APPLICATION FORM

W-CDP-011-A

# CONCEPT DEVELOPMENT PLAN
## *BOONE COUNTY PLANNING COMMISSION*

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

MAR 14 2000

1. Check One:
   - ✓ Concept Development Plan (Includes Utilization of an Underlying Zone in a Planned Development)
   - ____ Change in an Approved Concept Development Plan
   - ____ Long Range Planning Committee Review (As stated in the Houston-Donaldson Study)
2. Name of Project: MOORE'S HAIR SALON
3. Location of Project: SOUTH SIDE KY 18 800'± EAST OF EWING BLVD.
4. Total Acreage of Site: 2.79 ACRES
5. Current Zoning: O-2/PF/PD
6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable): ADJACENT LOT TO EAST - APRIL 1988
7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? (If so, indicate the name of the Study): THE PARKWAY CORRIDOR STUDY 1986 - LOT SE
8. Proposed Uses (please specify each use): HAIR SALON & COLLEGE
9. Proposed Building Intensities (please specify): 2 STORY - 8,000 SF PER FLOOR OR 16,000SF OR 13% COVERAGE
10. Have you submitted a Concept Development Plan? YES - ATTACHED
11. Are you also applying for:
    - NO Conditional Use Permit
    - NO Dimensional Variance
12. Name of Applicant(s): BAYER BECKER ENGINEERS - SEAN FOLEY
    Phone Number: (606) 261-1113 Fax No.: (606) 261-1710
13. Address of Applicant(s): 14 EAST EIGHTH STREET
    COVINGTON (City) KY (State) 41011 (Zip)
14. Name of Property Owner(s): BETHESDA PROPERTIES, INC
    Phone Number: ____ Fax No.: ____
15. Address of Property Owner(s): 619 OAK STREET
    CINCINNATI (City) OH (State) 45206 (Zip)
16. Are there any existing buildings on the site? NO
    How many? Ø
17. Deed Book: 554 Page No.: 239 Group No.: 2041 B
18. Have you had a pre-application meeting with BCPC Staff? YES

(over)

# EXHIBIT
# "A"

# STAFF REPORT

Request of **Bayer Becker Engineers (applicant)** for **Bethesda Properties, Inc. (owner)** to consider a Concept Development Plan in an Office Two/Public Facilities/Planned Development (O-2/PF/PD) zone for a 2.79 acre tract located on the south side of KY 18, approximately 600 feet east of the KY 18/Ewing Boulevard intersection and immediately west of 7505 KY 18, Florence, Kentucky. The request is for a Concept Development Plan to allow an approximate 16,000 square foot building for use as a hair salon and college.

April 19, 2000

## PROPOSAL

This application is for a Concept Development Plan to allow a hair salon and college in a Planned Development zone. The site is located on the south side of KY 18 immediately west of the Boone County Health Center.

The submitted Concept Development Plan illustrates a two story, 16,000 square foot building (8,000 square feet each level). One level is to be used for the hair salon and the other for the hair college; no other uses are proposed at this time. Because the site slopes away from KY 18, the bottom level is proposed to be below grade at the front, appearing to be a one story structure when viewed from KY 18 (similar to a house with a walk out basement). The building is proposed to be predominately brick with a standing seam mansard and EIFS fascia. A vaulted dome structure is proposed for the front entry into the building and a two-story projecting feature is proposed for the rear entry (concept elevations are attached).

The site plan includes a 40 foot wide landscaped area along the street frontage with additional landscaped areas along the side property lines and immediately along the west side of the building. A buffer yard that is 60 feet wide at the narrowest point is proposed at the rear of the site. Several of the few, large existing trees on the site are proposed to be retained (a large oak near the street and several large deciduous trees near the rear) (a concept landscape plan is attached).

Parking areas are proposed at the front, rear, and west side of the building, with the majority of the parking proposed at the rear. Access is proposed to be shared from the existing driveway on the adjoining Health Center site to the east. This drive would access the rear parking area. Additionally, a new curb cut is proposed near the west property line. Possible driveway connections (shown in dashed lines) which would connect the front parking area to the Health Center property and the vacant property to the west in a frontage road style are indicated on the plan. The existing stormwater detention basin for

the Health Center is proposed to be shared by this site. The joint access and stormwater detention for this site and the Health Center was indicated as "shared" in the original site plan approval for the Health Center, although the underlying easement documentation is not recorded with the deed and was not found in the County's Public Properties Corporation records.

## SITE HISTORY

1986 The Parkway Corridor Study, which includes the subject site, was adopted. The adoption of the Planned Development overlay zone for the area resulted from the Study.

1994 A Concept Development Plan was conditionally approved by the Planning Commission and Florence City Council to allow a 6,000 square foot medical office building on the site in question (plan and Committee Report are attached).

## ADJACENT LAND USES AND ZONING

The land uses and zoning adjacent to the subject site include:

A. The Boone County Health Center and J.E. Willett Treatment Center to the east along the south side of KY 18 (O-2/PF/PD). A small retail strip center is located further to the east (C-2/PD).

B. A subdivision comprised of detached, single family residences is located to the south/southeast (SR-1) and a vacant area is located to the south/southwest (O-2/PF/PD and C-3/PD).

C. A vacant area is located immediately to the west along the south side of KY 18 (C-3/PD) and a small retail strip center and medical laboratory are located further to the west near the KY 18/Ewing Boulevard intersection (C-2/PD).

D. A small grocery store, several auto sales and leasing establishments, and a restaurant are located across the street along the north side of KY 18 (C-2/PD).

## SITE CHARACTERISTICS

The site is currently an open field and contains approximately 2.8 acres. The site has approximately 300 feet of frontage along KY 18 and a portion of the lot abuts the adjoining

SR-1 zone to the south for approximately 184 feet. The site has gently rolling topography that slopes from north and west to south and east. One large oak tree exists near the northwest corner of the site and several large deciduous trees exist in the rear of the lot. The shared detention area is partially in the southeast corner of the lot.

## RELATIONSHIP TO COMPREHENSIVE PLAN

The 1995 Boone County Comprehensive Plan's Future Land Use Map designates the site in question as "Public/Institutional." The Comprehensive Plan describes this designation as "government offices, schools, libraries, churches, cemeteries, fairgrounds, maintenance areas, etc."

The Land Use Element provides the following discussion regarding the area in question.

A. The City of Florence should evolve from a suburban city to that of a more urban city.

Much of Florence's future growth will occur from annexation, however, the City should balance this annexation growth with high density infill and redevelopment growth along the major transportation corridor of the City.

Commercial development in this section should remain near the arterial roads or close to the interstate. These consumer service and traffic-oriented developments must be contained to specific areas adjacent to the arterials and interstate. The coordination of curb cuts and parking lot connections in the already developed areas must occur in order to maintain a reasonable ease of travel along these roads. Undeveloped tracts of commercial land should connect to and coordinate with any adjoining commercial, office, or industrial development in existence. Where no development has yet occurred, provisions for Access Management must be made for future development. This includes the use of frontage roads as well as parking lot connections and shared curb cuts.

The area east of I-75, north of US 42, and south of KY 18 shall be developed in a cohesive manner to form a city center for Florence. This area which contains a large tract of undeveloped land, is accessed by the newly constructed Ewing Boulevard, and will be the future location of the new Florence City Building. The Parkway Corridor Study, which was developed for this area, should be updated and a more definitive direction should be developed for the area. A mixture of office, retail, commercial, recreation, and residential development is the goal ("Area D-4: Florence Area," pp. 226 and 227).

The Land Use Element provides the following Future Land Use Development Guidelines that relate to the proposal.

A. Developments in Boone County should begin with an assessment of the existing site features to determine positive and useful attributes, as well as features which should or can be preserved. Development design should incorporate the use of these attributes for the benefit of the development and the County as a whole, rather than leveling an entire site to meet a pre-conceived project design. Development plans should identify such areas, and delineate disturb limits to protect those areas that have been defined ("Utilization of Existing Vegetation and Topography," pg. 210).

B. 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; 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 greenbelts and open space within developments and between developments. Developments proposed adjacent to planned or established greenbelts should provide pedestrian access where appropriate ("Buffering," pg. 210).

C. Developments in Boone County must include landscaping to accompany the proposed project. This landscaping should be designed to improve the public view of a development, and should be incorporated into parking lots and other vehicle circulation areas as well as within open spaces and around structures. Landscaping is intended to minimize the visual impacts of the development from adjoining properties and roadways.

   Developments along major roadways in Boone County must include landscaping and/or the use of berms between the development and the right-of-way in order to promote the aesthetic appearance from the roads and to facilitate the compatibility of differing land uses ("Landscaping," pp. 210 and 211).

D. Developments in Boone County must recognize the potential impacts of associated traffic on adjoining properties and transportation systems. The need exists to protect the capacity of the existing roadway network, and to plan improvements to accommodate new development and traffic patterns. Access management provisions include the coordination of curb cuts, adequate corner clearance and site distance for access points, adequate space between access points, shared access

points and parking facilities, and provisions for access connections to adjoining properties, and dedication of public right-of-way ("Access Management," pg. 211).

E. Developments in Boone County should give consideration to the overall design of the project. Design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention ("Design, Signs, and Historic Preservation," pg. 211).

The Business Activity Element provides the following comments that relate to the general area in question.

A. Many problems with the location and arrangement of commercial uses have emerged, especially along KY 18 and US 42 corridors. Commercial developments along KY 18 and US 42 west of Mall Road should not be regionally oriented nor should they attract additional traffic, but rather be served by the existing or future population of the area. The mix of commercial, office and residential uses, along with limited access, should be encouraged along KY 18.

   Other types of projected commercial activity include the eventual redevelopment of older commercial areas, developments and corridors. This includes sites along Dixie Highway, US 42 (in Florence), KY 18 (in Florence) and Dream Street ("Areas of Future Commercial Activity," pp. 82 and 83).

The site in question is not indicated for either future industrial or commercial development on the Future Industrial and Commercial map (Figure 5.3) on page 87 of the Business Activity Element.

The Housing Element provides the following comments that relate to the area in question:

A. Development along KY 18 will continue but primarily as commercial and office uses ("Florence-Burlington Area," pg. 108).

B. This area includes Florence east of I-75 and extends to Richwood. Florence itself will continue to experience infill housing, both single-family and multi-family ("Florence-Richwood Area," pg. 109).

The Public Facilities Element provides the following relevant comments.

A. At present, there are no colleges located in Boone County. There are however several business and trade schools in the Florence area. These are not regional campuses, but primarily serve individuals in the immediate Northern Kentucky Area. As the population of the County grows, expansion of these schools or construction of new schools can be expected. These schools should locate in urbanized areas that are easily accessible to their students ("Colleges/Trade Schools," pp. 171 and 172).

The Goals and Objectives provide the following pertinent statements.

A. Development issues shall be viewed in terms of promoting overall quality of life. Mixing of residential and other land uses shall be encouraged, but only in appropriately planned and designed neighborhood developments ("Overall," Objective 2).

B. Proper design principles shall be applied in development ("Overall," Objective 3).

C. Future growth shall be accompanied by adequate infrastructure and services. Existing infrastructure and services shall be maintained or improved as needed ("Overall," Objective 4).

D. Boone County shall strive to achieve a diversity and balance in competing land uses ("Overall," Objective 6).

E. The needs of Boone County's population base are accommodated through the provision of orderly growth ("Population," Goal).

F. New development or redevelopment within Boone County is designed, constructed and operated in such a way that the quality of the existing physical environment and social environment are protected and enhanced. Development within Boone County preserves and promotes a better quality of life while allowing a reasonable economic return ("Environment," Goal).

G. New development or redevelopment shall attempt to design sites utilizing existing topography and encourage preservation of the existing character of the land. New development shall be designed in harmony with the physical environment in such a way that each site's existing physical assets are used beneficially where possible ("Environment," Physical Objective 2).

H. Existing vegetation shall be considered as both an important site characteristic and a community resource ("Environment," Social Objective 4).

I. Appropriate locations for businesses compatible with the surrounding area are provided in Boone County ("Business Activity," Goal).

J. Compact, efficient development patterns shall be encouraged for business districts (e.g. industrial, commercial and office) with appropriately sized and well maintained buffer spaces between the business use and other land usage ("Business Activity," Objective).

K. Commercial uses shall be limited to strategic locations serving trade areas and neighborhood needs and shall have safe and effective access and ample parking space ("Business Activity," Commercial Objective 1).

L. The large scale mixing of commercial and non-commercial uses shall occur in planned developments or in areas where consideration has been given to assure compatibility with surrounding land uses. The location of large scaled commercial uses shall take into consideration existing or planned infrastructure conditions so as to protect the existing and future population and businesses. Small scale mixing of commercial uses adjacent to residential areas shall be carefully assessed and properly placed so as to enhance the neighborhood ("Business Activity," Commercial Objective 2).

## RELATIONSHIP TO PARKWAY CORRIDOR STUDY

As stated above, the site is within the Parkway Corridor Study area. The Study states the following regarding development in the study area as a whole:

> The 1980 Boone County Land Use Map indicates that there are no environmentally unsuitable lands for development in the study area. The lands in the study area should be able to accommodate development consistent with appropriate engineering standards and public service/infrastructure requirements. The site is located in an urban service area, so the presence of public service and infrastructure or its logical extensions can allow for development as well ("Development Potential").

The site is located within area "5E: PF/O2/PD" on the study land use map. The study provides the text stated below for this area.

> Two features in particular stand out about this parcel. First, it includes a long frontage along the Parkway while it also fronts on KY 18. Consequently, it has high accessibility and visibility. Second, it borders for a long stretch on the residential area to its east. The narrower parts of this parcel are along the Parkway where it leaves Tanners Lane and begins its pass to the north. Where the Parkway approaches KY 18 the parcel broadens out and becomes much more suitable for higher density kinds of development, especially along KY 18. Throughout the parcel and along its narrower stages in particular, careful design and attention is needed in order to locate appropriate buffer areas between development in the parcel and nearby residential areas. In particular, open spaces properly landscaped are very desirable in key locations of this parcel. Also, the parcel can be easily accessed by pedestrians and offers a very good opportunity to enhance the pedestrian network of the study area.

STAFF COMMENTS

1. First, the Planning Commission and City Council will need to consider the Comprehensive Plan as it relates to this request. The Land Use Element states in general that "the City of Florence should evolve from a suburban city to that of a more urban city" and "the area east of I-75, north of US 42, and south of KY 18 shall be developed in a cohesive manner to form a city center for Florence" - this area includes the site in question. In addition, the Public Facilities Element comments that "as the population of the County grows, expansion of these schools (business and trade schools) or construction of new schools can be expected. These schools should locate in urbanized areas that are easily accessible to their students."

   This site in question is designated by the Future Land Use Map as "Public/Institutional." The Public Facilities (PF) zone, which is one of the underlying zones of the property in question, is commonly used to implement the "Public/Institutional" land use designation. Both the underlying O-2 and PF zones permit beauty salons and business/trade schools in some fashion.

2. Staff offers the following comments regarding the standards set forth in Section 1514 "Planned Development Standards" of the Boone County Zoning Regulations. Concept Development Plan proposals in Planned Developments are to be primarily evaluated against these criteria.

1. Mixed Use Development and Pedestrian Orientation: The proposal includes several elements that relate to this standard. The proposal helps to diversify uses in the vicinity, yet the trade school aspect of the use also relates to the institutional facilities adjoining and nearby the site. The proposal helps promote a pedestrian orientation by siting the building closer to the street and providing the bulk of the parking at the rear, and by providing a pedestrian link to the sidewalk along KY 18.

2. Compatibility of Uses: The proposed hair salon and college uses are similar to other uses in the immediate KY 18 area (from the perspective of a "retail" character for the salon and an institutional character as discussed above). Relative to the residential adjacency along part of the rear property line, the Concept Development Plan shows a "Buffer Yard C" along the entire rear portion of the lot, although not all of the required plantings have been shown on the conceptual landscape plan that was provided; should the application be approved, all of the required plantings will need to be provided in order for the site plan to be approved.

When considering the residential adjacency, Staff is concerned with the intended lighting for the rear parking lot, especially when considering that there is currently a fair amount of visibility between the lot in question and the adjoining residential lots. Due to this issue, Staff recommends that any lighting in the rear parking area be limited to low-scale, bollard style lighting in an effort to negate these impacts. Also due to this residential adjacency, the Planning Commission should consider whether additional buffering is necessary beyond the "Buffer Yard C," such as a solid fence or wall within the rear yard area.

3. Open Space: Open space area beyond the normal setback and buffer areas have been provided through the expanded street frontage landscape area and the landscape area along the west side of the building. The Planning Commission will need to review the proposal at hand and determine whether the more "interactive" open space elements discussed in this standard are applicable.

4. Multi-Modal Transportation System: A bike rack and a pedestrian link between the front parking area and the street have been proposed.

5. Preservation of Existing Site Features: The site is largely an open, vacant lot which appears to have been graded. The submitted conceptual grading plan includes the retention of the few remaining large trees on the site.

6. Landscaping: A conceptual landscaping plan has been submitted with this request. Although the sizes and widths of the proposed landscape and buffer areas meet Article 36 "Landscaping" of the Zoning Regulations, as mentioned above, not all of the required plant materials have been shown on the conceptual landscape plan.

7. Architecture: Overall, Staff is impressed with the architectural concept provided (brick structure with defined, over-scaled entry points). The concept provided relates to the more recent, institutional type structures in the area. However, Staff is somewhat concerned with the use of the metal mansard due to the fact that when these types of elements are not effectively executed, they can appear flimsy and not integral to the overall building. Due to this concern, Staff recommends that the applicant provide either a more detailed plan of the mansard design (such as a concept wall section that shows the construction of the mansard and its interface with the exterior wall) and/or another concept in lieu of the mansard (such as an extended parapet with a heavy cornice) be presented at the Zone Change Committee meeting for this request. Additionally, the Commission should consider a condition which requires the dumpster enclosure to architecturally relate to the building through the use of materials, colors, and design details.

8. Historic and Prehistoric Features: Staff is not aware of any historic or prehistoric features either on or near the subject property.

9. Signage: This standard states that signage should be predominately building mounted and that freestanding signs shall be monument style and of a limited size and height. No specific signage proposal was provided with the application (building mounted and freestanding sign locations are shown on the plans). Based on this standard, Staff suggests that the building mounted signs be limited to the areas over the main doorways as shown on the elevations (the specific type of signs should relate to the design of the building and plexi-faced, internally illuminated signs should be avoided), and that the freestanding sign architecturally relate to the building and building mounted signs. As a point of reference, a condition of Concept Development Plan approval for a proposal in between the nearby Ameristop building and Willett Center allowed a monument style sign that was limited to 8 feet in height and 60 square feet (Ping T. Lee proposal in 1995 - project was never built).

10. Transportation Connections and Entry Points: As noted above, what appears to be "optional" or "possible" driveway connections between the front parking area and the adjoining properties to the east and west are shown on the Concept Development Plan. When considering this standard and the Comprehensive Plan's direction regarding Access Management, staff recommends that these connections be required as a condition of any approval so that a frontage road of sorts is created to help maintain the level of service on KY 18, provided that the appropriate easements or other documentation for joint access and storm water detention with the Boone County Health Center are located (as noted previously, joint access and detention are noted on the Health Center site plan, but the underlying easements and/or agreements have not been located; without this issue being clarified, access and/or detention apart from the Health Center property may need to be considered - Staff and the applicant are both attempting to locate these documents).

Also related to Access Management in general (and not necessarily this particular standard), Staff recommends that the proposed curb cut be moved closer to the west property line and that this access point be shared with the undeveloped property to the west (through the use of a shared or joint access easement). This is especially important when considering that the spacing between this proposed curb cut and the existing curb cut for the next developed property to the west (near the KY 18/Ewing intersection) is approximately 400 feet, thus, a curb cut that met the spacing requirements for an arterial roadway could not otherwise be provided for the intervening undeveloped property.

11. Conformance with Comprehensive Plan: The Comprehensive Plan is discussed above.

3. There are several labels on the Concept Development Plan that relate to fencing along the west property line. Staff does not understand the intent of these labels and needs the applicant to explain whether a fence is part of the proposal (if so, other design related issues are raised).

## CONCLUSION

This application needs to be evaluated by the Boone County Planning Commission and the Florence City Council in terms of the Planned Development requirements stated in Article 15 of the Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on the existing and planned uses in the area. The Future Land Use Map will not need to be amended if the request is approved.

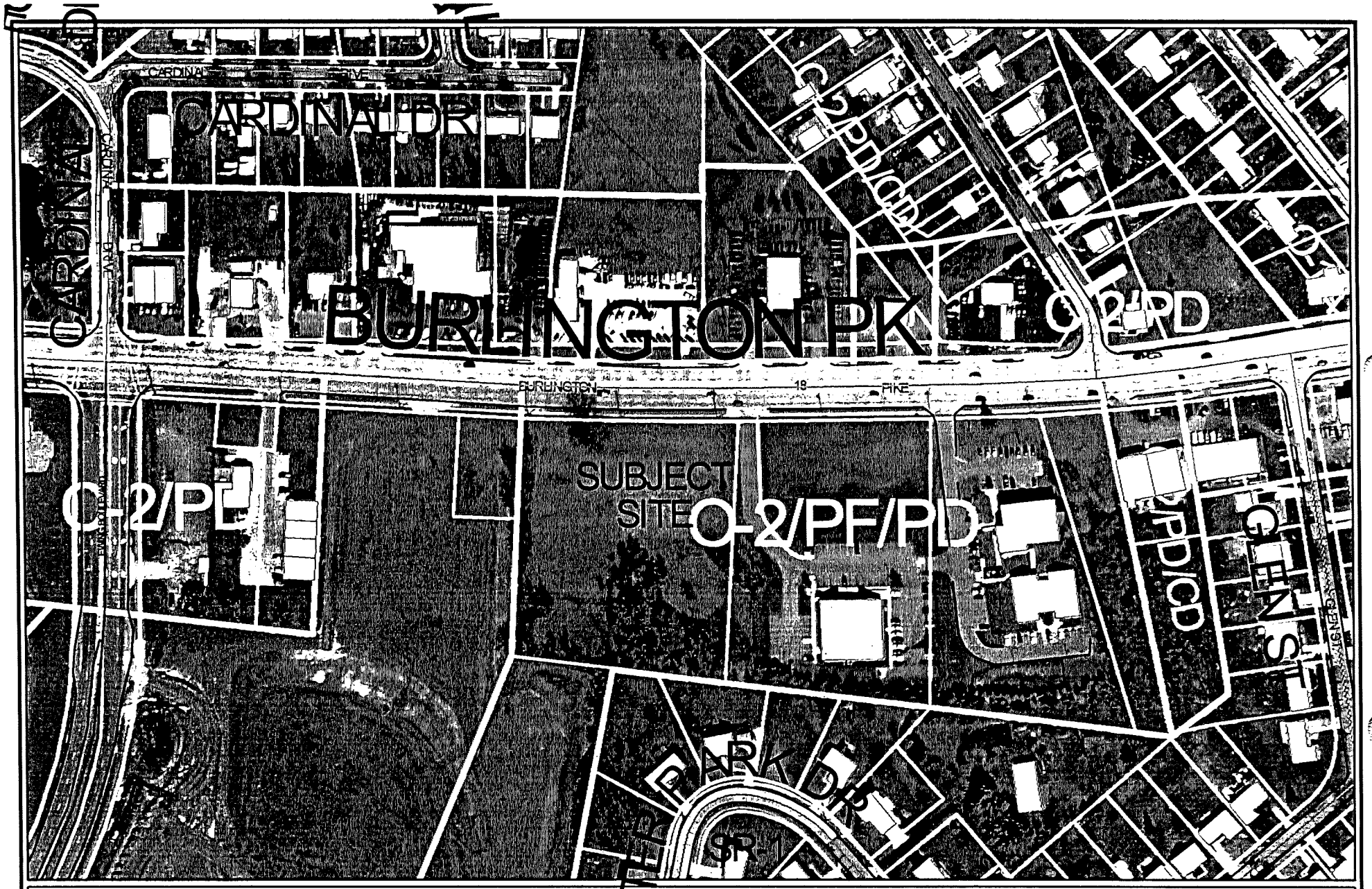
Respectfully submitted,

Kevin T. Wall, AICP CDT
Director, Zoning Services

KTW\pr

attachments:

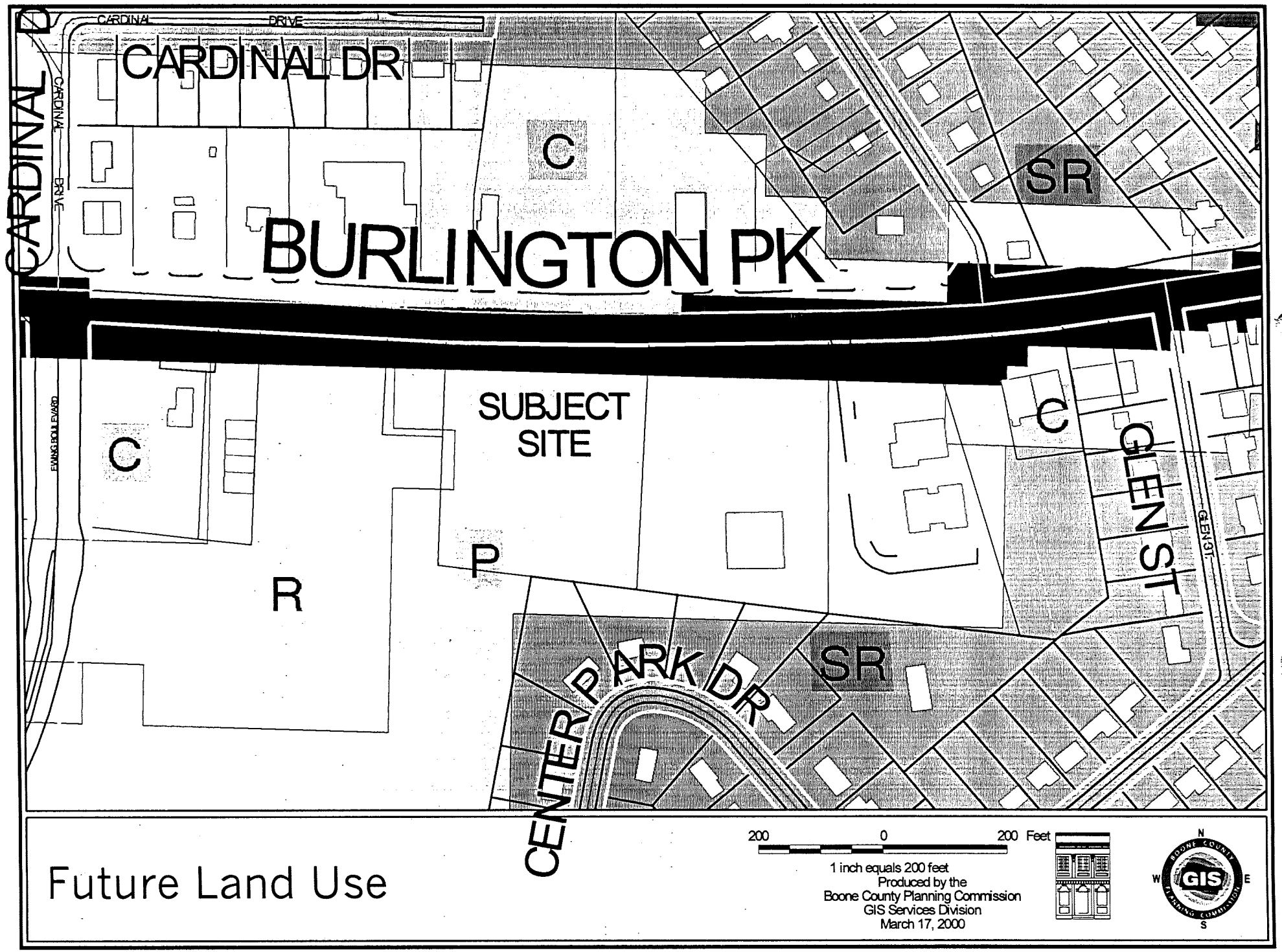
- aerial photo w/ zoning information
- Future Land Use map excerpt
- area topography
- application and Concept Development Plan materials
- Committee Report and plan for 1994 medical office proposal



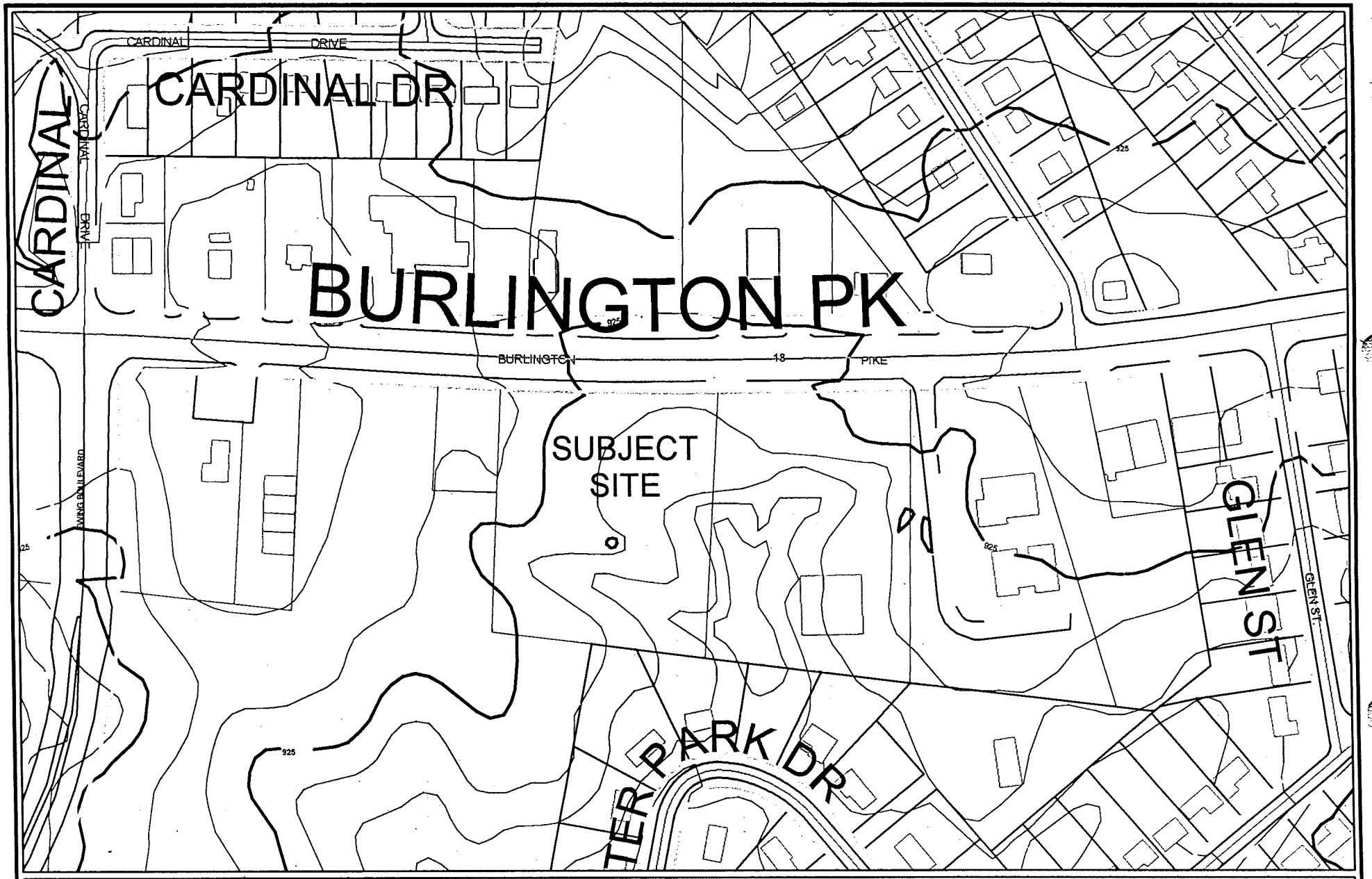

# Moore's Zoning

200 0 200 Feet

1 inch equals 200 feet
Produced by the
Boone County Planning Commission
GIS Services Division
March 17, 2000




# Future Land Use




# Topography

200 0 200 Feet

1 inch equals 200 feet
Produced by the
Boone County Planning Commission
GIS Services Division
March 28, 2000

# APPLICATION FORM

## CONCEPT DEVELOPMENT PLAN
*BOONE COUNTY PLANNING COMMISSION*

MAR 14 [illegible]

(See Boone County Zoning Regulations)
SECTION A (To be completed by applicant)

1. Check One:
   - ✓ Concept Development Plan (Includes Utilization of an Underlying Zone in a Planned Development)
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    - NO Dimensional Variance
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    COVINGTON (City) KY (State) 41011 (Zip)
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    Phone Number: _____ Fax No.: _____
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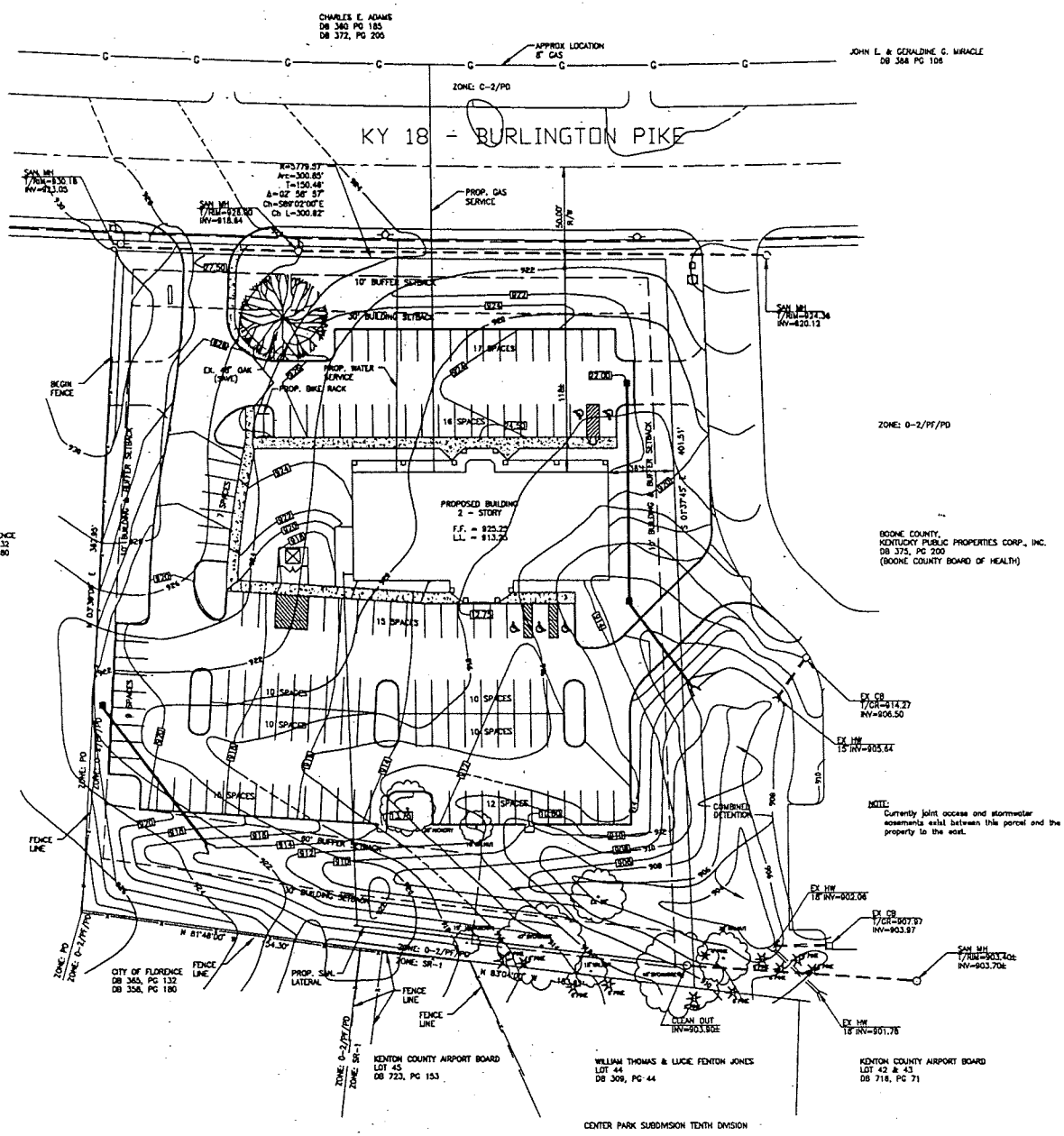
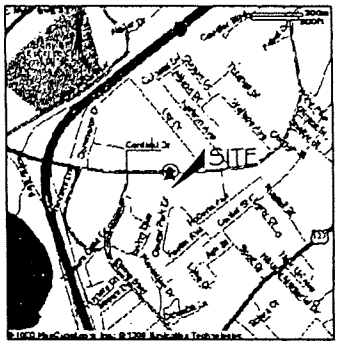
18. Have you had a pre-application meeting with BCPC Staff? YES

(over)




VICINITY MAP

OWNER:
BETHESDA PROPERTIES, INC.
619 OAK STREET
CINCINNATI, OHIO 45206

DEVELOPER:
MIKE & IDA JEAN MOORE
4660 POND CREEK
ALEXANDRIA, KY 41001

CURRENT ZONE: O-2/PF/PD

PROPOSED ZONE: O-2/PF/PD

SOILS: RsB, RsC, JsD3

OPEN AREA:
EXISTING SITE = 2.79 ACRES
(UNDEVELOPED)
PROPOSED SITE = 1.35 ACRES

(52% OPEN)

PARKING SUMMARY:
REQUIRED PARKING:
1 SPACE PER 250 S.F.
(8,000 ?250=32 SPACES)
1 SPACE PER 2 STUDENTS
(40 STUDENTS?2=20 SPACES)
TOTAL REQUIRED = 52 SPACES
PROVIDED PARKING:
133 PARKING SPACES
5 HANDICAP SPACES
TOTAL PROVIDED = 138 SPACES

BUILDING SUMMARY:
8,000 G.S.F. - UPPER LEVEL
8,000 G.S.F. - LOWER LEVEL

0 30 60 90
SCALE: 1"=30'

bauer becker engineers
engineers planners architects surveyors
14 East Eighth St. Covington, KY 41011 606-261-1113

REVISED CONCEPT PLAN
FOR
MOORE'S HAIR SALON
CITY OF FLORENCE
BOONE COUNTY
KEY

| ITEM | REVISIONS | DATE | CHECK BY | DATE |
|---|---|---|---|---|
| 1 | | | S.P.F. | 3/8/00 |
| 2 | | | S.P.F. | 3/8/00 |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
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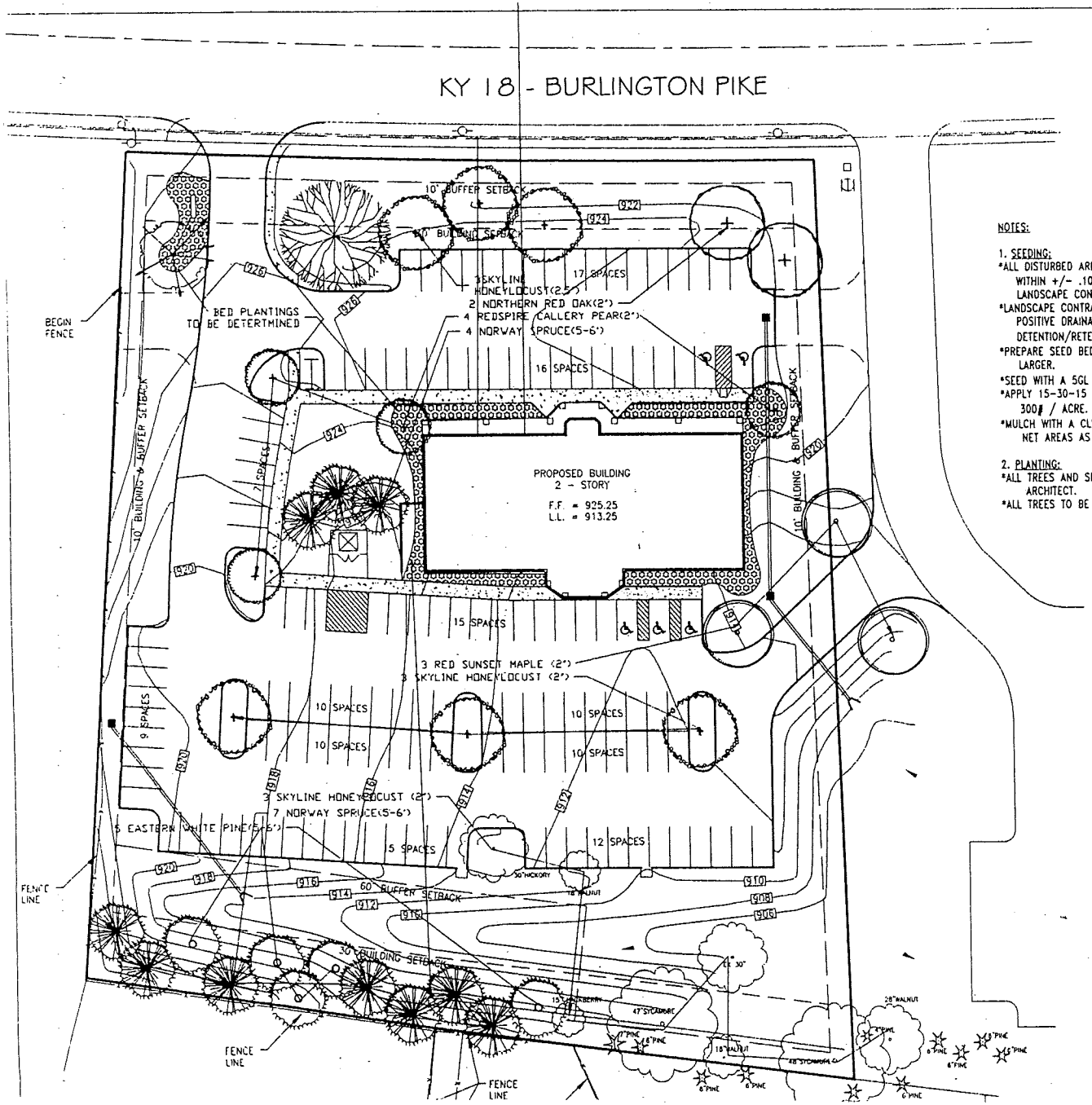
| 7 | | | | |

AutoCAD Drawing Name: M99A22A
DATE: 3-3-00
DRAWING NO:
1 of 1




NOTES:

1. SEEDING:
*ALL DISTURBED AREAS TO BE SEEDED. THE FINAL GRADE AND TOPSOIL WITHIN +/- .10 FEET WILL BE IN PLACE FOR LANDSCAPE CONTRACTOR.
*LANDSCAPE CONTRACTOR IS TO SET GRADE TO PROMOTE POSITIVE DRAINAGE AWAY FROM THE BUILDING AND TO DETENTION/RETENTION BASINS.
*PREPARE SEED BED 3" DEEP AND REMOVE ALL ROCKS 2"IN DIAMETER OR LARGER.
*SEED WITH A 5GL SEED MIXTURE AT THE RATE OF 8-10#/1000 SQ. FT..
*APPLY 15-30-15 STARTER FERTILIZER AT THE RATE OF 300# / ACRE.
*MULCH WITH A CLEAN WHEAT STRAW AT THE RATE OF 2-3 BALES/1000SQ.FT. NET AREAS AS NEEDED.

2. PLANTING:
*ALL TREES AND SPECIMEN PLANS MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT.
*ALL TREES TO BE SITED IN FIELD BY LANDSCAPE ARCHITECT.

GAYLE A. FRAZER
REGISTERED LANDSCAPE ARCHITECT
3632 BLUE ROCK ROAD CINCINNATI, OHIO 45247

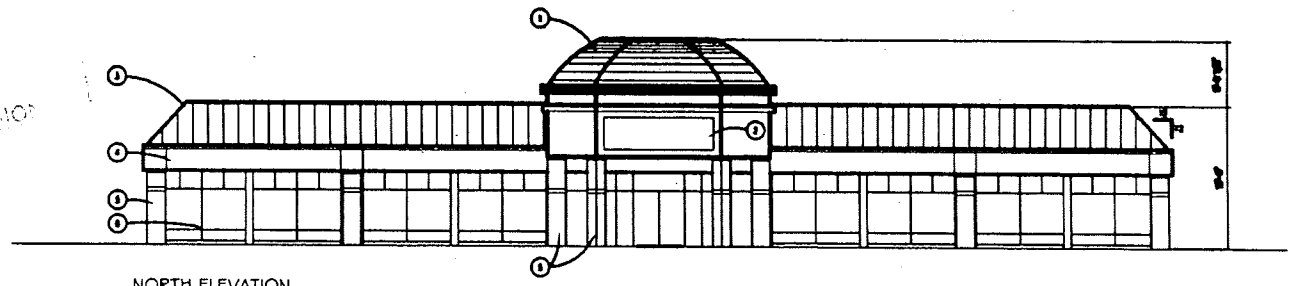
engineers planners surveyors
bayer becker engineers
14 east eighth street covington, kentucky 41011
606-261-1113

# LANDSCAPE PLAN FOR MOORE'S HAIR SALON

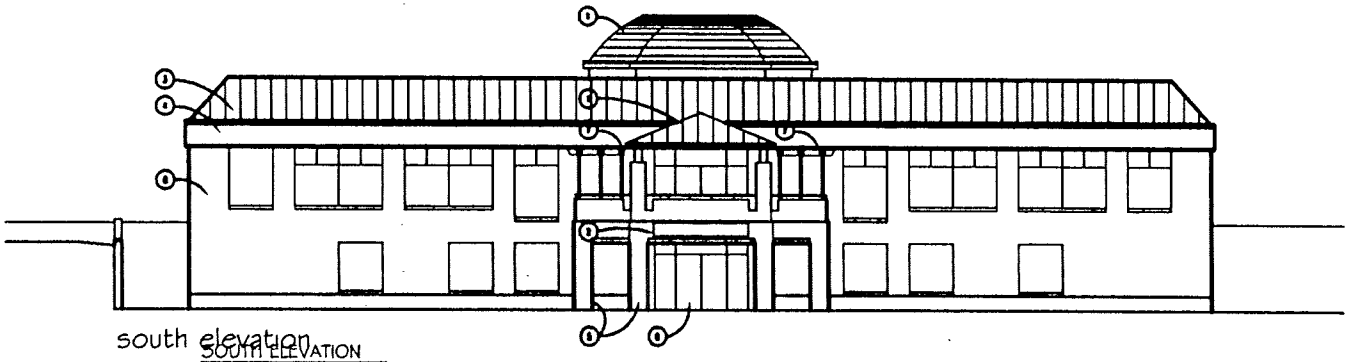
CITY OF FLORENCE
BOONE COUNTY KENTUCKY

RECEIVED
MAR 16 2000
BUILDING DIVISION

KEYNOTES

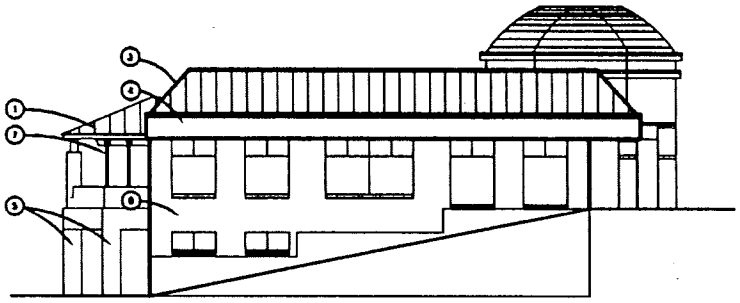


NORTH ELEVATION
1/8" = 1'-0"



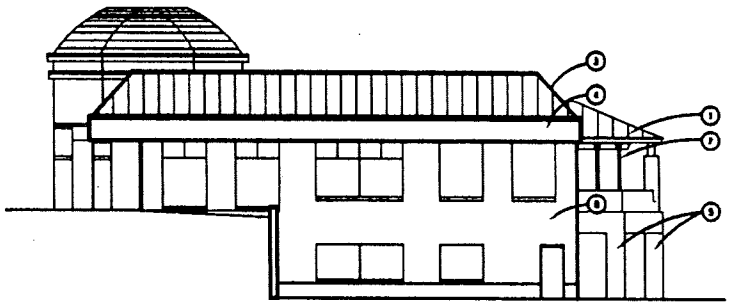
south elevation

SOUTH ELEVATION
1/8" = 1'-0"



east elevation

EAST ELEVATION
1/8" = 1'-0"



west elevation

WEST ELEVATION
1/8" = 1'-0"

boyer becker engineers

MOORE HAIR SALON

CITY OF BONE GAP

ELEVATIONS

A2.1

# COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: William Bailey, Chairman

DATE: June 15, 1994

RE: Request of **Med Center, Inc. (applicant)** for **Richard W. Grote, Trustee (owner)** to develop a medical office building on a 2.799 acre site. The site is zoned Office Two/Public Facilities/Planned Development (O-2/PF/PD) and is located on the south side of KY 18, immediately west of the Boone County Health Center, Florence, Kentucky.

Remarks:

We, the Committee, recommend approval based upon the following findings of fact and with the following conditions:

Findings of Fact

1. The requested use for the site, a medical office building, is consistent with the adjacent Health Department use and with the office environment generally recommended by the Parkway Corridor Study.

2. The Future Land Use Map of the 1990 Boone County Comprehensive Plan indicates the area to develop as Commercial. This land use classification includes office uses. Furthermore, the Land Use Element of the Comprehensive Plan states that commercial activity should remain near arterial roads or I-75/71.

3. The Committee believes that the conditions contained in this report are important in order to maintain consistency with the 1990 Boone County Comprehensive Plan as well as the Parkway Corridor Study. The applicant has signed a condition letter demonstrating his agreement with these conditions.

Conditions

These items are being included to help clarify the submitted Concept Development Plan and address concerns heard at the May 25, 1994 Public Hearing.

1. The large oak tree towards the front of the lot shall be preserved.

2. The sign for the Med Center development is to be a monument sign.

3. The applicant is to work with staff to preserve the existing trees that serve as a screening buffer from the residential subdivision to the south.

4. The applicant is to work with staff to explore the possibility of a bicycle path connection between the site and the newly constructed Parkway Corridor bike path.

A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request.

William Bailey, Chairman

Fred Burch

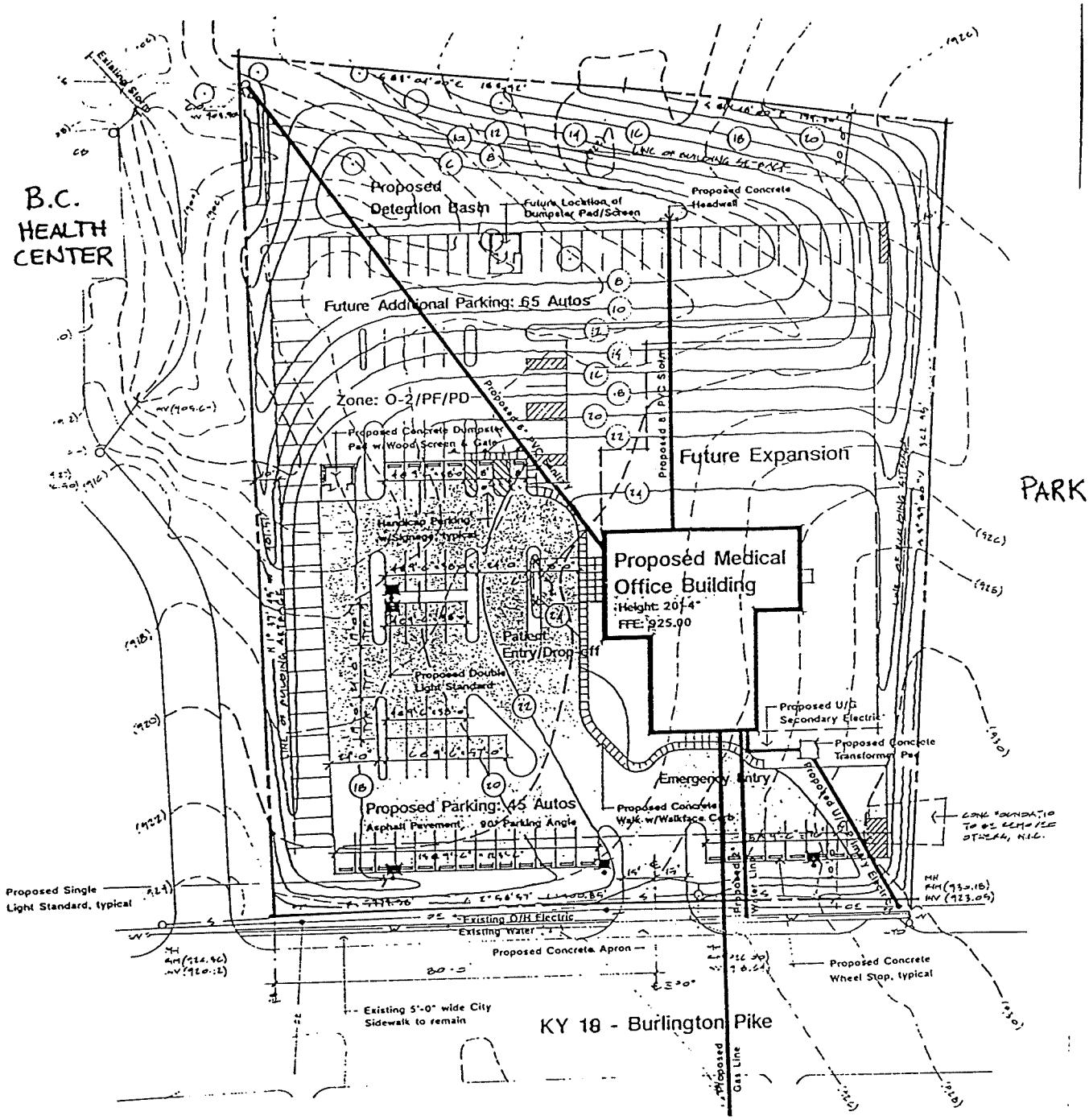
Barry Neltner

Phil Damstrom

Thurman Owens

Gayle McElroy

RAJ\par




# Sheet #4
# Concept Development Plan

**BOONE COUNTY PLANNING COMMISSION**
**BOONE COUNTY ADMINISTRATION BUILDING**
**COURTROOM 3A**
**April 19, 2000**
**7:30 P.M.**

## PUBLIC HEARING

**Commission Members Present:** Mr. Caddell – Chairman, Mr. Chaney, Vice Chairman, Mr. Hicks, Mr. Knock, Mr. McMillian, Mr. Newman, Mr. Reynolds, Mr. Ries – Temporary Presiding Officer, Mr. Schwenke, Mr. White, and Mrs. Wilson.

**Staff Members Present:** Mr. Kevin Costello, AICP, Executive Director; Ms. Jan Hancock, Secretary; Mr. Kevin Wall, AICP, CDT – Director, Zoning Services.

**Legal Counsel Present:** Mr. Larry Dillon

Mr. Arnold Caddell, Chairman, called the meeting to order at 7:30 P.M. and introduced the item on the Agenda:

1. **Applicant:** **Bayer Becker Engineers for Bethesda Properties, Inc. (owner)**

   **Request:** **Concept Development Plan**

   **The request of Bayer Becker Engineers (applicant) for Bethesda Properties, Inc. (owner) to consider a Concept Development Plan in an Office Two/Public Facilities/Planned Development (O-2/PF/PD) zone for a 2.79 acre tract on the south side of KY 18, approximately 600 feet east of the KY 18/Ewing Boulevard intersection and immediately west of 7505 KY 18, Florence, Kentucky. The request is for a Concept Development Plan to allow an approximate 16,000 square foot building for use as a hair salon and college.**

   Staff Member Kevin Wall presented the Staff Report which included a slide presentation (see Staff Report).

Following a review of the Public Hearing process, the Chairman asked for the applicant's presentation.

Mr. P. J. Hannon, with Bayer-Becker Engineers in Fairfield, Ohio, was present representing Mr. Mike Moore, owner of the hair salon and university. Mr. Mike Moore, 4660 Pine Hill Road, Alexandria, Kentucky, stated that he has had a salon in Florence for twenty-six years and has a school in the old Swallen's Plaza. He was the fourth owner in five years, but has now been there for ten years. He has three businesses in the Florence area and is a Kentucky resident. This expansion will allow his business to grow and will create new jobs in Florence. He invited the Commissioners to visit his salon.

Mr. Hannon addressed the Site Plan issues. He reviewed two exhibits and explained that the site slopes from KY 18 to the rear of the property, which allows for a two-story building in the rear and a single-story building in the front. There will be entry points at the lower level to the university and to the hair salon fronting KY 18. The site is unique. They looked at numerous options for an 8,000 square foot plus 8,000 square foot two-story building plan. This will be a ten-foot high structure fronting on KY 18. In the back will be an outdoor garden area with an entry point to the university on the lower level. The mansard issues can be dealt with at Committee level. He offered to answer any questions.

This concluded the applicant's presentation.

The Chairman asked if there was anyone else present who wished to speak in favor of the request. There was no response. There was no one present in opposition to the request.

The Chairman asked if there were any comments or questions from the Commissioners.

In response to questions from Mr. Hicks, Mr. Wall explained that the state would have to review the actual use and the encroachment for the driveway that would connect and he does not know if the state would allow another curb cut. It may or may not be allowed. Based on our regulations, the spacing is not enough to get another curb cut for the vacant property. Our regulations require that when you change use or reconstruct, you start the curb cut issues all over again.

Mr. Reynolds questioned the buffering between this site and the residential uses to the rear. Mr. Wall responded that there is currently a fence line of second generation deciduous trees – the type that grow up over ten or twenty years. It is "scrubby" with some better trees in the back. Mr. Reynolds commented that it could be improved. Mr. Wall agreed and explained that under the Landscape Regulations, they are required to do Buffer Yard C, and they are showing the buffer area to be sixty feet wide and slightly wider closer to the residences. They

**BOONE COUNTY PLANNING COMMISSION**
**BOONE COUNTY ADMINISTRATION BUILDING**
**COURTROOM 3A**
**BUSINESS MEETING**
**May 17, 2000**
**7:30 P.M.**

---

Mr. Arnold Caddell, Chairman, called the meeting to order at 7:32 P.M..

**COMMISSION MEMBERS PRESENT:**

Mrs. Judy Arnett, Secretary/Treasurer
Mr. Randy Barlow
Mr. Arnold Caddell, Chairman
Mr. W. Thomas Chaney, Vice Chairman
Mr. Mark Hicks
Mr. Don McMillian
Mrs. Susan Poston
Mr. Charlie Reynolds
Mr. Bob Schwenke
Mr. Earl White
Mr. David Zimmer

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Richard Knock
Mr. Robert Newman
Mr. Robert Ries, Temporary Presiding Officer
Mrs. Lisa Wilson

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin Costello, AICP, Executive Director
Mr. David Geohegan, AICP, Director of Planning Services
Ms. Jan Hancock, Secretary
Mr. Todd Morgan, Planner
Mr. Kevin Wall, AICP, CDT – Director, Zoning Services

Business Meeting on June 7 will be at 7:30 P.M.. Mr. Hicks and Mr. Reynolds returned to the meeting at this time.

3. **Concept Development Plan**
**The request of Bayer Becker Engineers (applicant) for Bethesda Properties, Inc. (owner) to consider a Concept Development Plan in an Office Two/Public Facilities/Planned Development (0-2/PF/PD) zone for a 2.79 acre tract on the south side of KY 18, approximately 600 feet east of the KY 18/Ewing Boulevard intersection and immediately west of 7505 KY 18, Florence, Kentucky. The request is for a Concept Development Plan to allow an approximate 16,000 square foot building for use as a hair salon and college.**

Staff Member Kevin Wall presented the Committee Report which recommended approval of the request based on the findings of fact, but subject to conditions (see Committee Report). The owner has signed the letter agreeing to the conditions.

There being no discussion, Mr. White moved by resolution to the City of Florence that the request be approved based on the Committee Report. Mrs. Poston seconded the motion and it carried unanimously.

4. **Wireless Communications Facility**
**The request of Ameritech (applicant) to consider an application for a wireless communications facility at 7500 Turfway Road, Boone County, Kentucky. The request is for the construction of a 147-foot monopole communications tower.**

Staff Member Todd Morgan presented the Committee Report which recommended approval of the request based on the findings of fact, but subject to conditions (see Committee Report). The applicant has signed the letter agreeing to the conditions.

Mr. McMillian moved to approve the request based on the Committee Report. Mr. Barlow seconded the motion.

Mr. Zimmer questioned the conditions. Are we granting a Waiver to allow a tower shorter than 147 feet or taller than 147 feet? Mr. Morgan stated that there are no standards for this zone since it is not a permitted zoning district. Mr. Costello explained that when we did the original wireless communications report, we identified certain zoning districts where we felt they should be located. Some of our parks are zoned recreational and are near residential areas and, therefore, there were some concerns about allowing them to be included in all recreation zones. The racetrack is zoned Recreation/Planned Development as part of the Houston-Donaldson Study.

# EXHIBIT
# "B"

#3

# COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Bob Newman, Chairman

DATE: May 17, 2000

RE: Request of **Bayer Becker Engineers (applicant)** for **Bethesda Properties, Inc. (owner)** to consider a Concept Development Plan in an Office Two/Public Facilities/Planned Development (O-2/PF/PD) zone for a 2.79 acre tract located on the south side of KY 18, approximately 600 feet east of the KY 18/Ewing Boulevard intersection and immediately west of 7505 KY 18, Florence, Kentucky. The request is for a Concept Development Plan to allow an approximate 16,000 square foot building for use as a hair salon and college.

REMARKS:

We, the Committee, recommend approval of the above referenced request based on the following findings of fact and with the following conditions.

FINDINGS OF FACT

1. The Committee has concluded that the proposal is in agreement with the 1995 Boone County Comprehensive Plan due to the following reasons:

   A. This site in question is designated by the Future Land Use Map as "Public/Institutional." The Public Facilities (PF) zone, which is one of the underlying zones of the property in question, is commonly used to implement the "Public/Institutional" land use designation. Both the underlying O-2 and PF zones permit beauty salons and business/trade schools in some fashion, and the proposed trade school use has an institutional character.

   B. The Land Use Element states in general that "the City of Florence should evolve from a suburban city to that of a more urban city" and "the area east of I-75, north of US 42, and south of KY 18 shall be developed in a cohesive manner to form a city center for Florence" - this area includes the site in question. In addition, the Public Facilities Element comments that "as the population of the County grows, expansion of these schools (business and trade schools) or construction of new schools can be expected. These schools should locate in urbanized areas that are easily accessible to their students."

The Comprehensive Plan also comments that "the mix of commercial, office and residential uses, along with limited access, should be encouraged along KY 18" (Business Activity Element), that "other types of projected commercial activity include the eventual redevelopment of older commercial areas, developments and corridors. This includes sites along Dixie Highway, US 42 (in Florence), KY 18 (in Florence) and Dream Street" (Business Activity Element), and "development along KY 18 will continue but primarily as commercial and office uses" (Housing Element).

C. The Committee has also concluded that the proposal, with the conditions noted below, is in agreement with the applicable Land Use Element's Future Land Use Development Guidelines and Goals and Objectives mentioned in the staff report.

2. The Committee has also concluded that the proposal, with the conditions stated below, fulfills the applicable standards and requirements outlined in Article 15 "Planned Development District of the Boone County Zoning Regulations.

3. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives and policies of the 1995 Boone County Comprehensive Plan, as well as the intent, objectives, and requirements of Article 15 "Planned Development District" of the Boone County Zoning Regulations. The Committee has also concluded that the attached conditions are necessary to mitigate any foreseeable community impacts that may be created by the development. The owner has signed a letter demonstrating agreement with these conditions.

CONDITIONS

1. The freestanding sign shall be a brick monument style sign that is limited to 8 feet in height and 60 square feet in area.

2. Access and storm water detention shall be shared with the Boone County Health Center property to the east as indicated on the Concept Development Plan, provided the appropriate easement agreement believed to have been executed in the past to allow this shared use is located. If the proper easement agreement is not located, access and storm water detention will be provided independent of the Boone County Health Center property.

3. The curb cut/access drive indicated on the Concept Development Plan in the northwest corner of the property shall be located 10 feet from the west property line. The owner shall grant a joint access easement to allow this access point to be shared by the property to the west via a driveway connection.

4. There will be no measurable light (less than one foot candle) produced from the on-site light fixtures as measured along the north side (applicant's side) of the required landscape buffer at the rear of the lot.

A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request.

| | |
|---|---|
| **Bob Newman, Chairman**<br>For ____ Against ____<br>Abstain ____ Absent ____ | **W. Thomas Chaney**<br>For ✓ Against ____<br>Abstain ____ Absent ____ |
| **Mark Hicks**<br>For ✓ Against ____<br>Abstain ____ Absent ____ | **Earl White**<br>For ✓ Against ____<br>Abstain ____ Absent ____ |
| **David Zimmer**<br>For ✓ Against ____<br>Abstain ____ Absent ____ | |

**TOTAL: ____ FOR ____ AGAINST ____ ABSTAIN ____ ABSENT**

**BOONE COUNTY PLANNING COMMISSION**
**BOONE COUNTY ADMINISTRATION BUILDING**
**COURTROOM 3A**
**April 19, 2000**
**7:30 P.M.**

## PUBLIC HEARING

**Commission Members Present:** Mr. Caddell – Chairman, Mr. Chaney, Vice Chairman, Mr. Hicks, Mr. Knock, Mr. McMillian, Mr. Newman, Mr. Reynolds, Mr. Ries – Temporary Presiding Officer, Mr. Schwenke, Mr. White, and Mrs. Wilson.

**Staff Members Present:** Mr. Kevin Costello, AICP, Executive Director; Ms. Jan Hancock, Secretary; Mr. Kevin Wall, AICP, CDT – Director, Zoning Services.

**Legal Counsel Present:** Mr. Larry Dillon

Mr. Arnold Caddell, Chairman, called the meeting to order at 7:30 P.M. and introduced the item on the Agenda:

1. **Applicant:** **Bayer Becker Engineers for Bethesda Properties, Inc. (owner)**

   **Request:** **Concept Development Plan**

   **The request of Bayer Becker Engineers (applicant) for Bethesda Properties, Inc. (owner) to consider a Concept Development Plan in an Office Two/Public Facilities/Planned Development (O-2/PF/PD) zone for a 2.79 acre tract on the south side of KY 18, approximately 600 feet east of the KY 18/Ewing Boulevard intersection and immediately west of 7505 KY 18, Florence, Kentucky. The request is for a Concept Development Plan to allow an approximate 16,000 square foot building for use as a hair salon and college.**

   Staff Member Kevin Wall presented the Staff Report which included a slide presentation (see Staff Report).

Following a review of the Public Hearing process, the Chairman asked for the applicant's presentation.

Mr. P. J. Hannon, with Bayer-Becker Engineers in Fairfield, Ohio, was present representing Mr. Mike Moore, owner of the hair salon and university. Mr. Mike Moore, 4660 Pine Hill Road, Alexandria, Kentucky, stated that he has had a salon in Florence for twenty-six years and has a school in the old Swallen's Plaza. He was the fourth owner in five years, but has now been there for ten years. He has three businesses in the Florence area and is a Kentucky resident. This expansion will allow his business to grow and will create new jobs in Florence. He invited the Commissioners to visit his salon.

Mr. Hannon addressed the Site Plan issues. He reviewed two exhibits and explained that the site slopes from KY 18 to the rear of the property, which allows for a two-story building in the rear and a single-story building in the front. There will be entry points at the lower level to the university and to the hair salon fronting KY 18. The site is unique. They looked at numerous options for an 8,000 square foot plus 8,000 square foot two-story building plan. This will be a ten-foot high structure fronting on KY 18. In the back will be an outdoor garden area with an entry point to the university on the lower level. The mansard issues can be dealt with at Committee level. He offered to answer any questions.

This concluded the applicant's presentation.

The Chairman asked if there was anyone else present who wished to speak in favor of the request. There was no response. There was no one present in opposition to the request.

The Chairman asked if there were any comments or questions from the Commissioners.

In response to questions from Mr. Hicks, Mr. Wall explained that the state would have to review the actual use and the encroachment for the driveway that would connect and he does not know if the state would allow another curb cut. It may or may not be allowed. Based on our regulations, the spacing is not enough to get another curb cut for the vacant property. Our regulations require that when you change use or reconstruct, you start the curb cut issues all over again.

Mr. Reynolds questioned the buffering between this site and the residential uses to the rear. Mr. Wall responded that there is currently a fence line of second generation deciduous trees – the type that grow up over ten or twenty years. It is "scrubby" with some better trees in the back. Mr. Reynolds commented that it could be improved. Mr. Wall agreed and explained that under the Landscape Regulations, they are required to do Buffer Yard C, and they are showing the buffer area to be sixty feet wide and slightly wider closer to the residences. They

will also be required to have a lot of planting materials. They will need to maintain the buffer yard width if the request is approved. If this was just Site Plan Review, they could cut the buffer yard to thirty feet with a berm, wall, or fence in the middle. Buffer Yard C requires a lot of planting materials, both evergreen and deciduous, as well as shrubs. Typically, some of the shrubs are traded for more trees (such as three or four shrubs for an evergreen tree). There are two immediately abutting residences and the Staff Report indicates that the adjacency is about 184 feet, and about one-half of the back of the lot abuts an open area that is within the residential zone.

Mr. Reynolds noted that there will be lighting in the back and asked if Staff recommends lessening that impact on the residents. Mr. Wall responded that he recommends bollard style lighting with small reflectors to just light the path and provide a little security and safety so that people do not trip.

Mrs. Wilson stated that there is not another facility like this in the surrounding area and questioned why they have the glass on all sides.

Mr. Hannon responded that their opinion is "the more glass the better". He stated that there is an overhang so that there will not be a glare element from KY 18. The covered area in front of the glass will provide shade and reduce glare.

Mr. Ries asked if they have made any contact with the two abutting residences. Mr. Hannon responded "no". Mr. Ries asked if there is any natural buffer at the back or if all of the buffer is to be provided by the applicant. Mr. Wall responded that there are some deciduous trees at the back of the detention area and they will enhance the buffer to the west with pines and will satisfy the Landscape ordinance.

Mr. White questioned what Staff has in mind in regard to shared access on the west side. Mr. Wall reviewed the plan with Mr. White. He indicated the driveway in relation to the west property line and the dashed-in optional connection. His thought is to move the driveway over closer to the property line and make the connection in the area in indicated, which would allow both accesses to about the building line and upwards towards the street. He has asked Forrest Rankin at the Highway Department if accel and decel lanes are needed and his answer was "no". Mr. Rankin felt that the joint access was a good idea.

Mr. McMillian questioned handicapped parking spaces. He stated that typically they are in front of the door and are wider spaces, and are hardly used – which would give people parked on the lot up towards KY 18 a wider area in which to walk to the door. Mr. Wall responded that he has not looked at the handicapped parking spaces at this point in time, but the regulations state that they need to be the closest parking spaces to the door. They can be moved over at Site Plan Review and they will have to do the ramps.

Chairman Caddell commented that there was some earlier discussion as to whether it is possible to make a connection to the adjoining property. Mr. Wall responded that a determination has not been made, but they are trying. He explained that he has looked, and the applicant has looked, in the Clerk's Office for anything attached to the deed. The deed mentions shared access, shared detention, and easements, and says they are attached to the deed as Exhibit C. Exhibits A and B are attached, but Exhibit C is not. He stated that the property next door is owned by the County Public Properties Corporation (county health center) and he has discussed the issue with the County Administrator – who looked in their records, but did not find Exhibit C. The source not yet exhausted is the attorney who prepared the deed in 1987 (Mike Sutton), who was with a different law firm at that time. Mr. Sutton is contacting his old law firm to see if they can find it.

Mr. Ries questioned what is next to the property to the west. Mr. Wall responded that it is owned by the city. There has been talk about a park there for some years, but they may be looking at leasing it or selling it. He cannot speak for the city in this regard and there may be several options. Mr. Ries stated that they would have to give approval for the access to the west. Mr. Wall agreed.

Mr. Newman questioned the hours of operation. Mike Moore responded that they are open until 9 P.M. every night.

Mr. Newman stated that he likes the glass during the day, but questioned people being able to look in the windows at night. Mr. Moore responded that that is what they want. They want to be customer friendly. Part of their business is people knowing what they do and being able to see what they do. Also, the customers and hair stylists want to be able to see out and not feel like they are in an enclosed room. The windows will probably go all the way to the bottom and there will probably be an 18" brick wall. Mr. Newman commented that there would be light during the day, and it would be advertising in the evening. Mr. Moore responded that natural lighting is important when doing hair color. He stated that there is a used car lot directly across the street and he does not think the glass will create a problem for that use.

Mr. Newman questioned if there would be activity on Saturday and Sunday. Mike Moore responded that they are now closed on Sunday and Monday. The hair salon will be open six days a week.

Mr. Costello stated that the building will sit 100 feet from the right-of-way of KY 18 and shrubs and trees are required out front.

Mr. Schwenke asked if they will have to take part of the parking lot for a water retention area if they cannot work out a shared arrangement with the Health Department. Mr. Wall responded that they would probably have room in the buffer area at the back. Detention ponds are allowed in buffer areas. He stated that the existing detention basin is partially on this lot and it looks like it was designed to be shared.

There being no further comments, the Chairman stated that the Committee Meeting for this item will be on May 4, 2000 at 5 P.M. in the second floor conference room. This item will be on the Agenda for the Business Meeting on May 17, 2000.

The Chairman closed this Public Hearing at 8:15 P.M..

**APPROVED:**

**Arnold Caddell, Chairman**

**Attest:**

**Jan Hancock, Recording Secretary**

# SUPPORTING INFORMATION

BOONE COUNTY PLANNING COMMISSION

2995 Washington Street • Burlington, KY 41005

www.boonecountyky.org

Phone: (859) 334-2196
Fax: (859) 334-2264
E-mail: plancom@boonecountyky.org

May 5, 2000

RECEIVED
MAY 12 2000
BOONE COUNTY
4:00 pm

Mr. Steve Beckett
Manager, Corporate Properties
Bethesda Properties, Inc.
c/o Mr. Sean Foley
Bayer Becker Engineers
14 East 8th Street
Covington, KY 41011

FAX: 261-1710

RE: Recommended Conditions of Approval for Moore's Hair Salon Concept Development Plan Application for Bethesda Properties Tract Located on South Side of KY 18, Florence, Kentucky

Dear Mr. Beckett:

The following represents the conditions of approval for the above referenced application as recommended by the Planning Commission's Zone Change Committee at their May 4, 2000 meeting. If you, as the duly authorized representative of the property owner agree to these conditions, please so indicate by signing in the space provided at the end of this letter. Please return this letter with the original signatures to the Planning Commission's office by 5:00 p.m. on Friday, May 12, 2000.

CONDITIONS

1. The freestanding sign shall be a brick monument style sign that is limited to 8 feet in height and 60 square feet in area.

2. Access and storm water detention shall be shared with the Boone County Health Center property to the east as indicated on the Concept Development Plan, provided the appropriate easement agreement believed to have been executed in the past to allow this shared use is located. If the proper easement agreement is not located, access and storm water detention will be provided independent of the Boone County Health Center property.

3. The curb cut/access drive indicated on the Concept Development Plan in the northwest corner of the property shall be located 10 feet from the west property line. The owner shall grant a joint access easement to allow this access point to be shared by the property to the west via a driveway connection.

4. There will be no measurable light (less than one foot candle) produced from the on-site light fixtures as measured along the north side (applicant's side) of the required landscape buffer at the rear of the lot.

Please call me if you have any questions or need any clarifications.

Sincerely,

Kevin T. Wall, AICP CDT
Director, Zoning Services

KTW/vlm

AGREEMENT

I, Steve Beckett, the duly authorized representative of Bethesda Properties, Inc., agree to the conditions listed herein for the above referenced Concept Development Plan application.

Steve Beckett 5/11/2000

Mr. Steve Beckett
Manager, Corporate Properties

Date

PROPERTY TRANSFER TAX PAID $ Ex.
BOOK 375 PAGE 200 JERRY W. ROUSE, CLERK DC

**GENERAL WARRANTY DEED**

**RICHARD W. GROTE, TRUSTEE,** the Grantor, for valuable consideration paid, grants, with general warranty covenants, except easements and restrictions of record and non-delinquent real estate taxes and assessments, to:

**BOONE COUNTY, KENTUCKY PUBLIC PROPERTIES CORPORATION INC.,** a Kentucky corporation, the Grantee, its

successors and assigns forever, the following described Real Estate, in the City of Florence; County of Boone and the Commonwealth of Kentucky, to-wit:

Present Street Address: Ky. 18 Florence, Ky.
Mailing Address: Boone County Public Properties Corporation Inc. Administration Bldg. Burlington Ky. 41005

Group No.: 2041B Plat No.: _____

See Exhibit "A" attached hereto and incorporated herein by reference for description of real property and Exhibit "B" attached hereto and incorporated herein by reference for convenience plat approved by Boone County Planning Commission.
Subject to the restrictions and providing sanitary sewer easements and storm sewer easements and vehicular cross access to remaining property to the west and other restrictions and conditions set out in the agreement and addendum dated June 4, 1987 June 23, 1987, marked as Exhibit "C" attached hereto and incorporated herein by reference.
Prior Deed reference in Deed Book 220, Page 147.

Together with all the PRIVILEGES and APPURTENANCES to the same belonging. TO HAVE AND TO HOLD forever the same to the said Grantee, **BOONE COUNTY, KENTUCKY PUBLIC PROPERTIES CORPORATION INC.,** a Kentucky corporation, its successors and assigns, forever.

IN WITNESS WHEREOF, **RICHARD W. GROTE, TRUSTEE,** has set his hand on this 22nd day of June, 1987.

Richard W. Grote
RICHARD W. GROTE, TRUSTEE

STATE OF KENTUCKY )
) SS:
COUNTY OF KENTON )

The foregoing instrument was acknowledged before me, a notary public, by **RICHARD W. GROTE, TRUSTEE,** this 22nd day of June, 1987.

Sandra A. Baxter
Notary Public

NOTARY PUBLIC STATE AT LARGE

# EXHIBIT A

BOOK 375 PAGE 201

DESCRIPTION OF A 3.081 ACRE TRACT, LYING IN THE
EASTERLY PORTION OF A 7.0922 ACRE TRACT
CONVEYED TO
RICHARD W. GROTE, TRUSTEE,
AS RECORDED IN DEED BOOK 220, PAGE 147, BOONE COUNTY, KENTUCKY

Situated in the State of Kentucky, County of Boone, and City of Florence, located on the south side of Kentucky Highway 18, and lying approximately 2,000 feet, more or less, east of the northbound ramp to Interstate 75 being more particularly bounded and described as follows:

Beginning at an iron pin found on the southerly right-of-way line of Kentucky Highway 18, the northwesterly corner of a 2.2718 acre tract conveyed to James A. and Sandra S. Gallenstein as recorded in Deed Book 300, page 191, and the easterly line of a 7.0922 acre tract conveyed to Richard W. Grote, Trustee, as recorded in Deed Book 220, page 147;

Thence along the westerly line of said 2.2718 acre tract and the easterly line of said 7.0922 acre tract south 05°46' east, a distance of 449.05 feet to an iron pin found at the southwesterly corner of said 2.2718 acre tract, the southeasterly corner of said 7.0922 acre tract, and the northerly line of Lot No. 40 of Center Park Subdivision, Tenth Addition, as shown and delineated on Plat Book 17, page 3, Boone County Clerk's records;

Thence along the northerly line of Lot Nos. 40, 42, 43, and part of 44 of said Subdivision and the southerly line of said 7.0922 acre tract north 83°04' west, a distance of 337.01 feet to the southeasterly corner of a proposed 2.799 acre tract lying in the westerly portion of said 7.0922 acre tract;

Thence through said 7.0922 acre tract and along the easterly line of said 2.799 acre tract north 01°38' west, a distance of 401.50 feet to a point on a curve on the southerly right-of-way line of Kentucky Highway 18;

Thence along the southerly right-of-way of Kentucky Highway 18, along a curve to the left, having a radius of 5779.58 feet an arc length of 51.02 feet and a chord that bears north 89°14' east, a distance of 51.02 feet to a concrete monument found at the point of tangent of said curve;

Thence continuing with the southerly right-of-way of Kentucky Highway 18, north 89°03'55" east, a distance of 249.85 feet to the point of beginning containing 3.081 acres, more or less, subject to all legal rights-of-way, easements, restrictions, and conditions of record.

Description is based on a survey made by Burgess & Niple, Limited in February 1985 and as shown on the attached plat.

Robert E. Thompson
Registered Certified Surveyor No. 2302
Burgess & Niple, Limited

STATE OF KENTUCKY
Robert E. Thompson
REGISTERED
2302
LAND SURVEYOR

# EXHIBIT B

BOOK 375 PAGE 202

I certify that I have examined the records of the Boone County Court Clerk and find that this is the first conveyance made under present ownership.
I further certify that this plat is in compliance with applicable zoning regulations.

Robert E. Thompson

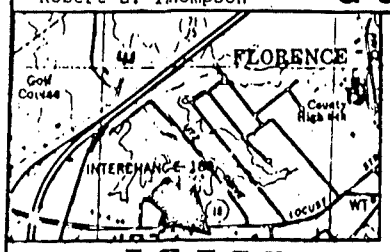
PLAT PREPARED BY
BURGESS & NIPLE, LIMITED
ENGINEERS AND ARCHITECTS

FOR

## G & D DEVELOPMENT

Approved for recording the transfer of property only by the Boone County Planning Commission this 3rd day of June, 1987.

Chairman




Legend
- Conc. R/W Mon. Found
- ½" I.P. Found
- Woven wire fence

Scale : 1" = 100'
0 50 100 200

℄ Curve Data
R = 5729.58
Δ = 04° 11' 55"
L = 419.86
T = 210.02

Commonwealth of Kentucky
Book 3 Pg 264
1.2176 Ac.

N 89°03'55"E

KY 18 ℄
16.1'
A/W

S 89°17'E 351.84 ch. (352.33 Plan)
S 89°02'E 300.82 ch.
N 89°03'55"E 249.85'
N 89°14'E 51.02 ch.
R = 5779.58
L = 51.02
ch = 51.02
R = 5779.58
L = 300.85
ch = 300.82

Gallenstein
300-191
2.2718 Ac.

N 03°-33'E 362.95'
S 05°46'E 449.05' (449.77 DEED)
2.799 Ac
3.081 Ac
N 01°38'E 401.56
N 01°38'W 401.50

I.P. at Post
N 81°48 W 154.3'
(153.24 DEED)
N 83°04'W 183.92
I.P. W/Cap L.S. #111
N 83°04' W
520.93
337.01
0.3
0.8'

Misali
306-01
43.95 Ac.

45 44 43 42 PB 40 41

Center Park Subdivision 10th Ad.
PB 17, Pg. 3

Section I

Section II
PB 6 Pg. 52

The survey shown here was performed by Burgess & Niple, Ltd. under my supervision : All monuments were double tied by the use of the radial method with an E.D.M. (Calculated positions were within ± 0.11 of a foot.)

Bearings were based on the R/W plans of KY 18. The field survey was performed on Jan.29, and Feb.13, 1985 with approximately 12 inches of snow on the ground.

Situated in the State of Kentucky, County of Boone, City of Florence, and lying in the south side of KY 18 between Cardinal Drive and Utz Drive, and being a part of a 7.0922 acre tract of land conveyed to Richard W. Grote, Trustee, recorded in deed Book 220, Pg. 147 Boone County Clerk's office of Burlington, KY.

I hereby certify that this plat depicts a survey made under my direction by the radial method and the bearings and distances shown herein have been adjusted for closure. This survey and plat meets or exceeds the minimum standards of the governing authority.

STATE OF KENTUCKY
Robert E. Thompson
REGISTERED
2302

Date of Survey : Feb. 1985
Revised May 12, 1987
Revised June 1, 1987 (Bearing [illegible])

Robert E Thompson 2302 June 1, 1987
Name RLS # Date

BOOK 375 PAGE 203

COMMONWEALTH OF KENTUCKY )
) SCT.
COUNTY OF BOONE )

I, JERRY W. ROUSE, Clerk of the County Court, for the aforesaid, do hereby certify that this instrument of writing from **RICHARD W. GROTE, TRUSTEE**, to **BOONE COUNTY, KENTUCKY PUBLIC PROPERTIES CORPORATION INC.**, a Kentucky corporation, was this day presented to me in my office, and certified as above, and this day left for record at 3:01 P.M. Whereupon, the same, the foregoing certificate were duly recorded in my office. Given under my hand this 9 day of ~~June~~ Nov., 1987.

The value of the property passing is herein $350,000.

JERRY W. ROUSE, Clerk

By Glenda Cooper, D.C.

This instrument was prepared by:

Michael T. Sutton
Michael T. Sutton
Frost & Jacobs
1717 Dixie Highway
990 Lookout Corporate Center
Ft. Wright, Kentucky 41011

LEVEL 3 CONCEPT PLAN
FOR
CITY OF FLORENCE
BOONE COUNTY
KENTUCKY
VICINITY MAP
SCALE: 1"=50'

LANDSCAPE PLAN
FOR
MOORE'S HAIR SALON
CITY OF FLORENCE
BOONE COUNTY KENTUCKY

ROOM #3 IMA SALON

CITY OF FLORENCE
BOONE COUNTY, KENTUCKY

ELEVATIONS

Bolser
Beckker
Engineers

**ORDINANCE NO. O-17-00**

**AN ORDINANCE ADOPTING AND APPROVING A CONCEPT DEVELOPMENT PLAN FOR A 2.79 ACRE TRACT LOCATED ON THE SOUTH SIDE OF KENTUCKY 18, APPROXIMATELY 600 FEET EAST OF THE KENTUCKY 18/EWING BOULEVARD INTERSECTION AND IMMEDIATELY WEST OF 7505 KENTUCKY 18 IN THE CITY OF FLORENCE, KENTUCKY, THIS PROPERTY BEING CURRENTLY ZONED OFFICE TWO/PUBLIC FACILITIES/PLANNED DEVELOPMENT (O-2/PF/PD), TO ALLOW AN APPROXIMATE 16,000 SQUARE FOOT BUILDING FOR USE AS A HAIR SALON AND COLLEGE. (BETHESDA PROPERTY, INC. PROPERTY)**

WHEREAS, the City of Florence, Kentucky is a member of the county-wide planning unit with a county-wide planning commission known as the Boone County Planning Commission, and

WHEREAS, the Boone County Planning Commission has recommended approval, subject to a development plan and agreed conditions, of a concept development plan for an approximate 2.79 acre tract located on the south side of Kentucky 18, approximately 600 feet east of the Kentucky 18/Ewing Boulevard intersection and immediately west of 7505 Kentucky 18 in the City of Florence, Kentucky to allow an approximate 16,000 square foot building for use as a hair salon and college, and

WHEREAS, the Boone County Planning Commission recommendation for approval is based upon certain findings and conditions attached to its Resolution of Recommendation, all of which have been reviewed by the City Council for the City of Florence, Kentucky.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY AS FOLLOWS:

**SECTION I**

That the concept development plan for the approximate 2.79 acre tract located on the south side of Kentucky 18, approximately 600 feet east of the Kentucky 18/Ewing Boulevard intersection and immediately west of 7505 Kentucky 18 in the City of Florence, Kentucky shall be and is hereby approved to allow an approximate 16,000 square foot building for use as a hair salon and college, subject to the concept development plan and other agreed conditions for this site currently zoned Office Two/Public Facilities/Planned Development (O-2/PF/PD). The real estate which is the subject of this Ordinance is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference. The zoning map of Boone County, Kentucky as it applies to the City of Florence, Kentucky shall be designated to reflect the approval of this concept development plan for this subject property.

**SECTION II**

The approval of this concept development plan is granted subject to the conditions, terms and provisions of the Boone County Planning Commission recommendation, including the Committee Report made a part of that recommendation, and all provisions comprising the development plan herein, a copy of that recommendation and Committee Report of the Boone County Planning Commission being attached, marked Exhibit "B", and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-00-011-A of the Boone County Planning Commission along with the referenced exhibits to that Resolution.

## SECTION III

In addition to those conditions set forth in the recommendations of the Boone County Planning Commission, this approval of the City of Florence, Kentucky through its City Council shall be and is hereby subject to those additional conditions that have been agreed to in writing by the property owner/applicant as shown on Exhibit "C", a copy of which is attached and incorporated herein by reference.

## SECTION IV

This approval is granted based on the findings of fact made by the Boone County Planning Commission and contained within its recommendation, including the Committee Report of that Commission, which is attached and part of the Commission's Resolution No. R-00-011-A, marked Exhibit "B" hereto.

## SECTION V

If this approval for this concept development plan shall be held invalid, in whole or in part, by any Court of proper jurisdiction, such invalidity shall not affect the validity of any of the other zoning regulations, zoning map or comprehensive plan provisions as they are severable from this Ordinance and they are intended to have effect regardless of any invalidity relating to this particular Ordinance.

## SECTION VI

Publication of this Ordinance is hereby authorized to be by summary publication in accordance with Kentucky law.

PASSED AND APPROVED ON FIRST READING THIS 25th DAY OF July, 2000.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 1st DAY OF August, 2000.

APPROVED:

Diane E. Whalen

MAYOR

ATTEST:

Kitty Conrad

CITY CLERK

Copy

# AGREED CONDITIONS - CONCEPT DEVELOPMENT PLAN APPROVAL

**IN RE: BETHESDA PROPERTIES, INC. - 2.79 ACRE TRACT, KENTUCKY HIGHWAY 18**

WHEREAS, Bethesda Properties, Inc. is the owner of a 2.79 acre tract generally located on the south side of Kentucky Highway 18, approximately 600 feet east of the Kentucky 18/Ewing Boulevard intersection and immediately west of the property at 7505 Kentucky Highway 18, Florence, Kentucky, and

WHEREAS, through Bayer-Becker Engineers (Applicant) the Owner applied to the Boone County Planning Commission for approval of a concept development plan which would allow an approximate 16,000 square foot building for use as a hair salon and college and the Commission has recommended approval thereof to the City of Florence, and

WHEREAS, the Owner has agreed that the conditions hereinafter set out shall be incorporated into approval of the recommended plan by the City.

NOW, THEREFORE, Bethesda Properties, Inc., Owner of the tract identified above, does hereby agree that the following conditions shall be incorporated into the approval by the City of Florence, Kentucky of the recommendation of the Boone County Planning Commission contained in Resolution No. R-00-011-A of a Concept Development Plan for said tract and that this agreement shall become a part of the Ordinance of approval:

1. All of the requirements, specifications and conditions of the Boone County Planning Commission recommendation, including specifically the Committee Report dated May 17, 2000 shall continue to apply except, in the event of an inconsistency or conflict between such conditions and this agreement, the conditions set forth in this agreement shall prevail.

Exhibit "C"

2. There shall at all times be maintained a minimum buffer yard of 60 feet in width along the southern boundary of the tract adjacent to the residential area and there shall be no reduction in the width of the buffer yard allowed by reason of the construction of a berm or any other alteration of the buffer yard.

3. Landscaping must meet the requirements of Article 36 (Landscaping) of the Boone County Zoning Regulations and as many trees as possible shall be retained.

4. The dumpster shall be enclosed in a structure which is architecturally related to the building.

5. Signage shall relate architecturally to the design of the building and shall be limited to one brick monument style sign ~~eight feet~~ 7'6" in height and 60 square feet in size together with two building mounted signs which conform substantially to the size, configuration and location shown on Exhibit "A", marked as #2, which is attached hereto and incorporated herein.

6. If the easement for access and storm water detention with the Boone County Health Center property discussed in Condition 2 of the Committee Report cannot be located, then a new easement for the same purposes shall be executed.

7. Exterior design of the structure shall conform substantially to the drawings depicted on Exhibit "A" hereto. The structure shall be constructed of a minimum of 80% brick and the metal mansard shall be an integral part of the building to be constructed in substantial compliance with the drawing attached hereto and incorporated herein as Exhibit "B".

Dated this 25 day of July, 2000.

BETHESDA PROPERTIES, INC.

BY: Steve Beckett, Manager
(Title)

BAYER-BECKER ENGINEERS (Applicant)

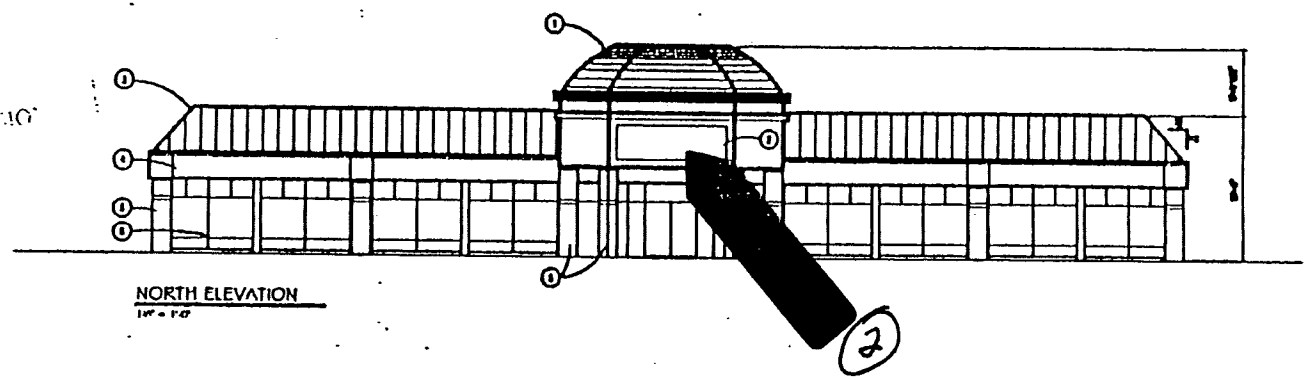
BY: Director of Architecture
7/19/00 (Title)

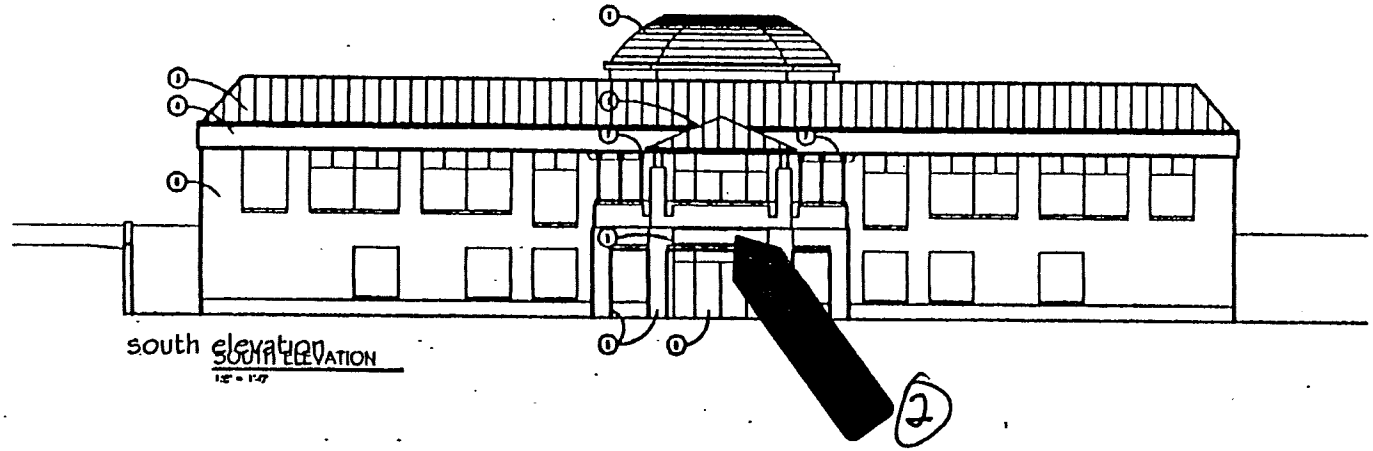
SB 7/25/00

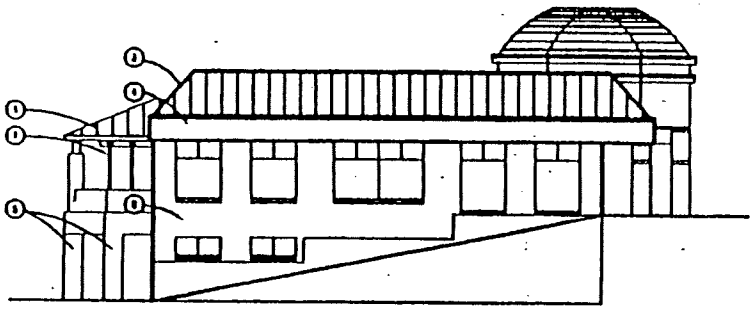
Landowners approval in no way releases purchasers obligation under the purchase agreement as amended.

RECEIVED
MAR 1 6 2000

KEYNOTES



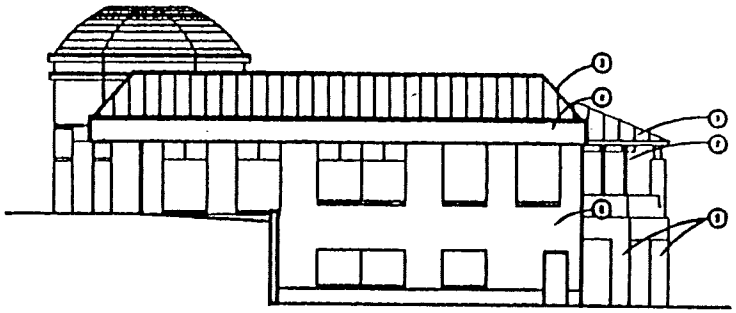
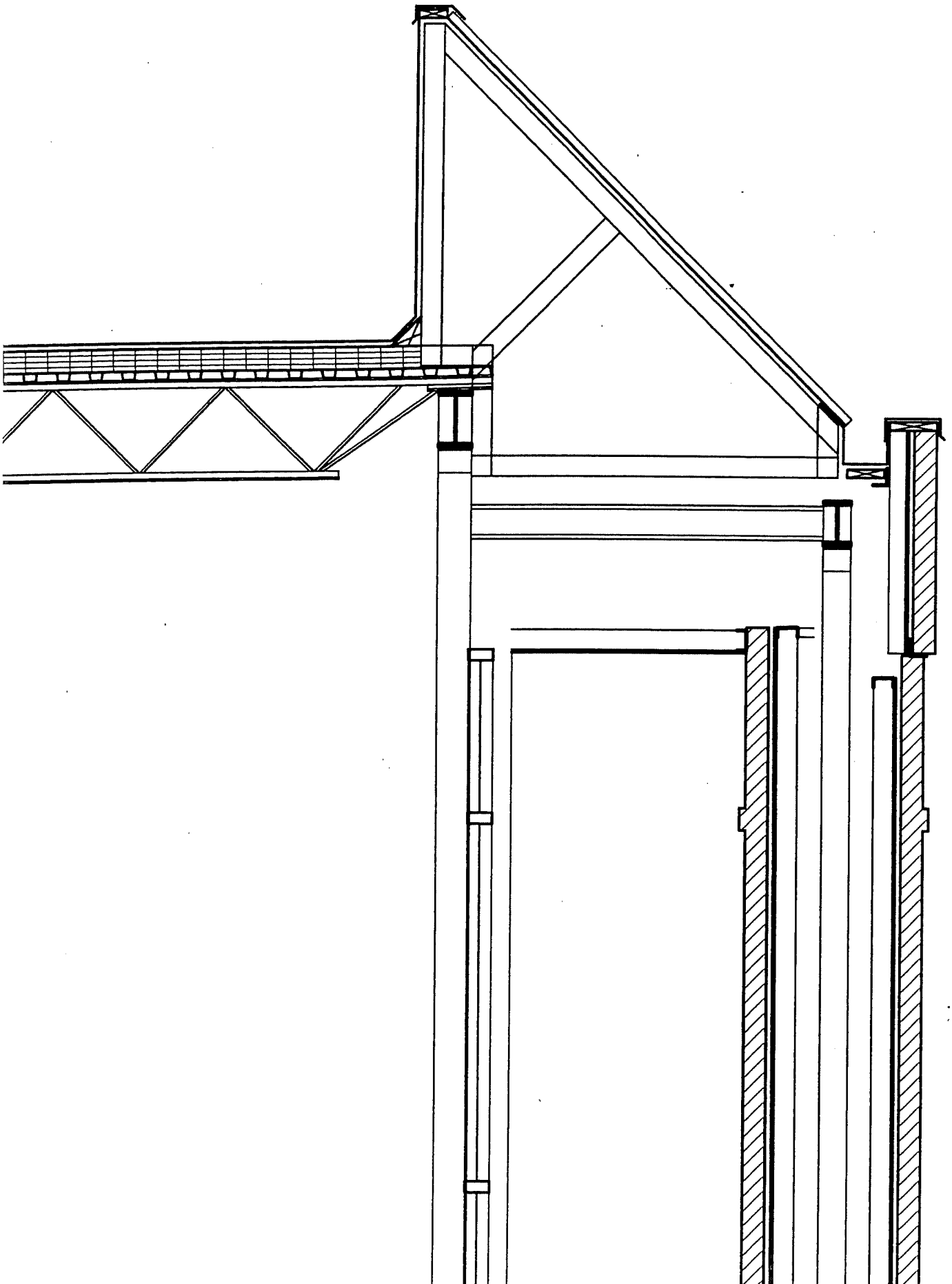




Exhibit "A"

EXHIBIT B



PROPERTY TRANSFER TAX PAID $ Ex.
BOOK 375 PAGE 200 JERRY W. ROUSE, CLERK DC

**GENERAL WARRANTY DEED**

**RICHARD W. GROTE, TRUSTEE,** the Grantor, for valuable consideration paid, grants, with general warranty covenants, except easements and restrictions of record and non-delinquent real estate taxes and assessments, to:

**BOONE COUNTY, KENTUCKY PUBLIC PROPERTIES CORPORATION INC.,** a Kentucky corporation, the Grantee, its

successors and assigns forever, the following described Real Estate, in the City of Florence; County of Boone and the Commonwealth of Kentucky, to-wit:

Present Street Address: Ky. 18 Florence, Ky.
Mailing Address: Boone County Public Properties Corporation Inc. Administration Bldg. Burlington, Ky. 41005

Group No.: 2041B Plat No.: _____

See Exhibit "A" attached hereto and incorporated herein by reference for description of real property and Exhibit "B" attached hereto and incorporated herein by reference for convenience plat approved by Boone County Planning Commission.
Subject to the restrictions and providing sanitary sewer easements and storm sewer easements and vehicular cross access to remaining property to the west and other restrictions and conditions set out in the agreement and addendum dated June 4, 1987 June 23, 1987, marked as Exhibit "C" attached hereto and incorporated herein by reference.
Prior Deed reference in Deed Book 220, Page 147.

Together with all the PRIVILEGES and APPURTENANCES to the same belonging. TO HAVE AND TO HOLD forever the same to the said Grantee, **BOONE COUNTY, KENTUCKY PUBLIC PROPERTIES CORPORATION INC.,** a Kentucky corporation, its successors and assigns, forever.

IN WITNESS WHEREOF, **RICHARD W. GROTE, TRUSTEE,** has set his hand on this 22nd day of June, 1987.

Richard W. Grote
**RICHARD W. GROTE, TRUSTEE**

STATE OF KENTUCKY )
) SS:
COUNTY OF KENTON )

The foregoing instrument was acknowledged before me, a notary public, by **RICHARD W. GROTE, TRUSTEE,** this 22nd day of June, 1987.

Sandra A. Baxter
Notary Public

NOTARY PUBLIC STATE AT LARGE

Exhibit "A"

# EXHIBIT A

BOOK 375 PAGE 201

DESCRIPTION OF A 3.081 ACRE TRACT, LYING IN THE
EASTERLY PORTION OF A 7.0922 ACRE TRACT
CONVEYED TO
RICHARD W. GROTE, TRUSTEE,
AS RECORDED IN DEED BOOK 220, PAGE 147, BOONE COUNTY, KENTUCKY

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Description is based on a survey made by Burgess & Niple, Limited in February 1985 and as shown on the attached plat.

Robert E. Thompson
Registered Certified Surveyor No. 2302
Burgess & Niple, Limited

STATE OF KENTUCKY
Robert E. Thompson
REGISTERED
2302
LAND SURVEYOR

# EXHIBIT B

BOOK 375 PAGE 202

I certify that I have examined the records of the Boone County Court Clerk and find that this is the first conveyance made under present ownership.
I further certify that this plat is in compliance with applicable zoning regulations.

Robert E. Thompson

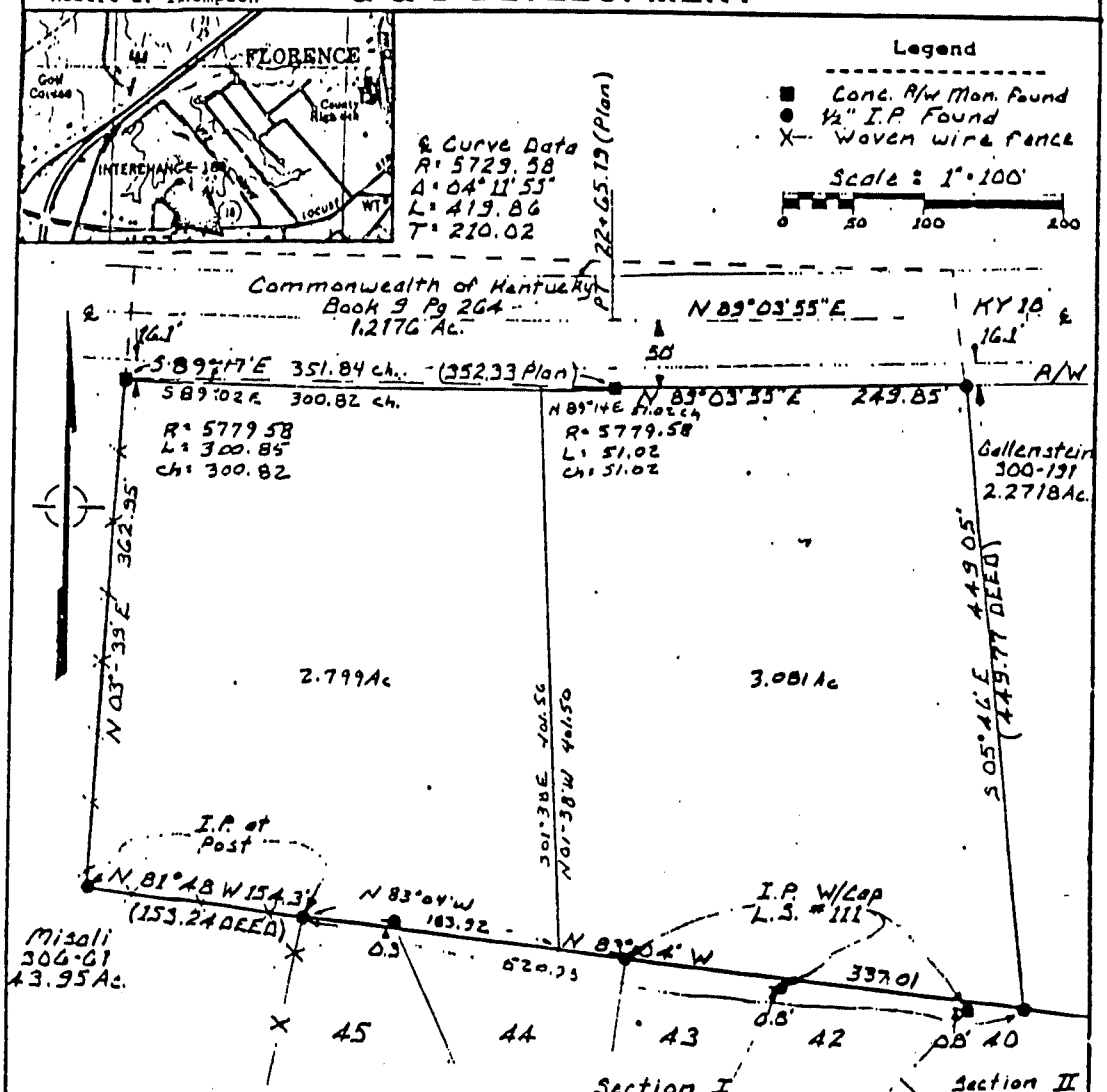
PLAT PREPARED BY
BURGESS & NIPLE, LIMITED
ENGINEERS AND ARCHITECTS

FOR

## G & D DEVELOPMENT

Approved for recording the transfer of property only by the Boone County Planning Commission this 3rd day of June, 1987.

Chairman




The survey shown here was performed by Burgess & Niple, Ltd. under my supervision : All monuments were double tied by the use of the radial method with an E.D.M. (Calculated positions were within ± 0.11 of a foot.)

Bearings were based on the R/W plans of KY 18. The field survey was performed on Jan.29, and Feb.13, 1985 with approximately 12 inches of snow on the ground.

Situated in the State of Kentucky, County of Boone, City of Florence, and lying in the south side of KY 18 between Cardinal Drive and Utz Drive, and being a part of a 7.0922 acre tract of land conveyed to Richard W. Grote, Trustee, recorded in deed Book 220, Pg. 147 Boone County Clerk's office of Burlington, KY.

I hereby certify that this plat depicts a survey made under my direction by the radial method and the bearings and distances shown herein have been adjusted for closure. This survey and plat meets or exceeds the minimum standards of the governing authority.

COMMONWEALTH OF KENTUCKY
Robert E. Thompson
REGISTERED
2302

Date of Survey : Feb. 1985
Revised May 12, 1987
Revised June 1, 1987 (Drawing Th...)

Name — RLS # — Date

BOOK 375 PAGE 203

COMMONWEALTH OF KENTUCKY )
) SCT.
COUNTY OF BOONE )

I, JERRY W. ROUSE, Clerk of the County Court, for the aforesaid, do hereby certify that this instrument of writing from **RICHARD W. GROTE, TRUSTEE**, to **BOONE COUNTY, KENTUCKY PUBLIC PROPERTIES CORPORATION INC.**, a Kentucky corporation, was this day presented to me in my office, and certified as above, and this day left for record at 3:01 P.M. Whereupon, the same, the foregoing certificate were duly recorded in my office. Given under my hand this 9 day of ~~June~~ Nov., 1987.

The value of the property passing is herein $350,000.

JERRY W. ROUSE, Clerk

By Brenda Cooper, D.C.

This instrument was prepared by:

Michael T. Sutton

Michael T. Sutton
Frost & Jacobs
1717 Dixie Highway
990 Lookout Corporate Center
Ft. Wright, Kentucky 41011

Copy

# CITY OF FLORENCE
# CAUCUS MEETING NOTES
# JULY 18, 2000
# 7:00 P.M.

PRESENT: Mayor Whalen, Councilmembers: Brown, Merrell, Metzger, Schaffer and Stephens, City Coordinator Koenig, Attorney Skees, Public Services Director Townsend, Police Chief Kathman, Fire/EMS Chief Ollier, Information System Director Bowman, City Clerk Conrad and Assistant City Clerk Brown. Absent were Councilmember Osborne and Finance Director Epling.

**Cincinnati Bell**

Mayor Whalen recognized Joe Geraci with Cincinnati Bell. Mr. Geraci presented an infomercial about Cincinnati Bell, noting that Cincinnati Bell is a hometown company. He advised that Cincinnati Bell is committed to providing the best technology and best service to their customers at a reasonable price.

Mr. Geraci explained that in 1999 Cincinnati Bell bought IXC, a company out of Austin, Texas. He advised that Cincinnati Bell is now a Broadwing Company, but will keep the Cincinnati Bell name locally. He advised that Broadwing is a powerhouse, and with this merger Cincinnati Bell now has 15,000 miles of fiber optic cable throughout the United States. He pointed out that Cincinnati Bell provided back-office technology as well as strength of customer service to this merger. He related that Cincinnati Bell is now providing voice, data, wireless, and Internet solutions to customers in 40 cities and has 5,000 employees. He advised that Cincinnati Bell is headquartered in Cincinnati and intends to maintain its presences in the greater Cincinnati area.

Mr. Geraci related that Cincinnati Bell, as an independent company, has received awards for providing the best customer service throughout the United States for the last three years. He related that they provide this high level of service to over 350,000 customers in northern Kentucky and over a million customers in the greater Cincinnati area. He advised that in the year 2000 alone Cincinnati Bell committed to infrastructure improvement of over $135,000,000 for the greater Cincinnati area with $40,000,000 of that going to the northern Kentucky area.

Mr. Geraci advised that they have more Cincinnati Bell/AT&T customers using wireless than Washington D.C., Chicago and New York combined. He advised that they have over 300,000 customers who have signed for their long distance service and many customers are now using their Zoomtown service.

Mayor Whalen thanked Mr. Geraci.

**C.S.I.**

Mayor Whalen recognized Tim Trost with C.S.I., who updated Council on C.S.I's operation over the past year. Mr. Trost advised that they were awarded contracts for the cities of Villa Hills, Dayton and Bellevue, and have acquired BFI Waste Systems in Cincinnati. He related that they have gone from a 35 to a 90-truck company. He stated that this has been a huge undertaking, but he is comfortable that it is under control. He advised that he is still working on staffing.

Mr. Trost advised that the general office has been moved to Cincinnati, where a Customer Service Center has been added and the Center, effective last month, was up and running. He related that they would be hiring a municipal representative to deal with the city contracts and city problems on a day-to-day basis.

Mr. Trost stated that he has met with the City of Florence staff a couple of times in the last month in regard to the complaints received by the City in regards to C.S.I. service and would personally be working with staff to resolve any problems with the service. He introduced Sales and Marketing Manager Dan Gages and Operations Manager Rob McGregor.

Following some questions and discussion, Mayor Whalen thanked Mr. Trost for his willingness to work to resolve these problems.

**Bayer-Becker concept Development Plan - ON AGENDA 7/25/00**

Mayor Whalen recognized Ms. Schaffer, who explained that this is a request of Bayer-Becker Engineers (applicant) for Bethesda Properties, Inc. (owner) for a Concept Development Plan for a 2.79 acre tract generally located on the south side of KY 18, approximately 600 feet east of the KY 18/Ewing Boulevard intersection and immediately west of 7505 KY 18. The property is currently zoned Office Two/Public Facilities/Planned Development and the request would allow an approximate 16,000 square foot building for use as a hair salon and college. Ms. Schaffer advised that the Planning Commission voted unanimously to recommend approval upon hearing the recommendation of the Committee and based on the findings of fact and conditions (See Resolution (R-00-011-A). She noted the deadline for action is Tuesday, August 15, 2000.

Ms. Shaffer stated that the conditions recommended by the Planning Commission and agreed to by Bethesda Properties, Inc. would apply except for any inconsistency as set forth in these conditions:

There shall be at all times maintained a minimum buffer yard of 60 feet in width along the southern boundary of the tract adjacent to the residential area and there shall be no reduction in the width of the buffer yard allowed by reason of the construction of a berm or any alteration of the buffer yard. Landscaping must meet the requirements of Article 36 and as many trees as possible shall be retained. The dumpster shall be enclosed in a structure that is architecturally related to the building. If the easement for access and storm water detention with the Boone County Health Center property discussed in condition two cannot be located then a new easement for the same purposes shall be executed. Exterior design of the structure shall confirm substantially to the drawings depicted on Exhibit A. Structure shall be constructed of a minimum of 80% brick and the metal mansard shall be an integral part of the building to be constructed in substantial compliance with the drawing attached to Exhibit B. Signage shall relate architecturally to the design of the building and shall be limited to one brick monument style sign (the Planning Commission recommended 8 feet in height and 60 square feet in size together with two building mounted signs, which conform substantial to the size, configuration and location shown on Exhibit A, marked # 2 attached thereto.)

Councilmember Schaffer asked the applicant if they would consider a 7.5 feet sign to conform to the height of the Health Department sign. *The applicant nodded in agreement to a 7.5 feet sign as an additional condition.* She advised that this is a two-story building, but from KY 18 appears to be one story. Ms. Schaffer advised that the set back is approximately the same as the Health Center.

Councilmember Brown inquired as to the entrance to the facility. Mr. P. J. Hennon, with Bayer-Becker Engineers advised that the monument signs for the main entrance would be off of KY 18.

**Glenn Rose Paving**

Mayor Whalen advised that the paving of City streets, Glenn Rose and Locust Lane, would be a capital project and would have to be included in a capital budget. She referred to a prior memo, which was reviewed and discussed. It was noted that in 1998 the recommended assessment to the property owners was approximately $31.00 per linear foot. Mayor Whalen pointed out that an assessment program would only cover a partial cost of construction (30%) and the remainder would have to be funded by the City. Mr. Koenig advised that the total cost in 1998 based on an engineer's estimate was $226,000.

Rick White, a property owner on Glenn Rose, stated that he was willing to pay an assessment fee in order to get the street paved and expressed his frustration at living on a gravel road. Mr. White introduced other property owners that were present. He stated that he would appreciate anything that the City could do to improve this situation.

Mayor Whalen advised that even if the property owners were all willing to pay this 30% assessment, and that would have to be established, the City would still have to come up with the other 70%.

Mr. Koenig stated that 15 to 20% would need to be added to the prior cost figures to give an up-to-date cost. He advised that there also would have to be a commitment from the City as to the monies for this project before meeting with property owners. Mr. Koenig advised that the only place the monies could come from would be out of the general fund as there was nothing in the capital fund. **He stated that he would have and engineering estimate redone to bring the figures up-to-date.**

Mr. Koenig stated that City policy is to require all City streets to have curb and gutter and a storm sewers system. He advised that the streets would be asphalt. He stated that there are three City streets that are not paved: Glenn Rose, Locust Lane and Clark Street. Councilmember Brown asked what the history was in regard to why these three streets had not been paved. Mr. Skees advised that the property owners in the past had objected to paying the cost of the assessment and the City did not force it on them.

Mr. Koenig stated that if the road was paved there was a possibility that the property at the end of Glenn Rose, approximately 10 acres, could be developed. Councilmember Schaffer asked Mr. Koenig if he would find out what the zoning for that property was.

**Turfway Park Annexation**

Mr. Koenig advised that they have prepared an Agreement for the annexation of Turfway Park (the race track) into the City of Florence. He advised that if the City agrees to build a pump station for the Turfway Park, then Turfway Park would agree to annex into the City. Mr. Koenig advised that the pump station is estimated to cost about $90,000 and Florence Water and Sewer has agreed to give the City the tap fee from Turfway Park, which is approximately $88,000, so essentially Turfway Park will be paying for the pump station themselves. The Agreement allows Turfway Park to pay their tap fee over a three-year period and the Agreement states that the City cannot annex Turfway Park until after the completion of the pump station. Mr. Koenig stated that they expect to have the pump station completed by December 31st of 2000 and Turfway Park's 197 acres will then be annexed. He advised that the City expects to gain about $55,000 in property tax and $45,000 in payroll tax a year.

Mayor Whalen advised that a **Municipal Order** would be placed on the July 25th Agenda for Council's approval allowing her to sign this Agreement. **ON AGENDA 7/25/00**

**Other**

Mayor Whalen announced that Ben Wigger had a Hole-In-One on the 3rd Hole (109 yards) at World of Sports. She related that Ben is a participant in the Landrum Golf Junior League Program.

Mayor Whalen referred to the letter from KDOT and noted that they were not very committal.

Consultants from GRW Engineers are tentatively scheduled to appear at the Council Caucus on August 15th to give their final findings concerning the Hopeful Church/Mall Road Connector project.

Chief Ollier announced that Gary Zumbiel had been promoted to Assistant Chief in charge of Operations.

Mr. Koenig asked if Council would like to schedule a Caucus Meeting at the World of Sports facility. Council responded in the affirmative. (August 1st ??)

Caucus Meeting adjourned 8:25 p.m.

Copy

# FLORENCE CITY COUNCIL

**MINUTES-SPECIAL MEETING** **AUGUST 1, 2000**

The City Council of the City of Florence, Kentucky met in Special Session on Tuesday, August 1, 2000 at 7:00 p.m. in the Florence Government Center with Mayor Diane E. Whalen presiding in the Chair.

The roll was called and the following members registered present: Melodee Merrell, Dr. Julie Metzger, David A. Osborne, Linda Schaffer and Dale Stephens. Absent was Larry Brown.

Also present were City Coordinator Jeffrey Koenig, City Attorney Hugh O. Skees, Finance Director Ronald Epling, Police Chief Thomas Kathman, Public Services Director Robert Townsend, Information Systems Director Valerie Bowman, Fire/EMS Chief Thomas Ollier, City Clerk Betsy R. Conrad and Assistant City Clerk Marlene Brown.

Mayor Whalen called the meeting to order and declared the Special Session to be open for the presentation of all City business on the Special Meeting Agenda.

Mayor Whalen presented the following Ordinance for second reading:

**ORDINANCE NO. O-17-00: AN ORDINANCE ADOPTING AND APPROVING A CONCEPT DEVELOPMENT PLAN FOR A 2.79 ACRE TRACT LOCATED ON THE SOUTH SIDE OF KENTUCKY 18, APPROXIMATELY 600 FEET EAST OF THE KENTUCKY 18/EWING BOULEVARD INTERSECTION AND IMMEDIATELY WEST OF 7505 KENTUCKY 18 IN THE CITY OF FLORENCE, KENTUCKY, THIS PROPETY BEING CURRENTLY ZONED OFFICE TWO/PUBLIC FACILITIES/PLANNED DEVELOPMENT (O-1/PF/PD), TO ALLOW AN APPROXIMATE 16,000 SQUARE FOOT BUILDING FOR USE AS A HAIR SALON AND COLLEGE. (BETHESDA PROPERTY, INC. PROPERTY)**

Mayor Whalen presented the following summary of the Ordinance. The effect of this Ordinance is to allow as part of the existing zoning classification (O-2/PF/PD) an approximate 16,000 square foot building for use as a hair salon and college subject to a concept development plan and agreed conditions. In addition to those conditions agreed to at the Boone County Planning Commission, other conditions were agreed to by the applicant/owner in writing with the City Council of Florence, Kentucky. This Ordinance does not change the zoning of the site, but approves a concept development plan to utilize this site based on current zoning.

Councilmember Osborne moved, second by Councilmember Stephens, that Ordinance No. O-17-00 be approved on second reading and be published in accordance with the law. **Council approved by unanimous vote.**

Mayor Whalen called for a motion to adjourn the Special Meeting. Councilmember Metzger so moved, with second from Councilmember Merrell, and **unanimous approval of Council,** the time being 7:05 p.m.

APPROVED:

_____

Diane E. Whalen, Mayor

ATTEST:

_____

Betsy R. Conrad, City Clerk

City of Florence

CITY CLERK/
HUMAN RESOURCES DIRECTOR
Betsy R. Conrad

August 14, 2000

Mr. Kevin P. Costello, AICP, Executive Director
Boone County Planning Commission
2995 Washington Street
Burlington, KY 41005

AUG 15 2000
BOONE COUNTY PLANNING COMMISSION

Re: Request of **Bayer-Becker Engineers (applicant)** for **Bethesda Properties, Inc. (owner)** for a Concept Development Plan for a 2.79 acre tract generally located on the south side of KY 18, approximately 600 feet east of the KY 18/Ewing Boulevard intersection and immediately west of 7505 KY 18, Florence, KY. The property is currently zoned Office Two/Public Facilities/Planned Development (O-2/PF/PD) and the request would allow an approximate 16,000 square foot building for use as a hair salon and college.

Dear Mr. Costello:

At the August 1, 2000 meeting of Florence City Council, the above referenced recommendation from the Boone County Planning Commission was approved with the second reading of Ordinance No. O-17-00, a copy of which is attached.

The recommendation received by this legislative body from the Boone County Planning Commission included certain conditions that were incorporated into City Council's Ordinance of approval. Florence City Council also imposed **certain additional conditions** agreed to by the applicant. A copy of the Agreed Conditions Concept Development Plan Approval (Exhibit "C"), the Caucus Meeting of July 18, 2000 and the Minutes of August 1, 2000 approving Ordinance No. O-17-00 is attached.

Please contact me if you have any further questions regarding this Ordinance.

Sincerely,

Betsy R. Conrad

Encs.
Copies: Applicant
Hugh O. Skees, Esq.
William Viox, City Engineer
Public Services Director

8100 Ewing Boulevard • Florence, Kentucky 41042-7588 • (606) 371-5491 • Fax: (606) 647-5411