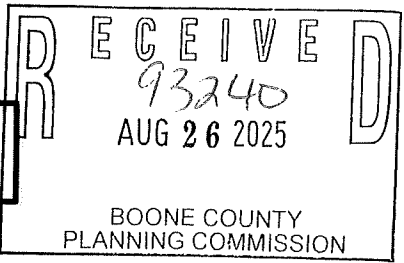


**CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION**



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: Comfort Inn Florence conversion to Spark by Hilton Hotel
3. Location of Project: 7454 Turfway Road, Florence, KY 41042
4. Total Acreage of Project: 1.106
5. Current Zoning of Property: C-2/PF/HDO/CD
6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable):

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: Houston - Donaldson Study

8. Proposed Use(s) (specify each use):
Hotel / Motel

9. Proposed Building Intensities (specify for each building):
N/A

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: Noky, Inc.
Address: 310 Culvert Street, STE 500
Cincinnati OH 45202
City State Zip Code
Phone Number: 859-509-5127 Fax Number: 859-360-0134
Email: bimalp@rhhospitality.com

13. Applicant: Bimal Patel on behalf of NOKY, Inc.

Address: 310 Culvert Street, STE 500
Cincinnati OH 45202
City State Zip Code
Phone Number: 859-509-5127 Fax Number: 859-360-0134
Email: bimalp@rhhospitality.com

14. Are there any existing buildings on the site: Yes No
If yes, indicate how many: 1
15. 756 40 2027
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 type="checkbox"/> Boone County Building Department | <input 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 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 type="checkbox"/> Duke Energy | <input type="checkbox"/> USDA NRCS/Boone County Conservation District |
| <input type="checkbox"/> Florence Public Services Department | <input checked="" type="checkbox"/> Other: <u>Boone County Planning and City</u> |
| <input 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

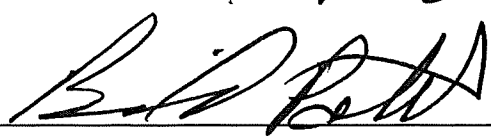
19. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:

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 11-20-2025

Property Owner's Signature:



Applicant's Signature:



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

1. Date Received: 8/26/25 Fee Received: \$ 2338.12 Receipt #: 93240
2. Number of Copies Received: 7
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: L Elliott
6. Committee Chairperson: Hincks
7. Scheduled Public Hearing Date: 10/1/25
8. Boone County Planning Commission Action: _____ Date of Action: 11/5/25

- Approved
- Approved with Conditions
- Denial
- Other

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 **NOKY, Inc., per Bimal Patel (applicant/owner)** for a Change of Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Overlay (C-2/PD/HDO) district for an approximate 1.1 acre area located at 7454 Turfway Road, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow an approximate 675 square foot mural on one of the building facades and an approximate 603 square foot mural on another building facade.

October 1, 2025

REQUEST

The request is for a Change in an Approved Concept Development Plan to allow alternative signage than what is permitted in the Houston Donaldson Overlay. The submittal shows a mural in brand colors wrapping around the southernmost corner of the building, as part of a larger brand conversion from Comfort Inn to Spark by Hilton.

PERTINENT HISTORY

- 1990 On November 20, 1990, the Boone County Fiscal Court approved a Zoning Map Amendment and Concept Development Plan for a 123.1-acre tract north of Turfway Road, west of I-75 and on both sides of Houston Road. The subject site was part of the request and was rezoned from Office Two/Planned Development (O-2/PD) to Commercial Two/Planned Development (C-2/PD).
- 1992 In March 1992, both the Boone County Fiscal Court and the Florence City Council approved a Change of Concept Development Plan for an 11.29-acre area north of the intersection of Houston Road and Turfway Road. That plan identified the subject site as Lot 3, and designated it for an approximately 5,400 square foot commercial building.
- 1997 On September 23, 1997, the City of Florence approved a Change of Concept Development Plan to allow the development of a 3-story, approximate 26,000 square foot hotel/motel on the subject property.
- 1998 On December 31, 1998, The Boone County Planning Commission approved a Major Site Plan for the development of the 3 story, approximate 26,000 square foot Red Roof Inn.
- 1998-
- 2025 The Boone County Planning Commission approved several Design Review applications for various building painting and signage changes.

APPLICABLE REGULATIONS

- A. Section 311 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 of Article 3 and as it was originally approved.
- B. Section 1002.A of the Boone County Zoning Regulations states that the purpose of the Commercial Two district is to provide comparable shopping goods, personal and professional services, and some convenience goods required for normal living needs as

well as major purchase opportunities. Districts will be located on suitable lands primarily central to regional trade areas and to some extent the community as a whole and such districts have access from expressways or arterial roads. District facilities and plans will be organized to provide central and convenient collection of vehicles, pedestrians and multi-modal forms of transportation within the district's facilities and major shopping spaces.

- C. Section 505.3 of the Boone County Zoning Regulations identifies Hotel or Motel and Apartment Hotel as a permitted use in the C-2 zoning district.

SITE CHARACTERISTICS

- A. The approximate 1.1-acre property is located along the northeast side of Turfway Road, the south side of Hansel Avenue, and the southwest side of Richman Road.
- B. The site has approximately 220 feet of frontage along Turfway Road, 240 feet of frontage on Hansel Avenue, and 180 feet of frontage along Richman Road.
- C. Access to the site is provided by curb cuts on both Hansel Avenue and Richman Road.
- D. Topographically, the site has been graded for the existing building and parking areas.

ADJACENT LAND USES AND ZONING

North: Townplace Suites and Mi Cozumel (C-2/PD/HDO)

East: Parking for Ford's Garage and O'Charley's (C-2/PD/HDO)

Southeast: Wendy's (C-2/PD/HDO)

Southwest: Shearer Dentistry (C-2/PD/HDO)

West: Dick's Sporting Goods and Arhaus (C-2/PD/HDO)

RELATIONSHIP TO COMPREHENSIVE PLAN

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

RELATIONSHIP TO THE HOUSTON DONALDSON STUDY

- A. Section 1700.A.4 of the Boone County Zoning Regulations states that one purpose of the Houston Donaldson Overlay district is to provide architectural design review and special district signage regulations that provide for appropriate exterior appearance to the general public and which exhibit excellence in design, and encourage overall development themes based on land use and locational considerations.
- B. Section 3407.5.A.1.III.i of the Boone County Zoning Regulations states that 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.

- C. Section 3407.5.A.1.III.ii.B of the Boone County Zoning Regulations identifies the types of building mounted signage permitted for freestanding commercial lots and outlots within commercial centers in the Houston Donaldson Overlay. It states that 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.
- D. The 2013 Houston Donaldson Study identifies the subject site as part of Subarea Five, in the Saratoga Square/Houston Commons segment. It notes that “the architecture of the Saratoga Square/Houston Commons section of Subarea Five is diverse and lacks the uniform appearance of other areas in the Study Area.” (Subarea Five – North Houston Road, Saratoga Square/Houston Commons, pg. 18)

STAFF COMMENTS

- A. Staff sent out an Agency Memo to the City of Florence and their comments are attached.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and Florence City Council in terms of Article 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,



Lauren M. Elliott
Planner

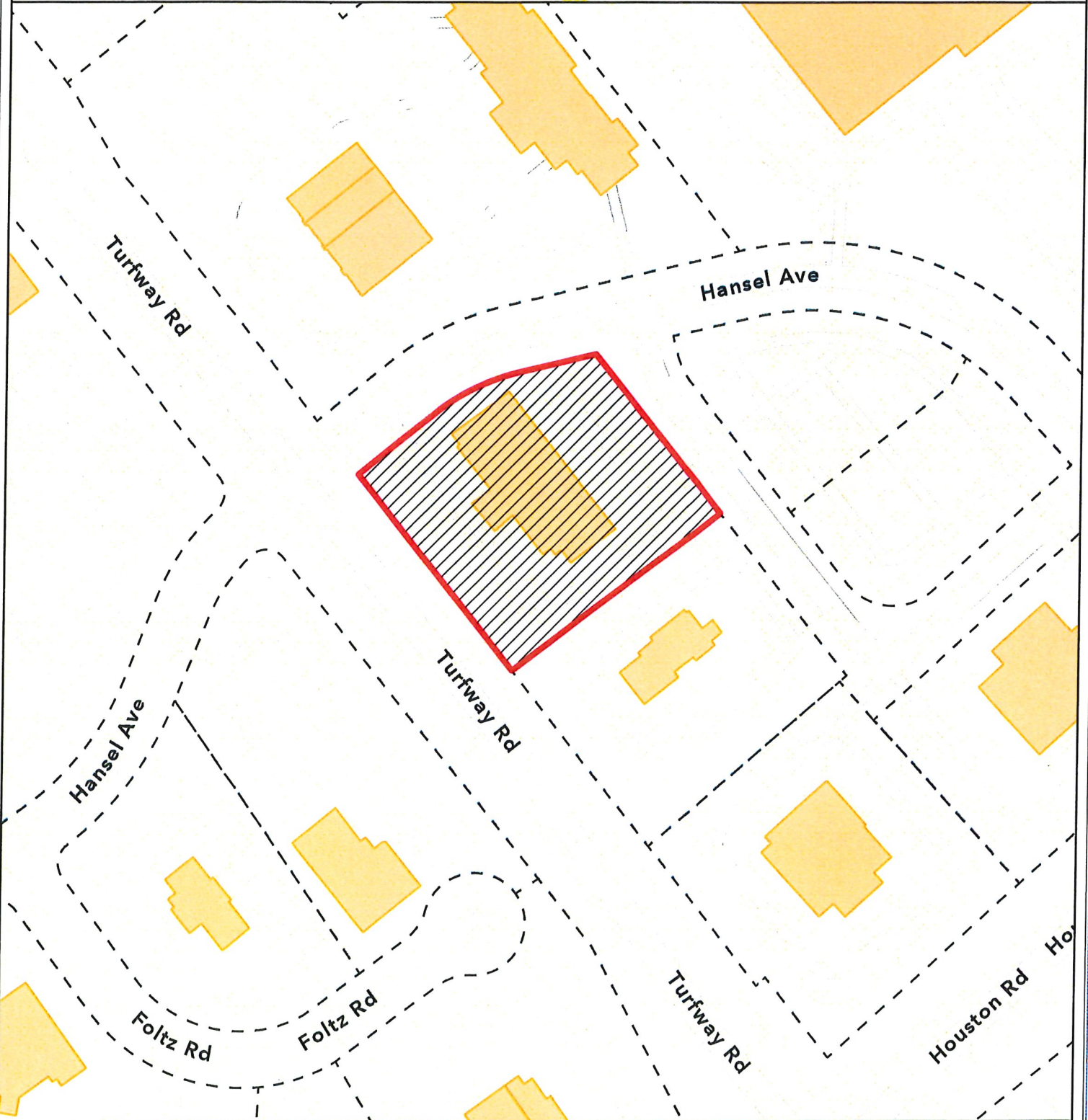
LME/ss

Attachments:

- *Site Vicinity Map
- *Aerial Map
- *Zoning Map
- *2040 Future Land Use Map
- *Application
- *Concept Development Plan
- *Interdepartmental Emails

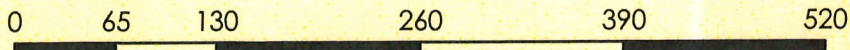
Boone County GIS Map

www.boonecountygis.com



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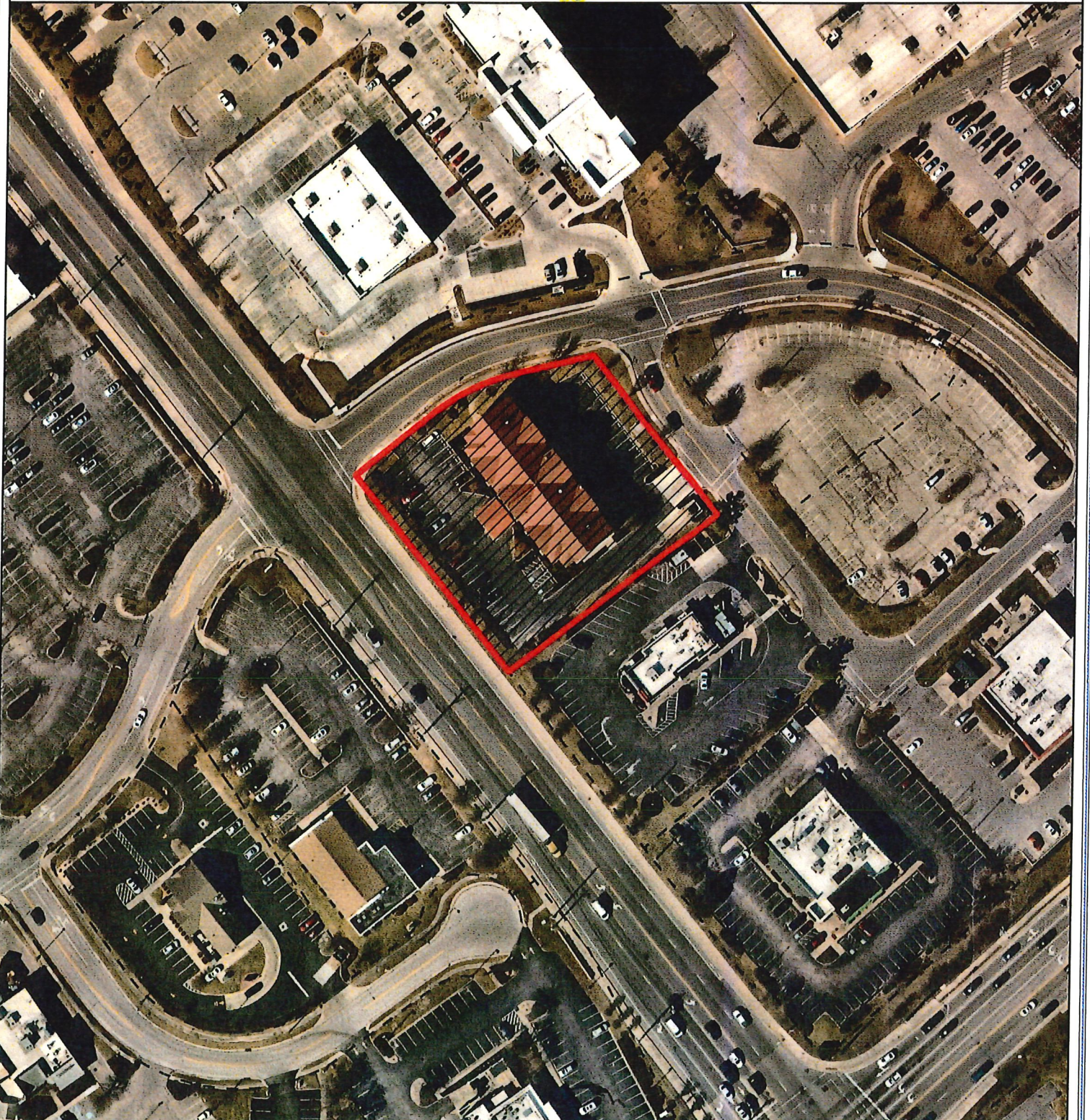
Feet



Boone County GIS - Putting Northern Kentucky on the Map

Boone County GIS Map

www.boonecountygis.com



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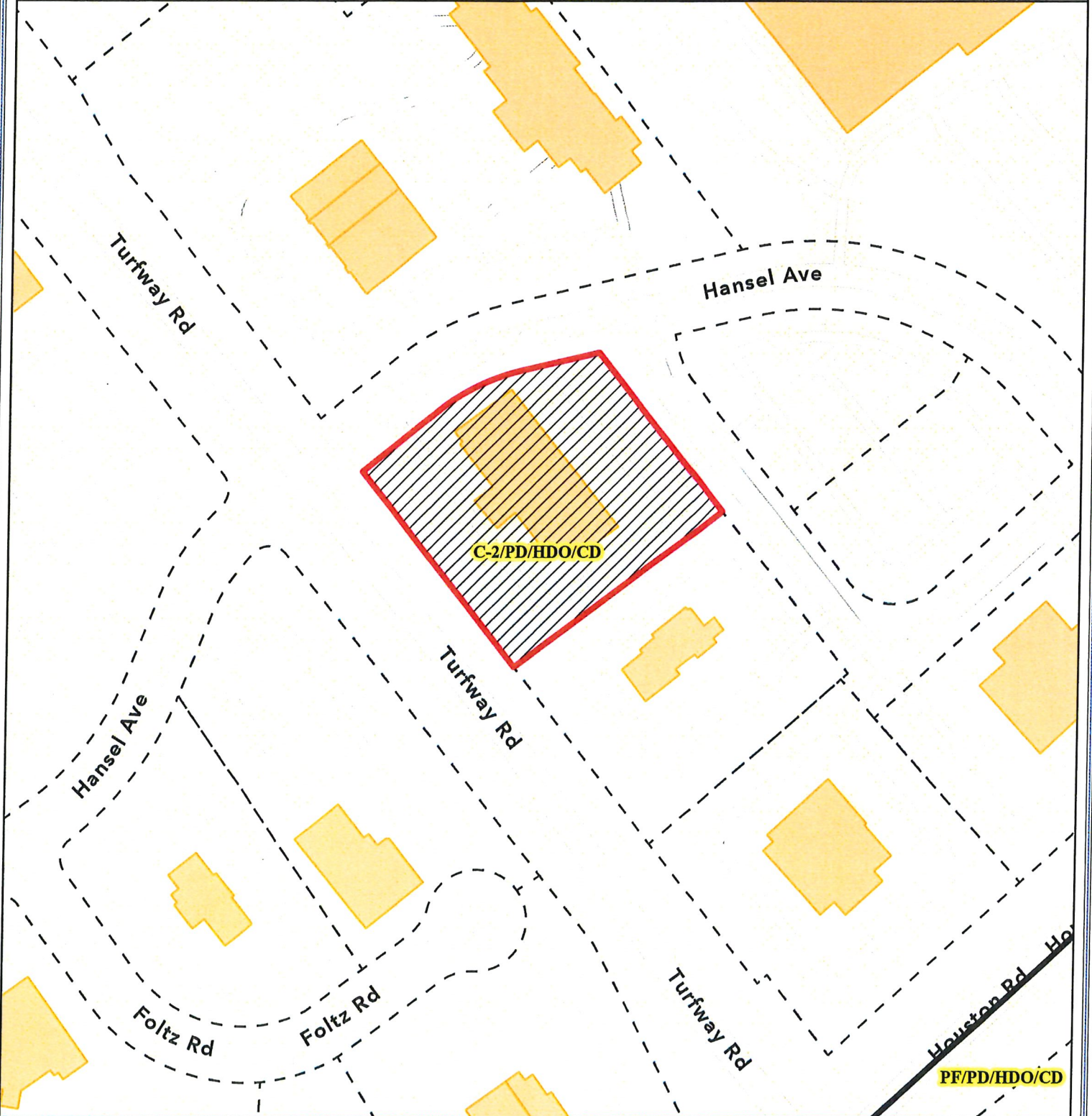
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Boone County GIS - Putting Northern Kentucky on the Map

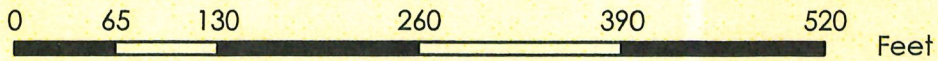
Boone County GIS Map

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Boone County GIS - Putting Northern Kentucky on the Map

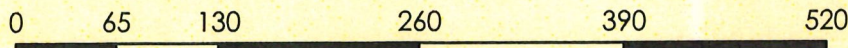
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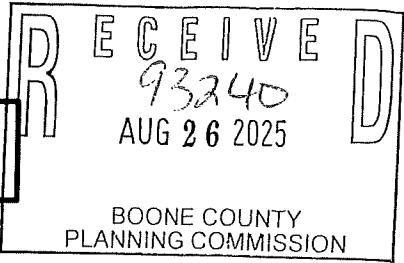
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Feet



Boone County GIS - Putting Northern Kentucky on the Map

**CONCEPT DEVELOPMENT PLAN
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)
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 - Zoning Administrator Review (as stated in the I-275/Graves Road Interchange Study)

2. Name of Project: Comfort Inn Florence conversion to Spark by Hilton Hotel
3. Location of Project: 7454 Turfway Road, Florence, KY 41042
4. Total Acreage of Project: 1.106
5. Current Zoning of Property: C-2/PF/HDO/CD
6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable):

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: Houston - Donaldson Study

8. Proposed Use(s) (specify each use):
Hotel / Motel

9. Proposed Building Intensities (specify for each building):
N/A

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: Noky, Inc.
Address: 310 Culvert Street, STE 500
Cincinnati OH 45202
City State Zip Code
Phone Number: 859-509-5127 Fax Number: 859-360-0134
Email: bimalp@rhhospitality.com

13. Applicant: Bimal Patel on behalf of NOKY, Inc.

Address: 310 Culvert Street, STE 500
Cincinnati OH 45202
City State Zip Code
Phone Number: 859-509-5127 Fax Number: 859-360-0134
Email: bimalp@rhhospitality.com

14. Are there any existing buildings on the site: Yes No
If yes, indicate how many: 1

15. 756 40 2027
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.

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

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 11-20-2025

Property Owner's Signature: 

Applicant's Signature: 

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

1. Date Received: 8/26/25 Fee Received: \$ 2338.17 Receipt #: 93240
2. Number of Copies Received: 7
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

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

OWNER:
 HILTON
 7654 Turnpike Road
 Farmville, NC 27834

DESIGNER:
 PIVOT
 10000 S. RAYBURN RD.
 SUITE 100
 FARMVILLE, NC 27834

DATE:
 11/13/2025

PROJECT INFORMATION:
 PROJECT NAME: Comfort Inn Conversion To Spark by Hilton
 FACILITY ID: 64827
 PROJECT NUMBER: 25-03502-00
 SHEET NUMBER: 25/27

PROJECT INFORMATION:
 PROJECT NAME: Comfort Inn Conversion To Spark by Hilton
 FACILITY ID: 64827
 PROJECT NUMBER: 25-03502-00
 SHEET NUMBER: 25/27

RENDERED EXTERIOR ELEVATIONS MURAL PAINT

DATE:
 11/13/2025

BY:
 J. HARRIS

SCALE:
 1/8" = 1'-0"

GENERAL NOTES:

1. ALL MURAL PAINT SHALL BE APPLIED TO EXTERIOR WALLS ONLY.
2. MURAL PAINT SHALL BE APPLIED TO EXTERIOR WALLS ONLY.
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BUILDING EXTERIOR SCOPE:

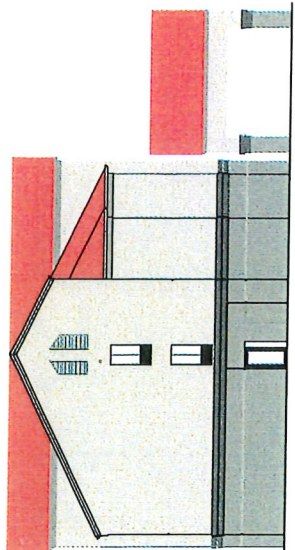
THIS SCOPE IS LIMITED TO THE EXTERIOR WALLS AND ROOF OF THE BUILDING. IT DOES NOT INCLUDE THE INTERIOR WALLS, FLOORS, CEILING, MECHANICAL, ELECTRICAL, OR PLUMBING SYSTEMS. THE SCOPE IS LIMITED TO THE EXTERIOR WALLS AND ROOF OF THE BUILDING.

MURAL LAYOUT STRATEGY:

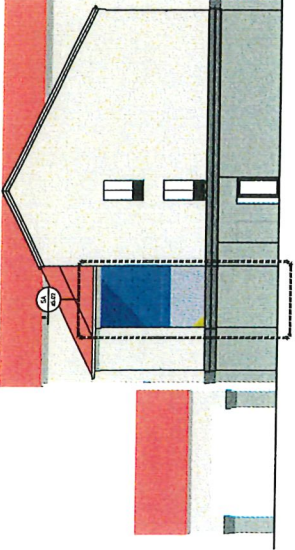
THE MURAL LAYOUT STRATEGY IS TO APPLY THE MURAL PAINT TO THE EXTERIOR WALLS OF THE BUILDING. THE MURAL PAINT SHALL BE APPLIED TO THE EXTERIOR WALLS OF THE BUILDING.

LEGEND:

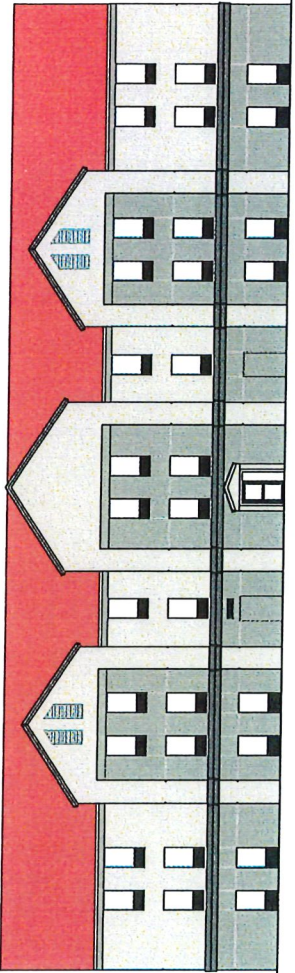
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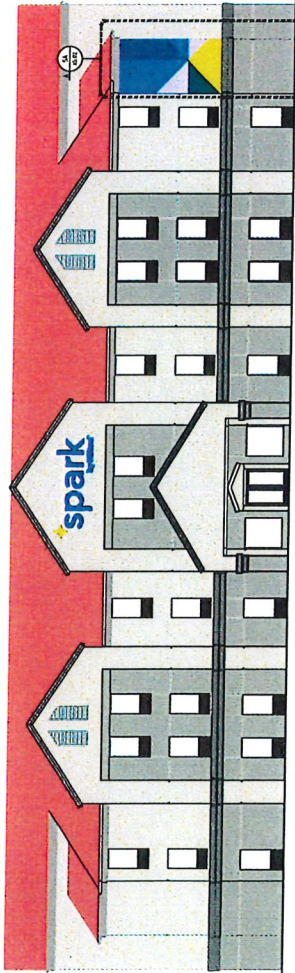
EXTERIOR ELEVATION
 1/8" = 1'-0"



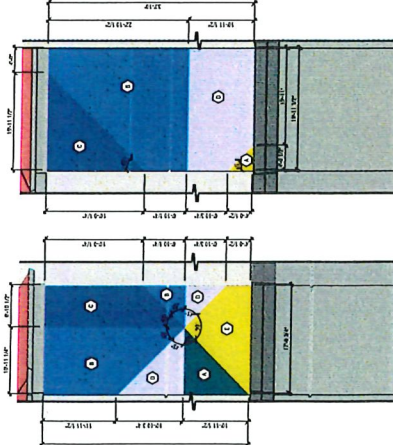
EXTERIOR ELEVATION
 1/8" = 1'-0"



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



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



MURAL ELEVATIONS
 1/8" = 1'-0"

Lauren Elliott

From: Todd Morgan <todd.morgan@florence-ky.gov>
Sent: Wednesday, September 3, 2025 10:16 AM
To: Lauren Elliott
Cc: Justin Finke
Subject: RE: 7454 Turfway - Design Review & CCDP

Warning: Unusual sender <todd.morgan@florence-ky.gov>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Lauren,

Justin and I have the following comments regarding the applications:

Design Review

1. One of the Houston-Donaldson Study's Design Review requirements is "façade composition and detailing". This requirement states that "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."

While we have no objection to the proposed paint colors, we are concerned that the proposed paint scheme reduces compliance with the façade composition and detailing standard. The building currently contains a white EIFS detail band which wraps the building. This white band helps define the ground and mid-section of the building as required by the Study. The painting of the white EIFS band the same color as the base of the building should be reanalyzed. We recommend that the project architect prepare some other paint scheme alternatives which better meet the facade composition and detailing standard.

Change in Concept Development Plan

1. We recommend the applicant should reduce the size of the two murals, so the overall amount of signage better complies with the Houston-Donaldson Special Sign regulations. The murals by themselves are 602.66 (front elevation) and 539.92 square feet (right elevation) in area.

The Houston-Donaldson Study Special Sign regulations permit the following signage on 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.”

We request the applicant provide the following information:

- A. Linear measurements of the front and rear elevations so we can determine how much signage is permitted.
- B. Sign drawings for the “Spark by Hilton” sign shown on the front façade.

Thanks,

Todd K. Morgan, AICP
Director of Community Development
City of Florence
(859) 647-8147

From: Lauren Elliott <lelliott@boonecountyky.org>
Sent: Wednesday, August 27, 2025 12:09 PM
To: Justin Finke <Justin.Finke@Florence-KY.gov>; Todd Morgan <todd.morgan@florence-ky.gov>
Subject: 7454 Turfway - Design Review & CCDP

Hi guys,

We are in receipt of the attached plans for the general building painting and mural for the Spark by Hilton conversion at 7454 Turfway. Please review both sets of plans and have any comments on the Design Review piece to me by Wednesday, September 10th, and comments on the CCDP piece to me by Wednesday, September 24th.

Lauren M. Elliott
Planner, Boone County Planning Commission
lelliott@boonecountyky.org
859-334-2196
859-334-2264 (fax)

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: David Hincks, Chairman

DATE: November 5, 2025

RE: Request of **NOKY, Inc., per Bimal Patel (applicant/owner)** for a Change of Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Overlay (C-2/PD/HDO) district for an approximate 1.1 acre area located at 7454 Turfway Road, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow an approximate 675 square foot mural on one of the building facades and an approximate 603 square foot mural on another building facade. (**Jurisdiction: Florence**)

REMARKS:

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

FINDINGS OF FACT:

1. The Committee concluded the proposal is consistent with Our Boone County Plan 2040 for the following reasons:
 - A. The proposed request is in agreement with the following passage from the Future Land Use Development Guidelines:

“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 motorists 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 corridor. Utility lines should be placed underground wherever possible, and junction boxes screened from public view.” (Design, Signs, and Cultural Resource Preservation, pg. 97)

The Committee concluded that the location of the proposed mural's positioning on the building will minimize visibility and distraction to motorists on Turfway Road, while adhering to the requirements of the Spark by Hilton branding.
2. The Committee concluded that the Houston Donaldson Study allows for alternative signage of appropriate, flexible, creative and high-quality designs for sites that also fall within a Planned Development Overlay.

3. The Committee has concluded that 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. As part of the overall brand conversion of the building, the property owner shall replace the existing red roof shingles with shingles in the dark/charcoal gray color palette.

A copy of the Public Hearing minutes accompanies the findings and recommendations 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: October 15, 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.

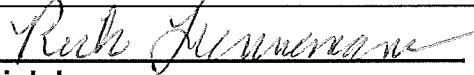
CHANGE OF CONCEPT DEVELOPMENT PLAN, David Hincks, Chairman, Lauren Elliott, Staff

1. Request of **NOKY, Inc., per Bimal Patel (applicant/owner)** for a Change of Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Overlay (C-2/PD/HDO) district for an approximate 1.1 acre area located at 7454 Turfway Road, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow an approximate 675 square foot mural on one of the building facades and an approximate 603 square foot mural on another building facade. (**Jurisdiction: Florence**)



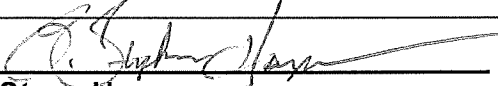
Janet Kegley
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

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



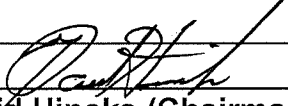
Rick Lunnemann
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

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



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

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



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

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

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

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARINGS
OCTOBER 1, 2025
7:00 P.M.**

Chairman Rolfsen opened the Public Hearing at 7:18 p.m. and welcomed the audience to the Planning Commission's October 1, 2025 Public Hearing.

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
Mr. Thomas Judd
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski

COMMISSION MEMBERS NOT PRESENT:

Mr. Eric Richardson
Mr. Steve Turner

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Steve Lilly, PLS, GISP, Planner
Ms. Lauren Elliott, Planner

Chairman Rolfsen introduced the first item on the Agenda:

CHANGE OF CONCEPT DEVELOPMENT PLAN, Lauren Elliott, Staff

1. Request of **NOKY, Inc., per Bimal Patel (applicant/owner)** for a Change of Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Overlay (C-2/PD/HDO) district for an approximate 1.1 acre area located at 7454 Turfway Road, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow an approximate 675 square foot mural on one of the building facades and an approximate 603 square foot mural on another building facade. (**Jurisdiction: Florence**)

Staff member, Lauren Elliott, referred to her PowerPoint presentation (see Staff Report). The 1.1 acre site is located on the northeast side of Turfway Road near Hansel Avenue. The site has approximately 220 feet of road frontage along Turfway Road, 240 feet of road frontage along Hansel Avenue and 180 feet along Richmond Road. The site history is described on Page 1 of the Staff Report. Previously, the Board acted on the general grade and building colors. The hotel is currently a Comfort Inn. It is being changed to a Spark by Hilton. The site is currently zoned C-2/PD/HDO/CD. The applicable Zoning Regulations are noted in the Staff Report. Ms. Elliott described the surrounding land uses and zoning. The site is designated for Commercial (C) use from the 2040 Future Land Use Map. Ms. Elliott showed photographs of the existing building and site. The hotel currently has a red roof.

Ms. Elliott showed drawings of the existing buildings and the location of the two murals. The front side will have a 603 square foot mural while the southeast side elevation will have a 675 square foot mural. Comments from the City of Florence are attached to the Staff Report.

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

Mr. Bimal Patel (applicant), stated that the hotel was their first hotel developed in the 1990s. His company has 5 hotels in Boone County. Originally, the hotel was a Red Roof Inn and later converted to a Comfort Inn. Spark by Hilton is a new brand and the brand includes a mural. He is aware of the Houston-Donaldson Study requirements.

Chairman Rolfsen asked about the brand colors for the mural – green, yellow, gray, purple, etc? Mr. Craig Jacobs, architect, replied there is no other option. Ms. Elliott stated that the selected colors do not fall under the Houston-Donaldson Study color palate. The applicant met with the City of Florence. The mural is being classified as a sign since it is intended to attract attention. Mr. Lunnemann asked the applicant whether he is married to the size of the mural? Mr. Patel responded that he is willing to look at reducing the size of the mural due to the proposed color scheme.

Mr. Hincks mentioned that he researched other Spark Hotels and there is a range of colors on this brand. It is not just one group of colors. It seems to be more flexible. Mr. Patel is open to suggestions. They can also move the mural around the building. Chairman Rolfsen referred to the lawsuit area that had color restrictions. Chairman Rolfsen inquired about the red roof? Mr. Patel replied that they will replace the roof.

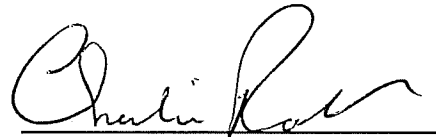
Dr. Clark asked who will maintain the murals? Mr. Patel replied that the owners of the building will maintain the painted mural over time. The new roof will be in the gray or earth tones.

Mr. Judd inquired whether the mural will have lettering? Mr. Patel replied no.

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

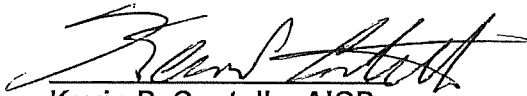
Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on October 15, 2025 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on November 5, 2025 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 7:28 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARINGS
OCTOBER 1, 2025
7:00 P.M.**

Chairman Rolfsen opened the Public Hearing at 7:18 p.m. and welcomed the audience to the Planning Commission's October 1, 2025 Public Hearing.

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
Mr. Thomas Judd
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski

COMMISSION MEMBERS NOT PRESENT:

Mr. Eric Richardson
Mr. Steve Turner

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Steve Lilly, PLS, GISP, Planner
Ms. Lauren Elliott, Planner

Chairman Rolfsen introduced the first item on the Agenda:

CHANGE OF CONCEPT DEVELOPMENT PLAN, Lauren Elliott, Staff

1. Request of **NOKY, Inc., per Bimal Patel (applicant/owner)** for a Change of Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Overlay (C-2/PD/HDO) district for an approximate 1.1 acre area located at 7454 Turfway Road, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow an approximate 675 square foot mural on one of the building facades and an approximate 603 square foot mural on another building facade. (**Jurisdiction: Florence**)

Staff member, Lauren Elliott, referred to her PowerPoint presentation (see Staff Report). The 1.1 acre site is located on the northeast side of Turfway Road near Hansel Avenue. The site has approximately 220 feet of road frontage along Turfway Road, 240 feet of road frontage along Hansel Avenue and 180 feet along Richmond Road. The site history is described on Page 1 of the Staff Report. Previously, the Board acted on the general grade and building colors. The hotel is currently a Comfort Inn. It is being changed to a Spark by Hilton. The site is currently zoned C-2/PD/HDO/CD. The applicable Zoning Regulations are noted in the Staff Report. Ms. Elliott described the surrounding land uses and zoning. The site is designated for Commercial (C) use from the 2040 Future Land Use Map. Ms. Elliott showed photographs of the existing building and site. The hotel currently has a red roof.

Ms. Elliott showed drawings of the existing buildings and the location of the two murals. The front side will have a 603 square foot mural while the southeast side elevation will have a 675 square foot mural. Comments from the City of Florence are attached to the Staff Report.

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

Mr. Bimal Patel (applicant), stated that the hotel was their first hotel developed in the 1990s. His company has 5 hotels in Boone County. Originally, the hotel was a Red Roof Inn and later converted to a Comfort Inn. Spark by Hilton is a new brand and the brand includes a mural. He is aware of the Houston-Donaldson Study requirements.

Chairman Rolfsen asked about the brand colors for the mural – green, yellow, gray, purple, etc? Mr. Craig Jacobs, architect, replied there is no other option. Ms. Elliott stated that the selected colors do not fall under the Houston-Donaldson Study color palate. The applicant met with the City of Florence. The mural is being classified as a sign since it is intended to attract attention. Mr. Lunnemann asked the applicant whether he is married to the size of the mural? Mr. Patel responded that he is willing to look at reducing the size of the mural due to the proposed color scheme.

Mr. Hincks mentioned that he researched other Spark Hotels and there is a range of colors on this brand. It is not just one group of colors. It seems to be more flexible. Mr. Patel is open to suggestions. They can also move the mural around the building. Chairman Rolfsen referred to the lawsuit area that had color restrictions. Chairman Rolfsen inquired about the red roof? Mr. Patel replied that they will replace the roof.

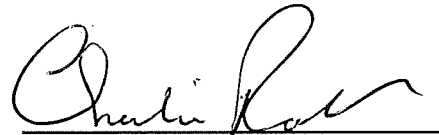
Dr. Clark asked who will maintain the murals? Mr. Patel replied that the owners of the building will maintain the painted mural over time. The new roof will be in the gray or earth tones.

Mr. Judd inquired whether the mural will have lettering? Mr. Patel replied no.

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

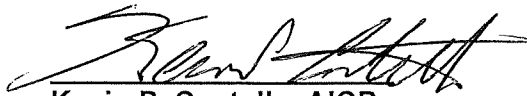
Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on October 15, 2025 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on November 5, 2025 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 7:28 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
NOVEMBER 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 November 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
Mr. Thomas Judd
Mr. Rick Lunnemann
Mr. Eric Richardson
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski

COMMISSION MEMBERS NOT PRESENT:

Mrs. Pamela Goetting
Mrs. Janet Kegley
Mr. Steve Turner

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, PLS, GISP, Planner
Ms. Lauren Elliott, Planner

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the October 15, 2025 Business Meeting and Public Hearings. He asked if there were any comments or corrections?

Dr. Clark moved to approve the Minutes as presented and amended. Mr. Schwenke 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 October 2, 2025 and November 5, 2025.

EXPENSES:

Accounting Fees	17,668.67
Attorney Fees	5,000.00
Auto Expense	94.41
Consultant/Profess Svcs Fees	12,647.67
Filing Fees (CLURS)	1,150.00
GIS Operations	38,249.19
Legal Ads/Recruitment	951.81
Miscellaneous Expense	166.45
Office & Board Meeting Supplies	1,244.69
Office Equipment / Expense	-12.23
Printing/Pub/Dues/Subscriptions	<u>168.00</u>

TOTAL: \$ 77,328.66

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 9,046.00
Health/Dental/Life/LTD	38,562.03
Retirement – BCPC Portion	22,921.20
Salaries – Staff Expenses	124,004.84
Salaries – BCPC & BOA	<u>1,640.00</u>

TOTAL: \$ 196,174.07

GRAND TOTAL: \$ 273,502.73

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. Hincks seconded the motion and it carried unanimously.

ACTION ON PLAN REVIEWS:

CHANGE OF CONCEPT DEVELOPMENT PLAN, David Hincks, Chairman, Lauren Elliott, Staff

1. Request of **NOKY, Inc., per Bimal Patel (applicant/owner)** for a Change of Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Overlay (C-2/PD/HDO) district for an approximate 1.1 acre area located at 7454 Turfway Road, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow an approximate 675 square foot mural on one of the building facades and an approximate 603 square foot mural on another building facade. **(Jurisdiction: Florence)**

Staff Member, Lauren Elliott, read the Committee Report, which recommended approval of the Change of Concept Development Plan request based upon Findings of Facts (See Committee Report) and condition. The condition letter has been signed by the applicant and property owner and submitted to the Planning Commission. The Committee voted 4-0 to approve the request.

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

Mr. David Collick, 310 Colbert Street, Cincinnati, Ohio, stated that the red roof has already been replaced.

Mr. Hincks moved by Resolution to the City of Florence to recommend approval of the Change of Concept Development Plan based upon the Findings of Fact and condition as presented by Ms. Elliott. Dr. Clark asked if the proposed mural is the same as on the drawing. Ms. Elliott responded yes. Dr. Clark seconded the motion and it passed unanimously.

ZONING MAP AMENDMENT/CHANGE OF CONCEPT DEVELOPMENT PLAN/CONDITIONAL USE PERMIT, Steve Harper, Chairman, Steve Lilly, Staff

2. Request of **K4 Architecture (applicant) for United Dairy Farmers, Inc. (owner)** for: (1) a Zoning Map Amendment from Industrial One (I-1) to Commercial One (C-1) for an approximate 0.5 acre area being the north portion of the property located at 8577 Dixie Highway and the property having a Parcel Identification Number (PIDN) of 074.00-00-040.02, Boone County, Kentucky; (2) a Change of Concept Development Plan for an approximate 1.2 acre area being the south portion of the property located at 8577 Dixie Highway, Boone County, Kentucky, which is currently zoned Commercial One (C-1); and (3) a Conditional Use Permit to allow a Retail Filling Station (Gasoline Filling Station) on an approximate 1.8 acre area located at 8577 Dixie Highway and the property having a Parcel Identification Number (PIDN) of 074.00-00-040.02, Boone County, Kentucky. The submitted request is to demolish the existing retail building and gasoline station and construct a new 6,300 square foot retail building and provide for 8 gasoline pumps. **(Jurisdiction: Boone County)**

Staff Member, Steve Lilly, read the Committee Report, which recommended approval of the Zoning Map Amendment/Change of Concept Development Plan/Conditional Use Permit based upon Findings of Facts and one Condition. The Condition Letter has been signed by the applicant and property owner and submitted to the Planning Commission. The Committee voted 4-0 in favor of the requests.

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

Mr. Mike Kolenz, applicant, stated that they will build the access in accordance with what the State would allow. Both curb cuts will be right in and right out. Ms. Gulick inquired about the design of the curb cut. Will there be a median barrier or will there be a "pork chop" island. Mr. Kolenz replied that it would be a mountable pork chop island for fuel trucks.

Seeing no further comment, **Mr. Harper moved, by Resolution to the Boone County Fiscal Court to recommend approval of the Zoning Map Amendment/Change in Concept Development Plan/Conditional Use Permit based on the Committee Report, Findings of Fact and one Condition. Mr. Szurlinski seconded the motion and it passed unanimously.**

ZONING MAP AMENDMENT, Rick Lunnemann, Chairman, Lauren Elliott, Staff

3. Request of **Erpenbeck Consulting Engineers, Inc. (applicant)** for **S. L. Weaver Investments (owner)** for a Zoning Map Amendment from Urban Residential Two (UR-2) to Suburban Residential Two/Planned Development (SR-2/PD) for an approximate 4.2 acre area located along the south side of Weaver Road, between Interstate 71/75 (I-71/75) and Somerset Boulevard, approximately 1,300 feet east of Somerset Boulevard, and having a Parcel Identification Number (PIDN) of 062.00-00-079.07, Boone County, Kentucky. The request is for a Zoning Map Amendment to allow the development of 33 detached single-family residential dwellings. **(Jurisdiction: Boone County)**

Mrs. Steele moved to defer this item to the January 7, 2026 Business Meeting. Mr. Harper seconded and it passed unanimously. The Committee Meeting will be held on December 17, 2025 at 5:00 p.m.

ZONING MAP AMENDMENT, Corrin Gulick, Chairwoman, Steve Lilly, Staff

4. Request of **Grand Communities, LLC (applicant)** for **Daniel Riegler (owner)** for a Zoning Map Amendment from Agriculture (A-1) to Suburban Residential One/Planned Development (SR-1/PD) for an approximate 78 acre area located at 2581 Longbranch Road, including the property having a Parcel Identification Number (PIDN) of 040.00-00-009.02, Boone County, Kentucky. The request is for a zone change to allow the development of 882 dwelling units. **(Jurisdiction: Boone County)**

Ms. Gulick moved to defer this item to the Business Meeting scheduled for December 3, 2025 at 7:00 p.m. Mr. Lunnemann seconded the motion and it passed unanimously.

ZONING MAP AMENDMENT, David Hincks, Chairman, Michael Schwartz, Staff

5. Request of **Tony Vornberger (applicant) for Robert J. Lightner Foundation, per Robert J. Lightner (owner)** for a Zoning Map Amendment from Recreation (R) to Recreation/Planned Development (R/PPD) for an approximate 7.3 acre area being the northern portion of the property located at 5194 Beaver Road, Boone County, Kentucky. The request is for a zone change to allow a school to be located within an existing building, including after school programs and summer remedial education programs. **(Jurisdiction: Boone County)**

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. The Committee vote was 2-0 in favor of approving the request.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request? Seeing no further comment, **Mr. Hincks 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. Mr. Szurlinski seconded the motion.**

Chairman Rolfsen asked if any Commissioners had any comments or questions? Ms. Gulick stated that this use came before the Board previously and there were some safety concerns regarding the entrance. How were they resolved? Mr. Hincks replied that the safety concerns were about the flooding of the Ohio River. It is slow moving as the creek on the property holds the backwater of the Ohio River. There are multiple ways to get out of the site including climbing the hill to avoid flooding.

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

ZONING MAP AMENDMENT/CHANGE OF CONCEPT DEVELOPMENT PLAN/CONCEPT DEVELOPMENT PLAN, Steve Harper, Chairman, Michael Schwartz, Staff

6. Request of **Erpenbeck Consulting Engineers, Inc. (applicant) for Arlinghaus I, LLC (owner)**, for a Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan for the following areas: Area A: an approximate 16 acre area located at the terminus of Westfield Lane, Union, Kentucky; Area B: An approximate 36 acre area, being the western portion of the property located at 9944 Old Union Road, Boone County and Union, Kentucky; Area C: an approximate 2 acre area located in the northwest corner of Area B, Boone County, Kentucky; Area D: an approximate 7 acre area located in the southwest corner of Area B, Boone County, Kentucky; and Area E: an approximate 74 acre area located along the north side of Hathaway Road, directly across from Meiman Road and at the terminus of Westfield Lane, Union, Kentucky. The submitted

requests are (1) a Change of Concept Development Plan for Area A, which is currently zoned Agricultural Estate/Union Town Overlay (A-2/UTO); (2) a Zoning Map Amendment for Area C from Rural Suburban Estates (RSE) to Agricultural Estate/Union Town Overlay (A-2/UTO); (3) a Zoning Map Amendment for Area D from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Agricultural Estate/Union Town Overlay (A-2/UTO); and (4) a Concept Development Plan and Change of Concept Development Plan for Areas B (which is currently zoned Agricultural Estate/Union Town Overlay (A-2/UTO)), C, D, and E (which is currently zoned Suburban Residential One (SR-1)). The request is for a Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan to (1) identify Westbrook Estates Subdivision having 178 detached single-family residential dwelling units; and (2) identify West Ridge Subdivision having 241 detached single-family residential dwelling units. **(Jurisdiction: Boone County and Union)**

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval of the Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan based upon Findings of Facts and Conditions. He showed a map of the areas or phases in question. The Condition Letter has been signed by the applicant and property owner and submitted to the Planning Commission. The recommendation for approval needs to be sent to both the City of Union and the Boone County Fiscal Court.

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

Mr. Bob Schroeder, Arlinghaus Builders, stated that the annexation process is underway with the City of Union. It will be a timing issue on whether the Boone County Fiscal Court needs to take action or not on the request before the annexation goes into effect.

Seeing no further comment, **Mr. Lunnemann moved, by Resolution to the Boone County Fiscal Court and the City of Union to recommend approval of the Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan based on the Committee Report, Findings of Fact and Conditions. Mr. Bessler seconded the motion and it passed unanimously.**

NEW BUSINESS

CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Michael Schwartz, Staff

7. Request of **Whitewater Car Wash, per Gregg Murry (applicant) for NNN REIT, LP (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district for an approximate 1.40 acre area located at 1731 Jones Circle, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow the demolition of the existing building and the construction of a 4,375 square foot car wash. **(Jurisdiction: Boone County)**

CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Michael Schwartz, Staff

8. Request of **Dr. Michael K. Redman (applicant/owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Overlay (C-2/PD/PO) district for an approximate 0.47 acre area located at 7276 Burlington Pike, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow the site to be used by a jewelry store or a principally permitted use in the underlying C-2 district. (**Jurisdiction: Florence**)

ZONING MAP AMENDMENT, Michael Schwartz, Staff

9. Request of **Corporex Parks of Kentucky, per Nick Heekin (applicant/owner)** for a Zoning Map Amendment from Rural Suburban (RS) and Industrial One (I-1) to Urban Residential Three/Planned Development (UR-3/PD) for an approximate 9 acre area located along the southwest side of Mineola Pike, between Olympic Boulevard and Jamike Avenue, approximately 1,300 feet southwest of Olympic Boulevard, and along the northwest side of Gap Way, at the terminus of Gap Way, including the properties having the following Parcel Identification Numbers (PIDN's): 071.00-01-001.00, 071.00-01-005.00, 071.00-01-006.00, 071.00-01-031.00, 071.00-01-032.00, 071.00-01-033.00, 071.00-01-034.00, 071.00-01-035.00, and 071.00-01-036.00. The request is for a zone change to allow a multi-family residential development. (**Jurisdiction: Boone County**)

Mr. Judd moved to schedule the Public Hearings for Items #1, #2 and #3 on December 3, 2025 at 7:30 p.m. in the Boone County Fiscal Courtroom. Mrs. Steele seconded the motion and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

No Report

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)
No Report

CHAIRMAN'S REPORT: (Charlie Rolfsen)

No Report

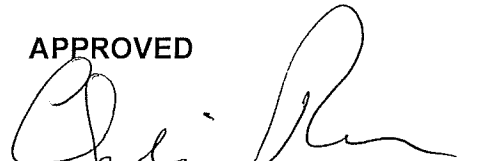
OKI REPORT: (Randy Bessler)

No Report

ADJOURNMENT:


There being no further business to come before the Planning Commission, **Mr. Bessler moved to adjourn the meeting. Mr. Harper seconded the motion and it passed unanimously. The meeting was adjourned at 7:32 p.m.**

APPROVED



Charlie Rolfsen

Attest:



Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION



BOONE COUNTY PLANNING COMMISSION

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

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

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

October 27, 2025

Bimal Patel
NOKY, Inc.
310 Culvert Street, Suite 500
Cincinnati, OH 45202

RE: Request of **NOKY, Inc., per Bimal Patel (applicant/owner)** for a Change of Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Overlay (C-2/PD/HDO) district for an approximate 1.1 acre area located at 7454 Turfway Road, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow an approximate 675 square foot mural on one of the building facades and an approximate 603 square foot mural on another building facade.

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 October 15, 2025 meeting. If the property owner and developer agrees to the conditions, please so indicate by signing in the space provided at the end of this letter and return the original letter to the Planning Commission's office by Friday, October 31st, 2025.

CONDITIONS

1. As part of the overall brand conversion of the building, the property owner shall replace the existing red roof shingles with shingles in the dark/charcoal gray color palette.

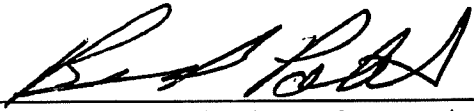
Sincerely,

Lauren M. Elliott
Planner, Zoning Services

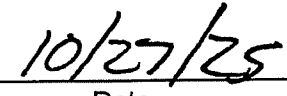
LME/ss

AGREEMENT

We, the property owner and applicant of the approximate 1.1 acre area located at 7454 Turfway Road, Florence, Kentucky, agree to the conditions listed herein for the above referenced Change of Concept Development Plan.



Bimal Patel/NOKY, Inc (agent for owner)



Date

**CITY OF FLORENCE, KENTUCKY
ORDINANCE O-1-2026**

AN ORDINANCE ADOPTING AND APPROVING A CHANGE OF CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT/HOUSTON-DONALDSON OVERLAY (C-2/PD/HDO) DISTRICT FOR AN APPROXIMATE 1.1 ACRE SITE LOCATED AT 7454 TURFWAY ROAD, FLORENCE, KENTUCKY, TO ALLOW AN APPROXIMATE 675 SQUARE FOOT MURAL ON ONE OF THE BUILDING FACADES AND AN APPROXIMATE 603 SQUARE FOOT MURAL ON ANOTHER BUILDING FAÇADE. (SPARK BY HILTON)

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-25-023-A recommended approval for a Zoning Map Amendment/Change of Concept Development Plan, and

WHEREAS, the recommendation for approval by the Boone County Planning Commission is based upon certain findings and one condition 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 NOKY, Inc., per Bimal Patel (Applicant/Owner) for a change of Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Overlay (C-2/PD/HDO) District for an approximate 1.1 acre site located at 7454 Turfway Road, Florence, Kentucky, to allow an approximate 675 square foot Mural on one of the building facades and an approximate 603 square foot Mural on another building façade, 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 of Concept Development Plan for this subject property.

The real estate which is the subject of this request is more particularly described in Exhibit "A," attached hereto and incorporated herein by reference. The zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be amended or changed to reflect this Change of Concept Development Plan for this subject property.

SECTION II

The approval of this Change of 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, a copy of that recommendation and Committee Report of the Boone County Planning Commission being attached, marked Exhibit "B" and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-25-023-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-25-015-A, marked Exhibit "B", and attached hereto.

SECTION IV

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

SECTION V

If the approval for this Change of 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, or comprehensive plan provisions as they are severable from this Ordinance and are intended to have full force and effect regardless of any invalidity relating to this particular Ordinance.

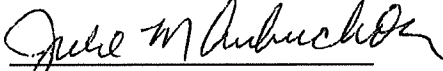
SECTION VI

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

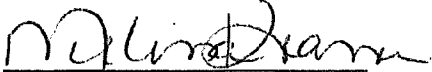
PASSED AND APPROVED ON FIRST READING THIS 13th DAY OF JANUARY 2026.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED
THIS 28th DAY OF JANUARY 2026.

APPROVED:


Julie M. Aubuchon, Mayor

ATTEST:


Melissa Kramer, City Clerk

CITY OF FLORENCE, KENTUCKY
SUMMARY OF ORDINANCE O-1-2026

The City of Florence, Kentucky, enacted on second reading Ordinance O-1-2026 on January ____, 2026. The title of this Ordinance is as follows:

ORDINANCE O-1-2026

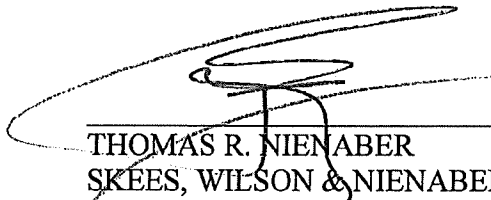
AN ORDINANCE ADOPTING AND APPROVING A CHANGE OF CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT/HOUSTON-DONALDSON OVERLAY (C-2/PD/HDO) DISTRICT FOR AN APPROXIMATE 1.1 ACRE SITE LOCATED AT 7454 TURFWAY ROAD, FLORENCE, KENTUCKY, TO ALLOW AN APPROXIMATE 675 SQUARE FOOT MURAL ON ONE OF THE BUILDING FACADES AND AN APPROXIMATE 603 SQUARE FOOT MURAL ON ANOTHER BUILDING FAÇADE. (SPARK BY HILTON)

The effect of this Ordinance is to allow a Change of Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Overlay (C-2/PD/HDO) District for an approximate 1.1 acre site located at 7454 Turfway Road, Florence, Kentucky, to allow an approximate 675 square foot Mural on one of the building facades and an approximate 603 square foot Mural on another building façade

The full text of Ordinance O-1-2026 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-1-2026 and that it has been prepared by me on the 13th day of January, 2026, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.



THOMAS R. NIENABER
SKEES, WILSON & NIENABER, PLLC
699 Ewing Blvd., P.O. Box 756
Florence, KY 41022-0756
Phone: (859) 371-7407

CITY OF FLORENCE, KENTUCKY
PLANNING AND ZONING COMMITTEE

IN RE: CONSIDERATION OF RESOLUTION R-25-023-A OF THE BOONE COUNTY PLANNING COMMISSION RECOMMENDING APPROVAL, WITH A CONDITION, FOR A REQUEST OF NOKY, INC. PER BIMAL PATEL (APPLICANT/OWNER) FOR A CHANGE OF CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT/HOUSTON-DONALDSON OVERLAY (C-2/PD/HDO) DISTRICT FOR AN APPROXIMATE 1.1 ACRE AREA LOCATED AT 7454 TURFWAY ROAD, FLORENCE, KENTUCKY AND PROVIDING THE RECOMMENDATION BE FORWARDED TO THE CITY OF FLORENCE, FLORENCE, KENTUCKY.

The Planning and Zoning Committee has recommended and the applicant/property owner has agreed that the following additional conditions shall apply to the request described above.

1. The approval shall be based on the revised Concept Development Plan that was received on 12/10/25. This plan shows:
 - A. Corrected mural dimensions.
 - B. The Spark by Hilton channel letter sign that's proposed on the southeast building façade.
 - C. The charcoal gray roof shingles that were required by a Boone County Planning Commission condition.

2. The two sign murals shall be limited to color patterns of the hotel brand that's occupying the building. Letters, numbers, characters, pictures, L.E.D., etc. shall not be permitted.

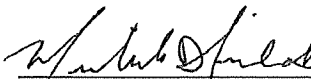
Agreed to this 11th day of December, 2025.

BY: 
(Applicant/Property Owner)

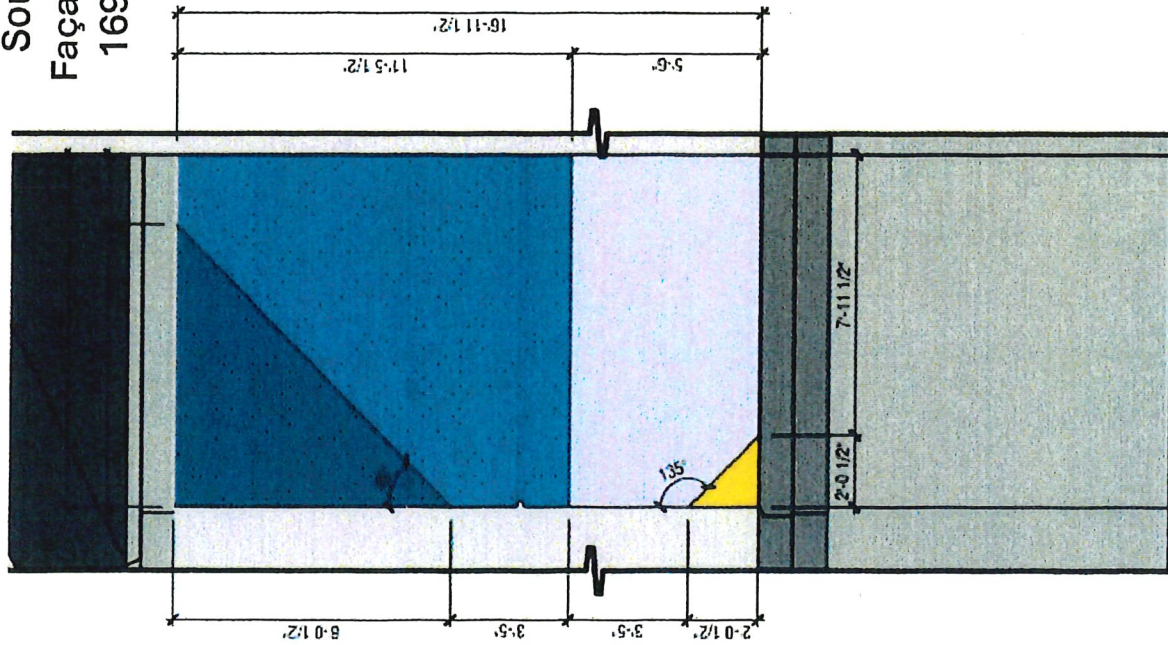
COUNTY OF Kenton STATE Kentucky

The foregoing instrument was acknowledged before me this 11th day of December, 2025, by Bimal Patel, the President, on behalf of the company.

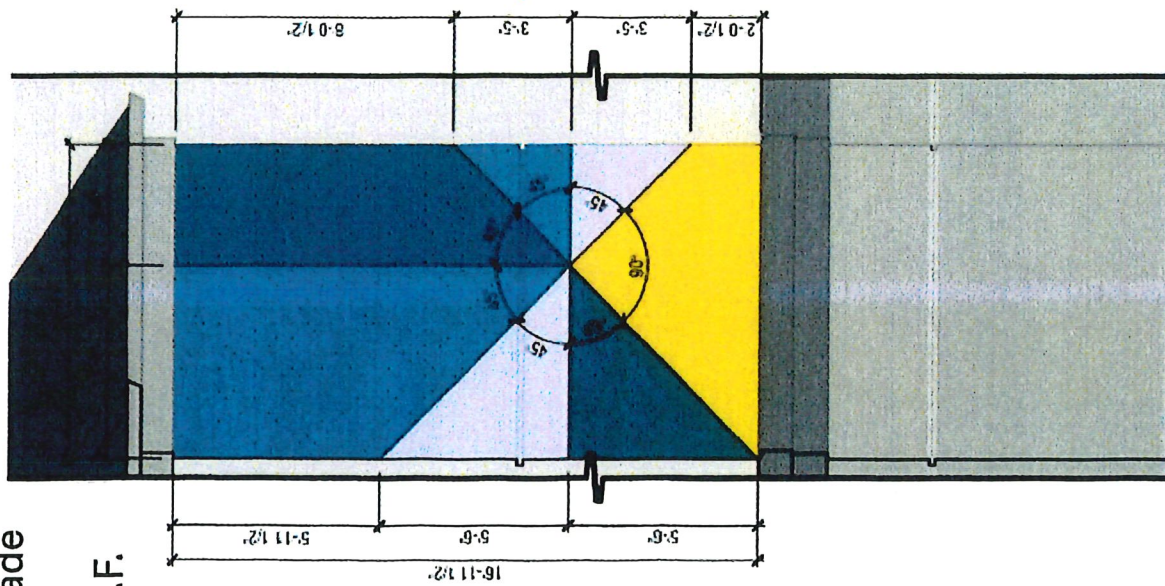


 #KYNP72434
NOTARY PUBLIC, State at Large
My Commission Expires: May 16, 2027

Southeast
Façade Mural
169.58 S.F.



Front Façade
Mural
151.21 S.F.



LEGAL DESCRIPTION

Group No.: 3143

Plat No.: PLAT 187A

ALL OF LOT NO. 3 OF SARATOGA SQUARE, SECTION 1 AS SHOWN ON PLAT 187A IN THE BOONE COUNTY CLERK'S OFFICE AT BURLINGTON, KENTUCKY.

SUBJECT TO AND TOGETHER WITH THE BENEFITS OF EASEMENTS OF RECORD AND THE DECLARATION OF PROTECTIVE COVENANTS, LIENS AND EASEMENTS FOR SARATOGA SQUARE, SECTION 1 DATED FEBRUARY 11, 1992, AND RECORDED IN MISCELLANEOUS BOOK 333, PAGE 108, OF THE AFORESAID RECORDS AND A DECLARATION OF RESTRICTIONS DATED MARCH 26, 1992, AND RECORDED IN MISCELLANEOUS BOOK 339, PAGE 7 OF THE AFORESAID RECORDS.

CITY OF FLORENCE, KENTUCKY
PLANNING AND ZONING COMMITTEE

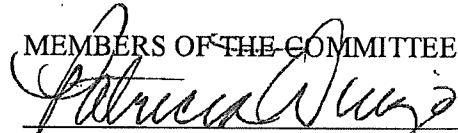
IN RE: REPORT AND RECOMMENDATION - REQUEST OF NOKY, INC., PER BIMAL PATEL (APPLICANT/OWNER) FOR A CHANGE OF CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT/HOUSTON-DONALDSON OVERLAY (C-2/PD/HDO) DISTRICT FOR AN APPROXIMATE 1.1 ACRE SITE LOCATED AT 7454 TURFWAY ROAD, FLORENCE, KENTUCKY, TO ALLOW AN APPROXIMATE 675 SQUARE FOOT MURAL ON ONE OF THE BUILDING FACADES AND AN APPROXIMATE 603 SQUARE FOOT MURAL ON ANOTHER BUILDING FAÇADE.

The Committee met in a regular meeting on December 10, 2025, at the Florence Government Center Building to consider Resolution No. R-25-023-A of the Boone County Planning Commission which recommended approval, with a condition, of the request described above. The Committee reviewed the record of proceedings before the Boone County Planning Commission, including said Resolution and the exhibits thereto, and the approved Minutes of the public hearing. The Committee determined that the record from the Boone County Planning Commission contains adequate information for consideration of the recommendation and that no need exists for an additional hearing before the City Council.

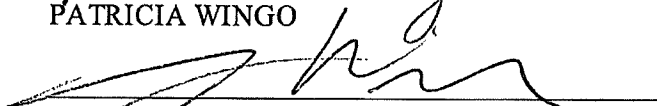
NOW, THEREFORE, the Planning and Zoning Committee recommends to the City Council of the City of Florence, Kentucky, as follows:

- a. That this matter be considered solely on the record before the Boone County Planning Commission and that no additional hearings be held; and
- b. That the recommendation of approval from the Boone County Planning Commission, with a condition, be affirmed and the request described above be approved, subject to the additional conditions attached hereto and incorporated herein (Exhibit "A").

MEMBERS OF THE COMMITTEE:



PATRICIA WINGO



GARY WINN

