

APPLICATION FORM

CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION

FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(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)
- Change in an Approved Concept Development Plan
- Long Range Planning **Committee Review** (As stated in the Houston-Donaldson Study)
- Long Range Planning **Committee Review** (As stated in the Union Town Plan)
- Zone Change Technical Design **Committee Review** of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
- Zoning Administrator Review** (As stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
- Zoning Administrator Review** (As stated in the Mall Road District Study)



- 2. Name of Project The Little Clinic (Kroger)
- 3. Location of Project 3105 NORTH Bend Rd. Hebron Ky 41048
- 4. Total Acreage of Site 17.4
- 5. Current Zoning C-2 / PD / CD
- 6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable) _____
- 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) _____
- 8. Proposed Uses (please specify each use) KROGER MARKET PLACE - RETAIL
- 9. Proposed Building Intensities (please specify)
THE LITTLE CLINIC - TENANT INSIDE KROGER MARKET PLACE
- 10. Have you submitted a Concept Development Plan? yes
- 11. Are you also applying for:
 Conditional Use Permit
 Dimensional Variance
- 12. Name of Applicant(s) C.S.B. Sign Services Inc. / Steve Cupito
Phone Number 513-528-3363 Fax No. 513-248-1111 E-Mail CBSignService@fuse.net
- 13. Address of Applicant(s) 4152 BRANDOWMOKE DR.
CINCINNATI OH 45255
City State Zip
- 14. Name of Property Owner(s) Kroger Limited Partnership Inc.
Phone Number 513-782-3765 Fax No. _____ E-Mail _____
- 15. Address of Property Owner(s) 130 TRI-COUNTY PKW. SUITE 324
CINCINNATI OHIO 45246
City State Zip
- 16. Are there any existing buildings on the site? yes
How many? 1
- 17. Deed Book E 943 Page No. 223 Group No. 2007

(over)

COPY

- 18. Have you had a pre-application meeting with BCPC Staff? yes - Mitch Light
- 19. Please check the following organizations/agencies which you have discussed the proposed development with in the last several months:

- Boone County Water District
- Florence Public Services Dept.
- Duke Energy
- Sanitation District #1
- Cincinnati Bell
- Owen Electric Cooperative, Inc.
- Boone County Public Works Department
- Kentucky Transportation Cabinet
- Boone County Building Department
- Northern Kentucky Health District
- USDA NRCS/Boone County Conservation District
- KY Division of Water
- Local School District
- Local Fire District
- Other: _____

- 20. Concept Development Plan Jurisdiction/Location
 - Unincorporated Boone County
 - Florence
 - Walton
 - Union

21. ORIGINAL Property Owner's Signature _____
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

22. ORIGINAL Applicant's Signature Steve G... C.B. Sig... Inc
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

SECTION B (To be completed by BCPC Staff)

- 1. Date Received 1/16/15 Fee Received \$2,642.⁰⁰ R# 170088
- 2. Check what has been submitted:
 - Application Fee _____ Legal Description _____
 - Concept Development Plan _____ Addresses of Adjoining Property Owners _____
 - _____ No. of copies of plan received **
- 3. _____ Date Application is **Administratively Complete** as Defined in KRS 100.211
- 4. Staff Reviewer MITCH LIGHT
- 5. Committee Chairperson _____
- 6. Scheduled Public Hearing Date _____
- 7. Boone County Planning Commission Action:
 - Approved
 - Approved With Conditions**
 - Denied
 - _____ Resolution # _____
- 8. Other: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone (859) 334-2196 - Fax (859) 334-2264
plancom@boonecountyky.org - E-Mail
www.boonecountyky.org - Web Page

Note: See Boone County Planning Commission Fee Schedule for Concept Development Plan Fees. An application consists of all fees paid in full, submitted drawings and a completed application form.

EXHIBIT

“A”

STAFF REPORT

Request of C&B Sign Services Inc./Steve Cupito (applicant) for Kroger Limited Partnership Inc. (owner) for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for an approximate 17 acre site located at 3105 North Bend Road, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow an additional building mounted sign.

February 4, 2015

REQUEST

The applicant is requesting to modify the Conditions of Approval from the 2006 Zoning Map Amendment to allow an additional building mounted sign for the Little Clinic which is located within the Kroger Marketplace. Condition #4 of the 2006 Zoning Map Amendment (attached) states that "The Kroger Marketplace tenant space can have up to 6 building mounted signs on the front facade but they must be located within 5 sign areas." This request would add 49.7 square feet and an additional sign area on the front elevation. If approved, the Little Clinic sign will increase the total to 685.7 square feet and 7 building mounted signs within six (6) sign areas.

In 2014, the Boone County Planning Commission and City of Florence had a similar request for a Change in an Approved Concept Development Plan to modify the Special Sign District for the Florence Kroger Marketplace. The approval (with one condition) permitted the Little Clinic a 49.7 square foot building mounted sign for a total of 485.45 square feet of building mounted signage within nine (9) sign areas on the front elevation.

Typically, the sign regulations would allow two (2) square feet of signage per lineal foot of building on the front elevation within three (3) sign areas. The Hebron Kroger Marketplace is 472.67 lineal feet which would allow 945.34 square feet of building mounted signage within three (3) sign areas.

ADJACENT ZONING AND LAND USES

- North: Tire Discounters within the Conner Crossing Commercial Subdivision zoned Commercial Two/Planned Development with an approved Concept Development Plan (C-2/PD/CD), residential structures fronting KY 20 zoned Suburban Residential Two (SR-2) and across KY 20 properties zoned Commercial Two (C-2).
- East: Outlots along KY 237 within the Conner Crossing Commercial Subdivision (5/3 Bank, AutoZone, Taco Bell & LaRosa's multi-tenant building) zoned Commercial Two/Planned Development with an approved Concept Development Plan (C-2/PD/CD) and across KY 237 the Hebron Fire Protection District zoned Public Facilities (PF).

South: Property within Airpark West Industrial Subdivision zoned Industrial One with an approved Concept Development Plan (I-1/CD).

West: Property within Airpark West Industrial Subdivision zoned Industrial One with an approved Concept Development Plan (I-1/CD).

RELATIONSHIP TO COMPREHENSIVE PLAN

The Future Land Use Map shows the subject property as Commercial ©. This classification is defined in the adopted Comprehensive Plan as:

Commercial: "Retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

The Land Use Element text within the 2010 Boone County Comprehensive Plan makes the following statement that generally relates to the area:

"The existing and planned residential areas located on the east and west side of KY 237, north of KY 20, should remain, with an area of commercial uses around the KY 20 and KY 237 intersection to serve area development (16. Hebron, pp. 179)."

The Land Use Element does refer to signage by stating:

"Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building 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. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development or corridor (Design, Signs, and Historic Preservation, p.164)."

The adopted 2010 Boone County Comprehensive Plan Goals and Objectives include the following pertinent statements:

- A. Proper planning is achieved through accepted land use management tools and coordination with public infrastructure ("Overall," Goal).
- B. Boone County shall be viewed as an integral part of the Cincinnati Metropolitan Area ("Overall," Objective 1).
- C. Development issues shall be viewed in terms of promoting overall quality of life. Mixing of residential and other land uses shall be encouraged within appropriately planned and designed neighborhood developments ("Overall," Objective 2).

- D. Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas ("Business Activity," Goal).

STAFF COMMENTS

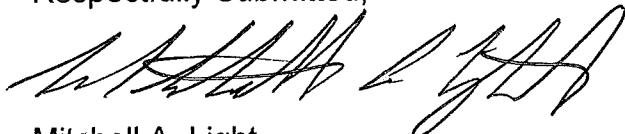
1. If approved, the Little Clinic sign will increase the total to 685.7 square feet and 7 building mounted signs within six (6) sign areas. The sign regulations normally allow two (2) square feet of signage per lineal foot of building on the front elevation within three (3) sign areas. The Hebron Kroger Marketplace is 472.67 lineal feet which would allow 945.34 square feet of building mounted signage within three (3) sign areas.
2. Staff suggests increasing not only the number of building mounted signs (from 6 to 7) but the number of sign areas as well (from 5 to 7) and not to exceed the square footage formula of 2 square feet of building mounted signage per lineal foot of building.

CONCLUSION

The Boone County Planning Commission and the Boone County Fiscal Court must review this request on the basis of its relationship to the Comprehensive Plan and in terms of the three (3) criteria necessary for a Zoning Map Amendment.

1. The map amendment request is in agreement with the adopted Comprehensive Plan and any specific study designed to further detail the Boone County Comprehensive Plan for the location in question; or,
2. The existing zoning classification is inappropriate and that the proposed zoning classification is appropriate; or,
3. There have been major changes of an economic, physical, or social nature not anticipated in the adopted Comprehensive Plan that substantially alter the area's character.

Respectfully Submitted,



Mitchell A. Light
Asst. Zoning Administrator/Enforcement Officer

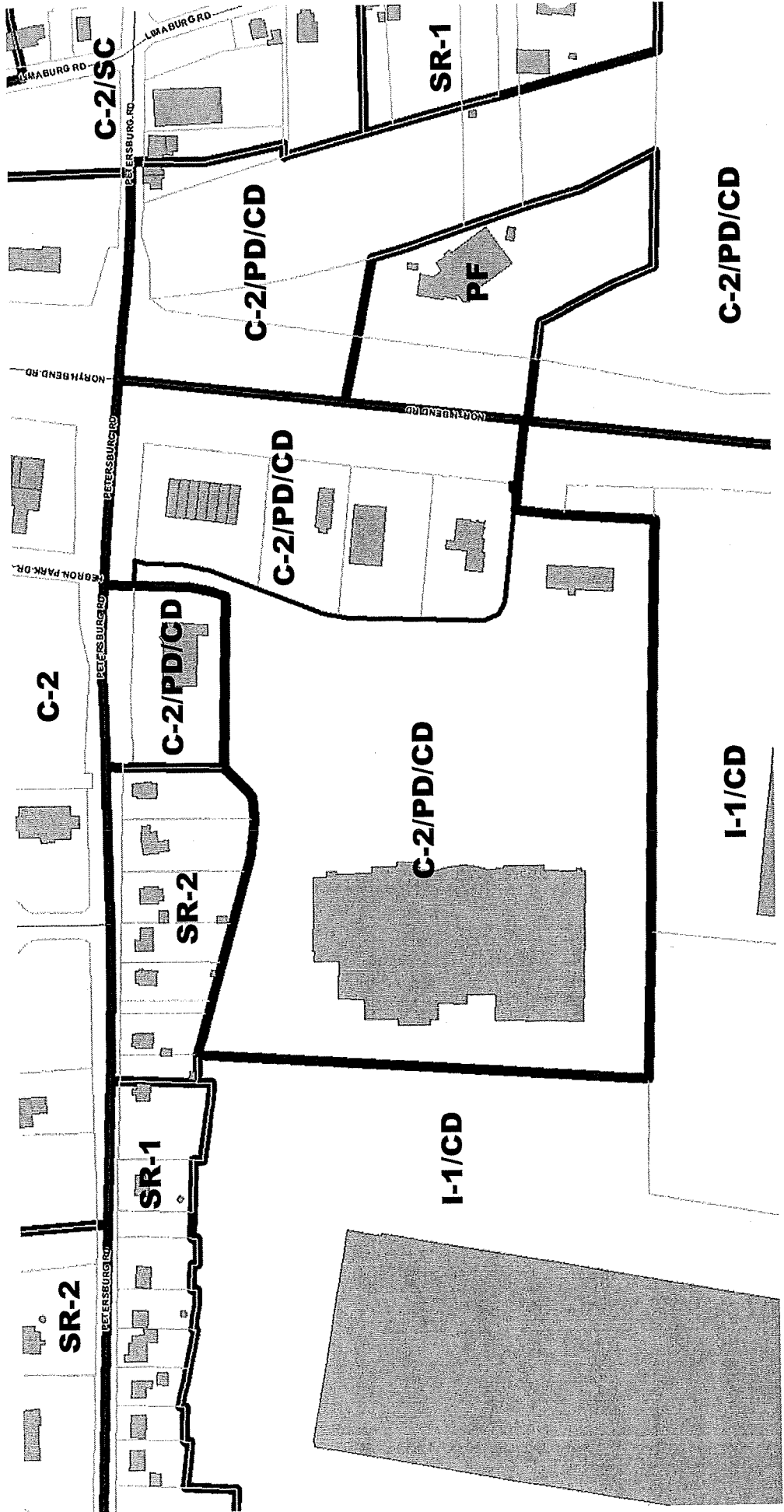
MAL/tlb

Attachments:

- Vicinity Map
- Zoning Map
- Original Elevation with Proposed Sign Location
- Elevation with Proposed Sign
- 2006 Concept Development Plan Conditions of Approval (Specifically #4)
- Application

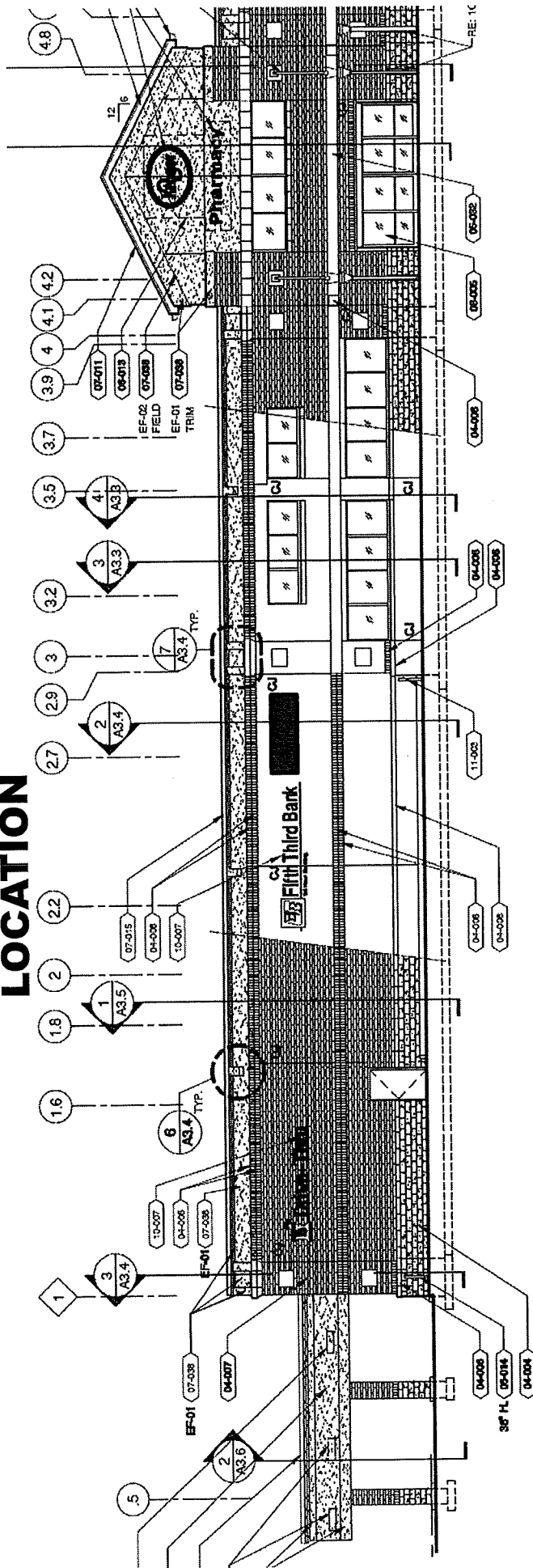


VICINITY MAP



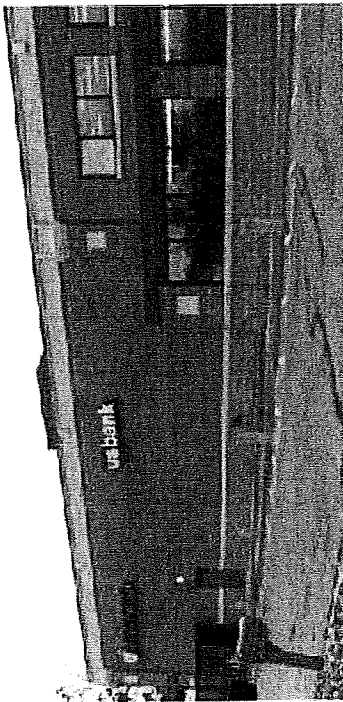
ZONING MAP

PROPOSED LOCATION

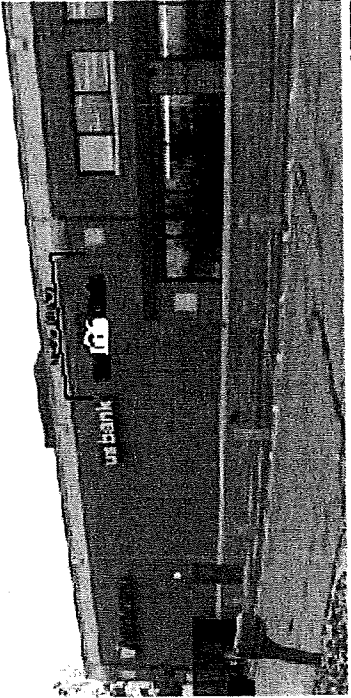


1 FRONT ELEVATION - EAST (S)
A2.1 SCALE: 1/8"=1'-0"

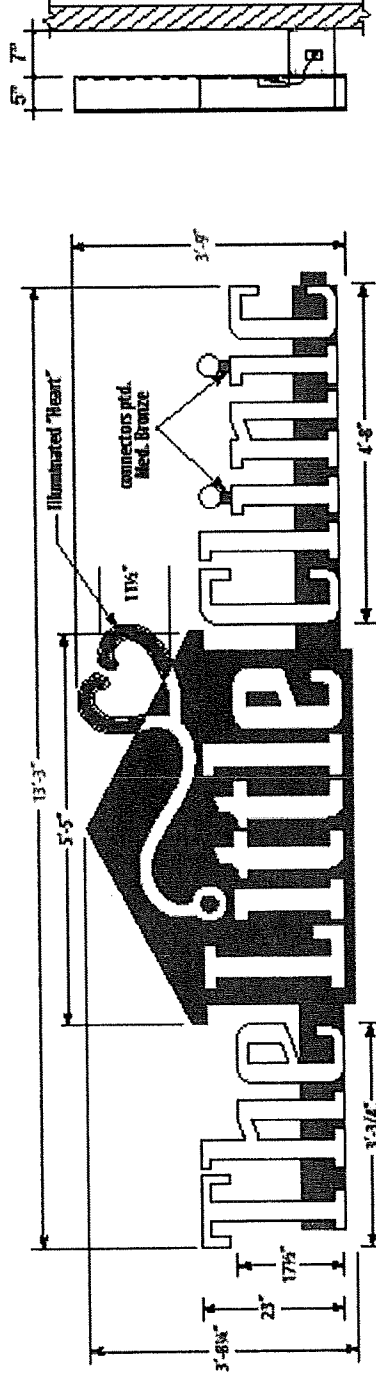
ORIGINAL ELEVATION WITH PROPOSED SIGN LOCATION



BEFORE



AFTER



E006575B - THE LITTLE CLINIC - LED



DISCLAIMER: Renderings are for general purposes only and not intended to show construction details. For individual elements, exact dimensions and mounting details, please refer to engineering, production and final drawings. These drawings and designs are the exclusive property of Everbilt LLC. Use of or publication in any manner without express written permission of Everbilt LLC is prohibited.

Customer: THE LITTLE CLINIC		Description: 23th Channel Letter Set w/RCWY	
Project No: 322852	Scale: AS NOTED	CUSTOMER SIGNATURE	DATE
Date: 11/7/14	Drawn By: BD	LANDLORD SIGNATURE	DATE
Location & Site No: 3105 NORTH BEND ROAD HEBRON, KY 41048			

ELEVATION WITH PROPOSED SIGN

3. The gasoline canopy can contain signage on three elevations of the canopy. Gasoline prices advertised on the canopy may be electronically changeable copy. The sign square footage on any elevation shall not exceed 25% of the fascia area.

4. The Kroger Marketplace tenant space can have up to 6 building mounted signs on the front facade but they must be located within 5 sign areas.

5. The following free-standing signage is permitted in the development:

A. The Kroger Marketplace lot shall be permitted an architectural free-standing sign which is up to 30' tall and 200 square feet in area (dependant upon road frontage). The architectural free-standing sign shall be constructed in close proximity to the KY 237 access point and shall be located in an area which is zoned Commercial Two/Planned Development (C-2/PD). Electronically changeable gasoline prices shall be permitted on the sign. No other electronically changeable copy or manually changeable copy shall be permitted. Outlot 1 shall be able to advertise on this sign in exchange for the outlot monument sign that is referenced below.

B. Outlots 1-5 shall each be permitted a monument sign. The monument signs shall be limited to 8' in height and 42.39 square feet in area. Outlot 1 shall not be permitted a monument sign if the tenant(s) advertises on the architectural free-standing sign.

6. The building setback variances which were sought for the outlots have been withdrawn.

7. The overall height of all light poles and fixtures shall not exceed 37.5 feet. All light poles along residential property lines shall be equipped with cut-off shields. The maximum permitted footcandle measurements along the residential property lines shall be in general conformance with the photometric plan that was submitted at the November 29, 2006 Zone Change Committee Meeting.

8. Temporary outside storage trailers shall be prohibited in the development. This condition shall be eliminated if the Boone County Zoning Regulations are changed to allow temporary outside storage trailers in Unincorporated Boone County.

9. The development shall have a sidewalk system which connects Kroger Marketplace and the outlots to KY 20 and KY 237.

10. An attachment lists the uses which are permitted on outlots 1-5.

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CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION

FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(See Boone County Zoning Regulations)

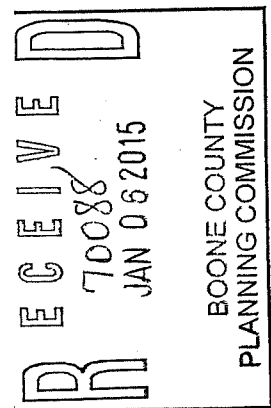
SECTION A (To be completed by applicant)

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- Change in an Approved Concept Development Plan
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- 2. Name of Project The Little Clinic (Kroger)
- 3. Location of Project 3105 NORTH Bend Rd. Hebron Ky 41048
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- 9. Proposed Building Intensities (please specify) THE LITTLE CLINIC - RETAIL INSIDE KROGER MARKET PLACE
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 - Conditional Use Permit
 - Dimensional Variance
- 12. Name of Applicant(s) C.B. Sign Services Inc. / Steve Cupito
 Phone Number 513-528-3363 Fax No. 513-248-1111 E-Mail CB Sign Service @fuse.net
- 13. Address of Applicant(s) 4152 BRANDOW MOORE DR.
Cincinnati OH 45255
 City State Zip
- 14. Name of Property Owner(s) Kroger Limited Partnership Inc.
 Phone Number 513-782-3765 Fax No. _____ E-Mail _____
- 15. Address of Property Owner(s) 130 TRI-COUNTY PKWY. SUITE 324
Cincinnati Ohio 45246
 City State Zip
- 16. Are there any existing buildings on the site? YES
 How many? 1
- 17. Deed Book E 943 Page No. 223 Group No. 2007

(over)



EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Randy Bessler, Chairman

DATE: March 11, 2015

RE: Request of C&B Sign Services Inc./Steve Cupito (applicant) for Kroger Limited Partnership Inc. (owner) for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for an approximate 17 acre site located at 3105 North Bend Road, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow an additional building mounted sign.

REMARKS:

We, the Committee, recommend approval of this request based upon the following findings of fact and with the following condition:

Findings of Fact:

1. The Committee has concluded that the request is in agreement with the 2010 Boone County Comprehensive Plan for the following reason:

The Land Use Element (16. Hebron, pp. 179) states "The existing and planned residential areas located on the east and west side of KY 237, north of KY 20, should remain, with an area of commercial uses around the KY 20 and KY 237 intersection to serve area development."

2. The Committee has concluded that the request is in agreement with the 2010 Goals and Objectives of the Boone County Comprehensive Plan for the following reasons:

The Business Activity, Goal, states "Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas." Additionally, Overall, Objective 2, states "Development issues shall be viewed in terms of promoting overall quality of life. Mixing of residential and other land uses shall be encouraged within appropriately planned and designed neighborhood developments," and Overall, Objective 3, states "Proper design principles shall be applied in development."

3. The Committee has concluded that the attached condition is necessary to achieve consistency with the specific goals, objectives, and policies of the 2010 Boone County Comprehensive Plan. The Committee has also concluded that the attached condition is necessary to mitigate any foreseeable community impacts that may be

created by the development. The property owner has signed a letter demonstrating agreement with this condition.

CONDITION:

1. The Property Owner agrees that the proposed Little Clinic building mounted sign (49.7 square foot) will be as presented at the February 4, 2015 Public Hearing. This approval will increase the total number of building mounted signs on the front elevation to seven (7) within seven (7) sign areas. The overall square footage of building mounted signs on the front elevation will not exceed the permitted ratio of 2 square feet of signage per lineal foot of building within seven (7) sign areas.

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. Attached is the signature page for the Zone Change/Concept Plan Committee Vote.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mr. Kim Bunger
Ms. Lori Heilman
Mr. Mark Hicks
Mrs. Janet Kegley
Mr. Jim Longano
Mr. Don McMillian
Ms. Lisa Reeves
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Mr. Greg Breetz
Mr. Mike Ford, Vice Chairman
Mr. Kim Patton
Mr. Charlie Reynolds

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Kevin T. Wall, AICP, Director, Zoning Services
Mr. Mitchell A. Light, Asst. Zoning Administrator, ZEO

Chairman Rolfsen called the Public Hearings to order at 8:53 P.M. and introduced the second item on the Agenda:

**CHANGE IN APPROVED CONCEPT DEVELOPMENT PLAN- Randy Bessler, Chairman,
Mitch Light, Staff**

2. Request of **C&B Sign Services Inc./Steve Cupito (applicant)** for **Kroger Limited Partnership Inc. (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for an approximate 17 acre site located at 3105 North Bend Road, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow an additional building mounted sign.

Staff Member, Mitch Light, presented the Staff Report, which included a Powerpoint presentation (see Staff Report). The applicant would like to install a building mounted sign for the Little Clinic. The request is similar to the request involving the Mall Road store in terms of signage. However, the process is different. The applicant is requesting a Change in an Approved Concept Development Plan versus a Change to a Special Sign District. The store was originally built without the Little Clinic in mind. Little Clinic is a tenant inside the existing Kroger. The current conditions allow for up to 6 building mounted signs on the front facade but they must be located in 5 sign areas. The request is to add 49 square feet in an additional sign area on the front elevation. If approved, the total square feet of building mounted signage is 682.7 and 7 building mounted signs within 6 sign areas. Typically, the sign regulations allow 2 square feet of sign area per 1 lineal foot of building within 3 sign areas. The Hebron Kroger Marketplace is 472.67 lineal feet, which would allow 945.34 square feet of building mounted signage with 3 sign areas. Mr. Light showed maps of adjacent zoning and land uses. The Future Land Use map of the Comprehensive Plan shows this area as Commercial. Mr. Light referred to the Comprehensive Plan's Land Use Element outlined in the Staff Report. He also referred to Condition #4, which is what the applicant would like to amend in order to allow the Little Clinic sign. He also showed the proposed Little Clinic sign location on the front building elevation. It would be located to the right of the existing U.S. Bank building mounted sign.

In terms of Staff concerns, if approved, the Little Clinic sign will increase the total sign area to 685.7 square feet and 7 building mounted signs within six (6) sign areas. The sign regulations normally allow two (2) square feet of signage per lineal foot if building on the front elevation within three (3) sign areas. The Hebron Kroger Marketplace store is 472.67 lineal feet which would allow 945.34 square feet of building mounted signage within three (3) sign areas. In addition, Staff suggest increasing not only the number of building mounted signs (from 6 to 7) but also the number of sign areas as well (from 5 to 7) and not to exceed the square footage formula of 2 square feet of building mounted signage per lineal foot of building. In conclusion, the Planning Commission and the Boone County Fiscal Court must review the request in relation to the 3 criteria necessary for a Zoning Map Amendment.

Chairman Rolfsen asked if the applicant was ready to proceed with his presentation?

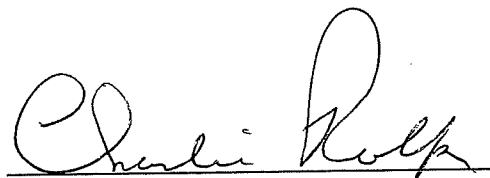
Mr. Steve Cupito, representing Little Clinic, explained that Little Clinic wants to put a store in the Kroger building. The main reason for the sign is the fact that not all Kroger stores have a Little Clinic. It has to be seen from the road.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request? Mr. Hap Walton, representing the Hebron Liars Club at McDonalds, stated that his group is upset at Kroger because of all of the garbage in the area. They don't cut their weeds. He stated that Mr. Kirby next door cuts the grass and picks up the garbage. Mr. Walton submitted photos of the garbage and weeds. He asked that the Planning Commission not give Kroger their sign until the site was cleaned up. Mr. Costello accepted the photographs and instructed Mr. Light to obtain contact information from Mr. Walton and for him to contact Kroger and Terra Firma Associates.

Chairman Rolfsen asked if any of the Board Members had any questions or comments? Mr. Bessler noted that he shops at the Kroger store in Hebron and he didn't know there was a Little Clinic at the store.

There being no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on February 18, 2015 at 5:00 P.M. in this room. This item will be on the Agenda for the Business Meeting on March 4, 2015 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 9:05 P.M.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Randy Bessler, Chairman

DATE: February 18, 2015

RE: **CHANGE IN APPROVED CONCEPT DEVELOPMENT PLAN- Randy Bessler, Chairman, Mitch Light, Staff**

1. Request of **C&B Sign Services Inc./Steve Cupito (applicant)** for **Kroger Limited Partnership Inc. (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for an approximate 17 acre site located at 3105 North Bend Road, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow an additional building mounted sign.

REMARKS:

We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

C&B / KROGER

February 18, 2015

M

Randy Bessler

Randy Bessler, Chairman

For Project Absent

Against Project

Abstain Deferred

Kim Patton

For Project Absent

Against Project

Abstain Deferred

Greg Breetz

For Project Absent

Against Project

Abstain Deferred

Charlie Reynolds (Alternate)

For Project Absent

Against Project

Kim Bunger

For Project Absent

Against Project

Abstain Deferred

Jim Longano, (Alternate)

For Project Absent

Against Project

Abstain Deferred

Janet Kegley

Janet Kegley

For Project Absent

Against Project

Abstain Deferred

Mark Hicks (Alternate)

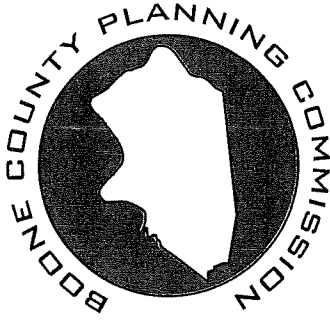
For Project Absent

Against Project

Abstain Deferred

TOTAL:	<input type="checkbox"/>	DEFERRED	<input type="checkbox"/>	FOR PROJECT	<input type="checkbox"/>	ABSENT
	<input type="checkbox"/>	AGAINST PROJECT	<input type="checkbox"/>	ABSTAIN		

SUPPORTING INFORMATION



BOONE COUNTY PLANNING COMMISSION

www.boonecountky.org/pc
www.boonecountgis.com

Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, KY 41005

Phone (859) 334-2196; Fax (859) 334-2264
plancom@boonecountky.org

February 19, 2015

Steve Cupito
C & B Sign Services, Inc.
4152 Brandymore Drive
Cincinnati, OH 45255

RE: Request of **C&B Sign Services Inc./Steve Cupito (applicant)** for **Kroger Limited Partnership Inc. (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for an approximate 17 acre site located at 3105 North Bend Road, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow an additional building mounted sign.

Dear Mr. Cupito:

The following represents the condition of approval for the above referenced application as recommended by the Boone County Planning Commission at their February 18, 2015, Zone Change Committee Meeting. Please provide the property owner's signature in the space provided at the end of this letter, and return to the Planning Commission office by Friday, February 27, 2015.

CONDITION

1. The Property Owner agrees that the proposed Little Clinic building mounted sign (49.7 square foot) will be as presented at the February 4, 2015 Public Hearing. This approval will increase the total number of building mounted signs on the front elevation to seven (7) within seven (7) sign areas. The overall square footage of building mounted signs on the front elevation will not exceed the permitted ratio of 2 square feet of signage per lineal foot of building within seven (7) sign areas.

Steve Cupito
February 19, 2015
Page 2

Sincerely,

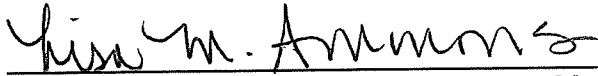


Mitchell A. Light
Assistant Zoning Admin/Enforcement Officer

MAL/tlb

AGREEMENT

I, Lisa M. Ammons, do hereby agree to the recommended condition of approval stated above for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone to allow an additional building mounted sign.



Lisa M. Ammons, Kroger, Real Estate Manager
(owner)

3.11.15

Date

ORDINANCE 15 - 10

AN ORDINANCE RELATING TO APPROVAL, WITH 1 CONDITION, FOR A REQUEST OF C&B SIGN SERVICES INC./STEVE CUPITO (APPLICANT) FOR KROGER LIMITED PARTNERSHIP INC. (OWNER) FOR A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT (C-2/PD) ZONE FOR AN APPROXIMATE 17 ACRE SITE LOCATED AT 3105 NORTH BEND ROAD, BOONE COUNTY, KENTUCKY.

WHEREAS, the Boone County Planning Commission received a request for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for an approximate 17 acre site located at 3105 North Bend Road, Boone County, Kentucky, which is more particularly described below; and,

WHEREAS, the Boone County Planning Commission as the planning unit for the unincorporated areas of Boone County, Kentucky, was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made findings recommending approval, with 1 condition, for the Change in an Approved Concept Development Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE FISCAL COURT OF COUNTY OF BOONE, COMMONWEALTH OF KENTUCKY:

SECTION I

That the request for a Change in an Approved Concept Development Plan for the real estate which is more particularly described below shall be and is hereby approved, with 1 condition, in a Commercial Two/Planned Development (C-2/PD) zone for an approximate 17 acre site located at 3105 North Bend Road, Boone County, Kentucky. The real estate which is the subject of this approval, with 1 condition, of a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone is more particularly described in DEED BOOK 943, PAGE NO. 223 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

SECTION II

That as a basis for the approval, with 1 condition, of a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for an approximate 17 acre site located at 3105 North Bend Road, Boone County, Kentucky, the findings of fact of the Boone County Planning Commission as set forth in its minutes and official records shall be and are hereby incorporated herein by reference as if fully set out in this Ordinance and same are attached hereto and marked as "Exhibit A."

The Boone County Planning Commission Committee recommended approval for this Change in an Approved Concept Development Plan based on the findings of fact and 1 condition as set forth in its Committee Report and same is attached hereto and marked as "Exhibit B."


SECTION III

This ordinance shall be in effect and in full force from and after its passage, publication and recording, according to law.


Adopted this 5th day of May, 2015.

First Reading – the 7th day of April, 2015.

Second Reading – 5th day of May, 2015. Yes 4 No 0


GARY W. MOORE, JUDGE/EXECUTIVE
BOONE COUNTY FISCAL COURT

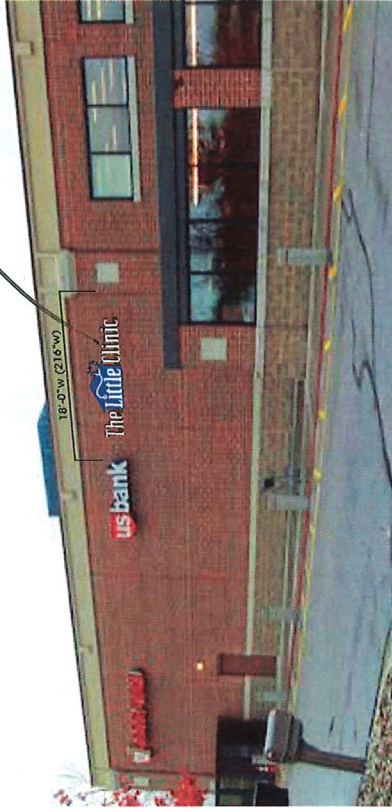
ATTEST:


SHARON BURCHAM
FISCAL COURT CLERK

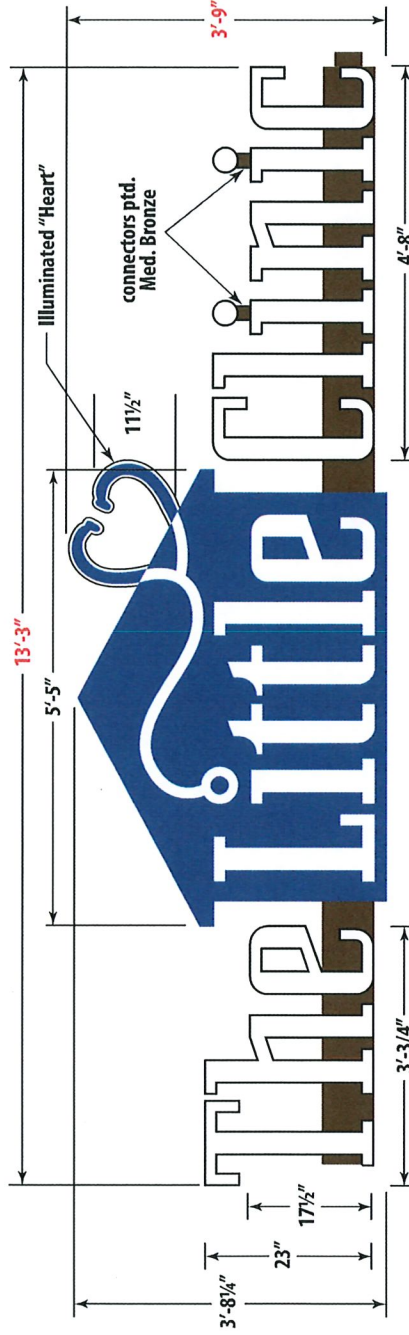
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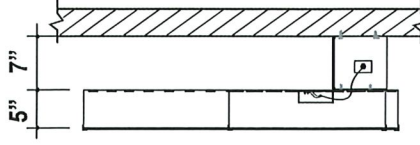
BEFORE



AFTER



Dimensions are Nominal



E006575B - THE LITTLE CLINIC - LED



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

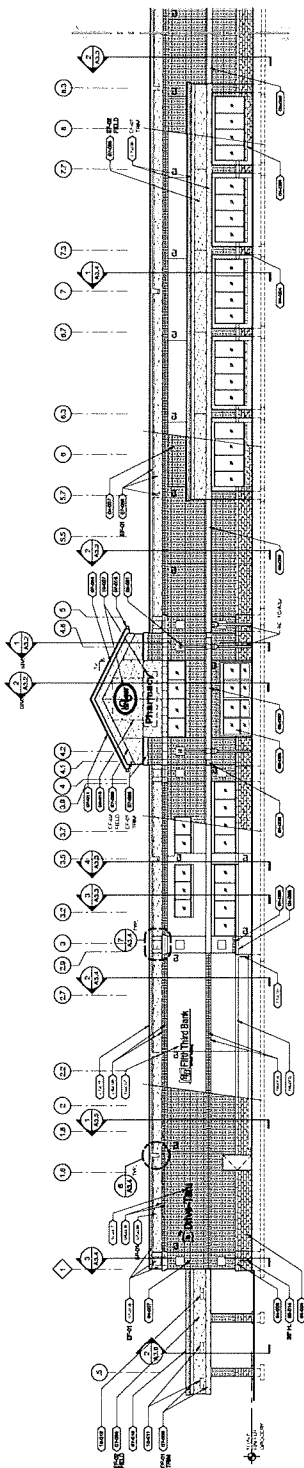
Customer: THE LITTLE CLINIC		Description: 23" Channel Letter Set w/RCWY	
Project No: 322652	Scale: AS NOTED	CUSTOMER SIGNATURE	DATE
Date: 11/7/14	Drawn By: BD	LANDLORD SIGNATURE	DATE
Location & Site No: 3105 NORTH BEND ROAD HEBRON, KY 41048			

Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.

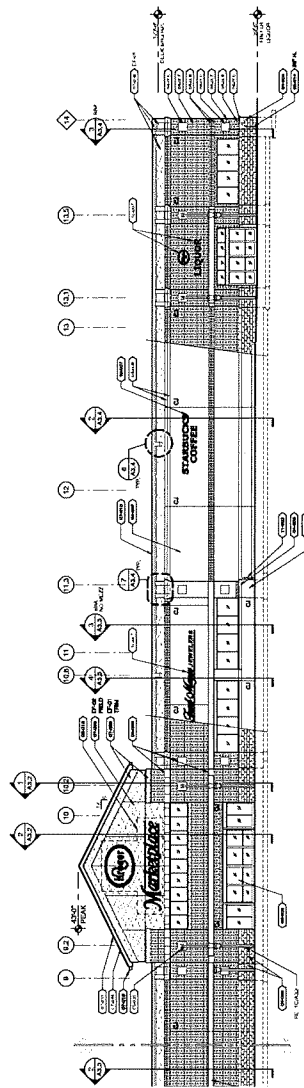
- MATERIAL NOTES**
1. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.
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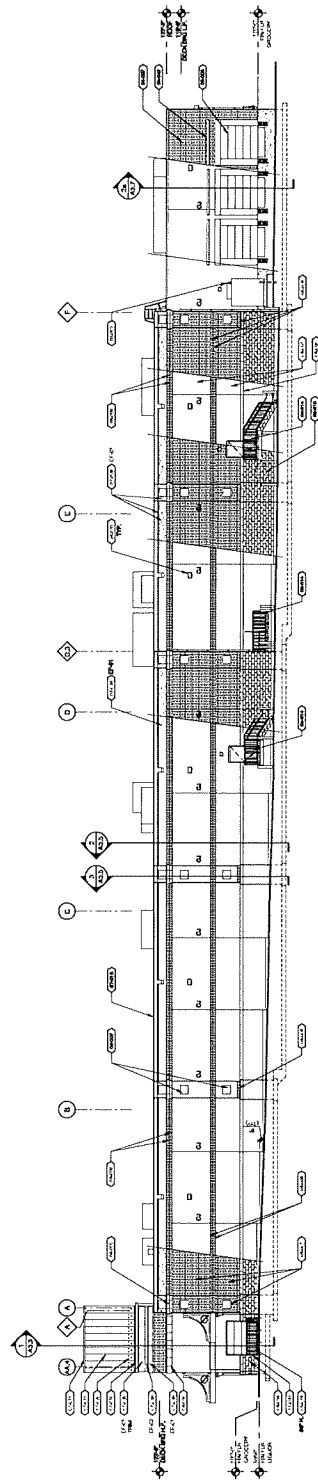
Cole + Russell Architects
 AN EMPLOYEE-OWNED COMPANY
 315 NORTH BEAUCHAMPEL AVENUE, SUITE 100
 HERBON, KY 40025
 TEL: 502.233.1000
 FAX: 502.233.1001
 WWW.COIRARCH.COM



1 FRONT ELEVATION - EAST (SOUTH END)



2 FRONT ELEVATION - EAST (NORTH END)



3 SIDE ELEVATION - NORTH



PROJECT TITLE
NEW STORE
 A-409
 315 NORTH BEAUCHAMPEL AVENUE, SUITE 100
 HERBON, KY 40025
 COMMENCED: 5/2017
 PROJECT TITLE: 1000000000
 EXTERIOR ELEVATIONS

SHEET NO.
A2.1
 OF 20 SHEETS TOTAL PROJECT SHEETS

Boone County Properties



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