

RESOLUTION R-25-015-A

A RESOLUTION OF THE BOONE COUNTY PLANNING COMMISSION RECOMMENDING APPROVAL, WITH A CONDITION, FOR A REQUEST OF ARNOLD CONSULTING ENGINEERING SERVICES INC. (APPLICANT) FOR SHIV BRAHMA LAXMI LLC (OWNER) FOR A ZONING MAP AMENDMENT/CHANGE OF CONCEPT DEVELOPMENT PLAN FROM SUBURBAN RESIDENTIAL TWO/PLANNED DEVELOPMENT (SR-2/PD) AND OFFICE TWO/PLANNED DEVELOPMENT (O-2/PD) TO OFFICE TWO/PLANNED DEVELOPMENT (O-2/PD) FOR AN APPROXIMATE 2.06 ACRE AREA LOCATED AT 56-58 CAVALIER BOULEVARD, FLORENCE, KENTUCKY AND PROVIDING THE RECOMMENDATION BE FORWARDED TO THE CITY OF FLORENCE, FLORENCE KENTUCKY.

WHEREAS, the Boone County Planning Commission received a request for a Zoning Map Amendment/Change of Concept Development Plan and such Zoning Map Amendment/Change of Concept Development Plan being a zone change from Suburban Residential Two/Planned Development (SR-2/PD) and Office Two/Planned Development (O-2/PD) to Office Two/Planned Development (O-2/PD) for an approximate 2.06 acre area located at 56-58 Cavalier Boulevard, Florence, Kentucky, which is more particularly described below; and,

WHEREAS, the Boone County Planning Commission as the planning unit for the City of Florence, Kentucky, was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made Findings of Fact recommending approval, with a Condition, for the Zoning Map Amendment/Change Concept Development Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOONE COUNTY PLANNING COMMISSION AS FOLLOWS:

SECTION I

That the request for a Zoning Map Amendment/Change Concept Development Plan for the real estate which is more particularly described below shall be and is hereby recommended for approval, with a Condition, this Zoning Map Amendment/Change Concept Development Plan being a zone change from Suburban Residential Two/Planned Development (SR-2/PD) and Office Two/Planned Development (O-2/PD) to Office Two/Planned Development (O-2/PD) for an approximate 2.06 acre area located at 56-58 Cavalier Boulevard, Florence, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment/Change Concept Development Plan in a Suburban Residential Two/Planned Development (SR-2/PD) zone is more particularly described in DEED BOOK: 1203, PAGE NO: 763, (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, with a Condition, for a Zoning Map Amendment/Change Concept Development Plan request are the Findings of Fact and a Condition 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 Resolution and marked as "Exhibit A."

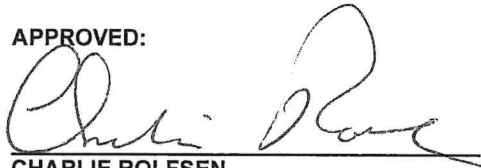
The Committee recommended approval for this request based on the Findings of Fact and a Condition as set forth in the Committee Report and marked as "Exhibit B."

SECTION III

That a copy of this Resolution recommending approval, with a Condition, for a Zoning Map Amendment/Change Concept Development Plan for a zone change from Suburban Residential Two/Planned Development (SR-2/PD) and Office Two/Planned Development (O-2/PD) to Office Two/Planned Development (O-2/PD) for an approximate 2.06 acre area located at 56-58 Cavalier Boulevard, Florence, Kentucky, shall be forwarded to City of Florence, Florence, Kentucky, having jurisdiction over the property for its action on the recommendation of the Boone County Planning Commission.

PASSED AND APPROVED ON THIS 16TH DAY OF APRIL, 2025.

APPROVED:



**CHARLIE ROLFSEN
CHAIRMAN**

ATTEST:


**TREVA L. BEAGLE
MANAGER, ADMINISTRATIVE SERVICES**

CR/tlb

EXHIBIT

“A”

STAFF REPORT

#2

Request of **Arnold Consulting Engineering Services Inc. (applicant)** for **Shiv Brahma Laxmi LLC (owner)** for a Zoning Map Amendment/Change of Concept Development Plan from Rural Suburban Residential Two/Planned Development (SR-2/PD) and Office Two/Planned Development (O-2/PD) to Office Two/Planned Development (O-2/PD) for an approximate 2.06 acre area located at 56-58 Cavalier Boulevard, Florence, Kentucky. The request is for a zone change/change of concept development plan to allow for the construction of a 50,645 square foot, four story, 122 room hotel.

March 5, 2025

REQUEST

- A. The applicant is proposing:
1. A 50,645 square foot, 46 foot tall, four-story hotel with approximately 122 rooms.
 2. A parking lot providing 125 regular spaces including 6 ADA spaces.
 3. A dumpster enclosure in the North corner of the site.
 4. Perimeter, building, and vehicular use area landscaping.
- B. The applicant is applying for a Conditional Use Permit to allow for a hotel/motel use in the proposed O-2 Zone.
- C. The applicant is applying for a waiver to reduce the 80 foot Buffer Yard D requirement along the North and West property lines to a minimum 10 foot buffer with a six foot tall fence.

PERTINENT SITE HISTORY

- 1983 A Zoning Map Amendment and Concept Development Plan was approved for a 48.67-acre tract between Burlington Pike and I-71/75. The site was part of the request and was rezoned from Urban Residential Two (UR-2) to Commercial Services (C-3).
- 1986 A Change in Concept Development Plan was conditionally approved which rezoned a 4.33-acre tract of land including the site from Commercial Services (C-3) to Commercial Services/Planned Development (C-3/PD). The site was identified as part of Parcel 6 and was designated for restaurant use.
- 1987 As a result of the 1-75/Turfway Road Interchange Study, The Boone County Planning Commission adopted a Special Sign District for a 54.65-acre tract between Burlington Pike and I-71/75 which includes the subject site.
- 1996 A Change in Concept Development was conditionally approved to allow a 14,000 square foot office building and to create an outlot for future restaurant or office development.
- 2013 The Boone County Planning Commission approved a Final Plat for the Turfway Commercial Park – Re-Plat of Lots 7 and 6A, creating the lot under review.

SITE CHARACTERISTICS

- A. The 2.06-acre site has approximately 330 feet of frontage on the northwest side of Cavalier Blvd.
- B. The site is currently vacant and cleared.
- C. Access to the site is provided by a single curb cut off Cavalier Blvd, which currently provides shared access to the Huff Property at 60 Cavalier Blvd.
- D. Topographically, the site is largely flat, except for a mound towards the rear of the property that plateaus approximately 6 feet above grade.

ADJACENT LAND USES AND ZONING

North and West: Freestanding office buildings, zoned SR-2/PD/CD

South: A strip center housing several specialty medical offices, zoned O-2/PD

East: Another hotel property, zoned O-2/PD

APPLICABLE REGULATIONS

- A. Section 308 of the Boone County Zoning Regulations states that before any map amendment is granted, the Planning Commission and legislative body shall use the following criteria:
 - 1. The map amendment is in agreement with the adopted comprehensive plan and any specific study designed to further detail the Boone County Comprehensive Plan for the location in question; or
 - 2. The existing zoning classification is inappropriate and that the proposed zoning classification is appropriate; or
 - 3. There have been major changes of an economic, physical, or social nature not anticipated in the adopted comprehensive plan that substantially alter the area's character.
- B. Section 505.4 of the Boone County Zoning Regulations identifies Hotel or Motel and Apartment Hotel as a Conditional Use within the O-2 Zoning District.
- C. Section 1101.A of the Boone County Zoning Regulations states that the purpose of the Office Two District is to consolidate those types of professional, research, business, service and similar uses which are based in office structures and which require and desire high levels of personal interaction. Such districts will be organized to provide employment labor markets. Districts will be located on suitable lands with convenient access from expressways, arterials or collectors. District plans will be organized to provide direct, central, convenient and safe collection of vehicles and pedestrian circulation.

- D. Section 1101.3 of the Boone County Zoning Regulations states that the maximum total intensity of all uses in an Office Two district shall not exceed 30,000 square feet of gross floor area per acre.
- E. The application needs to be evaluated in terms of the Planned Development Standards that are found in Section 1506 of the Boone County Zoning Regulations. A proposed Concept Development Plan shall fulfill the criteria outlined in this section unless a portion of the criteria do not apply or relate, in whole or part, to a specific proposal (see attachments).

RELATIONSHIP TO COMPREHENSIVE PLAN

- A. The 2040 Future Land Use Plan designates the site for Commercial uses. This designation is described as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."
- B. The following passage from Our Boone County, Plan 2040 relates to the request:
 - 1. Tourism in and of itself is not necessarily a component of economic development but it does attract outside dollars into the community in a number of ways. Visitors coming to Boone County not only spend time in the community, but also spend money while here as they stay in hotels, eat in restaurants, shop in retail stores, or pay for services. Tourism is having a large impact on Boone County as seen in the recent trend of new hotels being built and proposed. Some of Boone County's main attractors include the Creation Museum, Big Bone Lick State Park, Rabbit Hash, Turfway Racetrack, the Florence Freedom minor league ballpark, the official designation of northern Kentucky as a "gateway" to the Bourbon Trail and associated distilleries and breweries, the many commercial areas, as well as the Cincinnati-Northern Kentucky International Airport which, along with the hotels located in Northern Kentucky (2/3 of which are located in Boone County), serves as a base for additional regional tourism outside of Boone County to such destinations as downtown Cincinnati, the Kentucky Speedway in Sparta, KY and the Ark Encounter in Williamstown, KY. (Economic Development, Tourism, page 65).
 - 2. Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; where appropriate, existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact. Appropriate wooded areas and stream valleys should remain as open space within developments and between developments. Developments proposed adjacent to planned or established open spaces should provide pedestrian access where appropriate. Natural green space benefits the community as well as encourages developers to create innovative development designs through clustering of buildings and impermeable area. (Land Use, Future

Land Use Development Guidelines, Buffering, page 96).

C. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:

1. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
2. Promote quality of life amenities to retain current residents and attract new residents in order to have a stable and diversified population (Demographics Goal A, Objective 3).
3. Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).
4. Boone County businesses are developed in appropriate locations and are compatible with surrounding land uses (Economy, Goal B).
5. Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well-maintained buffer spaces between the business use and other land uses (Economy Goal B, Objective 1).
6. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).

D. The following Future Land Use Development Guidelines from Our Boone County Plan 2040 relate to the application:

1. Developments in Boone County should begin with an assessment of existing site features to determine positive and useful attributes, as well as features that should or can be preserved (Land Use, Future Land Use Development Guidelines, Utilization of Existing Vegetation and Topography, page 95).
2. Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; where appropriate, existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact (Land Use, Future Land Use Development Guidelines, Buffering, page 95).

STAFF COMMENTS

- A. The submitted Concept Development Plan should be evaluated against the Planned Development Criteria in Section 1506.
1. Open Space: Useable open spaces should be provided in Planned Developments. These spaces may be provided in the form of parks, plazas, arcades, commons, trails, sports courts or other athletic and recreational areas, outdoor areas for the display of sculptural elements, etc.
 2. Architecture: Building materials in the Planned Development district should predominantly be brick, stone, and architectural grade cast concrete products designed to replicate natural materials, largely in natural colors.
 3. Signage: Signs should visually correlate to the architectural theme of the Planned Development through the use of consistent design details, materials, and colors.
- B. The site is currently home to an eight-foot tall, 36 square foot monument sign for the Huff Realty property north of the subject site, which was approved (SP-FL-140-1997) prior to the two lots being split in 2013. Under the applicable Special Sign District (R-25-87), only one monument sign is permitted per lot. A modification to the Special Sign District via the Planned Development overlay may be necessary.
- C. Staff sent out an agency email to the Boone County Building Department, Florence Fire Department, and the City of Florence requesting comments pertaining to the request. Comments from the City of Florence are included as an attachment.

CONCLUSION

The requests need to be evaluated by the Boone County Planning Commission and Boone County Fiscal Court in terms of Kentucky Revised Statute (KRS) 100.213, Articles 3 and 15 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area.

Respectfully submitted,



Lauren M. Elliott
Planner, Zoning Services

LME/ss

Attachments:

*Vicinity Map

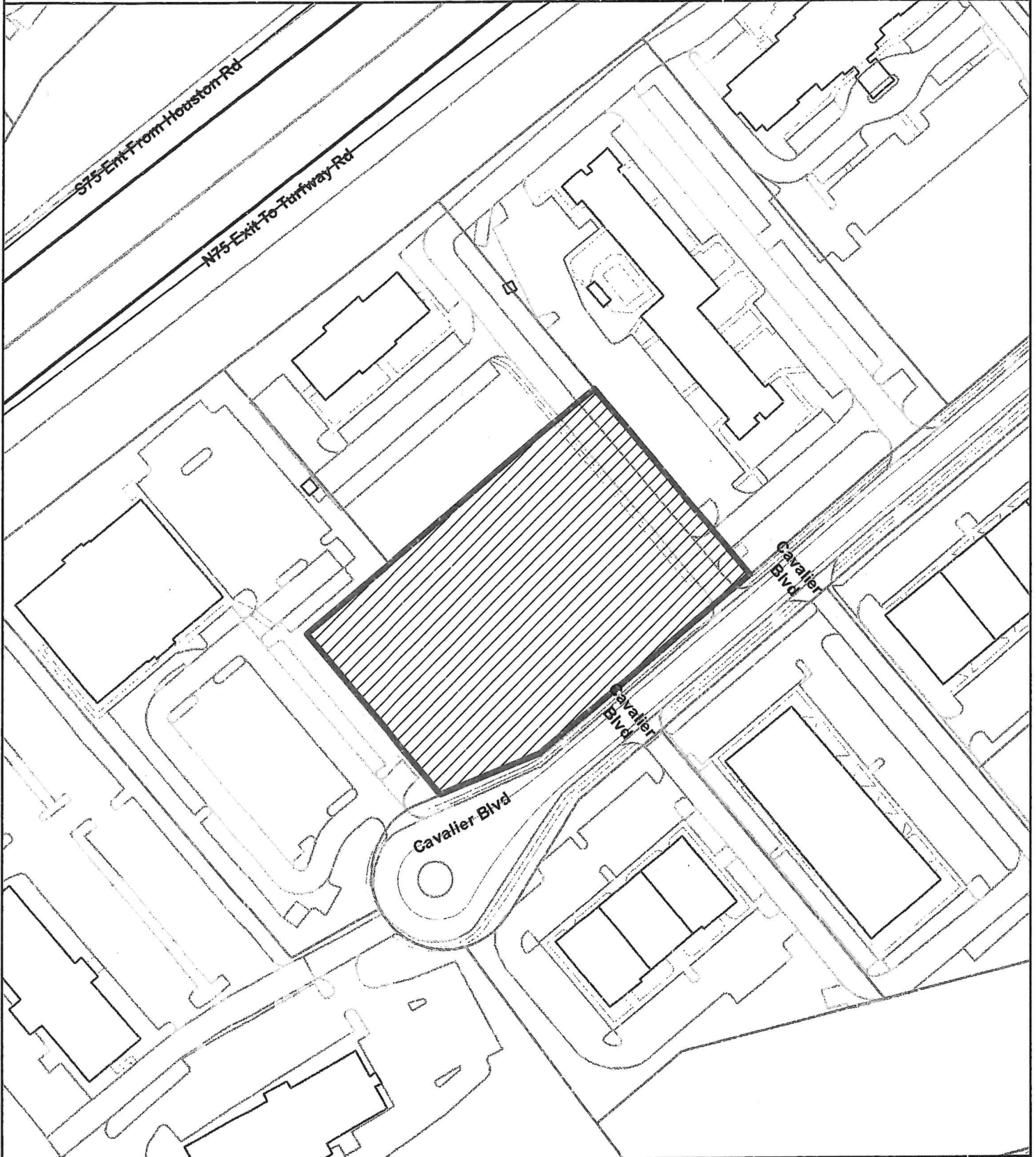
*Aerial Map

*Topographical Map

- *Zoning Map
- *2040 Future Land Use Map
- *Concept Development Plan
- *Application
- *Section 1506 Planned Development Criteria
- *Inter-Departmental Emails

Boone County GIS Map

www.boonecountygis.com



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0 65 130 260 390 520 Feet
1 inch = 133 feet

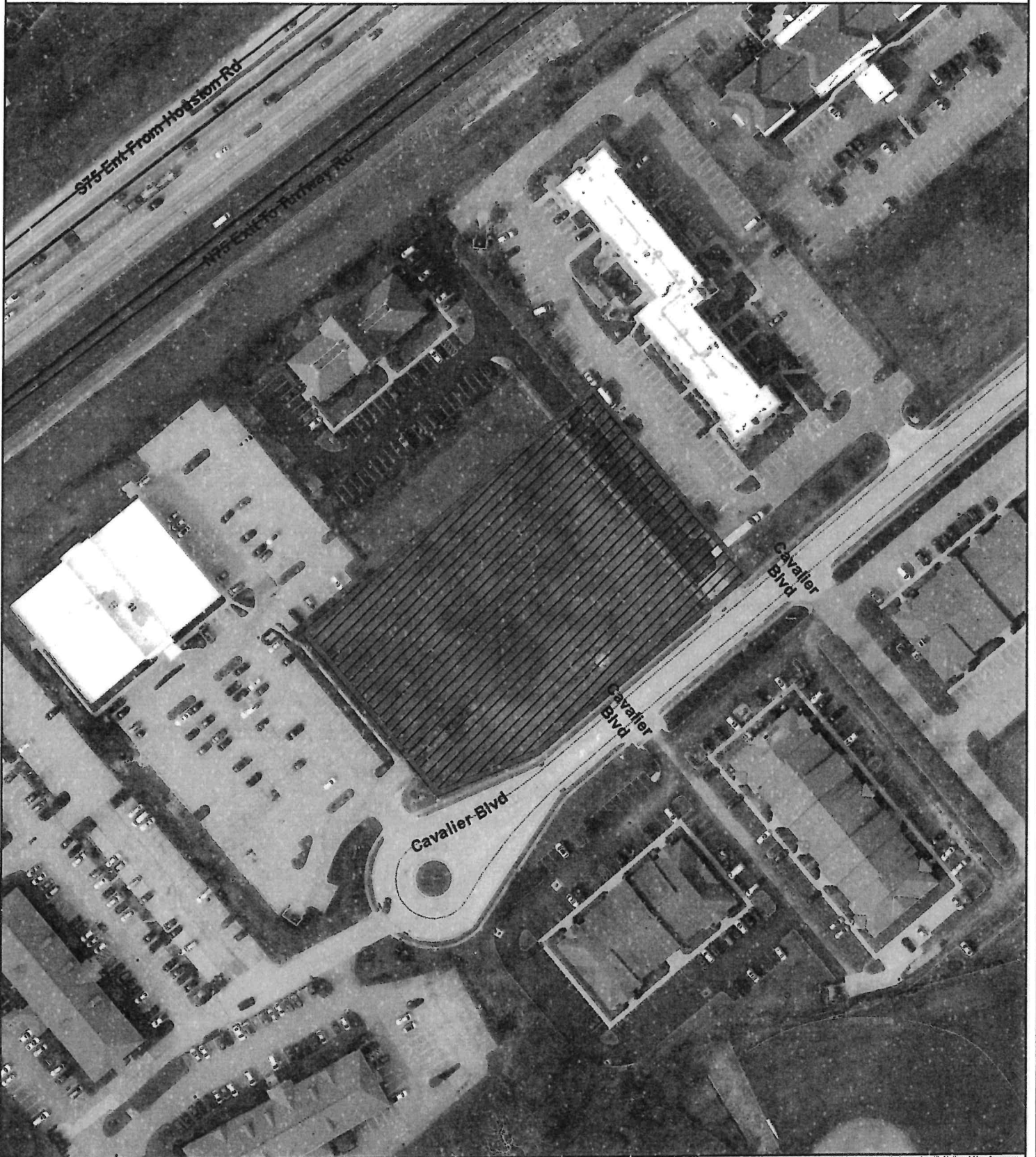


Boone County GIS - Putting Northern Kentucky on the Map



Boone County GIS Map

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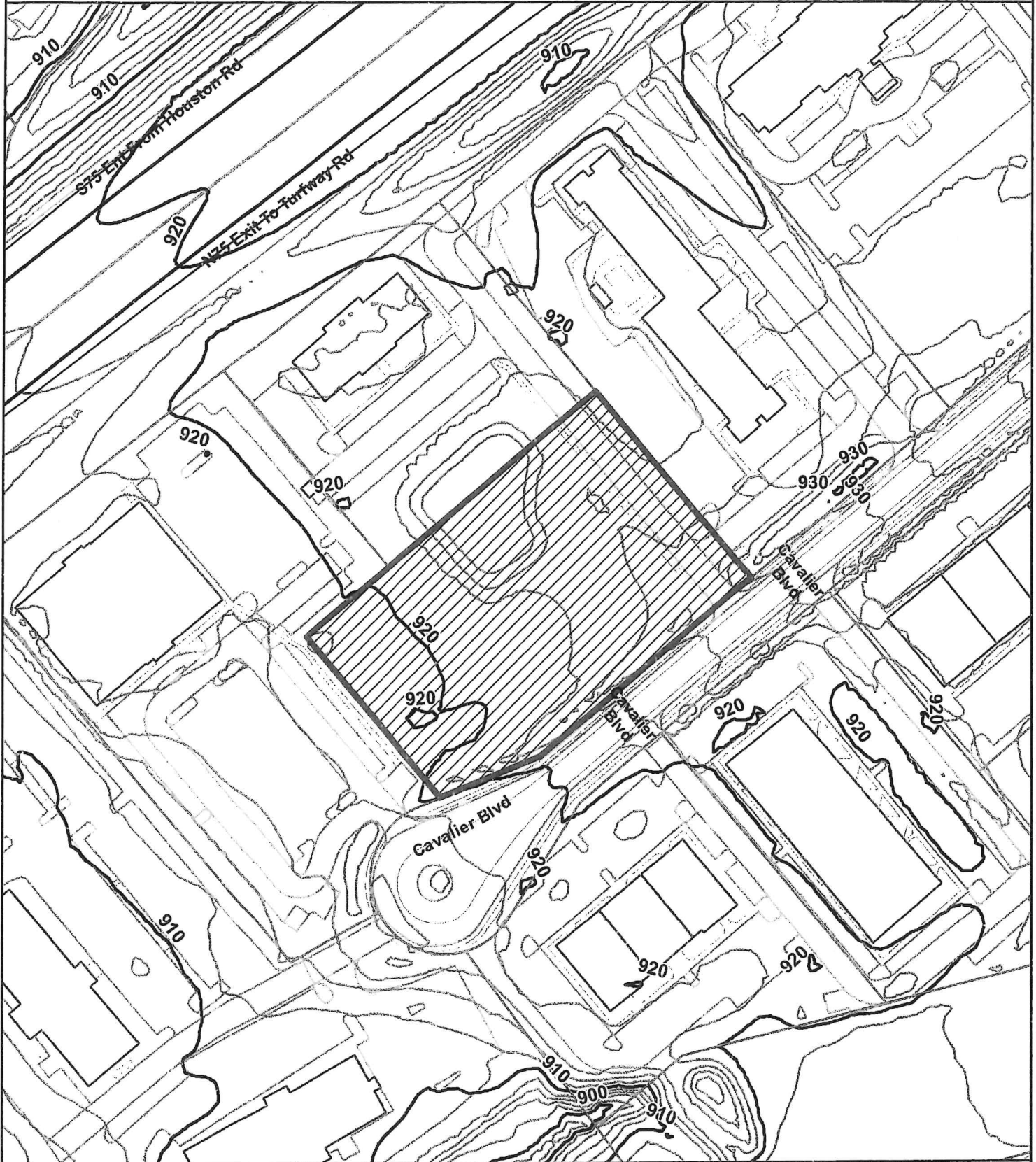


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Boone County GIS Map

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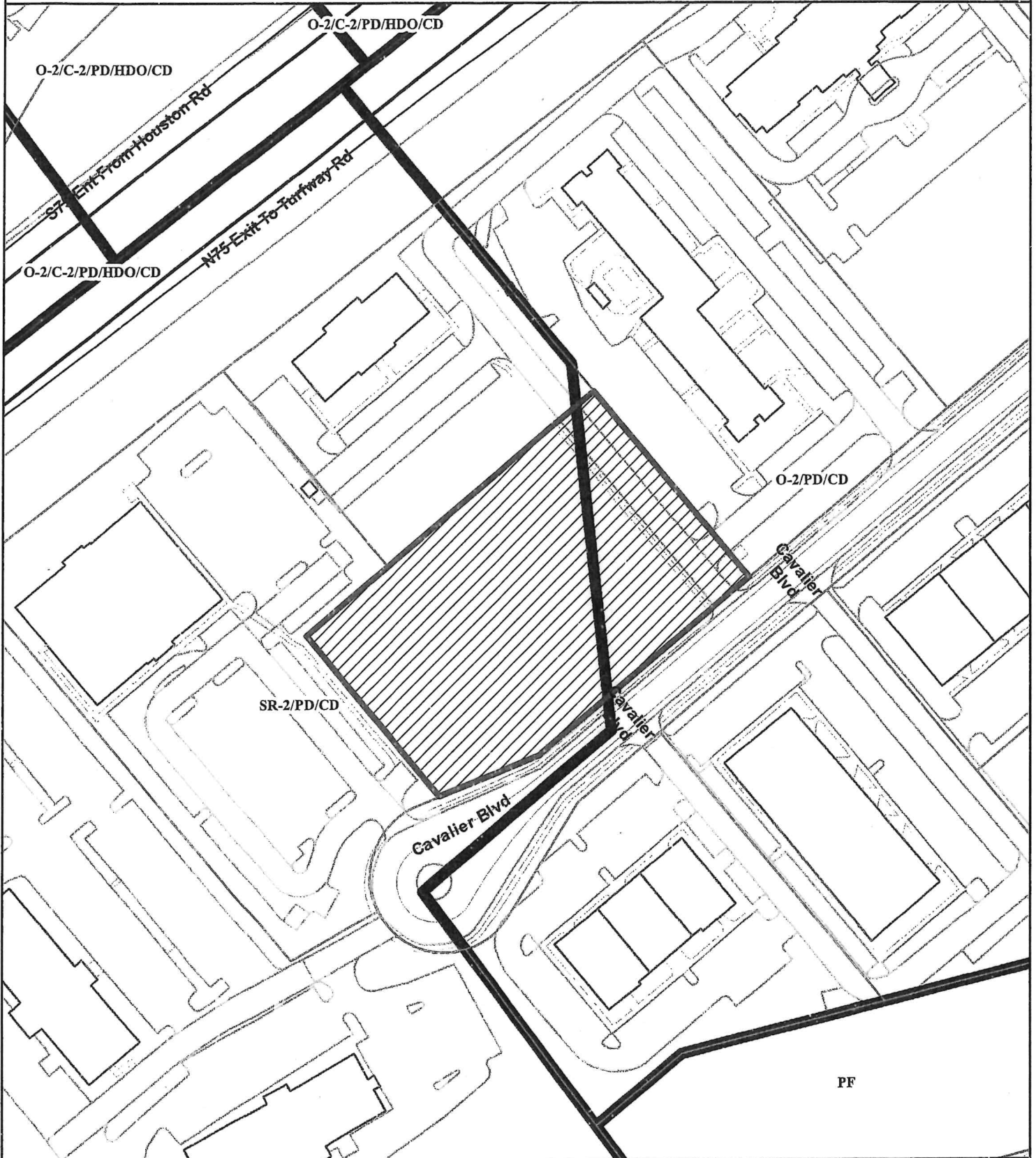


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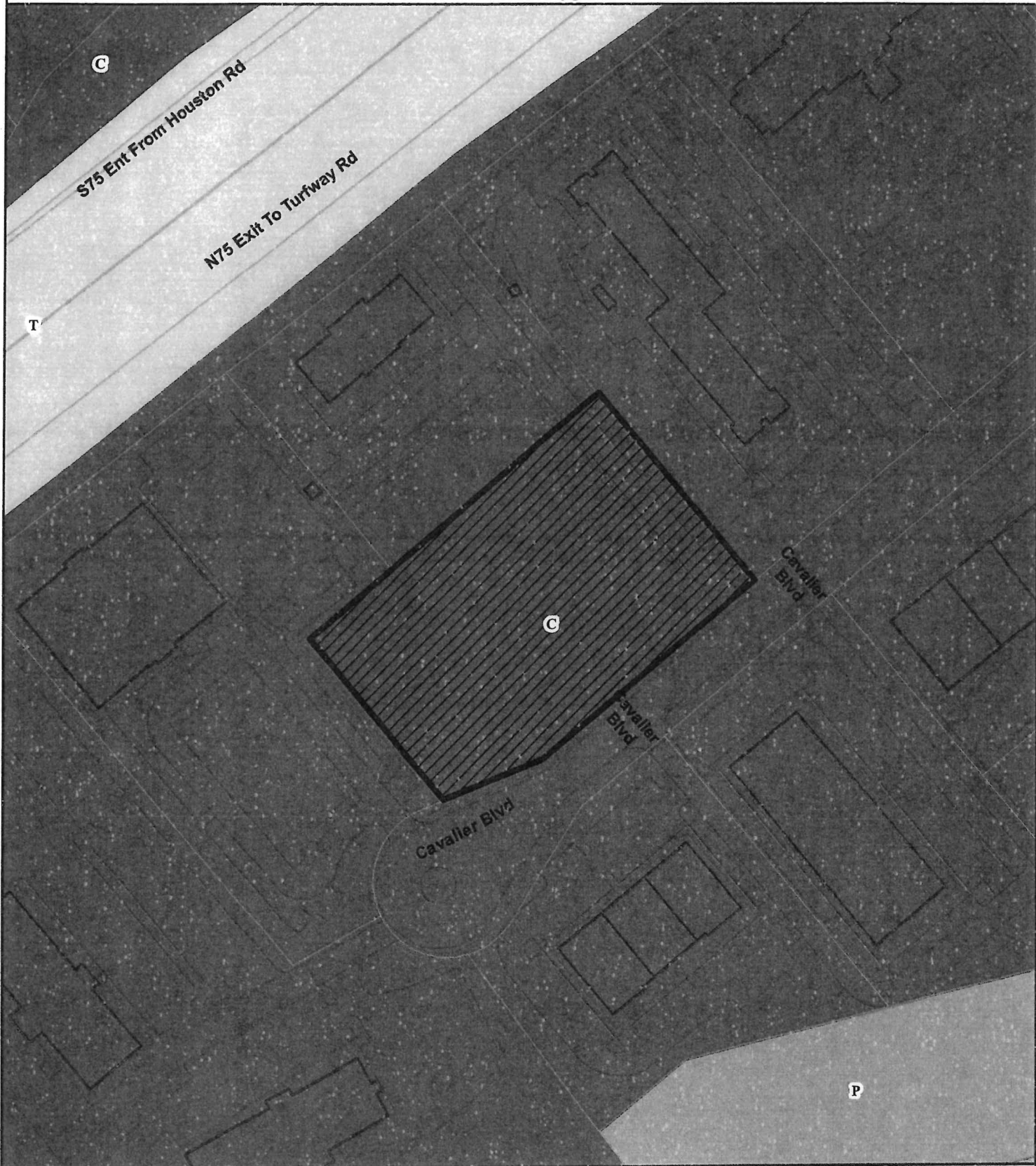


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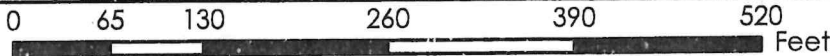
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1 inch = 133 feet



Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 10/02/2022

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PERIMETER PLANTINGS

AREA 1

TOTAL LINEAR FOOTAGE: 392.67 FT. BUFFER WIDTH: 10'

STANDARD:

- 10' LUST 2 TREES & 1 LUST 10 A.M.D. TREES PER 100' LUST & 10' LUST 8 SHRUBS
- 10' LUST 2 TREES & 1 LUST 10 A.M.D. TREES PER 100' LUST & 10' LUST 8 SHRUBS

REQUIRED PLANTINGS: 10' LUST 2 TREES & 1 LUST 10 A.M.D. TREES PER 100' LUST & 10' LUST 8 SHRUBS

PROVIDED PLANTINGS: 10' LUST 2 TREES & 10' LUST 8 SHRUBS

AREA 2

TOTAL LINEAR FOOTAGE: 162 FT. BUFFER WIDTH: 10'

STANDARD:

- 10' LUST 2 TREES & 1 LUST 10 A.M.D. TREES PER 100' LUST & 10' LUST 8 SHRUBS
- 10' LUST 2 TREES & 1 LUST 10 A.M.D. TREES PER 100' LUST & 10' LUST 8 SHRUBS

REQUIRED PLANTINGS: 10' LUST 2 TREES & 1 LUST 10 A.M.D. TREES PER 100' LUST & 10' LUST 8 SHRUBS

PROVIDED PLANTINGS: 10' LUST 2 TREES & 10' LUST 8 SHRUBS

AREA 3

TOTAL LINEAR FOOTAGE: 362.67 FT. BUFFER WIDTH: 10'

STANDARD:

- 10' LUST 2 TREES & 1 LUST 10 A.M.D. TREES PER 100' LUST & 10' LUST 8 SHRUBS
- 10' LUST 2 TREES & 1 LUST 10 A.M.D. TREES PER 100' LUST & 10' LUST 8 SHRUBS

REQUIRED PLANTINGS: 10' LUST 2 TREES & 1 LUST 10 A.M.D. TREES PER 100' LUST & 10' LUST 8 SHRUBS

PROVIDED PLANTINGS: 10' LUST 2 TREES & 10' LUST 8 SHRUBS

AREA 4

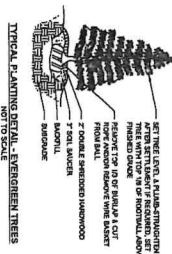
TOTAL LINEAR FOOTAGE: 162.67 FT. BUFFER WIDTH: 10'

STANDARD:

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- 10' LUST 2 TREES & 1 LUST 10 A.M.D. TREES PER 100' LUST & 10' LUST 8 SHRUBS

REQUIRED PLANTINGS: 10' LUST 2 TREES & 1 LUST 10 A.M.D. TREES PER 100' LUST & 10' LUST 8 SHRUBS

PROVIDED PLANTINGS: 10' LUST 2 TREES & 10' LUST 8 SHRUBS



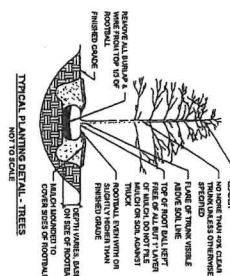
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NOT TO SCALE



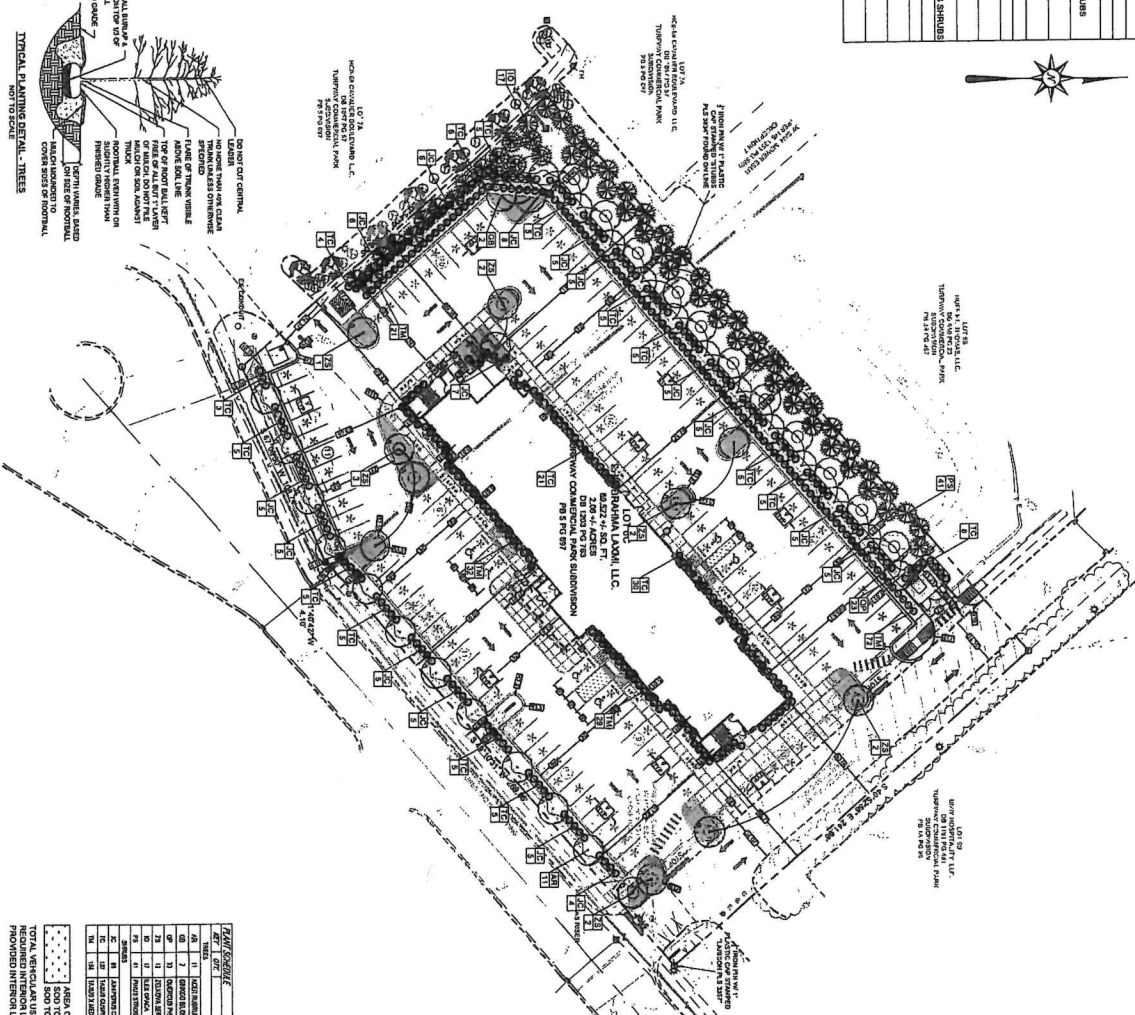
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TYPICAL PLANTING DETAIL - TREES
NOT TO SCALE



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LANDSCAPE NOTES
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AREA OF 500' x 60' SQUARE YARDS
SOO TO BE A LOCALLY GROWN TYPE RESCUE
SOO TO BE PLACED WITHIN 24 HOURS OF HARVEST.

TOTAL VEHICULAR USE AREA: 44,989 SF
REQUIRED INTERIOR LANDSCAPING: 2,240 SF (5%) (13 TREES REQUIRED)
PROVIDED INTERIOR LANDSCAPING: 2,388 SF



GRAPHIC SCALE: 1" = 30'

L1
LANDSCAP
PLAN

LANDSCAPE PLANNING

JOB NUMBER: 24-3031-1
DATE: 12-30-2024
SCALE: 1" = 30'
DRAWN: M.BIDWELL
CHECKED: B.SHIRLEY
APPROVED: D.WHITLEY

ACES
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
TEL: (606) 825-2222



ATHENA WOODSPRING SUITES
CAVALIER BOULEVARD
FLORENCE, KY 41042

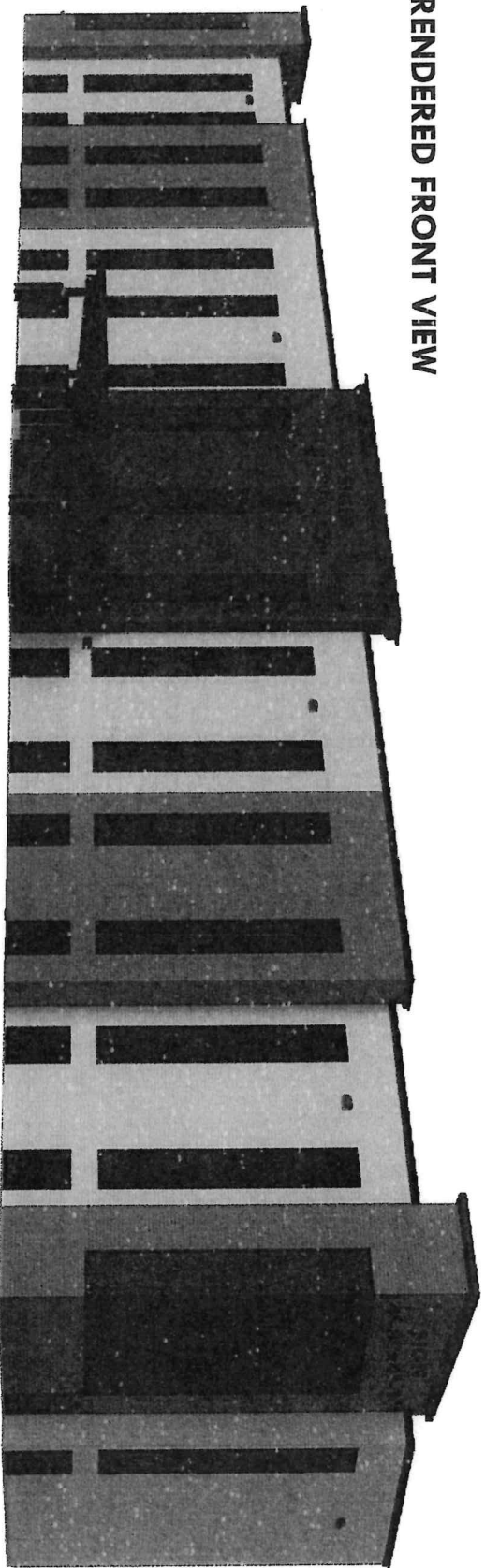
REVISIONS

FLORENCE KY HOTEL

DESIGN DEVELOPMENT

12.16.2024

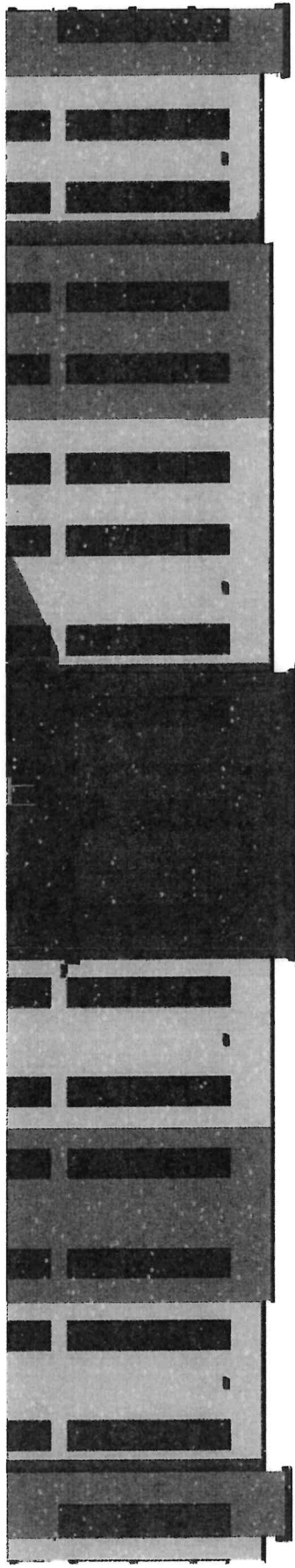
RENDERED FRONT VIEW



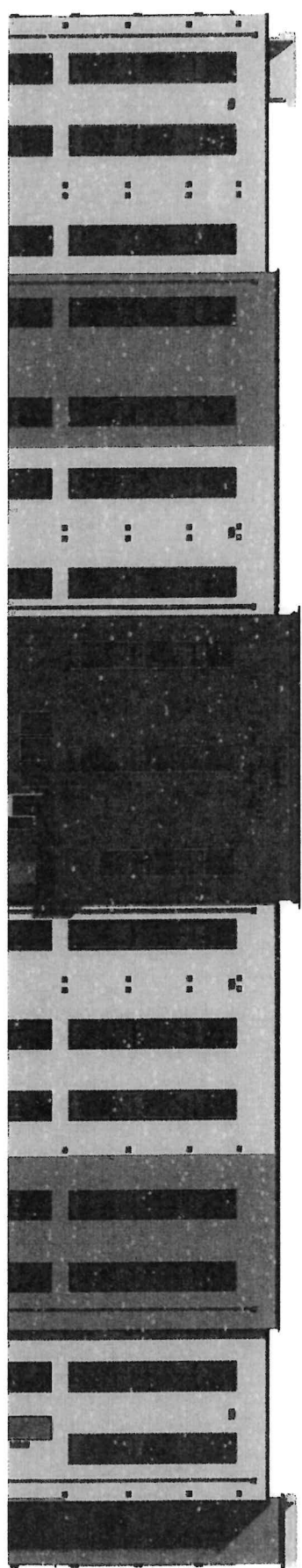
SW 7067 CITYSCAPE
 SW 7069 IRON ORE
 SW 7004 SNOWBOUND
 SW 7602 INDIGO BATIK (OR SIMILAR)



1 - FRONT ELEVATION



2 - REAR ELEVATION



Address: 6425 Gem Stone Drive
 Liberty Township OH 45044
 Phone: 513.274.2550
 Email: design@chaatrik.com
 Website: www.chaatrik.com

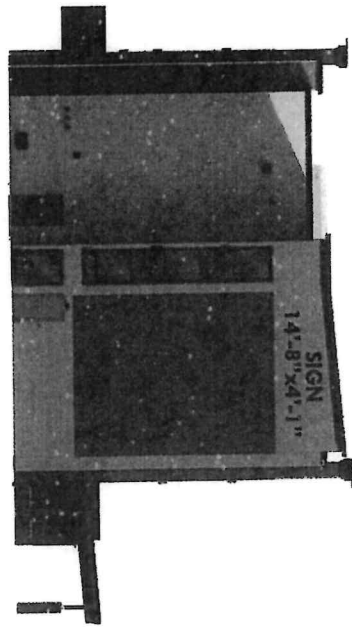
CHAATRIK
 ARCHITECTURE + URBAN DESIGN

Owner: ATHENA Hospitality Group
 Address: 4756 Houston Road
 Florence KY 41042

ISSUE DATE:
 12.16.2024

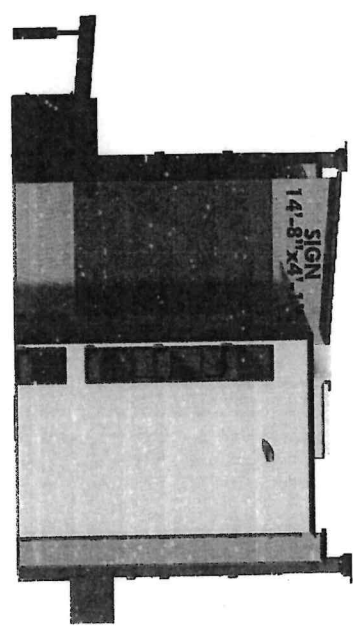
A3

SW 7067 CITYSCAPE
 SW 7069 IRON ORE
 SW 7004 SNOWBOUND
 SW 7602 INDIGO BATIK (OR SIMILAR)



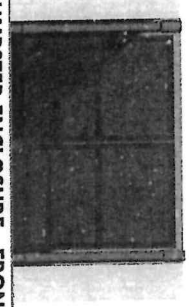
3 - SIDE ELEVATION

SW 7004 SNOWBOUND
 SW 7048 URBANE BRONZE

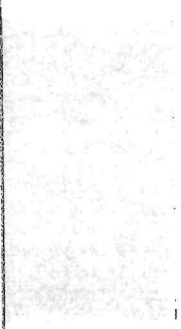


4 - SIDE ELEVATION

5 - DUMPSTER ENCLOSURE - FRONT ELEVATION

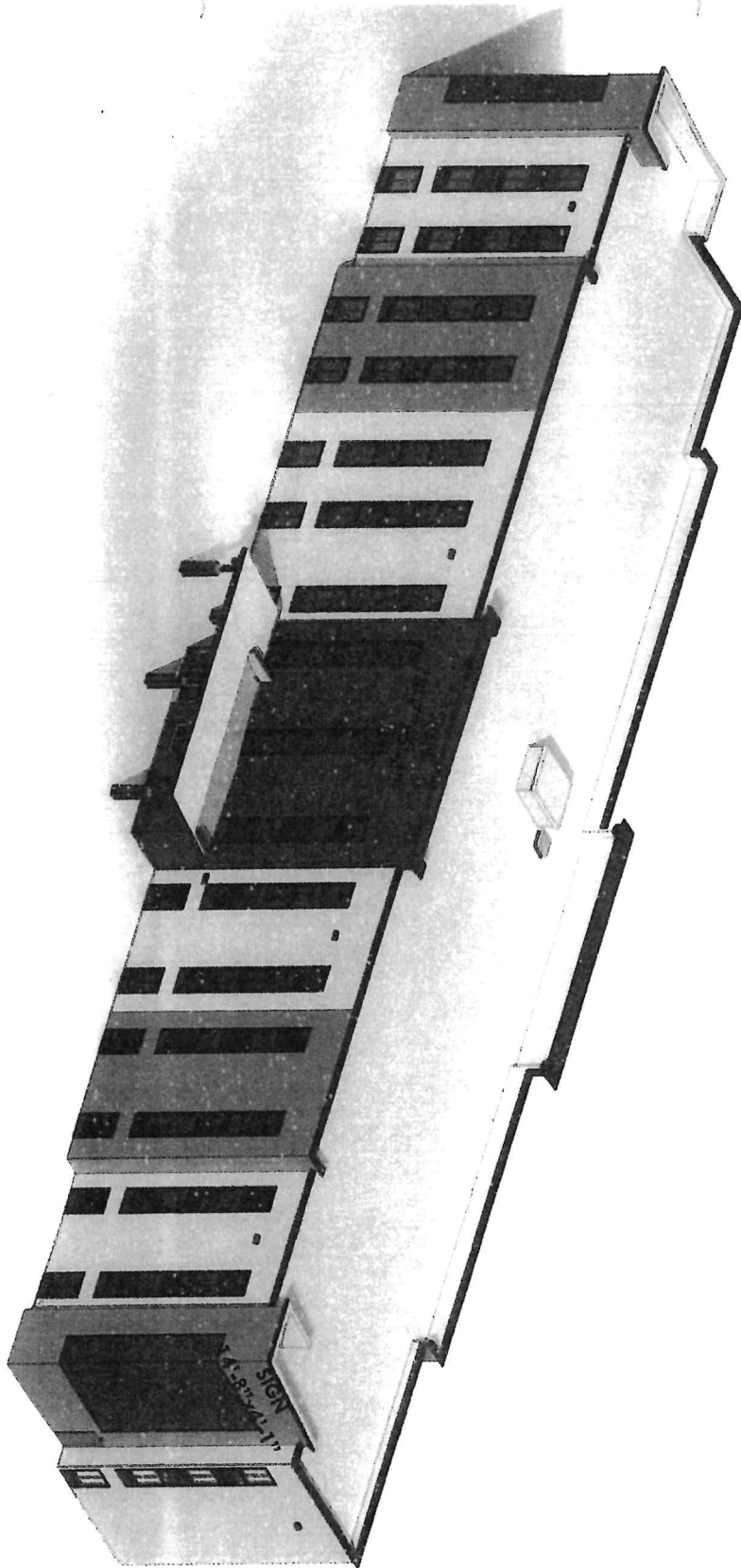


6 - DUMPSTER ENCLOSURE - SIDE + REAR ELEVATIONS



DUMPSTER ENCLOSURE ELEVATIONS

RENDERED AXON VIEW



A5

ISSUE DATE:
12.16.2024

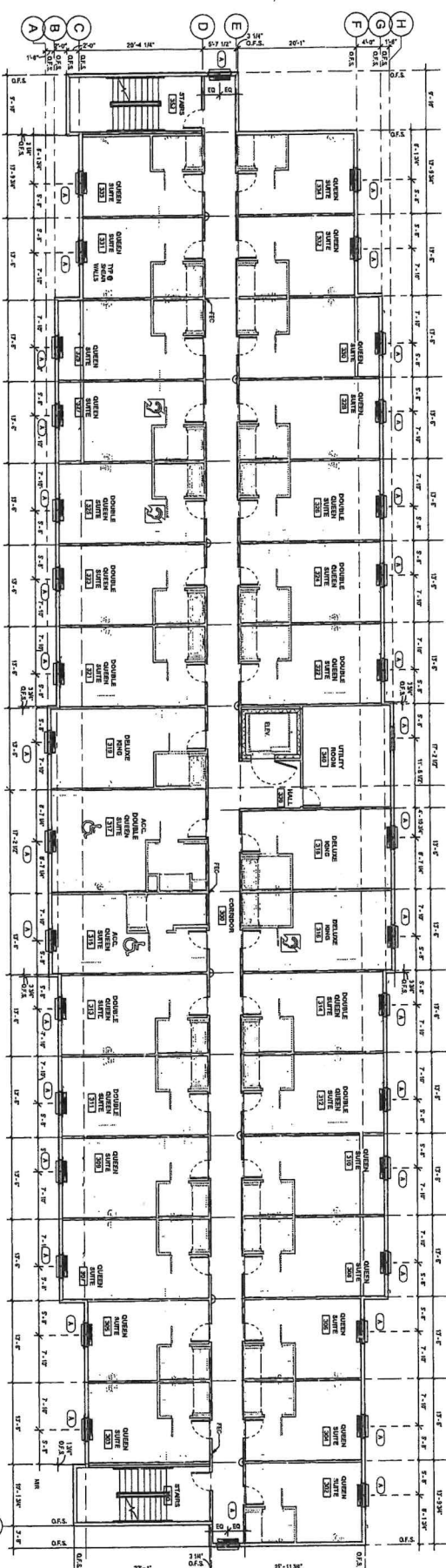
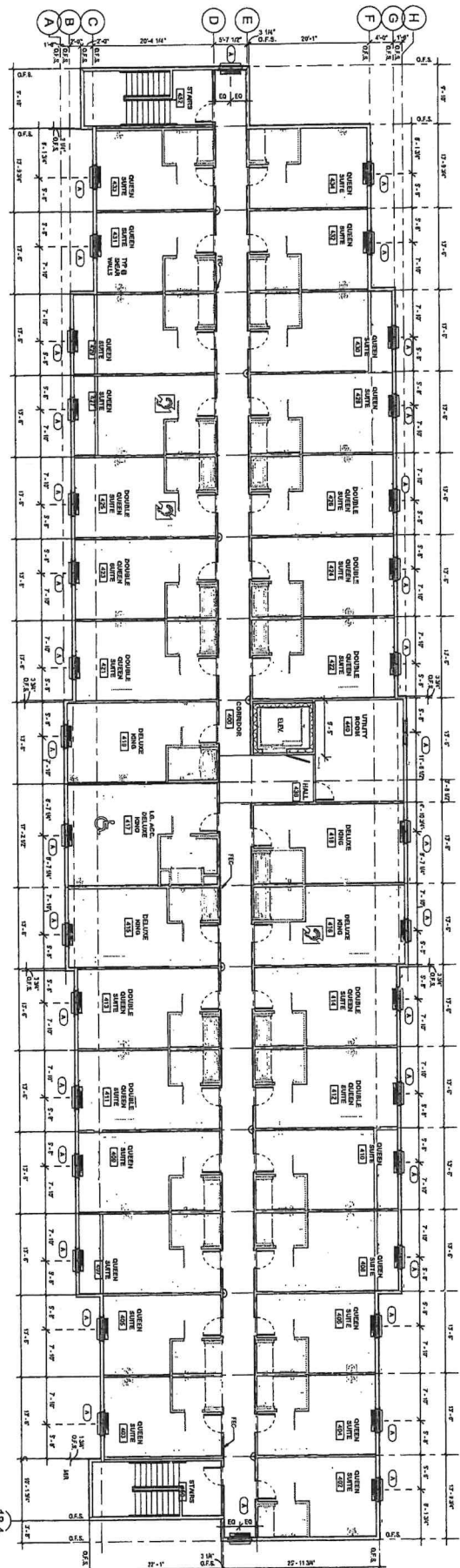
Owner: ATHENA Hospitality Group
Address: 4756 Houston Road
Florence KY 41042

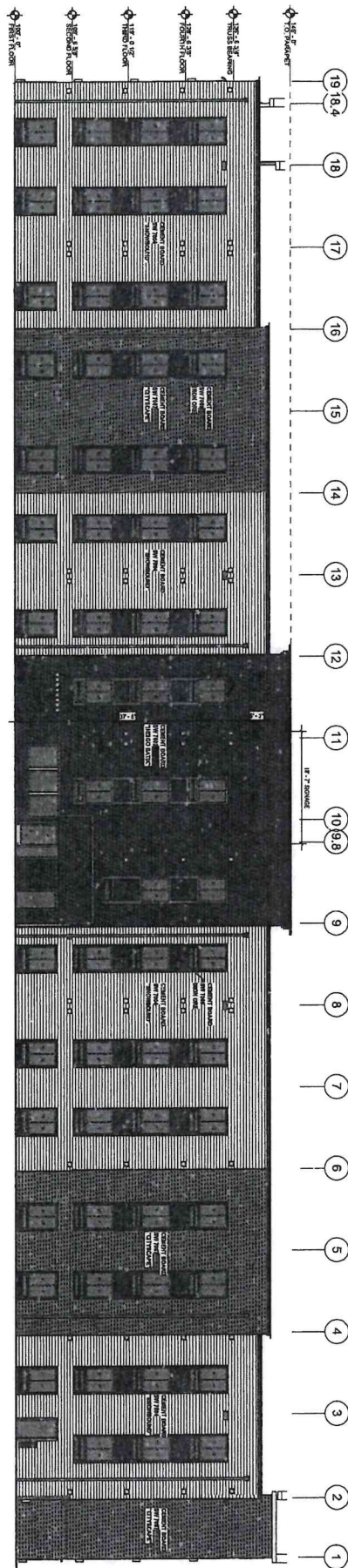
CHAATRIK
ARCHITECTURE + URBAN DESIGN

Address: 6425 Gam Stone Drive
Liberty Township OH 45044
Phone: 513.274.2550
Email: design@chaatrik.com
Website: www.chaatrik.com

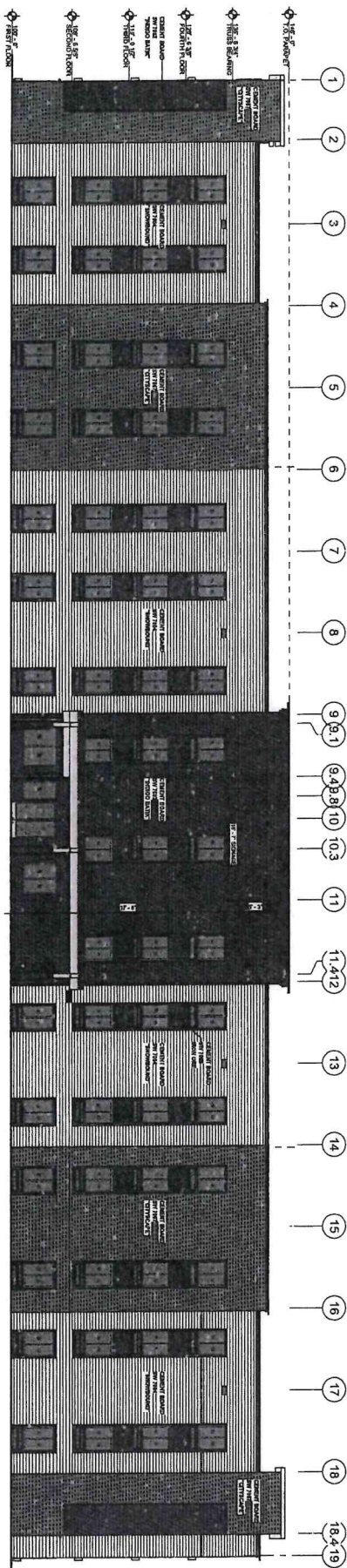
18.

THIRD AND FOURTH FLOORS

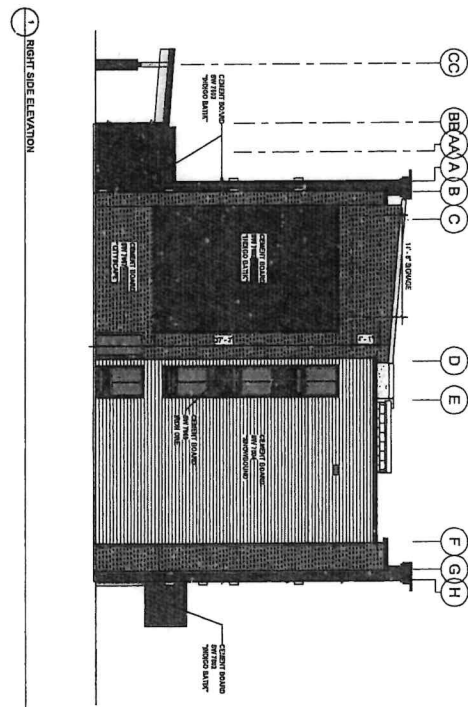
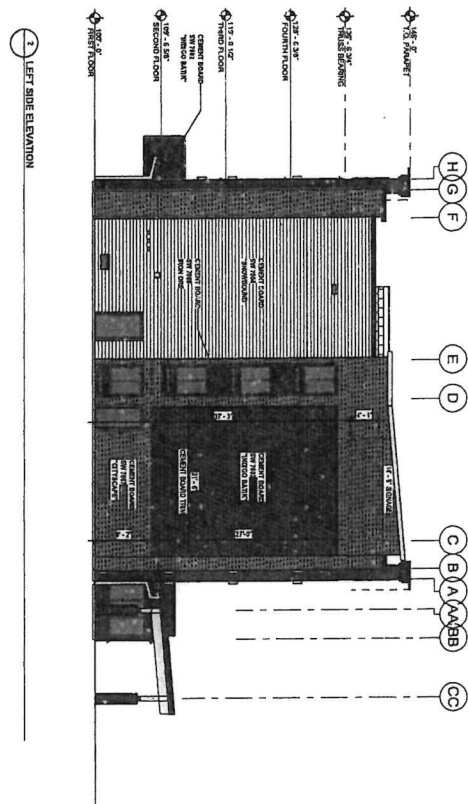




REAR ELEVATION



FRONT ELEVATION



RECEIVED
71908
JAN 13 2025
BOONE COUNTY
PLANNING COMMISSION

An application consists of all fees paid in full, submitted drawings, and a completed application form

1. Name of Project: WOODSPRING SUITES CAVALIER BLOULEVARD FLORENCE KY

2. Location of Project: 56-58 CAVALIER BLVD. APPROXIMETLY 1322' TO CL OF BURLINGTON PIKE

3. Total Acreage of Project: 2.06 ACRES +/-

4. Current Zoning of Property: SR-2/PD/CD SURBURBAN RESD. WITH PUD AND CONCEPT PLAN

5. Proposed Zoning of Property (classification being requested): O-2/PD/CD WITH COND. USE

6. Proposed Use(s) (specify each use):
HOTEL MOTEL USE WITH APPROVED CONDITIONAL USE

7. Proposed Building Intensities (specify for each building):
HOTEL MOTEL USE = 50,645 SF +/-

8. Are you applying for any of the following (check all that apply):
☒ Conditional Use Permit ☒ Variance

9. Current Owner: SHIV BRAHMA LAXMI LLC
Address: 4756 HOUSTON RD
FLORENCE KY 41042
City State Zip Code
Phone Number: 859-217-2443 Fax Number: 859-992-7113
Email: devesh@athenahospitalitygroup.com

10. Applicant: ARNOLD CONSULTING ENGINEERING SERVICES, INC.
Address: 1136 SOUTH PARK DRIVE
BOWLING GREEN KY 42103
City State Zip Code
Phone Number: 270-780-9445 Fax Number: 270-780-9873
Email: DWHITLEY@A-CES.COM

11. Are there any existing buildings on the site: ☐ Yes ☒ No
If yes, indicate how many: N/A

12. 1203 763 072.00-01-006.03
Deed Book Page Number Group Number

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

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

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

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

16. Concept Development Plan Jurisdiction/Location (check all that apply):

- ☐ Unincorporated Boone ☒ Florence ☐ Walton ☐ Union

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

In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on June 5th 2025

Property Owner's Signature: _____

Applicant's Signature: _____

SECTION 1506 PLANNED DEVELOPMENT CRITERIA

- A. Concept Development Plan proposals in a Planned Development shall be primarily evaluated against the criteria listed below. The Concept Development Plan shall fulfill the following criteria unless a portion of the criteria do not apply or relate, in whole or part, to a specific proposal. The examples listed in this section are for illustrative purposes. Specific solutions used to fulfill these criteria are contingent upon the size, scale, site conditions, design, uses and impacts of a proposed development.
1. Mixed Use Development and Pedestrian Orientation: Planned Developments shall generally have a mixed use orientation (combination of differing types of residential, commercial, public or civic, and/or industrial uses) both within the development itself and relative to the relationship between the proposed planned development and adjacent sites. The additional intensity allowed in a Planned Development by SECTION 1501 shall only be permitted when a true mixed use and/or an amenity - oriented development with community and recreation facilities as described in this standard is provided.
 2. In general, Planned Developments shall have a pedestrian orientation, where it is possible to live, work, shop, and play in the same immediate vicinity without a required dependence on the automobile. This may be accomplished through the use of comprehensive pedestrian circulation networks including multipurpose paths and walks along main routes and open spaces such as stream corridors, between major destinations within the development and adjoining areas, secondary walk connections to the multi-purpose paths, the creation of a designed pedestrian environment including street trees in addition to other required landscaping, decorative street lights and other street furniture, and seating areas, and the use of integral curb walks where appropriate along streets. Disruptions in major paths due to street and drive intersections shall be minimal. Additionally in commercial areas, pedestrian orientation can be accomplished by placing buildings in close proximity to the street with parking areas to the side and rear of buildings, mixing uses within the same multi-story buildings, building entrances directly facing streets with reduced setbacks, architectural design which employs display windows, projecting signs, and awnings at street level, and designed outdoor seating and gathering spaces at the street level. Each development proposal must demonstrate in detail how the project will be made walkable throughout.
 3. Compatibility of Uses: Measures shall be taken to assure compatibility of land uses within a Planned Development itself and adjacent sites. Such measures may include the provisions of buffer zones, common open space areas and landscape features, transitional land uses, or a mixed-use development in which no specific type of land use is dominate. When applicable, the design methods recommended in the "Development Layout, Lot Sizes, and Setbacks" section of the Comprehensive Plan's Land Use Element shall be employed. Compatibility measures/mitigation measures shall exceed the usual minimum standards of these regulations when needed to address impacts of the proposed development.
 4. Open Space: Useable open space(s), in an amount over and above setback and buffer yard areas and open areas required by the underlying district, shall be provided. These spaces may be provided in the form of parks, plazas, arcades, commons, trails, sports courts or other athletic and recreational areas, outdoor areas for the display of sculptural elements, etc. Land reservations for community facilities may be considered in lieu of useable open space. The use of single loaded streets to provide multi-purpose paths, park areas, or to protect stream corridors, may be proposed for this purpose. Open Space areas are encouraged to have street frontage and visibility. Any site proposed to be publicly dedicated or donated for park or open space purposes shall comply with the appropriate legislative body's requirements for acceptance of such dedications or donations.
 5. Multi-Modal Transportation System: Planned Developments shall incorporate multi-modal transportation elements through the development, depending on the foreseeable needs of future residents and users of the site, and the relationship of the project site to the community at large. Such multi-modal elements may include provisions for mass transit stops or stations, car pooling lots, pedestrian and bicycle paths and lanes, bicycle parking areas, etc. Multi-modal facilities are encouraged to be combined with the pedestrian systems and open spaces described in Sections 1 and 4. Multi-modal facilities should connect to existing and future facilities that lie outside of the site.
 6. Preservation of Existing Site Features: Existing topography, significant tree cover, tree lines along property lines, cemeteries, and water courses and water bodies shall be largely preserved and incorporated into the project

design, where appropriate and consistent with the remainder of this article. The retention of such features may also fulfill portions of the requirements in Section 4 "Open Space" and Section 7 "Landscaping."

7. Landscaping: Substantial landscaping shall be provided in a Planned Development with emphasis given to street scape areas, buffer zones, and the provision of significant landscaping (in terms of size of landscape areas, and quantity and quality of landscape materials) within the developed portions of the site. The use of landscape design guidelines is required for multi-phased projects. The retention of existing healthy, substantial trees should occur wherever possible. Properly designed street tree plantings may be permitted to fulfill some landscaping requirements as part of an overall amenity package.
8. Architecture: Sites which are subject to architectural requirements through adopted overlay districts or land use studies shall follow said requirements. For all other sites, a consistent architectural theme shall be provided in planned developments. The theme shall largely use traditional, regionally influenced architectural forms and elements and shall allow variations within it. Traditional styles such as Georgian, Federal, I-House, Cape Cod, Craftsman, Tudor, Queen Anne, Italianate, early 20th century commercial structures, and local farm structures may be used as models. Contemporary or transitional styles of comparable quality may also be considered. The architectural theme shall also relate to existing structures on the project site and adjacent sites, especially if such existing structures are historic.
9. For attached or multi-family residential developments and commercial or office developments, the predominant building materials shall have a solid appearance, such as could be achieved with brick, stone, and architectural grade cast concrete products designed to replicate natural materials. Roof designs shall have a finished appearance through the use of three dimensional pitched roof forms with architectural grade roofing and/or the use of defined parapets with cornice lines. Long building facades and roof planes shall be interrupted through the use of three dimensional jogs in the building footprint and secondary roof forms such as hips, dormers, and gables. Such buildings shall include architectural detailing for cosmetic enhancement, largely use natural colors, and use a consistent design treatment on all facades. The use of architectural guidelines or building prototypes is required for all multi-phased projects. Developments should be mixed-use in character with multi-level buildings where commercial services are proposed. Walkability must be planned for when locating commercial and residential uses in proximity to each other. Office and residential uses are strongly advocated above commercial uses in business districts to decrease dependence on the automobile.
10. Historic and Prehistoric Features: Historic and prehistoric features on the project site shall be retained, utilized, and incorporated into the overall project design if physically and economically feasible.
11. Signage: A consistent signage theme shall be provided within a Planned Development. Building mounted signs shall be the predominate signage on the project site. Freestanding signs shall be monument style and of a limited size and height. Signage shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors. The use of signage design guidelines is required for multi-phased projects.
12. Transportation Connections and Entry Points: The provision of transportation connections (street connections, pedestrian paths, multi-purpose trails, sidewalks, and bicycle facilities) shall be provided in all planned development unless physically unfeasible or unsafe. This shall include connections to adjoining properties and developments, and inter-connectivity within the development itself, and contain minimal use of cul-de-sacs or other dead-end types of streets only when necessary. Transportation connections shall account for the County's adopted Transportation Plan and any adopted bikeway and/or pedestrian plans. In addition, the various entry points (streets, paths, etc.) into a Planned Development shall be marked or otherwise defined through the use of landscaping, low-key signage on retaining walls, architectural or sculptural elements, archways, markers, etc. Any structures used to demarcate entry points shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors.
13. Conformance with Comprehensive Plan: All Planned Developments shall conform to the provisions of the adopted Comprehensive Plan and take into account the limitations of existing or planned infrastructure.
14. Further, Concept Development Plan proposals within areas that are subject to a specific land use or corridor study shall be evaluated against the criteria or requirements of such study as well as the criteria in this section.
15. A Planned Development and its uses, buildings or structures shall be minimally subject to the supplemental performance and development standards of this order, unless superseded by any special requirements, conditions, variances or other particulars imposed by the Planning Commission during the concept or preliminary

application and hearing phases described in this article. Such special conditions may include provisions governing, common open space, lands or facilities, disposition of open land, infrastructure provisions including any physical design and/or any other requirement found to be necessary, appropriate or desirable for the purposes of this district.

16. Such conditions shall be made a part of the terms under which the development is approved in accordance with ARTICLE 3. Any violation of such conditions shall be deemed a violation of these regulations.

Effective on: 12/20/2022

Lauren Elliott

From: Todd Morgan <todd.morgan@florence-ky.gov>
Sent: Thursday, February 20, 2025 11:25 AM
To: Lauren Elliott
Cc: Justin Finke
Subject: RE: 56-58 Cavalier - Zoning Map Amendment

EXTERNAL MESSAGE

Lauren,

Justin and I have the following comments regarding the application in terms of the Planned Development Standards:

Architecture

1. The architecture planned development standard requires commercial developments to be constructed predominately with brick, stone, or architectural grade cast concrete products designed to replicate natural materials. The proposed hotel is constructed predominately with colored hard board siding.
2. The building lacks architectural detailing. Equal architectural design treatment is required on all building facades.
3. The final building colors need to be analyzed. The PD zone requires commercial buildings to be constructed with natural colors wherever possible. It's recommended that building areas upgraded with masonry be left unpainted to eliminate maintenance issues.
4. Are rooftop mechanical units proposed? If so, they shouldn't be visible from public view.
5. The sides and rear of the dumpster enclosure need to be constructed with masonry materials, which match the building.

Compatibility of Uses

1. The proposed dumpster location could impact ingress and egress to the Huff Realty building. We suggest the dumpster be relocated inside the hotel parking lot. Two parking spaces could be created where the dumpster is currently located if those parking spaces are needed.
2. Are light poles proposed in the parking lot? If so, how tall will they be? Will any pole fixtures or wall packs be oriented towards the Interstate?

Open Space

1. Some type of open space feature is recommended. This could be a small gazebo, trellis, or seating area incorporated into the rear buffer yard.

Landscaping

1. The submitted plans indicates that a 6' tall screen fence is proposed in the rear buffer. Can the limits of this fence be defined? We question if this fence is necessary because the adjoining properties contain commercial uses.
2. The planting of trees near utility lines will need to be analyzed in more detail when a Major Site Plan application is submitted for review.

Signage

1. The City would like the applicant to submit their sign package so it can be evaluated. There are few issues that need to be addressed:
 - a. There is a Special Sign District for the subdivision and only one monument sign is permitted per lot. Was the Huff Realty monument sign approved as the monument sign for this lot or as a large directional sign? A modification to Special Sign District may be necessary depending on how the sign was approved.
 - b. The Special Sign District text indicates that monument signs shall not exceed 36 square feet in area. An amendment to the Special Sign District would be needed if the proposed monument sign is larger than 36 square feet.
 - c. Is Huff Realty okay with their sign being relocated? Will the relocated sign be placed in a sign easement?

Let me know if you have any questions.

Sincerely,

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

From: Lauren Elliott <lelliott@boonecountyky.org>
Sent: Monday, February 10, 2025 11:48 AM
To: Joshua Hunt <Joshua.Hunt@Florence-KY.gov>; Todd Morgan <todd.morgan@florence-ky.gov>; Justin Finke <Justin.Finke@Florence-KY.gov>; Randy Childress <Randy.Childress@Florence-KY.gov>; Tom Gagnon <Tom.Gagnon@Florence-KY.gov>
Subject: 56-58 Cavalier - Zoning Map Amendment

Hi all,

We are in receipt of a Zoning Map Amendment application for the subject site, to allow for the development of a Woodspring Suites. The submitted concept drawing has been attached.

Please review and let me know if you have any revision comments by Wednesday, February 26th.

If you have no comments, please let me know as well.

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

Lauren Elliott

From: Todd Morgan <todd.morgan@florence-ky.gov>
Sent: Thursday, February 20, 2025 11:26 AM
To: Lauren Elliott
Subject: FW: 56-58 Cavalier - Zoning Map Amendment
Attachments: Woodspring Suites Rezoning and Concept Plan Submittal.pdf

EXTERNAL MESSAGE

From: Randy Childress <Randy.Childress@Florence-KY.gov>
Sent: Thursday, February 13, 2025 9:49 AM
To: Todd Morgan <todd.morgan@florence-ky.gov>
Subject: FW: 56-58 Cavalier - Zoning Map Amendment

No comments from Fire/EMS

From: Lauren Elliott <lelliott@boonecountyky.org>
Sent: Monday, February 10, 2025 11:48 AM
To: Joshua Hunt <Joshua.Hunt@Florence-KY.gov>; Todd Morgan <todd.morgan@florence-ky.gov>; Justin Finke <Justin.Finke@Florence-KY.gov>; Randy Childress <Randy.Childress@Florence-KY.gov>; Tom Gagnon <Tom.Gagnon@Florence-KY.gov>
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If you have no comments, please let me know as well.

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

COMMISSION MEMBERS PRESENT:

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

COMMISSION MEMBERS NOT PRESENT:

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

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

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

Chairman Rolfsen introduced the second item on the Agenda at 8:38 p.m.

ZONING MAP AMENDMENT, Janet Kegley, Chairwoman, Lauren Elliott, Staff

2. Request of **Arnold Consulting Engineering Services Inc. (applicant)** for **Shiv Brahma Laxmi LLC (owner)** for a Zoning Map Amendment/Change of Concept Development Plan from Suburban Residential Two/Planned Development (SR-2/PD) and Office Two/Planned Development (O-2/PD) to Office Two/Planned Development (O-2/PD) for an approximate 2.06 acre area located at 56-58 Cavalier Boulevard, Florence, Kentucky. The request is for a zone change/change of concept development plan to allow for the construction of a 50,645 square foot, four story, 122 room hotel.

Staff member, Lauren Elliott, referred to her PowerPoint presentation (see Staff Report). The 2.06 acre site has 330 feet of road frontage along Cavalier Boulevard. The full history of the site is on Page 1 of the Staff Report. The parcel was created in 2013 when it was split from the Huff Realty property. It is currently a vacant parcel. The parcel is split zoned SR-2/PD and O-2/PD. Relevant sections of the Zoning Regulations that are applicable are included in the Staff Report. Ms. Elliott described the surrounding zoning and land uses. The subdivision has several hotels that already exist near the site. The Future Land Use map designates the site for Commercial (C) use. Pages 3-4 of the Staff Report include references to the 2040 Comprehensive Plan. Ms. Elliott showed photographs of the site and surrounding properties. A Huff Realty monument sign exists on the property. The submitted Concept Development Plan shows a 122 rooms with a building height of 46 feet and 125 parking spaces. Access to the site is from an existing curb cut along Cavalier Boulevard. The applicant is utilizing the Planned Development (PD) to allow a hotel in the O-2 underlying zone as well as a waiver to reduce the 80 foot Buffer Yard D requirement along the north and west property lines to a minimum 10 foot buffer with a 6 foot tall fence. Ms. Elliott showed building elevations – colors and materials. The Staff Comments on the project are listed on Page 5 of the Staff Report. It includes concerns about open space, building architecture and signage. Comments regarding the project from the City of Florence are noted on Page 5 of the Staff Report.

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

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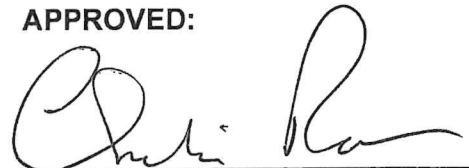
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Mr. Lunnemann asked what Choice Hotel sub-brand is it? Mr. Desh Patel, owner replied that it would be a Woodspring.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on March 19, 2025 at 5:00 P.M. This item will be on

the Agenda for the Business Meeting on April 2, 2025 at 7:00 p.m. in the Fiscal Courtroom.
Chairman Rolfsen closed the Public Hearing at 8:50 p.m.

APPROVED:

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Charlie Rolfsen
Chairman

Attest:

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Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
BUSINESS MEETING
APRIL 2, 2025
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's April 2, 2025 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

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

COMMISSION MEMBERS NOT PRESENT:

Mr. Steve Turner
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

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

APPROVAL OF THE MINUTES:

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

Mr. Hincks moved to approve the Minutes as presented. Mr. Richardson seconded the motion and it carried unanimously.

BILLS:

Mr. Kevin P. Costello, AICP, Executive Director, advised the Commissioners of the **Bills to be Paid**, which included a list of **Expenses** and **Salaries and Benefits** for a time period between March 6, 2025 and April 2, 2025.

EXPENSES:

Attorney Fees	5,022.00
Consultant/Profess Svcs Fees	807.50
Filing Fees (CLURS)	750.00
GIS Operations	39.21
Legal Ads/Recruitment	243.56
Miscellaneous Expense	193.50
Office & Board Meeting Supplies	2,465.40
Office Equipment / Expense	331.48
Postage Expense	502.25
Professional Development	55.00

TOTAL: \$ 10,409.90

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 7,007.97
Health/Dental/Life/LTD	17,669.15
Retirement – BCPC Portion	18,726.86
Salaries – Staff Expenses	96,664.37
Salaries – BCPC & BOA	1,280.00

TOTAL: \$ 141,348.35

GRAND TOTAL: \$ 151,758.25

Ms. Gulick moved that the bills (expenses and salaries and benefits) be approved and paid as presented and indicated approval of those items, which have been previously paid. Mrs. Goetting seconded the motion and it carried unanimously.

ACTION ON PLAN REVIEWS:

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

1. Request of **Richwood Development LLC (applicant)** for **Richwood Pointe LLC (owner)** for a Zoning Map Amendment from Employment Planned Development (EPD) to Commercial Services (C-3) and a Variance increasing the maximum building height from fifty (50) feet to seventy (70) feet for an approximate 20 acre area located along the northeast side of Paddock Drive, between Richwood Road and Stirrup Lane, approximately 1,100 feet northwest of Richwood Road, and along the northwest side of Frogtown Connector Road, approximately 1,100 feet north of Richwood Road, Boone County, Kentucky, having a Parcel Identification Number (PIDN) of 075.00-00-102.10. The request is for: (1) a Zoning Map Amendment to allow the development of a 99,500 square foot, five story, 125 room hotel and a future development area; and (2) a Variance increasing the maximum height of the proposed hotel from fifty (50) feet to seventy (70) feet.

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

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

Mr. Brock Mackay was recognized in the event that the Board had any questions about the project.

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

Mr. Hincks stated that he missed the Committee meeting but he commended Mr. Mackay's presentation made at the Public Hearing. It is a sensitive area and Mr. Mackay handled it well.

Mr. Szurlinski appreciated the work of the Zone Change Committee. He expressed a concern about the height of the building and its effect on the adjacent properties. It will be the first 5 story building in the area. It is too high for the area.

Chairman Rolfsen asked Mr. Mackay to explain the submitted viewshed analysis. Will people on the 5th floor of the hotel affect the neighbors next door?

Mr. Mackay replied that the existing berm is one of the best he has seen. It was established a long time ago. The buffer ranges from 80 to 150 feet. The elevation of the site is quite a bit lower than the neighborhood. The other hotels are already on a hill. The existing hotels were not conditioned to be a certain height. The height was based on the current zoning requirements. The taller the building, the better it looks from an aesthetic standpoint.

Dr. Clark asked how much higher is the proposed building when compared with others in the area? Mr. Mackay replied that his site is 15 feet lower. The proposed building may sit up about a half of a story taller if a 3 story hotel was built on the hill. The whole building will not be at a

level of 70 feet, just a portion of it.

Mr. Harper stated that the Walton Fire Department expressed no hesitation about the project as it has a ladder truck. The 100 foot separation from the adjoining property makes the product more desirable. In the previous application for the site, apartments were proposed and the neighbors preferred retail like the original plan. This time no one is here to complain about it. Presumably, they are satisfied. The proposed project doesn't impact Clay Drive.

Ms. Gulick noted that the previously approved plan had retail that is a higher traffic generator. Hotels are a lower traffic generator even with the 5 stories. Chairman Rolfsen stated that the original plan showed a grocery store like Kroger. That would be a tremendous traffic generator.

Chairman Rolfsen asked for a vote on the motion originally made by Ms. Gulick and seconded by Mr. Harper. The motion passed by a vote of 12-1 with only Mr. Szurlinski voting no.

ZONING MAP AMENDMENT, Janet Kegley, Chairwoman, Lauren Elliott, Staff

2. Request of **Arnold Consulting Engineering Services Inc. (applicant)** for **Shiv Brahma Laxmi LLC (owner)** for a Zoning Map Amendment/Change of Concept Development Plan from Suburban Residential Two/Planned Development (SR-2/PD) and Office Two/Planned Development (O-2/PD) to Office Two/Planned Development (O-2/PD) for an approximate 2.06 acre area located at 56-58 Cavalier Boulevard, Florence, Kentucky. The request is for a zone change/change of concept development plan to allow for the construction of a 50,645 square foot, four story, 122 room hotel.

Ms. Gulick stepped out of the meeting room.

Staff Member, Lauren Elliott read the Committee Report, which recommended approval of the Zoning Map Amendment/Change in Concept Development Plan based upon Findings of Facts and Condition. The Condition Letter has been signed and submitted to the Planning Commission. The Committee voted 3-0 in favor of the project.

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

Seeing no further comment, **Mrs. Kegley moved, by Resolution to the City of Florence (as noted) to recommend approval of the Zoning Map Amendment/Change in Concept Development Plan based on the Committee Report, Findings of Fact and Condition. Dr. Clark seconded the motion and it passed unanimously.**

At this time, Ms. Gulick returned to the meeting room.

CHANGE OF CONCEPT DEVELOPMENT PLAN, Rick Lunnemann, Chairman, Michael Schwartz, Staff

3. Request of **Country Cabins, per Ryan Devou (applicant)** for **CP 7 LLC (owner)** for a Change of Concept Development Plan in an Office Two/Planned Development/Parkway Corridor Overlay (O-2/PD/PO) zone for a 0.698 acre site

located on the south side of Burlington Pike, approximately 235 feet west of the Burlington Pike/Ewing Boulevard intersection, and between the properties at 7673 and 7777 Burlington Pike, Florence, Kentucky. The request is for a Change of Concept Development Plan to keep in place the existing Concept Plan which allows a motor vehicle sales delivery/pick-up location and would also allow a cabin/shed retailer and flower shop in a phased development timeline.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval of the Change in Concept Development Plan based upon the Committee Report, Findings of Fact and Conditions. The Condition Letter has been signed by the applicant and property owner and submitted to the Planning Commission.

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

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

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

4. Request of **Langan Engineering, per Shawn Hill (applicant) for Pilot Travel Centers LLC, per Brad Alsup (owner)** for a Zoning Map Amendment from Commercial Services (C-3) to Commercial Services/Planned Development (C-3/PD) for an approximate 18 acre area lot located at 13019 Walton Verona Road, Walton, Kentucky. The request is for a zone change to allow for the continuation of the existing gas station and truck stop, construction of an approximate 10,700 square foot preventative maintenance and tire retail facility within the existing truck stop, the retention of all existing signage, and any future signage that meets the requirements of the underlying C-3 district.

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

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

Seeing no further comment, **Ms. Gulick moved, by Resolution to the City of Walton to recommend approval of the Zoning Map Amendment based on the Committee Report, Findings of Fact and Condition. Mrs. Goetting seconded the motion.**

Chairman Rolfsen inquired about the removal of truck parking spaces as a result of the new building. Ms. Gulick replied that the owner could eliminate the spaces at any time. It meets all the requirements of a zone change. Four trucks can be serviced at once.

Mr. Hincks stated that this type of business is perfect for the area. The interchange is talked about a lot even at the State level. While the business sounds good, he said that he would vote no on the request. The proposed building will eliminate quite a few truck parking spaces. The

area is dangerous for trucks to pull in and out of off Walton-Verona Road. It is dangerous for the residents. The truck drivers will have to find somewhere else to park in southern Boone County. The timing is bad for this project to occur until the interchange/intersection is improved in the future.

Chairman Rolfsen asked for a vote on the original motion made by Ms. Gulick and seconded by Mrs. Goetting. The motion passed by a vote of 12-1 with only Mr. Hincks voting no.

CHANGE OF CONCEPT DEVELOPMENT PLAN, Corrin Gulick, Chairwoman, Michael Schwartz, Staff

5. Request of **Bayer Becker, per Rob Keller (applicant) for Bunnell Hill Development Company Inc., per Roger Wells (owner)** for a Change of Concept Development Plan in an Industrial One/Planned Development (I-1/PD) district, for an approximate 11.8 acre area having a Parcel Identification Number (PIDN) of 037.00-00-018.00, and being located along the north and west sides of Conrad Lane, between North Bend Road and Strike The Gold Drive, approximately seven hundred fifty (750) feet east of Strike The Gold Drive, and directly across from Carry Back Drive, Boone County, Kentucky. The request is for a Change of Concept Development Plan to allow the development of sixty-eight (68) attached single-family residential dwellings within six (6) buildings.

Mrs. Goetting moved to defer the request until the May 7, 2025 Business Meeting. Dr. Clark seconded the motion and it passed unanimously. The next Committee Meeting for the request is scheduled for April 16, 2025 at 5:00 p.m.

NEW BUSINESS

NONE

H. EXECUTIVE DIRECTOR'S REPORT:
No Report

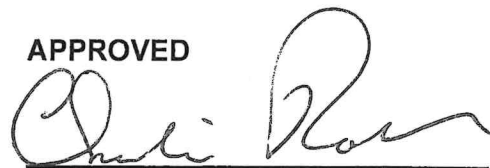
I. CHAIRMAN'S REPORT: (Charlie Rolfsen)
No Report

J. OKI REPORT: (Randy Bessler)
No Report

K. ADJOURNMENT:

There being no further business to come before the Planning Commission, Mr. Bessler moved to adjourn the meeting. Mr. Lunnemann seconded the motion and it passed unanimously. The meeting was adjourned at 7:35 p.m.

APPROVED

A handwritten signature in cursive script, appearing to read "Charlie Rolfsen", written over a horizontal line.

Charlie Rolfsen

Attest:

A handwritten signature in cursive script, appearing to read "Kevin P. Costello", written over a horizontal line.

Kevin P. Costello, AICP
Executive Director

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Janet Kegley, Chair

DATE: April 2, 2025

RE: Request of Arnold Consulting Engineering Services Inc. (applicant) for Shiv Brahma Laxmi LLC (owner) for a Zoning Map Amendment/Change of Concept Development Plan from Suburban Residential Two/Planned Development (SR-2/PD) and Office Two/Planned Development (O-2/PD) to Office Two/Planned Development (O-2/PD) for an approximate 2.06 acre area located at 56-58 Cavalier Boulevard, Florence, Kentucky. The request is for a zone change/change of concept development plan to allow for the construction of a 50,645 square foot, four story, 122 room hotel.

APPROVAL**REMARKS:**

1. We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions, if deemed necessary, to complete the Committee Report.
2. We, the Committee, recommend approval of the above referenced Zoning Map Amendment based on the following findings of fact:

FINDINGS OF FACT (Zoning Map Amendment):

1. The proposed zoning map amendment from SR-2/PD and O-2/PD to O-2/PD is consistent with the 2040 Future Land Use Map of the comprehensive plan, Our Boone County Plan 2040 which designates the site for Commercial uses.

Commercial uses are described as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc." The Concept Development Plan proposes an extended stay hotel which is consistent with that definition.
2. The submitted building design generally meets the requirements of the Planned Development Standards in Section 1506 of the Boone County Zoning Regulations.
3. The proposed hotel/motel use is appropriate because it is consistent with the underlying zoning district, as well as with the uses of the surrounding properties.
4. The waiver of the 80-foot Buffer Yard D requirement is appropriate because while the properties adjoining the site to the North and West have an underlying zoning district of SR-2, those properties are not used for Residential purposes.
5. The following conditions are necessary to achieve consistency with the Our Boone

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

Woodspring Suites – Cavalier Blvd

April 2, 2025

Page 2

County Plan 2040 and to mitigate any foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with these conditions.

CONDITIONS:

1. Freestanding signage on the property shall be limited to the existing monument sign belonging to the adjacent property to the North, which shall be relocated to the East side of the shared access driveway.

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission
FROM: Janet Kegley, Chairwoman
DATE: March 19, 2025

REMARKS:

We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

ZONING MAP AMENDMENT, Janet Kegley, Chairwoman, Lauren Elliott, Staff

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Janet Kegley
Janet Kegley (Chairwoman)

For Project ☒ Absent _____
Against Project _____
Abstain _____ Deferred _____

Corrin Gulick

For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

Rick Lunnemann
Rick Lunnemann

For Project ☒ Absent _____
Against Project _____
Abstain _____ Deferred _____

Kathy Clark (Alternate)

For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

Steve Harper
Steve Harper

For Project ☒ Absent _____
Against Project _____
Abstain _____ Deferred _____

Steve Turner (Alternate)

For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

David Hincks

For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

Jackie Steele (Alternate)

For Project _____ Absent _____
Against Project _____
Abstain _____

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

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mrs. Janet Kegley
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Mr. Charlie Rolfsen, Chairman
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Mr. Steve Turner

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Mr. Eric Richardson
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

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

Chairman Rolfsen introduced the second item on the Agenda at 8:38 p.m.

ZONING MAP AMENDMENT, Janet Kegley, Chairwoman, Lauren Elliott, Staff

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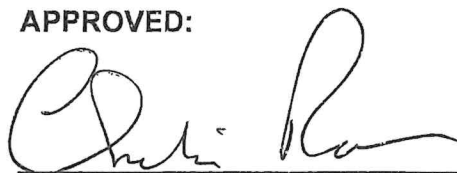
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Charlie Rolfsen
Chairman

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Kevin P. Costello, AICP
Executive Director