

CITY OF FLORENCE, KENTUCKY
PLANNING AND ZONING COMMITTEE

IN RE: AGREED ADDITIONAL CONDITIONS - REQUEST OF SEVA AT MERCHANTS SQUARE II, LLC (APPLICANT) FOR KEMBA CREDIT UNION, INC. (OWNER) FOR A ZONING MAP AMENDMENT FROM COMMERCIAL TWO/PLANNED DEVELOPMENT/HOUSTON DONALDSON STUDY CORRIDOR (C-2/PD/HDO) TO OFFICE TWO/PLANNED DEVELOPMENT/HOUSTON DONALDSON CORRIDOR (O-2//PD/HDO) FOR AN APPROXIMATE 5.3 ACRE AREA LOCATED AT 5935 AND 5945 MERCHANTS STREET, FLORENCE, KENTUCKY. THE REQUEST IS FOR A ZONE CHANGE TO ALLOW THE DEVELOPMENT OF A FOUR-STORY, 62,000 SQUARE FOOT HOTEL.

The Planning and Zoning Committee has recommended and the Applicant has agreed that the following additional condition will apply to the request described above.

1. Condition #3 of the Boone County Planning Commission Zone Change/Concept Plan Committee Report shall be amended as follows:

~~Light poles or fixtures shall be downlit and directed away from the adjoining Greenview Subdivision. Lighting shall be limited to 25 feet in height in the rear of the building. Light poles will be limited to 25 feet on the sides of the building. Building scene lighting will be permitted on the sides of the building.~~

The following lighting conditions shall apply only to the hotel lot at 5945 Merchants Street:

- A. Light poles and their associated fixtures shall only be permitted in the front parking lot and shall be limited to 25' in height. All lighting from pole mounted light fixtures shall be downlit or oriented away from Greenview Subdivision.
- B. Illumination of the side building facades shall be limited to 3,000 - 4,000 K white or soft-yellow ground mounted or wall mounted uplighting.
- C. Illumination of the rear building facade and/or outdoor patio area shall be limited to low-wattage recessed ceiling lights and/or wall scones which are installed below the second-floor level of the hotel.

Agreed to this 15 day of January, 2025.

BY: James Sutton, President / CEO
(Title)

COUNTY OF Butler STATE Ohio

The foregoing instrument was acknowledged before me this 15th day of January, 2025, by Dan Sutton, the President and CEO, on behalf of the company. Kenba Credit Union, Inc.

[Signature]
NOTARY PUBLIC, State at Large
My Commission Expires: _____



JOSEPH MORGAN HUTSON
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date: Section 147.03 O.R.C.