 room hotel and a future development area; (2) a Conditional Use Permit to allow a hotel in an O-2 district; and (3) a Variance reducing the Buffer Yard A width along a portion of Frogtown Connector Road from ten (10) feet to four (4) feet.

Staff Member, Michael Schwartz read the Committee Report, which recommended approval of the Zoning Map Amendment, Conditional Use Permit and Variance based upon Findings of Facts and Conditions. The Condition Letter has been signed by the applicant and property owner and submitted to the Planning Commission. All Committee Members present voted in favor of the request with Mr. Lunnemann, Mr. Hincks and Ms. Gulick voting in favor.

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

Mr. Danny Whitley, applicant, stated that he was in agreement with the Conditions and was available to answer any questions.

Ms. Michelle Kelly, Gaines Way, inquired about the other existing hotels in the area. Mr. Schwartz showed a slide of the Holiday Inn Express and Hampton Inn. Both are located on the Frogtown Connector Road.

Seeing no further comment, **Mr. Hincks moved, by Resolution to the Boone County Fiscal Court to recommend approval of the Zoning Map Amendment, Conditional Use Permit and Variance based on the Committee Report, Findings of Fact and Conditions. Mr. Lunnemann seconded the motion.**

Mr. Hincks asked if there were any restrictions concerning the height of the other two hotels in the area as he noted that they were 3 stories in height. Mr. Schwartz responded no, since the other two hotels were built under the existing zoning of C-4.

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

**ZONING MAP AMENDMENT/CONDITIONAL USE PERMIT, Janet Kegley, Chairwoman,
Michael Schwartz, Staff**

2. Request of **Bluegrass Cannacare LLC (applicant)** for **NKH Investment LLC (owner)** for a Zoning Map Amendment from Commercial Two (C-2) to Commercial Services (C-3) and a Conditional Use Permit for an approximate 0.35 acre area located at 6809 Burlington Pike, Florence, Kentucky. The request is for a Zoning Map Amendment and Conditional Use Permit to allow the existing building to be occupied by a medical cannabis dispensary business.

Staff Member, Michael Schwartz read the Committee Report, which recommended approval of the Zoning Map Amendment and Conditional Use Permit based upon Findings of Facts and Conditions. The Condition Letter has been signed and submitted to the Planning Commission.

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

Mr. Jason Culter, contractor for the project, stated that he was available to answer any questions.

Seeing no further comment, **Mrs. Kegley moved, by Resolution to the City of Florence (as noted) to recommend approval of the Zoning Map Amendment and Conditional Use Permit based on the Committee Report, Findings of Fact and Conditions. Ms. Gulick seconded the motion and it passed unanimously.**

**CHANGE OF CONCEPT DEVELOPMENT PLAN/VARIANCES, Corrin Gulick, Chairwoman
Lauren Elliott, Staff**

3. Request of **Brew Team KY, LLC (applicant)** for **Massive 2.0, LLC (owner)** for a Change of Concept Development Plan and Variances in a Commercial Services (C-3) district, for an approximate 0.56 acre area lot located at 7303 Turfway Road, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow the development of a 543 square foot drive-through only coffee shop and a 277 square foot remote storage/cooler accessory structure. The Variances are to: (1) reduce the front yard setback from fifty (50) feet to thirty-seven (37) feet; and (2) reduce the Buffer Yard width from ten (10) feet to seven (7) feet along the west property line, five (5) feet along the south property line, and eight (8) feet along the east property line.

Staff Member, Lauren Elliott, read the Committee Report, which recommended approval of the Change in Concept Development Plan and Variances based upon the Committee Report, Findings of Fact and Conditions. The Condition Letter has been signed by the applicant and property owner and submitted to the Planning Commission. The Committee voted 3-0 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?

Mr. Brian Evans, applicant, stated that he was available to answer any questions by the Board.

Seeing no further comment, **Ms. Gulick moved, by Resolution to the City of Florence to recommend approval of the Change in Concept Development Plan and Variances, based on the Committee Report, Findings of Fact and Conditions. Mrs. Steele seconded the motion and it passed unanimously.**

CHANGE OF CONCEPT DEVELOPMENT PLAN/VARIANCE, Steve Harper, Chairman, Steve Lilly, Staff

4. Request of **Viox and Viox Inc, per Brock MacKay (applicant) for CCM LLC (owner)** for a Change of Concept Development Plan and Variance in a Commercial Services (C-3) district, for an approximate 6.7 acre area lot located at 10855 Dixie Highway, Boone County, Kentucky. The request is for a Change of Concept Development Plan to allow the construction of an approximate 6,400 square foot building addition and the construction of an approximate 28,500 square foot commercial building and an approximate 11,000 square foot commercial building. The Variance is to reduce the Buffer Yard A width along the south property line from ten (10) feet to zero (0) feet.

Staff Member, Steve Lilly read the Committee Report, which recommended approval of the Change in Concept Development Plan based upon Findings of Facts and Conditions. The Condition Letter has been signed by the applicant and property owner and submitted to the Planning Commission. All Committee Members present voted in favor of the request with a 3-0 vote.

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

Mr. Mackay, applicant, stated that he was present to answer any questions from the Board.

Seeing no further comment, **Ms. Gulick moved, by Resolution to the Boone County Fiscal Court to recommend approval of the Change in Concept Development Plan and Variance based on the Committee Report, Findings of Fact and Conditions. Mr. Turner seconded the motion and it passed unanimously.**

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

5. Request of **Steve Berling (applicant) for Corporex Parks of Kentucky LLC (owner)** for a Zoning Map Amendment from Rural Suburban (RS) to Commercial Two (C-2) for an approximate 2.8 acre area located at 1681 Erlanger Road, Boone County, Kentucky, and including those properties with the following Parcel Identification Numbers (PIDN's): 071.00-01-020.00, 071.00-01-021.00, 071.00-01-022.00, and 071.00-01-024.00. The request is for a zone change to allow for the construction of a 6,000 square foot restaurant and a 2,800 square foot restaurant with drive-through service.

Staff Member, Michael Schwartz read the Committee Report, which recommended approval of the Zoning Map Amendment based upon Findings of Facts and Conditions. The Condition Letter has been signed by the applicant and property owner and submitted to the Planning Commission.

All Committee Members present voted in favor of the request with a 3-0 vote.

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

Mr. Corey Guess stated that he lives two plots from the proposed development. He asked where does the need for this use arise? He moved into his house over a year ago and there was no mention of it. He will lose his privacy. There will be a noisy lift station next to him. There will be truck traffic delivering to both restaurants. He doesn't want it or need it because he is the community. There are four houses on this road. He wasn't aware of the meeting. Mr. Costello asked if Mr. Guess's wife attended the Public Hearing. Mr. Guess replied yes.

Mr. Schwartz stated that there was a legal ad in the newspaper, a sign posted on the property and all adjoining property owners were notified via a letter. He pointed to the property owners that were notified. Mr. Guess stated that he didn't get a letter.

Mr. Wilson noted that Mr. Guess's wife attended the Public Hearing and had an opportunity to speak. Questions were asked and answers were provided at the Committee Meeting.

Mr. Berling, applicant, stated that Corporex has owned the property for a while. He noted that Mr. Guess's back yard does touch the property in question. It is not immediately adjacent. He is the second property owner. The road will be widened to the third entrance. Water will be provided by the Northern Kentucky Water District because there is a 12 inch water main in the area. The lift station is a private one without a big generator. One will not be able to hear it go on and off. It will be away from the neighbor's property. A 30 foot buffer is required. Mr. Schwenke asked if the berm and fence could be installed? Mr. Berling responded yes if they could limit it to towards the back and not the side. Mr. Berling agreed to do it. Mr. Schwartz stated that the minutes could reflect this change and new condition.

Seeing no further comment, **Ms. Gulick moved, by Resolution to the Boone County Fiscal Court to recommend approval of the Zoning Map Amendment based on the Committee Report, Findings of Fact and Conditions and to include a fence as recorded in the minutes. Mr. Hincks seconded the motion and it passed unanimously.**

CHANGE OF CONCEPT DEVELOPMENT PLAN/CONDITIONAL USE PERMIT, Corrin Gulick, Chairwoman, Michael Schwartz, Staff

6. Request of **Alex Othman (applicant/owner)** for: (1) a Change of Concept Development Plan for an approximate 2.62 acre area of the site; (2) a Conditional use Permit for an approximate 7.52 acre area of the site; and (3) expansion of an existing commercial parking facility for an approximate 2.02 acre area of the site. The site is an approximate 9.54 acre area located at 527-535 Hunter Road and 571-591 Hunter Road, Boone County, Kentucky, which is currently zoned Commercial Services (C-3). The submitted request is to allow the conversion of an approximate 7.52 acre area of the site from commercial parking to a truck stop and to allow the expansion of the existing commercial parking facility on an approximate 2.02 acre area of the site.

Staff Member, Michael Schwartz read the Committee Report, which recommended approval of the Change in Concept Development Plan and Conditional Use Permit based upon Findings of

Facts and Conditions. He referred to updated drawings showing Hetzel Drive and Hunter Drive. The Condition Letter has been signed by the applicant and property owner and submitted to the Planning Commission.

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

Mr. Jim Bertrum, engineer, stated that he was present to answer any questions about the project.

Seeing no further comment, **Ms. Gulick moved, by Resolution to the Boone County Fiscal Court to recommend approval of the Change in Concept Development Plan and Conditional Use Permit based on the Committee Report, Findings of Fact and Conditions. Mr. Szurlinski seconded the motion.**

Ms. Gulick stated that she was motivated to make it work. In both the Boone County Transportation Plan and the Boone County Comprehensive Plan, truck traffic is discussed in depth because of our location near the interstate and river. We are going to have trucks because of our location with the transportation network. She suggests the County Engineer and the applicant look at the following: the westbound left had turn from KY 20 to KY 212 as well as the right turn onto Hetzel Drive. Finally, the sight distance at Hetzel Drive for vehicles coming up the hill. With all of this, it could work. Chairman Rolfsen thought that the use of Hetzel Drive for truck traffic was the only way it could work. Ms. Gulick replied that both entrances would be evaluated for right turning movements during the permitting process. The left turn lane has 75 feet of storage. That is the minimum. It might have to be 200 feet based upon the 45 mph speed limit.

Mr. Bertrum responded that they are studying it and agreed to it as the next step. Hetzel Drive will continue to be a public road. In response to a question from Mrs. Steele, Mr. Bertrum stated that signs will be posted that trucks are not allowed on Hunter Road similar to what is there now.

Chairman Rolfsen asked for a vote on the original motion made by Ms. Gulick and seconded by Mr. Szurlinski. The motion passes unanimously.

NEW BUSINESS

ZONING MAP AMENDMENT/CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Michael Schwartz, Staff

7. Request of **The Northern Kentucky Development Alliance, LLC, per Dale McPherson and Patrick Rector (applicant)** for **Arlinghaus I LLC, per Robert Schroeder (owners)** for a Zoning Map Amendment from Suburban Residential One (SR-1) to Suburban Residential One/Planned Development (SR-1/PD) for an approximate 18.8 acre area located along the north side of Hathaway Road, between Old Union Road and Spruce Lane, approximately 2,400 feet east of Spruce Lane, being directly across from Meiman Road and having a Parcel Identification Number (PIDN) of 052.00-00-028.03, Union, Kentucky and a request of **Arlinghaus I LLC, per Robert Schroeder (applicant and owner)** for a Change in an Approved Concept Development Plan in a Suburban Residential One (SR-1) district for an approximate 81 acre area located along the north side of Hathaway Road, between Old Union Road and Spruce Lane, approximately

2,400 feet east of Spruce Lane, being directly across from Meiman Road and having a Parcel Identification Number (PIDN) of 052.00-00-028.03. The request is for a zone change/change of concept development plan to allow the development of an approximate 13,000 square foot event center, with associated functions and structures, and to amend the design and layout of a previously approved single-family residential subdivision.

Mrs. Steele moved to schedule the Public Hearing for Item #7 on April 2, 2025 at 7:30 p.m. in the Fiscal Courtroom. Mr. Schwenke seconded the motion and it passed unanimously.

H. EXECUTIVE DIRECTOR'S REPORT:

- No Report

I. COMMITTEE REPORTS:

- Airport (Randy Bessler)
No Report
- Administrative/Personnel (Tom Szurlinski)
No Report
- Enforcement (Tom Szurlinski)
No Report
- Long-Range Planning/Comprehensive Plan (Bob Schwenke)
No Report
- Technical/Design Review (Rick Lunnemann)
No Report
- Executive (Charlie Rolfsen)

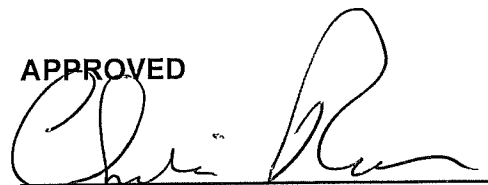
J. CHAIRMAN'S REPORT: (Charlie Rolfsen)

**K. OKI REPORT: (Randy Bessler)
No Report**

L. ADJOURNMENT:

There being no further business to come before the Planning Commission, **Mr. Bessler moved to adjourn the meeting. Mr. Turner seconded the motion and it passed unanimously. The meeting was adjourned at 7:52 p.m.**

APPROVED



Charlie Rolfsen
Chairman

Attest:

A handwritten signature in black ink, appearing to read "Kevin P. Costello", is written over a horizontal line.

Kevin P. Costello, AICP
Executive Director

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: David Hincks, Chair

DATE: March 5, 2025

RE: Request of **Arnold Consulting Engineering Services Inc (applicant)** for **Shree Laxmi Vishnu LLC (owner)** for a Zoning Map Amendment from Commercial Four (C-4) to Office Two (O-2), a Conditional Use Permit for a hotel, and a Variance for an approximate 3.7 acre area located along the east side of Frogtown Connector Road, between Richwood Road and Frontage Road, approximately six hundred (600) feet north of Richwood Road, and having Parcel Identification Numbers (PIDN's) of 075.00-00-102.00 and 075.00-00-102.13, Boone County, Kentucky. The request is for: (1) a Zoning Map Amendment to allow the development of a 73,275 square foot, four story, 109 room hotel and a future development area; (2) a Conditional Use Permit to allow a hotel in an O-2 district; and (3) a Variance reducing the Buffer Yard A width along a portion of Frogtown Connector Road from ten (10) feet to four (4) feet.

REMARKS:

1. 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 finding of fact and conditions, if deemed necessary, to complete the Committee Report.
2. We, the Committee, recommend approval of the above referenced Zoning Map Amendment based on the following findings of fact:

FINDINGS OF FACT (Zoning Map Amendment):

1. The proposed Zoning Map Amendment from C-4 to O-2 is generally consistent with the 2040 Future Land Use Map of the Comprehensive Plan, Our Boone County Plan 2040, which recommends the site to be developed with commercial uses.

The proposed O-2 district will allow the site to be developed with a hotel and other commercial uses.
2. The proposed O-2 district, along with the submitted Concept Development Plan, is reasonable and appropriate.

The proposed hotel and other commercial uses will be consistent with other developments within the vicinity of the site in question.
3. The following conditions are necessary to achieve consistency with the Our Boone County Plan 2040 and to mitigate any foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with these conditions:

CONDITIONS:

1. Development shall be consistent with the Revised Concept Development Plan, received on February 19, 2025.
2. Other than the Conditional Use Permit for a hotel and the Variance reducing the Buffer Yard A width along a portion of Frogtown Connector Road from ten (10) feet to four (4) feet, development of the site shall meet the minimum requirements of the zoning regulations.
3. The first floor building elevation shall have a brick façade on all four building faces and all blue vertical elements shall be brick.
4. Any use for the Phase II Proposed Area of the site must be approved through the Change of Concept Development Plan process.

FINDINGS OF FACT (Conditional Use Permit):

1. The proposed Conditional Use meets the requirements of Section 205.H of the zoning regulations.

The proposed hotel is a use that is compatible with the area, given the other existing hotels within the area.

The proposed hotel will be constructed with similar materials and colors as the other existing hotels within the area.
2. The following condition is necessary in the event that the legislative body denies the companion Zoning Map Amendment application.

CONDITION:

1. The Conditional Use Permit shall only be approved if the Boone Fiscal Court takes action to approve the proposed Zoning Map Amendment.

FINDINGS OF FACT (Variance):

1. The proposed Variance meets the requirements of Section 204.D and 204.E of the zoning regulations.

The reduction of the Buffer Yard A width along a portion of Frogtown Connector Road will not be detrimental to the area as the reduction takes place within a limited portion of the road frontage and the required Buffer yard A plant material can be provided.

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

Home 2 Suites

March 5, 2025

Page 3

2. The following condition is necessary in the event that the legislative body denies the companion Zoning Map Amendment application.

CONDITION:

1. The Variance shall only be approved if the Boone Fiscal Court takes action to approve the proposed Zoning Map Amendment.

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: David Hincks, Chairman

DATE: February 19, 2025

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.

ZONING MAP AMENDMENT/CONDITIONAL USE PERMIT/VARIANCE, David Hincks, Chairman, Michael Schwartz, Staff

3. Request of **Arnold Consulting Engineering Services Inc (applicant)** for **Shree Laxmi Vishnu LLC (owner)** for a Zoning Map Amendment from Commercial Four (C-4) to Office Two (O-2), a Conditional Use Permit for a hotel, and a Variance for an approximate 3.7 acre area located along the east side of Frogtown Connector Road, between Richwood Road and Frontage Road, approximately six hundred (600) feet north of Richwood Road, and having Parcel Identification Numbers (PIDN's) of 075.00-00-102.00 and 075.00-00-102.13, Boone County, Kentucky. The request is for: (1) a Zoning Map Amendment to allow the development of a 73,275 square foot, four story, 109 room hotel and a future development area; (2) a Conditional Use Permit to allow a hotel in an O-2 district; and (3) a Variance reducing the Buffer Yard A width along a portion of Frogtown Connector Road from ten (10) feet to four (4) feet.

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

Corrin Gulick
Corrin Gulick
For Project Absent ___
Against Project ___
Abstain ___ Deferred ___

Rick Lunnemann
Rick Lunnemann
For Project Absent ___
Against Project ___
Abstain ___ Deferred ___

Kathy Clark (Alternate)
Kathy Clark (Alternate)
For Project ___ Absent ___
Against Project ___
Abstain ___ Deferred ___

Steve Harper
Steve Harper
For Project ___ Absent ___
Against Project ___
Abstain ___ Deferred ___

Steve Turner (Alternate)
Steve Turner (Alternate)
For Project ___ Absent ___
Against Project ___
Abstain ___ Deferred ___

David Hincks
David Hincks (Chairman)
For Project Absent ___
Against Project ___
Abstain ___ Deferred ___

Jackie Steele (Alternate)
Jackie Steele (Alternate)
For Project ___ Absent ___
Against Project ___
Abstain ___

TOTAL: - DEFERRED 3 FOR PROJECT 2 ABSENT
- AGAINST PROJECT - ABSTAIN

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARINGS
FEBRUARY 5, 2025
7:30 P.M.**

Chairman Rolfsen opened the Public Hearings at 7:30 p.m. and welcomed the audience to the Planning Commission's February 5, 2025 Public Hearings.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mrs. Janet Kegley
Mr. Eric Richardson
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Mr. Rick Lunnemann
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. Steve Lilly, PLS, GISP, Planner
Ms. Lauren Elliott, Planner

Chairman Rolfsen introduced the first item on the Agenda:

ZONING MAP AMENDMENT/CONDITIONAL USE PERMIT/VARIANCE, Michael Schwartz,
Staff

1. Request of **Arnold Consulting Engineering Services Inc (applicant)** for **Shree Laxmi Vishnu LLC (owner)** for a Zoning Map Amendment from Commercial Four (C-4) to Office Two (O-2), a Conditional Use Permit for a hotel, and a Variance for an approximate 3.7 acre area located along the east side of Frogtown Connector Road, between Richwood Road and Frontage Road, approximately six hundred (600) feet north of Richwood Road, and having Parcel Identification Numbers (PIDN's) of 075.00-00-102.00 and 075.00-00-102.13, Boone County, Kentucky. The request is for: (1) a Zoning Map Amendment to allow the development of a 73,275 square foot, four story, 109 room hotel and a future development area; (2) a Conditional Use Permit to allow a hotel in an O-2 district; and (3) a Variance reducing the Buffer Yard A width along a portion of Frogtown Connector Road from ten (10) feet to four (4) feet.

Staff member, Michael Schwartz, referred to his PowerPoint presentation (see Staff Report). The site is comprised of two lots. One lot is 2.5 acres and the second lot is 0.2 acres. The site is currently vacant but has a curb cut already in place as part of the Frogtown Road Connector construction. The site is currently zoned C-4. Mr. Schwartz described the surrounding zoning and land uses – mostly commercial uses and zoning. Pages 1-3 of the Staff Report represent the applicable regulations to the site. There is a 40 foot grade change on the site and an average grade of 6%. The 2040 Future Land Use Map designates the site for Commercial (C) uses. Pages 4-5 of the Staff Report include references to the Comprehensive Plan. Mr. Schwartz showed photographs of the site and adjoining properties.

The submitted Concept Development Plan showed the construction of a 73,000 square foot, 4 story, 109 room hotel. There is a provision for 115 off-street parking spaces and two curb cuts on the Frogtown Road Connector. A landscaping plan has been submitted as well as a sidewalk will be constructed along the Frogtown Road Connector. A six foot high screen wall will be constructed along the Frogtown Road Connector. A 1.24 acre parcel is also included in the application with a maximum square footage of 38,600 square feet of O-2 uses. Building elevations have been included in the submittal. Page 6 of the Staff Report gives a comparison with the C-4 and O-2 district regulations. Staff concerns are noted on Page 7 of the Staff Report. The first concern is the placement of a screen wall along the road to compensate for the reduced Buffer Yard A width. No such line work has been shown on the submitted plan. No colors or materials of the proposed wall has been submitted. All hotel buildings in the area have a maximum height of 3 stories versus 4 stories of the proposed building. Finally, the intensity of the C-4 zoning district is 13,000 square feet per acre and the O-2 zoning district has a maximum square foot of 30,000 square feet per acre. That is the primary reason for the request.

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

Mr. David Whitely, Arnold Construction Engineering Services, stated that the proposed Home 2 Suites is more of an upscale Hilton brand. It requires a certain number of rooms to make the property viable. In regard to the 6 foot high screen/wall, it will be behind the curb line of the parking

spaces. The other option is to relocate the parking. The height of the building is dictated by the number of rooms in order to make it affordable. It will be 53 feet high to the tower (beacon) - to the top floor, it is 43 feet high. They can provide 6 foot sidewalks or parking wheel blocks. Mr. Davesh Patel, owner, stated that Home 2 Suites has much larger rooms and it costs more to construct. They need to create more rooms. People usually stay multiple days or between 7-14 days.

Chairman Rolfsen asked if anyone in the audience would like to speak in favor or against the request or had any questions?

Seeing no one, Chairman Rolfsen asked if the Commissioners had any questions or comments?

Mrs. Kegley asked the applicant to possibly provide a picture of the wall or fence? Mr. Brower replied that the building sits on the level part of the site. There may be a wall on the south side of the site.

Chairman Rolfsen asked the applicant about building materials. Can the applicant provide a sample board of materials and colors? Mr. Patel noted that they tried to match what exists in the area. Chairman Rolfsen asked if Staff had drawings of the existing hotel buildings for comparison purposes?

Mr. Harper asked if the Home 2 Suite on Woodspoint Drive is owned by the applicant? It is not but it is a four story building.

Mr. Szurlinski inquired about the vacant lot? They applicant replied that they don't have a specific tenant but were thinking a fast food restaurant. They were just trying to show a maximum square footage for the parcel.

Chairman Rolfsen asked if the empty lot would have its own curb cuts? Mr. Brower stated that it shows one but it has not been officially approved.

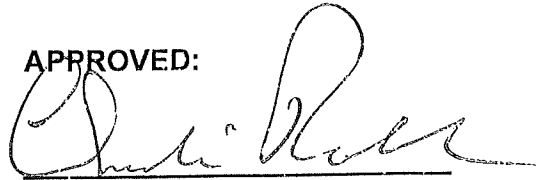
Ms. Gulick asked the applicant to provide a picture of the actual Home 2 Suites that is planned for the site.

Chairman Rolfsen asked if the hotel operator allows pets? The applicant replied yes but they don't have an area that is specifically dedicated to pets.

Mr. Brower asked if a digital material board would be ok to provide to the Committee? Mrs. Kegley replied yes.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on February 19, 2025 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on March 5, 2025 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 7:43 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION



Arnold Consulting Engineering Services, Inc.

P.O. Box 1338
Bowling Green, KY 42101

1136 South Park Drive, Suite 201
Bowling Green, KY 42103

Phone (270)780-9445
Fax (270)780-9873

Legal Description

A certain tract of land lying in Boone County, Kentucky, being located in the city of Walton; being a portion of Tract 8 of the Lands of the Heirs of Lucy A. & WM. J. Carpenter Subdivision as previously recorded in Plat Book 1 Page 56 and being previously recorded in Deed Book 1196 Page 908, and being more particularly described as follows:

The basis of the bearings for this legal description is grid north as established by Kentucky State Plane Coordinates, North Zone 1601. All iron pins set are ½"x18" iron pins with 1" yellow plastic cap stamped "J. Arnold PLS 2934".

Beginning at a ½" iron pin w/ 1" plastic cap stamped "SJP 3563" found S 70°52'13" W ~ 1.26' from a concrete r/w monument found, said pin being located approximately 550' as measured along the centerline of Frogtown Connector Road from the centerline of KY Hwy 338, being a common corner with Pilot Travel Centers, LLC (Deed Book 852 Page 320), and being the southern most corner of the property.

Thence, leaving the line of Pilot Travel Centers, LLC and with the right of way Frogtown Connector Road (r/w varies per deed book 18 page 71 & deed book 81 page 79) the following five calls, N 36°36'55" W a distance of 111.06' to a concrete r/w monument found.

Thence, N 04°38'44" E a distance of 116.73' to an iron pin set S 04°59'29" E a distance of 0.57' from a destroyed concrete r/w monument found.

Thence, N 33°25'25" E a distance of 99.72' to a 5/8" iron pin found.

Thence, N 33°23'41" E a distance of 295.25' to a 5/8" iron pin w/ 1 ¼" illegible plastic cap found.

Thence, N 33°22'46" E a distance of 146.99' to magnail set, being a common corner with Clay Shearer (Deed Book 980 Page 708, Plat Book 5 Page 255), and being the north east most corner of the property.

Thence, leaving the right of way of Frogtown Connector Road and with the line of Shearer, and then with the line of Pramukh Darshan, LLC (Deed Book 1087 Page 201), S 66°47'56" E a distance of 211.17' to a 1" iron pipe w/ 1" plastic cap.

Thence, with the line of Darshan, S 36°59'10" E a distance of 64.98' to an iron pin set S 80°35'03" E a distance of 11.45' from a 1" iron pipe w/ 1" plastic cap stamped "Ross PLS 2135" found, being a common corner with Midnight Development, LLC (Deed Book 1097 Page 78).

Thence, leaving the line of Darshan and with the line of Midnight Development, LLC, the following two calls, S 53°00'50" W a distance of 299.14' to an iron pin set.

Thence, S 36°59'10" E a distance of 155.52' to a 1" iron pipe found, being a common corner with the aforementioned Pilot Travel Centers, LLC.

Thence, leaving the line of Midnight Development, LLC, and with the line of Pilot Travel Centers, LLC, the following two calls, S 44°16'50" W a distance of 180.71' to a ½" iron pin w/ 1" plastic cap stamped "SJP 3563" found.

Thence, S 66°16'20" W a distance of 221.92' to the point of **Beginning**, containing 162,635 +/- square feet (3.73 acres) as surveyed by Arnold Consulting Engineering Services, Inc., Jeff Arnold PLS 2934, completed on February 2, 2023.



BOONE COUNTY PLANNING COMMISSION

www.bcpcky.org
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

February 21, 2025

Arnold Consulting Engineering Services, Inc.
1136 South Park Drive
Bowling Green, Kentucky 42103

RE: Request of **Arnold Consulting Engineering Services Inc (applicant)** for **Shree Laxmi Vishnu LLC (owner)** for a Zoning Map Amendment from Commercial Four (C-4) to Office Two (O-2), a Conditional Use Permit for a hotel, and a Variance for an approximate 3.7 acre area located along the east side of Frogtown Connector Road, between Richwood Road and Frontage Road, approximately six hundred (600) feet north of Richwood Road, and having Parcel Identification Numbers (PIDN's) of 075.00-00-102.00 and 075.00-00-102.13, Boone County, Kentucky. The request is for: (1) a Zoning Map Amendment to allow the development of a 73,275 square foot, four story, 109 room hotel and a future development area; (2) a Conditional Use Permit to allow a hotel in an O-2 district; and (3) a Variance reducing the Buffer Yard A width along a portion of Frogtown Connector Road from ten (10) feet to four (4) feet.

Dear Mr. Whitley:

The following represents the recommended conditions of approval for the above referenced application as discussed by the Planning Commission at their February 19, 2025 meeting. As you verbally agreed to these conditions at that meeting, please so indicate by signing in the space provided at the end of this letter and return the original letter to the Planning Commission's office no later than February 27, 2025.

CONDITIONS

1. Development shall be consistent with the Revised Concept Development Plan, received on February 19, 2025.
2. Other than the conditional use permit for a hotel and the variance reducing the Buffer Yard A width along a portion of Frogtown Connector Road from ten (10) feet to four (4) feet, development of the site shall meet the minimum requirements of the zoning regulations.
3. The first floor building elevation shall have a brick façade on all four building faces and all blue vertical elements shall be brick.
4. Any use for the Phase II Proposed Area of the site must be approved through the Change of Concept Development Plan process.

Sincerely,

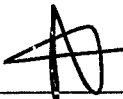


Michael D. Schwartz
Director, Zoning Services

MDS/ss

AGREEMENT

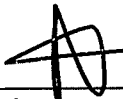
We, the property owner/developer of the approximate 3.7 acre area located along the east side of Frogtown Connector Road, between Richwood Road and Frontage Road, approximately six hundred (600) feet north of Richwood Road, and having Parcel Identification Numbers (PIDN's) of 075.00-00-102.00 and 075.00-00-102.13, Boone County, Kentucky, agree to the conditions listed herein for the above referenced Zoning Map Amendment.



Shree Laxmi Vishnu LLC (Owner)

2/21/25

Date



Developer

2/21/25

Date

ORDINANCE 2025-16

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT, KENTUCKY APPROVING A REQUEST OF ARNOLD CONSULTING ENGINEERING SERVICES INC (APPLICANT) FOR SHREE LAXMI VISHNU LLC (OWNER) FOR A ZONING MAP AMENDMENT FROM COMMERCIAL FOUR (C-4) TO OFFICE TWO (O-2) FOR AN APPROXIMATE 3.7 ACRE AREA LOCATED ALONG THE EAST SIDE OF FROGTOWN CONNECTOR ROAD, BETWEEN RICHWOOD ROAD AND FRONTAGE ROAD, APPROXIMATELY SIX HUNDRED (600) FEET NORTH OF RICHWOOD ROAD, AND HAVING PARCEL IDENTIFICATION NUMBERS (PIDN'S) OF 075.00-00-102.00 AND 075.00-00-102.13, BOONE COUNTY, KENTUCKY.

WHEREAS, the Boone County Planning Commission received a request for Zoning Map Amendment from Commercial Four (C-4) to Office Two (O-2), a Conditional Use Permit for a hotel, and a Variance for an approximate 3.7 acre area located along the east side of Frogtown Connector Road, between Richwood Road and Frontage Road, approximately six hundred (600) feet north of Richwood Road, and having Parcel Identification Numbers (PIDN's) of 075.00-00-102.00 and 075.00-00-102.13, Boone County, Kentucky. The request is for: (1) a Zoning Map Amendment to allow the development of a 73,275 square foot, four story, 109 room hotel and a future development area; (2) a Conditional Use Permit to allow a hotel in an O-2 district; and (3) a Variance reducing the Buffer Yard A width along a portion of Frogtown Connector Road from ten (10) feet to four (4) feet, Boone County, Kentucky, which is more particularly described below; and

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

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

Section One

That the request for a Zoning Map Amendment, Conditional Use Permit and Variance, such Conditional Use Permit and Variance having been finally approved by the Boone County Planning Commission subject to approval of the Zoning Map Amendment by the Boone County Fiscal Court, for the real estate which is more particularly described below shall be and is hereby approved, with conditions, this Zoning Map Amendment from Commercial Four (C-4) to Office Two (O-2), a Conditional Use Permit for a hotel, and a Variance for an approximate 3.7 acre area located along the east side of Frogtown Connector Road, between Richwood Road and Frontage Road, approximately six hundred (600) feet north of Richwood Road, and having Parcel Identification Numbers (PIDN's) of 075.00-00-102.00 and 075.00-00-102.13, Boone County, Kentucky. The request is for: (1) a Zoning Map Amendment to allow the development of a 73,275 square foot, four story, 109 room hotel and a future development area; (2) a Conditional Use Permit to allow a hotel in an O-2 district; and (3) a Variance reducing the Buffer Yard A width along a portion of Frogtown Connector Road from ten (10) feet to four (4) feet, Boone County, Kentucky, which is more particularly described below; and, Commercial Four (C-4) to Office Two (O-2), a Conditional Use Permit for a hotel, and a Variance for an approximate 3.7 acre area located along the east side of Frogtown Connector Road, between Richwood Road and Frontage Road, approximately six hundred (600) feet north of Richwood Road, and having Parcel Identification Numbers (PIDN's) of 075.00-00-102.00 and 075.00-00-102.13, Boone County, Kentucky. The request is for: (1) a Zoning Map Amendment to allow the development of a 73,275

square foot, four story, 109 room hotel and a future development area; (2) a Conditional Use Permit to allow a hotel in an O-2 district; and (3) a Variance reducing the Buffer Yard A width along a portion of Frogtown Connector Road from ten (10) feet to four (4) feet, Boone County, Kentucky, which is more particularly described below; and, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in a Commercial Four (C-4) zone is more particularly described in DEED BOOK: 1196, PAGE NO: 908 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

Section Two

That as a basis for approval, with conditions, for a Zoning Map Amendment from Commercial Four (C-4) to Office Two (O-2), a Conditional Use Permit for a hotel, and a Variance, such Conditional Use Permit and Variance having been finally approved by the Boone County Planning Commission subject to approval of the Zoning Map Amendment by the Boone County Fiscal Court for an approximate 3.7 acre area located along the east side of Frogtown Connector Road, between Richwood Road and Frontage Road, approximately six hundred (600) feet north of Richwood Road, and having Parcel Identification Numbers (PIDN's) of 075.00-00-102.00 and 075.00-00-102.13, Boone County, Kentucky. The request is for: (1) a Zoning Map Amendment to allow the development of a 73,275 square foot, four story, 109 room hotel and a future development area; (2) a Conditional Use Permit to allow a hotel in an O-2 district; and (3) a Variance reducing the Buffer Yard A width along a portion of Frogtown Connector Road from ten (10) feet to four (4) feet, Boone County, Kentucky, are the Findings of Fact and Conditions, of the Boone County Planning Commission as set forth in its minutes and official records for this request shall be and are hereby incorporated by reference as if fully set out in this Ordinance and marked as "Exhibit 1."

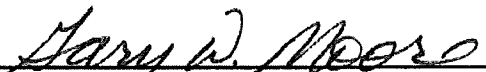
Section Three

This Ordinance shall be in effect and in full force from and after its passage, publication and adoption, according to law.

First Reading the 22nd day of April 2025.

Second Reading the 6th day of May 2025.

Adopted this 6th day of May 2025. Yes 4 No 0


Gary W. Moore, Judge/Executive
Boone County Fiscal Court

ATTEST:


Shona Schulkers,
Fiscal Court Clerk

ZONING MAP AMENDMENT /
CONDITIONAL USE PERMIT /
VARIANCE

APPROVED with Conditions
Staff M. Schwartz
Date 3/5/2025
Boone County
Planning Commission

REVISIONS

FROGTOWN
CONNECTOR ROAD
RICHWOOD, KY

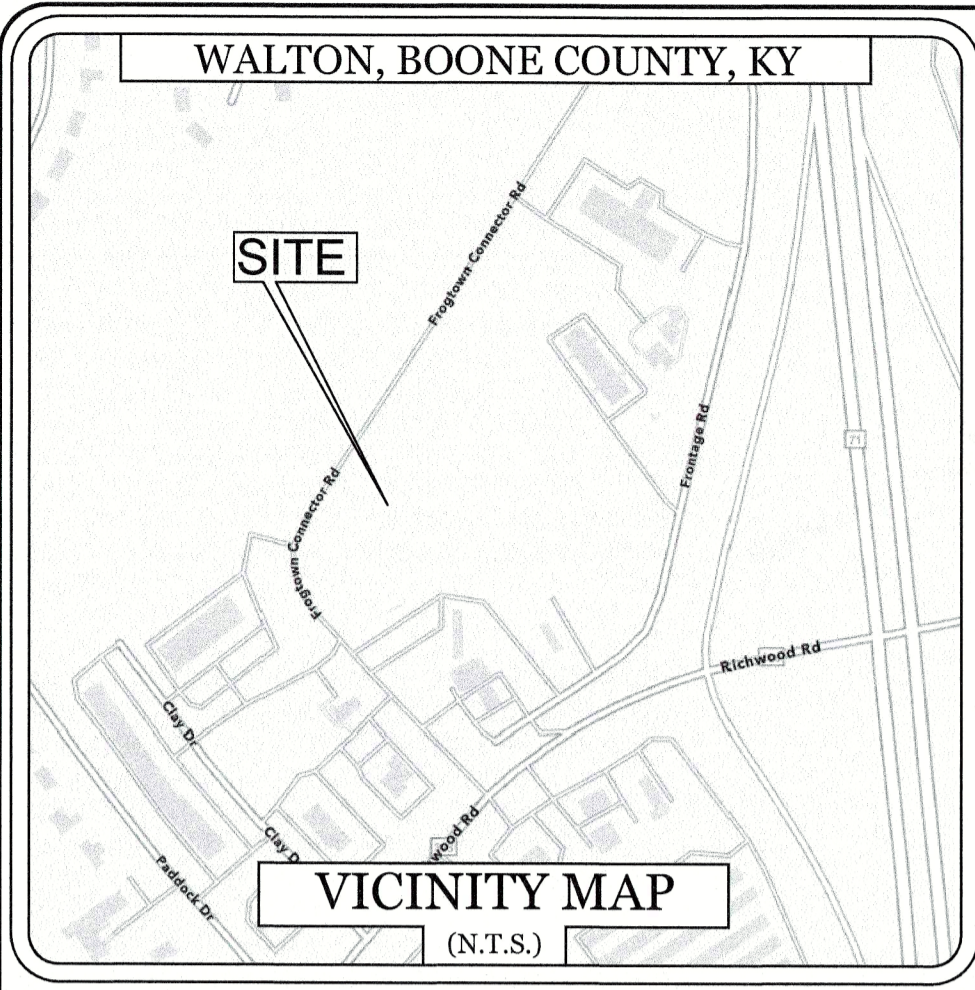


ACES
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 750-9445

JOB NUMBER: 22-3654-L
DATE: 12-20-2024
SCALE: 1" = 30'
DRAWN BY: D. WHITLEY
CHECKED BY: D. WHITLEY
APPROVED BY:
A. ARNOLD

PRELIMINARY
PLAN SET
NOT APPROVED
FOR CONSTRUCTION

CD
PROPOSED SITE
CONCEPT
DEVELOPMENT
PLAN



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BENCHMARK DATA:

➤ BENCHMARK 1
MAGNAIL SET IN THE SOUTH RIGHT OF WAY OF FROGTOWN CONNECTOR ROAD
N: 516929.46
E: 1531352.86
ELEV: 872.61

➤ BENCHMARK 2
1/2" IRON PIN W/ 1" PLASTIC CAP STAMPED "ACES CONTROL" SET IN THE SOUTH RIGHT OF WAY FROGTOWN CONNECTOR ROAD
N: 516968.22
E: 1531208.81
ELEV: 861.09



PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE

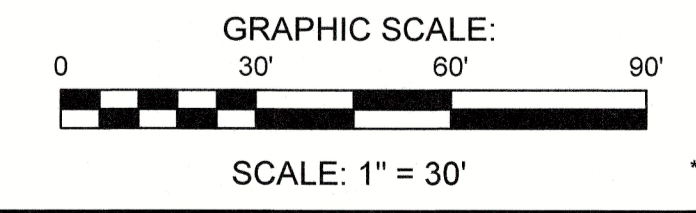
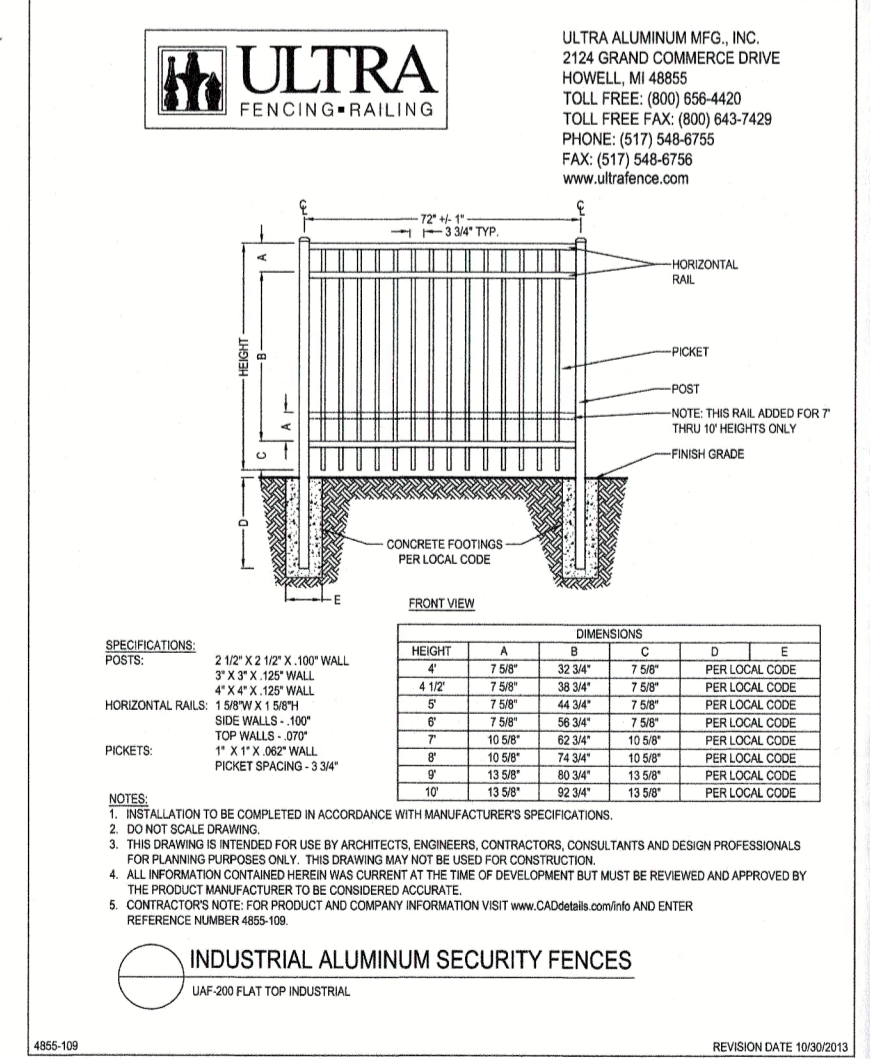
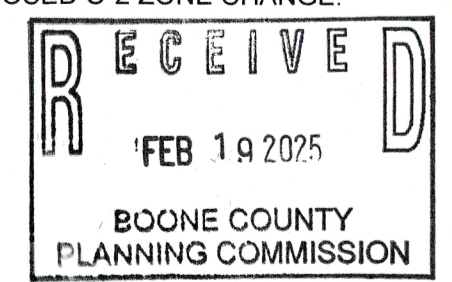
SHREE LAXMI VISHNU, LLC
4756 HOUSTON ROAD
FLORENCE, KY 41042
DEED BOOK 1196 PAGE 908
PLAT BOOK 1 PAGES 56

VARIANCE REQUEST NOTES

- WE RESPECTFULLY REQUEST A VARIANCE/WAIVER FROM THE REQUIRED TYPE A 10' WIDE BUFFER YARD ALONG FROGTOWN CONNECTOR ROAD AS DEPICTED IN THE AREA SHOWN IN RED ON THE ABOVE SITE PLAN.
- WE ARE REQUESTING A VARIANCE/WAIVER OF 6' FEET FROM THE REQUIRED 10' FOOT TYPE A BUFFER YARD. THIS RESULTS IN A PROVIDED BUFFER YARD OF 4' MIN. ALONG THIS AREA. SEE ABOVE SITE PLAN AS ACTUAL PROVIDED BUFFER YARD WIDTH VARIES IN WIDTH IN THIS AREA.
- TO COMPENSATE THE REDUCED BUFFER YARD WE ARE PROPOSING A 6' TALL PERMANENT SCREEN WALL IN ADDITION TO INCREASED SHRUB PLANTINGS ALONG THIS AREA TO PROVIDE AN INCREASED SCREEN ALONG THE AREA OF THE REQUESTED REDUCED BUFFER YARD.

CONDITIONAL USE NOTES

- WE ARE REQUESTING A CONDITIONAL USE TO ALLOW FOR HOTEL/MOTEL USE IN THE PROPOSED O-2 ZONE CHANGE.



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 RADII ARE SHOWN TO FACE OF CURB, UNLESS NOTED OTHERWISE. ALL CURB RADII 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.

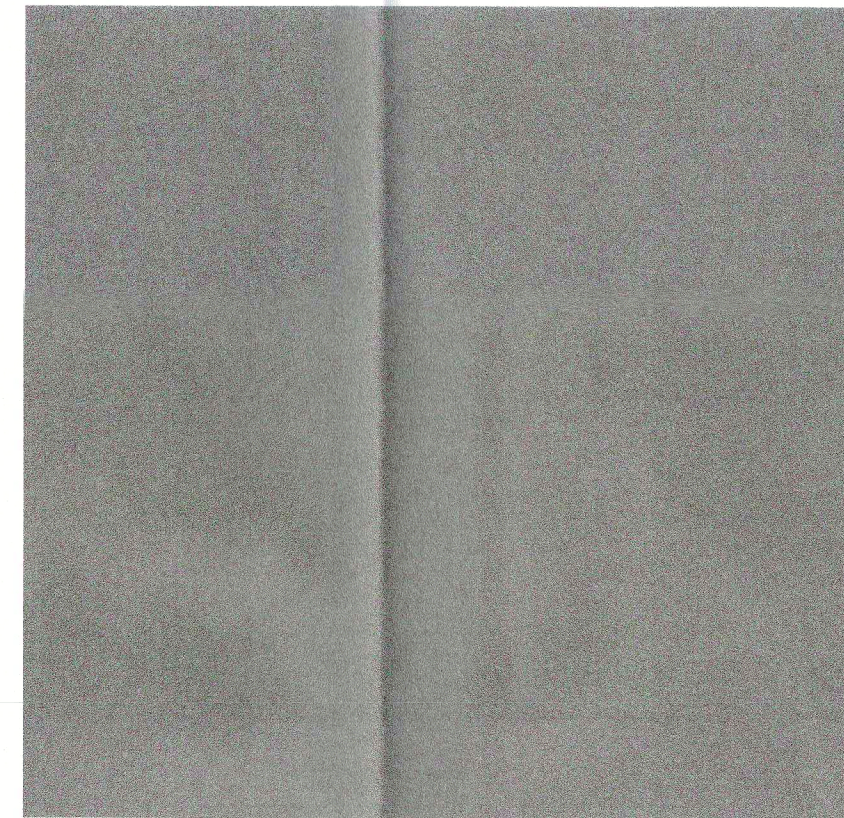
DEVELOPMENT SUMMARY

STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	C-4 COMMERCIAL FOUR	O-2 OFFICE 2 WITH CONDITIONAL USE REQUEST FOR HOTEL/MOTEL
PROPOSED USE	VACANT LAND	HOTEL/MOTEL
TOTAL SITE AREA	MIN. 0.275 +/- AC.	3.73 +/- AC.
TOTAL DISTRICT AREA	MIN. 12,000 +/- SQ. FT.	162,635 +/- SQ. FT.
LOT COVERAGE	MIN. 13.57% AC.	1.89 +/- AC. (50.59%)
MIN INT. LANDSCAPE AREA	MIN. 130,680 +/- SQ. FT.	82,284 SQ. FT. (50.59%)
	5% OF VIA	9.81% PROVIDED
	5% OF 61,712 S.F. = 3,086 S.F.	6,060 S.F. PROVIDED
BUILDING SETBACKS	FRONT 30' (WEST) FRONT 30' (SOUTH) SIDE 30' (NORTH) REAR 30' (EAST)	FRONT 37.93' (WEST) FRONT 52.41' (SOUTH) SIDE 61.85' (NORTH) REAR 70.57' (EAST)
TOTAL PARKING	USE TYPE = HOTEL/MOTEL 1 SPACE PER SLEEPING ROOM PLUS 1 SPACE PER 2 EMPLOYEES 109 SLEEPING ROOMS PLUS 10 EMPLOYEES MAX SHIFT = 114 SPACES REQ.	115 SPACES PROVIDED 104 STANDARD SPACES 5 ADA SPACES 6 EV SPACES
LANDSCAPE PLAN	REQUIRED	SEE SHEET L1
DRAINAGE PLAN	REQUIRED	SEE SHEET C3
TRAFFIC STUDY	NOT REQUIRED	N/A
SITE ACCESS	PER BOONE COUNTY PUBLIC WORKS ENGINEERING DIVISION	1 ACCESS POINT ONTO FROGTOWN CONNECTOR ROAD PLUS 1 CURB CUT PROPOSED FOR FUTURE PHASE 2 USE

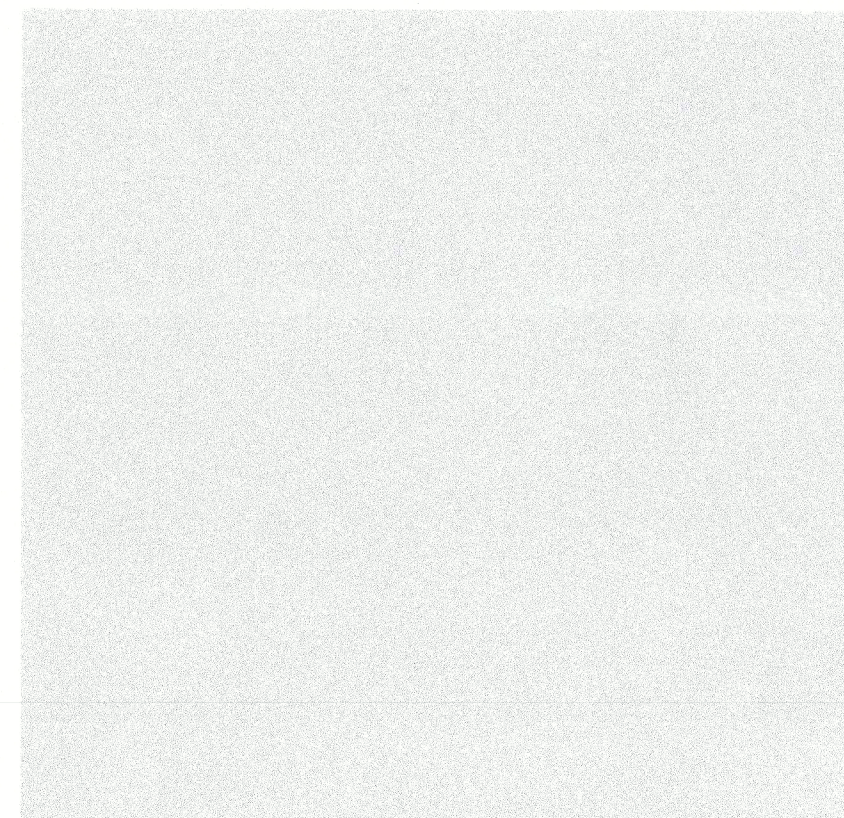
BUILDING SUMMARY

STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
FOOT PRINT	N/A	19,710 S.F. +/-
BUILDING AREA/INTENSITY	30,000 S.F./ACRE = 111,900 S.F.	73,275 S.F. +/-
BUILDING HEIGHT	70' MAX	53'-5" (4 STORIES)
FLOOR AREA RATIO	N/A	73,275 SF/162,635 = 0.451

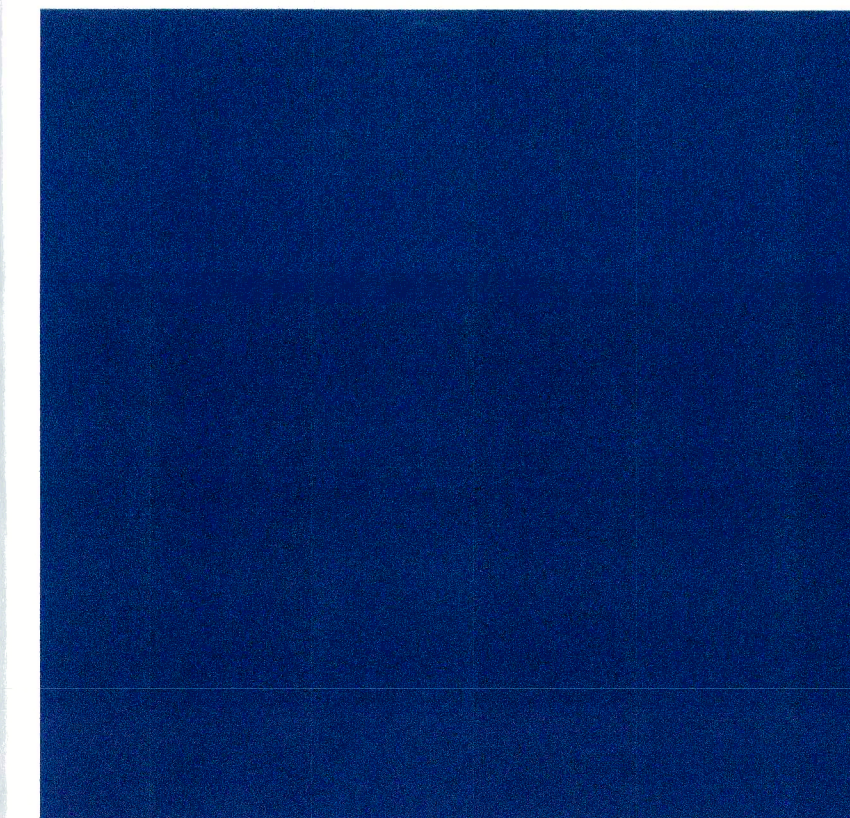
DIGITAL EXTERIOR FINISH SAMPLE BOARD



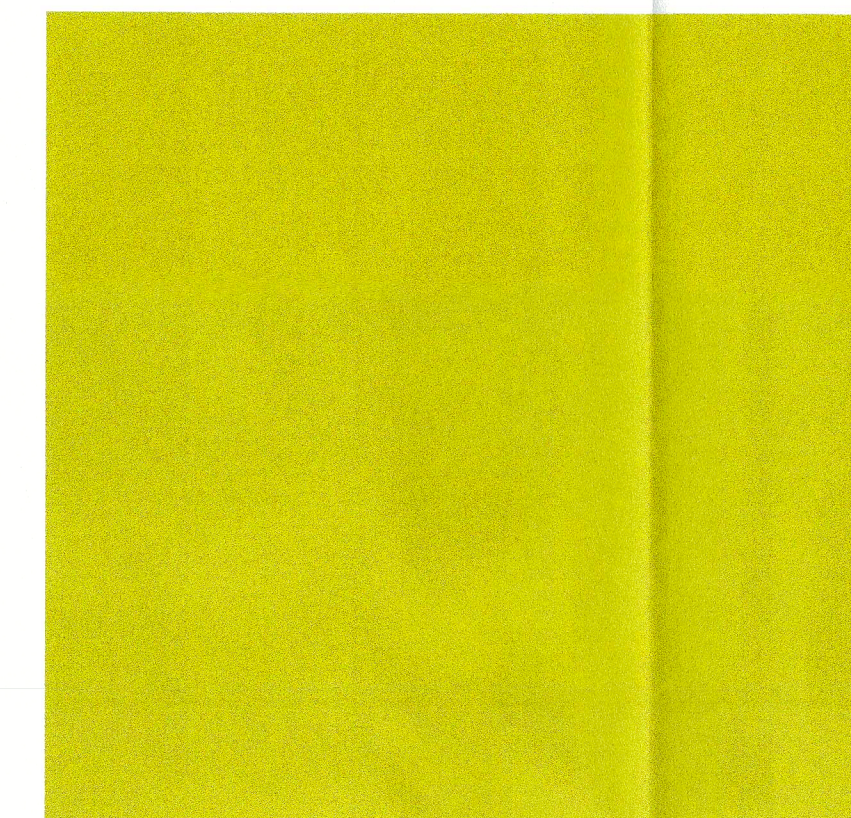
EIFS COLOR 1:
SHERWIN WILLIAMS
SW 6003 "PROPER GRAY"



EIFS COLOR 2 & 3:
SHERWIN WILLIAMS
SW 7006 "EXTRA WHITE"



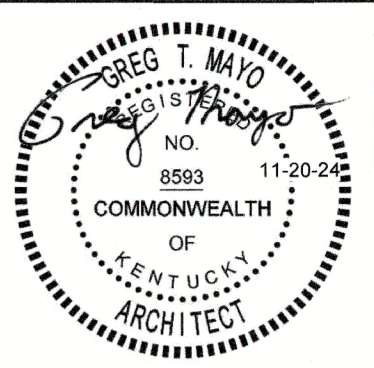
EIFS COLOR 4:
SHERWIN WILLIAMS
SW 6811 "HONORABLE BLUE"



EIFS COLOR 5:
BENJAMIN MOORE
BM 398 "FLOWER POWER"



STONE COLOR ST1:
ELDORADO STONE
CUT COURSE STONE "OYSTER"
WITH BUFF COLOR MORTAR



**HOME 2 SUITES
BY HILTON**
0 FROGTOWN CONNECTOR RD.
WALTON, KY 41094

ma
MAYO ARCHITECTURE
1015 Stringshire Dr., Hendersonville, TN 37075
Telephone: 615-852-2604 - info@mayoarchitecture.com

REVISIONS		
No.	Description	Date
1	Addendum #1	Date 1

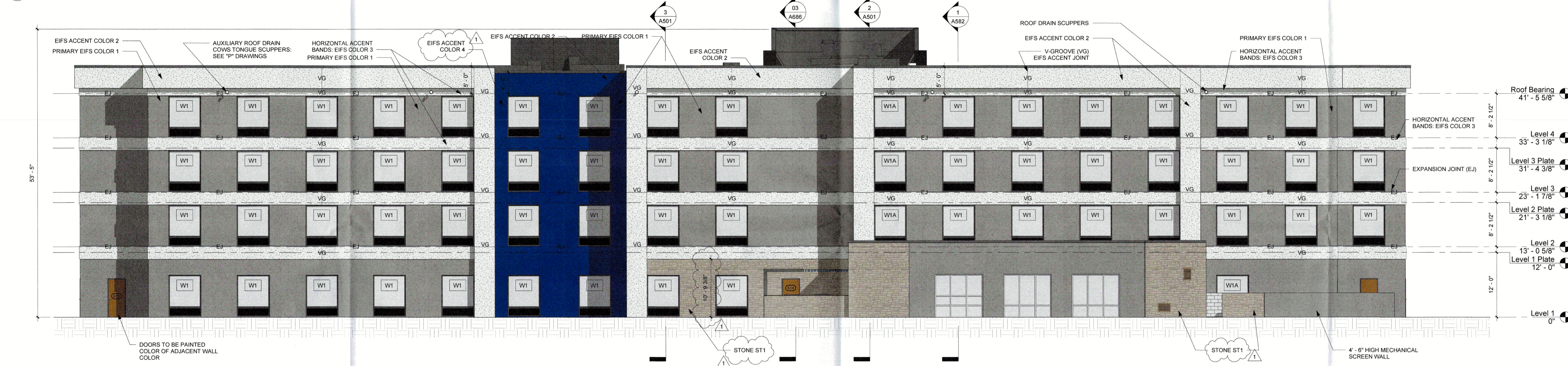
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A401

SCALE: As indicated
JOB NUMBER: 230905
DATE: 11-20-24



1 FRONT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

MATERIAL	BASIS OF DESIGN	COLOR	REMARKS
EIFS COLOR 1: SIDING 2" FOAM	DRYVIT OUTSULATION PLUS MD	SW "PROPER GRAY" SW6003	EIFS COLOR 1
EIFS COLOR 2: SIDING 2" FOAM	DRYVIT OUTSULATION PLUS MD	SW "EXTRA WHITE" SW7006	EIFS COLOR 2
EIFS COLOR 3: SIDING 4" FOAM	DRYVIT OUTSULATION PLUS MD	SW "EXTRA WHITE" SW7006	EIFS COLOR 3
EIFS COLOR 4: SIDING 2" FOAM	DRYVIT OUTSULATION PLUS MD	SW "HONORABLE BLUE" SW8811	EIFS COLOR 4
EIFS COLOR 5: SIDING 2" FOAM	DRYVIT OUTSULATION PLUS MD	BM "FLOWER POWER" 398	EIFS COLOR 5
ST1 CULTURED STONE VENEER	ELDORADO STONE	CUT COURSE STONE "OYSTER"	WITH MORTAR JOINTS (BUFF COLOR MORTAR)
WOOD PERGOLA/ TRELLIS SLATS	THERMORY, ACOYA, KEBONY		
INTUMESCENT COATED PORTE-COCHERE STEEL	ASTROFLAME	GLOSS BLACK	
PARAPET COPINGS	BERRIDGE/KYNAR	MATCH ADJACENT COLOR	
FASCIA	BERRIDGE/KYNAR	MATCH ADJACENT COLOR	
GUTTERS & DOWNSPOUTS	BERRIDGE/KYNAR	MATCH ADJACENT COLOR	
PIPE COLUMNS		GLOSS BLACK	
LINEAR METAL CEILING	METALWORKS/ARMSTRONG	DARK CHERRY	

COLORS ARE GENERAL DESCRIPTIONS. EXACT COLORS SHALL BE SELECTED BY ARCHITECT, INTERIOR DESIGNER OR OWNER DURING SUBMITTAL REVIEW. PROVIDE SAMPLES OF ACTUAL PRODUCTS AS REQUESTED.

BRICK ROWLOCK AND SOLDIER COURSES ARE TO MATCH COLOR OF BRICK ADJACENT BELOW.

EIFS CAPS AND CORNICHE TRIM TO MATCH COLOR OF EIFS ADJACENT ABOVE OR BELOW.

MANUFACTURERS ARE NOT LIMITED TO BASIS OF DESIGN. EQUIVALENT PRODUCTS ARE ACCEPTABLE.

BM= BENJAMIN MOORE PAINT COLOR FOR MATCHING BY OTHER EIFS MANUFACTURERS.

SW= SHERWIN WILLIAMS PAINT COLOR FOR MATCHING BY OTHER EIFS MANUFACTURERS.

EXTERIOR FINISH SCHEDULE

MATERIAL	BASIS OF DESIGN	COLOR	REMARKS
WINDOWS/INTEGRAL PTAC GRILLES	QUAKER WINDOWS	TO BE SELECTED BY ARCHITECT	POWDER COATED FINISH
STOREFRONT	KAWNEER	COLOR TO MATCH WINDOWS	POWDER COATED FINISH
ALUMINUM ENTRANCE DOORS	KAWNEER	COLOR TO MATCH WINDOWS	POWDER COATED FINISH
HOLLOW METAL DOORS & FRAMES		ACRYLIC EPOXY/MATCH ADJACENT COLOR	FACTORY PRIME/PAIN
WALL LOUVERS NOT INCLUDING PTACS		ACRYLIC EPOXY/MATCH ADJACENT COLOR	FIELD PRIME/PAIN HIGH GLOSS
GAS PIPES, TEST DRAINS, ETC.		ACRYLIC EPOXY/MATCH ADJACENT COLOR	FIELD PRIME/PAIN HIGH GLOSS
GAS PIPES ON ROOF		ACRYLIC EPOXY/BLACK OR GRAY	FIELD PRIME/PAIN HIGH GLOSS
LIGHT FIXTURES	SEE "E" DRAWINGS		PREFINISHED
DUMPSTER STEEL GATE AND POSTS		MATCH EIFS COLOR EF2	FIELD PRIME/PAIN HIGH GLOSS
DUMPSTER STEEL BOLLARDS		MATCH EIFS COLOR EF2	FIELD PRIME/PAIN HIGH GLOSS
POOL FENCE		BLACK	ANODIZED ALUMINUM
SEALANT		MATCH ADJACENT COLOR	SEE NOTES, SHEET A401

SHEET NOTES

- CONTRACTOR SHALL PROVIDE SUPPORT STRUCTURE, 5/8" PLYWOOD BACKING FOR MOUNTING OF SIGN AND CONNECT ELECTRICAL CIRCUITS FOR OWNER FURNISHED AND INSTALLED FACADE-MOUNTED SIGNS. NO EXPOSED ELECTRICAL CONDUIT OR BOXES ALLOWED.
- SEAL ALL PENETRATIONS THROUGH EXTERIOR WALLS WITH SEALANT MATCHING COLOR OF ADJACENT WALL FINISH MATERIAL.
- SEAL DOOR AND WINDOW FRAMES WITH SEALANT MATCHING COLOR OF FRAME.
- FIELD PAINT THE FOLLOWING:
 - HOLLOW METAL DOORS AND FRAMES
 - GAS PIPES AND SPRINKLER TEST DRAINS (ON ROOF ALSO)
 - AIR INTAKE AND EXHAUST GRILLES
 - BOLLARDS
 - DUMPSTER STEEL GATE POSTS AND FRAME
 - MISCELLANEOUS AS DIRECTED BY ARCHITECT

