

STAFF REPORT
DECEMBER 2, 1987

REQUEST OF WILLIAM C. HUB, P.S.C. ARCHITECTS (APPLICANT)
FOR MICHAEL AND JOSEPH MATRACIA (OWNERS) FOR
APPROVAL OF A CONCEPT DEVELOPMENT PLAN AND
UTILIZATION OF AN UNDERLYING ZONE IN PLANNED DEVELOPMENT.
THE 2.577 ACRE SITE IS LOCATED AT U.S. 42
AND OLD TOLL ROAD, FLORENCE, KENTUCKY.

This request is for Concept Development Plan approval for utilization of an underlying zone for a 2.577 acre tract which is zoned Commercial Two/Planned Development Overlay (C-2/PD). The proposed use of the site is a 2,700 square foot, one story branch bank facility for Florence Deposit Bank. This facility is proposed to provide five lanes of drive-thru banking and parking for walk-in customers and employees. The applicant has indicated that at this time no other development is planned for this parcel. The site is located at the northwest corner of U.S. Hwy. 42 and Old Toll Road, Florence, Boone County, Kentucky.

Surrounding Land Uses and Zoning

North and west of the site's rear property line is the Williamsburg West Subdivision, which is zoned Residential One Family (R1F) and Suburban Residential One (SR-1). The portion of this subdivision zoned R1F is developed with single-family homes, while the portion of the subdivision zoned SR-1 is presently undeveloped.

North and east of the site is an undeveloped parcel and a commercial strip center which is located at the southwest corner of Hopeful Road and U.S. 42. This area is in the C-2/PD zone.

South and east of the site and on the opposite side of U.S. 42 is the Boone-Kenton Tobacco Warehouse, which is zoned Industrial One (I-1). There is also a small commercial building (zoned C-2/PD) directly opposite the present U.S. 42-Old Toll Road intersection.

South and west of the site is Storer Cable (zoned Public Facilities, PF), a single-family house and a vacant tract in an I-1 zone. Vacant property located between U.S. 42 and Old Toll Road is zoned C-2/PD.

Public Facilities

Water service to the site may be provided by an eight inch water line located along U.S. 42 and Old Toll Road. Sanitary sewer service may be provided by connection to an existing sanitary sewer manhole located approximately 200 feet west of the site, at the rear of the Storer Cable property. There is a 25 foot wide sanitary sewer easement located along the site's rear property line. This easement continues west to the existing sanitary sewer manhole.

The site has approximately 265 feet of road frontage on U.S. Hwy. 42 and 240 feet of frontage on Old Toll Road. U.S. Hwy. 42 is classified as an Urban Minor Arterial by the Transportation Element of the 1986 Boone County Comprehensive Plan, and as an Access Class I Arterial by Article 17a, "Access Management" of the current Zoning Regulations. Old Toll Road is not classified as an arterial or collector street by the Comprehensive Plan; however, it is classified as an Access Class III road by the Zoning Regulations. U.S. 42 presently has a right-of-way (R/W) width of approximately 85 feet and is maintained by the Kentucky Transportation Cabinet. Old Toll Road has a R/W of approximately 45 feet and is maintained by Boone County.

Future Road Improvements:

The Kentucky Transportation Cabinet is presently upgrading U.S. 42 from a two lane road to a five lane highway. As part of these improvements, the intersection of U.S. 42 and Old Toll Road will be relocated and realigned approximately 150 feet southwest of its present location.

The site is located approximately 575 feet southwest of the present Hopeful Road-U.S. 42 intersection. The planned future realignment of this intersection will place it approximately 450 feet from the subject site.

Transportation Patterns and Volumes:

The applicant has submitted projected (year 2000) daily traffic volumes for the U.S. 42-Pleasant Valley/Gunpowder Road intersection, which is located approximately 1,800 feet southwest of the subject site. These projected daily traffic volumes are listed on an attached diagram.

Existing Features of the Site

The 2.5 acre site is presently undeveloped. The northeast half of the site, where the building is proposed, is at an elevation slightly higher than U.S. 42. The site slopes downward from this point toward the northwest. The southwest portion of the site forms the headward end of a drainage swale that has been diverted along the perimeter of the adjacent residential subdivision and eventually flows into Utterback Creek. The approximate difference in elevation on the site is 36 feet. The lower portion of the drainage swale does contain some mature trees.

Soils on the site are of the Rossmoyne and Faywood series commonly found in Boone County, which require careful engineering measures for urban development because of their susceptibility to erosion.

Relationship to the Comprehensive Plan

This request must be reviewed on the basis of its relationship to the 1986 Boone County Comprehensive Plan. The Plan's Future Land Use Map indicates commercial land uses should develop on or near the subject site, and medium density residential development should occur in the adjacent vicinity of the subject site.

The Goals and Objectives element of the Plan's text states that commercial developments shall be encouraged to occur with compact, integrated designs with buffer space between differing uses (p. G-3); access management shall be used to reduce vehicular traffic congestion (p. G-6); future land use shall utilize measures to eliminate potential environmental problems, development shall occur where adequate infrastructure exists, and growth shall occur adjacent to existing centers of development (p. G-6).

The Plan's Business Activity element indicates that commercial growth along U.S. 42 between Florence and Union should not function as an extension of Mall Road, but to serve Union area residential growth (p. B-14).

The Public Facilities section of this report notes the relationship of this request to both the Public Facilities and Transportation elements of the Comprehensive Plan. In addition, the Plan's Transportation element states the following: "New development needs to be designed so as to promote effective and efficient use of highway facilities while sustaining reasonable economic development of land....high traffic roadways need stricter control of access and frontage roads than low traffic roadways" (p. T-8).

The Plan's Land Use Element states that the "intersection of U.S. 42 and Pleasant Valley Road will eventually become a prime commercial area to serve community needs..." (p. L-14) In further discussion of the character and scale of commercial development of the subject site and its vicinity, the Plan states that "the Mall Road area will continue to grow as a regional shopping area and its spillover onto U.S. 42...needs to be substantially controlled." (p. L-15) In addition, the Plan states: "The existing residential areas on U.S. 42 should remain protected from the development" (p. L-15).

In summary, the Comprehensive Plan recognizes the need for commercial development along the portion of U.S. 42 which contains the site under review. However, the development of this important stretch of roadway should not be oriented towards the regional commercial market. In addition, development of individual sites should be reviewed for the purpose of minimizing impacts upon traffic flow and existing or proposed residential development.

Proposed Concept Development Plan

The proposed Concept Development Plan for the drive-thru banking facility indicates a single access point to U.S. 42 near the northeast property line of the subject site (see attached). This access point is intended to serve only the bank facility at this time, but is designed in a manner to permit future development of a frontage road system for access to adjacent properties.


The Concept Development Plan does not indicate any proposed development for the western portion of the site.

Staff Concerns

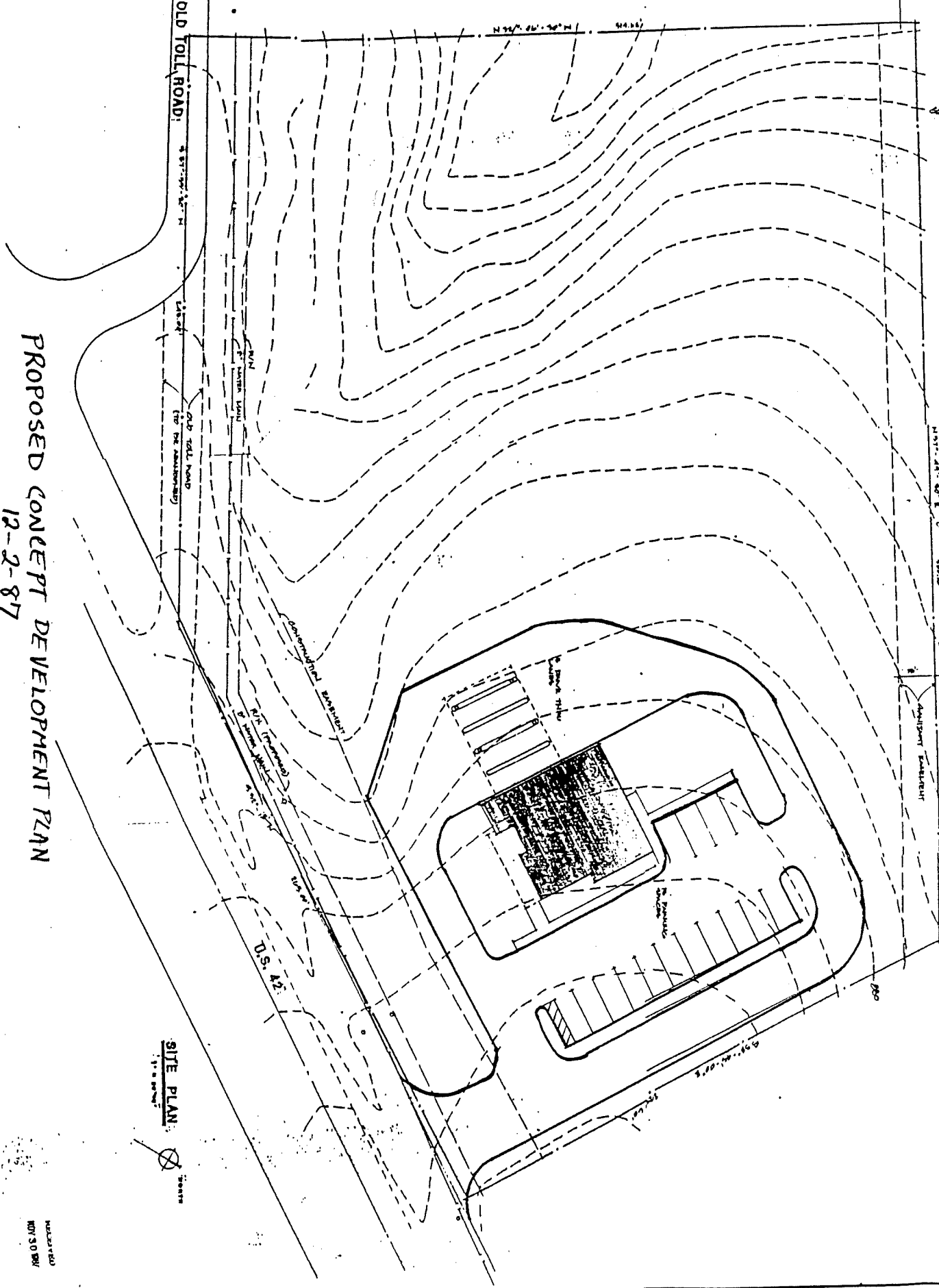
1. Access: The proposed Concept Development Plan indicates only one access to this site from U.S. Hwy. 42 at this time. Staff is concerned that this be the only access to the north side of U.S. Hwy. 42 between Hopeful Road and Old Toll Road. Access to the remainder of this and the adjacent property should be through a frontage road system with access from Old Toll Road and Hopeful Road.
2. Future Uses: Since the proposed Concept Plan indicates a large amount of the site as remaining vacant at this time, future use of this area should be reviewed by the Planning Commission through additional Concept Development Plans.
3. Landscaping-Buffering: Because the site is located in an important location, and is therefore in Planned Development, careful attention needs to be given for attractive landscaping of the site. In addition, adequate buffering along the site's rear property line needs to be provided to protect adjacent residential areas.
4. Storm water management: Because this site drains through a residential area, careful storm water management needs to be planned for the site.

Conclusion

In summary, the major issues regarding this request for Concept Development Plan approval are its relationship to the Comprehensive Plan, access management, future uses, the visual appearance of the site, and proper engineering of drainage systems. If the Boone County Planning Commission and City of Florence approve this request, the 1986 Boone County Comprehensive Plan need not be amended.





Jim Sturdevant,
Plans Examiner/Planner
JS:mcb




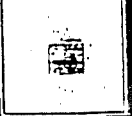
PROPOSED CONCEPT DEVELOPMENT PLAN
 12-2-87

PROPOSED FACILITY
ELORENCE DEPOSIT 

BY:  PREPARED BY A REGISTERED ARCHITECT

 **william c. hub, psc**
 architects
 542 greenup st. covington ky

FOR:  ARCHITECTS
 1111 1/2 BROADWAY
 NEW YORK, N.Y. 10038
 DATE: 12-2-87



SITE PLAN:
 1" = 200'

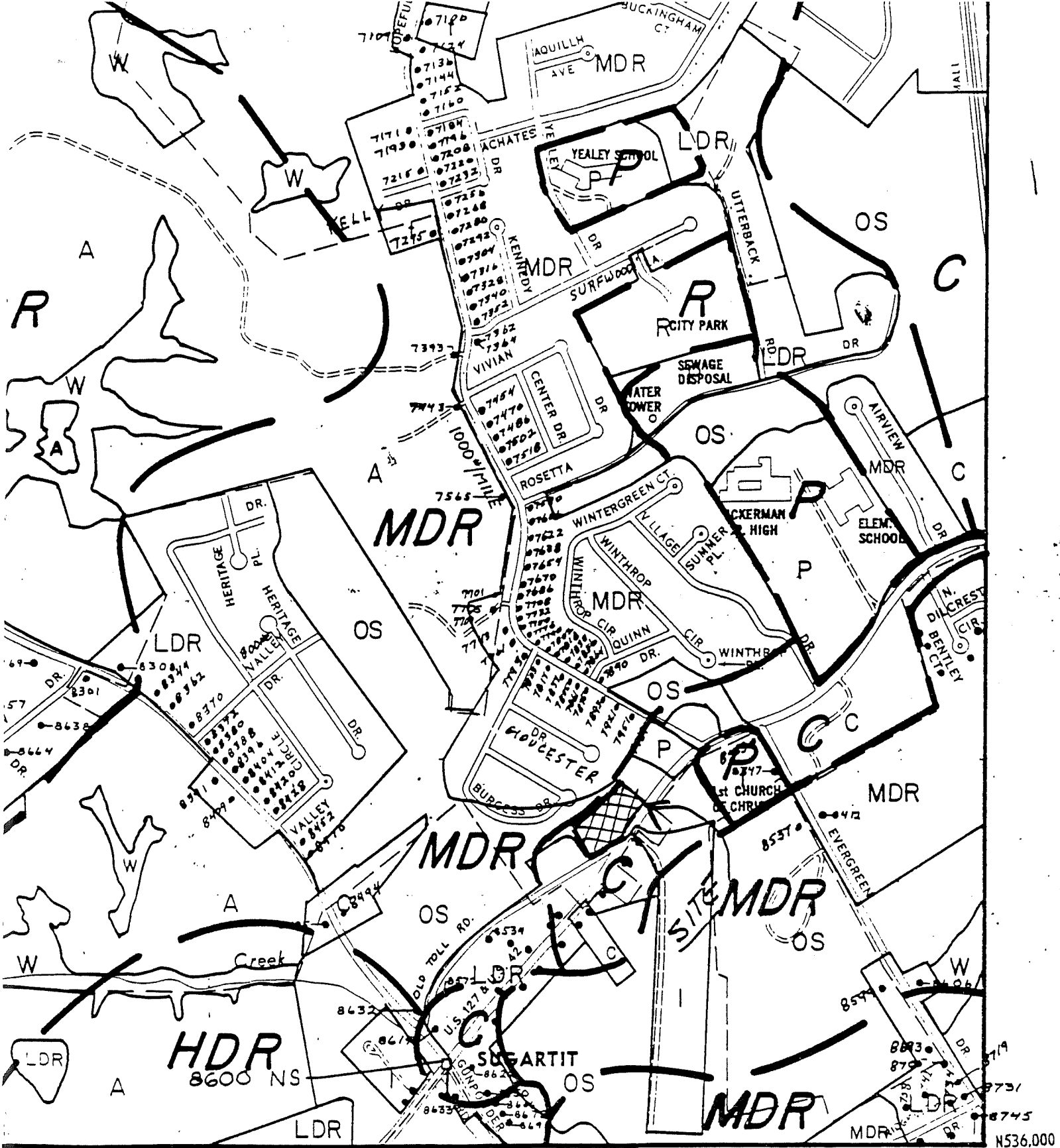
SCALE: 1" = 200'
 NOV 30 1987



HOPEFUL
ROAD

site

church



0.542
0.552

BOONE COUNTY C-4 18620546

536,000
1,886,000

1. GENERAL SITE CHARACTERISTICS

The property is currently owned by Michael and Joseph Matraccia. Florence Deposit Bank has an option to purchase the property.

The property is approximately 2.5 acres located in the city of Florence, Boone County, Kentucky on the northwest side of U. S. 42 between Hopeful Road and S. R. 237. The site is bounded by commercial uses on the north, east, and south sides and a residential subdivision along the west or rear lot line. No development has taken place on the site to date.

The site slopes down approximately 36 feet, at a slope of 7% from north to south. The existing drainage pattern follows a swale which runs along side of U. S. 42 south and then turns west to the center of the southern property line. The northeastern section of the site is primarily meadow while the southern part is wooded.

2. TRANSPORTATION PATTERNS

U. S. 42 and Old Toll Road form the eastern boundaries of the site and provide means of access to the property.

Based upon anticipated growth in the area, the Highway Department is currently making improvements which will take U. S. 42 from a two (2) lane to five (5) lane road. We have included traffic volume projection as prepared by OKC for the Highway Department. Also planned is the redesign of the intersection of Old Toll Road and U. S. 42 which will result in a portion of Old Toll Road being abandoned.

The proposed use of branch bank, by its nature, does not draw additional traffic into an area, but rather serves the existing residential/commercial traffic present in the area. Typically, it is a stop which occurs between destinations, but is not a destination in and of itself.

The bank's circulation calls for a loop system which will separate drive-thru traffic from parking facilities. This strategy required two (2) curb cuts: one (1) entrance/exit at the north end of the site and one (1) exit approximately 120 ft. to the south. Drive-thru traffic is separated from the parking area at the entrance by means of a separate drive. This drive allows stacking space as

vehicles move in a counterclockwise pattern around the building. An exit only is provided at the drive-thru to minimize confusion and to control the majority of cars that will be exiting the site. The parking lot at the north end of the site will be serviced by the entrance/exit at the northern part of the site.

3. LAND CHARACTERISTICS

Presently, the parcel is not developed. Proposed is the construction of a 2700 sq. ft., one (1) story branch bank facility for Florence Deposit Bank. This facility will provide five (5) lanes of drive-thru banking and parking for walk-in customers and employees. No other development is planned for this parcel.

Consistent with the topography of the land, the building is located on the northern section of the site. This placement minimizes cut and fill operation which allows more than half of the site to remain in its natural state. Existing drainage patterns are maintained and very little existing vegetation will be affected.

4. UTILITIES AND INFRASTRUCTURE

The development plans to tap into the existing utilities (water, telephone, and electric) located within the right-of-way of U. S. 42 and Old Toll Road. A 15 ft. wide sanitary sewer easement exists at the rear of the property but no sewer has been located to date. It is our plan at this time to gain access to a sewer by way of the adjacent property (Storer Cable). No storm water sewers exist on the site. Storm water will be taken to the existing drainage swale. Storm water retention shall be provided as required.

5. RELATIONSHIP OF CONCEPT DEVELOPMENT PLAN WITH COMPREHENSIVE PLAN

The Boone County Comprehensive Plan has stated objectives regarding the development of U. S. 42 between Hopeful and Pleasant Valley Roads and beyond toward the city of Union. One major goal is the promotion of commercial developments to serve community needs for a growing residential community. This development is not intended to be an extension of existing commercial development, but rather be geared specifically to the immediate, growing neighborhood.

The location of a branch bank on this parcel is consistent with the objectives of the Comprehensive Plan, as this facility will provide an important service to the residential community.

December 14, 1984

Mr. David E. Smith, Director
Director of Mass Transportation
Kentucky Transportation Cabinet
State Office Building, 7th Floor
Frankfort, Kentucky 40622

Attention: Mr. Bill Sampson

Re: Long Range Plan

Dear Mr. Smith:

Enclosed are sketches containing projected Year 2000 daily volumes on the roadways you requested.

These volumes were derived from a traffic assignment which contains all the proposed roadway projects adopted in the OKI Regional Transportation Plan on November 8, 1984.

If you have any questions about this information, do not hesitate to call.

Sincerely,

Richard F. Bailey

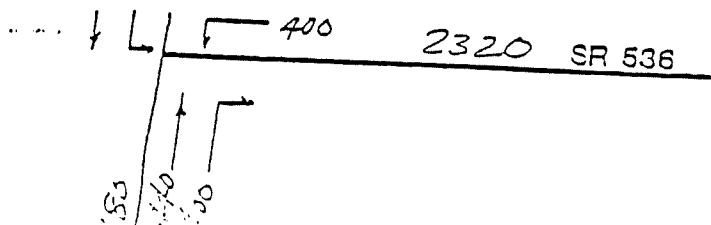
for Richard F. Bailey
Acting Assistant Director

RFB:DW/bmf

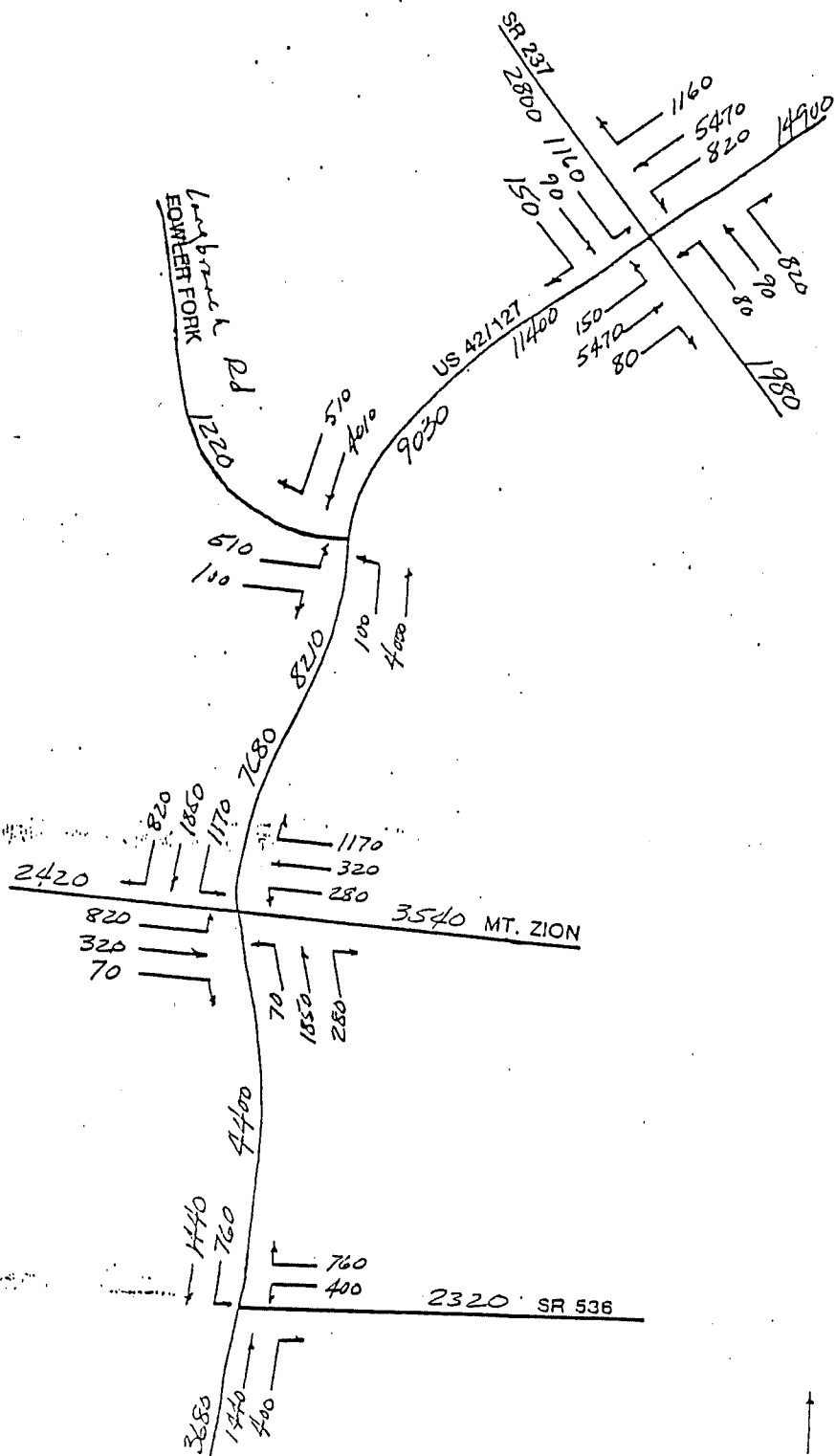
Enclosures

cc: ~~Joe~~ Kearnes, KTC, Dist. 6
George Hoffman, KTC, Dist. 6

Boone County • Butler County • Campbell County • Clermont County • Dearborn County
Hamilton County • Kenton County • Ohio County • Warren County

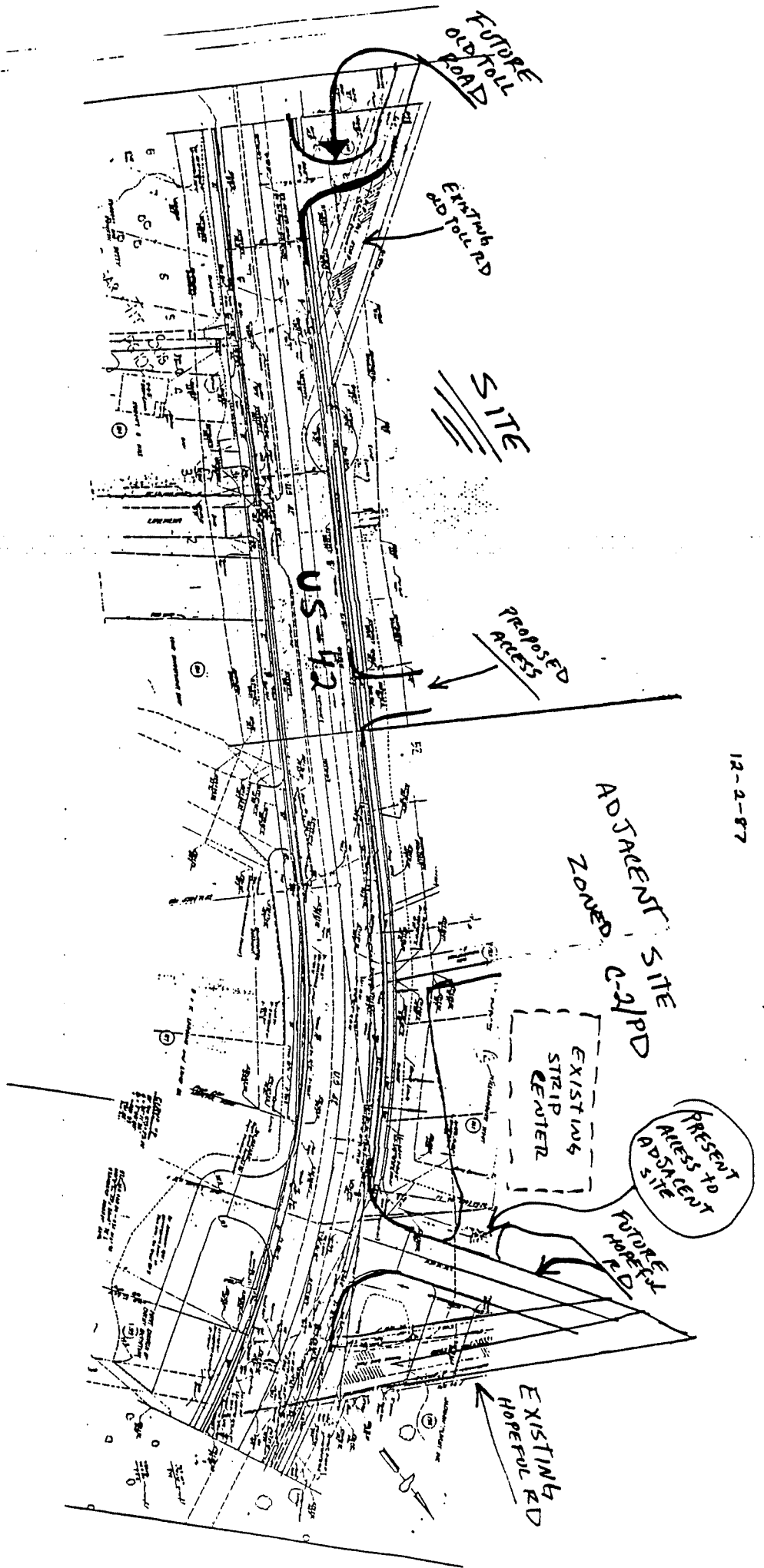


PROJECTED YEAR 2000 DAILY VOLUMES



FLORENCE DE POSILLI BANK
EXISTING & FUTURE
IMPROVEMENTS TO
U.S. HWY 42 & VICINITY

12-2-87



APPLICATION FOR ZONING ACTION

TO:

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

FOR:

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

Applicant: WILLIAM C. HUB, P.S.C. - ARCHITECTS Owner

Address: 542 GREENUP STREET Agent

COVINGTON, KY 41011 Telephone: (606) 491-3844

Location: WEST SIDE OF U.S. 42 AND OLD TOLL ROAD

Name of Property Owner: MICHAEL MATRACIA AND JOSEPH MATRACIA

Address of Property Owner: 420 N. 4TH STREET COVINGTON, KY 41011

Zoning District: C-2 PD Area in Acres: 2.577

Deed Book: 14 Page Number: 176 Group Number: 2039

Description of Request: APPROVAL OF USE OF BRANCH BANK IN EXISTING C-2 PD ZONE

Applicant's Signature: *William C. Hub*

Property Owner's Signature: *Matracia & Matracia Partnership*

Application Fee: \$410.31 FOR PLANNING COMMISSION USE ONLY Date Received: 11/4/87 By: K. Costello

Referred To: *AT* Meeting Date: 12/2/87 Public Hearing

Action Taken: *Recommended Approval* Date of Action: 12/16/87

EXHIBIT "A"

PARCEL NO. 128

Situated in the City of Florence on the northwest side of U.S. 42 and being more particularly described as follows:

Beginning at the intersection of the northwest right of way line of existing U.S. 42 with the north right of way line of existing Old Toll Road, said point being 29.43 feet left of and opposite proposed centerline Station 466+95.26 of U.S. 42; thence along said north right of way line of existing Old Toll Road South 54 deg 58' 30" West a distance of 29.35 feet to a point in the northwest right of way line of proposed U.S. 42, said point being 42.00 feet left of and opposite proposed centerline Station 466+68.74 of U.S. 42; thence along said northeast right of way line of proposed U.S. 42, North 29 deg. 36' 45" East a distance of 233.93 feet to a point in the northeast property line, said point being 42.00 feet left of and opposite proposed centerline Station 469+02.67 of U.S. 42; thence along said northeast property line, South 65 deg. 06' 44" East a distance of 11.84 feet to a point in the northwest right of way line of existing U.S. 42, said point being 30.20 feet left of and opposite proposed centerline Station 469+03.65 of U.S. 42; thence along said northwest right of way line of existing U.S. 42 South 29 deg. 23' 59" West a distance of 208.39 feet to the place of beginning.

Containing 0.0620 acres of new right of way to be acquired.

It is the specific intention of the Grantor's herein to convey in fee simple the new right of way to be acquired (0.0620 acres).

PARCEL NO. 128A

Also a parcel of land lying on the northwest side of U.S. 42 and being more particularly described as follows:

Beginning at a point in the northwest right of way line of proposed U.S. 42, said point being 42.00 feet left of and opposite proposed

*Joseph Matraccia AKA Joe Matraccia

centerline Station 466+68.74 of U.S. 42; thence along said north right of way line of existing Old Toll Road to a point being 72.84 feet left of and opposite proposed centerline Station 466+03.68 of U.S. 42; thence to a point being 71.00 feet left of and opposite proposed centerline Station 467+00 of U.S. 42; thence to a point being 65.00 feet left of and opposite proposed centerline Station 468+00 of U.S. 42; thence to a point in the northeast property line, said point being 70.30 feet left of and opposite proposed centerline Station 469+00.28 of U.S. 42; thence along said northeast property line to a point in the northwest right of way line of proposed U.S. 42, said point being 42.00 feet left of and opposite proposed centerline Station 469+02.67 of U.S. 42; thence along said northwest right of way line of proposed U.S. 42 to the place of beginning.

Containing 7,116 square feet of Construction Easement to be acquired.

It is the specific intention of the grantor (s) herein to convey a construction easement to the property described above and designated as Parcel 128A for the purpose of constructing side slopes, and said easement terminates and reverts to the grantor upon completion of same.

"The acquisition of right of way of this project was authorized by the Kentucky Department of Highways Official Order No. 89113. The control of access on this project and access to the remaining property of the first part shall be by permit, as required to be set forth in Section 6 of the Kentucky Administrative Regulations, (603 KAR 5:120)."

EXHIBIT "B"

BOONE COUNTY PLANNING COMMISSION

Public Hearing Item #2
December 2, 1987

Page 1

Mr. Paul Kroger, Chairman, opened the Public Hearing for the second item on the agenda:

2. Applicant: William C. Hub, P.S.C.
Request: Concept Development Plan Approval

This was a Public Hearing on a request of William C. Hub, P.S.C. (applicant) for Michael Matraccia and Joseph Matraccia (owners) for the utilization of an underlying zone in Planned Development. The 2.57-acre site is located near the intersection of Old Toll Road and U.S. 42, Florence, Kentucky and is zoned Commercial Two/Planned Development (C-2/PD). The intended use is a branch of the Florence Deposit Bank.

Staff Member, Jim Sturdevant, presented the Staff Report which included a slide presentation (see Staff Report).

Chairman Kroger asked the applicant for his comments.

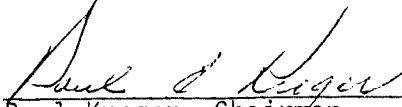
Mr. William Hub, architect, stated that a branch bank is an approved use within this zone. He stated that the branch will not bring in additional traffic, but will take advantage of existing traffic. He noted that changes have been made in the design based on the Staff's concerns. He added that the bank feels that the Staff's concerns are valid and will respond to them. He discussed the access to the site and stated that they had hoped for more than one accessway. He stated that they have submitted a report from an archaeologist which indicates that there is no problem with graves on the site. He requested approval of the use and the Concept Development Plan.

Chairman Kroger asked if there was anyone else present who wished to speak for or against this request. There being no response, he asked if there were any questions from the Commission.

Mr. Neltner asked what the plans were for the remainder of this tract. Mr. Hub stated that there are no specific plans at this time.

Hearing no further comments or questions, Chairman Kroger advised that this item will be on the agenda for the Business Meeting on December 16, 1987 at 8 P.M. and closed this Public Hearing.

APPROVED:



Paul Kroger, Chairman

ATTEST:

Jan Hancock, Recording Secretary

Approved 12-16-87 [initials]

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING

December 16, 1987 8:00 P.M.

Mr. Paul Kroger, Chairman, called the meeting to order at 9:35 P.M..

COMMISSION MEMBERS PRESENT:

Mr. Lawrence Collins
Mr. Melvin DeLong
Mr. R. N. Greene
Mr. Rector Jones
Mr. Paul Kroger, Chairman
Mr. Don McMillian
Mr. Charles Moore
Mr. Barry Neltner
Mr. Floyd Sharp
Mrs. Carol Smith
Mr. William Viox

COMMISSION MEMBERS NOT PRESENT:

Mr. Larry Barnett
Mr. Fred Burch

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Chairman Kroger noted that each member had received a copy of the Minutes of the Business Meeting and Public Hearings of December 2, 1987 and asked if there were any comments or corrections.

There being no changes to the Minutes, Mr. McMillian moved that the Minutes of the Business Meeting and Public Hearings of December 2, 1987 be approved as mailed. Mr. Collins seconded the motion and it carried unanimously.

COMMUNICATIONS:

Chairman Kroger advised that the letter received would be discussed during the discussion of the item it concerns.

REPORTS:

The Chairman noted that the Zoning Enforcement Officer's Report, the Building Inspector's Report, and the City of Florence Activity Report had been distributed for the Commission members to review.

There being no discussion of the reports, Chairman Kroger proceeded to the items on the agenda.

BUSINESS MEETING AGENDA

OLD BUSINESS:

1. Zoning Map Amendment

A request of Dr. Robert De Carvalho (owner) for a Zoning Map Amendment on a 17.59-acre site located on the south side of Boone Aire Road (Old KY 18), Boone County, Kentucky. The request is to rezone the site from Recreation (R) and Suburban Residential One (SR-1) to Urban Residential One/Planned Development (UR-1/PD). The intended use is a multi-family housing or apartment development.

Chairman Kroger stated that a letter had been received from Dr. De Carvalho withdrawing this request. The Commission accepted the letter and withdrew the request.

Mr. Harry Von Busch stated that the project will be modified and a new request submitted in the future.

2. Concept Development Plan

A request of William C. Hub, P.S.C. (applicant) for Michael Matraccia and Joseph Matraccia (owners) for the utilization of an underlying zone in Planned Development. The 2.57-acre site is located near the intersection of Old Toll Road and U.S. 42, Florence, Kentucky and is zoned Commercial Two/Planned Development (C-2/PD). The intended use is a branch of the Florence Deposit Bank.

Mr. Gerald Newton, Director, read the Committee Report which recommended approval of the request based on the findings of fact, but subject to conditions (see Committee Report).✓

Mr. Hub asked for clarification of the conditions.

Mr. DeLong confirmed Mr. Hub's understanding of the conditions and stated that the access point to the applicant's property would be allowed and the adjacent property to the east would also be allowed access off of that driveway.

Chairman Kroger asked if there were any questions or comments from the Commission.

There being no discussion, Mr. Jones moved that the request be approved by resolution to the City of Florence based on the Staff and Committee Reports. Mr. Viox seconded the motion and it carried unanimously.

3. Site Plan Review

A request of Paul Hemmer Construction (applicant) for Florence Park Developers I (owner) for Site Plan Review to construct a four-story, 100-unit, assisted living facility located off KY 18, Florence, Kentucky. The site is zoned Public Facilities/Planned Development (PF/PD). (An adjustment to agenda fee has been paid.)

Staff Member, Kevin Costello, presented the Staff Report which recommended that this request be denied for the reasons noted (see Staff Report). The Committee Report, read by Mr. Gerald Newton, Director, recommended denial based on the Staff Report.

Mr. Mike Hargis, Vice President, Paul Hemmer Construction Company, stated that they had submitted first drawings on October 7, 1987 and advised that the 100-unit assisted living building was in the design phase. It was erroneously included in the application. They submitted the Preliminary Plat, which was approved. They were informed that they could request a waiver of the 40-day time requirement and they interpreted that to mean that the Commission would not take any action as long as deferrals were requested. They did not know that they could withdraw this portion of the request at that time. They have now developed the drawings in response to the requirements. He asked for another deferral to allow time to work with the Staff and address the deficiencies.

Mr. McMillian moved that the request be denied. Mrs. Smith seconded the motion.

Chairman Kroger asked if there were any comments or questions.

Mr. Moore asked if this request were deferred until the next Business Meeting if the applicant felt they would be able to address the Staff's concerns by that time. Mr. Hargis stated that he believed they could.

Mr. Sharp noted his concerns regarding whether or not the applicant could address the concerns by the next Business Meeting. Mr. Collins added that he did not believe a two-week delay would be adequate in consideration of the holidays. Mr. Collins asked when the applicant had approached the Staff in regard to this issue.

EXHIBIT "C"

COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Fred Burch, Chairman

DATE: December 16, 1987

RE: Request of William C. Hub, P.S.C. (applicant) for Michael Matraccia and Joseph Matraccia (owners) for the utilization of an underlying zone in Planned Development. The 2.57 acre site is located near the intersection of Old Toll Road and U.S. 42, Florence, Kentucky, and is zoned Commercial Two/Planned Development (C-2/PD). The intended use is a branch of the Florence Deposit Bank.

REMARKS:

We, the Committee, recommend approval of the proposed Concept Development Plan presented at the December 2, 1987, Public Hearing, based upon the following findings of fact and with the following conditions:

Findings of Fact

1. The proposed use of a branch bank facility is consistent with the 1986 Boone County Comprehensive, which plans for neighborhood and community oriented commercial activities for the vicinity of the subject site.
2. The layout and arrangement of the proposed bank facility, if developed in accordance with the following conditions regarding access to U.S. Hwy. 42, will be consistent with the access management provisions foreseen in the Comprehensive Plan. Additional references to the Comprehensive Plan are contained in the Staff Report.

Conditions

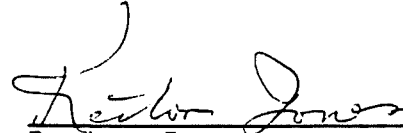
The applicant is being asked to agree to include these items as part of the Concept Development Plan in order to clarify the plan presented at the December 2, 1987, Public Hearing.

1. Access to the 2.577 acre site shall be limited to one access driveway from Old Toll Road and one access to U.S. 42 which will share a frontage road connection, or have a shared access drive with the adjacent property to the east.

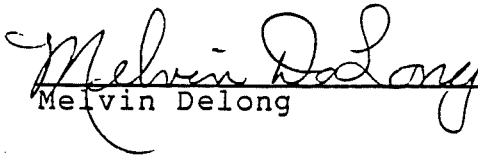
The Committee's intent is to have one access point to the north side of U.S. 42, between Hopeful Road and Old Toll Road. This one access point is intended to serve as access to a future frontage road, or other similar shared access, for the subject site and the adjacent property to the east. Other access to the subject site may be obtained from Old Toll Road. In addition, other access to the adjacent site presently exists from a driveway to Hopeful Road.

2. Any future development of the 2.577 acre site shall require additional review and approval of a Concept Development plan for future use and layout of the remainder of the site.

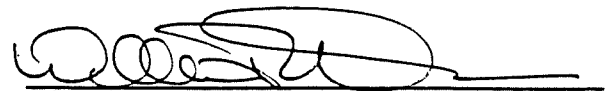
Fred Burch, Chairman



Rector Jones



Melvin Delong



William Viox

Larry Barnett

AN ORDINANCE ADOPTING AND APPROVING A DEVELOPMENT PLAN FOR THE USE OF AN UNDERLYING ZONE WHICH IS COMMERCIAL TWO/PLANNED DEVELOPMENT (C-2/PD), AND IS LOCATED ON A 2.57 ACRE TRACT GENERALLY NEAR THE INTERSECTION OF OLD TOLL ROAD AND U. S. 42 IN THE CITY OF FLORENCE, KENTUCKY. (MATRACIA - FLORENCE DEPOSIT BANK)

WHEREAS, certain property consisting of approximately 2.57 acres, more particularly described in Exhibit "A", is presently zoned Commercial Two, with a Planned Development Overlay (C-2/PD), and

WHEREAS, the Planned Development Overlay requires submittal of a concept development plan for review and approval in principle as to land use types and intensities under applicable zoning regulations, and

WHEREAS, the Boone County Planning Commission has reviewed the submitted concept development plan for the property described in Exhibit "A" and recommended approval in principle subject to conditions agreed to and accepted by the owner and applicant for the approval in principle to utilize the underlying zone, and

WHEREAS, the City Council of Florence, Kentucky has reviewed the Commission recommendation and presentation of the owner and applicant.

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

SECTION I

That approval in principle of the concept development plan of Michael Matraccia and Joseph Matraccia property more particularly described in Exhibit "A" to utilize the underlying zone as a branch bank shall be and the same is hereby 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, a copy of that recommendation and committee report being attached, marked Exhibit "B" and incorporated herein as if fully set out, such recommendation being in the form of Resolution No. R-1-88, and the committee report, both of which are dated 1-1-88.

SECTION II

That the owner and applicant of the subject property have agreed to these conditions, terms and provisions of Exhibit "B" and made them a part of their concept development plan.

SECTION III

That this approval in principle of the concept development plan is not final approval and owners and applicant must meet and satisfy all requirements in Article 15 relating to preliminary development plan, improvement plans and final plats or site plan review where no subdivision of land is involved.

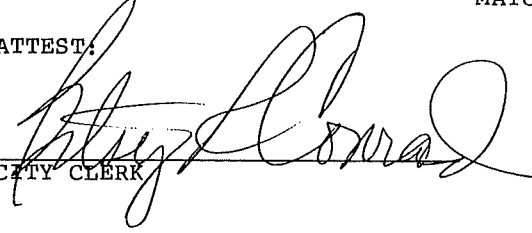
PASSED AND APPROVED ON FIRST READING THIS 26th DAY OF January, 1988.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 9th DAY OF February, 1988.

APPROVED:


MAYOR

ATTEST:


CITY CLERK