APPLICATION FORM

CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION

RECEIVED
AUG - 4 2015
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 Kentucky Fried Chicken
3. Location of Project 5975 Centennial Circle, Burlington Ky
4. Total Acreage of Site 1.1086
5. Current Zoning C-3PD
6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable) N/A
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) N/A
8. Proposed Uses (please specify each use) Kentucky Fried Chicken restaurant with a Drive thru Window
9. Proposed Building Intensities (please specify) sq ft bldg ÷ sq. ft. of lot
10. Have you submitted a Concept Development Plan? in process
11. Are you also applying for:
    - NO Conditional Use Permit
    - NO Dimensional Variance
12. Name of Applicant(s) Bruce Bagshaw
    Phone Number 937-402-7410 Fax No. 937-393 9956 E-Mail bruce@bagshaw.us
13. Address of Applicant(s) PO Box 806
    Hillsboro (City) Ohio (State) 45133 (Zip)
14. Name of Property Owner(s) Charles & Barbara Sutton
    Phone Number 859-331-1550 Fax No. _____ E-Mail _____
15. Address of Property Owner(s) 3320 Dominion Rd
    Fort Mitchell (City) Ky (State) 41017 (Zip)
16. Are there any existing buildings on the site? yes
    How many? 1
17. Deed Book 883 Page No. 646 Group No. 2026

(over)

18. Have you had a pre-application meeting with BCPC Staff? Yes - scheduling

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 _____ Walton
_____ Florence _____ Union

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

22. **ORIGINAL Applicant's Signature**_____
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

SECTION B (To be completed by BCPC Staff)

1. Date Received 8-4-15 Fee Received 2,304.17 R#071344
2. Check what has been submitted:
✓ Application ✓ 2304.17 Fee ✓ Legal Description
✓ Concept Development Plan ✓ Addresses of Adjoining Property Owners
4 No. of copies of plan received **
3. _____ Date Application is **Administratively Complete** as Defined in KRS 100.211
4. Staff Reviewer TODD MORGAN
5. Committee Chairperson_____
6. Scheduled Public Hearing Date_____
7. Boone County Planning Commission Action:
_____ **Approved** 10/7/15 **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 **Bruce Bagshaw (applicant)** for **Charles Sutton and Barbara Sutton (owners)** for a Change in an Approved Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) zone for a 1.1086 acre site located at 5975 Centennial Circle, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow a drive-through restaurant.

September 2, 2015

REQUEST

The applicant has applied for a Change in Approved Concept Development Plan to allow a Kentucky Fried Chicken restaurant, with a drive through, to be constructed at 5975 Centennial Circle.

The submitted Concept Development Plan shows the existing restaurant will be demolished and a new 3,014 square foot Kentucky Fried Chicken restaurant will be constructed. The existing access points on Centennial Circle and Delaware Crossing and most of the parking lot will remain in place. A total of fifty (50) parking spaces are shown on site. Some additional pavement will be added behind the building to accommodate the drive through lane. The drive through lane is shown on the north and east sides of the building and will be able to accommodate 8 vehicles.

The submitted elevation drawings show that the building will be constructed with brick veneer wainscot, EIFS, and metal awnings. The EIFS on the north, south, and west facades alternates between red and white and is considered signage by the Boone County Zoning Regulations.

A landscaping plan was also submitted showing the perimeter and parking lot landscaping will be upgraded.

PERTINENT SITE HISTORY

In 1986, the subject site was part of a Zoning Map Amendment request, which rezoned 31.367 acres of land from Industrial One (I-1) to Commercial Two/Planned Development (C-2/PD) and Commercial Services/Planned Development (C-3/PD). The approved Concept Development Plan showed 198,200 square feet of auto dealerships, automotive related shops, professional office, and specialty shops. The subject site was intended to be part of an automotive dealership.

In 2000, a Change in Approved Concept Development Plan was approved allowing a Hometown Pizza restaurant to be constructed on the lot (see attached Concept Plan and Condition Letter).

In 2001, a Site Plan application was approved allowing the construction of a 3,536 square foot Hometown Pizza restaurant with 79 parking stalls.

SITE CHARACTERISTICS

The approximate 1.1 acre site is located at the northwest corner of the Centennial Circle/Delaware Crossing intersection and contains a 3,536 square foot restaurant and 79 parking spaces. Access to the site is provided from a curb cut on Centennial Circle and a curb cut on Delaware Crossing. The existing

building is constructed with EIFS and an asphalt shingle roof. The site contains some of the original landscaping. Boone County GIS shows that the topography of the site falls from 884' above sea level at the northwest property corner to 868' above sea level at the southeast property corner.

ADJACENT LAND USES AND ZONING

North: Undeveloped Parcel Fronting on KY 18 and Aero Parkway (C-4)

South: Centennial Circle and Speedway Gas Station and Convenience Store (C-3/PD)

East: Delaware Crossing and Hammond's Service Center (C-3/PD)

West: McDonald's (C-3/PD)

RELATIONSHIP TO COMPREHENSIVE PLAN

The 2010 Boone County Comprehensive Plan's "2035 Land Use Plan" designates the site for "Commercial" uses. This designation is described as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

The Land Use Element (Burlington Area, pp. 174-176) contains the following passages regarding the general area:

A. This section of Boone County contains Burlington, part of new KY 237, and a significant portion of KY 18. KY 18 and KY 237 are important roads to all of Boone County; the primary function of these roads is to move traffic through the area, with direct access to specific properties being a secondary function.

B. The intersection of KY 18 and Limaburg Road should also develop with locally-oriented commercial uses. Commercial development along the north side of KY 18, between Limaburg Road and Zig-Zag Road should serve local residential needs, and include office uses in order to avoid a continuous commercial strip. Existing pockets of mature wooded areas should remain intact to provide a visual transition into the industrial uses planned north of KY 18 and along South Airfield Road as indicated on the Future Land Use Map. Industrial development should be served by South Airfield Road as recommended in the Northeast Boone County Transportation Study and the Boone County Transportation Plan. Planned commercial and industrial development may be supplemented by other land uses along the north side of KY 18, however, all development must be interconnected, and connections must be provided to South Airfield Road as opposed to utilizing Old Limaburg Creek Road for primary access. The plan also recommends a roadway extending west from this connection to the KY 237/Conrad Lane area. The primary function of both roads should be to move traffic through the area, not to serve as access for adjoining parcels.

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

A. 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 open space within developments and between developments. Developments proposed adjacent to planned or established open spaces should provide pedestrian access where appropriate. Natural green space benefits the community as well as encourages developers to create innovative development designs through clustering of buildings and impermeable area. Typically, buffering is required and provided between unlike land uses; however, as the development of Boone County fills in previously rural areas, different lot sizes and designs of residential development sometimes impact each other. Where an appropriate gradation of lot size and setbacks cannot be designed into a proposed residential subdivision development of a significantly higher density than existing adjacent residential uses, deliberate vegetation buffering may need to be incorporated into the design to help protect low density residential areas. Buffer areas should use and supplement existing site features where possible (Buffering, pp. 162-163).

B. Developments in Boone County must include landscaping to accompany the proposed project. Retention of existing healthy vegetation is considered a component of landscaping and is encouraged. 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. The amount of heat absorbed by impervious cover from sun radiation is decreased by landscaping, which reduces energy costs. Landscaping helps purify the air of harmful pollutants, thus reducing health impacts. It also helps reduce the quantity and improve the quality of storm water runoff, including temperature. The use of bioretention islands (water filtering basins) and grass swales should be used where possible in place of raised islands. Native species are often heartier than nursery stock and should be used wherever possible to minimize pesticides and other high impact forms of maintenance. Developments along major roadways in Boone County must include landscaping 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, pg. 163).

C. 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 travel 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, provisions for access connections to adjoining properties, and dedication of public right-of-way. In subdividing property, arterials or collectors should not be used for direct access to lots, rather a system of local streets should feed into the collector and arterial system. Connections between and within commercial and industrial developments allow for more efficient provision of transit service (Access Management, pg. 163).

D. 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. Overhead utility lines should be placed underground wherever possible, and junction boxes screened from public view. Neo-traditional residential and commercial development should be encouraged to provide quality development that blends with the natural or historic character of parts of Boone County. This Comprehensive Plan encourages the restoration, renovation and/or adaptive re-use of historically significant structures in Boone County (Design, Signs, and Historic Preservation, pg. 164).

The Business Activity Element contains the following passages that relates to the area in question:

A. Many problems with the location and arrangement of commercial uses have emerged, especially along the KY 18 and U.S. 42 corridors. Commercial developments along KY 18 and U.S. 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. A mix of commercial, office, and residential uses, along with limited access, should be encouraged along KY 18. Along the entire KY 18 corridor east of Burlington, there are traffic congestion problems that can be worsened by adding commercial access points (Recommended Areas of Commercial Activity, pp. 67-70).

B. Commercial developments that occur in the KY 18 and U.S. 42 corridors should be limited in scale (e.g. building, intensity, use, etc.) and clustered to serve growing residential neighborhoods. Planned Unit Developments should be encouraged so that commercial construction is incorporated within new residential areas and designed properly. These commercial clusters should not function as an extension of Florence and Mall Road, but as distinct units serving the Burlington and Union areas. This principle should apply to the Limaburg area and surrounding area as well. The commercial development in this area should coordinate closely with the projected high and medium density residential development to form a more coherent community and create neighborhood centers rather than just a strip extending out of Florence. An example of this type of design is the Oakbrook Marketplace, which ties into the subdivision while serving a larger trade area (Recommended Areas of Commercial Activity, pp. 67-70).

The following Goals and Objectives relate to the proposal:

A. New development or redevelopment shall attempt to design sites utilizing existing topography and vegetation, and encourage preservation of the existing character of the land. Development design should minimize grading work as opposed to clearing the entire site. Existing trees and pasture land shall be evaluated during the design and construction process as a visual and economic benefit to the community (Environment, Objective)

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

C. 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).

D. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe and effective access and ample parking spaces (Business Activity, Retail and Office Objectives).

E. Transportation opportunities for pedestrians and bicyclists shall be provided by the development of a network of sidewalks, pathways and roadway lanes (Transportation, Objective).

F. Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system (Transportation, Objective).

STAFF COMMENTS

1. Concept Development Plan proposals within the Planned Development (PD) overlay district are to be primarily evaluated against the standards in Section 1514 "Planned Development Criteria" of the Boone County Zoning Regulations (see attachments). A proposed Concept Development Plan shall fulfill the criteria outlined in this section unless a portion of the criteria do not apply or relate, in whole or part, to a specific proposal. Staff believes the following criteria should be discussed more thoroughly by the Zone Change Committee and full Planning Commission.

   A. Mixed Use Development and Pedestrian Orientation - "In general, planned developments shall have a pedestrian orientation, where it is possible to live, work, shop, and play in the same immediate vicinity without a required dependance on the automobile. This may be accomplished through the use of comprehensive pedestrian circulation networks including multipurpose paths and walks along main routes and open spaces such as stream corridors, between major destinations within the development and adjoining areas, secondary walk connections to the multi-purpose paths, the creation of a designed pedestrian environment including street trees in addition to other required landscaping, decorative street lights and other street furniture, and seating areas, and the use of integral curb walks where appropriate along streets."

      - Staff recommends that a sidewalk connection should be provided to the public sidewalks on Delaware Crossing.

   B. Landscaping - "Substantial landscaping shall be provided in a planned development with emphasis given to street scape areas, buffer zones, and the provision of significant landscaping (in terms of size of landscape areas, and quantity and quality of landscape materials) within the developed portions of the site."

      - The proposed landscaping plan shows that the south, east, and west buffer yards will comply with the Zoning Regulations. The north buffer yard needs to be analyzed more closely to verify the existing vegetation is a minimum of 10' wide along the entire property line.

   C. Architecture - "For attached or multi-family residential developments and commercial or office developments, the predominant building materials shall have a solid appearance, such as could be achieved with brick, stone, and architectural grade cast concrete products designed to replicate natural materials. Roof designs shall have a finished appearance through the use of three dimensional pitched roof forms with architectural grade roofing and/or the use of defined parapets with cornice lines."

      - The proposed building elevations show that the building will be constructed predominately with EIFS.

        This Planned Development standard was updated during the 2008 Zoning Update (after Hometown Pizza was constructed). The Kona Ice (former Plapp's) building and recent McDonald's redesign comply with this standard. Staff recommends that more brick, tile, split face block, etc. be incorporated into the building design so the building better complies with this standard.

      - Staff would like the applicant to confirm if the parapet walls will be high enough to screen any roof mounted equipment.

- The applicant made Staff aware that this building prototype has been constructed in Louisville, Kentucky. Staff would like the applicant to provide pictures of this store.

D. Signage- "A consistent signage theme shall be provided within a planned development. Building mounted signs shall be the predominate signage on the project site. Freestanding signs shall be monument style and of a limited size and height. Signage shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors. The use of signage design guidelines is required for multi-phased projects."

- The alternating red and white EIFS on the north, south, and west elevations of the building are not consistent with this standard and are considered signs by the Boone County Zoning Regulations (see attachments). As a result, the applicant is asking for a Waiver to allow additional signage on these facades.

  The Zoning Regulations allow the primary building elevation to have two (2) square feet of signage per linear foot of building width and two secondary elevations to have one (1) square foot of signage per linear foot of building width. The permitted signage on primary or secondary facades can be broken up into three (3) sign areas.

  Staff has prepared an exhibit that shows how the three sign areas on the north, south, and west facade would be computed. Staff would like the applicant to compute the square footage of these sign areas for the Zone Change Committee meeting.

- The elevation drawings show a projecting sign will be mounted on the southern facade. A Planned Development Waiver is being sought to allow the sign to extend above the roof.

- The applicant informed Staff that the "Real Meals to Go" sign will not be flush mounted to the building. A Planned Development Waiver is being sought for this sign.

- No information was provided regarding drive through signage. Staff would like the applicant to address this at the Zone Change Committee meeting.

E. Conformance with Comprehensive Plan - "All planned developments shall conform to the provisions of the adopted Comprehensive Plan and take into account the limitations of existing or planned infrastructure."

2. Staff sent copies of the plans to Boone County Public Works and Burlington Fire for review. On August 24, 2015, Scott Pennington sent an email indicating that he had no comments regarding the application.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and Boone County Fiscal Court in terms of the Planned Development stated in Article 15 of the Boone County 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,

Todd K. Morgan, AICP
Senior Planner

TKM/tlb

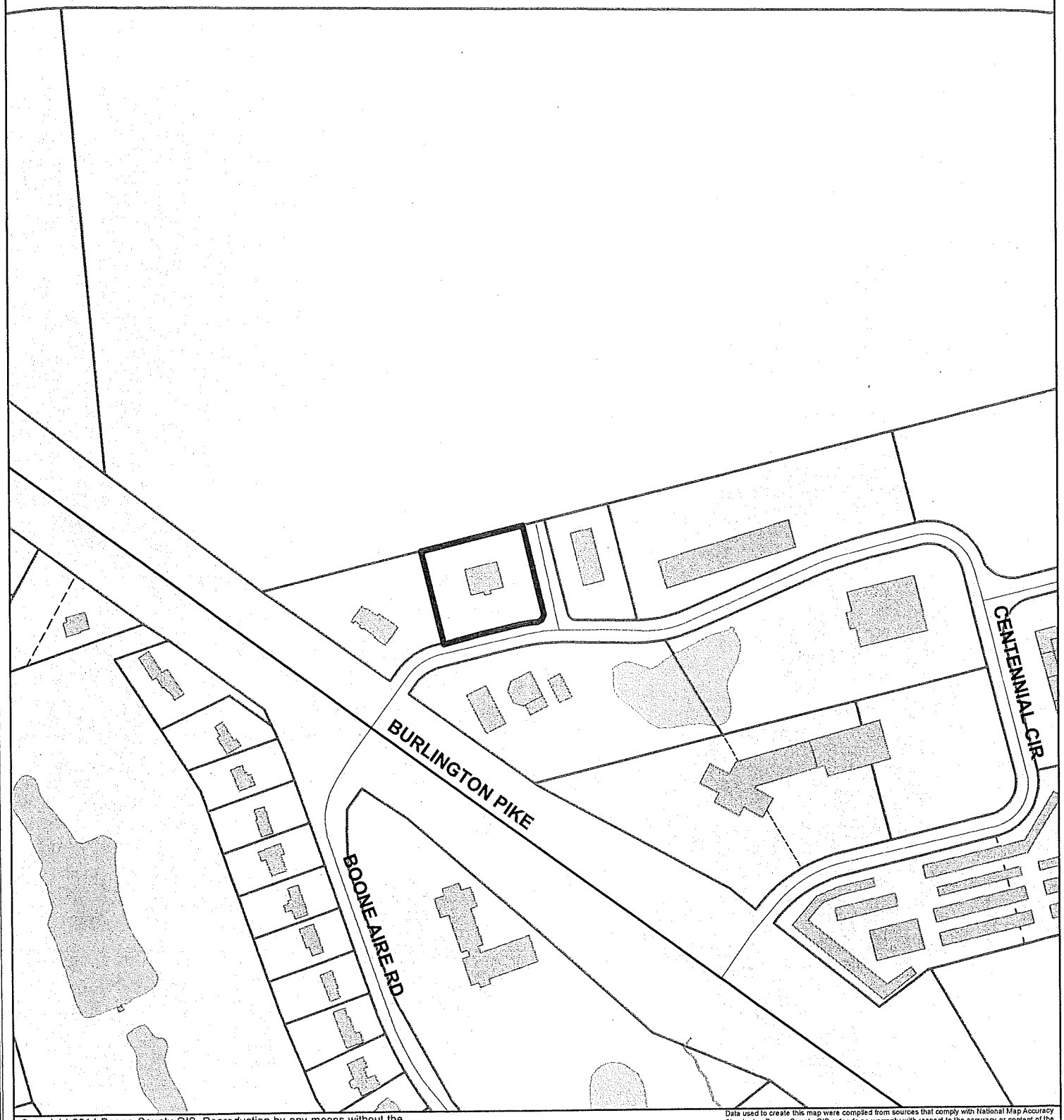
Attachments:

*Site Vicinity Map
*Concept Development Plan (Site Layout)
*Concept Development Plan (Building Elevations)
*Concept Development Plan (Building Elevations with Sign Areas)
*Concept Development Plan (Landscaping)
*Planned Development Criteria
*Zoning Map
*2035 Future Land Use Map
*2012 Aerial Map
*Topographical Map
*Sign Definition from Zoning Regulations
*Building Mounted Sign Regulations
*8/24/15 Email from Scott Pennington
*2001 Hometown Pizza Concept Plan and Conditions of Approval
*Application

SITE VICINITY MA.

www.boonecountygis.com

AERO PKWY



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Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

0 150 300 600 900 1,200 Feet

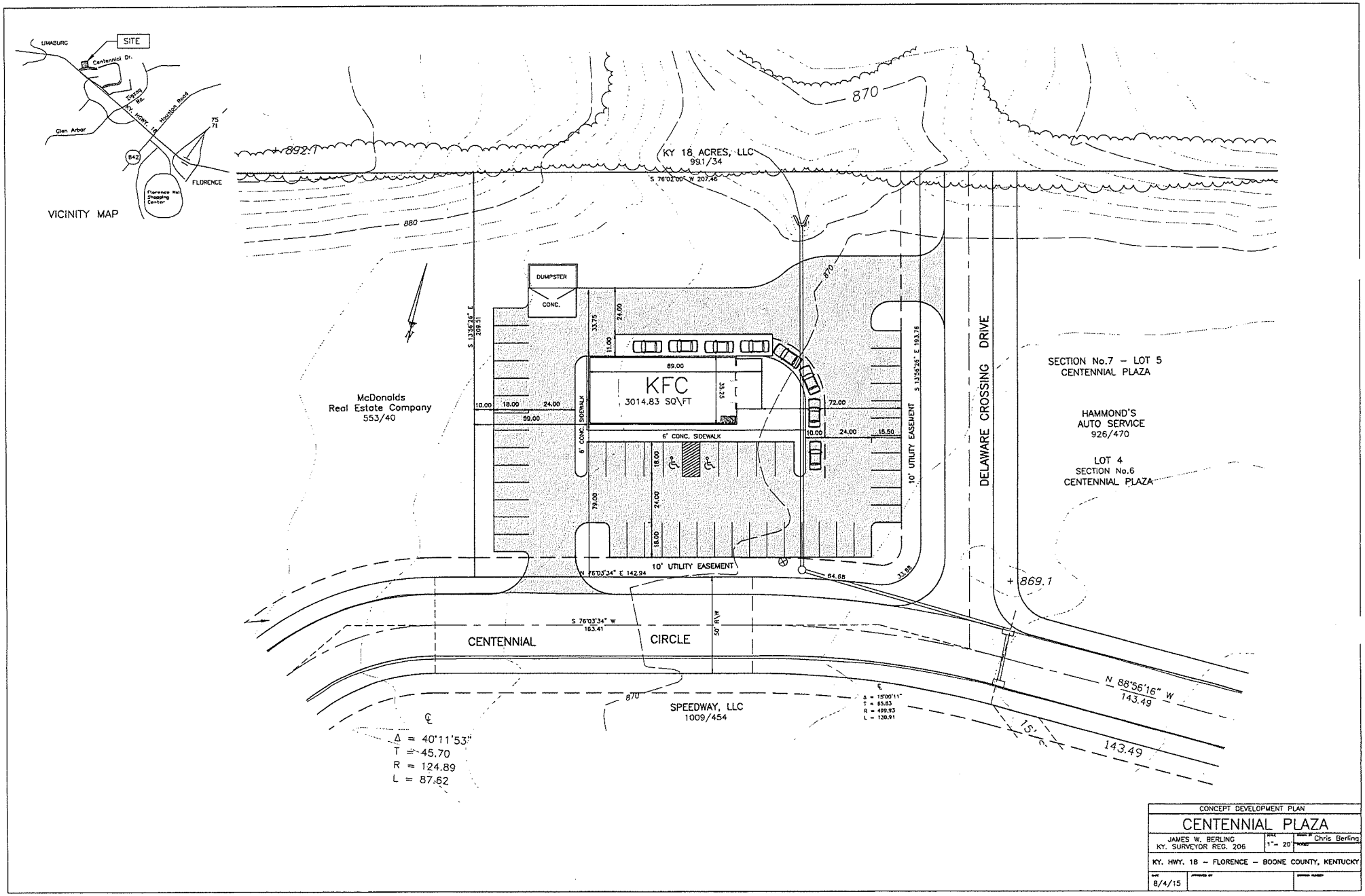
1 inch = 300 feet

N W E S

Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

ArcMap Document: BooneMap (life).mxd



CONCEPT DEVELOPMENT PLAN

CENTENNIAL PLAZA

JAMES W. BERLING
KY. SURVEYOR REG. 206

SCALE 1" = 20'

DRAWN BY Chris Berling

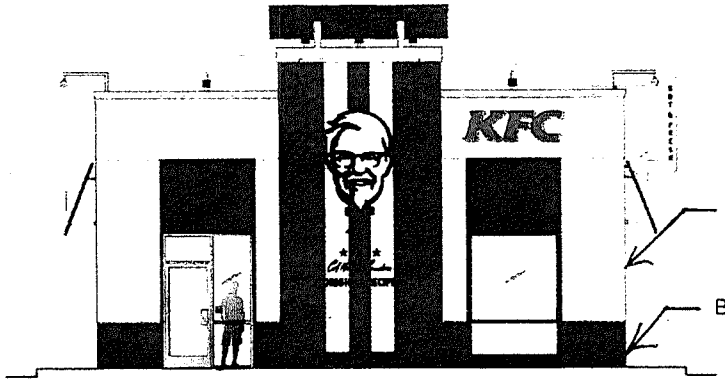
KY. HWY. 18 – FLORENCE – BOONE COUNTY, KENTUCKY

DATE 8/4/15

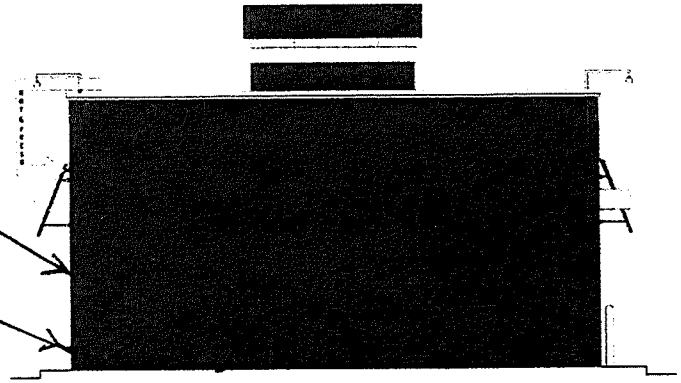
APPROVED BY

DRAWING NUMBER

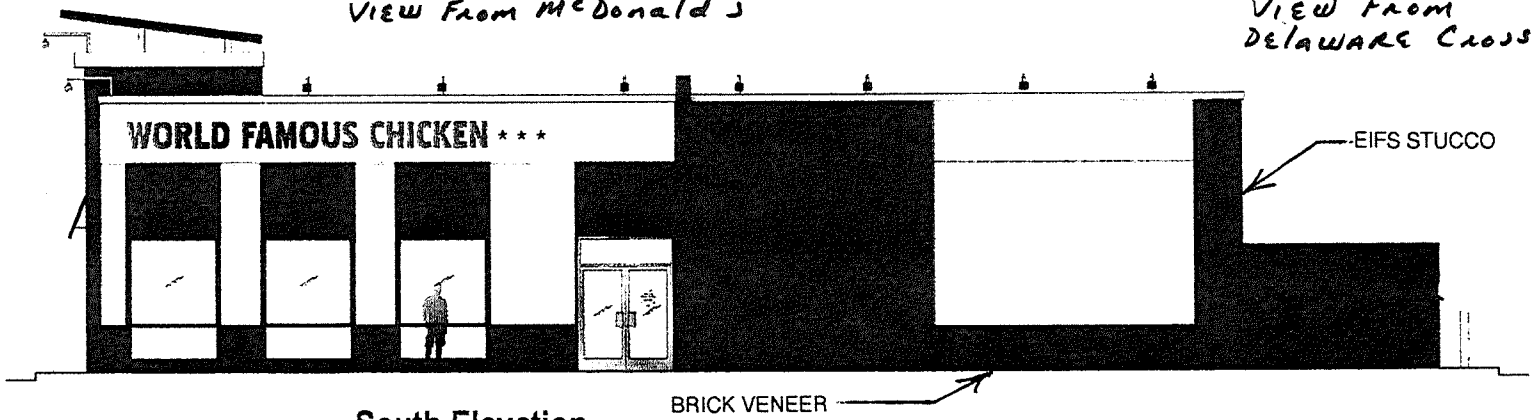
Proposed KFC Burlington, KY



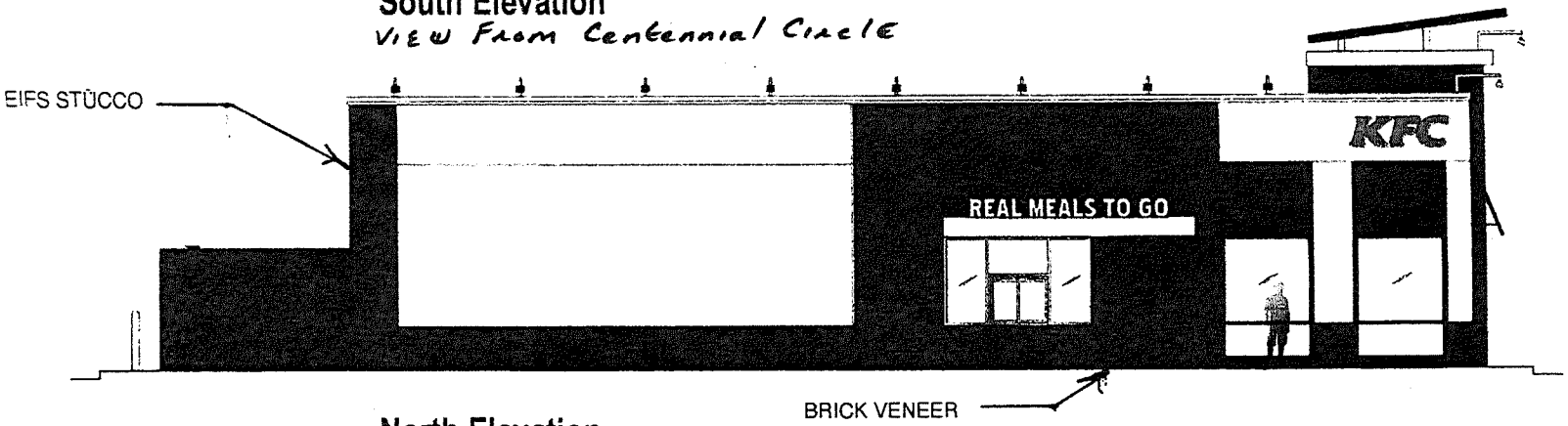
West Elevation
VIEW FROM McDonald's



East Elevation
VIEW FROM DELAWARE CROSSING

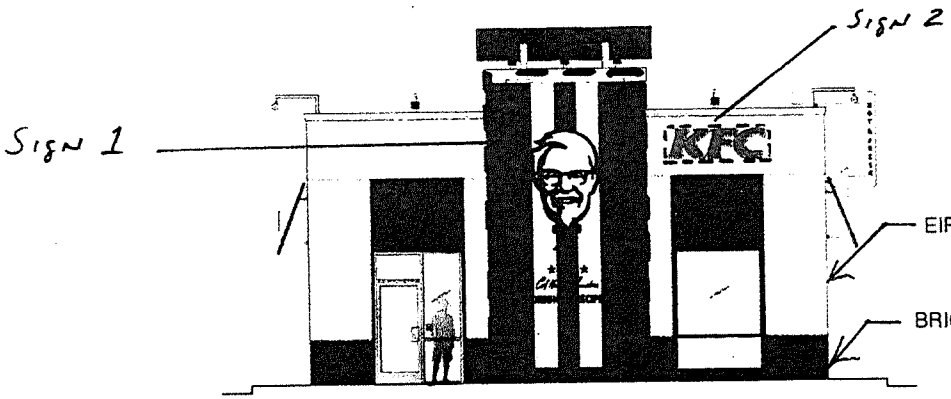


South Elevation
VIEW FROM Centennial Circle

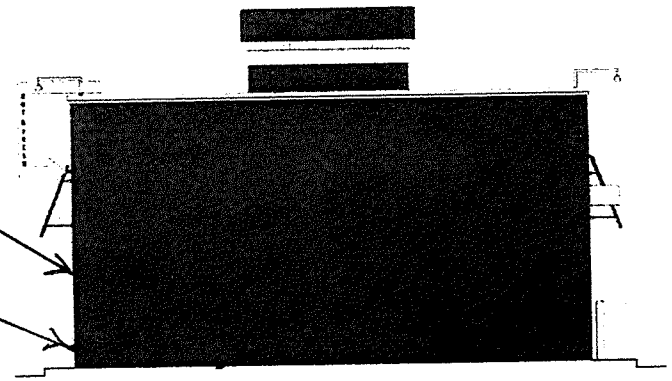


North Elevation
VIEW FROM REAR PROPERTY LINE

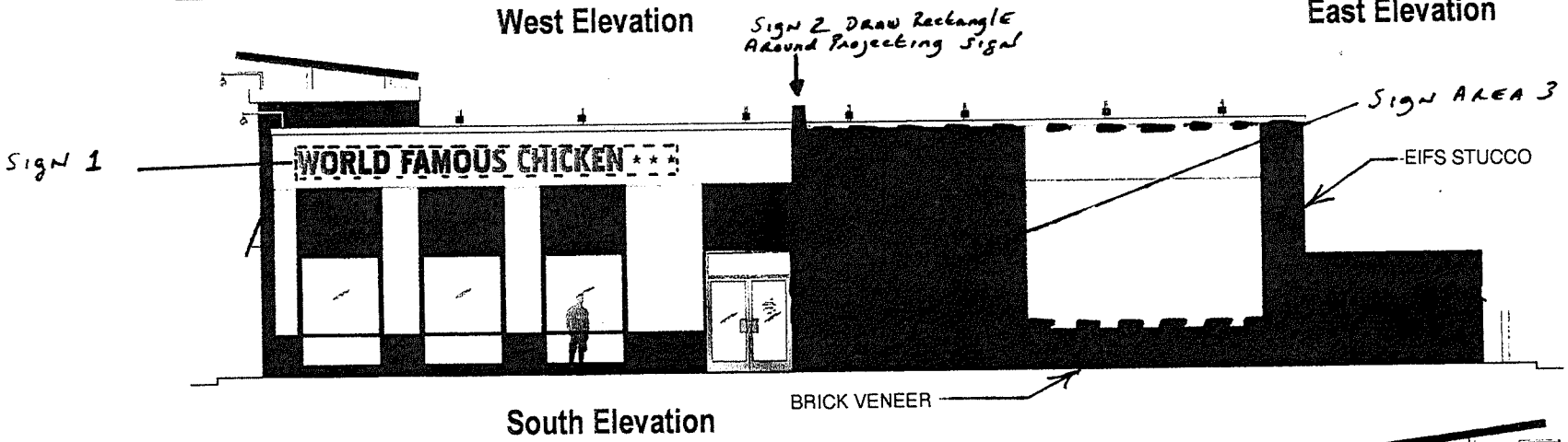
Proposed KFC Burlington, KY



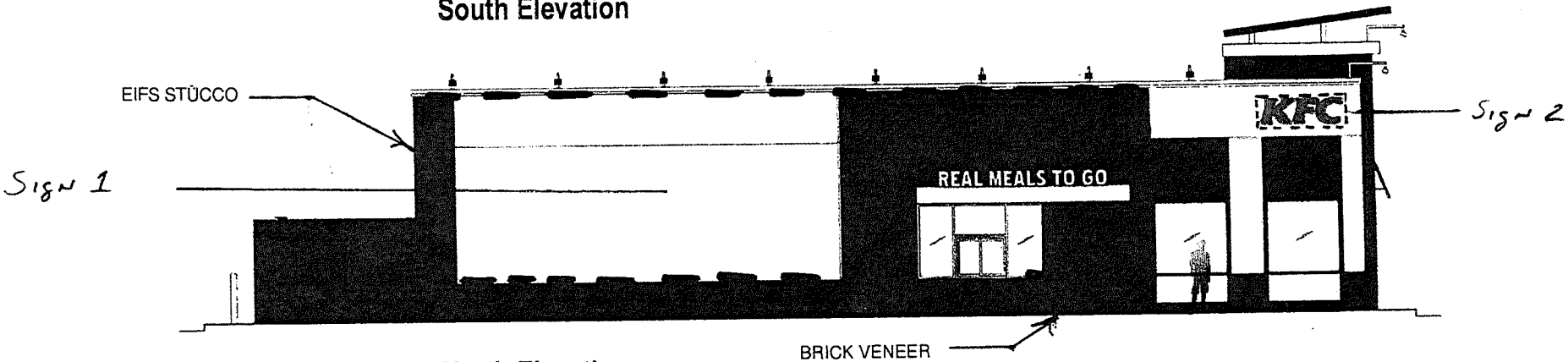
West Elevation



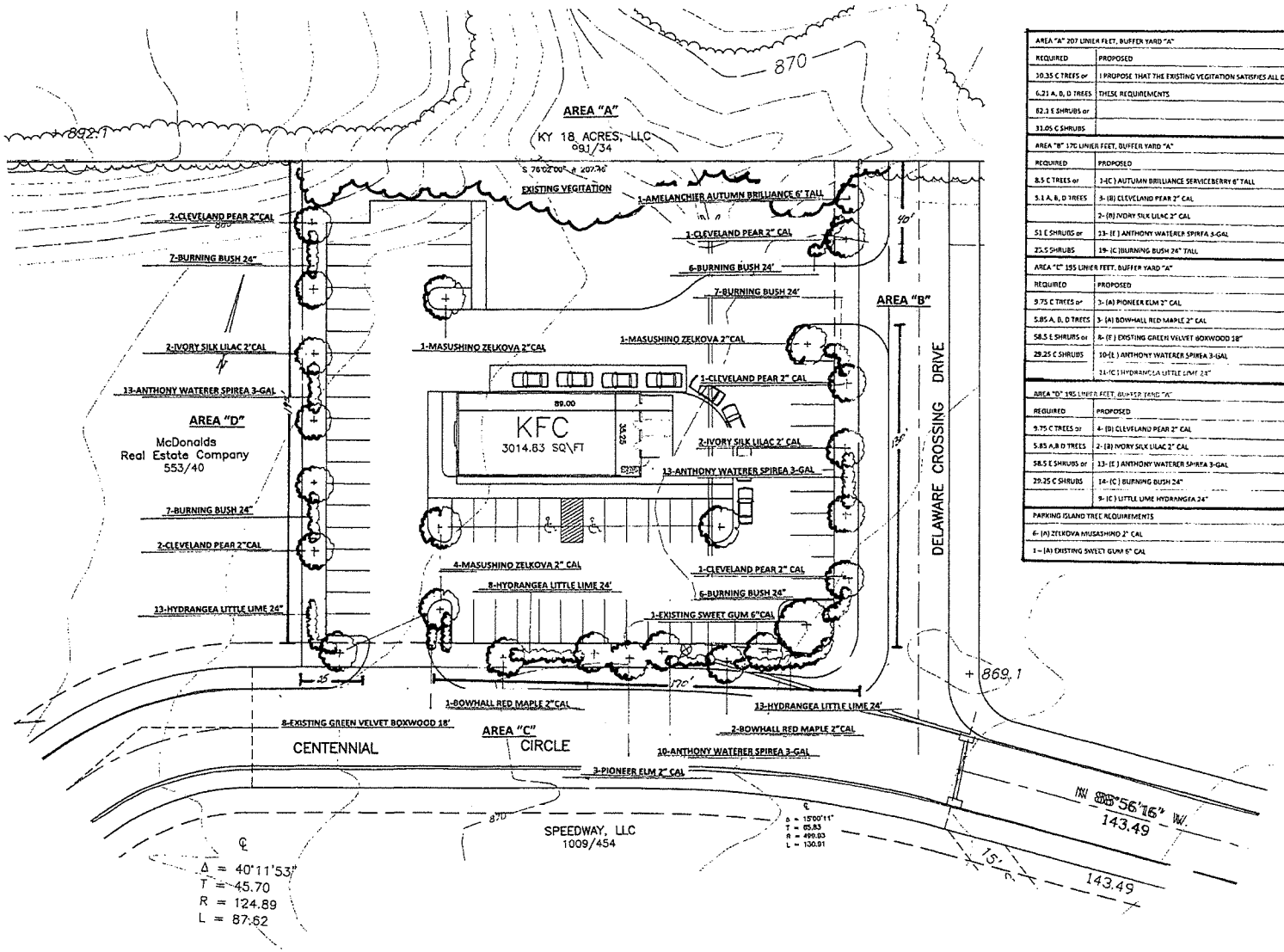
East Elevation



South Elevation



North Elevation



AREA "A" 207 LINIER FEET, BUFFER YARD "A"	
REQUIRED	PROPOSED
10.35 C TREES or	I PROPOSE THAT THE EXISTING VEGITATION SATISFIES ALL OF
6.21 A, B, D TREES	THESE REQUIREMENTS
62.1 E SHRUBS or	
31.05 C SHRUBS	

AREA "B" 170 LINIER FEET, BUFFER YARD "A"	
REQUIRED	PROPOSED
8.5 C TREES or	1-(C) AUTUMN BRILLIANCE SERVICEBERRY 6' TALL
5.1 A, B, D TREES	3- (B) CLEVELAND PEAR 2" CAL
	2- (B) IVORY SILK LILAC 2" CAL
51 E SHRUBS or	13- (E) ANTHONY WATERER SPIREA 3-GAL
25.5 SHRUBS	19- (C) BURNING BUSH 24" TALL

AREA "C" 195 LINIER FEET, BUFFER YARD "A"	
REQUIRED	PROPOSED
9.75 C TREES or	3- (A) PIONEER ELM 2" CAL
5.85 A, B, D TREES	3- (A) BOWHALL RED MAPLE 2" CAL
58.5 E SHRUBS or	8- (E) EXISTING GREEN VELVET BOXWOOD 18"
29.25 C SHRUBS	10-(E) ANTHONY WATERER SPIREA 3-GAL
	13-(C) HYDRANGEA LITTLE LIME 24"

AREA "D" 195 LINIER FEET, BUFFER YARD "A"	
REQUIRED	PROPOSED
9.75 C TREES or	4- (B) CLEVELAND PEAR 2" CAL
5.85 A,B D TREES	2- (B) IVORY SILK LILAC 2" CAL
58.5 E SHRUBS or	13- (E) ANTHONY WATERER SPIREA 3-GAL
29.25 C SHRUBS	14- (C) BURNING BUSH 24"
	9- (C) LITTLE LIME HYDRANGEA 24"

PARKING ISLAND TREE REQUIREMENTS
6- (A) ZELKOVA MUSASHINO 2" CAL
1 – (A) EXISTING SWEET GUM 6" CAL

CRU CUTTERS
LANDSCAPE CONSTRUCTION

LANDSCAPE PLAN

KFC

CENTENNIAL PLAZA

BOONE COUNTY, KY.

Date	8-2-15
Revision 1	
Revision 2	

Drawn By	JBO'D

SCALE: 1"=20'

SHEET: OF

that is consistent and compatible with existing or planned infrastructure;

3. A development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents the disruption of natural drainage patterns;

4. More efficient use and development of land than is generally achieved through conventional regulations resulting in substantial savings through shorter utilities, streets, and other infrastructure;

5. A development pattern consistent with the adopted Comprehensive Plan and any other appropriate land use studies;

6. A signage package that emphasizes consistency and the minimal use of signs.

SECTION 1510
Provisions Governing Planned Developments
Because of the special characteristics of planned developments, special provisions governing the development of land for this purpose are required. Whenever there is a conflict or difference between the provisions of this article and those of other articles of this order, the provisions of this article shall prevail. Subjects not covered by this article shall be governed by the respective provisions found elsewhere in this order.

SECTION 1511
Permitted Uses
Uses listed as principally permitted, accessory or conditional uses in the underlying zone are allowed within a Planned Development district as long as the requirements of this article have been met, including approval by the appropriate legislative body or Fiscal Court of a Concept Development Plan. Further, any other uses not listed in the underlying zone are permitted if found to be compatible and of benefit to the community and meet the requirements of this article, including approval for any such use or uses through a Concept Development by the appropriate legislative body or Fiscal Court. Uses proposed for a Planned Development district shall not adversely affect adjacent property, and/or the public health, safety, and general welfare and/or the provisions of the adopted Comprehensive Plan. The review and decision making process under this article identify adverse impacts and address how they may be minimized, if possible, to satisfy the requirements of this article. In no event shall this article on its face or as applied prohibit all use of property zoned with a Planned Development overlay district.

It is also provided that the amount of land devoted to each use in a Planned Development shall be determined through the Concept Development Plan review and approval process. The appropriate legislative body or Fiscal Court shall have final decision making authority and the Planning Commission is a recommending body pursuant to the provisions of this article.

SECTION 1512
Intensity
The intensity of use in a Planned Development may exceed by no more than fifty (50) percent the maximum intensity permitted in the underlying zone district.

SECTION 1513
Minimum Size
The minimum size or area required for a Planned Development overlay shall be no less than five (5) acres.

SECTION 1514
Planned Development Criteria
Concept Development Plan proposals in a Planned Development shall be primarily evaluated against the criteria listed below. The Concept Development Plan shall fulfill the following criteria unless a portion of the criteria do

not apply or relate, in whole or part, to a specific proposal. The examples listed in this section are for illustrative purposes. Specific solutions used to fulfill these criteria are contingent upon the size, scale, site conditions, design, uses and impacts of a proposed development.

1. Mixed Use Development and Pedestrian Orientation: Planned Developments shall generally have a mixed use orientation (combination of differing types of residential, commercial, public or civic, and/or industrial uses) both within the development itself and relative to the relationship between the proposed planned development and adjacent sites. The additional intensity allowed in a Planned Development by Section 1500 shall only be permitted when a true mixed use and/or an amenity - oriented development with community and recreation facilities as described in this standard is provided.

   In general, planned developments shall have a pedestrian orientation, where it is possible to live, work, shop, and play in the same immediate vicinity without a required dependance on the automobile. This may be accomplished through the use of comprehensive pedestrian circulation networks including multi-purpose paths and walks along main routes and open spaces such as stream corridors, between major destinations within the development and adjoining areas, secondary walk connections to the multi-purpose paths, the creation of a designed pedestrian environment including street trees in addition to other required landscaping, decorative street lights and other street furniture, and seating areas, and the use of integral curb walks where appropriate along streets. Disruptions in major paths due to street and drive intersections shall be minimal. Additionally in commercial areas, pedestrian orientation can be accomplished by placing buildings in close proximity to the street with parking areas to the side and rear of buildings, mixing uses within the same multi-story buildings, building entrances directly facing streets with reduced setbacks, architectural design which employs display windows, projecting signs, and awnings at street level, and designed outdoor seating and gathering spaces at the street level. Each development proposal must demonstrate in detail how the project will be made walkable throughout.

2. Compatibility of Uses: Measures shall be taken to assure compatibility of land uses within a planned development itself and adjacent sites. Such measures may include the provisions of buffer zones, common open space areas and landscape features, transitional land uses, or a mixed-use development in which no specific type of land use is dominate. When applicable, the design methods recommended in the "Development Layout, Lot Sizes, and Setbacks" section of the Comprehensive Plan's Land Use Element shall be employed. Compatibility measures/mitigation measures shall exceed the usual minimum standards of this order when needed to address impacts of the proposed development.

3. Open Space: Useable open space(s), in an amount over and above setback and buffer yard areas and open areas required by the underlying zone, shall be provided. These spaces may be provided in the form of parks, plazas, arcades, commons, trails, sports courts or other athletic and recreational areas, outdoor areas for the display of sculptural elements, etc. Land reservations for community facilities may be considered in lieu of useable open space. The use of single loaded streets to provide multi-purpose paths, park areas, or to protect stream corridors, may be proposed for this purpose. Open Space areas are encouraged to have street frontage and visibility. Any site proposed to be publically dedicated or donated for park or open space purposes shall comply with the appropriate legislative body's requirements for acceptance of such dedications or donations.

4. Multi-Modal Transportation System: Planned developments shall incorporate multi-modal transportation elements through the development, depending on the foreseeable needs of future residents and users of the site, and the relationship of the project site to the community at large. Such multi-modal elements may include provisions for mass transit stops or stations, car pooling lots, pedestrian and bicycle paths and lanes, bicycle parking areas, etc. Multi-modal facilities are encouraged to be combined with the pedestrian systems and open spaces described in Sections 1 and 3.

5. Preservation of Existing Site Features: Existing topography, significant tree cover, tree lines along property lines, cemeteries, and water courses and water bodies shall be largely preserved and incorporated into the project design, where appropriate and consistent with the remainder of this article. The retention of such features may also fulfill portions of the requirements in Section 3 "Open Space" and Section 6 "Landscaping."
6. Landscaping: Substantial landscaping shall be provided in a planned development with emphasis given

to street scape areas, buffer zones, and the provision of significant landscaping (in terms of size of landscape areas, and quantity and quality of landscape materials) within the developed portions of the site. The use of landscape design guidelines is required for multi-phased projects. The retention of existing healthy, substantial trees should occur wherever possible. Properly designed street tree plantings may be permitted to fulfill some landscaping requirements as part of an overall amenity package.

7. Architecture: Sites which are subject to architectural requirements through adopted overlay districts or land use studies shall follow said requirements. For all other sites, a consistent architectural theme shall be provided in planned developments. The theme shall largely use traditional, regionally influenced architectural forms and elements and shall allow variations within it. Traditional styles such as Georgian, Federal, I-House, Cape Cod, Craftsman, Tudor, Queen Anne, Italianate, early 20th century commercial structures, and local farm structures may be used as models. Contemporary or transitional styles of comparable quality may also be considered. The architectural theme shall also relate to existing structures on the project site and adjacent sites, especially if such existing structures are historic.

   For attached or multi-family residential developments and commercial or office developments, the predominant building materials shall have a solid appearance, such as could be achieved with brick, stone, and architectural grade cast concrete products designed to replicate natural materials. Roof designs shall have a finished appearance through the use of three dimensional pitched roof forms with architectural grade roofing and/or the use of defined parapets with cornice lines. Long building facades and roof planes shall be interrupted through the use of three dimensional jogs in the building footprint and secondary roof forms such as hips, dormers, and gables. Such buildings shall include architectural detailing for cosmetic enhancement, largely use natural colors, and use a consistent design treatment on all facades. The use of architectural guidelines or building prototypes is required for all multi-phased projects.

   Developments should be mixed-use in character with multi-level buildings where commercial services are proposed. Walkability must be planned for when locating commercial and residential uses in proximity to each other. Office and residential uses are strongly advocated above commercial uses in business districts to decrease dependance on the automobile.

8. Historic and Prehistoric Features: Historic and prehistoric features on the project site shall be retained, utilized, and incorporated into the overall project design if physically and economically feasible.

9. Signage: A consistent signage theme shall be provided within a planned development. Building mounted signs shall be the predominate signage on the project site. Freestanding signs shall be monument style and of a limited size and height. Signage shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors. The use of signage design guidelines is required for multi-phased projects.

10. Transportation Connections and Entry Points: The provision of transportation connections (street connections, pedestrian paths, multi-purpose trails, sidewalks, and bicycle facilities) shall be provided in all planned development unless physically unfeasible or unsafe. This shall include connections to adjoining properties and developments, and inter-connectivity within the development itself, and contain minimal use of cul-de-sacs or other dead-end types of streets only when necessary. Transportation connections shall account for the County's adopted Transportation Plan and any adopted bikeway and/or pedestrian plans. In addition, the various entry points (streets, paths, etc.) into a planned development shall be marked or otherwise defined through the use of landscaping, low-key signage on retaining walls, architectural or sculptural elements, archways, markers, etc. Any structures used to demarcate entry points shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors.

11. Conformance with Comprehensive Plan: All planned developments shall conform to the provisions of the adopted Comprehensive Plan and take into account the limitations of existing or planned infrastructure.

Further, Concept Development Plan proposals within areas that are subject to a specific land use or corridor study shall be evaluated against the criteria or requirements of such study as well as the criteria in this section.

A Planned Development and its uses, buildings or structures shall be minimally subject to the supplemental performance and development standards of this order, unless superseded by any special requirements, conditions, variances or other particulars imposed by the Planning Commission during the concept or preliminary

application and hearing phases described in this article. Such special conditions may include provisions governing, common open space, lands or facilities, disposition of open land, infrastructure provisions including any physical design and/or any other requirement found to be necessary, appropriate or desirable for the purposes of this district.

Such conditions shall be made a part of the terms under which the development is approved. Any violation of such conditions shall be deemed a violation of this order.

SECTION 1515
Procedure
After review and recommendation by the Planning Commission and upon approval by the legislative body or Fiscal Court, a planned development zoning district or classification may be applied to any other existing district in this order. The zoning of property with a Planned Development overlay district and an underlying zone can occur without approval of a Concept Development Plan, however, a Concept Development Plan must be approved before a Planned Development overlay district can be utilized. Upon approval of a Concept Development Plan, the Official Zoning Map shall be annotated for the land area involved so that the district name includes the notation, "CD", which gives notice that a development for that property has been approved pursuant to this article. Planned Development districts shall be approved by the legislative body or Fiscal Court. Planned Development districts may originate from the Planning Commission, appropriate legislative unit or a private property owner. Applications for a Concept Development Plan review and approval shall originate from the property owner.

For development plans on sites within the Houston-Donaldson Study Area, the recommended Implementation procedure in that study shall be followed. This may result in a development not following the normal Planned Development process if those development plans are consistent with the recommendations of the Houston-Donaldson Study. This shall be determined through a Long Range/Comprehensive Planning Committee (or equivalent committee) recommendation to the full Planning Commission at the next regular Business Meeting. Decision as to the review process to be followed shall be by simple majority vote.

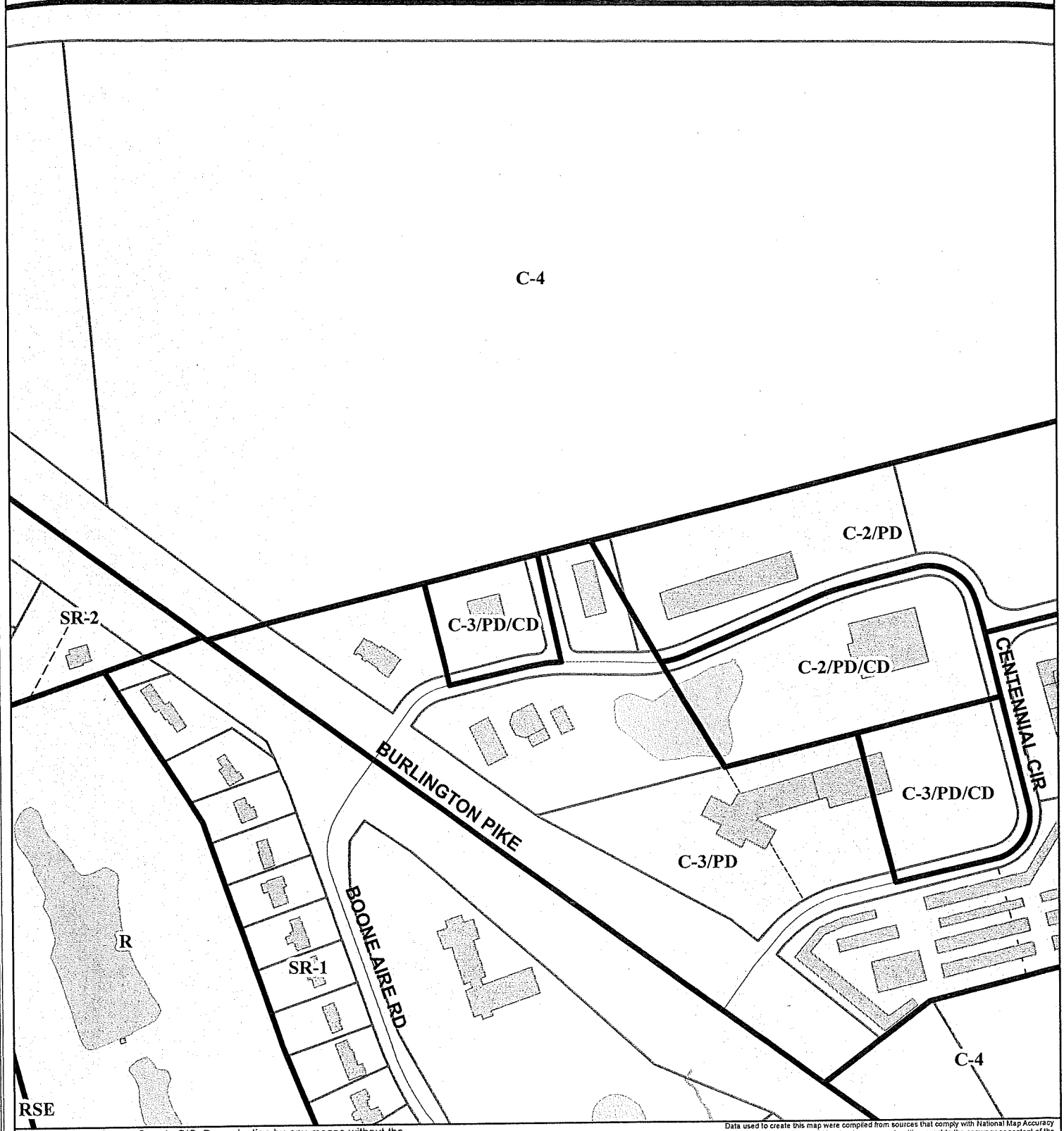
SECTION 1516
Pre-Application Meeting
If a property owner proposes a Planned Development district, he or she shall meet with an appropriate staff person of the Planning Commission prior to the submission of a Concept Development Plan. The purpose of the meeting will be to discuss early and informally the purpose and effect of this order and the criteria and standards which may apply, and to familiarize the developer with the detailed objectives of the Comprehensive Plan and its elements, this order and this article.

SECTION 1517
Concept Development Plan and Utilization of an Underlying Zone in a Planned Development
The Planning Commission shall require that a Concept Development Plan be submitted for the development or redevelopment of property located in a Planned Development zone. The Concept Development Plan may be filed to the Planning Commission by the owner(s), owner by contract (option) or lessee of property for which the planned development is proposed. If the Concept Development Plan involves a zone change, then the proposal is subject to the criteria in Section 308 as well as the provisions of this article. If the Concept Development Plan does not involve a zone change, or only involves uses that are permitted in the underlying zone (also called a "Utilization of an Underlying Zone Within a Planned Development"), then the proposal is subject only to the provisions of this article. The contents of the Concept Development Plan submittal shall include the items listed in Section 303.

SECTION 1518
Public Hearing by Planning Commission
Upon receipt of an application for approval of a Concept Development Plan or a Zoning Map Amendment involving the Planned Development Overlay District, the Planning Commission shall hold at least one public

ZONING MAP

www.boonecountygis.com



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0 150 300 600 900 1,200 Feet

1 inch = 300 feet

N W E S

Boone County GIS - Putting Northern Kentucky on the Map

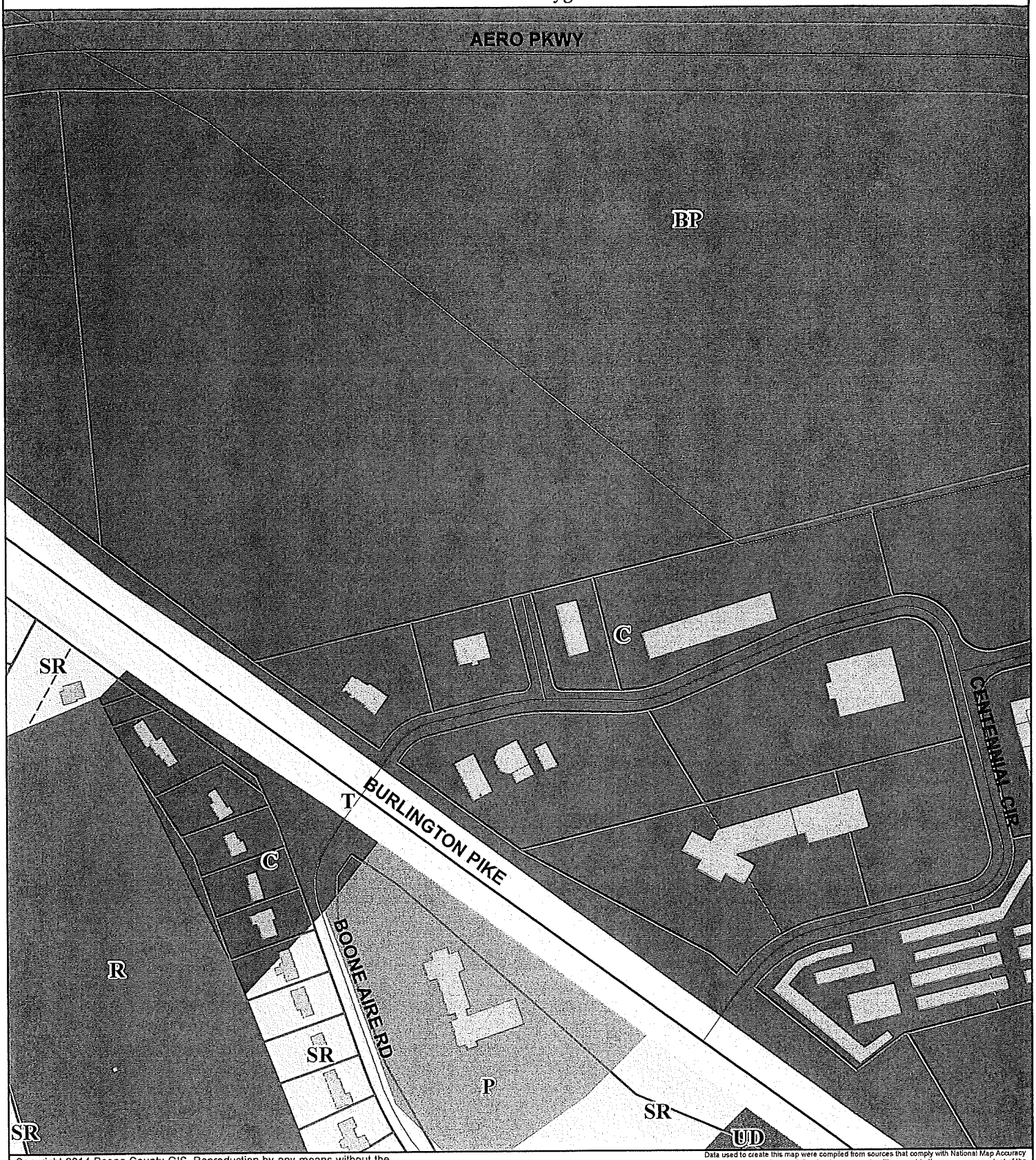
State Plane Feet NAD 1983

Map Created: 07/01/2013

ArcMap Document: BooneMap (lite).mxd

2030 FUTURE LAND USE MAP

www.boonecountygis.com



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0 150 300 600 900 1,200 Feet

1 inch = 300 feet

N W E S

Boone County GIS - Putting Northern Kentucky on the Map

State Plane Zone by North NAD 1983

Map Created: 07/01/2013

ArcMap Document: BooneMap (lite).mxd

2012 AERIAL MAP

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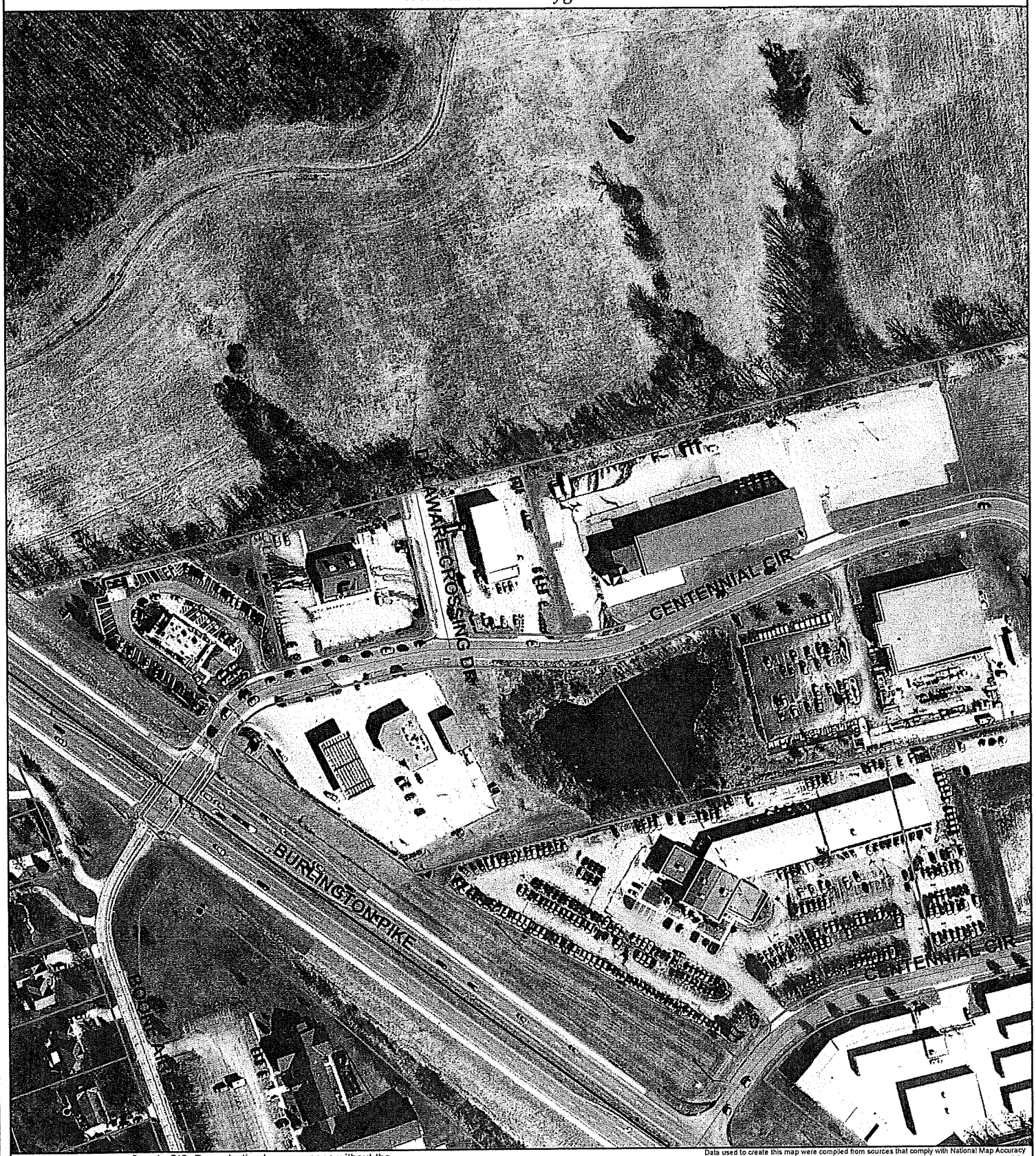

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0 100 200 400 600 800 Feet

1 inch = 200 feet

N W E S

Boone County GIS - Putting Northern Kentucky on the Map

State Plane Kentucky North NAD 1983

Map Created: 07/01/2013

ArcMap Document: BooneMap (lite).mxd

TOPOGRAPHICAL MAP

www.boonecountygis.com

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0 100 200 400 600 800 Feet

1 inch = 200 feet

N W E S

Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

ArcMap Document: BooneMap (lite).mxd

An outdoor sale of items by a retail establishment on a sidewalk adjoining the building, not including public sidewalks within public rights-of-way. Such sales can only be conducted by an establishment which regularly conducts business on the same premises where the articles or goods are displayed for sale. The merchandise permitted to be displayed in a sidewalk sale is limited to items which can be carried away by one person without assistance, and such displays shall not impede or hinder pedestrian circulation (refer to Section 3550).

Sight Distance

The length of roadway ahead visible to the driver. The minimum sight distance available should sufficiently long to enable a vehicle traveling at or near the design speed to stop before reaching a stationary object in its path.

Sign

A device designed to promote and identify an establishment or activity by any means including but not limited to words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images.

The following represents terminology associated with signs:

Sign, Architectural Freestanding: A freestanding sign which does not have a bare, exposed, and unadorned pole structure(s), but rather uses: a cover or skirting around the pole structure(s), or; a structure constructed of materials, colors, and design details which match or correlate to the principal building on the site, or; the pole structure(s) is designed to have sculptural or artistic characteristics. A monument style sign may be substituted as the permitted freestanding sign on parcels where a architectural freestanding sign is permitted.

Sign, Directional: A low-rise sign of an incidental nature that is located near an exit or entrance to an office park or commercial shopping center, or within vehicular circulation areas, to convey directional information to motorists.

Sign, Entrance Monument: A monument sign that is located near an entrance of a shopping center, mixed use commercial development, planned development, or residential or commercial subdivision which identifies an overall development.

Sign, Free-Standing: A sign which is attached to a self-supporting structure that is placed on, or anchored in, the ground and that is independent of any building.

Sign, Illuminated: A sign illuminated by electricity, gas, or other artificial light including reflecting or phosphorescent light.

Sign, Lighting Device: A light, string of lights, or groups of lights located or arranged so as to case illumination on a sign.

Sign, Monument Style: A freestanding sign that is composed of a solid structure between finished grade and the top of the sign.

Sign, Off-Premises: A sign advertising an attraction, facility, or product and the location of said attraction, facility, or product. The sign may or may not be located on the same property as the advertised item.

Sign, On-Premises: A sign related to a business or professional conducted, or a commodity or service sold or offered upon the premises where such sign is located.

Sign, Portable: Any sign not permanently attached to the ground or to a permanent structure, or a sign designed to be transported, including but not limited to signs designed to be transported by means of wheels, including such signs originally designed to be transported by means of wheels but have had the wheels removed (regardless of whether they are mounted to a pole, building, or other permanent or temporary structure), and signs attached to or painted on parked vehicles that are visible from the public right-of-way, unless said vehicles is used in the normal day-to-day operations of the business.

Sign, Projecting: A sign which projects from the exterior of a building, having a display area which is other than parallel to the face of the building.

Sign, Wall: A sign which is attached to an exterior wall of a building having a display area which is parallel to that wall.

streets or for any multi-family residential development that contains twenty (20) or more dwelling units. An "entrance sign" is defined as a low-profile (eight foot maximum height) monument style sign. Typically, entrance signs utilize masonry walls or similar structures and are placed within landscaped areas such as earthen berms. The sign may not obstruct visibility within vision triangles at curbcuts or intersections (see Article 32; Section 3218).

One (1) entrance sign of up to one hundred (100) square feet in area or two (2) entrance signs of up to fifty (50) square feet each shall be permitted for each entrance into the residential development from an arterial or collector street. Information conveyed on such signs shall be limited to the name of the development and the name of the owner, builder, or developer of the project. Entrance signs shall conform to the general requirements listed in Section 3402 and 3404.

SECTION 3411
Other Signs Permitted in Residential, Agricultural and Conservation Districts Requiring a Permit
In residential districts, one monument style sign is permitted when customarily incidental to places of worship, schools, civic associations, libraries, museums, social clubs, or societies. This monument sign shall not exceed eight (8) feet in height and thirty-two (32) square feet in area and shall be located on the premises of such institution. In agricultural districts, one freestanding sign that does not exceed eight (8) feet in height and thirty two (32) square feet in area, or one building mounted sign that does not exceed thirty two (32) square feet, is permitted when customarily incidental to places of worship, schools, civic associations, libraries, museums, social clubs, societies, or permitted businesses. The permitted sign shall be placed on the premises of such institution or business.

SECTION 3412
Directional Signs Requiring a Permit
One (1) directional sign shall be permitted near each entrance of a commercial, industrial, or office zoned property with a maximum sign area of six (6) square feet and maximum height of five (5) feet. Advertising on such a sign shall minimally include the words "enter" "exit" or arrows. Signs directing and guiding traffic and parking on private property, such as drive-thru lanes, shall be permitted on any property. Such directional signs shall not exceed ten (10) square feet in area and five (5) feet in height.

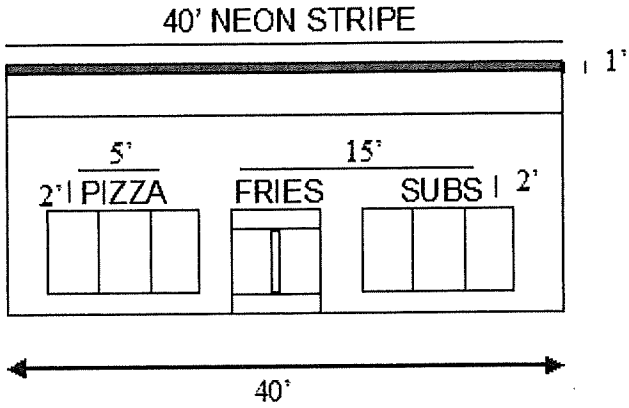
SECTION 3413
Signs Permitted in Commercial, Employment, and Recreational Districts Requiring a Permit

1. **Building Mounted Signs** (All Commercial, Employment, and Recreation Districts Except I-3)

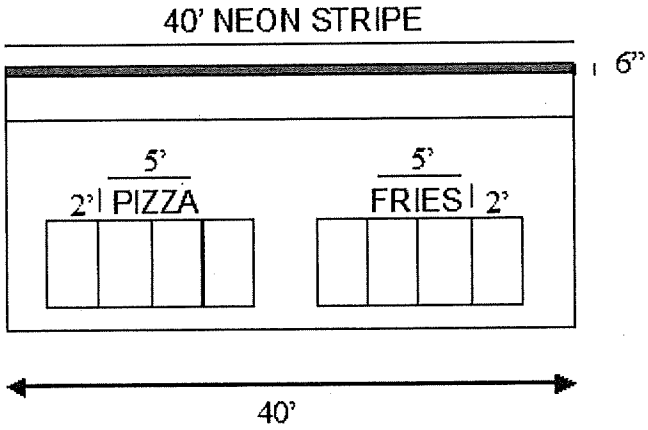
A business establishment may be permitted building mounted signage for each building elevation directly on, or with high visibility from, any arterial, collector, or marginal access street, including areas of major internal traffic circulation of a development. The primary building elevation shall be permitted two square feet of sign area per lineal foot of building width for the elevation upon which it is mounted, or in multi-tenant buildings, the width of the portion of the building frontage occupied by an individual establishment. Any additional elevations shall be permitted one (1) square foot of sign area per lineal foot of width for the same elevation on which it is mounted.

Under no circumstances shall any establishment be allowed more than three (3) elevations of building mounted signage. The square footage allotted for any one elevation may be divided into three (3) separate sign areas. For the purpose of this order, signs on awnings are considered in the total square footage of building mounted signage permitted for that elevation. Any copy area and/or illuminated areas on the awnings will be calculated for square footage. Up to fifty percent of the area of any permitted building mounted sign may be used for a manually changeable copy sign to display messages relating to the occupants of the development.

PRIMARY ELEVATION
"PIZZA" = 10 SQ. FEET
"FRIES/SUBS" = 30 SQ. FEET
"NEON STRIPE" = 40 SQ. FEET



SECONDARY ELEVATION
"PIZZA" = 10 SQ. FEET
"FRIES" = 10 SQ. FEET
"NEON STRIPE" = 20 SQ. FEET



2. **Freestanding Canopy Signs** (All Commercial and Employment Districts)

Canopy (on gasoline and other completely detached canopies) mounted signage is permitted on no more than three (3) elevations of the canopy. The square footage allowed for canopy signs may not exceed 25% of the area of the fascia on which they are mounted and are figured within one rectangular sign area. The signs may not extend above or below the fascia of the canopy. A non-illuminated, two-dimensional horizontal stripe (paint, decal, etc.) consisting of a maximum of two (2) colors, including the background color, will be permitted on no more than three (3) elevations of the canopy and will not be counted as sign area. The signs may not extend above or below the fascia of the canopy.

3. **Drive-Through Signs or Menu-Boards**

Drive-Through establishments which have a pick-up windows will be permitted one (1) drive-through sign or menu-board adjoining each drive-through lane. Menu-boards shall not exceed six (6) feet in height and forty-eight (48) square feet in size if the sign is free standing and forty-eight (48) square feet in size if the sign is mounted to the building.

Todd Morgan

From: Scott Pennington
Sent: Monday, August 24, 2015 11:07 AM
To: Todd Morgan
Subject: RE: Project Review Notice - August 21, 2015

Todd,

No issues w/ KFC.

Concerning Jewel Craft, I've spoken w/ them and told them that if we vacate Booneland Trail R/W, we would prefer to vacate the entire length (to Erlanger Rd). They're working on that. We're looking to appoint a Viewing Committee as part of next week's court meeting. Right off, I don't see any issues w/ vacating the R/W. Assuming the court agrees as we proceed, our vacation would be conditional based upon the zoning change.

If you have questions, please let me know.

Thanks.

Scott D. Pennington, P.E.
County Engineer/Director of Public Works
Boone County Public Works
spennington@boonecountyky.org
(O) 859-334-3600

From: Todd Morgan
Sent: Friday, August 21, 2015 8:51 AM
To: Scott Pennington
Subject: RE: Project Review Notice - August 21, 2015

Scott,

Do you have any comments that you want me to include in my Staff Reports for Jewel Craft (Zone Change on Booneland Trail) or Kentucky Fried Chicken (Concept Development request on Centennial Circle)?

If possible, I would like to receive your comments early next week.

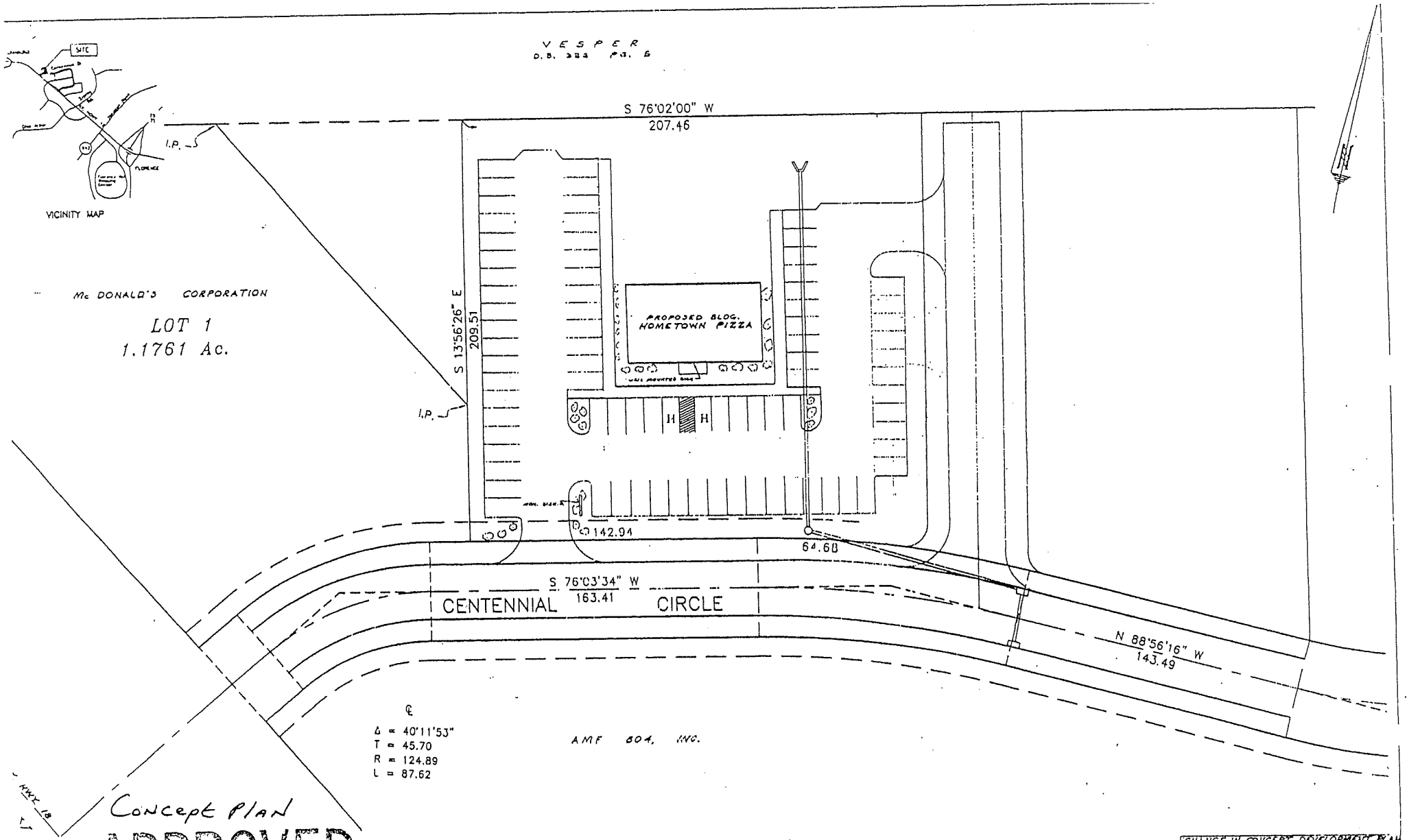
Thanks,

Todd

From: Scott Pennington
Sent: Thursday, August 20, 2015 6:49 PM
To: Kevin Wall; Mitch Light; Todd Morgan
Subject: FW: Project Review Notice - August 21, 2015

Gentlemen,

I'll be off tomorrow so I won't be at Project Review.



Concept Plan

APPROVED

Staff Jill K. Morgan

Date 2-21-01

Boone County
Planning Commission

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

February 12, 2001

Mr. Ed Peter
704 Spring Meadow Drive
Lexington, KY 40504

RE: Request of **James W. Berling (applicant)** for **Ed Peter (owner)** to consider a Change in an approved Concept Development Plan for a one acre area located on the west side of Centennial Circle immediately north of 5985 Centennial Circle, Boone County, Kentucky. The request is for a Change in Concept Development Plan to allow a pizza restaurant in a Commercial Services/Planned Development (C-3/PD) zone.

Dear Mr. Peter:

The following represents the conditions of approval as agreed to by the Boone County Planning Commission's Zone Change Committee. If you, as the owner, agree to the following conditions, please indicate so by signing the space provided below. Please return this signed letter to the Boone County Planning Commission office by 5:00 P.M., on February 20, 2001.

Conditions

1. The Connector Road that is shown on the Concept Development Plan must be publically dedicated and be built to County specifications. This is responsibility of WACO Oil Co. EAP.
2. The curb cut that is shown on the Connector Road must be within 85' feet of the rear property line.
3. The building will be designed so that the loading and receiving area is on the eastern elevation.
4. The business will be permitted to have its own monument sign. The sign will be permitted to be 8 feet tall and 70 square feet in size. The base and supports will be required to match the building.

Sincerely,

Todd K. Morgan

Todd K. Morgan
Planner

TKM\pr

I, Ed Peter, hereby agree to the listed conditions of approval for a Change in Concept Development Plan for a 1 acre site located on the west side of Centennial Circle immediately north of 5985 Centennial Circle, Boone County, Kentucky.

Edward Peter J

Mr. Ed Peter

2/19/01

Date

APPLICATION FORM

CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION

RECEIVED
AUG - 4 2015
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 Kentucky Fried Chicken
3. Location of Project 5975 Centennial Circle, Burlington Ky
4. Total Acreage of Site 1.1086
5. Current Zoning C-3PD
6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable) N/A
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) N/A
8. Proposed Uses (please specify each use) Kentucky Fried Chicken restaurant with a Drive thru window
9. Proposed Building Intensities (please specify) sq ft bldg ÷ sq. ft of lot
10. Have you submitted a Concept Development Plan? in process
11. Are you also applying for:
    - NO Conditional Use Permit
    - NO Dimensional Variance
12. Name of Applicant(s) Bruce Bagshaw
    Phone Number 937-402-7410 Fax No. 937-393-9956 E-Mail bruce@bagshaw.us
13. Address of Applicant(s) PO Box 826
    Hillsboro (City) Ohio (State) 45133 (Zip)
14. Name of Property Owner(s) Charles & Barbara Sutton
    Phone Number 859-331-1550 Fax No. ____ E-Mail ____
15. Address of Property Owner(s) 2220 Dominion Rd
    Fort Mitchell (City) Ky (State) 41017 (Zip)
16. Are there any existing buildings on the site? yes
    How many? 1
17. Deed Book 883 Page No. 646 Group No. 2026

(over)

EXHIBIT
"B"

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Kim Patton, Chairman

DATE: October 7, 2015

RE: Request of **Bruce Bagshaw (applicant)** for **Charles Sutton and Barbara Sutton (owners)** for a Change in an Approved Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) zone for a 1.1086 acre site located at 5975 Centennial Circle, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow a drive-through restaurant.

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 concluded that the request is in agreement with the Boone County Comprehensive Plan for the following reasons:

   A. The Boone County Comprehensive Plan's 2035 Future Land Use Map designates the site for commercial uses. This future land use classification is defined as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

   B. The proposal is in general agreement with the following passage from the Business Activity Element:

      Many problems with the location and arrangement of commercial uses have emerged, especially along the KY 18 and U.S. 42 corridors. Commercial developments along KY 18 and U.S. 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. A mix of commercial, office, and residential uses, along with limited access, should be encouraged along KY 18. Along the entire KY 18 corridor east of Burlington, there are traffic congestion problems that can be worsened by adding commercial access points (Recommended Areas of Commercial Activity, pp. 67-70).

   C. The project is in agreement with the following Goals and Objectives from the 2010 Boone County Comprehensive Plan:

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

- Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe and effective access and ample parking spaces (Business Activity, Retail and Office Objectives).

The Committee determined that the proposal is in agreement with the Business Activity text and Goals and Objectives outlined above. The proposed Kentucky Fried Chicken is replacing an existing sit down restaurant, will serve the existing and future population of the area, and will be compatible with the surrounding area. The County Engineer also indicated that he no issues with the proposal.

2. The proposal in agreement with the following Planned Development Standards:

   A. Mixed Use Orientation and Pedestrian Orientation: This standard states that Planned Developments shall have a pedestrian orientation.

      The revised Concept Development Plan shows that a sidewalk connection is being provided between the building and Delaware Crossing.

   B. Landscaping: This standard states that substantial landscaping shall be provided in Planned Developments with emphasis given to streetscape areas and buffer zones.

      The Concept Development Plan shows that the perimeter landscaping will be enhanced and comply with code.

   C. Architecture: This standard states that a consistent architectural theme shall be provided in Planned Developments. The theme shall relate to existing structures on the project site and adjacent sites.

      The applicant provided updated building elevation drawings and renderings at the September 16, 2015 Zone Change Committee Meeting. These drawings show that the building will be constructed predominately with brick.

3. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of the Boone County Comprehensive Plan and Planned Development Standards, which are found in Section 1514 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 applicant and property owners have signed a letter demonstrating agreement with these conditions.

CONDITIONS

1. Unless modified by other conditions below, the approval is based on the following drawings:

   A. September 16, 2015 Concept Development Plan.

B. September 16, 2015 building elevations drawings, renderings, and brick color brochures.

C. September 16, 2015 sign drawings.

D. August 6, 2015 landscaping plan.

2. Additional landscaping and/or fencing shall be provided in the island between the cooler and drive through lane to screen the cooler from Delaware Crossing.

3. The parapet walls shall be tall enough to screen all roof mounted mechanical units from public view.

4. The "Made the Hard Way" building mounted stamp located next to drive through shall not be permitted.

5. The landscape plantings in the perimeter buffer yards shall be brought into compliance with the Boone County Zoning Regulations.

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. Greg Breetz
Mr. Kim Bunger, Secretary/Treasurer
Mr. Mike Ford, Vice Chairman
Ms. Lori Heilman
Mr. Mark Hicks
Mr. Jim Longano
Mr. Kim Patton
Ms. Lisa Reeves
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mrs. Janet Kegley
Mr. Don McMillian
Mr. Charlie Reynolds

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Mitchell A. Light, Asst Zoning Administrator, ZEO
Mr. Todd K. Morgan, AICP, Senior Planner

Chairman Rolfsen called the Public Hearing to order at 7:45 P.M. and introduced the second item on the Agenda:

CHANGE IN CONCEPT DEVELOPMENT PLAN - Todd Morgan, Staff

2. Request of **Bruce Bagshaw (applicant)** for **Charles Sutton and Barbara Sutton (owners)** for a Change in an Approved Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) zone for a 1.1086 acre site located at 5975 Centennial Circle, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow a drive-through restaurant.

Staff Member, Todd Morgan, presented the Staff Report, which included a PowerPoint presentation (see Staff Report). He stated that the site is 1.1086 acres in size. It is the former U.S. Diner site. It was originally constructed as Hometown Pizza. The request is for a Change in an Approved Concept Development Plan to allow a KFC restaurant with a drive-through. The Drive through would accommodate 8 vehicles. The majority of the existing parking lot would remain and be repaved. Fifty parking spaces are shown on the lot. Mr. Morgan referred to the building elevations. The majority of the building will be EIFS and the bottom of it will be brick. The entrance is planned to be multi-color. A landscaping plan was submitted with the request to meet the current zoning regulations. The applicant will try to maintain the existing buffer in the rear of the lot in order to obtain credit and not having to plant additional plantings. The site is currently zoned Commercial Services/Planned Development (C-3/PD) and is subject to an approved Concept Development Plan for a restaurant dating back to 2000. Mr. Morgan showed photographs of the site and adjoining properties. There are no comments regarding the plan from the County Engineer since the applicant is utilizing the existing access points. There are no sidewalks along Centennial Drive. However, there are sidewalks along Delaware Crossing. The Future Land Use Map forecasts the site to be Commercial.

In terms of Staff comments, Mr. Morgan recommends that the applicant construct a sidewalk connection to the existing public sidewalks on Delaware Crossing. Regarding landscaping, the north buffer yard needs to be analyzed more closely to verify the existing vegetation is a minimum of 10 feet wide along the entire property line. Regarding architecture, Commercial developments should have a solid appearance, such as could be achieved with brick, stone and architectural grade cast concrete products designed to replicate natural materials. The proposed building does not comply with this requirement in the Planned Development (PD) zone. A waiver of this standard is being requested. The proposed building elevations show that the building will be constructed predominately with EIFS. This Planned Development (PD) standard was updated during the 2008 Zoning Update (after Hometown Pizza was constructed). The Kona Ice (former Plapp's) building and recent McDonald's redesign comply with this standard. Staff recommends that more brick, tile, split face block, etc. be incorporated into the building design so the building better complies with this standard. Staff would like the applicant to confirm if the parapet walls will be high enough to screen any roof mounted equipment. The applicant made Staff aware that this building prototype has been constructed in Louisville, Kentucky. Staff would like the applicant to provide pictures of this store. Signage shall visually correlate to the planned architectural theme by the use of consistent design details, materials and colors. The red and white alternating pattern is considered signage based upon the current zoning regulations. Staff has requested more details about the proposed signage in order to compute sign sizes relative to what is permitted. Mr. Morgan identified all the sign areas and issues on page 6 of the Staff Report. Waivers of these regulations are being requested by the applicant.

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

Mr. Bruce Bagshaw, applicant, distributed a handout showing the proposed building materials and signage (see Exhibit A). He stated that he is the store franchise owner and owns four stores in Northern Kentucky and several in Ohio. He is a second generation franchisee. A Kentucky Fried Chicken store is needed in Burlington so people don't have to drive to U.S. 42 in Florence to get chicken. The building prototype is so new that there is only one in Louisville and Las Vegas. It is called the American Showman and buildings are being retro fitted. Yum Brands is offering an incentive program to retro fit older stores in 2016/2017 and this prototype will be viewed nationally. The proposed tower on the west side of the building is a "must have" but the other building elevations are negotiable.

At this time, Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request?

Seeing no one, Chairman Rolfsen asked if any of the Planning Commission Members had any questions or comments?

Mr. Schwenke noted that the applicant has a lot of signage and material issues. He asked if the applicant was open to working with the Planning Commission to have the building fit in better with the community? Mr. Bagshaw responded yes and he has spoken with some KFC officials and there are some fall back options. He stated that he is willing to work with the Planning Commission. It is a national prototype building.

Mr. Ford asked how many customers can fit inside the proposed building? Mr. Bagshaw replied there is adequate parking for the number of seats. Chairman Rolfsen asked if the proposed site would include a Long John Silvers' restaurant? Mr. Bagshaw responded that the proposed building is a KFC restaurant only. Yum Brands has spun off Long John Silvers and A&W Root Beer. Yum Brands is keeping KFC, Pizza Hut and Taco Bell as stand alone restaurants.

There being no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on September 16, 2015 at 5:00 P.M. in this room. This item will be on the Agenda for the Business Meeting on October 7, 2015 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 7:59 P.M.

APPROVED:

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director

Exhibit A Building and sign material and colors for KFC

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Kim Patton, Chairman

DATE: September 16, 2015

CHANGE IN CONCEPT DEVELOPMENT PLAN - Kim Patton, Chairman, Todd Morgan, Staff

2. Request of **Bruce Bagshaw (applicant)** for **Charles Sutton and Barbara Sutton (owners)** for a Change in an Approved Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) zone for a 1.1086 acre site located at 5975 Centennial Circle, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow a drive-through restaurant.

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.

Bagshaw/Sutton
September 16, 2015

Randy Bessler

For Project ✓ Absent ____
Against Project ____
Abstain ____ Deferred ____

Kim Patton, Chairman

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

For Project ✓ Absent ____
Against Project ____
Abstain ____ Deferred ____

Mark Hicks (Alternate)

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

TOTAL: ____ **DEFERRED** ____ **FOR PROJECT** ____ **ABSENT**

____ **AGAINST PROJECT** ____ **ABSTAIN**

SUPPORTING INFORMATION

BOONE COUNTY PLANNING COMMISSION

www.boonecountyky.org/pc
www.boonecountygis.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@boonecountyky.org

RECEIVED
SEP 29 2015
BOONE COUNTY
PLANNING COMMISSION

September 21, 2015

Mr. Bruce Bagshaw
P.O. Box 826
Hillsboro, OH 45133

RE: Request of **Bruce Bagshaw (applicant)** for **Charles Sutton and Barbara Sutton (owners)** for a Change in an Approved Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) zone for a 1.1086 acre site located at 5975 Centennial Circle, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow a drive-through restaurant.

Dear Mr. Bagshaw:

The following represents the conditions of approval for the above referenced application. The current property owners and you need to sign the appropriate lines on the last page of this letter if you agree with the conditions. Please return this letter to the Boone County Planning Commission by October 5, 2015.

CONDITIONS

1. Unless modified by other conditions below, the approval is based on the following drawings:

   A. September 16, 2015 Concept Development Plan.

   B. September 16, 2015 building elevations drawings, renderings, and brick color brochures.

   C. September 16, 2015 sign drawings.

   D. August 6, 2015 landscaping plan.

2. Additional landscaping and/or fencing shall be provided in the island between the cooler and drive through lane to screen the cooler from Delaware Crossing.

3. The parapet walls shall be tall enough to screen all roof mounted mechanical units from public view.

4. The "Made the Hard Way" building mounted stamp located next to drive through shall not be permitted.

5. The landscape plantings in the perimeter buffer yards shall be brought into compliance with the Boone County Zoning Regulations.

Sincerely,

Todd K. Morgan, AICP
Senior Planner, Zoning Services

Attachments

TKM\tlb

AGREEMENT

I, Bruce Bagshaw , do hereby agree to the listed conditions of approval for the Change in Approved Concept Development Plan application which is described on the first page of this letter.

Mr. Bruce Bagshaw, Applicant — Date 9/29/15

I, Charles Sutton, do hereby agree to the listed conditions of approval for the Change in Approved Concept Development Plan application which is described on the first page of this letter.

Mr. Charles Sutton, Property Owner — Date 9/29/2015

I, Barbara Sutton, do hereby agree to the listed conditions of approval for the Change in Approved Concept Development Plan application which is described on the first page of this letter.

Mrs. Barbara Sutton, Property Owner — Date 9-29-15

3
EAB

After recording, please return to:

RETURN TO: ARNZEN, WENTZ, MOLLOY, LABER & STORM P.S.C.
600 Greenup Street, P.O. Box 472
Covington, Kentucky 41012-0472
Phone: 859/431-6100

GROUP NO. 4225

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **EDWARD H. PETER, JR. and MARY HELEN PETER, husband and wife,** whose mailing address is 704 Spring Meadow Drive, Lexington, Kentucky 40504, for and in consideration of SIX HUNDRED FIFTY THOUSAND and 00/100 ($650,000.00) DOLLARS and pursuant to an Exchange (IRC 1031) Agreement dated September 13, 2004, paid by the Grantees herein, the receipt of which is acknowledged, do bargain, sell, and convey to: **CHARLES S. SUTTON and BARBARA L. SUTTON, husband and wife,** for and during their joint and natural lives with the remainder in fee simple to the survivor of them, their heirs and assigns, the following described Real Estate, to-wit:

PROPERTY ADDRESS :	5975 Centinnial Circle Burlington, Kentucky 41005
GRANTEE MAILING ADDRESS:	1961 Diane Drive Ft. Mitchell, Kentucky 41011

Being all of Lot 4, Section 6, Centennial Plaza Subdivision, as shown on Plat at CAB 4, Slide 100 of the Boone County Clerk's office at Burlington, Kentucky.

ORDINANCE 2015 - 18

AN ORDINANCE RELATING TO THE BOONE COUNTY FISCAL COURT APPROVING, WITH CONDITIONS, A REQUEST OF BRUCE BAGSHAW (APPLICANT) FOR CHARLES SUTTON AND BARBARA SUTTON (OWNERS) FOR A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL SERVICES/PLANNED DEVELOPMENT (C-3/PD) ZONE FOR A 1.1086 ACRE SITE LOCATED AT 5975 CENTENNIAL CIRCLE, BOONE COUNTY, KENTUCKY.

WHEREAS, the Boone County Planning Commission received a request for a Change in an Approved Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) zone for a 1.1086 acre site located at 5975 Centennial Circle, 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 conditions, 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 AS FOLLOWS:

Section One

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 conditions, in a Commercial Services/Planned Development (C-3/PD) zone for a 1.1086 acre site located at 5975 Centennial Circle, Boone County, Kentucky. The real estate which is the subject of this approval for a Change in an Approved Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) zone is more particularly described in DEED BOOK 883, PAGE NO. 646 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

Section Two

That as a basis for this approval of a Change in an Approved Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) zone for a 1.1086 acre site located at 5975 Centennial Circle, 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 are marked as "Exhibit A." The Boone County Planning Commission Committee Report recommending approval for this Change is marked as "Exhibit B."

Section Three

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

Adopted this 15th day of December, 2015.

First Reading will be the 17th day of November, 2015.

Second Reading the 15th day of December, 2015. Yes 4 No 0

BOONE COUNTY FISCAL COURT

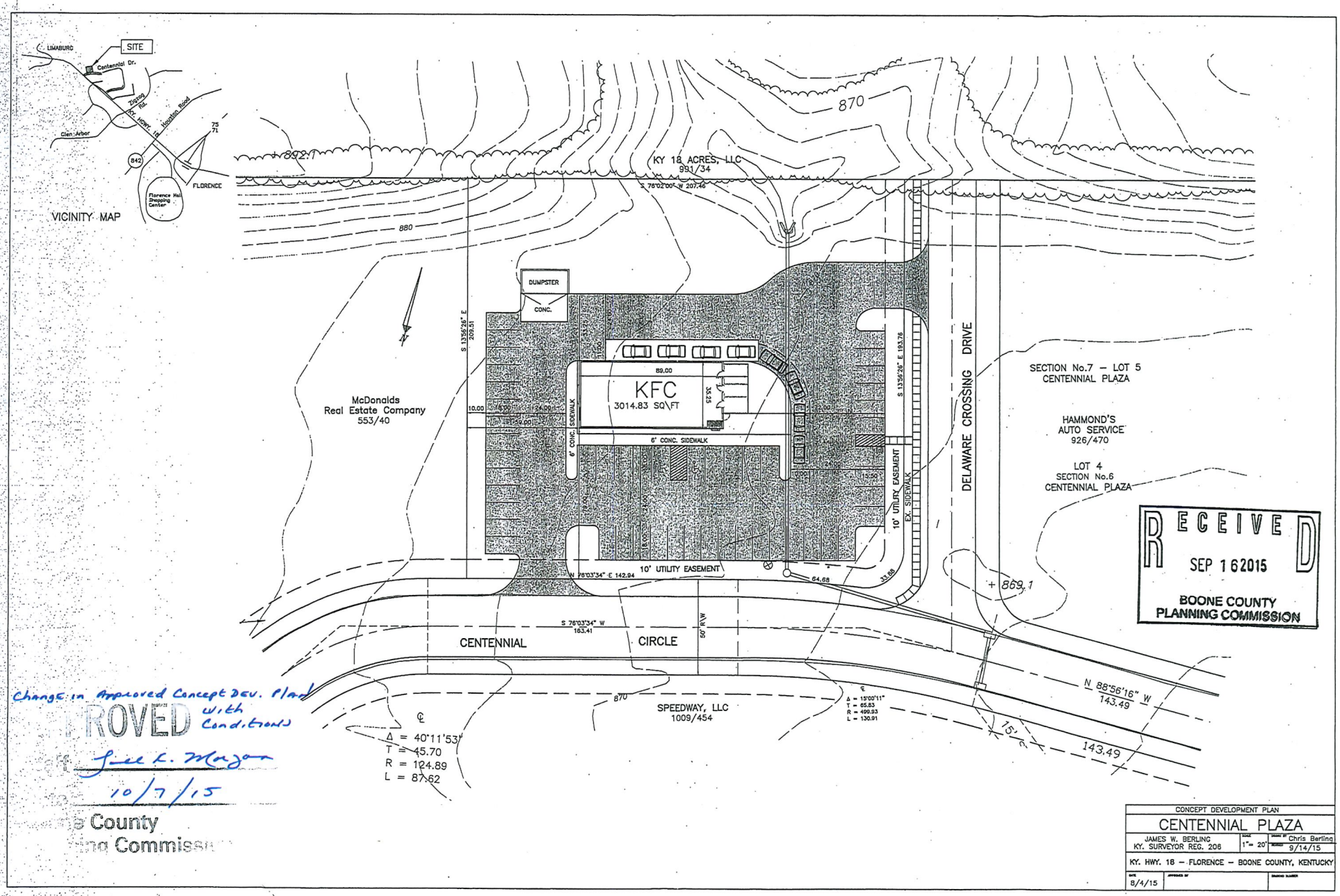
Gary W. Moore

GARY W. MOORE, Judge/Executive
Boone County Fiscal Court

ATTEST:

Sharon Burcham

SHARON BURCHAM,
Fiscal Court Clerk



RECEIVED
SEP 16 2015
BOONE COUNTY
PLANNING COMMISSION

Change in Approved Concept Dev. Plan with Conditions

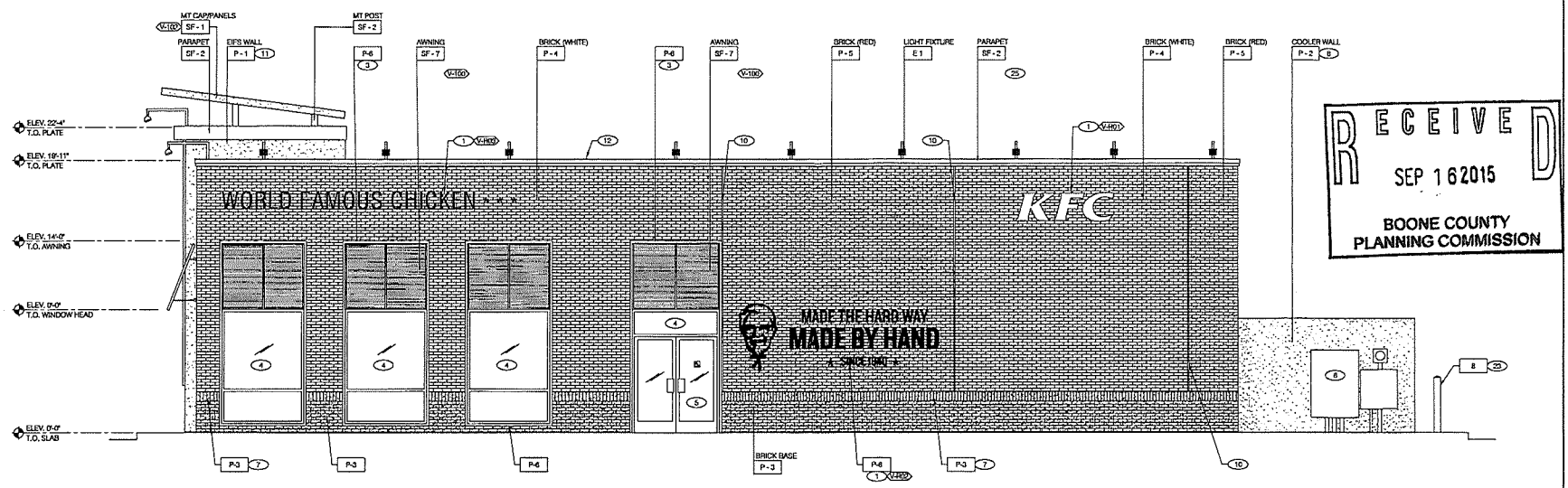
APPROVED

Staff: Jill L. Morgan

10/7/15

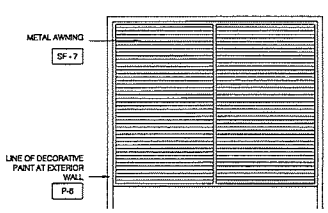
Boone County
Planning Commission

CONCEPT DEVELOPMENT PLAN		
CENTENNIAL PLAZA		
JAMES W. BERLING KY. SURVEYOR REG. 206	SCALE 1" = 20'	DRAWN BY Chris Berling REVISED 9/14/15
KY. HWY. 18 – FLORENCE – BOONE COUNTY, KENTUCKY		
DATE 8/4/15	APPROVED BY	DRAWING NUMBER

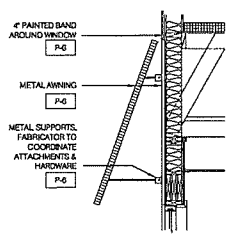


RECEIVED
SEP 16 2015
BOONE COUNTY
PLANNING COMMISSION

RIGHT SIDE ELEVATION 1/4"=1'-0" | A



AWNING ELEVATION N.T.S. | I



AWNING SECTION N.T.S. | G

MISCELLANEOUS
A. SEE SHT A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.
B. SEE SCOPE OF WORK FOR RESPONSIBILITIES.
C. PROVIDE HIGH IMPACT MESH FOR E.I.F.S. FINISH TO A HEIGHT OF 5'-0".
D. THE PAINT COLORS SHOWN ARE COLOR REFERENCES FOR THE E.I.F.S. SUPPLIER
E. E.I.F.S. TEXTURE SHALL BE 'FINE'.

SEALERS (REFER TO SPECS):
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB, DO NOT SEAL SILL @ WINDOWS.
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING & CANOPY/TRELLIS.

*CRITICAL DIMENSIONS:
A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/ BUILDING ELEMENTS DIMENSIONS.

GENERAL NOTES | F

V-XXX	QTY	ITEM DESCRIPTION	ELEC
V-100	8	METAL AWNING	
V-101	1	DRIVE-THRU CANOPY	X
V-102	1	TOWER LID	
		* REQUIRES ELECTRICAL CONNECTION. SEE ELECTRICAL PLANS.	

CANOPY AND BLDG. ACCENT SCHED. N.T.S. | E

(A) BASE THICKNESS - 1 1/2" THICK E.I.F.S.

PROVIDE HIGH IMPACT MESH FOR E.I.F.S. FINISH TO A HEIGHT OF 5'-0".

E.I.F.S. THICKNESS N.T.S. | B

V-XXX	QTY	ITEM DESCRIPTION	TOTAL SQF	ELEC
V-R01	2	KFC LETTERS : 5'-0" X 2'-6" = 22.5 SF	45.0 SF	X
V-R02	1	HORIZONTAL HARD WAY STAMP : 14'-4" X 4'-10 1/2" = 70 SF	70.5 SF	
V-R03	1	WORLD FAMOUSE : 21'-0" X 1'-4" = 28 SF	28.0 SF	
V-L01	1	ROUND HARD WAY STAMP : 5'7 DIA. = 17.7 SF	17.7 SF	
V-F01	1	ORIGINAL RECIPE PANEL : 8'-0" X 18'-0" = 150 SF	150.0 SF	
		GRAND TOTAL SIGNAGE AREA:	317.2 SF	

SIGN SCHEDULE N.T.S. | C

SYMBOL	AREA	MANUFACTURER	COLOR	ALTERNATE MFR.	ALTERNATE COLOR	CONTACT INFORMATION
P-1	EIFS	STO	COLOR MATCH P-5 (RED BRICK)			STO CORP.: CHUCK DUFFIN, 940-894-2092 (PHONE), 940-894-2095 (FAX), CDUFFIN@STOCORP.COM
P-2	METAL DOOR/ COOLER	BENJAMIN MOORE	BLACK HORIZON 2132-30			
P-3	BRICK BASE	GLEN-GREY	BLACK HERITAGE			GLEN-GREY: https://www.glengrey.com/
P-4	BRICK WALL	GLEN-GREY	ASPEN WHITE (W304)			
P-5	BRICK WALL	GLEN-GREY	BALDWIN (RED)			
P-6	SIGN STAMP	BENJAMIN MOORE	BLACK HORIZON 2132-30			
SF-1	METAL PANELS/TRIMS	VENDOR	RED			
SF-2	METAL PANELS/TRIMS	VENDOR	WHITE			
SF-3	DECRATIVE FRAME	VENDOR	COLOR MATCH P-3 (BRICK BASE)			
SF-7	METAL AWNING	VENDOR	RED			
7	STOREFRONT WINDOWS	TBD	CLEAR ANODIZED			
8	PIPE BOLLARDS	STREET SMART	YELLOW - 1/4" THICK PLASTIC COVER (US.POSTMAN.COM) OR EQUAL			

EXTERIOR FINISH SCHEDULE | H

1. BUILDING SIGN, SEE SCOPE OF WORK.
2. DRIVE THRU WINDOW.
3. SEE DETAIL G/A4.0
4. STOREFRONT TYPICAL.
5. DOUBLE DOOR.
6. SWITCH GEAR, PAINT TO MATCH WALL.
7. SOLDIER COURSE
8. WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR.
9. ASSUME D/T LANE SURFACE IS 8" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.
10. CONTROL JOINT
11. EIFS (TYP).
12. PARAPET COPING
13. CO2 FILLER VALVE & COVER.
14. 1/2" EIFS REVEAL JOINT
15. GAS SERVICE.

KEY NOTES | D

MARK D. MCCLUGGAGE AIA, CCS
ARCHITECTURE & DESIGN
1-4 Pts 859-647-9400 Fax 859-834-9414
www.pbsa.com

CONSULTANT'S SEAL

15030.000

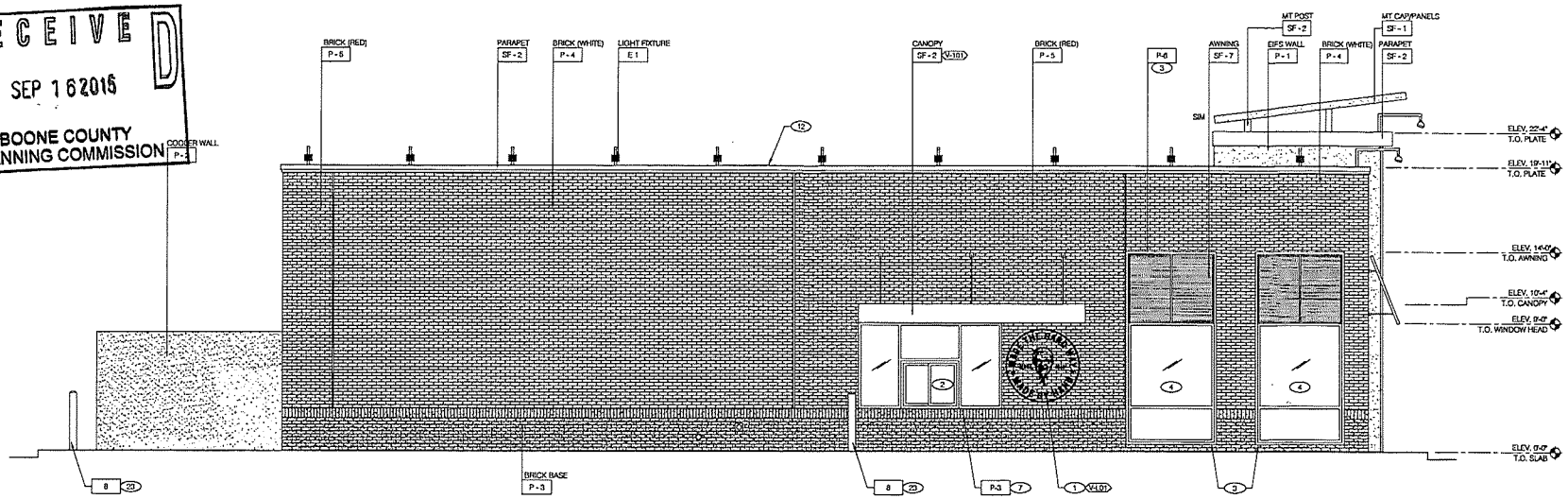
CONTRACT DATE:	XX.XX.15
BUILDING TYPE:	V07
PLAN VERSION:	V07
SITE NUMBER:	XXX-XXX
STORE NUMBER:	XXXXX

KFC
5975 CENTENNIAL CIR
FLORENCE, KY 41042

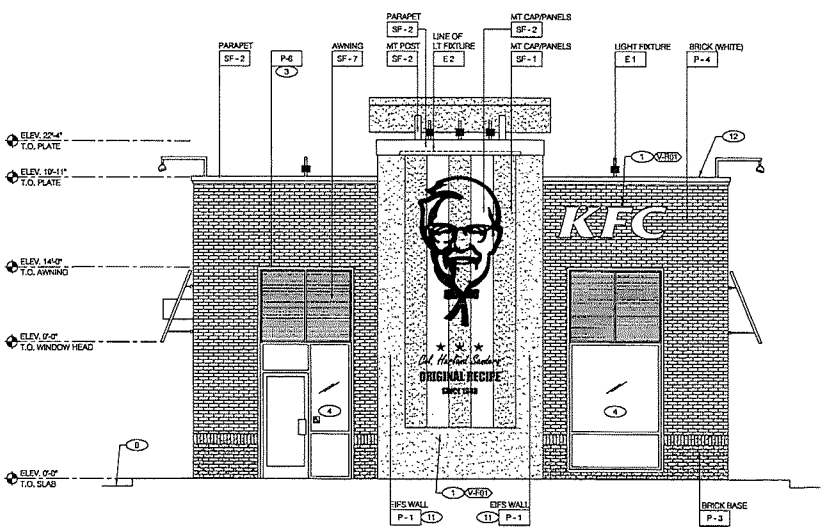
V07
AMERICAN SHOWMAN
EXTERIOR ELEVATIONS

A4.0

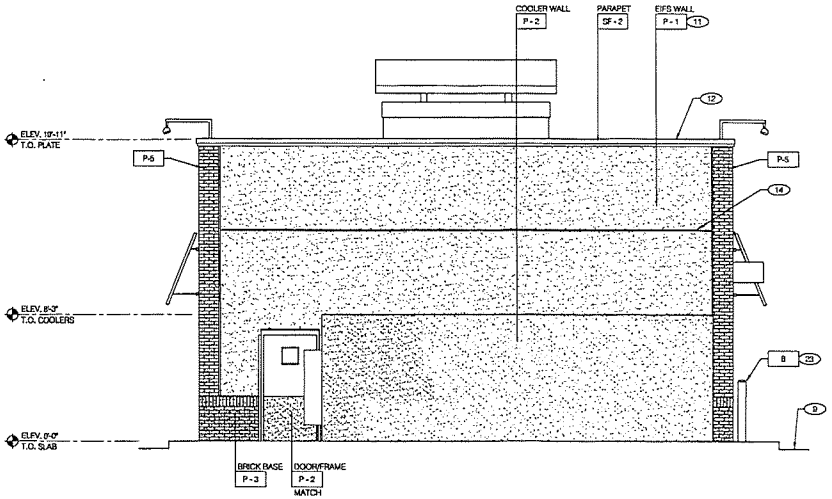
RECEIVED
SEP 16 2015
BOONE COUNTY
PLANNING COMMISSION



LEFT SIDE ELEVATION 1/4" = 1'-0" | A



FRONT ELEVATION 1/4" = 1'-0" | C



REAR ELEVATION 1/4" = 1'-0" | B

MARK D. MCCLUGGAGE AIA, CCS

CONSULTANT'S SEAL

15030.000

CONTRACT DATE:	XX.XX.15
BUILDING TYPE:	V07
PLAN VERSION:	V07
SITE NUMBER:	XXX-XXX
STORE NUMBER:	XXXXX

KFC

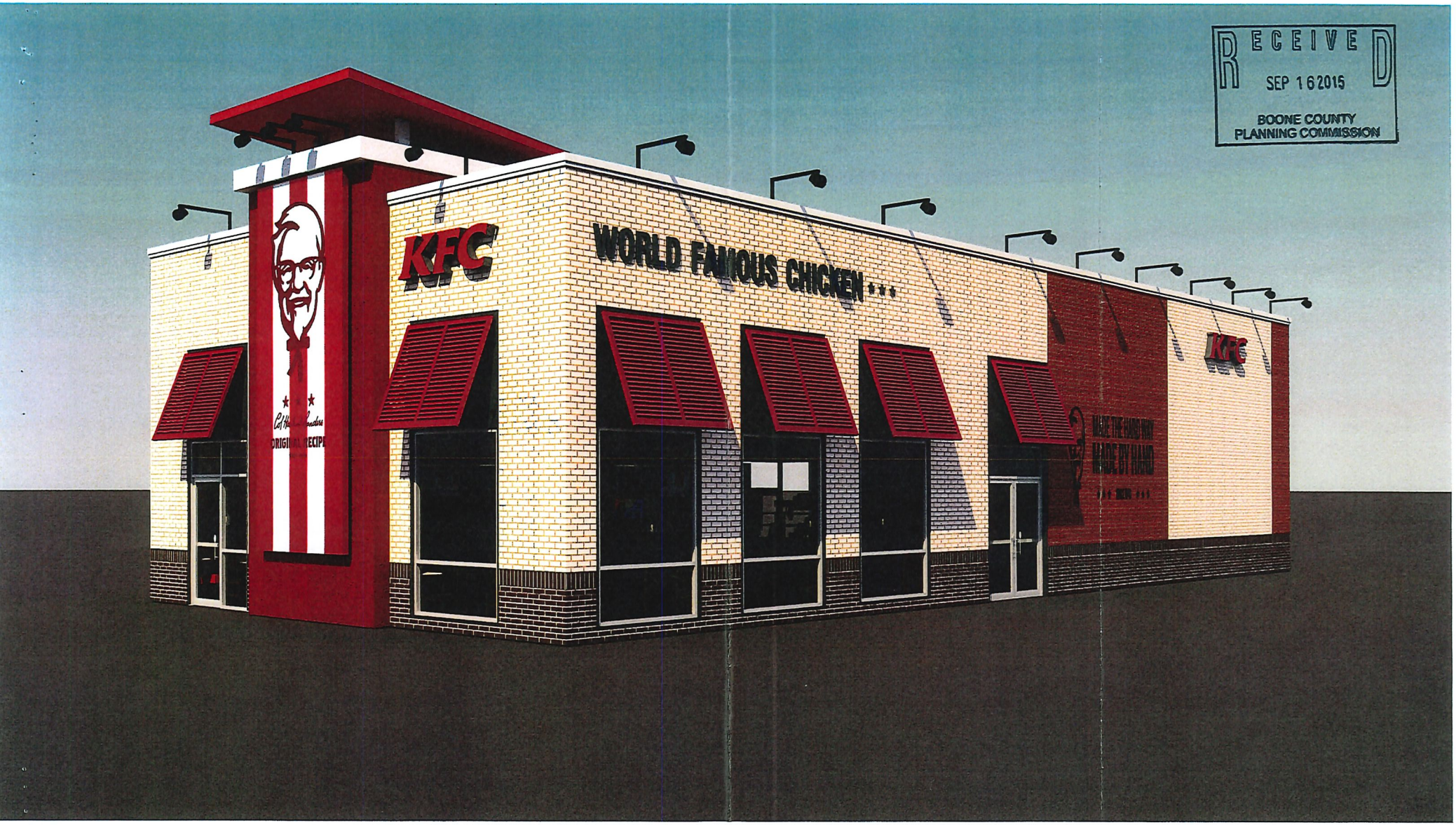
5975 CENTENNIAL CIR
FLORENCE, KY 41042

V07

AMERICAN SHOWMAN

EXTERIOR ELEVATIONS

A4.1



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BOONE COUNTY
PLANNING COMMISSION

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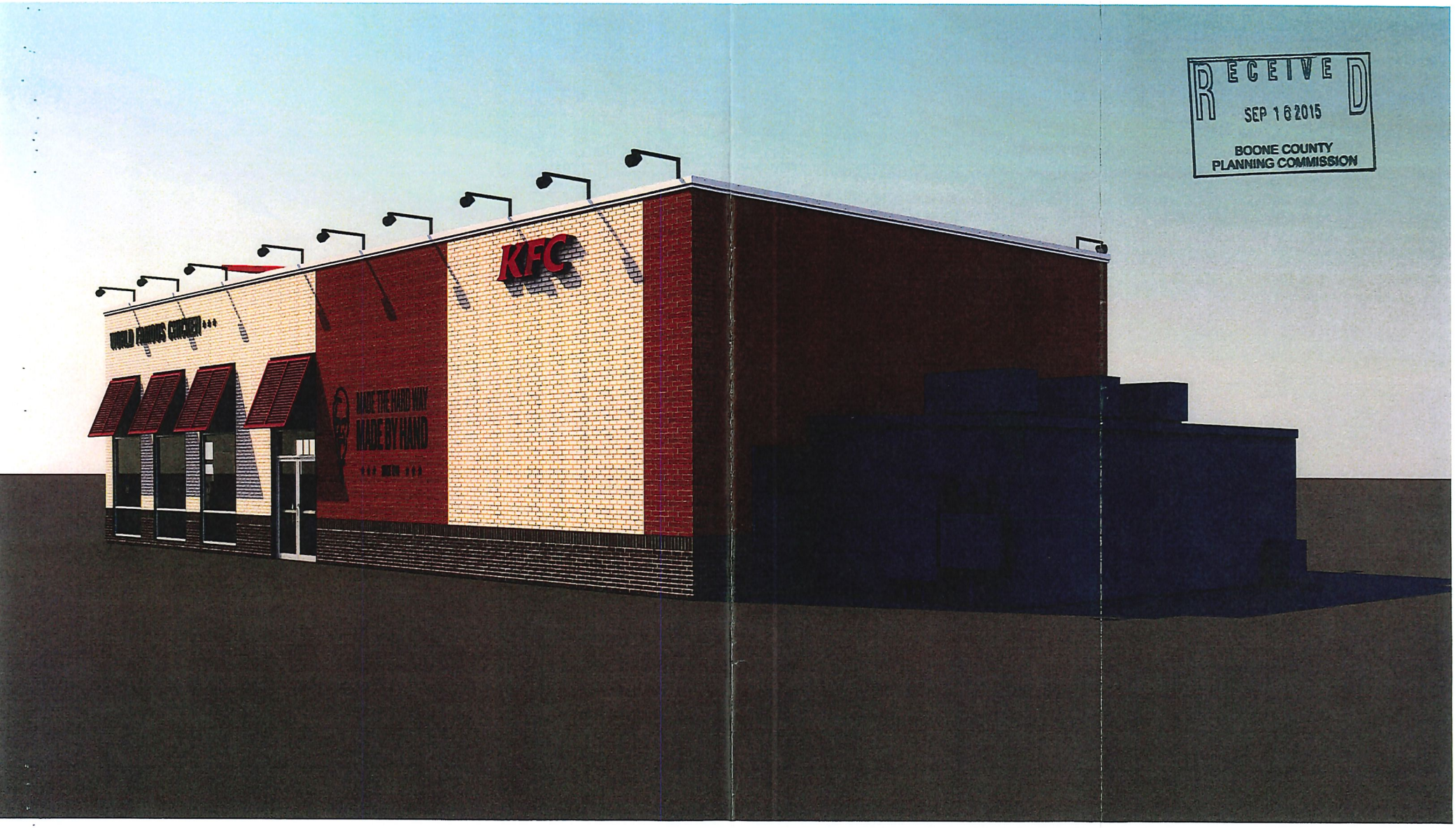
PLANNING COMMISSION



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KFC - 57" round Hard Way stamp

S8-a

V-L01

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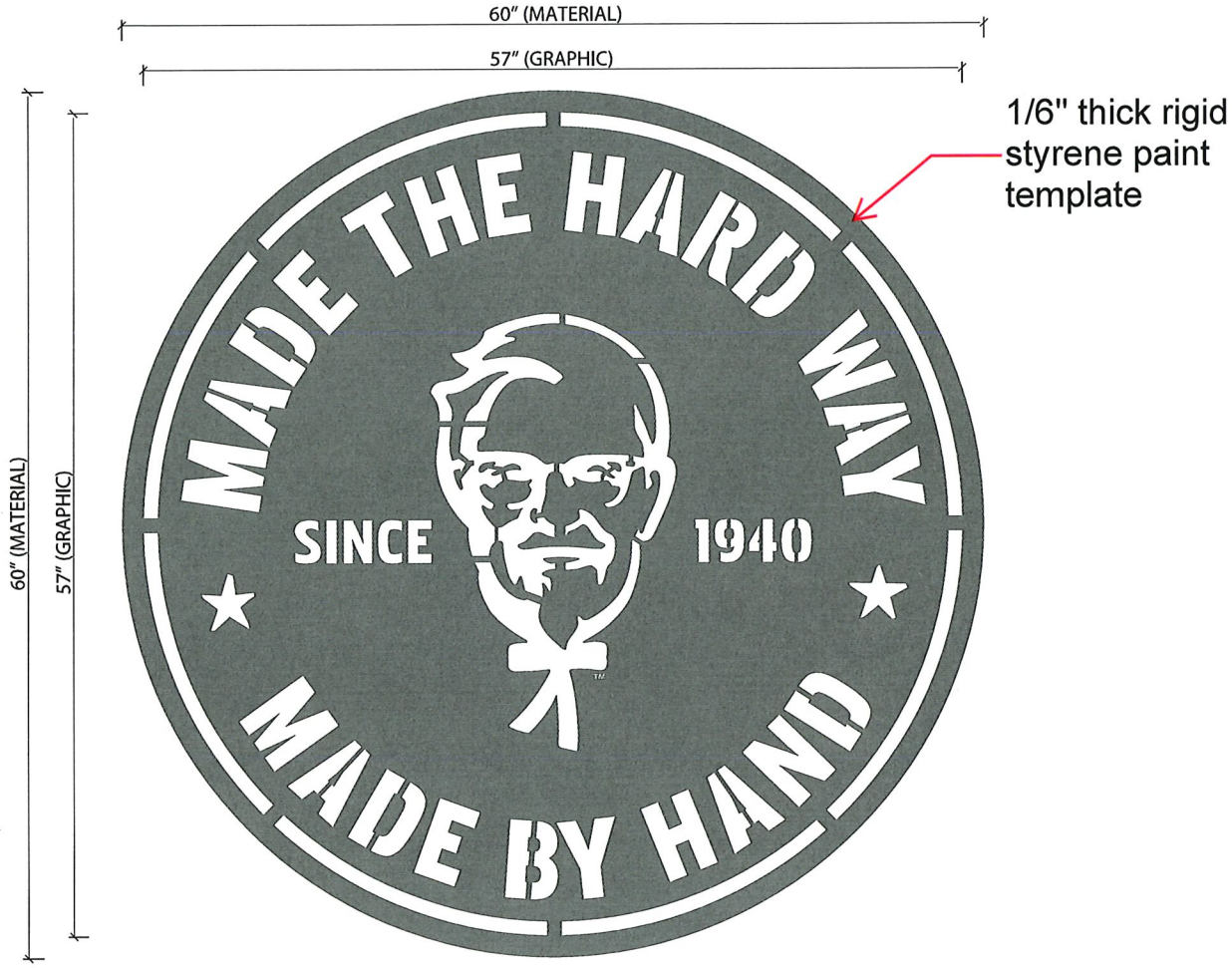
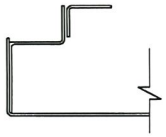
57" DIA. ROUND GRAPHIC - NTS

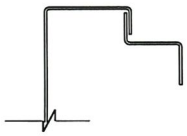


PAINT TEMPLATE - NTS

NOT FOR CONSTRUCTION
JULY 2015



DETAIL "C"
Scale: 1-1/2" = 1'-0"



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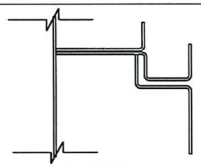
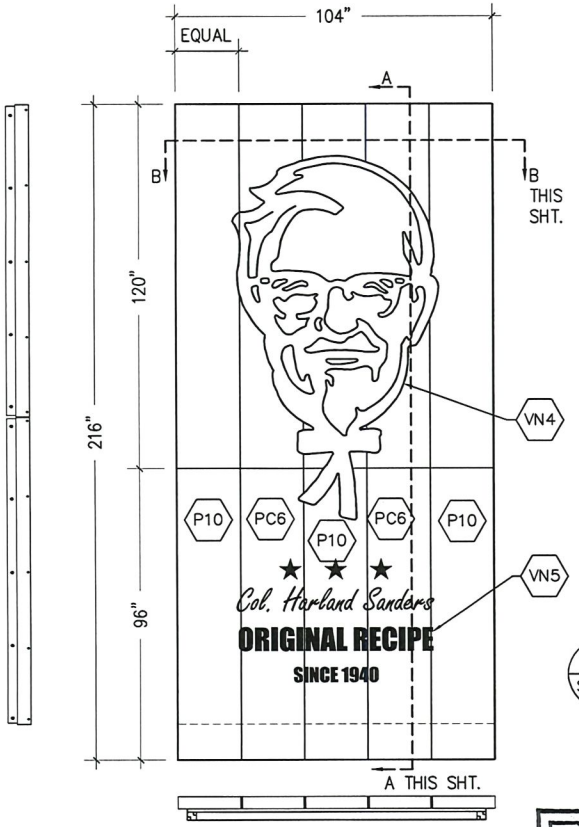
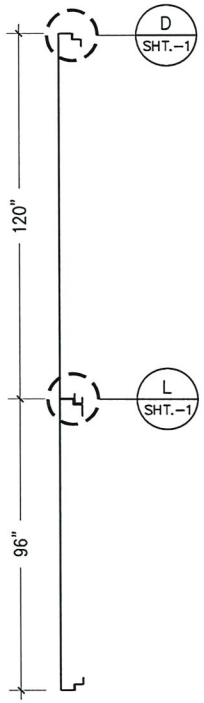


DETAIL "L"
Scale: 1-1/2" = 1'-0"

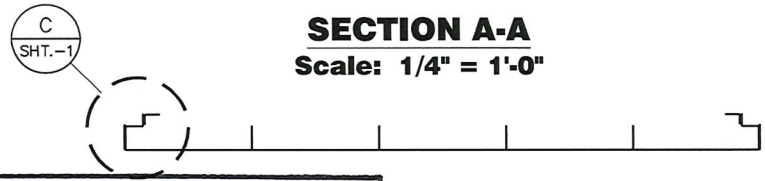
ATTACHMENT METHOD TO BUILDING BY VENDOR. VENDOR RESPONSIBLE FOR STRUCTURAL DESIGN CALCULATIONS.



KFC FULL ALUM. PANEL
Scale: 1/4" = 1'-0"



SECTION A-A
Scale: 1/4" = 1'-0"



SECTION B-B
Scale: 1/2" = 1'-0"

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BOONE COUNTY
PLANNING COMMISSION

BILL OF MATERIALS

TAG	DESCRIPTION
P10	BENJAMIN MOORE 'EXOTIC RED' 2086-10 KYNAR SATIN 631
PC6	POWDER COAT MATCH-BENJAMIN MOORE 'WEDDING VEIL' 2125-70 SATIN 631
VN4	9yr.VINYL-COLONEL MUG-FULL PANEL 3M™ Scotchcal™ ElectroCut™ Graphic Film 7725-20 Matte White 3M™ Scotchcal™ Translucent Film 3632GPS-22 Black Opaque
VN5	9yr.VINYL-ORIGINAL RECIPE-FULL PANEL 3M™ Scotchcal™ Translucent Film 3632GPS-22 Black Opaque

REVISIONS

△	X	XX-XX-XX

TOWER PANEL W/LOGO AND GRAPHICS

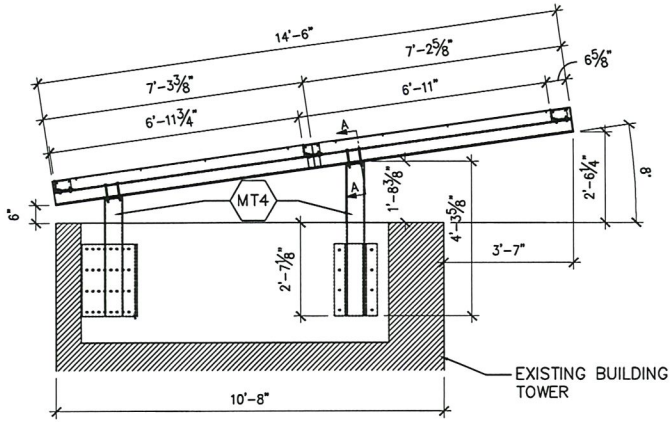
V-F01

AMERICAN SHOWMAN
JUNE 2015

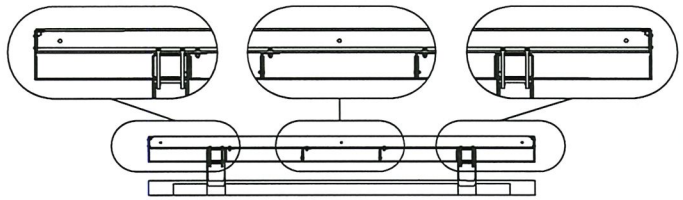
KFC

B1a

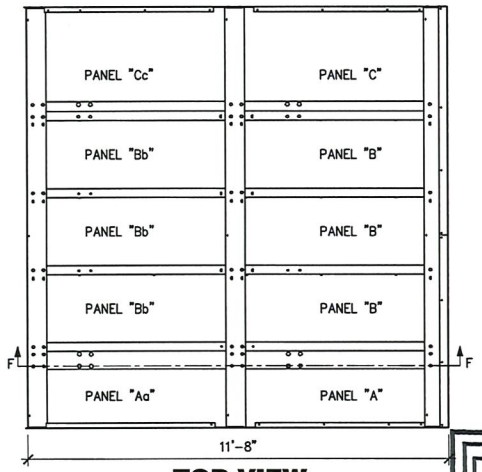
ATTACHMENT METHOD TO BUILDING BY VENDOR. VENDOR RESPONSIBLE FOR STRUCTURAL DESIGN CALCULATIONS.



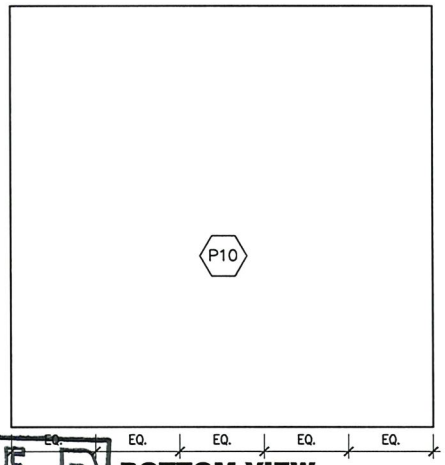
SECTION FF
Scale: 1/4" = 1'-0"



SECTION A-A
Scale: 1/4" = 1'-0"



TOP VIEW
Scale: 1/4" = 1'-0"



BOTTOM VIEW
Scale: 1/4" = 1'-0"

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BOONE COUNTY
PLANNING COMMISSION

BILL OF MATERIALS

TAG	DESCRIPTION
(--)	
MT4	4"x6" STEEL COL.
P10	BENJAMIN MOORE 'EXOTIC RED' 2086-10 KYNAR SATIN 631

REVISIONS

(-)	X	XX-XX-XX

TOWER LID CANOPY

V-102

AMERICAN SHOWMAN
JUNE 2015

KFC

B2

NOTES

1. LED UP LIGHT.

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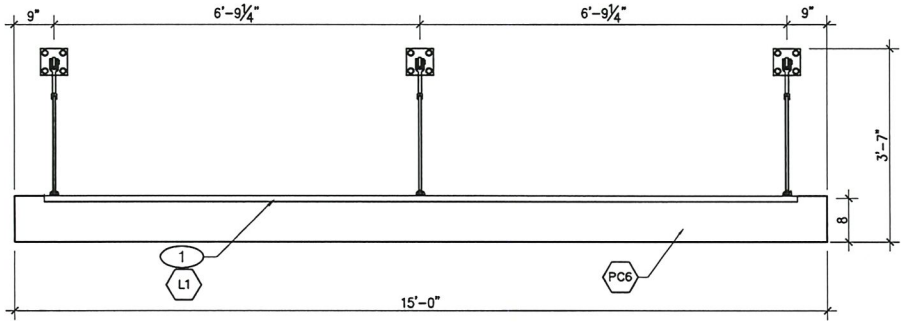
PLANNING COMMISSION



FRONT VIEW
Scale: 3/8" = 1'-0"

BILL OF MATERIALS

TAG	DESCRIPTION
L1	LED
L3	LED
PC6	POWDER COAT MATCH–BENJAMIN MOORE 'WEDDING VEIL' 2125–70 SATIN 631
	ALL LED LIGHTING TO BE FROM TIER 1 VENDORS.

REVISIONS

-		XX-XX-XX

DRIVE THRU CANOPY

V-101

AMERICAN SHOWMAN
JUNE 2015

KFC

B3a

Sheet 1 (of) 2

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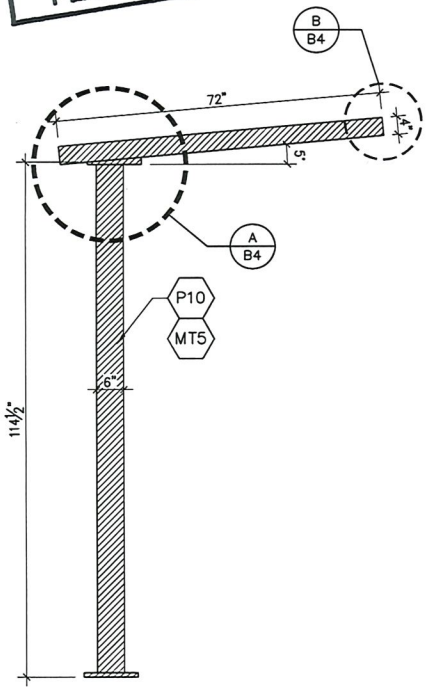
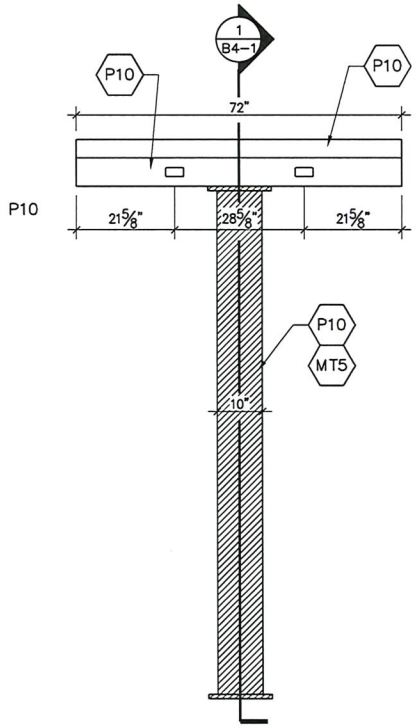
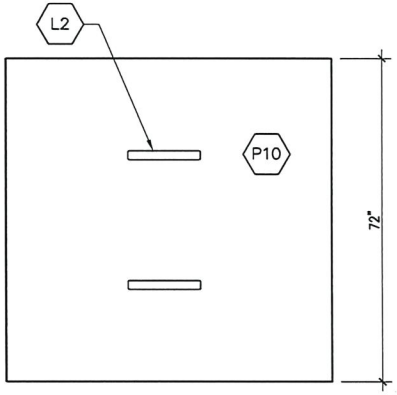
VENDOR RESPONSIBLE FOR STRUCTURAL DESIGN CALCULATIONS.



SIDE VIEW
Scale: 3/8" = 1'-0"



FRONT VIEW
Scale: 3/8" = 1'-0"



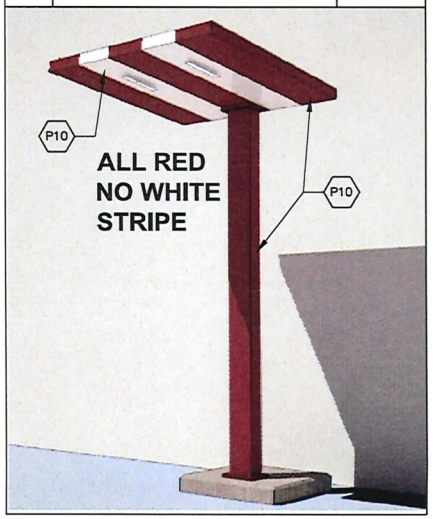
PLAN VIEW
Scale: 3/8" = 1'-0"

BILL OF MATERIALS

TAG	DESCRIPTION
--	
L2	LED LIGHT
MT5	6"x10" COLUMN
MT8	STANDING SEAM METAL ROOF
P10	BENJAMIN MOORE 'EXOTIC RED' 2086-10 KYNAR SATIN 631

REVISIONS

-	X	XX-XX-XX

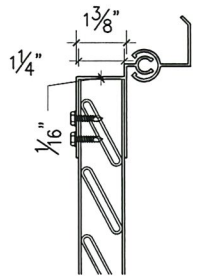


DT-ORDER POINT CANOPY

AMERICAN SHOWMAN
JUNE 2015

KFC

B4



DETAIL "C" - TYP.

Scale: 3" = 1'-0"

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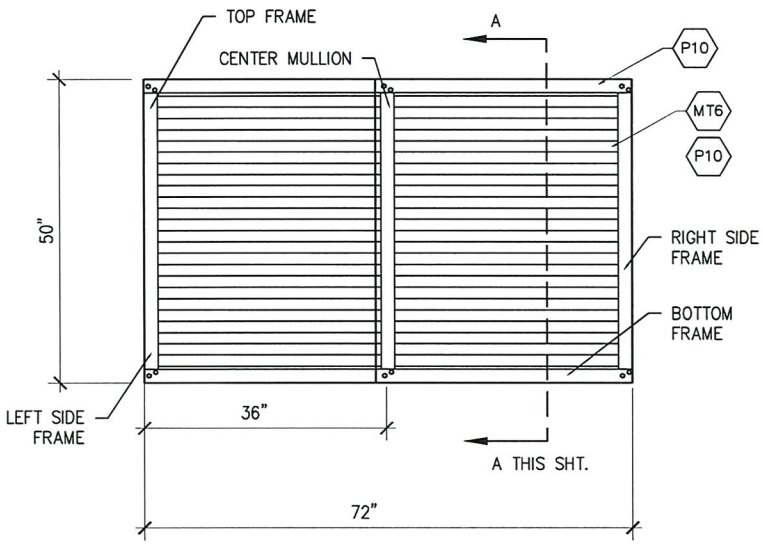
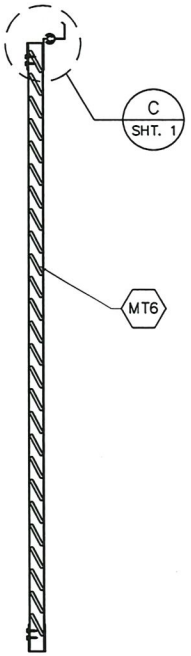


SHUTTER "A"

Scale: 1/2" = 1'-0"



SECTION A-A

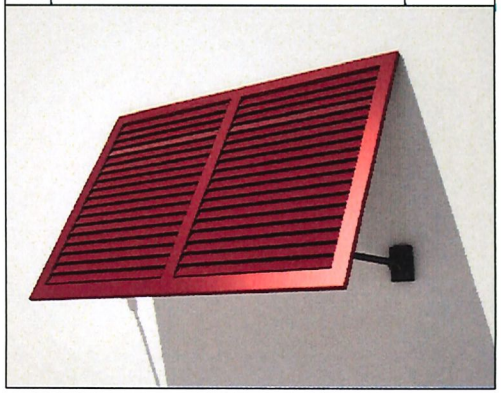
Scale: 1" = 1'-0"

BILL OF MATERIALS

TAG	DESCRIPTION
MT6	3/8"x2" LOUVER BLADE
MT7	1x1x.125 ALUM. SQ. TUBE
P10	BENJAMIN MOORE 'EXOTIC RED' 2086-10 KYNAR SATIN 631
PC1	POWDER COAT - RAL 7015 -SATIN FINISH

REVISIONS

-		XX-XX-XX



SHUTTER AWNING 6'-0"

V-100

AMERICAN SHOWMAN
JUNE 2015

KFC

B5a

Sheet 1 (of) 3

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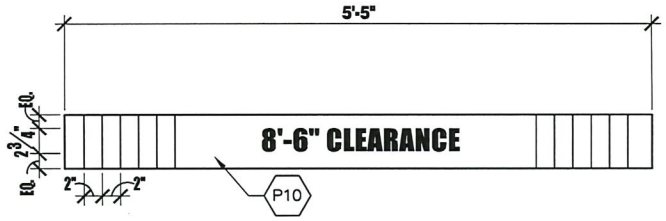
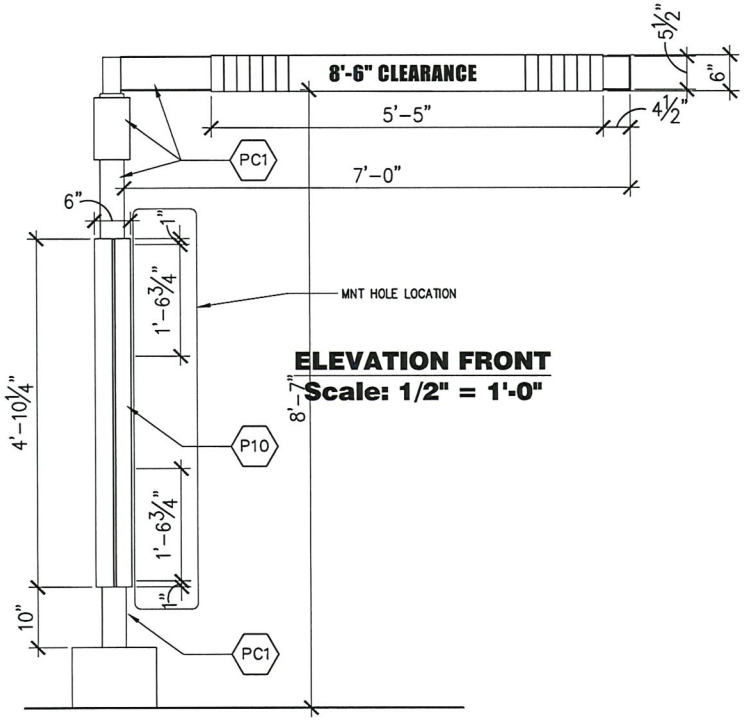
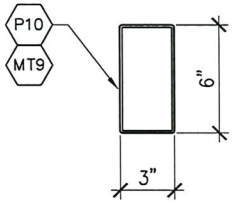


GRAPHIC DETAIL
Scale: 3/4" = 1'-0"



ELEVATION FRONT
Scale: 1/2" = 1'-0"

ELEVATION FRONT
Scale: 1/2" = 1'-0"



GRAPHIC DETAIL SIDE
Scale: 1-1/2" = 1'-0"

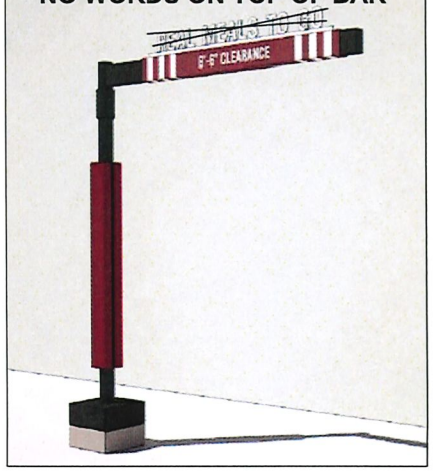
BILL OF MATERIALS

	DESCRIPTION
MT9	3"X6"X 1/8" BREAK FORMED ALUMINUM RECTANGULAR TUBING
P10	BENJAMIN MOORE 'EXOTIC RED' 2086–10 KYNAR SATIN 631
PC1	POWDER COAT - RAL 7015 -SATIN FINISH

REVISIONS

-	X	XX-XX-XX

NO WORDS ON TOP OF BAR

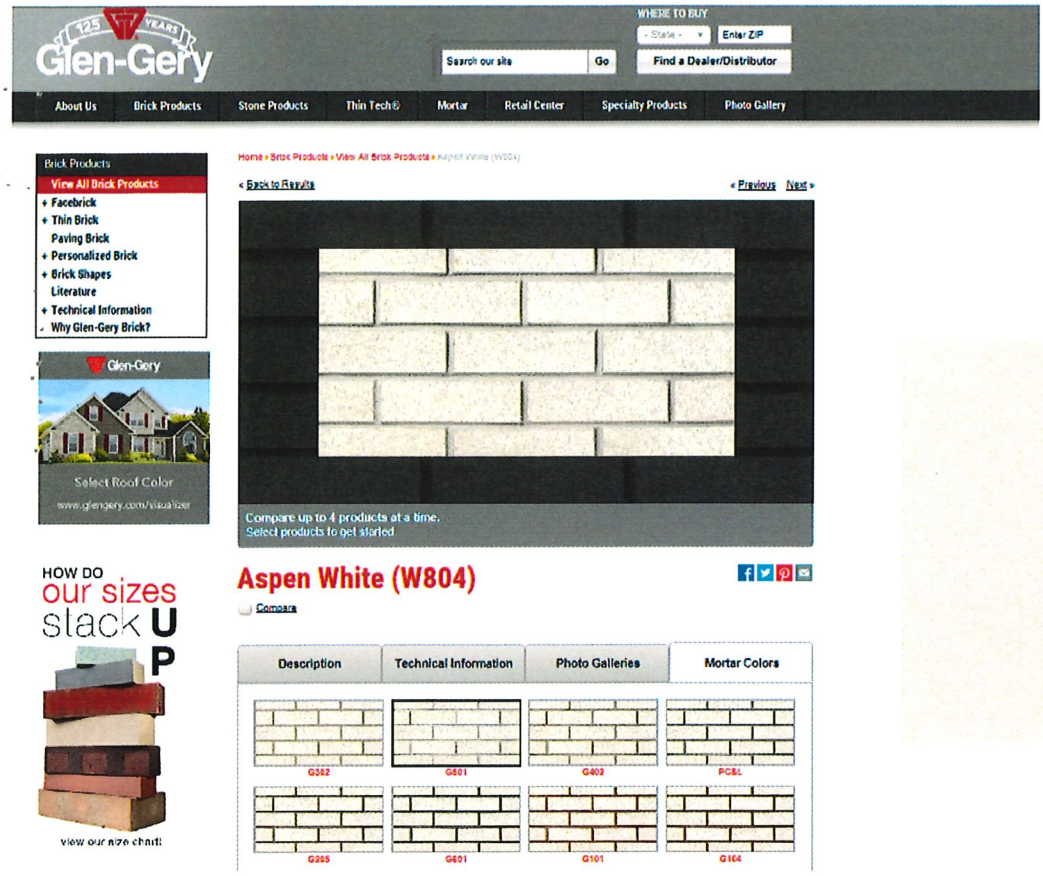


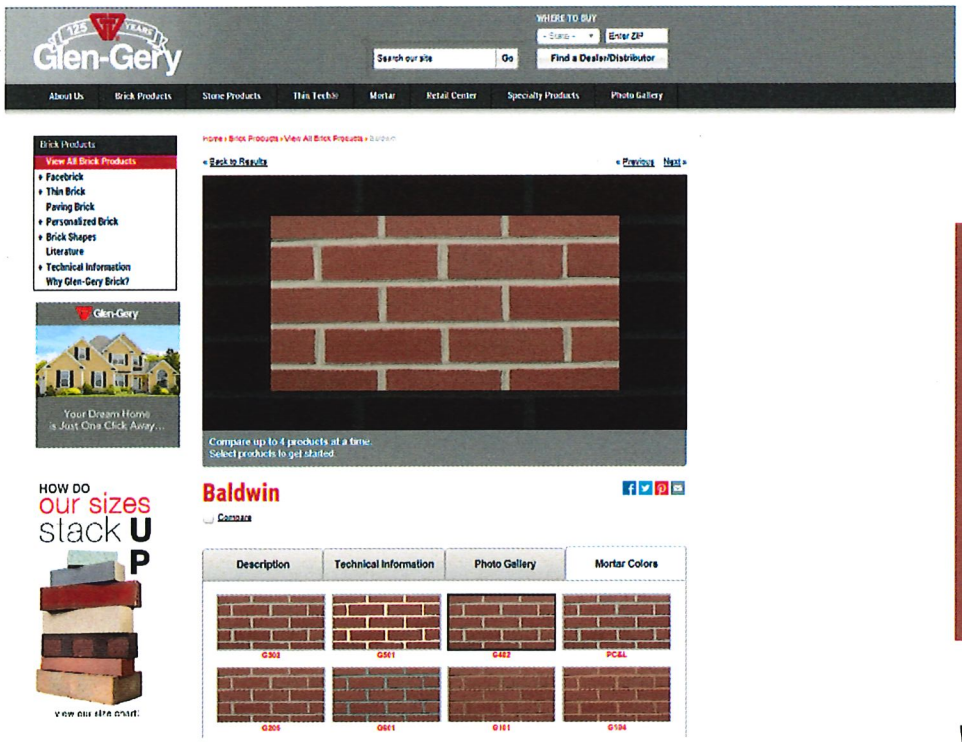
DRIVE THRU CLEARANCE

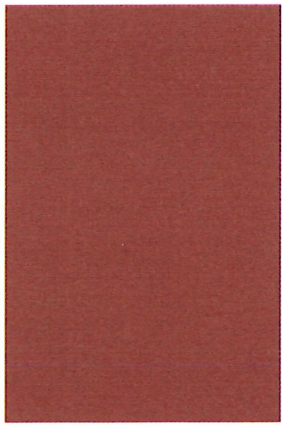
AMERICAN SHOWMAN
JUNE 2015

KFC

B7







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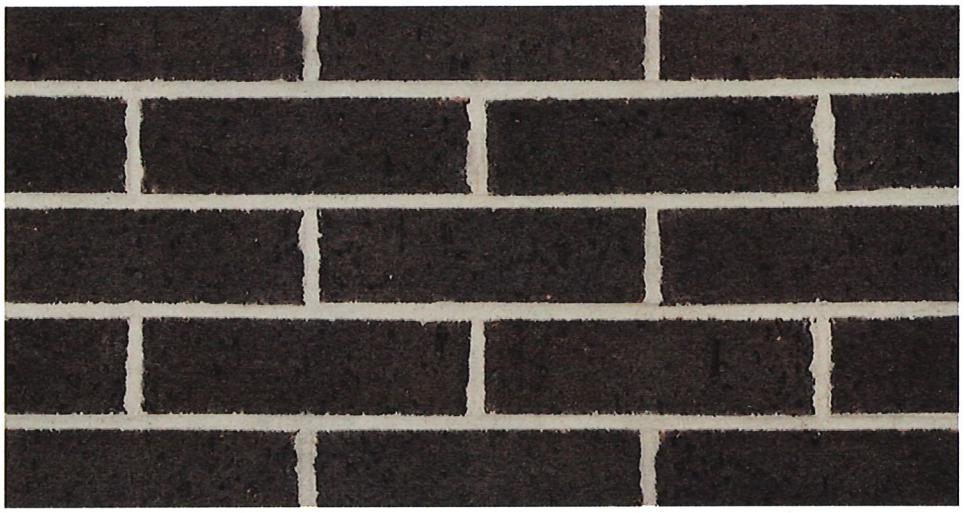
Brick Products

- View All Brick Products
- + Facebrick
- + Thin Brick
- Paving Brick
- + Personalized Brick
- + Brick Shapes
- Literature
- + Technical Information
- Why Glen-Gery Brick?

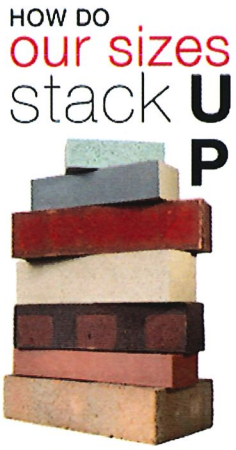
Home ▸ Brick Products ▸ View All Brick Products ▸ Black Heritage

« Back to Results

« Previous Next »



Compare up to 4 products at a time.
Select products to get started.



Black Heritage

Compare

Description | Technical Information | Mortar Colors

Product Information

Type: Facebrick

Color: Black

Style: Extruded

Plant: Iberia

Series/Collection: Heritage Series

General Availability

	T	H	L	
Modular	3-5/8	2-1/4	7-5/8	in
Queen	3	2-3/4	7-5/8	in
Econo	3-5/8	3-5/8	7-5/8	in
Utility	3-5/8	3-5/8	11-5/8	in

Special Order

	T	H	L	
Engineer Modular	3-5/8	2-3/4	7-5/8	in
Norman	3-5/8	2-1/4	11-5/8	in
Saxon	3-5/8	2-1/4	15-5/8	in
Titan	3-5/8	3-5/8	15-5/8	in
Double Titan	3-5/8	7-5/8	15-5/8	in
Viking	3-1/2	1-5/8	15-5/8	in

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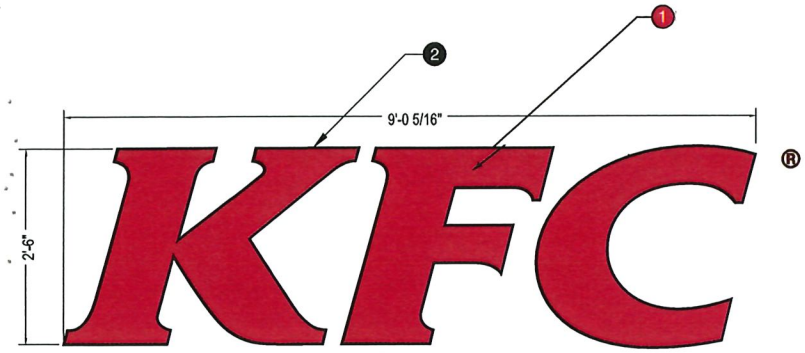
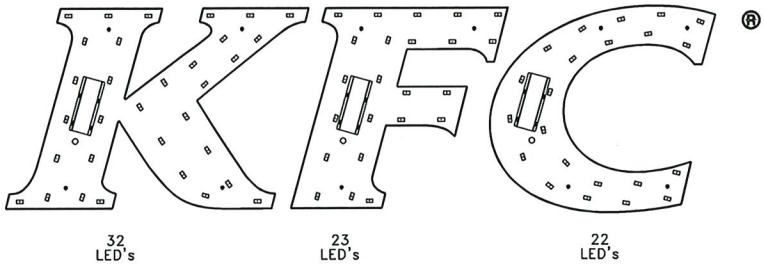
KFC - 30" Channel Letters (red) - 22.5sf

S3-a

V-R01



FRONT ELEVATION



LED LOCATION

DESIGN PARAMETERS:

- **Structural adequacy shall be the manufacturer's responsibility using the following criteria:**
- 110 mph wind speed 3-second gust-Exposure C.
- Attachment may vary based on wall conditions.
- Compliant with national building codes and standards (IBC, UBC, BOCA, AISC, ASCE 7, ACI & Aluminum Design Manual)
- Refer to written documentation for material specifications

KFC- 30" CHANNEL LETTERS Sq. Ft.: 22.56

- .063 alum. back with .040 alum. returns Tiger Drylac RAL 7015, satin
- .150 7328 white acrylic face with 1" grey jewelite trimcap

Electrical: LED

77 Red LED

1

LED modules:	~~(38) 6500K white~~ 1.25W
Power supply:	(3) 60W (.65 amps each)
Amp Load:	1.95 amps/120 volts
Circuits:	(1) 20amp/120 volts

TOTAL LOAD: 1.95 amps - (1) 20 amp circuits 60 HZ

GRAPHIC & COLOR SPECIFICATIONS:

	COLOR	PMS	3M
1	KFC Rich Red	187	3630-53
2	Powder coated, Tiger Drylac RAL 7015, satin finish		

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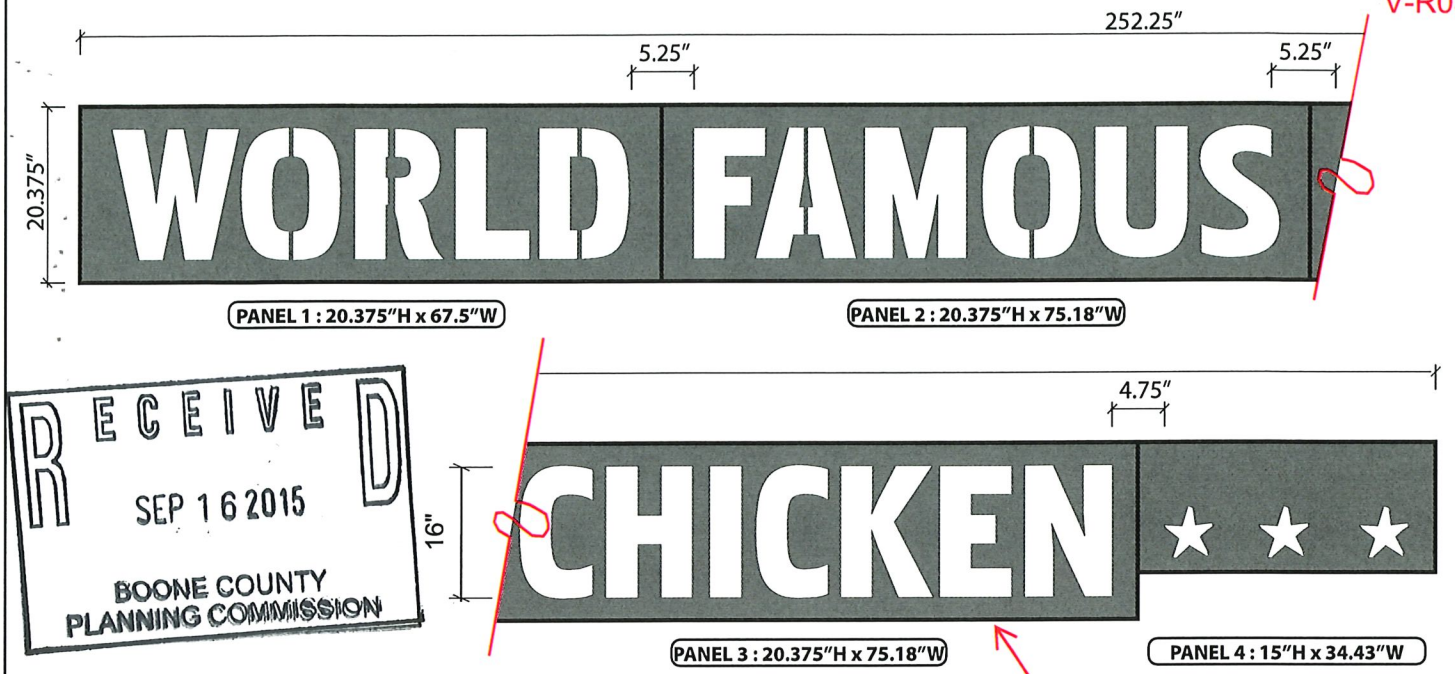
JULY 2015

KFC - 16" Real Meals To Go Letters paint template

S5-b

V-R03



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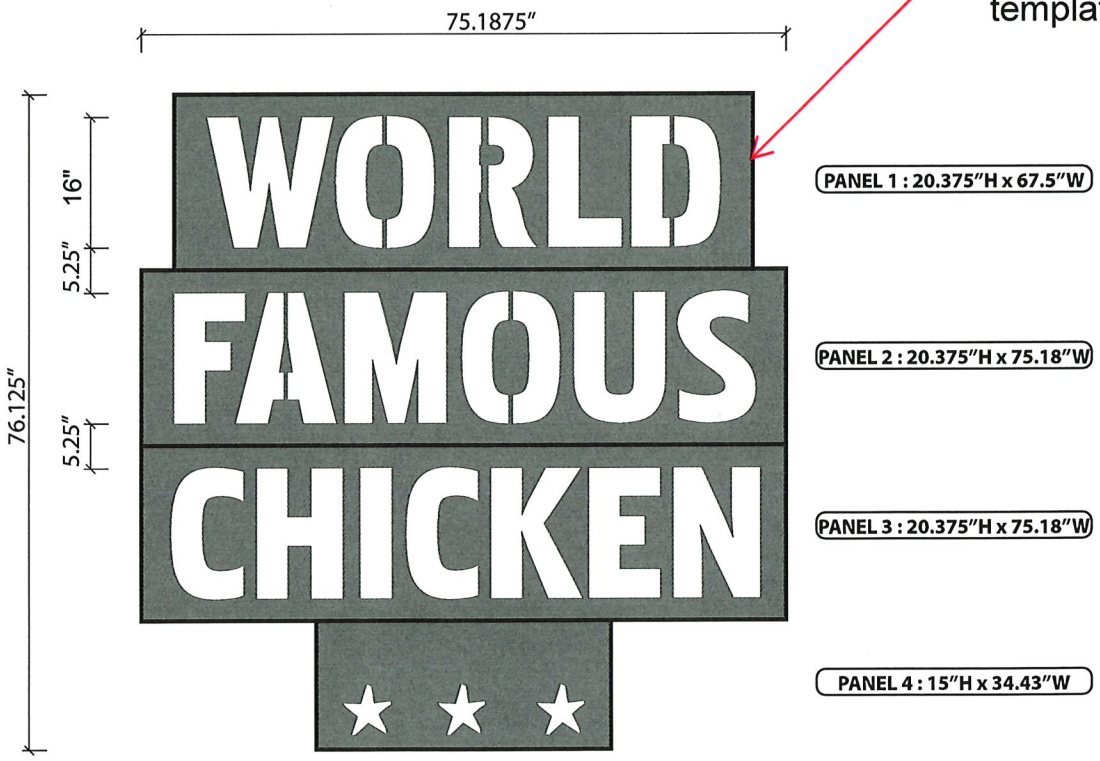
HORIZONTAL LAYOUT - NTS

1/6" thick rigid styrene paint template



VERTICAL LAYOUT - NTS

NOT FOR CONSTRUCTION
JULY 2015

KFC - 14'-4" horizontal Hard Way stamp

S8-c

V-R03

14'-4" HORIZONTAL GRAPHIC - NTS

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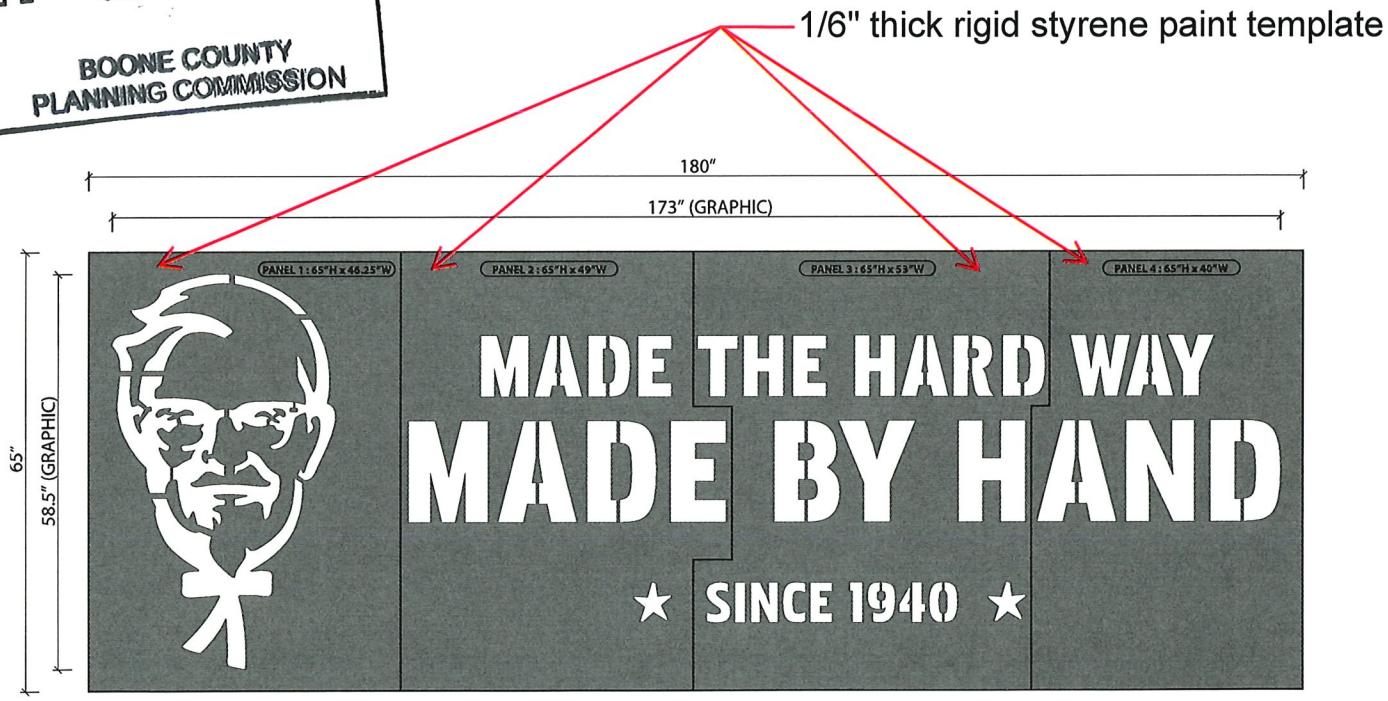

4 PIECE PAINT TEMPLATE - NTS

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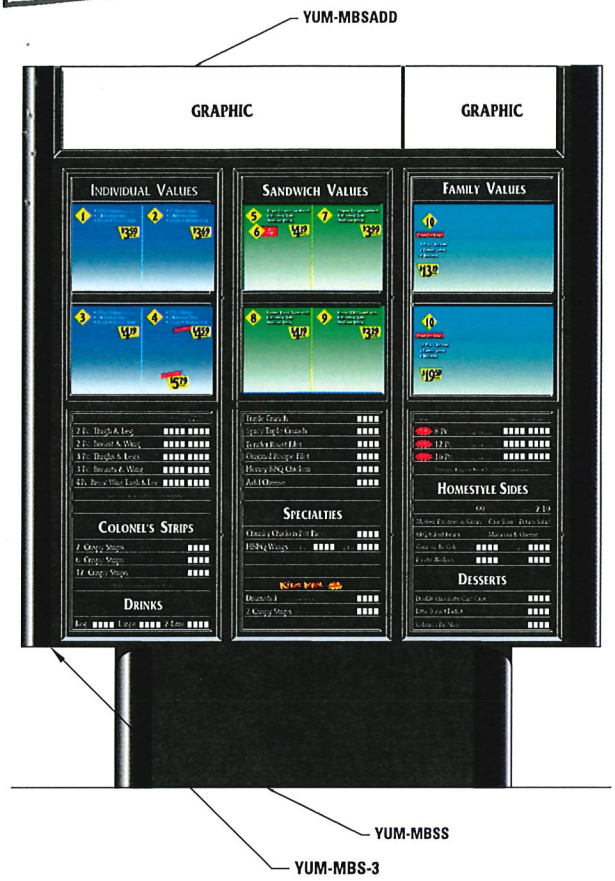
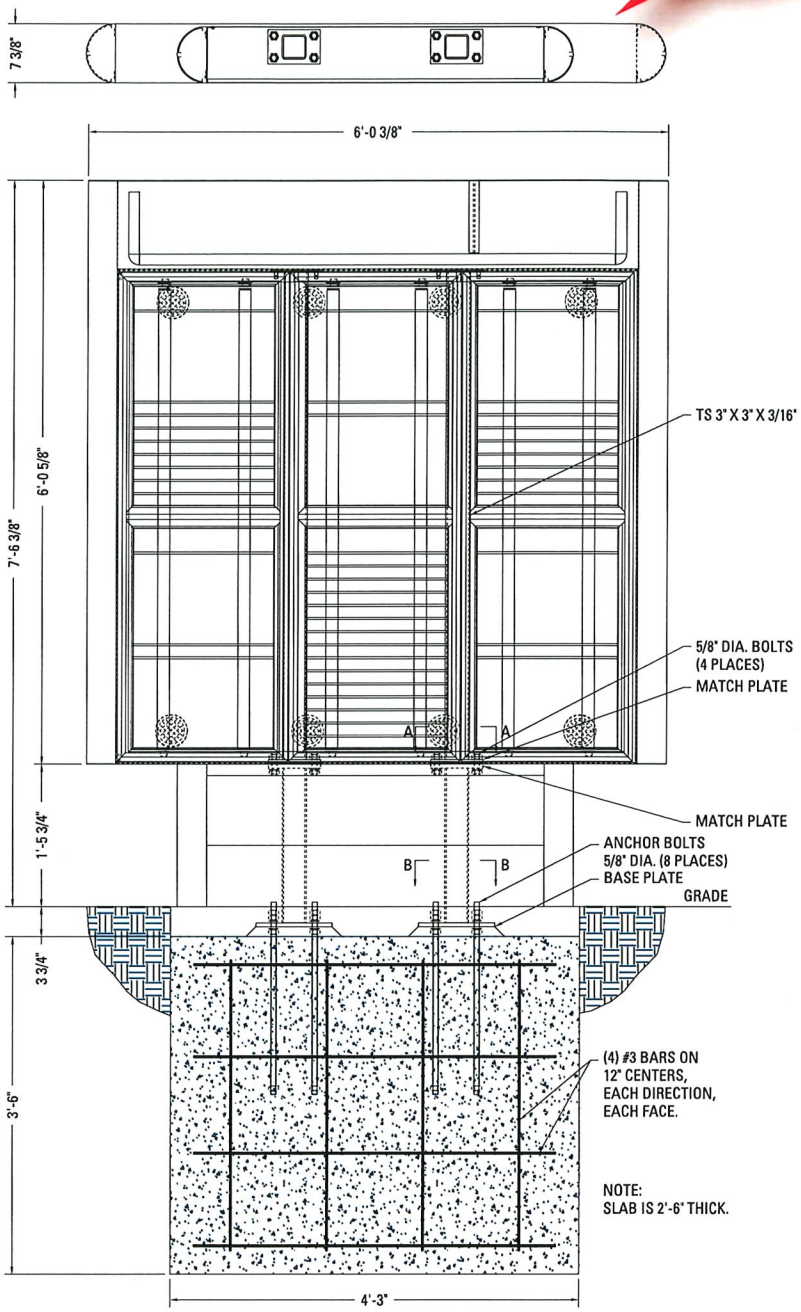
PLANNING COMMISSION

YUM-MBS-3 • MENUBOARD 3 PANEL

Yum!





DESIGN PARAMETERS:

- 110 mph wind speed 3-second gust-Exposure C.
- 300 PSF per foot of depth allowable lateral soil bearing pressure
- Compliant with national building codes and standards (IBC, UBC, BOCA, AISC, ASCE 7, ACI & Aluminum Design Manual)
- Refer to written documentation for material specifications.

YUM-MBS-3 - MENUBOARD 3 PANEL Sq. Ft.: 36.5

- Extruded aluminum frame, 7 3/8"" deep
- Sufficiently ventilated to prevent condensation

Electrical:

Lamps:	(6) F60T12HO/CW
Ballast:	(1) 6 Lamp electronic ballast
Amp Load:	1.7 amps/120 volts
Circuits:	(1) 20 amp circuits 60 HZ - UL 48 & NEC compliant

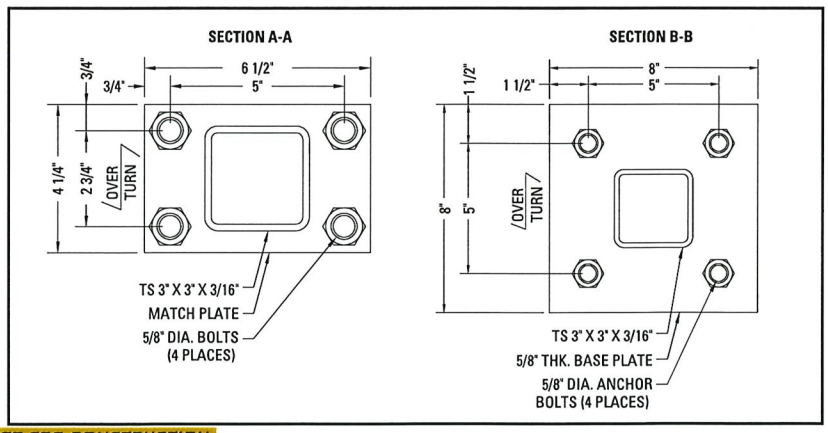
YUM-MBSADD - MENU ADDER PANEL

YUM-MBSS - DRIVE THRU MENUBOARD SHROUD

TOTAL LOAD: 1.7 amps - (1) 20 amp circuits 60 HZ

GRAPHIC & COLOR SPECIFICATIONS:

COLOR:	MODEL
Black	KL, KT & TL
Metallic Silver/Gray	KA



NOT FOR CONSTRUCTION
DEC. '03

YUM-PB-1 • PREVIEW BOARD 1 PANEL

MULTI-BRAND

Yum!

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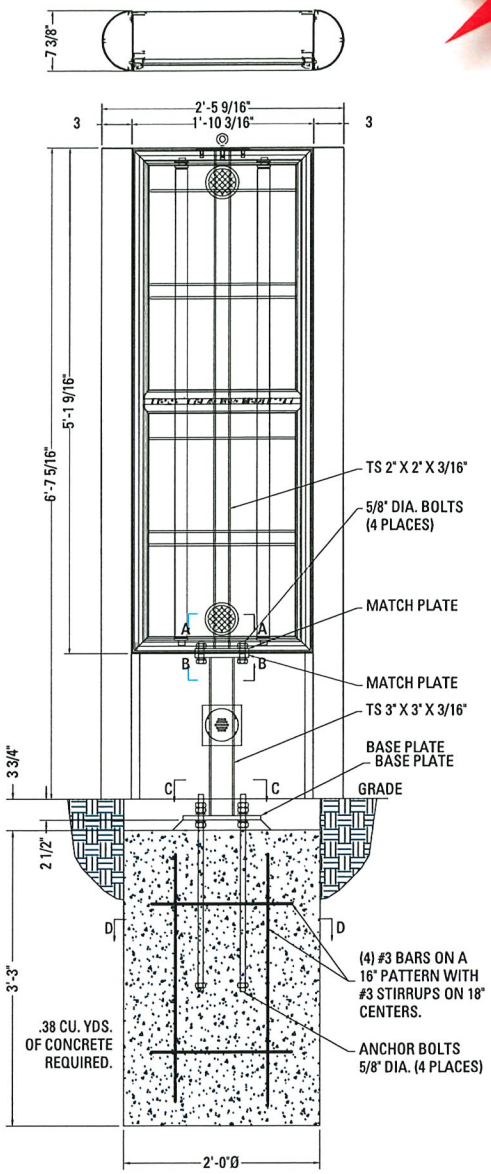
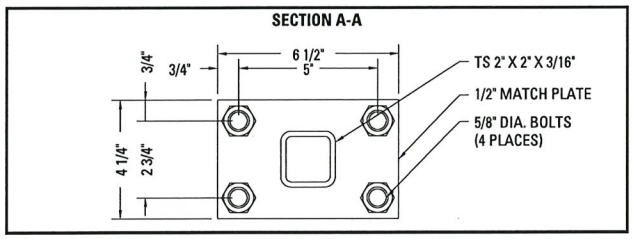
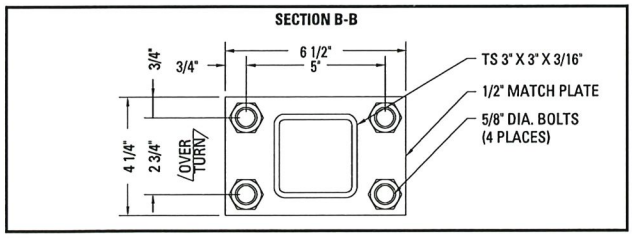
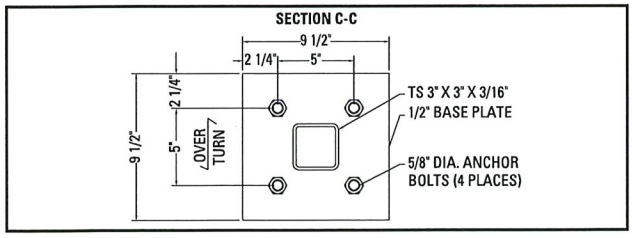
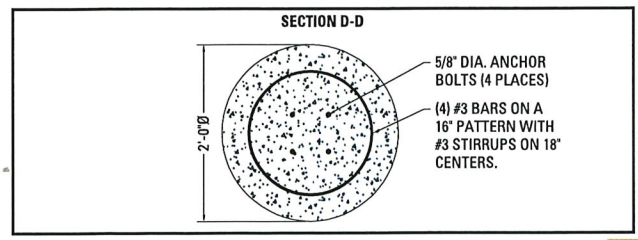
SEP 16 2015
BOONE COUNTY
PLANNING COMMISSION











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- Refer to written documentation for material specifications.

YUM-PB-1 - PREVIEW BOARD 1 PANEL

- Extruded aluminum frame, 7 3/8" deep
- Sufficiently ventilated to prevent condensation

Electrical:

Lamps:	(2) F60T12HO/CW
Ballast:	(1) 2 Lamp electronic ballast
Amp Load:	1.1 amps/120 volts (does not include speaker electrical)
Circuits:	(1) 20 amp circuits 60 HZ - UL 48 & NEC compliant

TOTAL LOAD: 1.1 amps - (1) 20 amp circuits 60 HZ

GRAPHIC & COLOR SPECIFICATIONS:

COLOR:	MODEL
Black	KL, KT & TL
Metallic Silver/Gray	KA & LA

NOT FOR CONSTRUCTION
DEC. '03

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AUG - 6 2015
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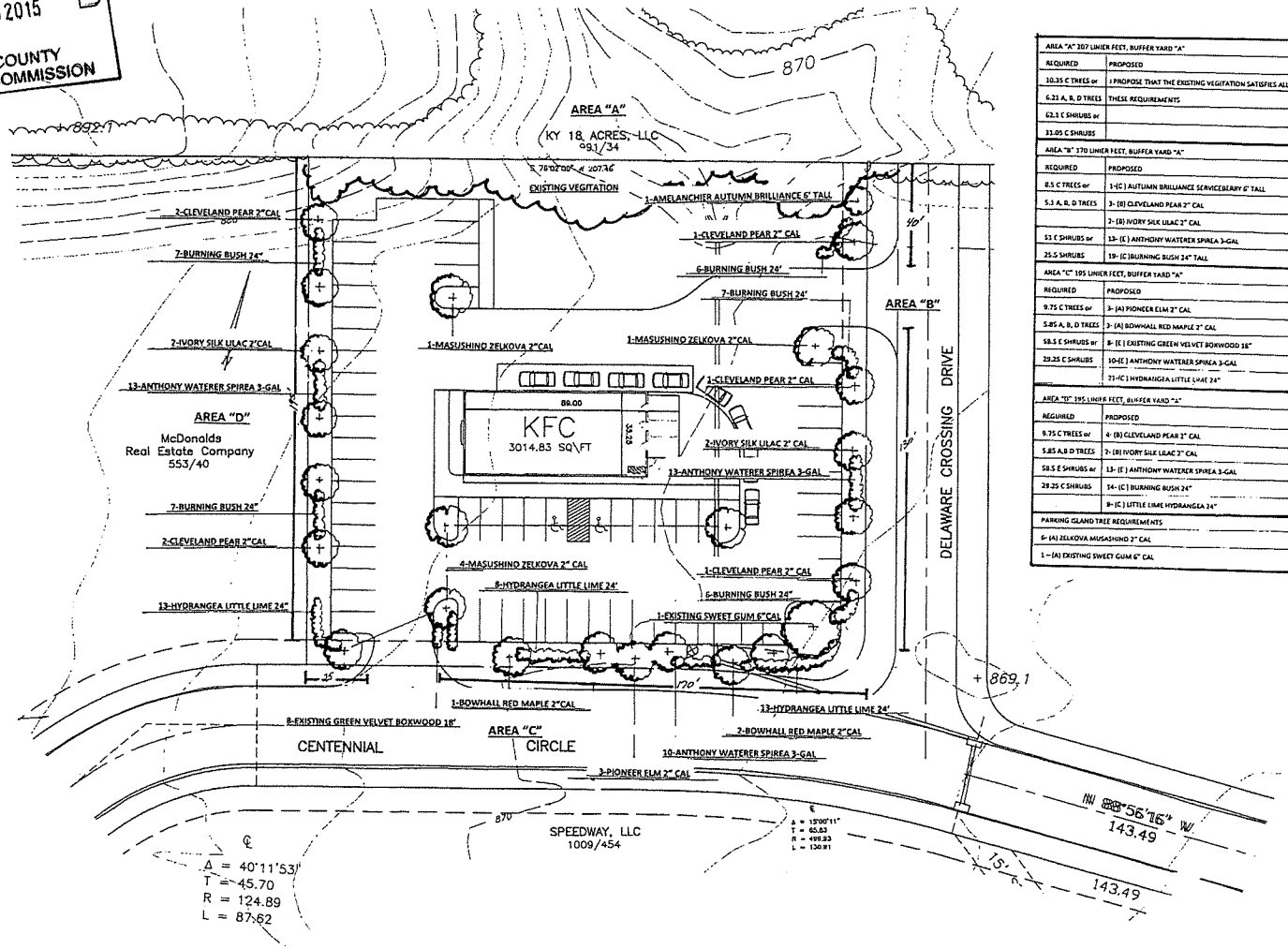

AREA "A" 207 LINIER FEET, BUFFER YARD "A"	
REQUIRED	PROPOSED
10.35 C TREES or	I PROPOSE THAT THE EXISTING VEGITATION SATISFIES ALL OF
6.21 A, B, D TREES	THESE REQUIREMENTS
62.1 C SHRUBS or	
31.05 C SHRUBS	
AREA "B" 170 LINIER FEET, BUFFER YARD "A"	
REQUIRED	PROPOSED
8.5 C TREES or	1-(C) AUTUMN BRILLIANCE SERVICEBERRY 6' TALL
5.1 A, B, D TREES	3- (B) CLEVELAND PEAR 2" CAL
	2- (B) IVORY SILK LILAC 2" CAL
51 C SHRUBS or	13- (C) ANTHONY WATERER SPIREA 3-GAL
25.5 SHRUBS	19- (C) BURNING BUSH 24" TALL
AREA "C" 105 LINIER FEET, BUFFER YARD "A"	
REQUIRED	PROPOSED
9.75 C TREES or	3- (A) PIONEER ELM 2" CAL
5.85 A, B, D TREES	3- (A) BOWHALL RED MAPLE 2" CAL
58.5 C SHRUBS or	8- (C) EXISTING GREEN VELVET BOXWOOD 18"
29.25 C SHRUBS	10-(C) ANTHONY WATERER SPIREA 3-GAL
	21-(C) HYDRANGEA LITTLE LIME 24"
AREA "D" 195 LINIER FEET, BUFFER YARD "A"	
REQUIRED	PROPOSED
9.75 C TREES or	4- (B) CLEVELAND PEAR 2" CAL
5.85 A,B D TREES	2- (B) IVORY SILK LILAC 2" CAL
58.5 C SHRUBS or	13- (C) ANTHONY WATERER SPIREA 3-GAL
29.25 C SHRUBS	14- (C) BURNING BUSH 24"
	8- (C) LITTLE LIME HYDRANGEA 24"
PARKING ISLAND TREE REQUIREMENTS	
6- (A) ZELKOVA MUSASHIND 2" CAL	
1 – (A) EXISTING SWEET GUM 6" CAL	

CRU CUTTERS
LANDSCAPE CONSTRUCTION

LANDSCAPE PLAN
KFC
CENTENNIAL PLAZA
BOONE COUNTY, KY.

Date	8-2-15
Revision 1	
Revision 2	

Drawn By	JBOYD

SCALE: 1"=20'

SHEET: OF