

ZONING MAP AMENDMENT REQUEST BY C.W. HENNE DEVELOPMENT COMPANY
AND SIGNATURE INNS, INC. (OWNERS) FOR APPLICATION
OF A SPECIAL SIGN DISTRICT OVERLAY

This request is for a Zoning Map Amendment to develop an overlay district for Special Sign District regulations in accordance with Article 19, Section 1950 of the 1986 Boone County Zoning Regulations. The 54.651 acre site is located north of KY Hwy. 18, east of Claxon Drive, south of I-75, and west of Turfway Road, Florence, Boone County, Kentucky.

History of the 54.651 Acre Parcel

The site has an approved Concept Development Plan, which was approved by the Boone County Planning Commission on March 5, 1986, and by the City of Florence on July 8, 1986. The site also has a number of conditions attached to the approved Concept Development Plan. The Preliminary Development Plan and Subdivision Improvement Plan for this development were approved August 6, 1986.

Relationship to the Comprehensive Plan

The establishment of a Special Sign District is not strictly a land use decision, as the types of land uses for the district have already been determined. However, specific proposals for Special Sign Districts should be examined for their relationship to the type of business environment the proposed land uses are attempting to create - as based upon the Goals and Objectives of the Comprehensive Plan for the area. The 1986 Boone County Comprehensive Plan, Goals and Objectives (pp. G-2 to G-6) provides the following statements which may be used to judge the request:

OVERALL

Goal:

To provide proper future growth management for the county.

Objective:

There is nothing inherently incompatible between the various broad categories of land use. Residential, commercial, industrial, and institutional uses can coexist provided proper design principles are applied in developments to minimize frictions created by activities of whatever diversity.

BUSINESS ACTIVITY

Goal:

To provide appropriate locations for industries or businesses compatible with others located in the county.

Objectives:

Compact, efficient development patterns shall be encouraged for commercial and industrial development by maintaining buffer space between uses.

Commercial

1. Commercial uses shall be developed at strategic locations relative to their trade areas with direct access and ample parking space.

2. Future commercial development shall be encouraged, whenever possible, to occur in the form of shopping centers or other compact aggregations having an integrated design.

LAND USE PLAN

Goal:

To ensure quality development of the county's residential, commercial, industrial, recreational, and agricultural interests that (1) are adequately supported by required public facilities and services, (2) are located and designed according to acceptable standards, and (3) meet the current and future needs of county residents.

Objectives:

4. There shall be a hierarchy of land uses, specialized to create centers of intense use, with less intense use occurring outward from those centers.

The Land Use Study I-75 Turfway Road Interchange, the official Land Use Plan for this area, states the following for this area:

Throughout the exploration and analysis of various alternatives, it became increasingly obvious that a principal objective should be to protect the interchange and to minimize the potential for serious traffic congestion in the area. The majority of the population accessing the study area is from the north. It is important that the major generators of traffic be located so as to provide for the maximum ease of ingress and egress to the interstate. (p. 4.1)

The three traffic lanes available below the interstate bridge became a key consideration when determining when to place the major land use traffic generators. Since the preponderance of the traffic was coming from the north, it follows that commercial land use, being the major traffic generator, be located as close as possible to the southbound exit ramp since a left turn lane to the northbound entrance ramp could be provided by the middle lane of Turfway Road, the commercial traffic could readily return to

the north. The remainder of the interchange must be protected by land use which generates less traffic and is sensitively integrated into the existing community. (pp. 4.1, 4.2)

Development of this parcel as O-2 will protect the interchange as it relates to the concerns of traffic. It will also provide a compatible land use for the Booth Memorial Hospital whose master plan includes office use to the west of its main entrance drive. The Booth Memorial Hospital is a tremendous asset to the community and sensitive development of this parcel will assure future development which respects the hospital character.

Access to the parcel is defined by KDOT and the County Highway Department. One access point would be located immediately across from the Booth Memorial entrance. (pp. 4.6, 4.7)

In addition, the Turfway Study recommends a Planned Development approach for the study area:

A recommendation of this study is that all applications for development in the study area be required to follow a planned development (PD) approach. This will assure the community that proposed development address the specific needs of the parcel and its neighbors. It will also provide the Planning Commission and Council with the vehicle required to explore, encourage and control imaginative land planning. (p. 4.2)

The 1986 Boone County Zoning Regulations, through Article 19, regulate signs intended for commercial purposes by setting standards and procedures for the size, type, and placement of such signs. While the primary intent of the sign regulations is to protect the public health and safety, they are also intended to enhance community development by protecting property values. The sign regulations attempt to create a more attractive economic and business climate by enhancing the physical appearance of the community. Section 1950, "SPECIAL SIGN DISTRICTS" provides a mechanism to address development of areas of special concern.

The Turfway Study (completed in 1984) provides evidence that Turfway Commercial Park and the surrounding area are of special concern to the community. Therefore, it is reasonable to pursue a Special Sign District as an alternative for developing a signage plan appropriate for the area.

A copy of the Applicant's proposed signage plan is attached. This package includes a text which outlines the objectives of the district, a boundary description, a description of the proposed sign regulations and standards, and a proposal for establishment of a Sign Review Board. A Site Plan and concept drawings of the proposed signs have also been provided for review.

The plan indicates a typical free-standing sign is proposed for each lot. These free-standing signs are proposed to be of a uniform height of 45 feet above the average elevation of I-75 as

it adjoins this site. The site itself varies in elevation from 910 to 925 feet (MSL). The average elevation of I-75 is 914 feet. These signs are also proposed to be constructed similarly in form and materials. This would give all of the free-standing signs a uniform appearance from I-75.

The plan also proposes that small scale monument signs be provided, for the entrance for each of the 10 lots, along the landscaped berm adjacent to the roadway (Cavalier Way Drive).

The plan also provides for building mounted signage throughout the development, and a free-standing sign at the site's entrance from KY Hwy. 18.

One parcel of Turfway Commercial Park (Parcel #5, Signature INN) is presently under development. As a consequence of this, the specific drawings for free-standing signage for this site have been submitted with this application. The building mounted signage for the Signature Inn is permitted by the current regulations; the Applicant has already applied for sign permits for this establishment.

Special Concerns

Turfway Commercial park is in a very prominent location in Florence. The Turfway Road Interchange area, with its extreme exposure to traffic on I-75, is a sensitive area in terms of what its visual appearance implies about the city. In order to maintain the viability of the "upscale" nature of the site and surrounding planned developments, this attention to the aesthetic impact of development is justified.


One element which potentially has a major impact upon the character of the area, because of its prominent visibility, is signage oriented towards the interstate highway. The interstate signage, whether it is free-standing or building mounted, serves to attract patrons from the interstate and into the development. This type of signage should be the most prominent signage in the district.

Another concern of staff is the administrative procedures proposed for the Special Sign District. Staff and the Zone Change Request Committee will need to review these carefully and work with the Applicant to assure that these details are acceptable to both the Commission and under the Kentucky Revised Statutes. In addition, if approved, the Special Sign District requirements should be recorded in the restrictive covenants for the development in the County Clerk's office.


Conclusion

The proposed Special Sign District should be reviewed on the basis of its visual compatibility with the type of commercial and business environment envisioned for the subject site and its

vicinity. It should also be assessed as to how it sets a standard, or precedent, for similar developments either planned or proposed in the vicinity. Should the Planning Commission and Florence City Council approve this request, the Boone County Comprehensive Plan will not need to be amended.



Jim Sturdevant,
Plans Examiner/Planner

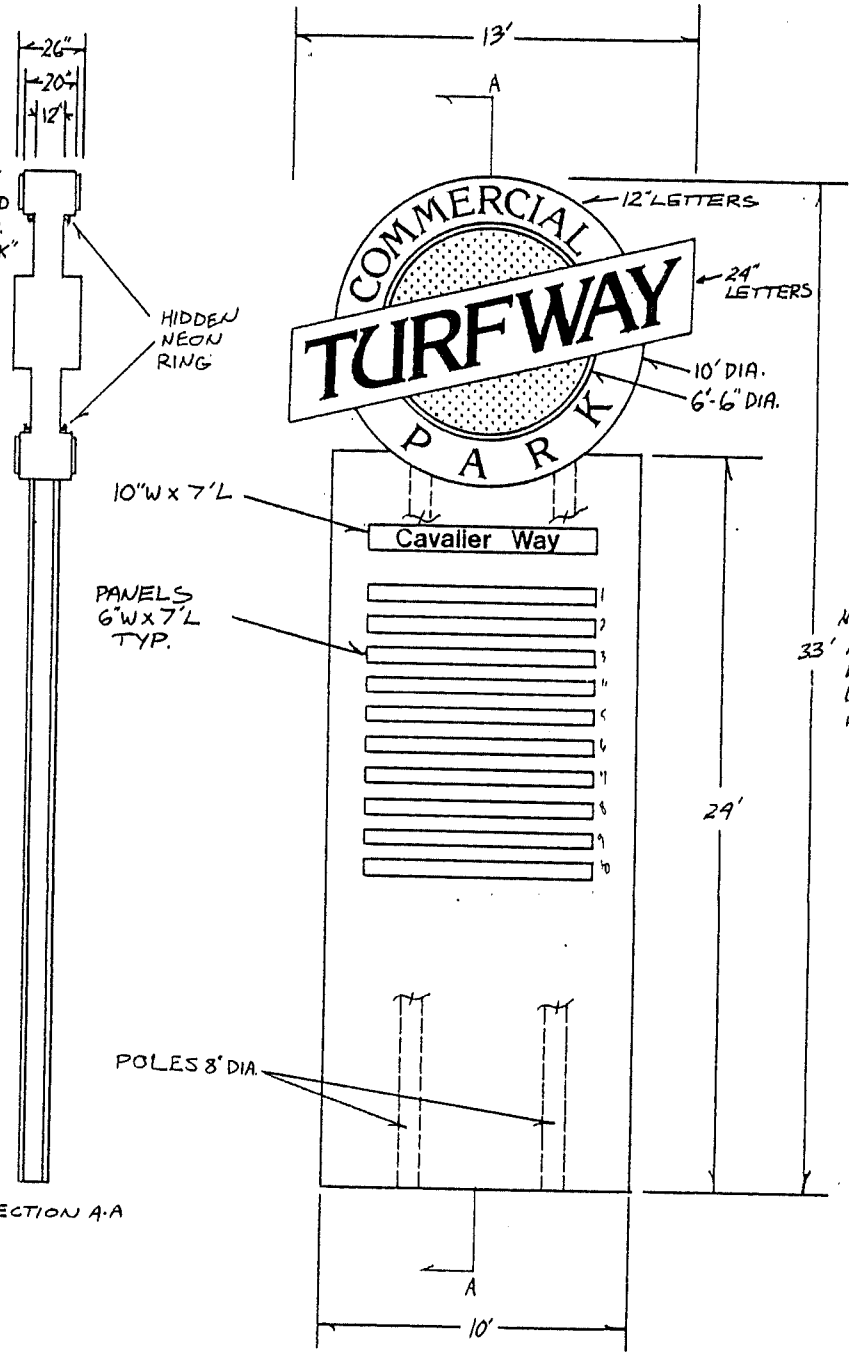


Kevin P. Costello,
Asst. Director/Senior Planner

JS/KPC:mcb

RECEIVED
APR 6 1987

(1) 2 FACED INTERNALLY ILLUMINATED, FABRICATED ROUTED ALUMINUM SIGN. "COMMERCIAL" AND "PARK" WILL BE PLASTIC TRIM CAPPED LETTERS. "TURFWAY" WILL BE A FLAT FACE WITH ROUTED LETTERS.



HIDDEN NEON RING

10" W x 7" L

PANELS 6" W x 7" L TYP.

POLES 8" DIA.

SECTION A-A

THE BASE WILL BE MADE OF ALUCABOND AND THE TENNANT PANELS MADE OF ALUMINUM SHEETS.

NOTE:
33' HEIGHT WILL BE DETERMINED BY ENGINEER

 **United Signs, Inc.**
1030 Straight Street Cincinnati, Ohio 45214 513-681-6600

THIS DESIGN PROPOSAL IS THE EXCLUSIVE PROPERTY OF THIS COMPANY, WITH REPRODUCTION RIGHTS RESERVED. REGISTRATION #1300.

CUSTOMER	C. W. HENNE TURFWAY
LOCATION	TURFWAY COMMERCIAL PARK
DATE	7-7-87
SALESMAN	DOUG MULLIKIN
DRAWN BY	JIM MARTIN
SCALE	1/2" = 1'-0"
SKETCH #	7997

28.00' White Copy



8.75'

Logo White & PMS #145

Background & Fluted Column #2415 Brown

40" HIGH SIGN

245 sq.ft.

(Scale 3/16" = 1'-0")

Dark Brown Fluted Metal

40'



10'

HEENNE

NOTICE PUBLIC HEARING

Notice is hereby given that the Boone County Planning Commission will hold a Public Hearing regarding a Zoning Map Amendment request by C. W. Henne Development Company and Signature Inns, Inc. for certain real estate owned by C. W. Henne Development Company and Signature Inns, Inc.. The map amendment request is for the establishment of a special sign district in conjunction to the existing zoning of Commercial Services/Planned Development (C-3/PD) Office Two/Planned Development (O-2/PD) and Suburban Residential Two/Planned Development (SR-2/PD). The Public Hearing is to be held the 22nd day of April, 1987, at 8:00 p.m., prevailing time, in the third floor auditorium of the Boone County Administration Building, Burlington, Kentucky. The real estate for which the Zoning Map Amendment is requested is more particularly described as follows:

Description of Property City of Florence, Kentucky October 30, 1985

Located in the City of Florence, Boone County, Kentucky and also being all of Lot 64 of Colonial Estate Subdivision 5th Addition and being more particularly described as follows:

Beginning at the northeasterly corner of Colonial Estate Subdivision, 5th Addition, as the same is recorded in Plat Book 7, page 18, of the Boone County Clerk's Records, said point also being in the easterly right of way of Interstate 75,

thence along said easterly line the following three (3) courses:

- 1) N 52° 10' 21" E for 1683.47';
- 2) N 59° 17' 01" E for 648.90';
- 3) N 65° 57' 55" E for 403.13' to the westerly line of a tract of land conveyed to Frisch's Restaurants, Inc., by deed recorded in Deed Book 309, page 231 of the Boone County Clerk's Records;

thence along said north and west lines the following five (5) courses:

- 1) S 25° 16' 49" W for 199.57';
- 2) S 28° 39' 03" W for 174.55';
- 3) S 41° 52' 41" W for 82.00';
- 4) S 26° 24' 10" E for 390.00';
- 5) S 38° 33' 17" E for 151.27' to the west right of way line of Price Pike (S.R. 18);

thence along said west line the following three (3) courses:

- 1) along the arc of a curve to the left having a radius of 766.20' for an arc distance of 62.90', the chord of said arc being subtended by a central angle of 4° 42' 12" and a long chord bearing S 36° 04' 03" W for 62.88';
- 2) S 33° 58' 43" W for 89.25';
- 3) along the arc of a curve to the left having a radius of 623.00' for an arc distance of 427.36', the chord of said arc being subtended by a central angle of 39° 18' 12" and a long chord bearing S 17° 01' 37" W for 419.03';

thence leaving said west line along the north and west lines of a tract of land conveyed to Leslie R. Jacobs by deed recorded in Deed Book 235, page

180 of the Boone County Clerk's Records the following three (3) courses and distances:

- 1) N 81° 59' 46" W for 37.09';
- 2) S 50° 12' 48" W for 344.42';
- 3) S 14° 30' 35" E for 95.09' to the north line of a tract of land conveyed to Boone County by deed recorded in Deed Book 315, page 286 of the Boone County Clerk's Records;

thence along said north line, S 75° 29' 25" W for 711.88' to the northerly line of East Towne Estate Subdivision as the same is recorded in Plat Book 6, page 51 of the Boone County Clerk's records;

thence along said subdivision line the following three (3) courses:

- 1) N 37° 11' 42" W for 15.40';
- 2) S 52° 03' 18" W for 485.54';
- 3) S 38° 39' 42" E for 3.30' to the easterly line of Colonial Estate Subdivision 1st Addition as the same is recorded in Plat Book 6, page 19 of the Boone County Clerk's Records;

thence along said subdivision line S 51° 16' 18" W for 165.28' to the southeasterly corner of Colonial Estate Subdivision, 5th Addition as the same is recorded in Plat Book 7, page 18 of the Boone County Clerk's Records;

thence along said easterly line, N 39° 19' 42" W for 526.41' to the southeasterly corner of Lot 64 of said Colonial Estate Subdivision;

thence along the southerly line of said Lot 64, S 51° 16' 18" W for 134.60' to the easterly line of Claxon Drive;

thence along said Claxon Drive N 39° 19' 42" W for 75.00' to the northwesterly corner of said Lot 64;

thence along the northerly line of said Lot 64, N 51° 16' 18" E for 134.60' to the easterly line of Colonial Estate Subdivision;

thence along said easterly line, N 39° 19' 42" W for 352.20' to the place of beginning and containing 54.907 acres.

Subject to legal highways and easements of records.

Prepared by:
WOOLPERT CONSULTANTS

/s/ Paul W. Feie
Paul W. Feie

Kentucky Registered Surveyor No. 2760

This legal description given above has been supplied by the applicant for this application and represents a part of or the complete tract as recorded in DEED BOOK 309 Page 231 of the Boone County Clerk's office. This Public Hearing is to serve as a due process, trial type hearing where all persons may be heard regarding this map amendment.

The Boone County Comprehensive Plan, including its Land Use Plan Map, will be reviewed to determine whether the map amendment, if approved, would be consistent with the Comprehensive Plan. If such a map amendment would be inconsistent with the Comprehensive Plan, then any changes to the Comprehensive Plan to make it consistent with the requested map amendment, if approved, will be reviewed.

All interested persons are encouraged to attend and be heard.

Mr. David Martin, Vice Chairman, opened the Public Hearing for the second item on the agenda:

2. Applicant: C. W. Henne Development Company and Signature Inns, Inc.
(owners)
Request: Zoning Map Amendment

This was a Public Hearing on an application submitted by C. W. Henne Development Company and Signature Inns, Inc. (owners). It is a request for a Zoning Map Amendment to establish a Special Sign District for Turfway Commercial Park. The 54.6-acre site is located south of I-75 and west of KY 18 in Florence, Kentucky. The site is currently zoned Office Two/Planned Development (O-2/PD), Suburban Residential Two/Planned Development (SR-2/PD), and Commercial Services/Planned Development (C-3/PD).

Staff Member, Jim Sturdevant, presented the Staff Report and noted that attached to it was a copy of the proposed sign district regulations as proposed by the applicant. Mr. Sturdevant noted that the Turfway Study recommends a Planned Development approach for the study area. He asked to make further comments following the applicant's presentation.

Mr. Bill Farthing, representing C. W. Henne Development Company and Signature Inns, Inc., provided corrected copies of the proposed sign district regulations to the Commission members and noted the corrections. He stated that the sign code adopted in 1986 is less restrictive than the proposed sign code that they are requesting. He stated that they want to control the appearance of the site and co-ordinate the signage. He presented conceptual drawings of the types of signs they would use.

Staff Member, Jim Sturdevant, completed the Staff Report at this time and noted the special concerns of the Staff including signage oriented towards the interstate and administrative procedures. He added that, if approved, the Special Sign District requirements should be recorded in the restrictive covenants for the development in the County Clerk's Office.

Mr. Martin asked if there was anyone present who wished to speak regarding this application.

Mr. Les Jacobs stated that he owns an apartment building on Rebel Drive stated that there was no screening of the site in question at this time and asked when landscaping would be provided.

Mr. Farthing advised him that a greenbelt would be provided and that grass seed had been sown previously, but had blown away.

Mrs. Thelma Castellini, a resident of US 25 in Ridgewood, Kentucky, questioned the need for controls regarding the height of signs.

Staff member, Jim Sturdevant, explained the regulations governing the allowable heights for signs to her.

There being no further comments from the floor, Mr. Martin asked the Commission members for their comments or questions.

Mr. Neltner asked why this request could not have been handled by deed restrictions if the proposed regulations are more strict than the Boone County regulations.

Mr. Sturdevant replied that the proposed regulations are in a sense more restrictive, but they allow more flexibility than the Boone County regulations.

Mr. McMillian questioned what would happen if a business wished to use its own logo on a sign, as opposed to the signage the applicant would allow, i.e., a "Frisch's Big Boy".

Mr. Farthing replied that they would control the use of a company's logo and would not allow a "Big Boy" sign.

Mr. Hemmer asked how many pole-mounted and building-mounted signs would be allowed for the development.

Mr. Sturdevant replied that under the current regulations, since this is Planned Development, one free-standing sign is permitted to identify the development, and three building-mounted signs are allowed for each structure. In the Special Sign District, one free-standing sign per lot -- for a total of ten signs -- would be allowed, and that generally four building-mounted signs per structure would be permitted.

Mr. Neltner commented that the applicant had indicated that the proposed regulations were more restrictive and asked for clarification.

Mr. Farthing stated that in most retail areas signs are erected that receive variances. He added that they want the ability to control signs to ensure that they are compatible with the others at the site.

Mr. Doug Milliken stated that he is a friend of Mr. Farthing and works for a local sign company. He noted that the design of the proposed signs will give the illusion of there being less signs than there actually are.

In response to a question from Mr. Jones, Mr. Farthing stated that signs visible from I-75 would have only background lighting and the sign for Signature Inns would be 38 feet high and placed on a hill.

Vice Chairman Martin asked if there were any further comments or questions. There being no additional discussion, he stated that this request will be placed on the agenda for the Business Meeting on May 6, 1987. He suggested that interested parties contact the Staff Office to determine if action on this item is expected at that meeting.

Hearing no further questions or comments, Mr. Martin closed this Public Hearing.

EXHIBIT 'B'

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING

May 6, 1987

8:00 P.M.

Mr. David Martin, Vice Chairman, called the meeting to order.

COMMISSION MEMBERS PRESENT:

Mr. Larry Barnett
Mr. Fred Burch
Mr. Lawrence Collins
Mr. Donald Davis
Mr. Melvin DeLong
Mr. R. N. Greene
Mr. Michael Hemmer
Mr. Rector Jones
Mr. David Martin, Vice Chairman
Mr. Don McMillian
Mr. Barry Neltner
Mrs. Carol Smith
Mr. William Viox

COMMISSION MEMBERS NOT PRESENT:

Mr. Paul Kroger, Chairman

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Mr. Martin noted that each member had received a copy of the Minutes of the Business Meeting of April 15, 1987 and asked if there were any comments or corrections.

There being no corrections to the Minutes, Mr. McMillian moved, seconded by Mr. Jones, that the Minutes be approved as written. The motion carried unanimously.

Mr. Martin stated that each member had received a copy of the Minutes of the Public Hearings held April 22, 1987 and asked if there were any corrections.

There being no changes to the Minutes, Mr. Davis moved, seconded by Mr. Hemmer, that the Minutes of the Public Hearings be approved. The motion carried unanimously.

2. Zoning Map Amendment and Text Amendment

A request of The Boone County Planning Commission Technical Committee regarding the proposed Houston-Donaldson Study and associated Zoning Text and Map Amendments. The text amendments would include Articles 3, 14, 15, and 19 of The Boone County Zoning Regulations. The Study also proposes changes to the Zoning Map and Future Land Use Map for the Study area, and further details both the zoning regulations and The Boone County Comprehensive Plan.

Staff member, Kevin Costello, read the Committee Report which recommended deferral to allow additional time to address concerns raised at the April 22, 1987 Public Hearing.

Mr. McMillian moved that this request be deferred. Mr. Greene seconded the motion and it carried unanimously.

3. Zoning Map Amendment

A request of C. W. Henne Development Company and Signature Inns, Inc. (owners) for a Zoning Map Amendment to establish a Special Sign District for Turfway Commercial Park. The 54.6-acre site is located south of I-75 and west of KY 18 in Florence, Kentucky. The site is currently zoned Office Two/Planned Development (O-2/PD), Suburban Residential Two/Planned Development (SR-2/PD), and Commercial Services/Planned Development (C-3/PD).

Staff member, Kevin Costello, read the Committee Report which recommended approval based on the findings of fact, but subject to a condition regarding the height of the proposed entrance sign (see Committee Report).

Mr. Martin asked if the applicant wished to comment on the Committee Report.

Mr. Bill Farthing, representing C. W. Henne Development Company and Signature Inns, Inc., stated that they are in agreement with the Committee Report and agree to all the terms and conditions.

Mr. Jones moved, seconded by Mr. Greene, that the request be approved as recommended in the Committee Report and subject to the Condition indicated.

Mr. DeLong indicated his concerns regarding the number of signs permitted on each building and asked the applicant if he would be willing to limit the number of signs per building to 3, instead of 4.

Mr. Farthing stated that he would be willing to do so, if necessary. He stated that they could make a special request to the Commission in the future should it be necessary to place four signs on a building.

Mr. Neltner agreed with Mr. DeLong's comments and added his concerns regarding the number of free-standing signs permitted.

COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Fred Burch, Chairman

DATE: May 6, 1987

RE: Request of C.W. Henne Development Company and Signature Inns, Inc. (owners) for a Zoning Map Amendment to establish a Special Sign District for Turfway Commercial Park. The 54.6 acre site is located south of I-75 and west of KY 18, Florence, Kentucky. The site is currently zoned Office Two/Planned Development (O-2/PD), Suburban Residential Two/Planned Development (SR-2/PD). and Commercial Services/Planned Development (C-3/PD).

REMARKS:

We, the Committee, recommend approval of the Zoning Map Amendment request for the Special Sign District as outlined in the attached document, based upon the following findings of fact and with the following condition:

Finding of Fact

1. The proposed Turfway Commercial Park Special Sign District is in conformance with the 1986 Boone County Comprehensive Plan, "Goals and Objectives", in that it helps provide for an integrated design of the commercial development;
2. The proposed Special Sign District is in conformance with the Land Use Study I-75 Turfway Road Interchange, in that the proposed District is in equivalence a "Planned Development" approach to providing an imaginative signage plan to address the specific needs of the parcel and its neighbors;
3. The proposed Zone is consistent with Article 19, Section 1950, "Special Sign Districts" of the 1986 Boone County Zoning Regulations.

Condition

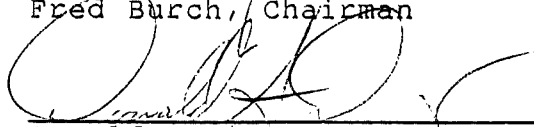
That the proposed entrance sign to the development be adjusted in height accordingly so as to be visible to westbound traffic from Turfway Road, but not so high as to visually overpower the entrance to the Park. In no case shall the proposed entrance sign exceed 30 feet in height.



Fred Burch, Chairman



William Viox

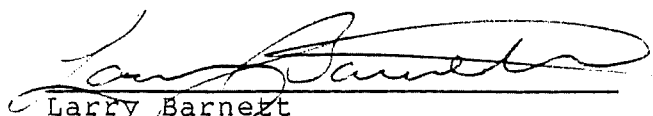


Donald Davis

Melvin Delong



R.A. Jones



Larry Barnett

TITLE: TURFWAY COMMERCIAL PARK
SPECIAL INTEREST SIGN DISTRICT

SCOPE: Establish maximum parameters relative to size, quantity, location and design of signage for and within Turfway Commercial Park.

I. OBJECTIVE:

The establishment of a Special Interest Sign District will benefit the community and the general public by ensuring that all signs within the Turfway Commercial Park are initially aesthetically compatible and continually maintained to remain so.

The objective of this special sign district is to create an overall, coordinated signage plan that allows the property owners within Turfway Commercial Park full signage exposure required to operate a profitable enterprise.

The establishment of Turfway Commercial Park Special Sign District is intended to meet the overall objectives of the Boone County Comprehensive Plan relative to maintenance of long term standards for design construction and aesthetic appearance of the total project.

Turfway Commercial Park contains a total of fifty-four and ninety-one hundredths (54.91) acres with approximately fifteen percent (15%) of the total area set aside for landscaping and/or greenbelt. The Special Sign District is an

extension of the same commitment. The signage specifications are an extension of our high expectations for an aesthetically pleasing, financially viable, controlled environment to serve the economic needs of the individual businesses and concurrently the economic needs of the community as a whole.

II. TURFWAY COMMERCIAL PARK LOCATION/BOUNDARIES:

The site is located at exit 182 Florence, Kentucky, and is bounded by Turfway Road on the north, Kentucky 18, Boone County High School and Joann Drive on the east and Claxon Drive on the south. The western side is bounded by north bound I-75/I-71 and Exit 182 ramp.

III. IDENTIFICATION OF SIGNS BY TYPE:

The intent of the Turfway Commercial Park Special Sign District is to regulate all signs within Turfway Commercial Park by grouping them into the following categories and controlling the individual signs within each group.

The general signage requirements will be in accordance with Article 19, Boone County Zoning Regulations, Sections 1901 through 1907, adopted December, 1986, and specifically cover all signage within Turfway Commercial Park.

Well positioned signs are vital to the success of business and the convenience of the public. Successful

signage promotes business success and success will increase the tax income for the City and County; everyone will benefit from Turfway Commercial Park Special Sign District.

A. Free Standing Signs

Each lot within Turfway Commercial Park will be permitted one (1), freestanding "pole" sign. There shall be only one regardless of the number of business establishments conducting business on that lot. A free standing sign is not a requirement.

1. The maximum size of any freestanding sign permitted shall be one and one half (1-1/2) square feet of sign area for each lineal foot of lot width, along the street frontage on which the sign is located. No freestanding sign may exceed 250 square feet in signage area. The sign area measurement calculation is for one side of a double faced sign, and does not include the decorative superstructure.

The maximum height of any free standing sign shall be forty-five feet (45') to top of sign above the average elevation of I-75. The average elevation of I-75 is 914 feet. The intent of this height determination is to insure that all free standing signs appear to be the same height when viewed from I-75.

2. The actual measurement from the ground to the bottom of the individual sign may be different than the maximum allowable height, but the relative height from I-75 will be within the guidelines.

3. Up to fifty percent (50%) of the area of any permitted freestanding sign may be used for a changeable copy electronic message sign to display messages relating to the occupants of the development.

B. Building Mounted Signs

1. Flat. Building mounted signs are attached flat to the building wall and have visibility from one side only. A business establishment will be permitted a sign for each frontage directly on, or with high visibility from any street or thoroughfare. One building mounted sign, two square feet of sign area, per lineal foot of building dimension upon which it is mounted, or in multi-tenant buildings, the dimensions of the portion of the building frontage occupied by an individual establishment.

Any additional building mounted signs shall be permitted one square foot of sign area per lineal foot of width for the wall on which it is mounted. Under no circumstances shall any

building be allowed more than four (4) building mounted signs.

In no instance shall these signs exceed one hundred, ninety square feet (190 S.F.) each. Sign shall be so constructed that only the message is lighted. The background will be opaque.

2. Retail Building Tenant Identification Signs. Construction will be opaque background with message back lighted.

3. Retail Building Tenant Identification:

The building structure will be designed to accommodate a standard dimensional sign for each tenant. The signs will be located above the covered walkway and will appear to be a portion of the building. Each sign shall not exceed one and one half square foot (1-1/2 S.F.) per lineal foot width of leased store frontage.

Proposed signs are to be routed messages in opaque back lighted panels.

C. Monument Signs

These signs are intended to identify all individual properties within the Turfway Commercial Park. They will be located within the landscaped mound area that borders Cavalier Boulevard and Cavalier Court. Size shall not exceed thirty-six (36) square feet, not including the supporting structure.

D. Traffic Control Signs:

State approved, standard "STOP" signs and/or other traffic control signs will be installed as required. The structural support will be compatible with the overall sign scheme and within State of Kentucky guidelines.

Handicapped Parking, Reserved Parking, Fire Lanes, No Parking, etc. are allowed but must be approved by the Turfway Commercial Park Management for location and structural support.

E. Turfway Commercial Park Identification:

The site has one entrance located at Price Pike (KY 18) and Cavalier Boulevard. The sign will be a combination of a Free Standing Sign and a Tenant Roster.

The Roster will be individual panels identifying specific businesses within the park. The total area of all the panels shall not exceed ninety-six (96) square feet.

The top of this sign will be primarily the logo of Turfway Commercial Park. The maximum height will be 40 feet. The logo will be internally illuminated. Each panel will be non-illuminated.

F. Building Address Signs:

Each building will be allowed a maximum of two (2) numerical signs identifying the mailing address of the particular building. These signs will be exterior wall mounted, non illuminated and contain only the address numbers. Construction and design will be compatible with the overall park sign theme. Size will not exceed nine (9) square feet each.

IV. MEASUREMENT OF SIGN AREA:

The surface area of a sign shall be computed per Article 19, Section 1903 except as amended by Turfway Commercial Park Special Sign District.

V. GENERAL SIGN SETBACK REQUIREMENTS:

Except as otherwise stated in this Article, any permitted sign may be placed any distance outside the public right-of-way so long as the sign will not obstruct street or highway traffic visibility.

VI. TEMPORARY SIGNS NOT REQUIRING A PERMIT:

Temporary signs shall conform to Article 1900 Section, 1906.

VII. TEMPORARY ADVERTISING DISPLAY PERMIT:

Temporary devices utilized for advertising or attracting attention to a permitted use in Turfway Commercial Park, when not part of a sign, shall be permitted only under the following rules and procedures:

- A. A Temporary Advertising Permit shall be obtained prior to the placement, out of doors, of any banners, posters, pennants, flags, ribbons, streamers, spinners, or other similar moving devices, as well as strings of lights or spot lights. The procedure for obtaining a Temporary Advertising Display Permit shall be the same as the procedure for obtaining a Sign Permit.
- B. Any Temporary Advertising Display shall meet all other safety and setback requirements.
- C. A Temporary Advertising Display permit shall allow the use of temporary advertising devices for any establishment for a maximum of fourteen (14) days. Any establishment shall be allowed up to three Temporary Advertising Display Permits in any one calendar year.
- D. A fee for Temporary Advertising Display permits shall be as set by the Planning Commission in its Schedule of Fees.

VIII. GENERAL REQUIREMENTS:

- A. Any illuminated sign or lighting device shall comply with Article 19, Section 1902.
- B. No sign or part thereof shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners, other similar moving devices or strings of lights, except as provided in Section TEMPORARY ADVERTISING DISPLAY PERMIT; Item VII Turfway Commercial Park Special Sign District.

IX. REVIEW AUTHORITY:

Sign permits are to be an integral part of the Building Permit application process, and as such should be submitted with the site plan required by Article 14 Boone County Zoning Regulations.

Turfway Commercial Park is an approved Master Plan. The developer, Turfway Development Company, C. W. Henne, Managing Partner, or his designated representative will review any and all plans prior to Building Permit application. The signage must conform to the Turfway Commercial Park Special Sign District regulations prior to submitting plans to Boone County Planning Commission.

All permits will be issued by the Boone County Planning Commission as provided in Section 1910, 1986 Boone County Zoning Regulations.

In the event that the requested signage does not meet the requirements of the Turfway Commercial Park Special Sign District, the developer has the option of conforming or presenting his plans to the Sign Review Board.

The Sign Review Board shall be made up of: C. W. Henne representative, Boone County Planning Commission representative and a third, at large member, selected by the other two members.

In the event that the applicant fails to win approval by the Sign Review Board, he has the option to conform or seek relief by appeal through the Boone County Planning Commission system.

All changes to the Turfway Commercial Park Special Sign District regulations must be by the Sign Review Board, by recommendation to the full Planning Commission.

Final authority is the appeal process within the established system of Boone County Planning Commission and/or the City of Florence Board of Adjustments.

If and/or when the management of Turfway Commercial Park changes and/or an amendment is required to the Turfway Commercial Park Special Sign District is required, the proposed amendment shall be filed with the Commission by: (1) the Developer; (2) the Park Manager; (3) the Turfway Commercial Park Owners Association or if such an organization does not exist; (4) by the majority of property owners within the Turfway Commercial Park district, based on their proportional acreage within the Park. Such an application shall be in conformance with Article 3, 1986 Boone County Zoning Regulations.

X TURFWAY COMMERCIAL PARK SPECIAL SIGN DISTRICT

The Sign District will govern all signage within the development. Signature Inn has a building on lot 3 and has submitted an application for signs as follows:

Free Standing Sign

One (1) sign, maximum height of forty-five (45) feet. The sign face has a total area of 231 square feet.

The sign construction material is aluminum with illuminated message. The background is opaque. The support columns are covered.

Monument Sign

One (1) sign installed outside right of way and within the landscaping mound area. The size is sixteen (16) square feet. Background is opaque and the message is interior illuminated.

Building Mounted Sign

Two (2) signs:

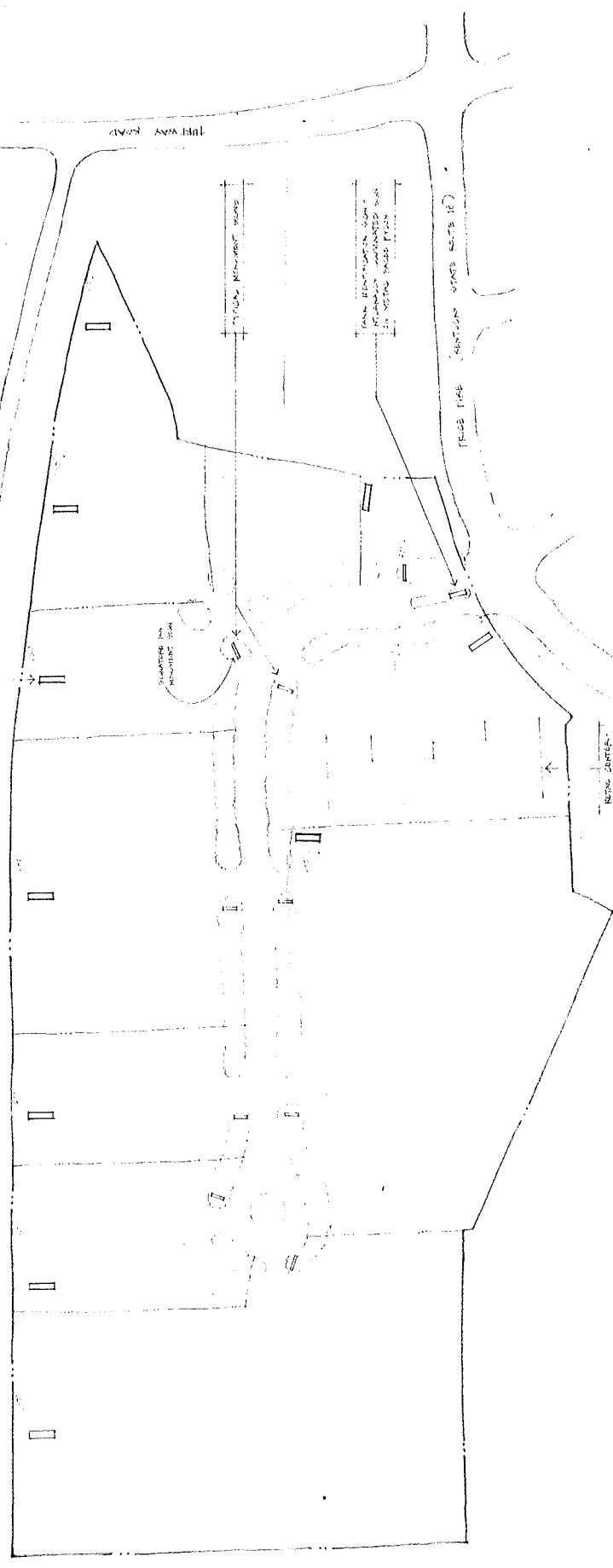
1. Aluminum fabricated letters set into a frame. The letters are illuminated. The size is ninety-eight (98) square feet.

2. Individual letters and logo, wall mounted illuminated. The size is thirty-seven (37) square feet.

All signs, material, construction, size and quality are within the parameters of Turfway Commercial Park Special Sign District guidelines and Article 19, Boone County Zoning Regulations.

TYPICAL INTERSECTION SIGN
 TYPICAL INTERSECTION SIGN
 TYPICAL INTERSECTION SIGN
 TYPICAL INTERSECTION SIGN
 TYPICAL INTERSECTION SIGN

INTERSTATE 75



QUANTITIES AND DIMENSIONS

SITE PLAN

SCALE 1" = 100'



SCALE NOT TO SCALE

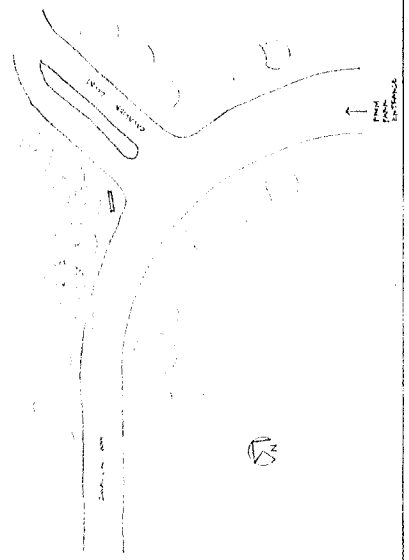
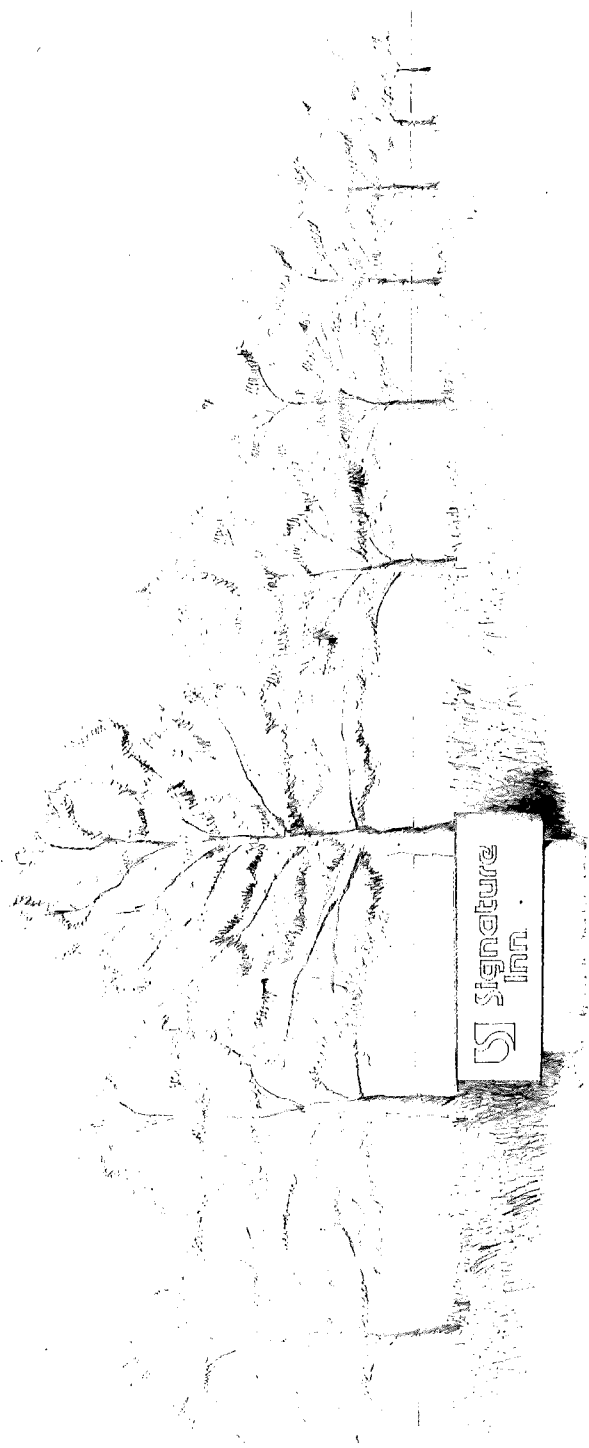
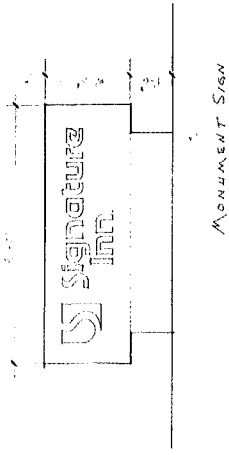
RECEIVED
 APR 6 1967



SIGNAGE CONCEPTS

C.W. HENNE DEVELOPMENT COMPANY
 PENNIS DOLLINGER A.A. ARCHITECT

NOVEMBER 3, 1966



ORDINANCE NO. 0-2-88

AN ORDINANCE ADOPTING AND APPROVING ESTABLISHMENT OF A SPECIAL SIGN DISTRICT PURSUANT TO SECTION 1950 OF THE BOONE COUNTY ZONING REGULATIONS FOR CERTAIN PROPERTY LOCATED, GENERALLY, ON THE SOUTH SIDE OF TURFWAY ROAD EAST OF I-75, IN THE CITY OF FLORENCE, KENTUCKY. (TURFWAY DEVELOPMENT CO.)

WHEREAS, the City of Florence, Kentucky is a legislative body member of the Boone County Planning Commission, a joint city-county planning unit, established under Chapter 100 of the Kentucky Revised Statutes, and

WHEREAS, owners of certain real estate located on the south side of Turfway Road East of I-75 requested, pursuant to Section 1950 of the Boone County Zoning Regulations, establishment of a special sign district, and

WHEREAS, the Boone County Planning Commission has recommended approval of a special sign district for this property based on the application and Committee Report setting forth conditions accepted and agreed to by the property owner.

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

SECTION I

That the special sign district request by the owner of property located on the south side of Turfway Road east of I-75 shall be and the same is hereby adopted and approved pursuant to Section 1950 of the Boone County Zoning Regulations, subject to the recommendation of the Boone County Planning Commission, including its Committee Report, and the terms and provisions of the application submitted by the property owner. The real estate for which this special sign district is approved is more particularly described in Exhibit "A", a copy of which is attached and incorporated herein by reference as if fully set out.

SECTION II

That the recommendation of the Boone County Planning Commission regarding this establishment of a special sign district shall be and is hereby adopted and approved by the City Council of Florence, Kentucky, which includes acceptance of the findings made by the Boone County Planning Commission as part of its recommendation.

SECTION III

This establishment of a special sign district is subject to and conditioned upon the Committee Report of the Boone County Planning Commission which was accepted and its terms, provisions and conditions agreed to by the applicant/owner for this request, becoming part of its application and development plan for the establishment of this special sign district. A copy of this Committee Report is attached, marked Exhibit "B" and incorporated herein by reference as if fully set out.

SECTION IV

That this establishment of a special sign district is subject to the conditions and provisions of the submitted application by the applicant/property owner.

SECTION V

In the event the establishment of this special sign district would be held invalid by any court of proper jurisdiction, such 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 approval for this particular piece of property, and are intended to continue to have effect regardless of any invalidity to this particular approval.

PASSED AND APPROVED ON FIRST READING THIS ^{9th}~~2nd~~ DAY OF February, 1987.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 23rd DAY OF February, 1987.

APPROVED:

Boyer R. Bell
MAYOR

ATTEST:

Patricia Conrad
CITY CLERK

