

APPLICATION FOR ZONING ACTION

TO:

- Boone County Planning Commission
- City of Florence Board of Adjustment
- Boone County Board of Adjustment
- City of Union Board of Adjustment
- City of Walton Board of Adjustment
- Zoning Enforcement Officer

FOR:

- Zoning Text Amendment
- Comprehensive Plan Change
- Preliminary Plat Review
- Conditional Use Permit
- Concept Development Plan Change
- Preliminary Development Plan
- Change of Non-Conforming Use
- Design Review Board and Certificate of Appropriateness
- Zoning Map Amendment
- Planned Development Overlay Change
- Improvement Plat Review
- Final or Deed Plat Review
- Site Plan Review
- Historic District Overlay
- Appeal or Variance
- Sign or Zoning Permit

Applicant: BAGSHAW ENTERPRISES INC *ENGINEER FOR APPLICANT*
Steve Berlin Owner

Address: P.O. Box 500 6534 Joy Ave Agent

Hillsboro, Ohio 45133-0500 Telephone: (513) 393-9959

Location: US 42 & STELLEN DR, Florence

Name of Property Owner: _____

Address of Property Owner: _____

Zoning District: C-3 Area in Acres: 0.70 ACRES

Deed Book: _____ Page Number: _____ Group Number: _____

Description of Request: site plan review

Applicant's Signature: Steve Berlin

Property Owner's Signature: Robert Bagshaw

Application Fee: 100.00 Date Received: 2-18-87 By: JS

Referred To: Jim S. Dierckx Meeting Date: 3/4/87

Action Taken: Approved Date of Action: 3/4/87

STAFF REPORT

DEVELOPMENT: Kentucky Fried Chicken
APPLICANT: Bagshaw Enterprises, Inc.
LOCATION: U.S. 42 and Steilen Drive, Florence, Kentucky
ZONING: Commercial Services (C-3)
DATE: March 4, 1987
REMARKS:

The applicant is requesting Site Plan Review to add a drive-through facility to an existing restaurant building and to reconstruct the parking for the site.

The drive-through facility is planned on the east side of the building. The plan shows the drive-through lane and an additional lane to route traffic around the building. The plan indicates the nearest drive onto Service Road to be an exit only to serve the drive-through window.

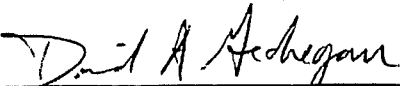
The plan indicates grading to be done in order to make the parking area more level adjacent to Steilen Drive. The number of parking spaces exceeds the minimum requirements. The applicant has committed on the plan to providing the minimum size of parking spaces and driveway aisles required in a commercial zone.

The applicant intends to utilize the existing highway sign structure. Any change in height or configuration will require the appropriate sign permit or variance request. The entrance signs cannot contain a logo or they would require a separate sign permit as well. Other than the location of the entrance signs, the site plan contains no other information. Sign drawings will need to be supplied when sign permits are issued for the site.

Landscaping has been indicated on the plan around the building and drive-through entrance, the parking lot entrances, and to help screen the dumpster.

Existing utilities to the building will be utilized as will the present manner of handling storm water runoff. The site plan does not indicate any appreciable increase in pavement area. A limited retaining wall is indicated on the eastern portion of the site to help stabilize the slope at the pavement edge. The purpose of the wall is not to re-construct the slope, but to stabilize it.

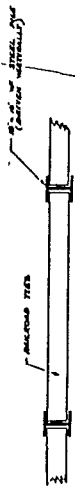
In my opinion, this site plan request meets the minimum requirements of the Boone County Zoning Regulations. I recommend its approval.



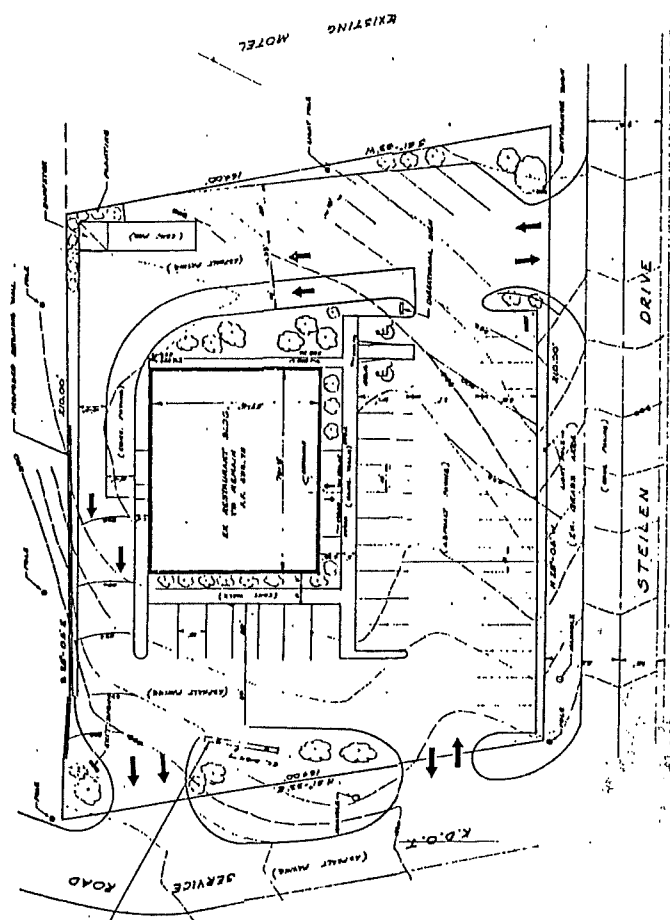
David A. Geohegan,
Plans Examiner/Planner



Greg Sketch,
Engineer



PLAN VIEW DETAIL
RETAINING WALL
Scale 1/4" = 1'-0"



PONDOSA RESTAURANT

NOTES

THIS IS AN EXISTING BUILDING AND PLANNING SET AREA.
ALL UTILITIES ARE SHOWN AS LOCATED TO THE BUILDING.
THERE IS NO APPARENT UNDERGROUND UTILITY SYSTEM AVAILABLE. THE EXISTING UNDERGROUND UTILITY SYSTEM (COURT, TRUNK, AND SERVICE) IS 18" TO 24" IN DIAMETER.
ADDITIONAL PLANNING AND LAYOUTING.
EXISTING BUILDING AREA IS 10' x 20'

DATE RECEIVED
MAY 5 1967

SITE PLAN
PROPOSED KENTUCKY FRIED CHICKEN

JAMES W. SORING
REGISTERED ARCHITECT
1111
ET. SUPERIOR BLDG.
3-3-67

H.S. AMY
PLANNING
FLORENCE, KENTUCKY

2-16-66

