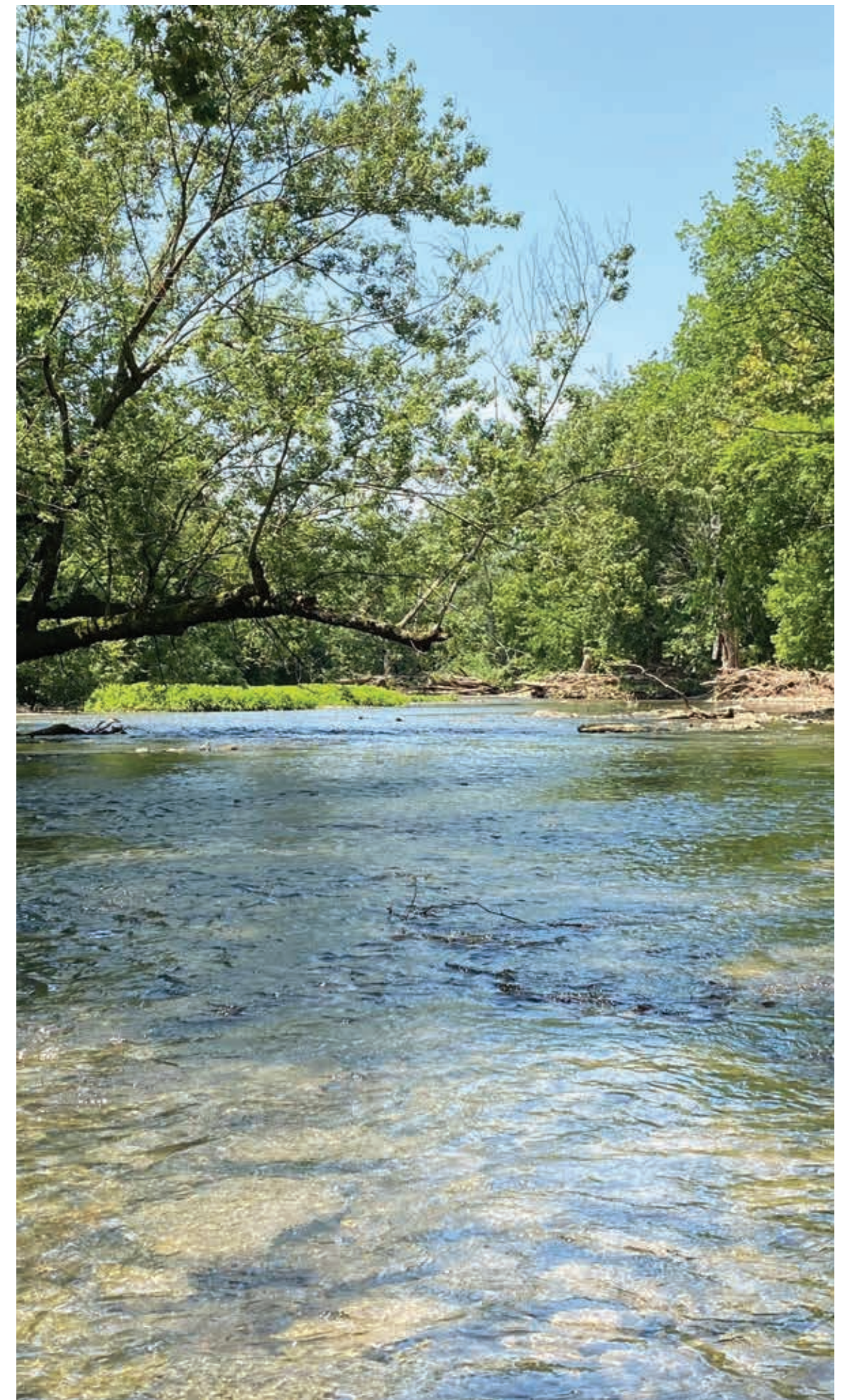


Kentucky Bluegrass Experience Resort

Tourist Destination

BOA Public Hearing
May 3, 2021

presented by:



Kentucky Bluegrass Experience Resort

Tourist Destination

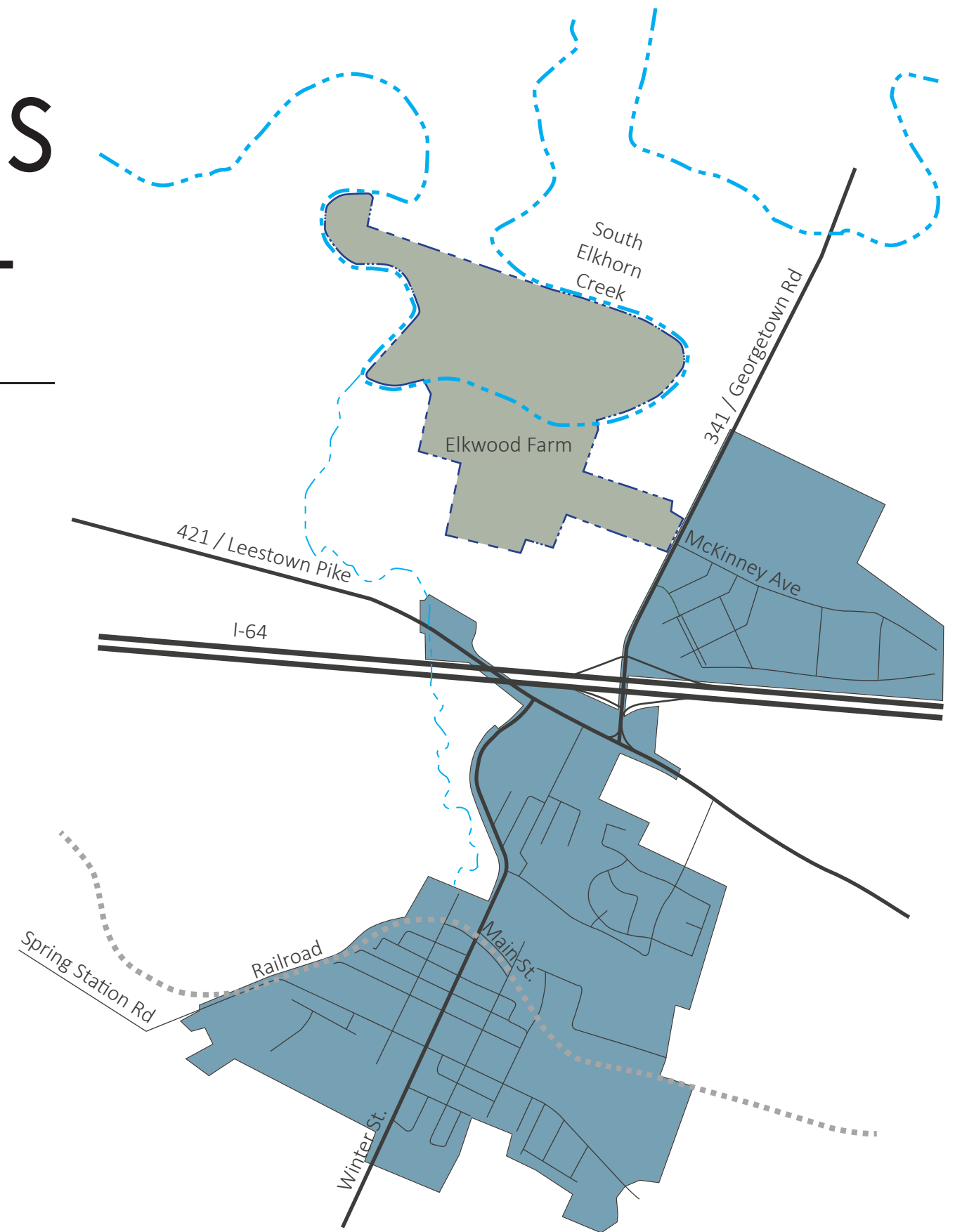
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 - Overnight Accommodations
 - Restaurant Seating
 - Special Events

Project Overview

The KY Bluegrass Experience Resort, known as Elkwood Farm, is being transformed into a Tourist Destination designed to enhance and showcase the beauty found within the Central Bluegrass, Woodford County and Midway KY.

As a Tourist Destination, KY Bluegrass Experience Resort will capture the unique, regionally recognized, existing landscape landmarks to promote tourism and grow the overall economy in the cities of Midway and Versailles, Woodford County and the surrounding Central Bluegrass. With the implementation of a Luxury RV Resort our local tapestry and culture will be incorporated into and throughout the resort for patrons to enjoy.

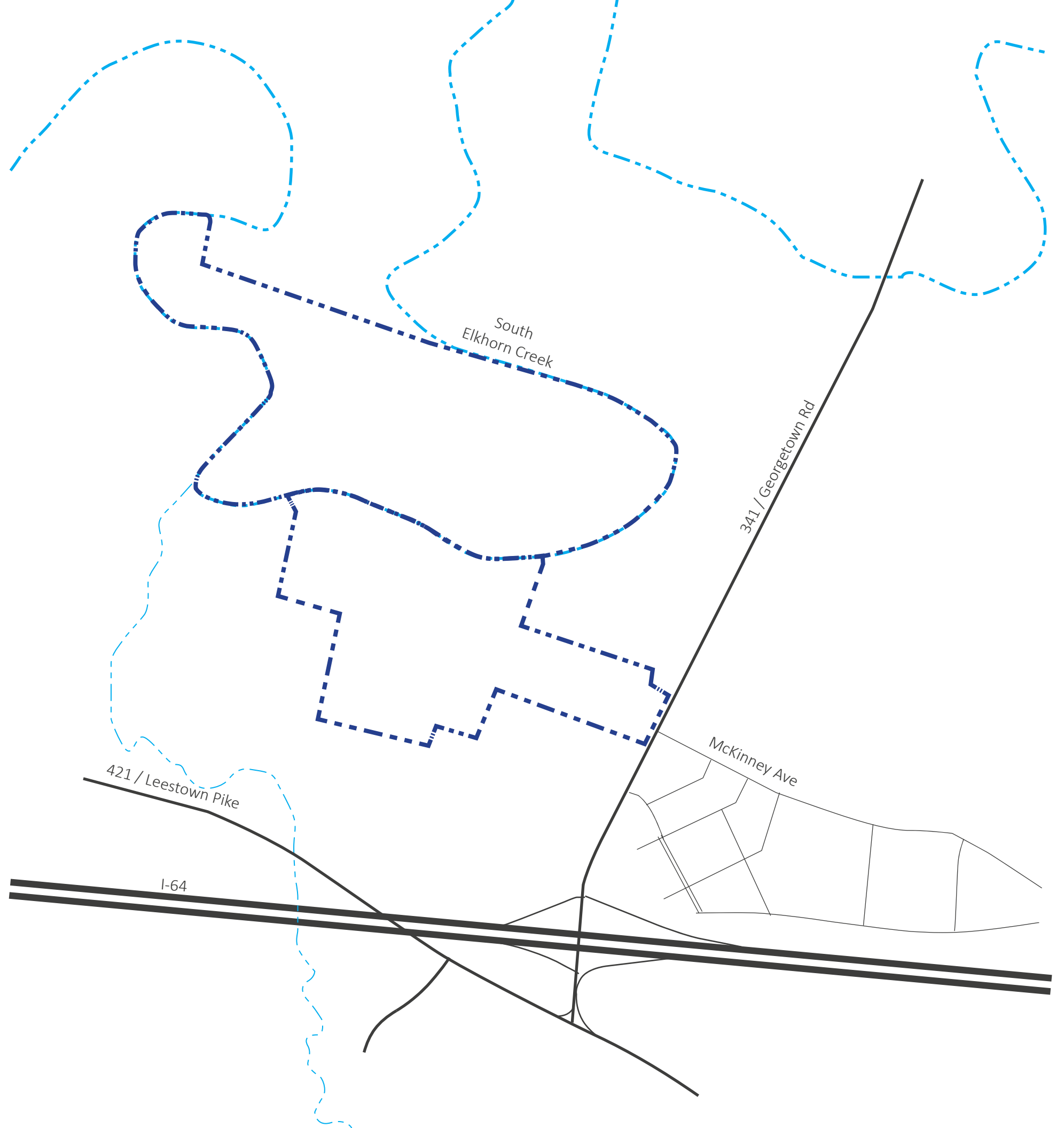


Contextual Map

Kentucky Bluegrass Experience Resort

Legend

 KY Bluegrass Experience Resort

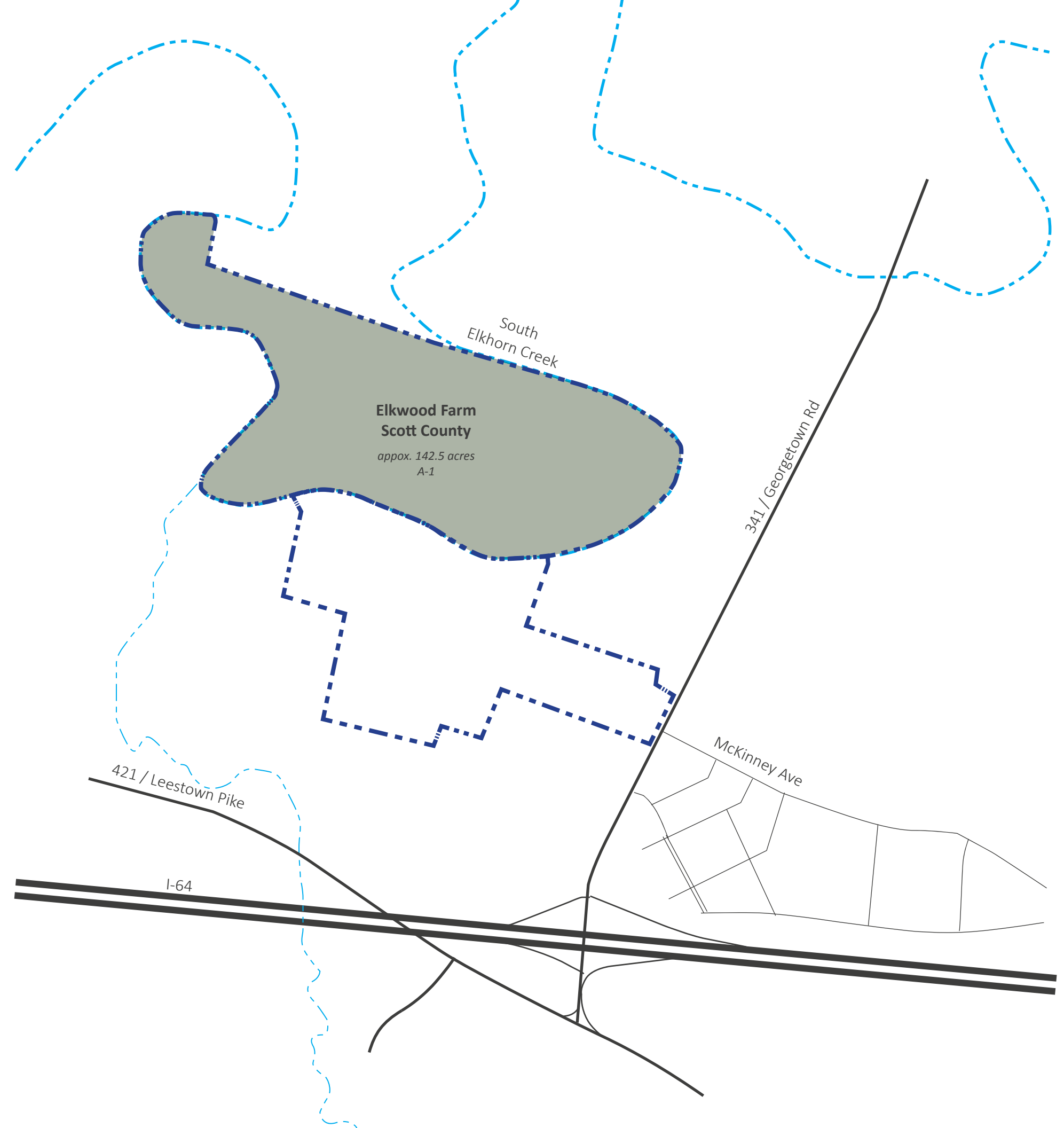


Zoning Map

Kentucky Bluegrass Experience Resort

Legend

 KY Bluegrass Experience Resort

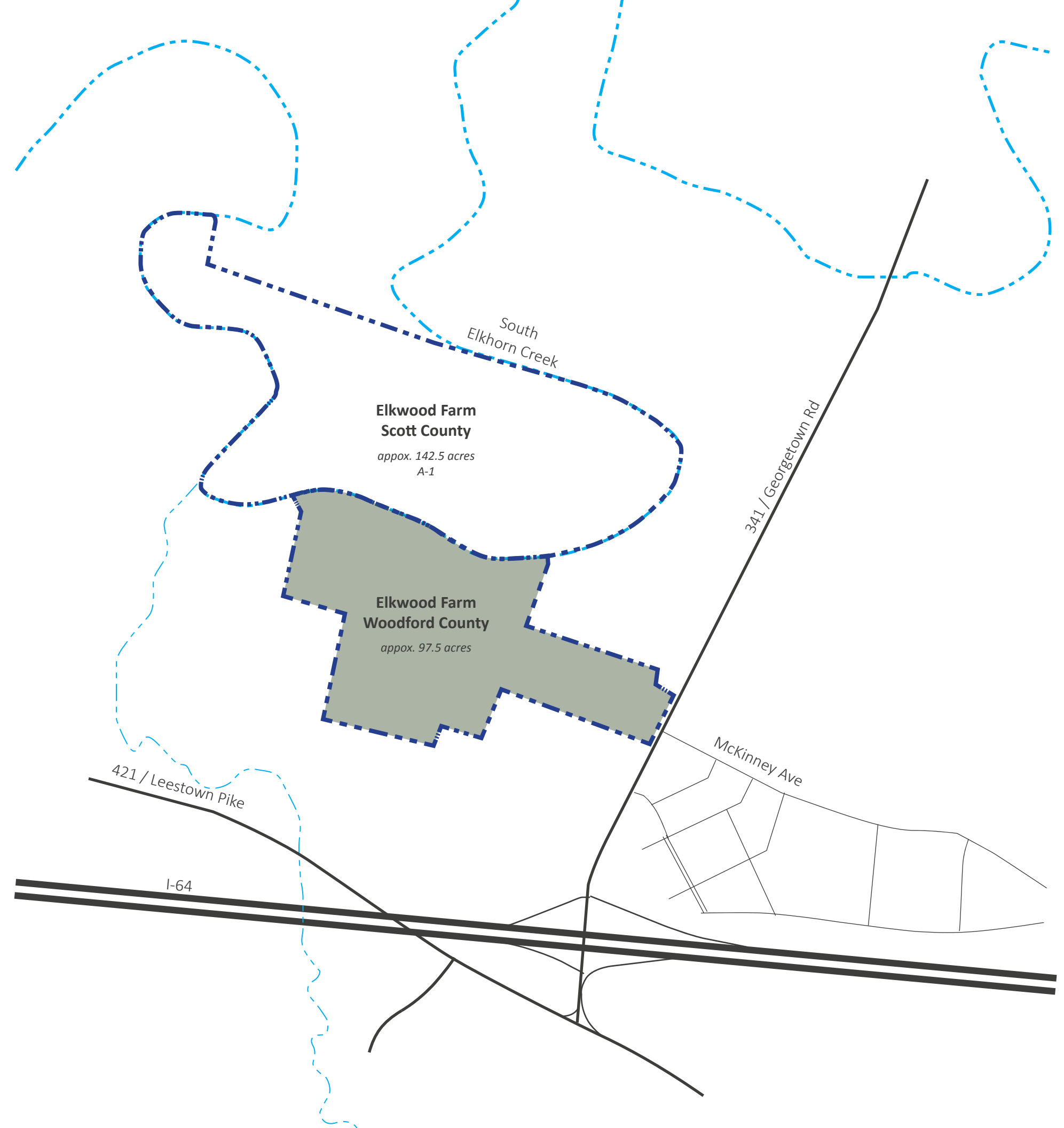


Zoning Map

Kentucky Bluegrass Experience Resort

Legend

 KY Bluegrass Experience Resort

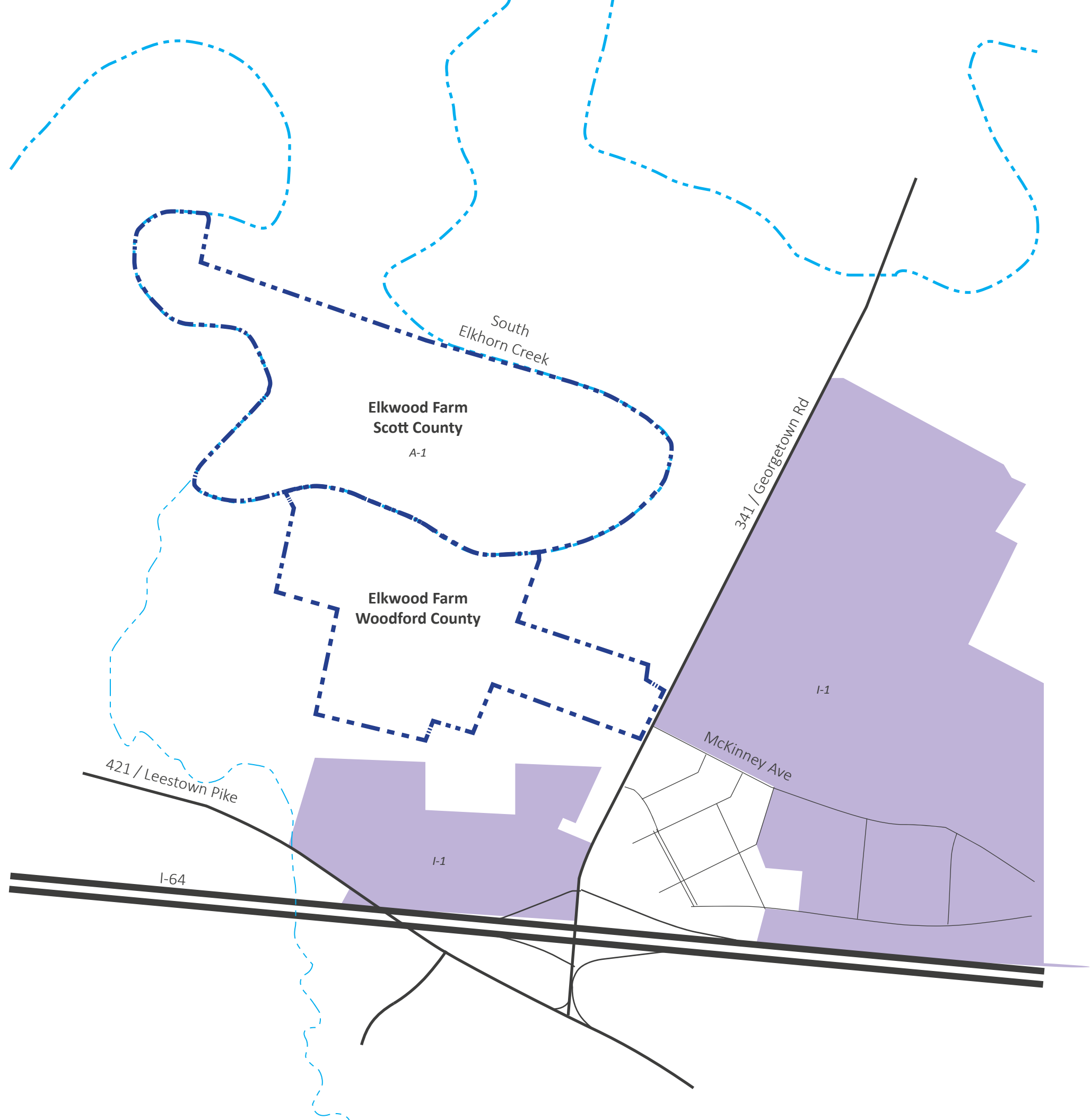


Zoning Map

Kentucky Bluegrass Experience Resort

Legend




-  KY Bluegrass Experience Resort
-  I-1 Light Industrial

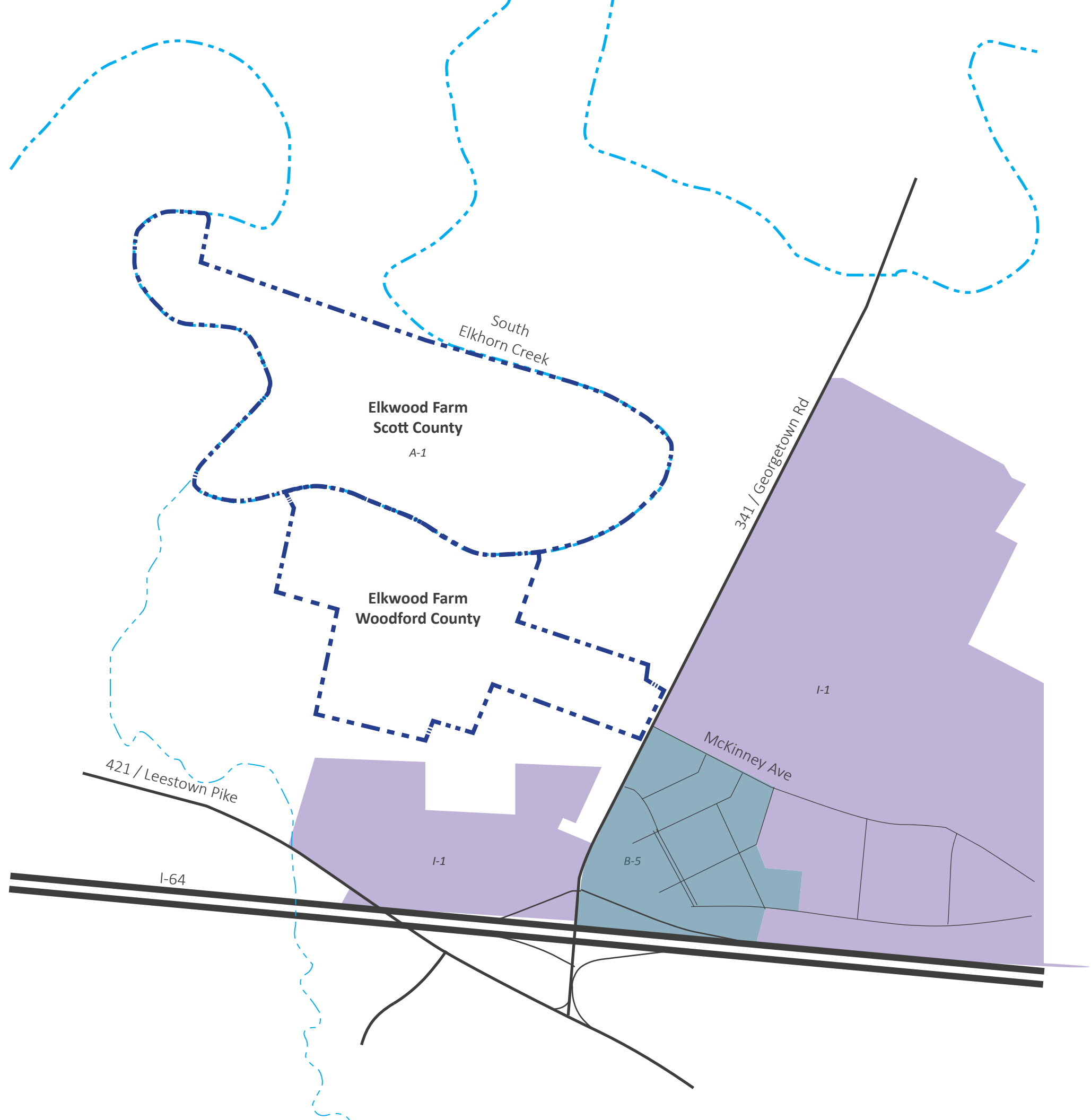


Zoning Map

Kentucky Bluegrass Experience Resort

Legend




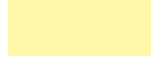
-  KY Bluegrass Experience Resort
-  I-1 Light Industrial
-  B-5 Highway Interchange Service



Zoning Map

Kentucky Bluegrass Experience Resort

Legend






-  KY Bluegrass Experience Resort
-  I-1 Light Industrial
-  B-5 Highway Interchange Service
-  R-1B Low Density Single Family Residential



Zoning Map

Kentucky Bluegrass Experience Resort

Legend

-  KY Bluegrass Experience Resort
-  I-1 Light Industrial
-  B-5 Highway Interchange Service
-  R-1B Low Density Single Family Residential
-  A-1 Agriculture



Zoning Map

Kentucky Bluegrass Experience Resort

Legend

-  KY Bluegrass Experience Resort
-  I-1 Light Industrial
-  B-5 Highway Interchange Service
-  R-1B Low Density Single Family Residential
-  A-1 Agriculture
-  CO-1 Conservation District



Zoning Map

Kentucky Bluegrass Experience Resort

The current zone allows for the highest and best use of the land while providing protection for the natural landmarks.

A-1 Agriculture

Tourist Destinations are currently permitted within the A-1 zone. The *Kentucky Bluegrass Experience Resort* is a Tourist Destination.

CO-1 Conservation District

Allows Private Campgrounds and overnight accommodations as a conditional use with the BOA approval.

The *Kentucky Bluegrass Experience Resort* is a Tourist Destination requesting approval from BOA to operate under Tourist Destination Expanded.

306B(c) *Special events, including charitable events, receptions, parties, corporate picnics, weddings, or any other events/activities which are determined by the Agricultural Advisory Review Committee to be of the same general character as those listed herein, are allowed but the number of such events may exceed 7 per week or with more than 2 held on any one day as stipulated and approved by the Board of Adjustment.*

Zoning

Kentucky Bluegrass Experience Resort





Legend

-  Subject Site
-  100' Overhead Transmission Lines (Googleearth)
-  Major Contours (20' interval)
-  Minor Contours (2' interval)
-  FEMA Flood Zone A

Site Statistics

Woodford County: 472 sites (4.8 sites per acre)
 Scott County: 501 sites (3.5 sites per acre)

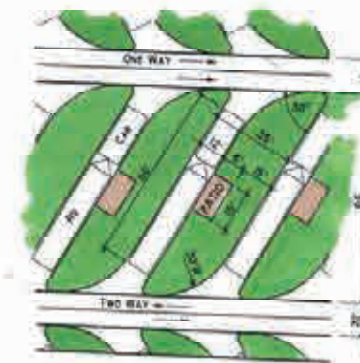
Total Sites 973 sites
 (818 RV Sites; 155 Cottages)
 15 employee accommodations
 11 owner suites

Parking Statistics

Woodford County: 161 at check-in
 72 at amenities
 390 RV site parking (1 per)
 132 cottage parking (1.6 per)
 Scott County: 428 RV site parking (1 per)
 116 cottage parking (1.6 per)

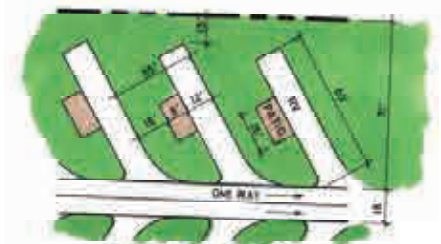
Total Parking 1,299 parking spaces
 23 employee parking
 17 owner suites parking

RV Site Details



PULL-THRU SITES DETAIL

NOT TO SCALE



BACK-IN SITES DETAIL

NOT TO SCALE

Prepared by:

Westphal
Associates

gorin+cohen
consulting group LLC



Information furnished regarding this property is from sources deemed reliable. DCWestphal Associates has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

Master Plan

Kentucky Bluegrass Experience Resort



South Elkhorn Creek

The South Elkhorn Creek is one of the most recognizable natural landmarks in our regions landscape. Elkwood Farm displays just over 2 miles of creek running along portions of the property boundary and bisecting the property between Woodford and Scott Counties. The South Elkhorn Creek is a significant collection point in our regional watershed and a local destination for fishing, canoeing, kayaking and swimming. The KY Bluegrass Experience Resort recognizes the Elkhorn Creek as a region destination and the main focal point for the RV Resort. Removing invasive plant species, creating bank stabilization, and implementing best practices for storm water runoff are ways the waterway will be preserved, cleaned and enhanced as a private conservation area. Thus bringing local, regional, and national tourism to Midway and the South Elkhorn Creek.

701.2(C) authorizes Public parks, playgrounds, public or privately owned golf courses, forests and conservation areas.

701.4(M) Permits Tourist Destination Expanded: A unique, regionally recognized existing landmark or historic structure that is primarily known for its existing architectural significance and/or uniqueness, that promotes tourism and the overall economy, which naturally draws the general public as a destination that meets the criteria of a Tourist Destination



Landmarks

Kentucky Bluegrass Experience Resort



Spring, Stream & Sink

The natural spring, stream and sink along the southern property line is a prime example of the Central Bluegrass geology and rock formations. Cleaning the waterway, adding a riparian zone, and using native vegetation will create a please environment and showcase our native landmarks.

701.2(C) authorizes Public parks, playgrounds, public or privately owned golf courses, forests and conservation areas.

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Landmarks

Kentucky Bluegrass Experience Resort



Rolling Hills

Elkwood Farm is graced by the signature rolling hills of the Central Bluegrass. The peaceful topography is a natural landmark for our region and a key element in the design of the master plan to ensure the resort takes shape from the land.

701.4(M) Permits Tourist Destination Expanded: A unique, regionally recognized existing landmark or historic structure that is primarily known for its existing architectural significance and/or uniqueness, that promotes tourism and the overall economy, which naturally draws the general public as a destination that meets the criteria of a Tourist Destination



Landmarks

Kentucky Bluegrass Experience Resort



Guest Accommodations

Kentucky Bluegrass Experience Resort is asking for approval from 10 overnight accommodations to:

- 472 overnight guest accommodations
390 RV Sites & 82 Cottages
- 11 Owner overnight accommodations
8 RV Sites & 3 Cottages
- 15 employee accommodations

In the RV industry there are a variety of campground business models. The *KY Bluegrass Experience Resort* is a vacation destination outdoor resort intended to cater to vacation leisure guests spending a day, night, weekend, week or longer at the property. This business model focuses on short term guests visiting for vacation and relaxation purposes.

701.4(M)a. Overnight accommodations to guests may be permitted by the Board of Adjustment, with the number of guest rooms exceeding 10 but as stipulated and approved by the Board of Adjustment.

701.2(D) Authorizes a single family detached dwellings.

203 Agricultural Uses permits owner and employee housing

Overnight Accommodations

Kentucky Bluegrass Experience Resort





Food Service

The KY Bluegrass Experience Resort anticipates the need for multiple sources of food service. A primary restaurant, bourbon tasting room, pool service, snack shack, and occasional food truck(s) from local vendors would be available to guest. Diversifying food services will allow patrons the ability to experience our local specialties and comforts. Seating has been broken down for service vs. self-service.

The Resort is proposing:

- 400 total seats
265 seats with table service
135 self-service seats

701.4(M)b. A restaurant serving registered overnight guests and/or the public, with the number of seats for patrons exceeding 75 but as stipulated and approved by the Board of Adjustment

Restaurant Seating

Kentucky Bluegrass Experience Resort





Camper Amenities

Camper Amenities are accessory to the natural landmarks and local tourism drawn to the area. Amenities will aid the experience and allow guest to stay additional nights and add to the overall economy. These services will also aid in local staycations; converting day trip to Midway into overnight or weekend trips.

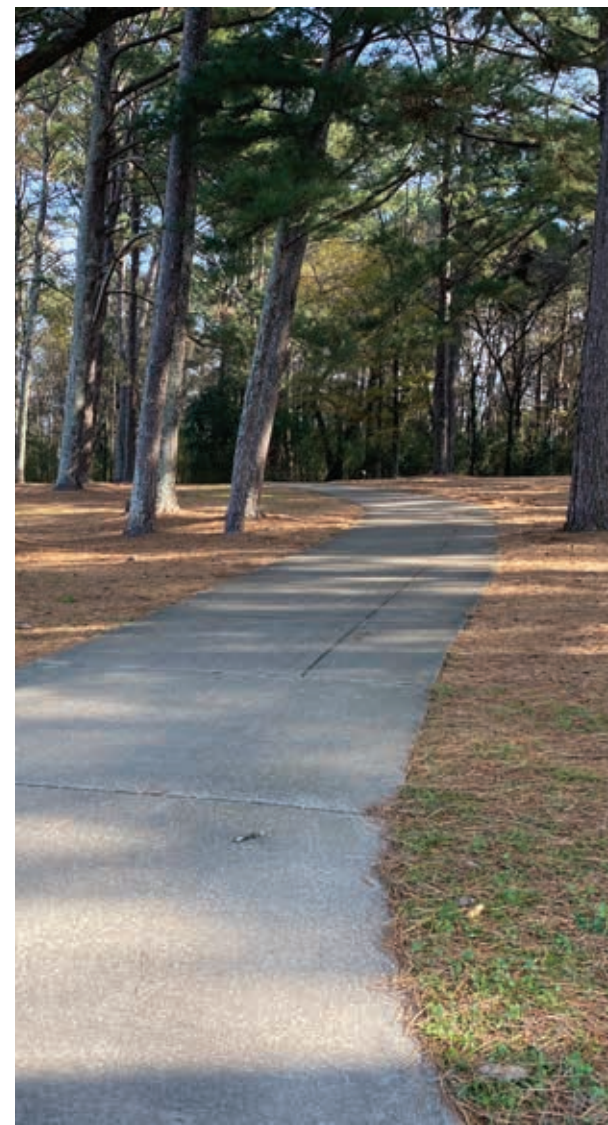
Amenities will be monitored through a check-in/check-out process and all amenities will have specific hours of operation. Amenities will consist of Aquatic Park, Open Play Areas, Court Sports, Playground, Amphitheater, Dog Parks, Bike Trails, Low Challenge Course, Walking / Jogging Trails, KY County Store, Elkhorn Creek Access.

701.4(M)c. Special events, including charitable events, receptions, parties, corporate picnics, weddings, or any other events/activities which are determined by the Agricultural Advisory Review Committee to be of the same general character as those listed herein, are allowed but the number of such events may exceed 7 per week or with more than 2 held on any one day as stipulated and approved by the Board of Adjustment.

Special Events / Amenities

Kentucky Bluegrass Experience Resort





Special Events / Amenities
Kentucky Bluegrass Experience Resort



Neighboring Farm Horse fence Landscape Buffer Walking Trail Campsite

Low Impact

Kentucky Bluegrass Experience Resort



Camper Amenities

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Architecture

Kentucky Bluegrass Experience Resort

From the
Kentucky Bluegrass Experience Resort
and all our Team Members

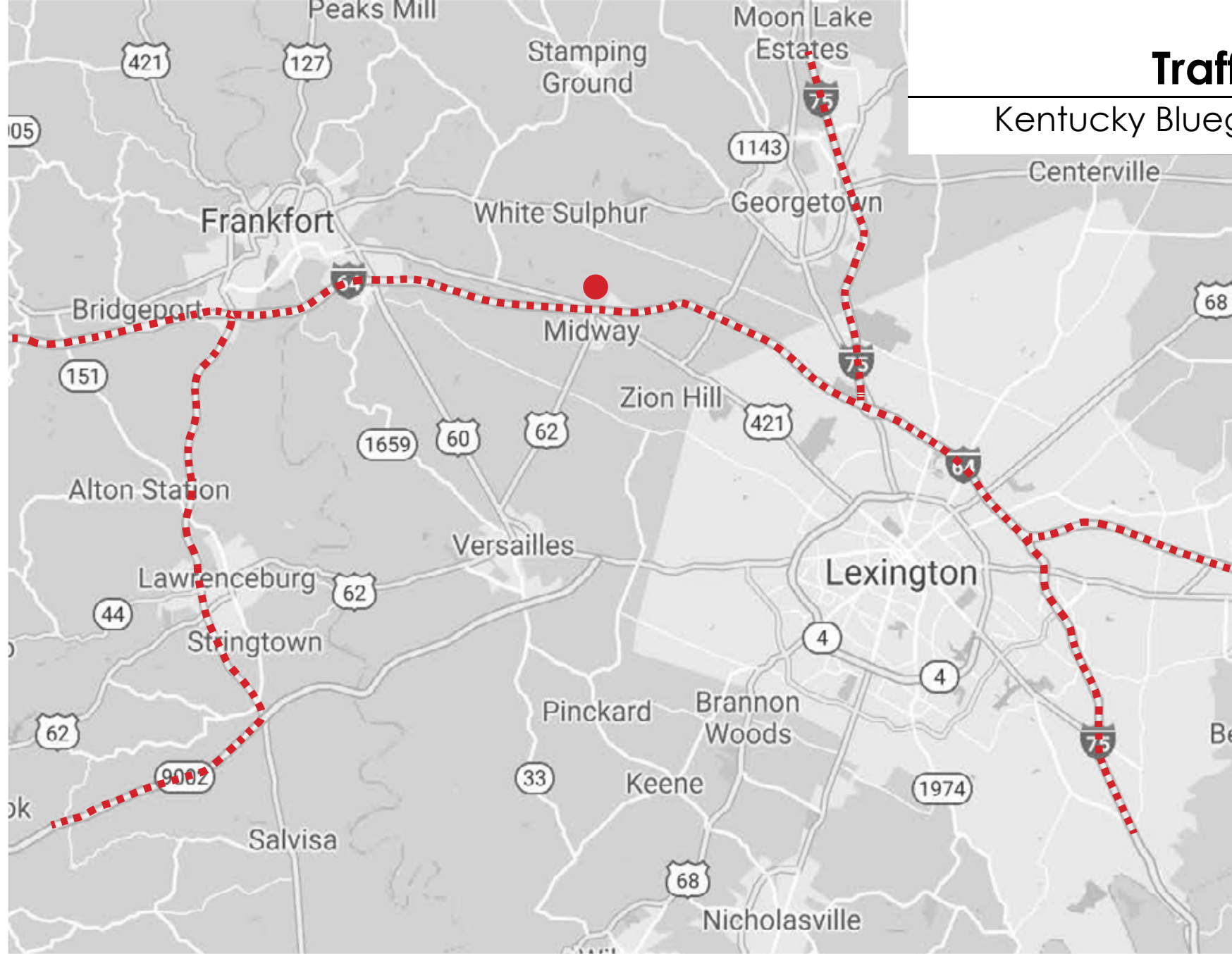
**Thank you
for your time and
consideration**



Kentucky Bluegrass Experience Resort

Tourist Destination

Midway Council Meeting
June 7, 2021



Traffic Impact

Kentucky Bluegrass Experience Resort

Major Cities within 200 Miles

- Lexington
- Louisville
- Cincinnati
- Indianapolis
- Columbus
- Knoxville
- Nashville

Access Routes

From the North & South: I-75 to I-64
 From the East & West: I-64

From South West:
 Bluegrass Parkway to 127 to I-64

Local Tours

- Stage 1 - Partner with existing tours
- Stage 2 - Tours to surrounding cities





2 miles of creek within the limits of the
Ky Bluegrass Experience Resort

7 miles from public drop-in to the
KY Bluegrass Experience Resort

South Elkhorn Creek

Kentucky Bluegrass Experience Resort



Sewer CAP

PRELIMINARY CALCULATION ONLY

Phase I Woodford County						
Overnight Accommodations						
	QTY	Unit	Gallons / Day			
1 RV Sites	390	site	x	115	44,850	
2 Cottages	82	site	x	115	9,430	
3 Employee Sites	30	room	x	110	3,300	
4 Owner Sites	11	site	x	115	1,265	
Over Night Accommodations					Subtotal	58,845
Amenities						
	QTY	Unit	Gallons / Day			
5 Mini Bowling	10	lanes	x	90	900	
6 Restaurant	400	seat	x	15	6,000	
7 Aquatic Park	750	capita	x	8	6,000	
8 Laundry	15	washers	x	425	6,375	
9 Fitness Center	2500	sq.ft.	x	0.5	1,250	
10 General Store	4000	sq.ft.	x	0.15	600	
11 Amenity Restrooms	38	per toilet room	x	180	6,840	
12 Education Center	100	per student	x	30	3,000	
13 Amphitheater	500	seat	x	5	2,500	
14 Dog Wash	25	per animal	x	10	250	
Amenities					Subtotal	33,715
Phase I Woodford County Total CAP					92,560	
Phase II Scott County						
Overnight Accommodations						
	QTY	Unit	Gallons / Day			
15 RV Sites	428	site	x	115	49,220	
16 Cottages	73	site	x	115	8,395	
17 Tent Camping	37	site	x	65	2,405	
Over Night Accommodations					Subtotal	60,020
Amenities						
	QTY	Unit	Gallons / Day			
18 Laundry	12	washers	x	425	5,100	
19 Amenity Restrooms	32	per toilet room	x	180	5,760	
Amenities					Subtotal	10,860
Phase II Scott County Total CAP					70,880	
240 Days Operating					46,072	
Total Property at 100% Capacity Per Day					138,632	
Total Property at 60% Capacity Per Day					83,179	

Capacity rates from *Kentucky On-Site Sewage Disposal Systems Regulation 902 KAR 10:085*. All calculations are preliminary in nature and to be finalized by project engineer prior to sanitary sewer permitting.

Kentucky Bluegrass Experience Resort

Tourist Destination

Project Comparisons

June 14, 2021

Project Comparison

Kentucky Bluegrass Experience Resort

Ocean Lakes Family Campground

Myrtle Beach, SC

Land Area: 310 Acres
Guest Accommodations: 3,419

Density: 11.03 sites per acre

Website:
<https://www.oceanlakes.com>



Project Comparison

Kentucky Bluegrass Experience Resort

Red Oaks, Sun RV Resorts

Bushnell, FL

Land Area: 130 Acres

Guest Accommodations: 1,025

Density: 7.88 sites per acre

Website:

<https://www.sunrvresorts.com/resorts/south/florida/red-oaks/>



Project Comparison

Kentucky Bluegrass Experience Resort

Lakewood Camping Resort

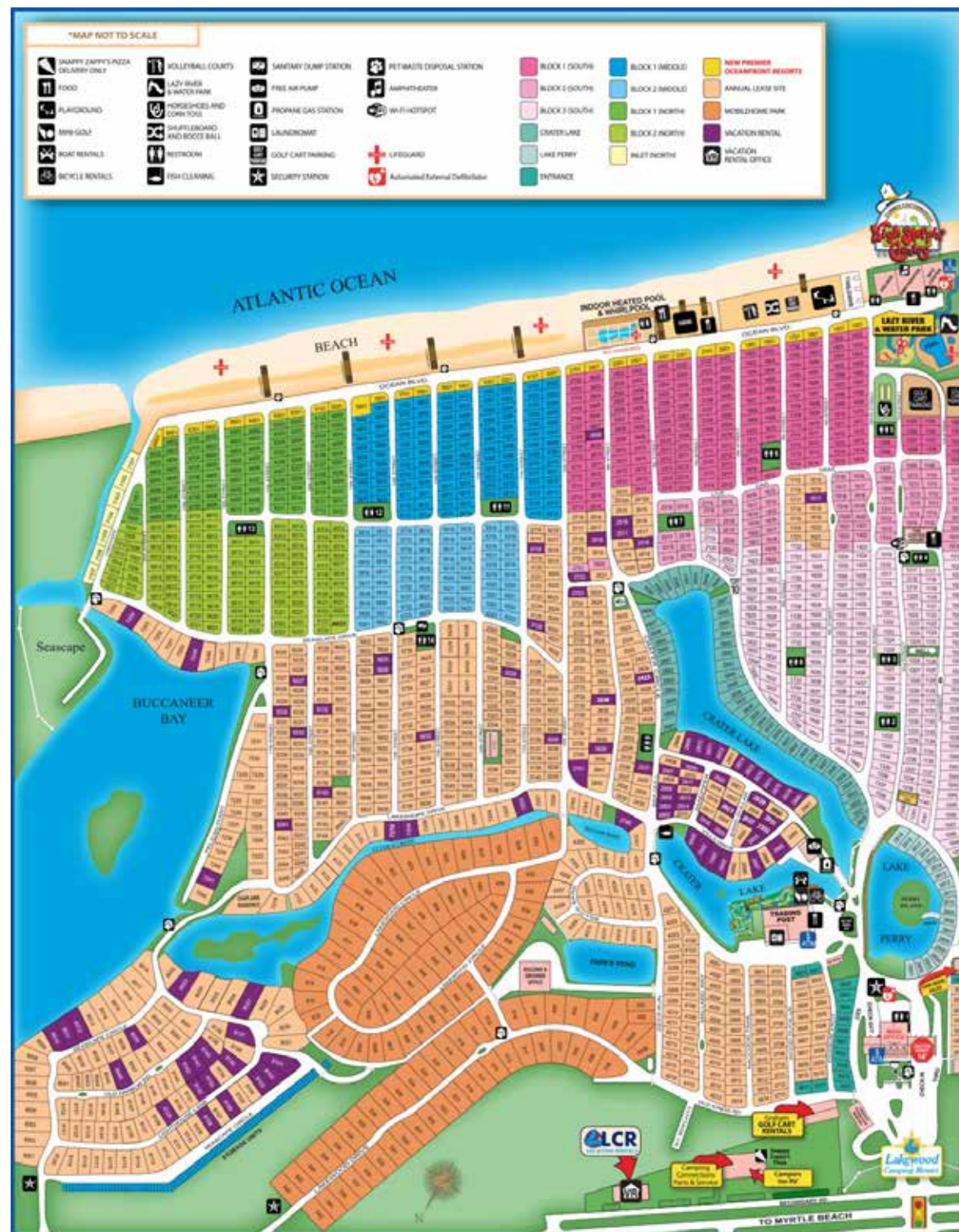
Myrtle Beach, SC

Land Area: 241 Acres

Guest Accommodations: 1,300

Density: 5.4 sites per acre

Website:
<https://lakewoodcampground.com>



Project Comparison

Kentucky Bluegrass Experience Resort

PirateLand Family Camping Resort

Myrtle Beach, SC

Land Area: 180 Acres

Guest Accommodations: 2,100

Density: 11.67 sites per acre

Website:
<https://www.pirateland.com>



Project Comparison

Kentucky Bluegrass Experience Resort

Lake Rudolph / Holiday World

Santa Claus, IN

Land Area: 120 Acres

Guest Accommodations: 533

Density: 4.44 sites per acre

Website:

<https://www.lakerudolph.com/rv-sites/>



Project Comparison

Kentucky Bluegrass Experience Resort

Yogi Bear's Jellystone Park

Mammoth Cave

Cave City, KY

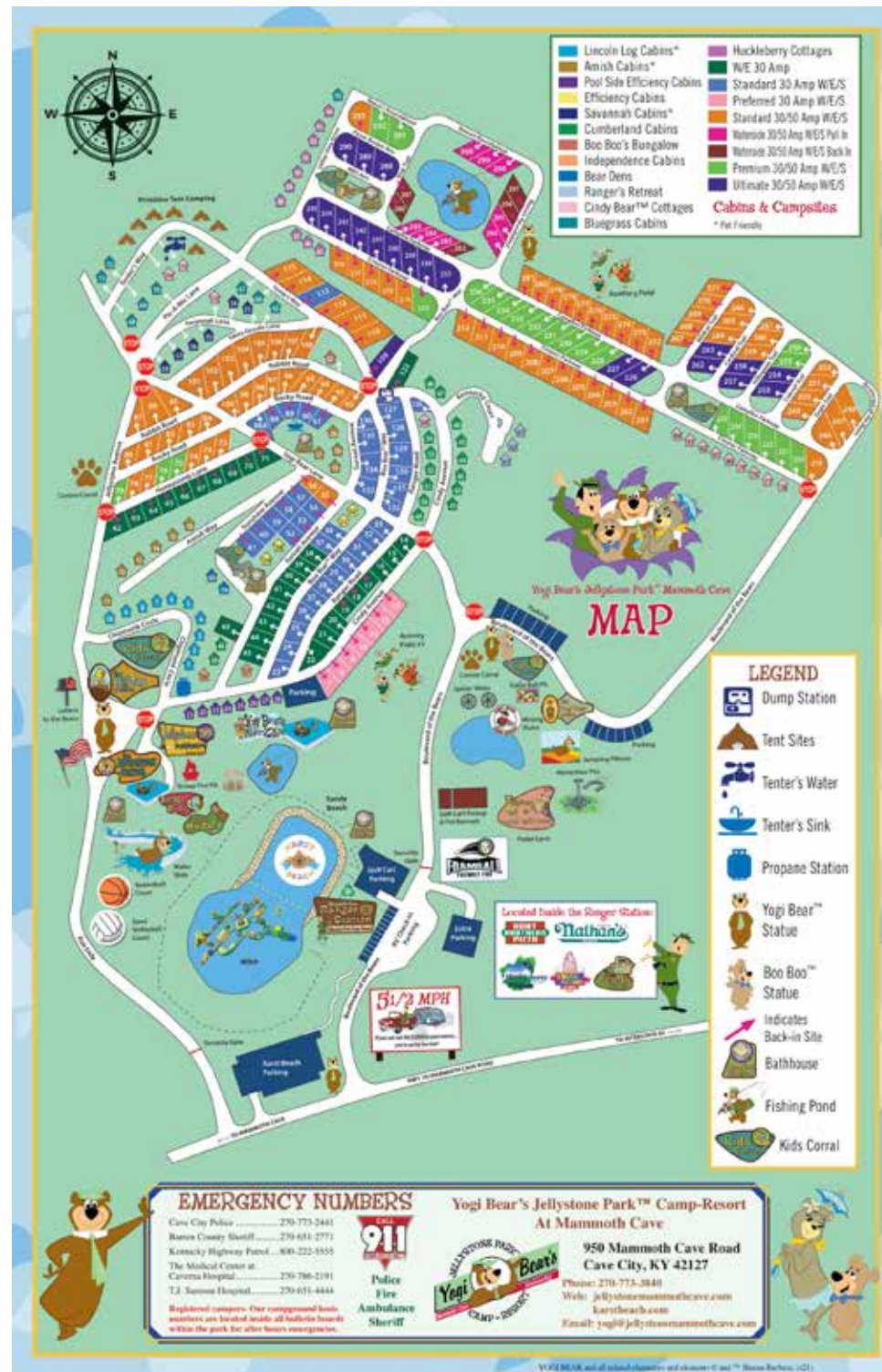
Land Area: 74 Acres

Guest Accommodations: 384

Density: 5.20 sites per acre

Website:

<https://www.jellystonemammothcave.com>



Project Comparison

Kentucky Bluegrass Experience Resort

Carolina Pines

Conway, SC

Land Area: 110 Acres

Guest Accommodations: 840

Density: 7.63 sites per acre

Website:

<https://www.sunrvresorts.com/carolina-pines/>



