

APPLICATION FORM
ZONING MAP AMENDMENT

BOONE COUNTY PLANNING COMMISSION
(See Boone County Zoning Regulations)

ADDENDUM TO APPLICATION

SECTION A (To be completed by applicant)

1. Name of Project CirclePort I
2. Location of Project I-275 and Mineola Pike
3. Total Acreage of Site 32.505 AC
4. Current Zoning of Site I-1 PD
5. Proposed Zoning (Classification being requested) No change.

6. Proposed Uses (please specify each use) _____
Requesting Special Sign District - Section 3440

7. Names of Applicant(s) James E. Klein, Martin J. McGrory of Corporex
Phone Number (606) 292-5500 Fax No. (606) 292-5599
8. Address of Applicant(s) 50 E. RiverCenter Boulevard, Suite 1200
Covington, KY 41011-1674
City State Zip
9. Name of Property Owner(s) Corporex Parks of Kentucky, Inc.
Phone Number (606) 292-5500 Fax No. (606) 292-5599
10. Address of Property Owner(s) 50 E. RiverCenter Boulevard, Suite 1200
Covington, KY 41011-1674
City State Zip
11. Proposed Building Intensities (please specify) _____
See attached.

12. Are there any existing buildings on the site? Yes
How many? 1 and 1 approved
13. Deed Book _____ Page No. _____ Group No. _____
14. Are you also applying for: _____ See legal description
Conditional Use Permit attached.
Dimensional Variance
15. Have you submitted a Concept Development Plan? N/A
16. Have you had a pre-application meeting with BCPC Staff? Yes
17. Please check the following organizations/agencies which you
have discussed the proposed development with in the last
several months:

_____ Boone County Water and Sewer District
_____ Florence Water and Sewer Commission
_____ Union Light Heat and Power
_____ Cincinnati Bell
_____ Owen County Rural Electric
_____ Boone County Public Works Department
(over)

EXHIBIT "A"

STAFF REPORT

Request of **James E. Klein (applicant)** for **Corporex Parks of Kentucky, Inc. (owner)** for a Zoning Map Amendment for a Special Sign District for Circleport I Subdivision, Boone County, Kentucky. The request is to allow a comprehensive set of signs located in an Industrial One/Planned Development (I-1/PD) zone.

December 20, 1995

Request

The following request is for the creation of a special sign district for the Circleport I property, a 32.5 site zoned I-1/ PD and located at the southwest corner of I-275 and Mineola Pike (See Sheet 1).

SPECIAL SIGN DISTRICTS (SECTION 3440)

Article 34, Section 3440 of the Boone County Zoning Regulations provides for the establishment of Special Sign Districts. The effect of a special sign district shall be to modify according to standards established by the Commission the requirements, regulations, and the procedures for signs in the area included as part of the district. The objective of the Special Sign District is "to respond to the special circumstances of development... and to better achieve county-wide policies for growth and development." A special sign review board may be set up to review signage proposals, otherwise, the Zoning Administrator shall be responsible for enforcing the sign district code.

Site History

1981- A Zoning Map Amendment was approved for the entire 75 acre Circleport I site from SR-1 to I-1.

1982- The applicant requested a Change in Concept Development Plan. Action was postponed at the request of the applicant pending completion of the final drawings for the Mineola Interchange.

1986- The above mentioned Change in Concept Development Plan was conditionally approved by the Planning Commission and the Boone County Fiscal Court. In addition, the previously mentioned change from I-1 to I-1/PD was approved for the site. The uses approved in the Concept Development Plan include office, retail (including restaurants and a bank), and two hotel sites near the interchange. The plan was proposed to be completed over five phases. A wide boulevard and assorted water features are prevalent components of this plan.

1995- A Change In Concept Development Plan was approved for an extended stay hotel "Residence Inn by Marriott" on a 4.8 acre lot, part of the 32.5 acre site.

Adjacent Land Uses and Zoning (See Sheet 2)

North: I-275 and Airpark Exchange Business Park, Holiday Inn Hotel. Zoned I-1/O-2/C-3/PD(CD)

South: Industrial and Office uses along Circleport Drive, zoned I-1.

East: Entrance to Circleport III, zoned I-1. Single family houses, zoned RS along Mineola Pike are adjacent to the site starting at the intersection of Mineola and Olympic Boulevard heading south.

West: A large vacant tract (Gallenstein tract) and a single family subdivision (Rolling Green Acres) that is currently subject to an airport buy-out are zoned I-1.

Site Characteristics

The site is 32.5 acres in size. The Citicorp building sits northwest on the site off Olympic Boulevard and next to I-275. Lot 9, the location for the extended stay hotel, is currently being graded. The remaining Lots on the site are currently undeveloped. The perimeter of the site contains trees and vegetation on the West and East sides across from the single family houses and at the corner of Mineola and the I-275 off-ramp. The interior area of the site along Olympic Boulevard has been landscaped, predominantly so at the entrance to Mineola Pike and at the entrance to the Citicorp Building.

**CURRENT SIGN REGULATIONS (As Apply to I-1)
(SECTION 3413) Building Mounted Signs**

One building mounted sign shall be permitted two square feet per linear feet of the building facade for which the sign is to be mounted, or in multi-tenant buildings, the width of the portion of the building frontage occupied by an individual establishment. Any additional building mounted signage shall be permitted at a ratio of one square foot per lineal feet of the building facade for which the sign is to be mounted on. No establishment is allowed more than three building mounted signs.

(SECTION 3413) Free-Standing Signs

Individual establishments located within an office or industrial park are permitted one entrance sign not to exceed 100 square feet and at a height of no more the 10 feet.

Office and industrial parks are permitted one entrance sign for each entrance to such parks from a major thoroughfare for a total of two signs. Park entrance signs are not to exceed 150 square feet.

SPECIAL SIGN DISTRICT PROPOSAL (See Exhibit A)

- A. One free standing Circleport I identity sign located near the corner of Mineola Pike and behind the I-275 exit ramp. The sign is oriented towards I-275 traffic, and has a height of 50 feet and is 300 square feet in area (See Sheet 3).
- B. One free standing monument sign to be located at the northwest corner of the site and I-275. This sign would contain the names of the extended stay hotel and a future hotel to be located on the site as shown in the 1986 Concept Development Plan. The sign proposed is 30 feet high and 18 feet wide for a total of 540 square feet (See Sheet 4).
- C. One free standing sign to be located at the entrance of Olympic Boulevard and Mineola Pike. This sign would incorporate the names of businesses located within the park. The height of the proposed sign is 30 feet and a total of 180 square feet (See Sheet 5).

The remaining portion of the proposal is in compliance with the 1995 Boone County Zoning Regulations (See Sheet 6 for Sign Locations).

Relationship to the Comprehensive Plan

The Land Use Section, page 211 Future Land Use Development Guideline for Design, Signs, and Historic Preservation states:

"Developments in Boone County should give consideration to the overall design of the project...with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged: signage should be adequate to identify a specific development , but should not be used as a means to compete for motorist attention."

The Business Activities Section, pages 83-84 state:

"Commercial growth based upon the expansion of the airport, and subsequent industrial growth, will be located at the Mineola I-275 Interchange as evidenced by the Airport Exchange Business Park and the Circleport Industrial Park."

"The I-275 and KY 237 and Mineola Pike Interchanges will experience continued industrial development, in addition to the previously outlined commercial/office developments. The mixture of the varying uses should be carefully designed and planned to minimize negative impacts. The existing and future residential uses must be adequately buffered from the new development in these two interchange areas."

The Land Use Section, page 210 defines Business Park as:

"A mix of office warehouse, research, office, and light industrial uses in a park like setting with large building setbacks, low floor ratio, integrated pedestrian and recreation facilities, constant architectural and signage theme..."

Staff Concerns

1. The purpose of the highway hotel sign is to visually aide travelers coming from the airport, as to the general location and proper exit for the hotels. The proposed highway sign for the hotels is too large and as the Comprehensive Plan states signs should be identified but not uses as a means to compete for motorist attention. The sign can still be effective for its intended use at a smaller scale.

The other alternative instead of having a monument sign is placing the logo of the establishment on State Logo Signs that are to be located on I-275 before each exit as interchanges develop.

2. The proposed sign at Mineola Pike and Olympic Boulevard has a height of 30 feet and may be a nuisance to the home owners across Circleport on Mineola Pike. The sign location is also shown on Olympic Boulevard nearest the home owners. If any sign is approved at this location it should be located on the other side of the entrance at Olympic Boulevard and Mineola Pike. This type of sign also usually becomes ineffective because, as the number of businesses increase, the labels get smaller and become unreadable. This is the only sign that could have any potential impact on the home owners on Mineola.

Conclusion

The Planning Commission must use the following criteria in granting approval of a special sign district.

1. The sign district is in agreement with the 1995 Boone County Comprehensive Plan;
or

2. The existing signage regulations are inappropriate and the proposed sign district is appropriate; or
3. There have been major changes of an economic, physical, or social nature not anticipated in the 1995 Boone County Comprehensive Plan that substantially alter the area's character.

Respectfully submitted,



Edward Coleman
Planner

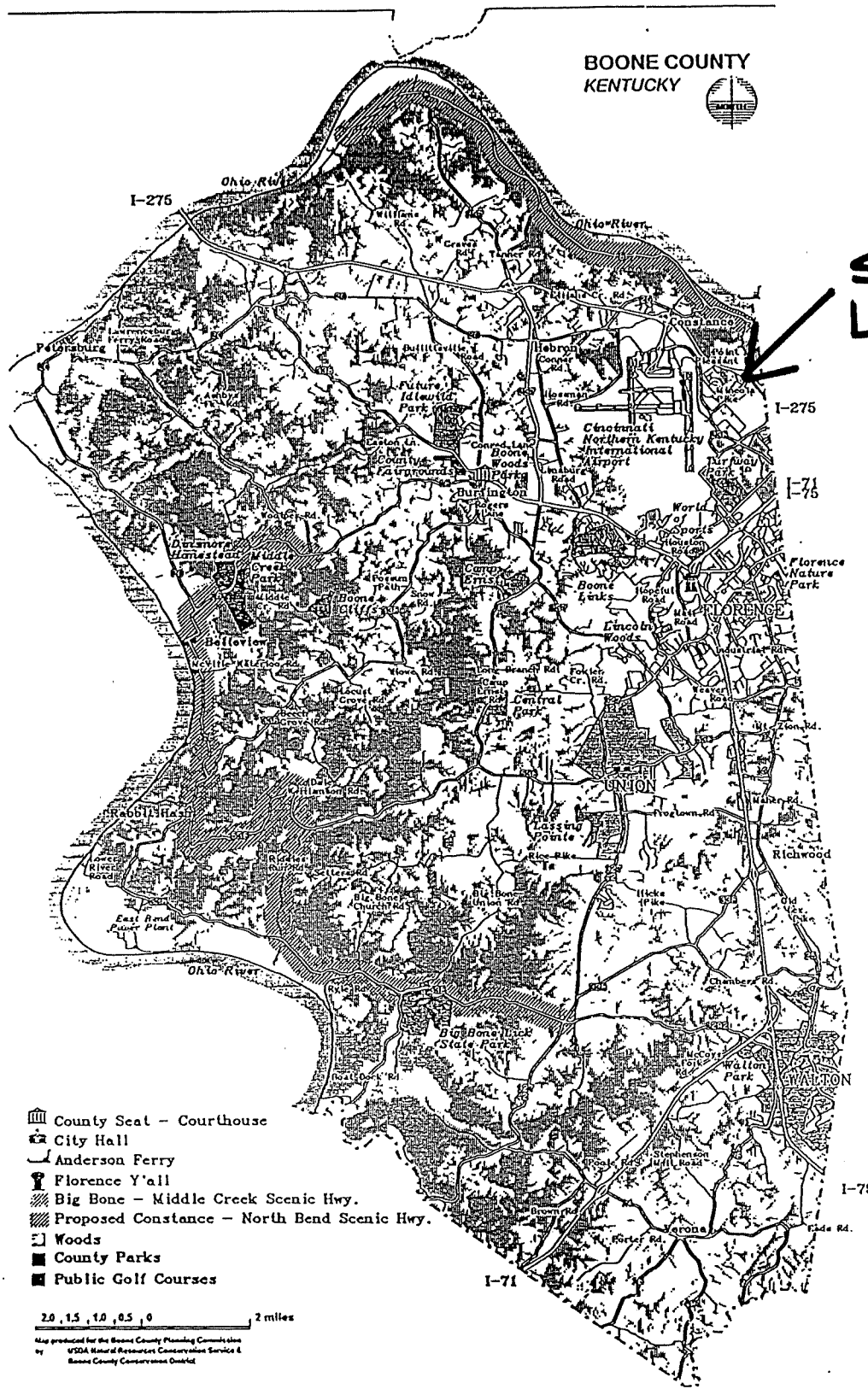
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SHEET 1

BOONE COUNTY
KENTUCKY



**SITE
LOCATION**

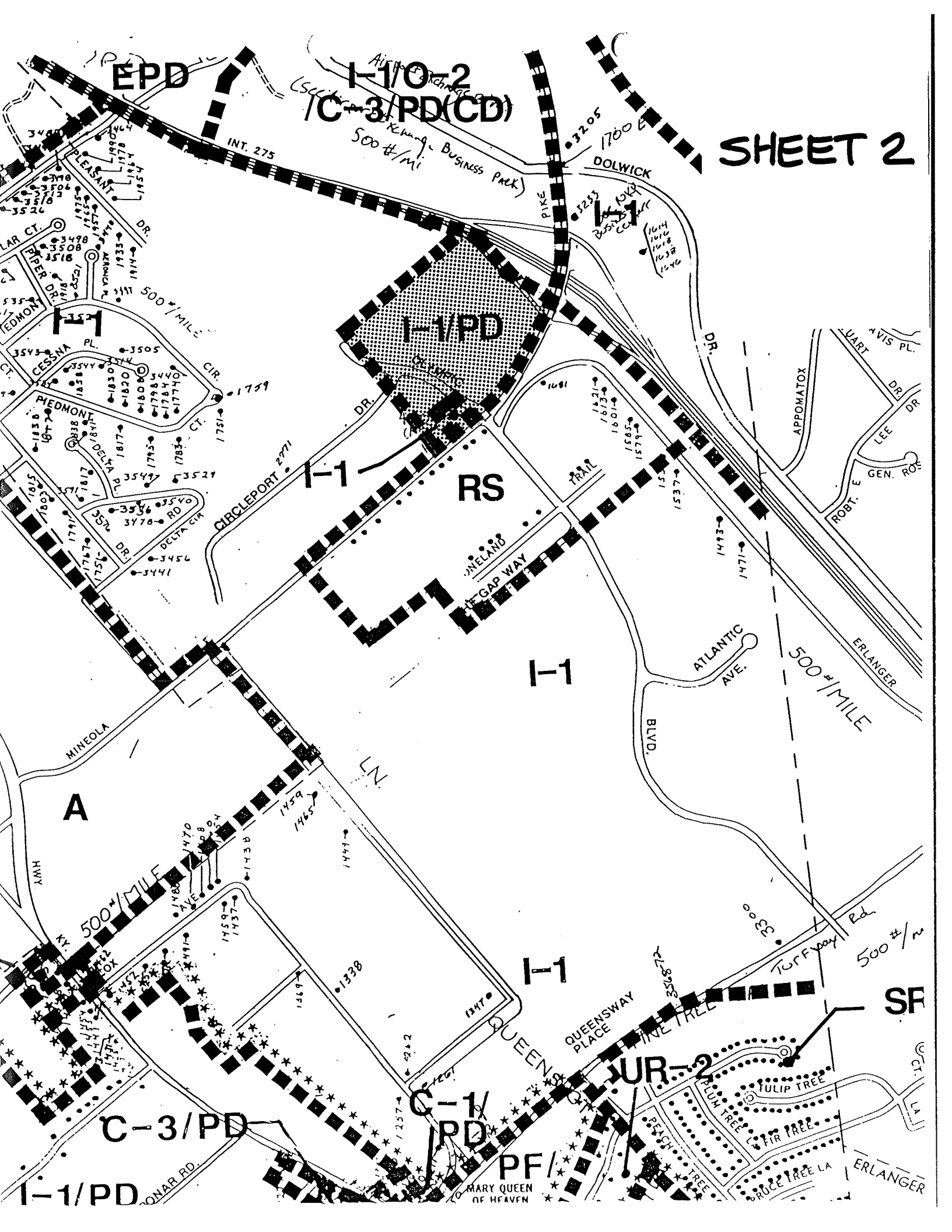


- County Seat - Courthouse
- City Hall
- Anderson Ferry
- Florence Y'all
- Big Bone - Middle Creek Scenic Hwy.
- Proposed Constance - North Bend Scenic Hwy.
- Woods
- County Parks
- Public Golf Courses

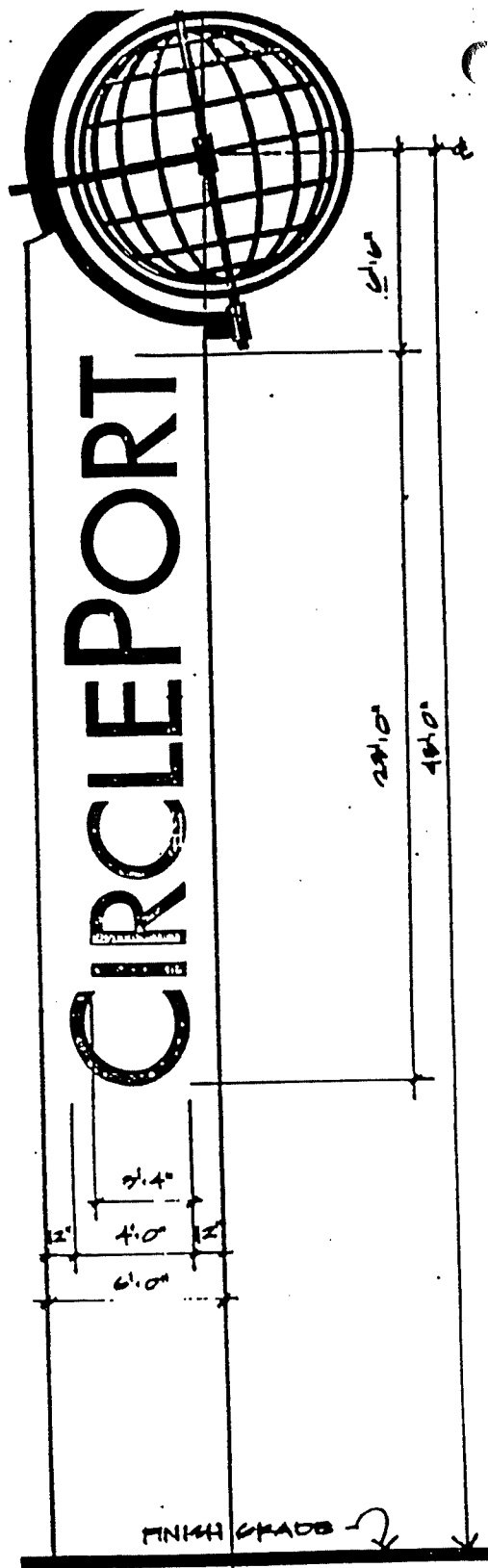
2.0 1.5 1.0 0.5 0 2 miles

Map produced for the Boone County Planning Commission
by
USDA Natural Resources Conservation Service &
Boone County Conservation District

SHEET 2

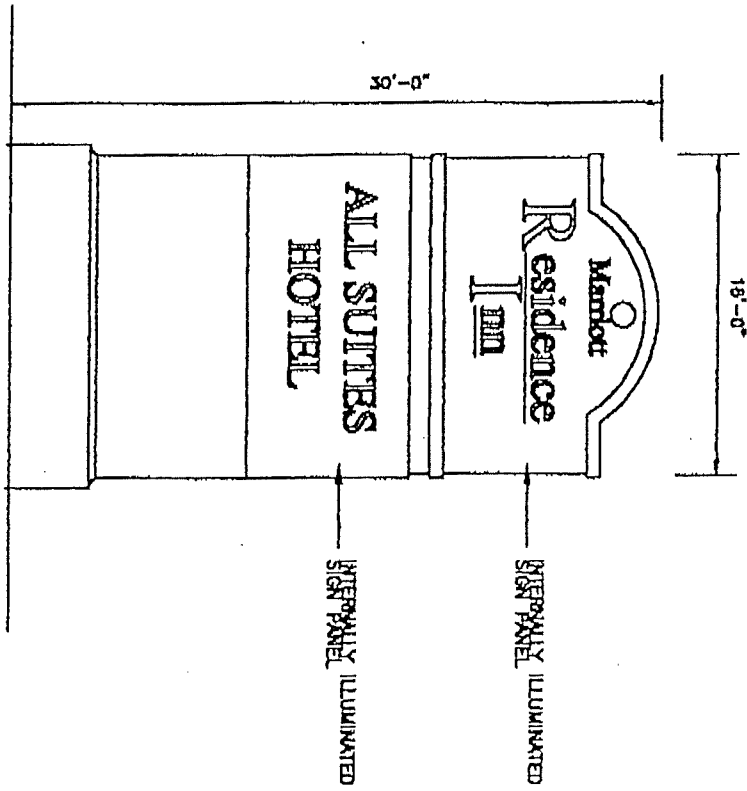


SHEET 3



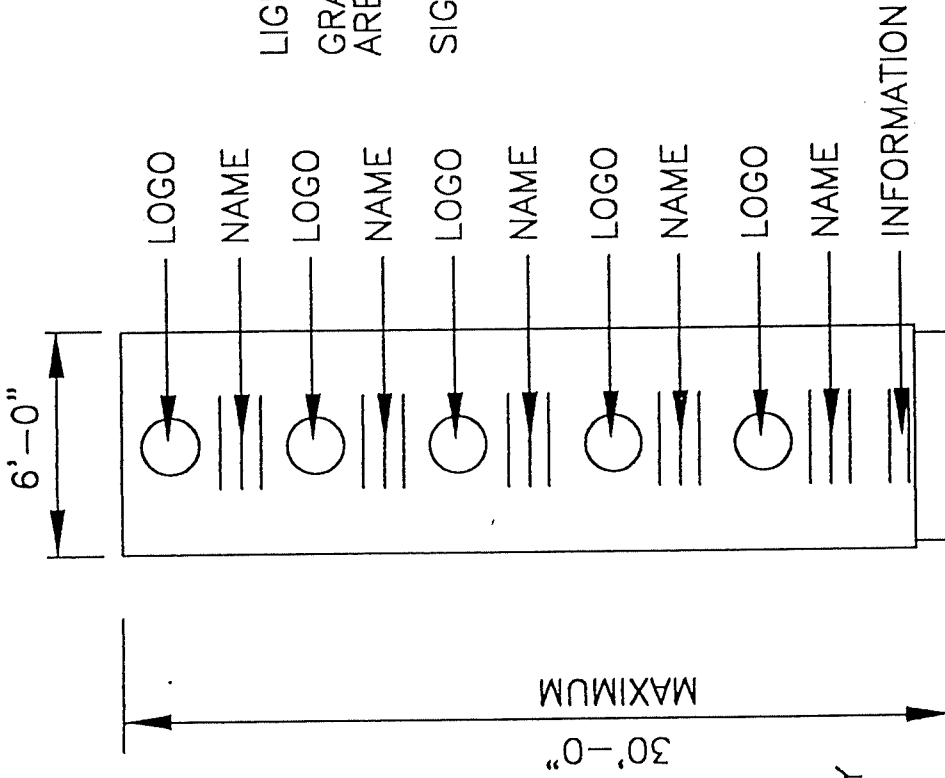
CIRCLEPORT 1
PYLON SIGN A

SHEET 4



CIRCLEPORT 1

GROUND SIGN B



LIGHTING:

GRAPHICS AND LETTERING
ARE INTERNALLY ILLUMINATED

SIGN IS GROUND ILLUMINATED.

ALUMINUM SIGN AND BASE
GRAPHICS, COLORS AND COPY
TO BE SUBMITTED

CIRCLEPORT 1

PYLON SIGN C

EXHIBIT "A"

Special Sign District

for

CirclePort I

**A 32.505 Acre Planned
Development at Mineola
and I-275
Boone County, Kentucky**

Presented to Boone County Planning Commission

By

Corporex Parks of Kentucky, Inc.

December 20, 1995

TABLE OF CONTENTS

- I. Special Sign District for CirclePort I
- II. Graphics for the Special Sign District
- III. Appendix A - Legal Description

CIRCLEPORT I
SPECIAL SIGN DISTRICT

I. OVERALL OBJECTIVE

The objective of this special sign district is to provide a comprehensive signage regulation to ensure that the high-quality environment established at CirclePort I will continue to develop in a controlled, coordinated manner. The Special Sign District will be coextensive with the existing 32 acre planned development. The planned development allows for a variety of activities at the site that include commercial office and hotel uses.

Because the planned development envisions a mix of activities, it is important that as this area is developed, it is governed by a signage regulation that at once meets diverse signage needs and also results in a pleasing coordinated appearance. The underlying zone at this site is I-1. Signage requirements under the I-1 zone are designed to meet the needs of I-1 uses. As such, the I-1 signage regulation is not designed to meet the diversity of uses that are called for in the planned development. The special sign district is designed to coordinate signage for the various uses on the site, as well as maintain connectedness to the overall CirclePort project.

II. THE SUBJECT AREA

The Special Signage District will govern a 32.505 acre area located in the southwest quadrant of the I-275 and Mineola interchange. A legal description is provided in Appendix A.

III. SIGN TYPES

The general requirements for signage within the Special Sign District shall conform to Article 34, Section 3400-3410, 3440 & 3460 of the Boone County Zoning Regulations 1991. Additionally, the CirclePort I sign district shall address park identity signage, interstate signage, free-standing signage, ground mounted signage and building mounted signage.

- A. Park Identity Signage Sculpture - The signage sculpture is intended to establish identity of the park itself and enhance its perception. Its height shall not exceed fifty (50) feet. The signage sculpture will incorporate high-tech and international imagery. The signage sculpture will be designed to appeal to international and high-tech companies seeking to expand and relocate within the Park.
- B. Interstate Sign - Interstate signage is intended to be visible to travelers on the adjoining interstate highway. It will be used for the planned Residence Inn parcel and any one other future hotel parcel. The overall height of the sign shall not exceed seventy-five (75) feet. No sign shall exceed two hundred fifty (250) square feet. There shall be no more than two such signs located on the pole. This sign will identify the hotel's location to travelers unfamiliar with the area. It will allow drivers the opportunity to get in the proper lane to exit safely. The sign will also inform travelers leaving the airport area of a choice of hospitality services in Boone County. Every feasible effort will be made to make this sign attractive and aesthetically appealing.
- C. Free-Standing Sign - The free-standing sign is an upright sign that shall not exceed thirty (30) feet in height. This sign type is used to consolidate and organize signage at the primary park entrance by identifying users within the park. The sign shall consist of a series of small signs. The total area of signage will vary depending upon the number of businesses in the park, but in no event shall the signage area exceed one hundred eighty (180) square feet.
- D. Ground Mounted Sign - Ground mounted signs are mounted directly to foundation fixed in the ground. The signs may have either a vertical or horizontal orientation but in either case shall not exceed thirty (30) square feet in size. A vertically-oriented sign shall be ten (10) feet in height and three (3) feet in width. A horizontally-oriented sign shall be four (4) feet in height and ten (10) feet in length. The purpose of these signs shall be for secondary identification or identification where traffic flow and elevation makes this signage type effective.
- E. Building Mounted Signs - Building mounted signs on commercial or hotel parcels shall be used to identify specific businesses and buildings. This sign

type can be used for primary or secondary identification depending upon such factors as effective readability, reaction time after recognition and angle of view. The size of building mounted signage shall not exceed two (2) square feet per lineal foot of building width.

In the event more than one building mounted sign is utilized, the primary signs shall be sized at two (2) square feet per lineal foot of building width and secondary signage shall be sized at one square foot per lineal foot of building width. These signs shall not exceed two hundred (200) square feet each.

Building mounted signs on office parcels shall be limited to one (1) property sign subject to the following requirements: the sign shall not project further than four (4) feet from the face of the building; the bottom of the sign shall be at least ten (10) feet above grade; and the surface area of the sign shall not exceed one-half (1/2) square feet for each lineal foot of building width, provided that no projecting sign shall exceed a maximum sign area of thirty-two (32) square feet.

- F. **Building Mounted Signage on Commercial Multi-Tenant Building** - This signage type is intended to identify individual businesses within the building. The signage will be located on a signage system to be incorporated with the building's architecture. An individual tenant's signage shall not exceed one (1) square foot per lineal foot of store frontage.

IV. SIGN LOCATION GUIDELINES

As of the adoption of this Special Sign District, the approved signage plan is as follows:

A. Park Identity Signage Sculpture

The Park Identity Signage Sculpture shall be located near the intersection of the north and east property lines. This location will establish park identity to visitors approaching the park from the I-275 interchange.

B. Common Entrance

Signage identifying businesses located within the park shall be located on a single free-standing sign. The free-standing sign will consolidate the signage of businesses in the park on a single sign that is coordinated with ground signage throughout the park. Each parcel within the park may have signage on this sign. Individual tenants within a multi-tenant commercial building may have signage located on this sign. This sign will be located at the main entrance to the park at the intersection of Olympic and Mineola.

C. Residence Inn

The signage plan for the Residence Inn parcel consist of the following elements:

- Two (2) Ground Mounted Signs not to exceed fifty (50) square feet each.
- One (1) Building Mounted Sign located on the gatehouse building not to exceed thirty (30) square feet, and one (1) Building Mounted Sign on the residential building not to exceed two hundred (200) square feet.
- One (1) Interstate Sign not exceeding seventy-five (75) feet in height located near the intersection of the north and west property lines. The sign shall not exceed two hundred fifty (250) square feet. The pole shall be painted a color coordinated with buildings in the park.

D. Future Hotel Uses

The signage for future Hotel parcels shall consist of the following elements:

- Two (2) Ground Mounted Signs not to exceed fifty (50) square feet each.
- Two (2) Building Mounted Signs.
- One (1) Interstate Sign located on the same pole described in B above and subject to the same limitations. Only one additional sign shall be allowed on such pole and no additional poles shall be allowed.

E. Commercial Signage

The signage for a multi-tenant commercial parcel shall consist of the following:

- Ground mounted signs at major access points within the park.
- Up to one building mounted sign identifying the name of the commercial building.
- A uniform Building Mounted Sign system for the purpose of identifying individual tenants within the multi-tenant building. The signage system shall be incorporated into the architectural design of the building.

The signage for a free-standing, single-tenant commercial parcel shall consist of the following:

- One Ground Mounted Sign.
- Building Mounted Signs.

F. Office Signage

The signage for office parcels shall consist of the following elements:

- One Ground Mounted Sign.
- One Building Mounted Sign.

G. Existing Signage

All signs in existence shall be allowed to be maintained.

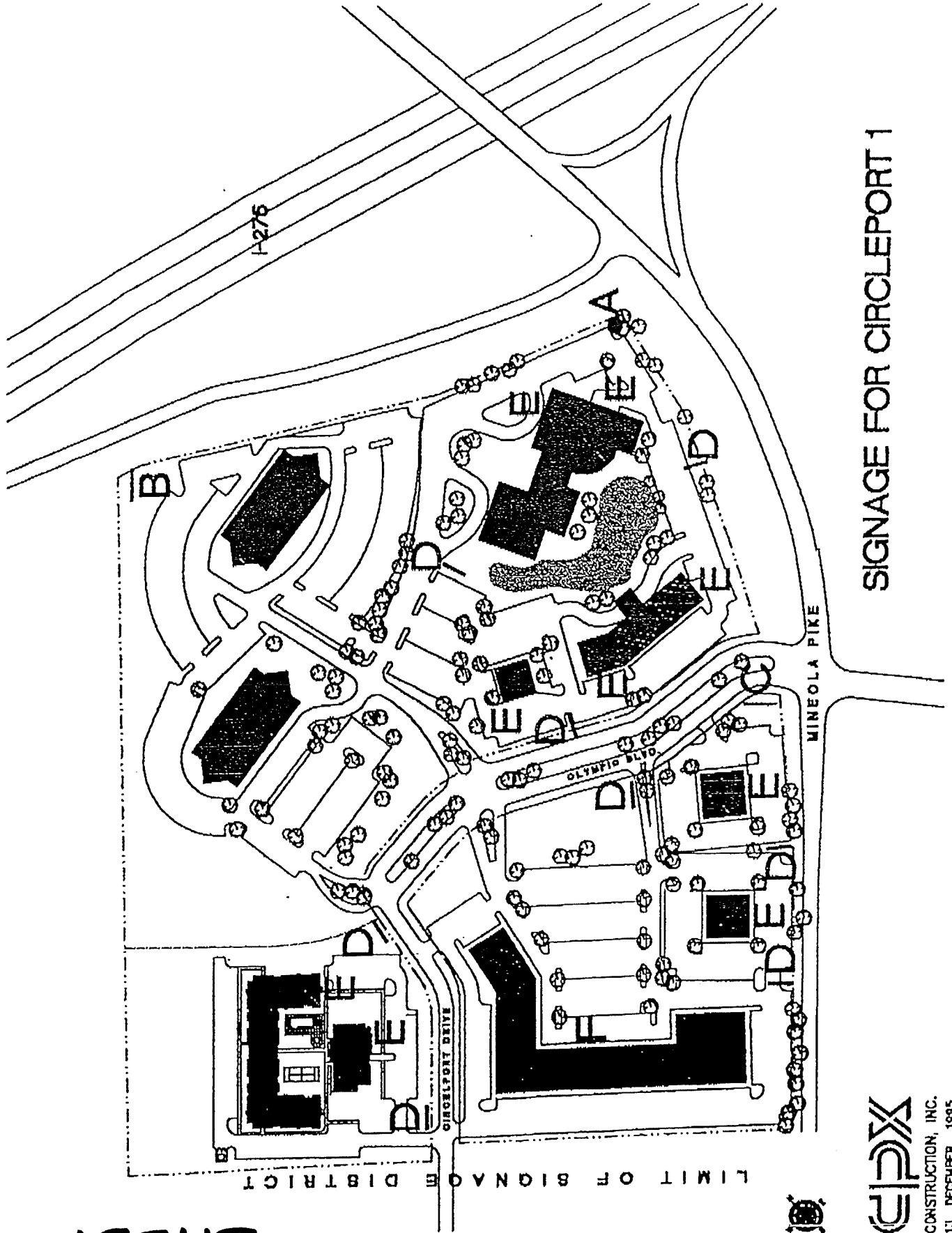
V. ADMINISTRATION

The proposed signage plan for CirclePort I as outlined herein shall be initiated by the developer by making application for a sign permit. The sign permit application shall be reviewed by the Zoning Administrator. Upon receipt of a full and complete application for a Sign Permit (as provided in Section 3410, 1991 Boone County Zoning Regulations), the Zoning Administrator shall issue a permit or notify the applicant of any non-conformance with the strict provisions of the CirclePort I District within 14 days.

Any proposed sign(s), which in the opinion of the Zoning Administrator, deviate from the strict requirements outlined in the District, shall be reviewed by the CirclePort I Sign Review Board. The Sign Review Board shall be composed of a representative of the Developer, a representative of the Commission, and a third person to be agreed upon by the above two parties. It shall be the responsibility of the Developer to reasonably give explanation of how the proposed sign(s) conform to the intent of, and/or are appropriate within the District. If the Sign Review Board determines that the proposed sign(s) conform to the intent of the District, or are otherwise appropriate within the District, the Sign Review Board shall forward such a recommendation to the full Commission. If the Commission should deny a sign permit request for a sign within the District, the Commission's action may be appealed to the Board of Adjustment and Zoning Appeals.

In the event that an amendment to the CirclePort I Special Sign District is desired, the proposed amendment shall be filed with the Commission by: 1) the Developer; 2) the Park Manager; 3) the CirclePort I Owner's Association, or if such an association does not exist; 4) by the majority of property owners within the District, based upon their proportional acreage within the District. Such an application shall be in conformance with Article 3, 1991 Boone County Zoning Regulations.

SHEET 6



SIGNAGE FOR CIRCLEPORT 1



CPX
 CONSTRUCTION, INC.
 13 DECEMBER 1985

BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
COURTROOM 3A
December 20, 1995
7:30 P.M.

PUBLIC HEARING

Commission members present: Mr. Bailey, Mr. Damstrom, Mr. McKinney, Mr. McMillian, Mr. Neltner, Mr. Ries, Mr. Rush, Mrs. Smith - Secretary/Treasurer, Mr. Viox - Chairman, and Mr. White.

Mr. William Viox, Chairman, called the meeting to order at 7:35 P.M.. Following an explanation of the Public Hearing process, Chairman Viox introduced the item on the Agenda:

1. Applicant: James E. Klein for Corporex Parks of Kentucky, Inc. (owner)
Request: Zoning Map Amendment

The request of James E. Klein (applicant) for Corporex Parks of Kentucky, Inc. (owner) for a Zoning Map Amendment for a Special Sign District for Circleport 1 Subdivision, Boone County, Kentucky. The request is to allow a comprehensive set of signs in an Industrial One/Planned Development (I-1/PD) Zone.

Staff Member Ed Coleman presented the Staff Report which included a slide presentation (see Staff Report). Four large exhibit boards of the proposed signs for Circleport I were on display.

Chairman Viox noted that the proposal appears to be of a different plan and that it does not show the road to the Gallenstein property. He stated that it appears that the applicant has changed the configuration of the road and it turns off to the northeast. He questioned the reason for this. Mr. Coleman advised that he did not have an answer to the Chairman's questions. He stated that he did not do the Site Plan, but will check into it. Chairman Viox stated that the plan that was approved several years ago showed the extension.

The Chairman asked for the applicant's presentation.

Mr. Marty McGrory with Corporex stated that the plan they are presenting was laid out to show by illustration what the effect of the Special Sign District would be on the site. He stated that they are showing some different building configurations from the plan approved in 1986. He referred to the exhibit boards and stated that different uses were planned in 1986 and noted commercial in one quadrant and a hotel in one quadrant. He stated that they will not know the building configurations or other

structural improvements on the site until economic needs drive some activity on the site. The purpose of the Special Sign District is to have in place a rational basis for governing signage that will develop on the site as different building activities and uses occur. It is not meant to alter in any way the underlying zoning of 1986.

Chairman Viox stated that if there is a roadway to the Gallenstein tract, then there is a roadway from the Gallenstein tract and the Planning Commission has to look at signs from two ways. He stated that he is concerned about leaving off that connection and having a different plan, particularly with the history of this site and this approval. He is concerned that the applicant has introduced a plan that does not show the whole site. He referred to the monument sign "D" at the intersection and stated that there would need to be signage coming from the other direction (Gallenstein - south) to identify coming into this project from that project. Referring to the exhibit board, the Chairman stated that there is a monument sign "D" coming from the west, but there is a portion of the project left out in the top corner. He stated that another plan is being introduced -- which gets in the file and it is on the record -- but it is different -- and that is his concern. The change involves not only the building configuration, but also the street configuration.

Mr. McGrory stated that they are proposing a Special Sign District for this area because the underlying zoning is I-1. He stated that the zoning was changed in 1986 to the extent of there being a Planned Development for the site. He stated that none of the activities are industrial and all have different signage needs than typical industrial uses. As the uses begin to develop on the site, they need to have a signage regulation that will fit the kind of uses that will be on the site.

Mr. McGrory referred to a display board and stated that the first sign they are proposing is a Circleport identity sign sculpture, which is 50 feet tall and has a globe at the top. It is part of a larger sign package that is being developed and built across the entire Circleport project. He stated that there will be three other signs as you travel east from the airport. The first sign would be at the Mineola interchange and is the subject of discussion this evening. He stated that as you leave Boone County, there would be two other signs located on either side of I-75 and one at I-75/I-275. The purpose of these signs is to establish identity for Circleport and to attract and keep the type of high end industrial, office, and commercial users everyone would like to see occur in this area. He stated that one of the signs is at the corner of Mineola Pike and I-275. The other signs relate to specific needs they anticipate on the site. The first is the hotel sign that was recently approved with the Residence Inn. They initially proposed a standard high pole mounted sign, but they are now looking at a monument sign which has the appearance of a ground-mounted sign with higher architectural quality and smaller stature. The sign is 30 feet tall and would have one area of signage for the Residence Inn and one for a future hotel use approved under the 1986 Planned Development. The third sign would consolidate signage for the commercial uses that would occur within the commercial quadrant of the site. They do not have any commercial uses occurring there now, but there is an obvious future need. It would be a consolidated sign at a point of entry to minimize the amount of signage on the street. He stated that the

signage they have within the district would be in complete compliance with the underlying industrial zone. He stated that what they are submitting would require smaller signage on a per square foot basis than would be allowed under the current I-1. Mr. McGrory offered to answer any questions.

Chairman Viox asked if there was anyone present who wished to speak in favor of the request. There was no response.

The Chairman asked if there was anyone present who wished to speak in opposition to the request or to ask questions.

Attorney Jim Dressman, speaking on behalf of the Gallenstein family, thanked Chairman Viox for his observation regarding the newly revised Concept Plan. Mr. Dressman stated that they are concerned that the Site Plan has eliminated the boulevard through to the Gallenstein tract that has been promised. He questioned why the current signage that is permitted is inappropriate for this site -- except that it does not have visibility from the interstate.

Mr. McGrory stated that the primary special circumstance is based on the logic that the underlying zoning for the site is I-1. The regulations governing in this area would be the industrial regulations and those regulations are designed to meet the needs of industrial users. He stated that this site has been zoned subsequently under a Planned District designation for a variety of diverse economic uses, none of which are industrial uses -- they are high end office and commercial type uses which have different signage needs than a typical industrial type development. Under I-1, there is very limited entry signage and limited signage to parcels within the park, which is not appropriate to support the kind of activity that will occur on this site given the PD zoning the site has. In order to have the highest and best uses occur, there is a need for signage that would not be in compliance with I-1 zoning.

Chairman Viox asked if there was anyone else present who wished to speak. There being no response, he asked if there were any comments or questions from the Planning Commission.

Mr. Neltner stated that he is concerned with Items A thru C (Pg. 3 of the Staff Report). He questioned the height for signage allowed under the current regulations.

Mr. Coleman advised that there could be an entry sign up to 100 square feet at a height of ten feet. He stated that there is no provision for the type of signage they are requesting, given the location, that would be seen from I-275. The regulation for general signage in an industrial park is 100 square feet with a height of ten feet.

Mr. Neltner asked if Mr. Butler will maintain ownership of this development and lease the properties. He questioned if the hotel property has been sold. Mr. Coleman did not know. Mr. Neltner stated that he thought a sign needed to be on the property.

Mr. Coleman explained that they did not want new signage for the hotel on the highway with the rationale being that it was an extended stay hotel and did not need that type of signage. It was the type of hotel people looked for in advance. He noted that the signage approved for the hotel was two smaller signs at the entrance. Mr. Neltner questioned the ownership. He stated that his understanding of the extended stay hotel was that the stay was pre-arranged before people came into town.

Mr. Coleman stated that he has talked with Jim Shea and the state has started to use signage right along the highways in place of the blue signs (gas, food and lodging). The new signs are logo signs right on the interstate. They are smaller in scale and more appropriate. He stated that at the time the hotel was approved, there was not any real discussion about a sign dealing with the highways. Mr. Coleman will check with Mr. Butler in regard to the ownership.

Mr. McGrory stated that the issue is whether they would be subject to the highway regulations that would identify the sign as off-site advertising. He stated that any signs at that location would be subject to state and federal regulations. He stated that ownership varies throughout the site. Some parcels are owned by different entities and there are properties that have been sold to others. He stated that, to the extent they have to, they will deal with the federal regulations regarding keeping ownership the same.

Mr. Neltner questioned if they could own a one-foot strip along the property line. Chairman Viox advised that they cannot do that and noted that they have committed to dedicating a right-of-way to the Gallenstein tract. The Residence Inn would be on one side of a public right-of-way and the sign would be on the opposite side and, therefore, it is not on the same piece of property -- there would be county property in between and possibly another building. He noted that the sign cannot occur unless an off-premise sign is allowed.

Chairman Viox stated that he would like the plan corrected.

Mr. Costello stated that the Special Sign District is flexible and can happen as proposed if approved by the Planning Commission.

Counselor Wilson explained that Chairman Viox' point is that the state might not allow the sign.

Chairman Viox stated that the plan has to be shown correctly so that everyone is aware of the plan and the Residence Inn is not put in the situation where they have an illegal sign from the state's standpoint.

Mr. McKinney stated that Chairman Viox is making a good point. He noted that there could be a problem if the Planning Commission sends this request on to the Committee because, at that point, the Planning Commission is accepting this plan into the record. He questioned sending the application back to the applicant to be resubmitted on a proper plat as previously approved.

Mr. McMillian questioned if it is a problem if there are 20 different businesses in the park and there is only room for 12 signs on the right-of-way sign. Mr. Coleman explained that under the current zoning, they are limited to 100-foot entrance signs for each building with the park.

Mr. McMillian questioned the little signs along the expressway. Mr. Costello explained that the interchange would have to qualify for those signs. He stated that the U.S. 42 interchange is the first interchange to have that type of signage going towards Lexington because it is outside of an urbanized area. He does not know if this interchange qualifies for that type of signage. He stated that his understanding is that whoever is closest to the interchange has the right to advertise first. He stated that if this interchange is eligible, a number of business at the interchange could apply for the signs. He noted that Holiday Inn has not applied and questioned if the interchange qualifies for that type of signage. Mr. Costello will check into this and advise the Committee.

Mr. Damstrom stated that as a member of the Zone Change Committee, he has a difficult time with this request knowing that the plan in front of him is not a complete plan and that there is a different configuration than what is shown on the exhibit. He will have a difficult time reviewing this application.

Chairman Viox asked if there were any further comments.

Mr. Dressman stated that he had nothing further.

Counselor Wilson stated that it is up to the applicant if he wants to try to address the concerns expressed tonight when the request goes to Committee. If the Committee feels that this plan shows things that are not consistent with the approved plan, he believes that will be reflected in the Committee Report.

Chairman Viox asked if the applicant would be interested in continuing the matter and coming back with a different plan.

Mr. McGrory stated that he would like to move on to the Committee. He stated that he understands the concerns expressed and the question is if they can go to Committee and bring a revised plan addressing those concerns. He stated that the sense he has is that it would be futile to go to Committee without making the revisions.

Counselor Wilson stated that if they come to Committee with revisions that are generated by virtue of the comments made at the Public Hearing, they can do that -- but those revisions should be presented in an open forum like the Committee Meeting and Mr. Dressman and his clients are entitled to be there to make comment and point out any inconsistencies. Mr. McKinney questioned if this would defeat the purpose of a publicized Public Hearing. Counselor Wilson advised that it is not unusual for revisions to be made to the Concept Development Plan based on comments made at the Public Hearing. As long as the revisions are in response to comments made at the Public Hearing, they are allowable.

Chairman Viox noted that the applicant has stated that they wish to go to Committee. The Committee will meet on January 8, 1996 at 4 P.M. on the second floor of the Administration Building. This item will be on the Business Meeting Agenda for possible action on January 17, 1996 at 8 P.M..

Counselor Wilson stated that there is a limit as to how far they can go with revisions.

Mr. McGrory replied "yes, I understand that" and noted that the primary concern is in regard to showing right-of-ways and the different building configurations on the site.

Chairman Viox stated that he believes they would want to show the rest of the plan. He noted that there are blank spaces shown on the exhibit and stated that there will be buildings there in the future and there is a need to address possible signage for those uses.

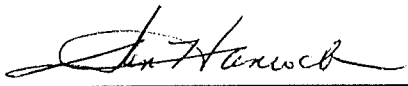
There being no further comments, the Chairman closed this Public Hearing.

APPROVED:



William R. Viox, Chairman

Attest:



Jan Hancock, Recording Secretary

BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
COURTROOM 3A
BUSINESS MEETING
FEBRUARY 7, 1996
8:00 P.M.

Mr. William Viox, Chairman, called the meeting to order at 8:00 P.M..

COMMISSION MEMBERS PRESENT:

Mrs. Judy Arnett, Secretary/Treasurer
Mr. William Bailey
Mr. Arnold Caddell
Mr. Phil Damstrom
Mr. Mike McKinney, Vice Chairman
Mr. Don McMillian
Mr. Bob Millay
Mr. Barry Neltner
Mr. Robert Ries
Mr. Ralph Rush
Mr. William Viox, Chairman
Mr. Earl White

COMMISSION MEMBERS NOT PRESENT:

Mr. Fred Burch
Mrs. Linda Schaffer
Mrs. Carol Smith

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin Costello, AICP, Executive Director
Ms. Susan Cabot, Historic Preservation
Mr. Ed Coleman
Mr. Dave Geohegan, AICP
Ms. Jan Hancock, Secretary
Mr. Mitch Light
Mr. Kevin Wall, AICP

Mr. Rush moved that the salaries, benefits, and bills due be approved and paid as presented; and indicated approval of those items which have been paid. Mr. McMillian seconded the motion. A vote on the motion found all voting members in favor. Mr. Caddell abstained as the Planning Commission's account is at Heritage Bank and he is employed there. The motion carried.

UNFINISHED BUSINESS:

1. Zoning Map Amendment

The request of James E. Klein (applicant) for Corporex Parks of Kentucky, Inc. (owner) for a Zoning Map Amendment for a Special Sign District for CirclePort 1 Subdivision, Boone County, Kentucky. The request is to allow a comprehensive set of signs located in an Industrial One/Planned Development (I-1/PD) zone.

Staff Member Ed Coleman presented the Committee Report which recommended approval of the request based on the findings of fact, but subject to conditions (see Committee Report). The applicant has signed the letter agreeing to the conditions and revisions.

Mr. Millay moved by resolution to the Boone County Fiscal Court that the request be approved based on the Committee Report. Mr. McMillian seconded the motion.

Mr. McKinney stated that there were two "no" votes on the Committee and the Committee chose not to honor the Staff Recommendation. Mr. Coleman advised that at the Committee Meeting last Monday, the vote was 3:2 with Mr. Burch, Mr. Bailey, and Mr. Millay in favor; and Mr. McKinney and Mr. Damstrom opposed. Mr. Neltner was not present. Mr. Coleman stated that the Staff's concerns were in regard to the sign labeled "B" on the exhibit. The Staff felt that sign "B" did not need to be there given the 540 square feet they were asking for. It was Staff's recommendation that they not have this sign located along the highway and the Committee voted to approve the Staff recommendation.

The applicant, Mr. McGrory presented an exhibit showing the changes made in response to the Committee meetings. He stated that sign "B" is a monument sign which would be located near the five-story building that is currently there. The sign they propose is ground-mounted with signage for Lot #9 (the Residence Inn) and potential signage for an additional hotel site that may occur and would not have visible highway signage. He stated that in areas where there is potential to have signs on the building that are visible from the highway, they recommend the building-mounted signs. He stated that in response to Mr. Coleman's suggestions prior to the first Committee meeting, they went to a ground-mounted monument sign rather than a pole-type sign as it is more attractive.

There being no further discussion, Chairman Viox asked for a vote on the motion made by Mr. Millay which found Mrs. Arnett, Mr. Bailey, Mr. Damstrom, Mr. Caddell, Mr. McMillian, Mr. Millay, Mr. Neltner, Mr. Ries, Mr. Rush, Mr. White, and Chairman Viox in favor. Mr. McKinney was opposed. The motion carried by a vote of 11 to 1.

Counselor Wilson advised that the Planning Commission's action is a recommendation to the Fiscal Court for their final say. Interested parties should follow up with the Fiscal Court.

2. Design Review - St. Luke West

Staff Member Mitch Light presented the Design Review request. He stated that this is a minor Site Plan of 4,800 square feet, but the hospital is in the Houston-Donaldson Study area and must meet the design review criteria. The request meets the criteria and will match all existing windows, doors, colors, materials, and architectural details. What is proposed is basically an extension of what is there. The Staff recommends approval of the request.

Mr. Light noted that Mr. Middendorf was present in behalf of the applicant to answer any questions.

Mrs. Arnett advised that the Committee met and recommends approval of the request. Mrs. Arnett so moved. Mr. McMillian seconded the motion and it carried unanimously.

NEW BUSINESS:

Chairman Viox asked that Public Hearings be scheduled for the following items:

Agenda Item
No.

3 Zoning Map Amendment
The request of ATA Architects (applicant) for Willie Mathis, Jr., Stephen Dallas, Anthony Frohlich, and the F. Conrad Estate (owners) for a Zoning Map Amendment for a 1.42-acre site located at the intersection of KY 18 and Boone Aire Road, Boone County, Kentucky. The request is for a zone change from Commercial Services (C-3) to Office One (O-1) to allow a professional office building.

4 Zoning Map Amendment
The request of the City of Walton to consider an amendment to the Walton Zoning Map as a result of the annexation of an approximate 62-acre tract located on the north side of Stephenson Mill Road near John Webster Lane, Boone County, Kentucky. The request involves recommending a zoning classification for the site based upon annexation into the City of Walton. The site is currently zoned Agricultural Estate (A-2) and Industrial One (I-1) and is owned by Walter Hayes.

EXHIBIT "B"

COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Robert Millay, Chairman

DATE: February 7, 1996

RE: Request of **James E. Klein (applicant)** for **Corporex Parks of Kentucky, Inc. (owner)** for a Zoning Map Amendment for a Special Sign District for Circleport I Subdivision, Boone County, Kentucky. The request is to allow a comprehensive set of signs located in an Industrial One/Planned Development (I-1/PD) zone.

REMARKS:

We, the Committee, recommend approval of the requested Zoning Map Amendment for a Special Sign District for Circleport I Subdivision, Boone County, Kentucky.

This recommend Special Sign District does not alter, change, modify, remove or otherwise affect the 1986 approved zone change or its Concept Development Plan. Nor does it in any way affect the change in Concept Development Plan for lot 9, approved in July of 1995. A copy of the approved 1986 Concept Development Plan and a Copy of the Revised 1995 Concept Development Plan for Lot 9 accompany this report.

This recommendation is based on the following findings with the following conditions:

FINDINGS OF FACT

1. The area in question is zoned Industrial One/Planned Development. The types of signs permitted in the Boone County Zoning Regulations for Industrial Zones do not meet the needs of the approved uses for this development. The approved 1986 Concept Development Plan shows Commercial and Office Uses for this development. Therefore the existing permitted signage for the site is inappropriate and the proposed Special Sign District is appropriate.
2. The request is in agreement with the Boone County Zoning Regulations, Article 3, Section 1500 which states that Planned Development Zones encourage signage packages that are in harmony with the objectives of Planned Developments.

The request is also in agreement with Article 34, Section 3440 which states that the purpose of the district shall be to respond to the special circumstances of development of areas of the County and to better achieve county-wide policies for growth and development.

CONDITIONS

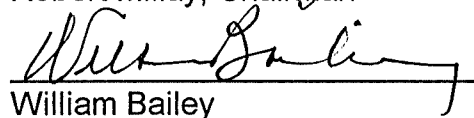
1. The Special Sign District for Circleport I will be limited to the area indicated within the dashed lines on the map that was resubmitted January 29, 1996 at the Zone Change Committee meeting.
2. The Monument Highway Sign labeled "B" on the map, located along I-275, will accommodate only the Special Sign District and/or Lot 9 within Circleport I.
3. The creation of this Special Sign District does not alter, change, modify or otherwise affect the 1986 approved Concept Development Plan for Circleport I or the 1995 revised Concept Development Plan for Lot 9.
4. All proposed signs are to be located only where designated on the map within the Special Sign District boundaries. All designs, dimensions, and types of signs shall conform with the proposal submitted to and approved by the Committee.

The applicant has signed a letter of agreement with the above conditions and or revisions of the Special Sign District.

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



Robert Millay, Chairman



William Bailey

Michael McKinney

Phil Damstrom

Barry Neltner

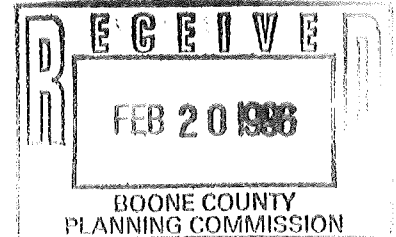
Fred Burch

SUPPORTING INFORMATION

BOONE COUNTY PLANNING COMMISSION



2995 Washington Street, Burlington, KY 41005
606-334-2196 FAX 606-334-2264



February 2, 1996

Mr. William Butler, President
Corporex Development Services, Inc.
50 E. RiverCenter Blvd.
Covington, KY 41011

RE: Recommended Conditions of Approval for a Special Sign District, located within Circleport I, Boone County, Kentucky

Dear Mr. Butler:

The following represents the conditions of approval as agreed to by the Boone County Planning Commission's Zone Change Committee. If you, as the applicant agree to the following conditions, please indicate so by signing at the space provided at the end of this letter and returning it to the Planning Commission office by 4:00 P.M., Tuesday, February 6, 1996.

Conditions of Approval

1. The Special Sign District for Circleport I will be limited to the area indicated within the dashed lines on the map that was resubmitted January 29, 1996 at the Zone Change Committee meeting.
2. The Monument Highway Sign labeled "B" on the map, located along I-275, will accommodate only the Special Sign District and/or Lot 9 within Circleport I.
3. The creation of this Special Sign District does not alter, change, modify or otherwise affect the 1986 approved Concept Development Plan for Circleport I or the 1995 revised Concept Development Plan for Lot 9.

Mr. William Butler
February 2, 1996
Page 2

4. All proposed signs are to be located only where designated on the map within the Special Sign District boundaries. All designs, dimensions, and types of signs shall conform with the proposal submitted to and approved by the Committee.

Sincerely,



Edward Coleman
Planner

AEC\par

cc: Bob Millay, Zone Change Committee
Marty McGrory, Development Associate, Corporex Inc.

Agreement

I, the applicant, agree to the above listed conditions of approval for the requested Zoning Map Amendment for a Special Sign District in Circleport I, Boone County, Kentucky.



William Butler, Applicant
Corporex Development Services, Inc.

Special Sign District

for

CirclePort I

**A 32.505 Acre Planned
Development at Mineola
and I-275
Boone County, Kentucky**

Presented to Boone County Planning Commission

By

Corporex Parks of Kentucky, Inc.

December 20, 1995

TABLE OF CONTENTS

- I. Special Sign District for CirclePort I
- II. Graphics for the Special Sign District
- III. Appendix A - Legal Description

CIRCLEPORT I

SPECIAL SIGN DISTRICT

I. OVERALL OBJECTIVE

The objective of this special sign district is to provide a comprehensive signage regulation to ensure that the high-quality environment established at CirclePort I will continue to develop in a controlled, coordinated manner. The Special Sign District will be coextensive with the existing 32 acre planned development. The planned development allows for a variety of activities at the site that include commercial office and hotel uses.

Because the planned development envisions a mix of activities, it is important that as this area is developed, it is governed by a signage regulation that at once meets diverse signage needs and also results in a pleasing coordinated appearance. The underlying zone at this site is I-1. Signage requirements under the I-1 zone are designed to meet the needs of I-1 uses. As such, the I-1 signage regulation is not designed to meet the diversity of uses that are called for in the planned development. The special sign district is designed to coordinate signage for the various uses on the site, as well as maintain connectedness to the overall CirclePort project.

II. THE SUBJECT AREA

The Special Signage District will govern a 32.505 acre area located in the southwest quadrant of the I-275 and Mineola interchange. A legal description is provided in Appendix A.

III. SIGN TYPES

The general requirements for signage within the Special Sign District shall conform to Article 34, Section 3400-3410, 3440 & 3460 of the Boone County Zoning Regulations 1991. Additionally, the CirclePort I sign district shall address park identity signage, interstate signage, free-standing signage, ground mounted signage and building mounted signage.

- A. Park Identity Signage Sculpture - The signage sculpture is intended to establish identity of the park itself and enhance its perception. Its height shall not exceed fifty (50) feet. The signage sculpture will incorporate high-tech and international imagery. The signage sculpture will be designed to appeal to international and high-tech companies seeking to expand and relocate within the Park.
- B. Interstate Sign - Interstate signage is intended to be visible to travelers on the adjoining interstate highway. It will be used for the planned Residence Inn parcel and any one other future hotel parcel. The overall height of the sign shall not exceed seventy-five (75) feet. No sign shall exceed two hundred fifty (250) square feet. There shall be no more than two such signs located on the pole. This sign will identify the hotel's location to travelers unfamiliar with the area. It will allow drivers the opportunity to get in the proper lane to exit safely. The sign will also inform travelers leaving the airport area of a choice of hospitality services in Boone County. Every feasible effort will be made to make this sign attractive and aesthetically appealing.
- C. Free-Standing Sign - The free-standing sign is an upright sign that shall not exceed thirty (30) feet in height. This sign type is used to consolidate and organize signage at the primary park entrance by identifying users within the park. The sign shall consist of a series of small signs. The total area of signage will vary depending upon the number of businesses in the park, but in no event shall the signage area exceed one hundred eighty (180) square feet.
- D. Ground Mounted Sign - Ground mounted sign are mounted directly to foundation fixed in the ground. The signs may have either a vertical or horizontal orientation but in either case shall not exceed thirty (30) square feet in size. A vertically-oriented sign shall be ten (10) feet in height and three (3) feet in width. A horizontally-oriented sign shall be four (4) feet in height and ten (10) feet in length. The purpose of these signs shall be for secondary identification or identification where traffic flow and elevation makes this signage type effective.
- E. Building Mounted Signs - Building mounted signs on commercial or hotel parcels shall be used to identify specific businesses and buildings. This sign

type can be used for primary or secondary identification depending upon such factors as effective readability, reaction time after recognition and angle of view. The size of building mounted signage shall not exceed two (2) square feet per lineal foot of building width.

In the event more than one building mounted sign is utilized, the primary signs shall be sized at two (2) square feet per lineal foot of building width and secondary signage shall be sized at one square foot per lineal foot of building width. These signs shall not exceed two hundred (200) square feet each.

Building mounted signs on office parcels shall be limited to one (1) property sign subject to the following requirements: the sign shall not project further than four (4) feet from the face of the building; the bottom of the sign shall be at least ten (10) feet above grade; and the surface area of the sign shall not exceed one-half (1/2) square feet for each lineal foot of building width, provided that no projecting sign shall exceed a maximum sign area of thirty-two (32) square feet.

- F. Building Mounted Signage on Commercial Multi-Tenant Building - This signage type is intended to identify individual businesses within the building. The signage will be located on a signage system to be incorporated with the building's architecture. An individual tenant's signage shall not exceed one (1) square foot per lineal foot of store frontage.

IV. SIGN LOCATION GUIDELINES

As of the adoption of this Special Sign District, the approved signage plan is as follows:

A. Park Identity Signage Sculpture

The Park Identity Signage Sculpture shall be located near the intersection of the north and east property lines. This location will establish park identity to visitors approaching the park from the I-275 interchange.

B. Common Entrance

Signage identifying businesses located within the park shall be located on a single free-standing sign. The free-standing sign will consolidate the signage of businesses in the park on a single sign that is coordinated with ground signage throughout the park. Each parcel within the park may have signage on this sign. Individual tenants within a multi-tenant commercial building may have signage located on this sign. This sign will be located at the main entrance to the park at the intersection of Olympic and Mineola.

C. Residence Inn

The signage plan for the Residence Inn parcel consist of the following elements:

- Two (2) Ground Mounted Signs not to exceed fifty (50) square feet each.
- One (1) Building Mounted Sign located on the gatehouse building not to exceed thirty (30) square feet, and one (1) Building Mounted Sign on the residential building not to exceed two hundred (200) square feet.
- One (1) Interstate Sign not exceeding seventy-five (75) feet in height located near the intersection of the north and west property lines. The sign shall not exceed two hundred fifty (250) square feet. The pole shall be painted a color coordinated with buildings in the park.

D. Future Hotel Uses

The signage for future Hotel parcels shall consist of the following elements:

- Two (2) Ground Mounted Signs not to exceed fifty (50) square feet each.
- Two (2) Building Mounted Signs.
- One (1) Interstate Sign located on the same pole described in B above and subject to the same limitations. Only one additional sign shall be allowed on such pole and no additional poles shall be allowed.

E. Commercial Signage

The signage for a multi-tenant commercial parcel shall consist of the following:

- Ground mounted signs at major access points within the park.
- Up to one building mounted sign identifying the name of the commercial building.
- A uniform Building Mounted Sign system for the purpose of identifying individual tenants within the multi-tenant building. The signage system shall be incorporated into the architectural design of the building.

The signage for a free-standing, single-tenant commercial parcel shall consist of the following:

- One Ground Mounted Sign.
- Building Mounted Signs.

F. Office Signage

The signage for office parcels shall consist of the following elements:

- One Ground Mounted Sign.
- One Building Mounted Sign.

G. Existing Signage

All signs in existence shall be allowed to be maintained.

V. ADMINISTRATION

The proposed signage plan for CirclePort I as outlined herein shall be initiated by the developer by making application for a sign permit. The sign permit application shall be reviewed by the Zoning Administrator. Upon receipt of a full and complete application for a Sign Permit (as provided in Section 3410, 1991 Boone County Zoning Regulations), the Zoning Administrator shall issue a permit or notify the applicant of any non-conformance with the strict provisions of the CirclePort I District within 14 days.

Any proposed sign(s), which in the opinion of the Zoning Administrator, deviate from the strict requirements outlined in the District, shall be reviewed by the CirclePort I Sign Review Board. The Sign Review Board shall be composed of a representative of the Developer, a representative of the Commission, and a third person to be agreed upon by the above two parties. It shall be the responsibility of the Developer to reasonably give explanation of how the proposed sign(s) conform to the intent of, and/or are appropriate within the District. If the Sign Review Board determines that the proposed sign(s) conform to the intent of the District, or are otherwise appropriate within the District, the Sign Review Board shall forward such a recommendation to the full Commission. If the Commission should deny a sign permit request for a sign within the District, the Commission's action may be appealed to the Board of Adjustment and Zoning Appeals.

In the event that an amendment to the CirclePort I Special Sign District is desired, the proposed amendment shall be filed with the Commission by: 1) the Developer; 2) the Park Manager; 3) the CirclePort I Owner's Association, or if such an association does not exist; 4) by the majority of property owners within the District, based upon their proportional acreage within the District. Such an application shall be in conformance with Article 3, 1991 Boone County Zoning Regulations.

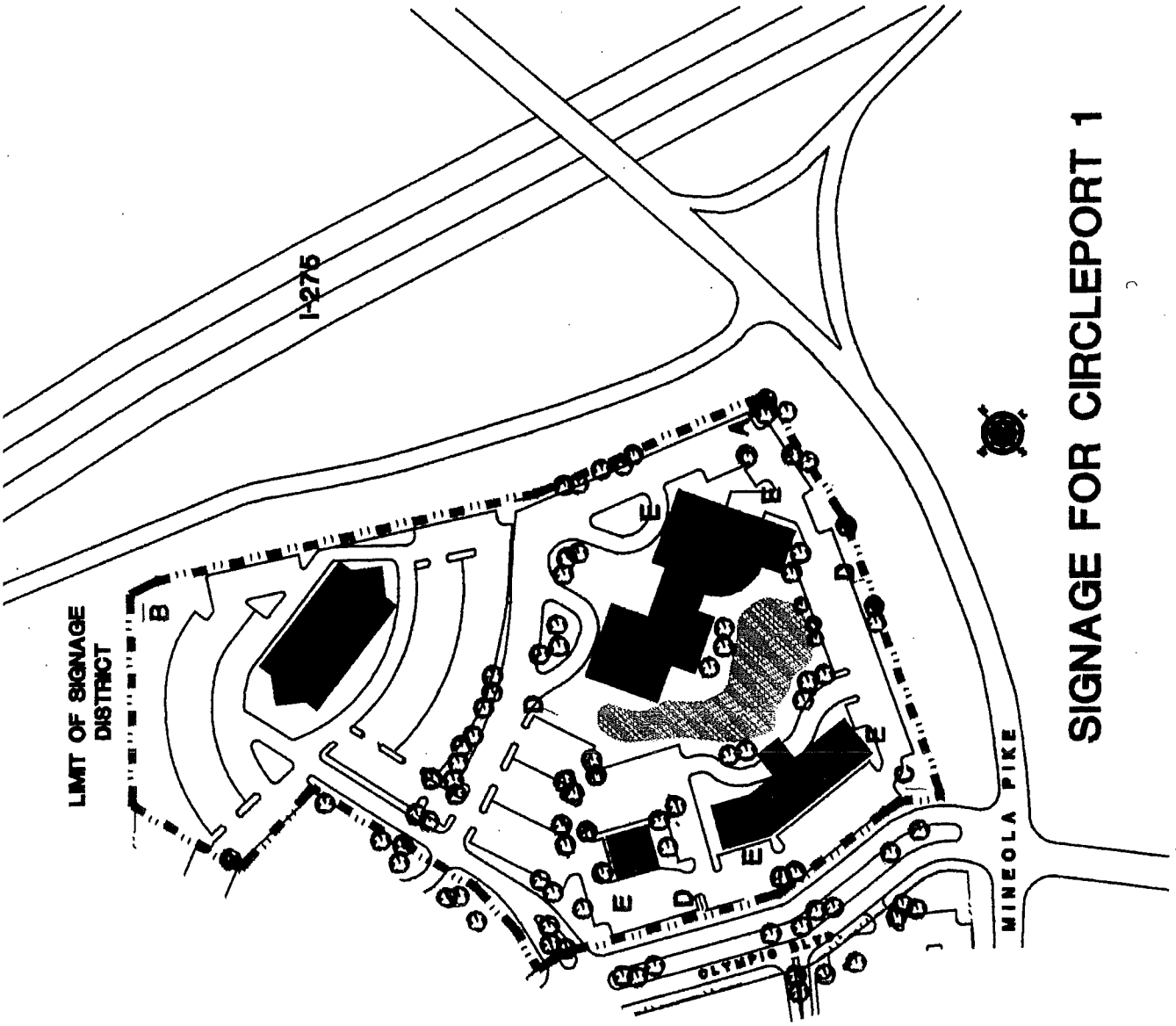
CIRCLEPORT 1
SIGNAGE SUBMITTAL



CONSTRUCTION, INC.

8 DECEMBER 1995

The sign drawings submitted herein are intended to conceptualize the intended signage program and give possible dimensions for the various sign types. Face copy and actual logos may change to conform to a given company's signage plan.



SIGNAGE FOR CIRCLEPORT 1

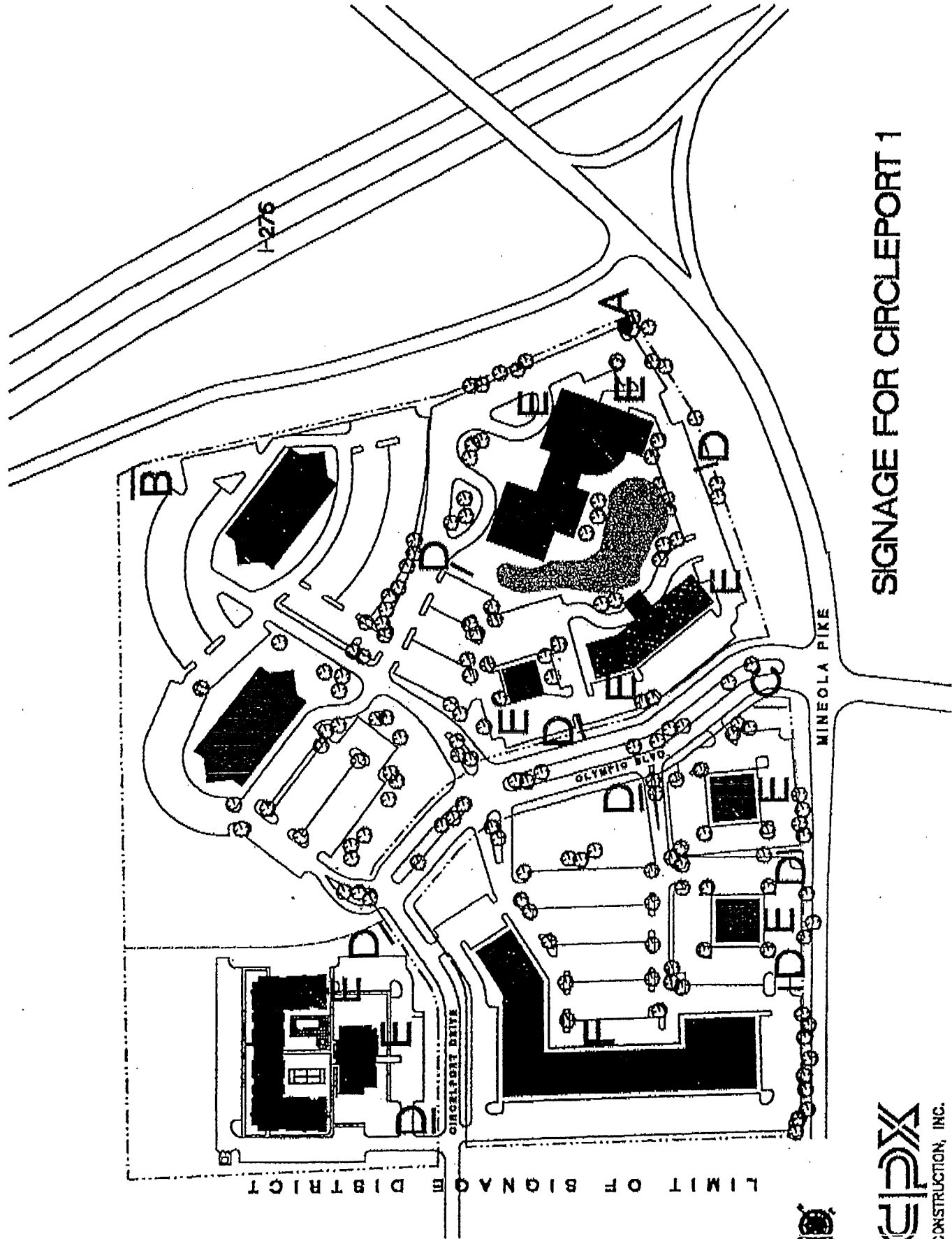
APPROVED

Staff *Steve Colman*

Date *2/2/96*

Boone County
Planning Commission

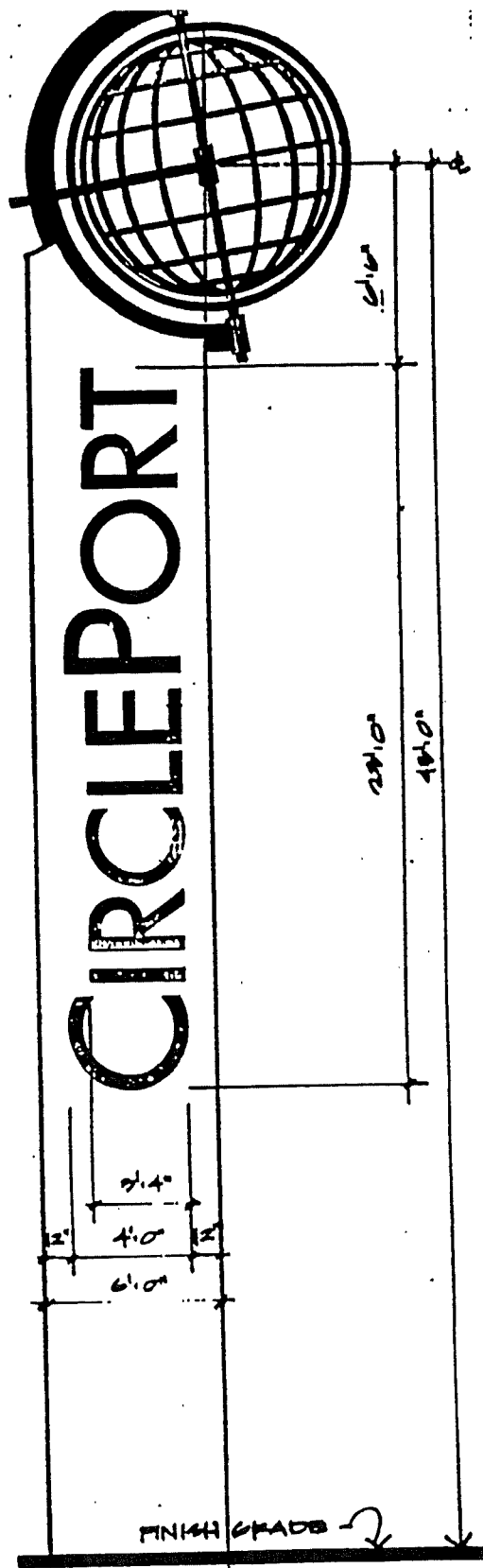




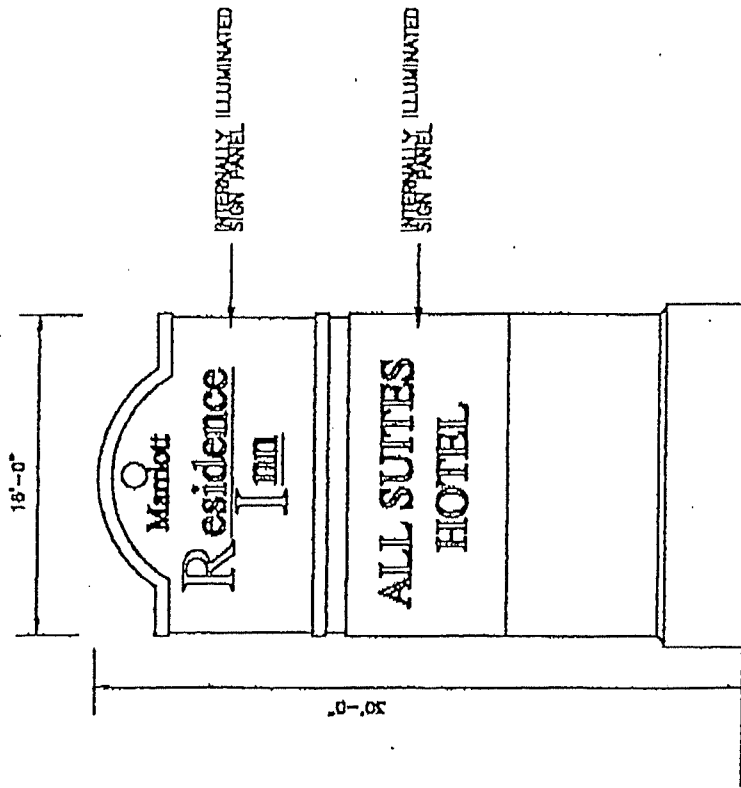
SIGNAGE FOR CIRCLEPORT 1



CONSTRUCTION, INC.
13 DECEMBER 1995



CIRCLEPORT 1
PYLON SIGN A

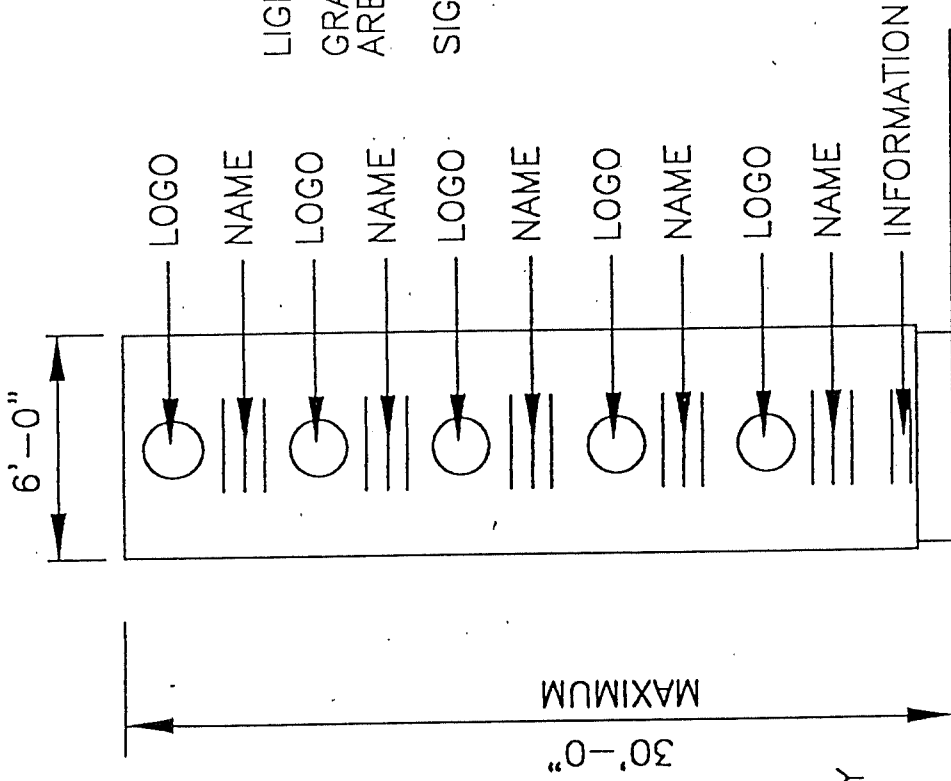


CIRCLEPORT 1

GROUND SIGN B



CONSTRUCTION, INC.
13 DECEMBER 1985



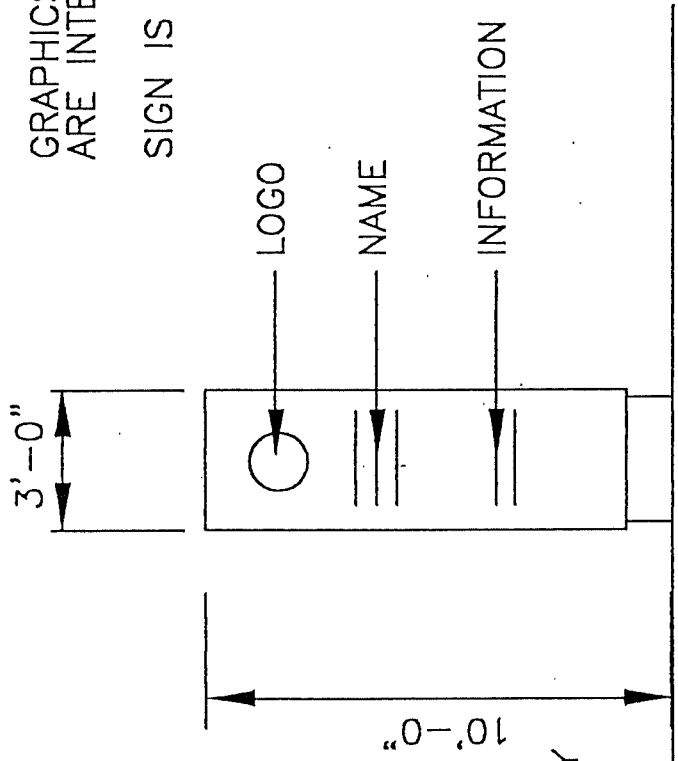
LIGHTING:
 GRAPHICS AND LETTERING
 ARE INTERNALLY ILLUMINATED
 SIGN IS GROUND ILLUMINATED.

ALUMINUM SIGN AND BASE
 GRAPHICS, COLORS AND COPY
 TO BE SUBMITTED

CIRCLEPORT 1

PYLON SIGN C

LIGHTING:
GRAPHICS AND LETTERING
ARE INTERNALLY ILLUMINATED
SIGN IS GROUND ILLUMINATED.



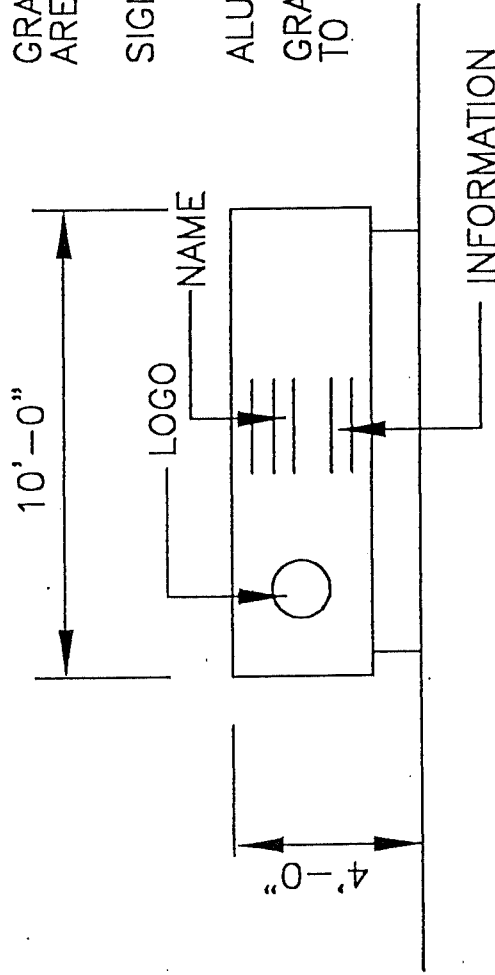
ALUMINUM SIGN AND BASE
GRAPHICS, COLORS AND COPY
TO BE SUBMITTED

CIRCLEPORT 1
GROUND SIGN D
ALTERNATIVE 1

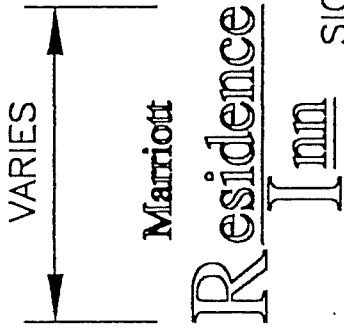
LIGHTING:
GRAPHICS AND LETTERING
ARE INTERNALLY ILLUMINATED

SIGN IS GROUND ILLUMINATED.

ALUMINUM SIGN AND BASE
GRAPHICS, COLORS AND COPY
TO BE SUBMITTED



GROUND SIGN D
ALTERNATIVE 2



LETTER HEIGHT VARIES
FROM GATE HOUSE
TO HOTEL

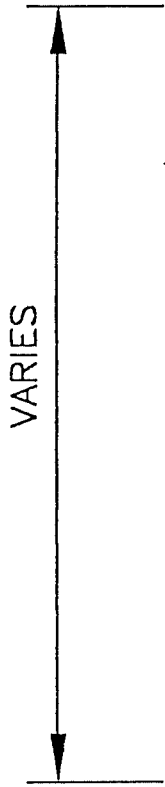
BUILDING MOUNTED

SIGNAGE TO MEET HOTEL STANDARDS AS
APPROVED BY BOONE COUNTY, PER
INDIVIDUAL USER.

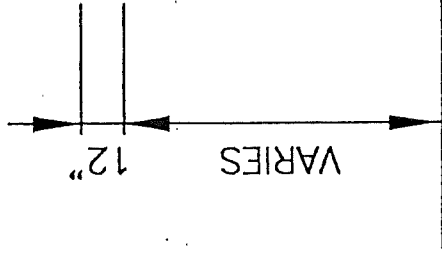
SIGN IS INTERNALLY ILLUMINATED

CIRCLEPORT 1

EXTERIOR BUILDING SIGN E



TYPICAL TENANT NAME



SIGN IS INTERNALLY LIUMINATED

CIRCLEPORT 1

EXTERIOR BUILDING SIGN F

APPENDIX A
Legal Description

LEGAL DESCRIPTION

Situated along the northwest side of Mineola Pike and along the south side of I-275 in Boone County, Kentucky, and being more particularly described as follows:

Beginning at a pin in the northwest line of Circleport Drive at the southeast corner of Lot. No. 8 of Section No. 1 of Circleport One Subdivision (Plat book 19, Page 14); thence with the northeast line of said Lot No. 8, N 39°-38'-00"W 544.00 feet to an iron pipe in the original northwest line of W. P. Butler Company; thence with said line N 50°-22'-02"E feet to an iron pipe and N 50°-47'-29"E 763.18 feet to a pin in the south right of way of I-275 and Ramp No. 5; thence with said right of way S 65°-51'-19"E 46.28 feet to a pin 74.56 feet right of Station 578+50 of Ramp No. 5; thence with said right of way of Ramp No. 5, S 50°-36'-02"E 533.00 feet to a pin and S 61°-57'-41" E 353.19 feet to a pin 90 feet right of Station 53+80.78 of Re-located Mineola Pike; thence with northwest right of way of Mineola Pike S 18°-45'-19"W 201.28 feet to a pin and S 30°-18'-58"W 228.33 feet to a pin 100 feet right of Station 58+50; thence with said right of way S 33°-24'-00"W 294.10 feet to a pin 50.00 feet right of Station 61+61.15; thence with said right of way S 46°-09'-15"W 178.60 feet to a pin in the northeast line of Lot No.

22 of ED'S REE-JOAN Subdivision (Plat book 4, Page 19); thence with said line N 39°-01'-11"W 214.12 feet to a pin; thence with the northwest line of Lot No. 22, S 50°-58'-49"W 100.00 feet to a pin at the northwest corner of said lot, said pin also being in the northeast line of Lot No. 4 of Circleport One Subdivision; thence S 39°-01'-11"W 220 feet to the NW line of Mineola Pike; thence along same S 50°-58'-49"W 439.47 feet, and S 50°-48'-05"W 17.58 feet to the SW line of said Lot 4; thence along same N 39°-38"W 585.84 feet to the SE line of Circleport Drive; thence along same S 50°-22'-02" W 42.31 feet to a point; thence N 39°-38"W 594.00 feet to beginning. Containing 32.505 acres.

ORDINANCE NO. 920.326
BOONE COUNTY FISCAL COURT
KLEIN/CORPOREX PARKS OF KENTUCKY, INC.

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT APPROVING THE REQUEST OF JAMES E. KLEIN (APPLICANT) FOR CORPOREX PARKS OF KENTUCKY, INC. (OWNER) FOR A ZONING MAP AMENDMENT TO THE BOONE COUNTY, KENTUCKY ZONING MAP TO ESTABLISH A SPECIAL SIGN DISTRICT FOR CIRCLEPORT 1 SUBDIVISION ZONED INDUSTRIAL ONE/PLANNED DEVELOPMENT (I-1/PD) FOR A 32.5 ACRE SITE GENERALLY LOCATED AT MINEOLA PIKE/I-275 AND OLYMPIC BOULEVARD, BOONE COUNTY, KENTUCKY, RECOMMENDED BY THE BOONE COUNTY PLANNING COMMISSION (11-1) VIA RESOLUTION R-96-001-A.

WHEREAS, the Boone County Fiscal Court received a request for a Zoning Map Amendment to establish a Special Sign District for property zoned Industrial One/Planned Development (I-1/PD) for a 32.5 acre site generally located at Mineola Pike/I-275 and Olympic Boulevard, Boone County, Kentucky, which is more particularly described below; and

WHEREAS, the Boone County Planning Commission as the planning unit for the unincorporated areas of Boone County, Kentucky was requested to and has conducted a Public Hearing serving as a due process trial type hearing and made findings recommending approval, with conditions, for the Zoning Map Amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOONE COUNTY FISCAL COURT AS FOLLOWS:

SECTION I

That the request for a Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby recommended for approval, with conditions, this Zoning Map Amendment to establish a Special Sign District for property zoned Industrial One/Planned Development (I-1/PD) for a 32.5 acre site generally located at Mineola Pike/I-275 and Olympic Boulevard, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in an Industrial One/Planned Development (I-1/PD) zone is more particularly described in DEED BOOK 280, PAGE NO. 89 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

SECTION II

That as a basis for the recommendation of approval for the Zoning Map Amendment request is the findings of fact of the Boone County Planning Commission as set forth in its minutes and official records for this request shall be and are hereby incorporated by reference as if fully set out in this ordinance and marked as "Exhibit A".

The Committee recommended approval for this request based on the findings of fact and conditions as set forth in the Committee Report and marked as "Exhibit B".

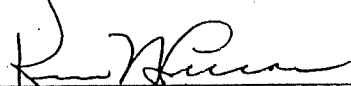
**ORDINANCE NO. 920.326
BOONE COUNTY FISCAL COURT
KLEIN/CORPOREX PARKS OF KENTUCKY, INC.**

SECTION III

That this Ordinance, shall take effect and be in full force when passed, published and recorded according to law.

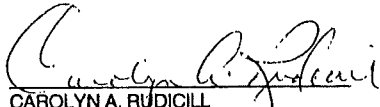
Introduced, seconded and given First Reading on the 16 day of March 19 96.

Adopted by the Fiscal Court of Boone County after Second Reading at a regular meeting on the 16 day of March 19 96, and on the same occasion signed in open session by the County Judge/Executive as evidence of his approval, attested under seal by the County Fiscal Court Clerk and declared to be in full force and effect.



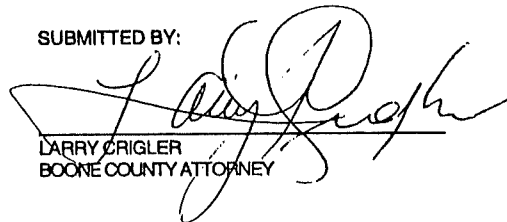
KENNETH R. LUCAS
BOONE COUNTY JUDGE/EXECUTIVE

ATTEST



CAROLYN A. RUDICILL
FISCAL COURT CLERK

SUBMITTED BY:



LARRY CRIGLER
BOONE COUNTY ATTORNEY

4-11-96
DATE PUBLISHED