

ORDINANCE NO. 22-08

AN ORDINANCE AMENDING ORDINANCE NO. 00-18, KNOWN AS THE CITY'S ZONING ORDINANCE, AND ALTERING THE ZONING MAP TO REFLECT SAID AMENDMENT, BASED ON THE FINDINGS OF FACT MADE BY THE PLANNING AND ZONING BOARD, AND BASED ON SAID BOARD'S RECOMMENDATION OF A ZONE CHANGE AND ACCEPTANCE OF THE PUD LAND USE DEVELOPMENT PLAN OR MAP SUBMITTED BY HORSE SOLDIER FARMS, LLC;

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOMERSET, KENTUCKY:

That Ordinance No. 00-18, known as the Zoning Ordinance, Somerset, Kentucky, is hereby amended by altering the Zoning Map in the following manner:

- I. By changing a boundary of land presently zoned R-1 to PUD, said properties being more particularly described in Exhibit "A" attached hereto and incorporated herein in full by reference, located at Pisgah Church Rd, Somerset, Kentucky, and having PVA Parcel # 051-7-1-20.
- II. The City of Somerset accepts the PUD development plan or land use map submitted by Horse Soldier Farms, LLC and reviewed and heard by the Somerset Planning and Zoning Commission on May 11, 2022.
- III. The City Clerk of the City of Somerset, Kentucky is hereby authorized to alter the Zoning Map to reflect said changes.
- IV. This Ordinance shall be in full force and effect from and after adoption and publication according to law.

FIRST READING May 23, 2022


SECOND READING June 13, 2022

Approved:



Mayor

Attest:



City Clerk

- 1. POINT OF INTERSECTION OF LENGTH WITH A REFERENCE LINE
- 2. POINT OF INTERSECTION OF A STAMPED OR PAINTED LINE
- 3. POINT OF INTERSECTION OF AN INTERFERENCE PATTERN WITH THE MEASUREMENT LINE
- 4. POINT OF POINTING (LOCAL MINIMUM SET)
- 5. LEFT END MAGNETIC COIL TAIL

REFERENCE LINE (REFERENCE)

NO REFERENCE LINE

NO MAGNETIC COIL TAIL AND NO REFERENCE LINE

NO REFERENCE LINE

APPROXIMATE LOCATION OF POINTING PATTERN LINE

EXISTING CENTER LINE

HORIZONTAL DATUM USED: NAD 83
 COORD. MODE: USED: GEOID10
 VERTICAL DATUM: USED: NAVD83
 PROPERTY SURVEYED WITH GPS TYPE: 00%
 FACTORS:
 TYPING FACTOR: 0.99997152
 SCALE FACTOR: 1.00011964
 LONG. REF. FACTOR: 0.4183 "635"
 ELEVATION FACTOR: 0.99999199
 MAGNETIC DECLINATION: 5° 31' 14.8360"
 ALL BEARINGS AND DISTANCES SHOWN HERE
 ARE BASED ON THE DATUM OF 1983

PROPERTY SHOWN HEREON IS SUBJECT TO THE RIGHT OF EASEMENT TO LAY OUT OF SEWERAGE FOR WATER LINES DESCRIBED IN DEED BOOK 78, PAGE 375 AND LOCATION NOTED HEREON.

PROPERTY SHOWN HEREON IS SUBJECT TO ALL CONVEYANTS' EASEMENTS, ERECTIONS, RIGHT-OF-WAY, RESTRICTIONS OF RECORD NOT OF RECORD CALLED HEREON.

UNLESS STATED OTHERWISE HEREON, THE SURVEY IS TO BE CONSIDERED AS A PRELIMINARY TITLE. NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR ANY LOSS RELATING TO ANY MATTER THAT MIGHT BE AFFECTED BY AN ABSTRACT OF TITLE SEARCH OF THE PROPERTY.

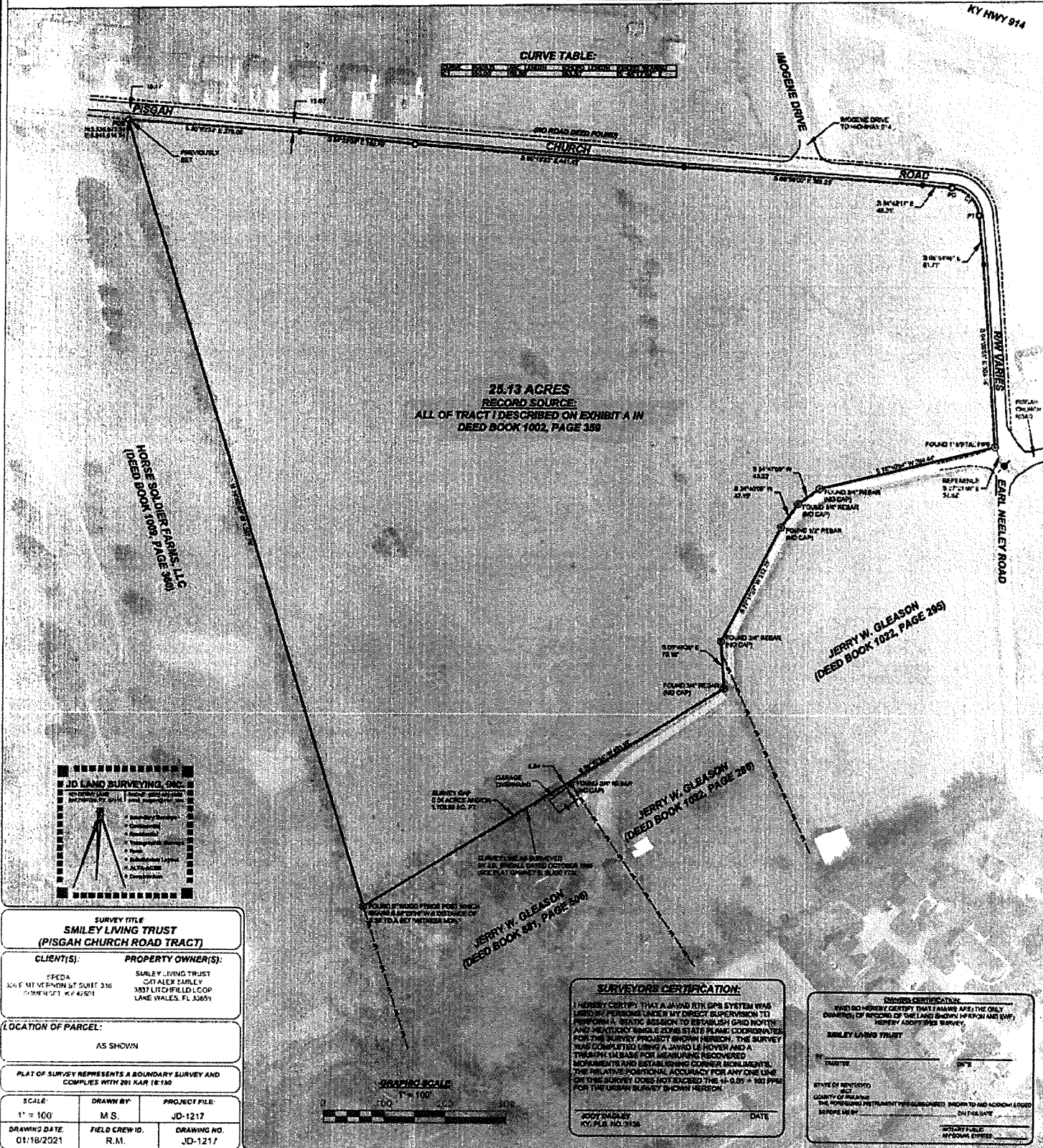
NO INVESTIGATION WAS MADE, JUNE 22, 1961, TO DISCOVER THE EXISTENCE OF ANY STRUCTURES OR IMPROVEMENTS ON THE PROPERTY. NO LIABILITY OR ASSURANCE BY THE SURVEYOR THAT THERE IS NO SUCH STRUCTURE OR IMPROVEMENT THAT MAY BE ASSOCIATED WITH THE SYSTEMS OF ANY OF THE EASEMENTS.

DEED BOOK 78, PAGE 375, IS SUBJECT TO CERTAIN CITY ORDINANCES AND REGULATIONS, REGULATIONS OF ZONING REGULATIONS.

FIELD SURVEY COMPLETED ON JANUARY 24, 1961

PERMIT OF SURVEYING BY INDIANA SURVEYING BOARD

GRID NORTH



Somerset Planning Commission Meeting

Application for

Zone Map Amendment

and

Final Development Plan/Preliminary Plat Approvals

Applicant and Property Owner

Horse Soldier Farms, LLC

May 10, 2022

5:30pm



Project Team

Planning and Zoning Representation

John Carman
CARMAN

Scott Neil

Horse Soldier Bourbon | American Freedom Distillery

Richard Polk, Kevin Gaugh
EOP Architects

Craig Turner
CRM – Owner's Representative

Planning and Design Team

RSHP Architects
Design Architects
London, England

CMTA Engineers
Mechanical Electrical and Plumbing Engineers

Brown + Kubican
Structural Engineers

Vitok Engineers, Inc.
Distillation Engineers

BRC Imagination Arts
Experiential Consultants

Planning Commission Public Hearing

Zone Map Amendment for 25.13 Acre Tract on Pisgah Church Road

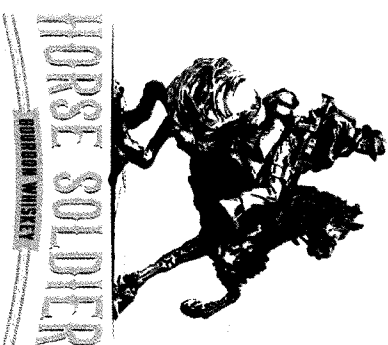
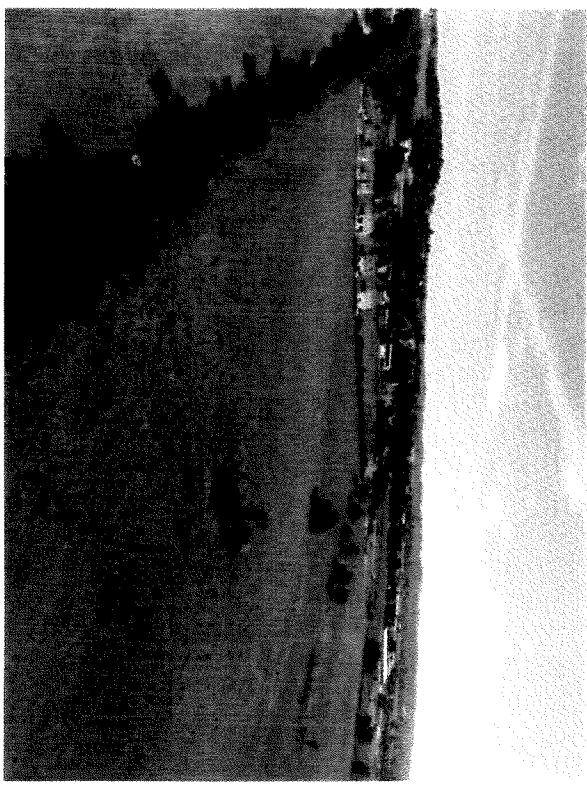
Existing Zone – R-1 Residential

Proposed Zone – Planned Unit Development

Approval of Final Development Plan/Preliminary Plat for the Development of 227.07 Acres

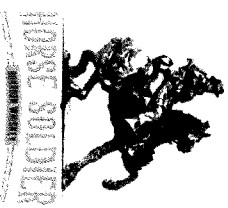
Purpose of Proposed Project

- Development of a Destination Bourbon Distillery for Horse Soldier Bourbon
- Construction of Facilities for the Production, Storage and Distribution of Horse Soldier Bourbon
- Create an Experience for Visitors that Provide an Insight into Kentucky's History with the Bourbon and Agricultural Culture
- Develop a Community Destination for Recreation at and the Enjoyment and Natural Beauty of the Site
- Develop a Tourism Destination that Parallels the City's and Region's Environmental and Recreational Attractions
- Create a Destination Experience that Celebrates the Service, Honor and Bravery of all Veterans and the Horse Soldiers



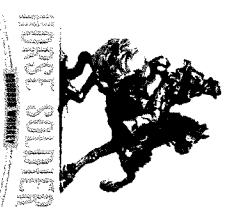
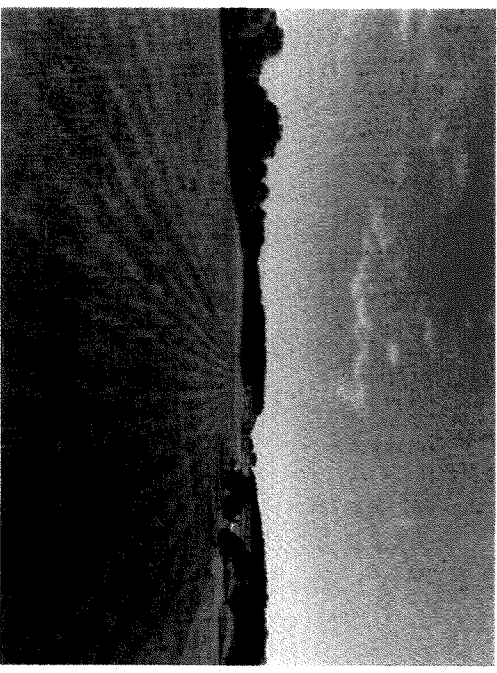
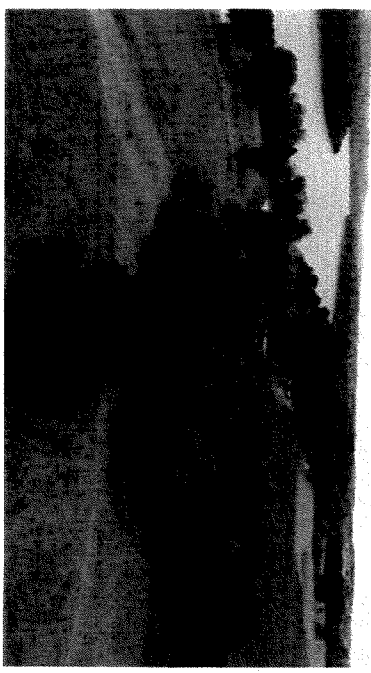
Brief Project History

- 09.11.2001 – Twin Tower Bombings – New York City
- 10.19.2001 – ODA 595 Green Beret Unit Insertion into Northern Afghanistan
- 02.12.2020 - Purchase of 13.68 acre tract – Old Monticello Road by the City of Somerset
- 02.13.2020 - Purchase of 110 acre tract – Slate Branch Road – Horse Soldier Farms, LLC
- 02.13.2020 - Purchase of 46.85 acre tract – Stigall Lane – Horse Soldier Farms, LLC
- 09.28.2020 – Annexation of 201.94 acres (Slate Branch Road, Stigall Lane and Old Monticello Road) into the City of Somerset by Somerset City Council
- 10.20.2020 - PUD Zoning Approval Recommendation by Somerset Planning Commission
- 10.26.2021 – PUD Zoning Approval by the City of Somerset Council
- 04.14.2021 – Purchase of 25.13 acre tract on Pisgah Church Road by Horse Soldier Farms, LLC
- 04.26.2021 – Annexation of 25.13 acre tract (subject property) into the City of Somerset by the Somerset City Council
- 06.28.2021 – Council approval of Horse Soldier Development Area per KRS 65.7049
- 10.19.2021 – Project Ground-Breaking Ceremony and Roll-out of Development and Architectural Schemes



Project Benefits and Community Integration

- **Economic Benefits – Increased Revenue into the Region and Community**
- **Job Creation for the Community**
- **Development of Community Assets – Recreational, Commercial, Hospitality and Cultural Components of the Project**
- **Increased Tourism to the Region**
- **Celebration of Community, Regional and State Cultural Heritage in Agriculture, Bourbon and Environmental Sustainability**
- **Celebration of Military Veterans and Public Education/Advocacy for Veterans Affairs**
- **Good Neighbor without Compromise to the Safety and Welfare of the Community of Adjacent Neighborhoods – Land Uses**



Final Development Plan Overview

Distribution Entry/Exit

Logistics and Bottling Building

Storage Warehouses
Visitor Entry/Exit

Distillery and Barrel Filling
Retail Village

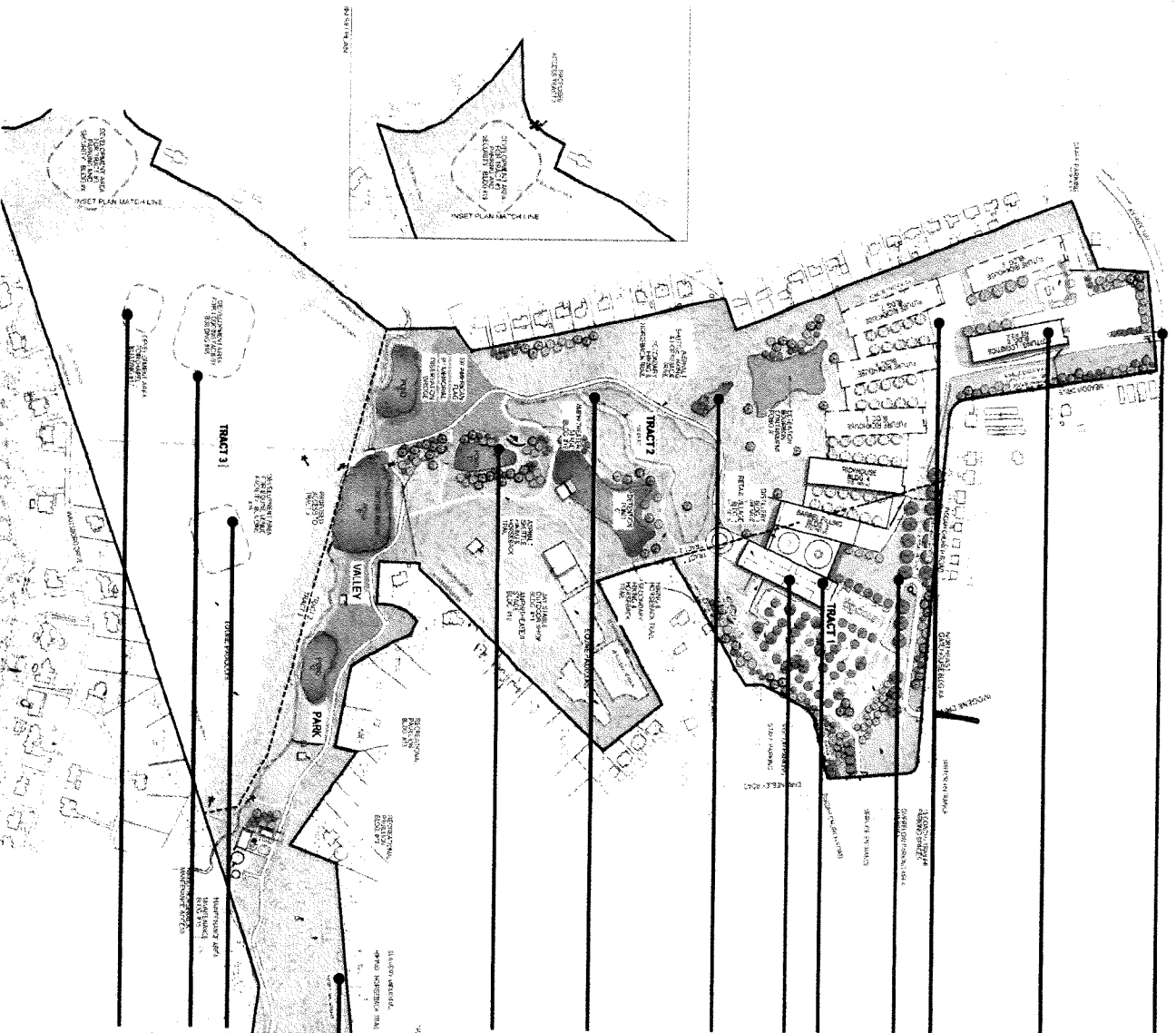
Stormwater Management and
Containment Area – Ponds

Recreational Areas – Amphitheatres,
Hiking, Horse Back Riding, Picnicing,
Environmental Education
911 Memorial

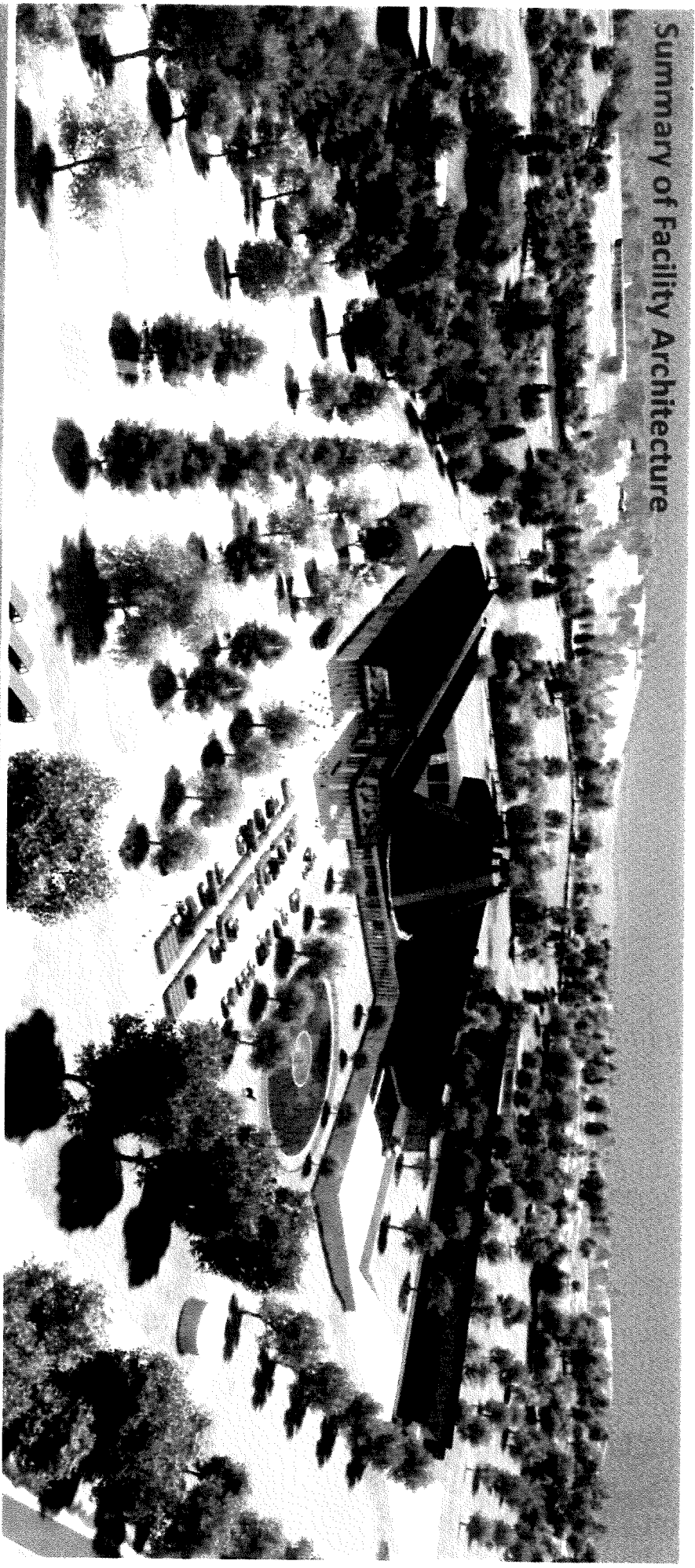
Slavery Memorial

Equine – Agricultural Centre and Paddocks
Lodging Facility

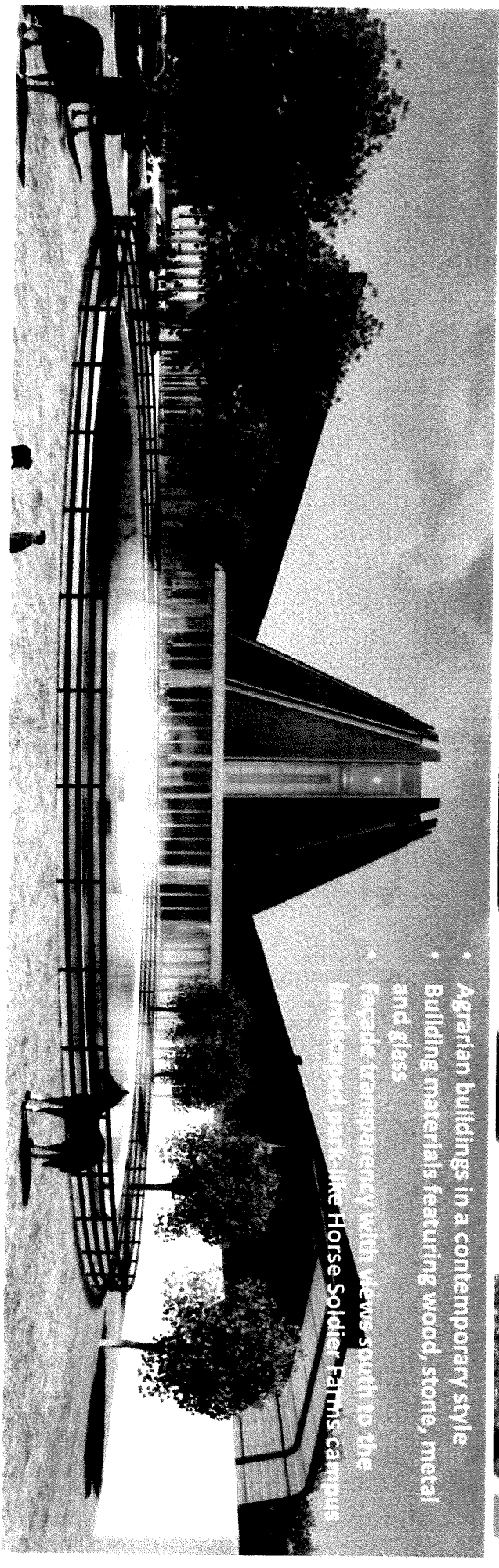
Chapel



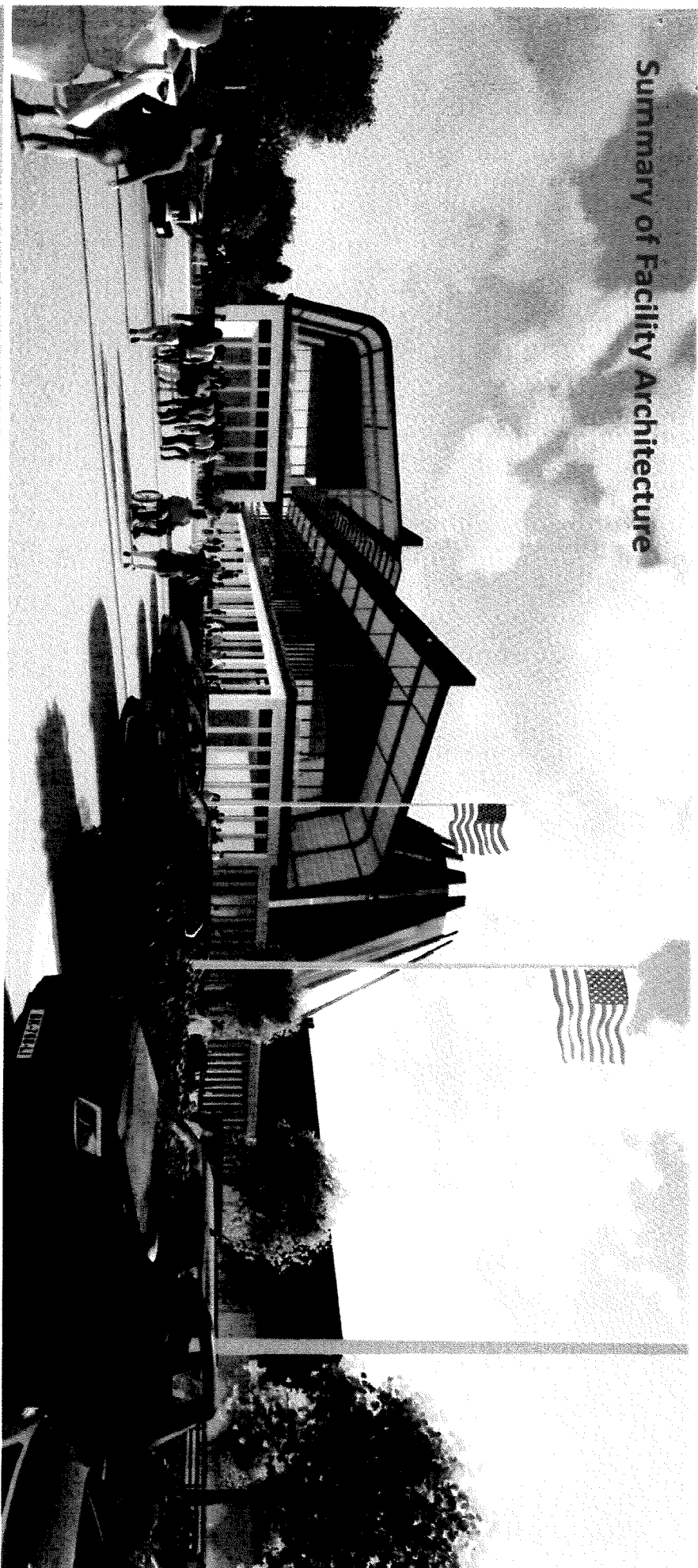
Summary of Facility Architecture



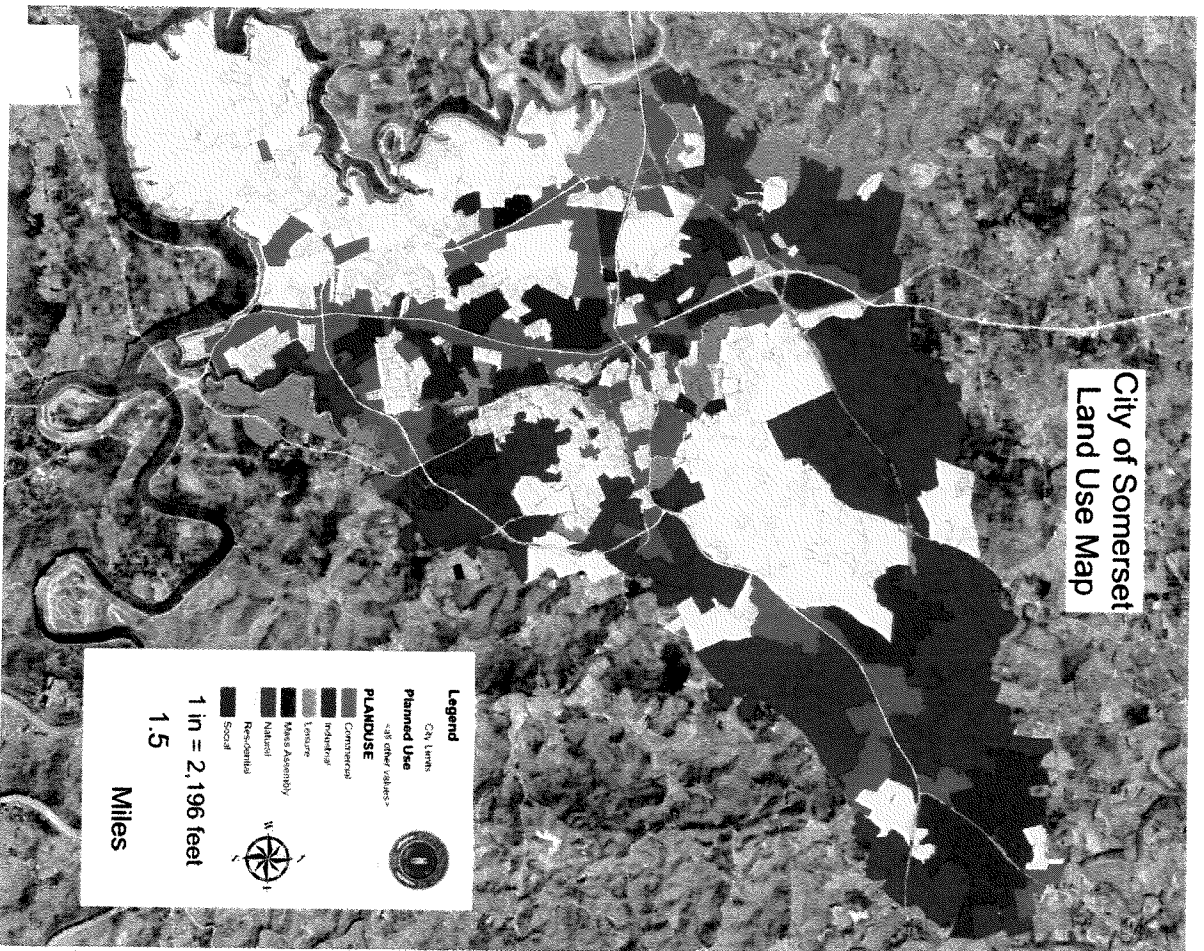
- Agrarian buildings in a contemporary style
- Building materials featuring wood, stone, metal and glass
- Façade transparency with views south to the landscaped park-like Horse Soldier Farms campus



Summary of Facility Architecture



Zone Map Amendment and Final Development Plan Approval Justifications



Zone Map Amendment and Final Development Plan Approval Justifications

KRS 100.213 Findings necessary for proposed map amendment -- Reconsideration.

(1) Before any map amendment is granted, the planning commission or the legislative body or fiscal court must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:

- (a) That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;
- b) That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

Planned Unit Development Final Development Plan/Preliminary Plat

Project meets the full intent of the PUD Zoning District Unobstrusive Site "Footprint"

- 84% Open Space ✓
- 0.079 Floor Area Ratio ✓
- 5.52% Building Coverage ✓
- Adequate and compliant parking
- Meets related Zoning District requirements per PUD Zoning District requirements

Meets intent and requirements of Somerset ZOR Chapter 2.47 Planned Unit Development

- Adjacent Property has previously been rezoned to PUD
- Subject Property has been Annexed into the City that was not anticipated by the Comprehensive Plan
- Portions of the HSB property conform to the Commercial land use designation on the Comp Plan Land Use Map
- There has been increased national, state and regional interest in cultural tourism and Veterans' affairs since the zoning classification of the Comprehensive Plan
- A mixed use, planned development is economically more appropriate than a single zoning district on the site.
- ZOR - Chapter 2.47 (H) -- a PUD may be applied to any residential district
- City of Somerset's recent approval of economic Findings Regarding the Development Area required by KRS 65.7049

Zone Map Amendment meets the objectives for a Planned Unit Development included in the Zoning Ordinance

- A maximum choice of living environments by allowing a variety of housing and building types
- A more useful pattern of open space and recreational areas and more conveniences of accessory commercial uses and services
- A development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation and prevents the disruption of natural drainage patterns
- A more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utilities and streets.
- A development pattern in harmony with land use density, transportation facilities, and community facilities objectives of the Comprehensive Plan

